



News

FALL 2012

ALL THE NEWS THAT'S FIT TO BUILD

CISA POISED TO CELEBRATE 20 YEARS OF STRENGTHENING LOCAL FARMS

Over the years, Wright Builders has supported and continues to support many local valley community initiatives and causes, and has always made a practice of not developing arable farmland. Community Involved in Sustaining Agriculture (CISA) is a local hero to Wright Builders, supporting our local farms and food purveyors. Here's an update on what CISA has been up to:

CISA has made “Be a Local Hero” stickers—and strong support for local food and farms—one of the defining characteristics of the Pioneer Valley. One of the longest-running and most successful buy-local organizations in the nation, CISA will turn 20 next year; a worthy celebration.

CISA was originally born from brown bag community conversations among people working in sustainable agriculture in the Valley, including representatives from educational institutions, non-profits and farms. A grant from the Kellogg Foundation provided the “seed capital” to reach more farmers and interested residents and to focus the work on using marketing to reach the social goal of thriving local farms.

Now a leader in the buy local movement, CISA has worked for nearly twenty years to deepen the connection between farmers and the community. They've expanded direct sales for farmers through stronger farmers' markets, farm stands and CSAs and encouraged retail stores and local institutions such as restaurants, colleges, and retirement homes to source more local products. CISA's flagship program, the Be a Local Hero, Buy Locally Grown initiative, has helped buying local become the norm for many families and businesses across the Pioneer Valley.

CISA has tackled a range of challenges that face the farming community, including building and marketing skills, coping with increasingly volatile weather, and finding ways to get local food into all corners of the community. “We believe that all members of the community should have access to

local food,” said Philip Korman, CISA's Executive Director. “Many local farms, businesses, and organizations are doing important work to address this goal, and together, we're making progress,” added Margaret Christie, CISA's Special Projects Director.

CISA's goals for its 20th anniversary year include expanding their work in Hampden County, providing direct services to beginning farmers, assisting with the creation of a community investment fund to finance local food businesses, and changing state policy to better support farm and food businesses. To accomplish these goals, CISA is gearing up to create a 100K Anniversary Fund, and will be working to inspire people to donate to match those dollars in the coming year.

“CISA's effectiveness and success is based on community involvement. Local farms and food businesses can be an economic driver for our region, while contributing to community and individual health and quality of life. The more people who get involved, the more we can accomplish together,” said Korman.

Visit CISA at www.buylocalfood.org or contact the Executive Director, Philip Korman directly at: (413) 665-7100



CISA staff photo: Mountain View Farm in Easthampton

2012 PROJECT UPDATES



The Atkinson Family Practice, designed by **Kuhn Riddle Architects**, is nearing completion. Dr. Kate Atkinson and her associates plan on moving in before the end of the year. Landscaping should start mid-October.



The Bement School – Design by Margo Jones Architects

The Bement School is very active! The solar thermal and PV panels are in place and rough mechanicals finishing and insulating is happening now. Sidewalks and exterior grading is underway and Wright Builders is on task for substantial completion by Thanksgiving.



Smith College’s Dewey House – Design by Kraus-Fitch Architects

The Dewey House renovations were completed in late August with Faculty moving in and ready for the new academic year. This major renovation including all new electric, heating and air conditioning, upgraded plumbing, all new windows, slate roof, elevator, and new finishes including paint were completed in just 14 weeks!



The Girl Scout Service Center: 100 Year Anniversary

Design by Architectural Insights

We are on schedule for the October 26th move-in date for the Girl Scouts. We are finishing up on the plumbing and electrical finishes on the interior readying for the carpeting and final coats of paint. The Girl Scouts plan a ribbon cutting on December 5th and welcome you to visit their new home! Visit the Girls Scouts at: www.girlscouts.org.



Village Hill: Beechwood Lots 1, 2, and 3

Design by Wright Builders’ Team

The 3 sold Beechwood sites are bustling with activity and move-ins are imminent! (Lots 4, 5, and 6 are now available and more information can be found on our website or through Goggins Real Estate or www.gogginsrealestate.com.)



Wright Builders Inc., New Harmony Properties, LLC (Jonathan Wright’s small development company), **Kuhn Riddle Architects**, and **Berkshire**

Design Group have begun construction of a Greek Revival style 16,000 ft. office and retail building, the first such on the North Campus at Village Hill! The “Gatehouse” will be adjacent to the East Lake style original 19th century carriage gate posts which will be restored. The Gatehouse is a high efficiency, mixed use commercial facility, owned and managed by Opal Real Estate Group of Springfield, who will complete leasing the remaining 25% for retail and possible restaurant usage.

THUMBS UP

Fall is a great time for planting, and local, drought tolerant species are available through many of our valley nurseries. Do be aware of some of our old favorite invasive types though, like burning bush, and choose instead some of the glorious grasses that are native to New England. Check out some plants at: www.extension.umass.edu/landscape/fact-sheets/drought-tolerant-plants-landscape.



THUMBS DOWN

Glued up exterior trim in the open weather. There are many uses for some of the industry’s current ingenious wood products. Glued up finish lumber, available to you primed and ready to go, is economical and ready to be used, but do be careful in exterior moisture locations. Over time the glue can fail because of the many varied grain directions in the assembled pieces which may react to the moisture. It works fine inside, and for certain porch and other protected uses.



WRIGHT BUILDERS' HOMES AND PROPERTIES FOR SALE:

Beechwood at Village Hill, Northampton: Our newest neighborhood of LEED Registered and Energy Star certified homes at Village Hill Northampton are selling like hotcakes. Three of the six new homes are sold and nearly in move-in condition. The architectural plans for the Shelburne Farmhouse and Carpenter's Cottage; our two newest designs for these next three houses, can be seen at Goggins Real Estate in Florence and on our website. There are lots of options for expansion, allowing you to grow our 3 bedroom plans into 5 bedrooms!



Artist's rendition of the Shelburne Farmhouse



Whitman Cottage

Move right in! The Whitman Cottage in a developing neighborhood known as Emerson Way. Located off Burts Pitt Road, just minutes from downtown Northampton, this new home with granite counter tops, hard wood floors and a large backyard and deck for easy entertaining, is now offered at \$459,000. Superbly built to Energy Star 2012 standards, this home is waiting for your final touches!

At Sawmill Hill in Leeds, Massachusetts we are offering a country neighborhood just minutes from I 91 and downtown Northampton. There are two remaining private home sites on Reservoir Road, abutting the Sawmill Conservation Area with trails right outside your door. Lots 1 and 2 are offered at \$135,000 each. Lot 1 with your home is offered at \$599,000 and Lot 2 you're your home at \$589,000.



Artist's rendition of the Carpenter's Cottage



Artist's rendition - Lot 1 Artist's rendition - Lot 2

Please contact Goggins Real Estate at 413-586-7000, ext 12 or visit www.gogginsrealestate.com for more information

TRIPLE GLAZED WINDOWS? WHY BOTHER?

Why Triple Glazing? Given the energy savings, the condensation resistance, and enhanced comfort of triple glazing, all at modest incremental costs – the question is, “Why not triple glazing?!” Take a look below at considerations that clearly point to the value of triple glazing.

Weight: Traditional arguments against triple glazing is the extra weight, however the extra rigidity and strength of fiberglass is eminently suited for the heavier weight of triple glazing.

Condensation Resistance: Over time people's tolerance of wintertime desert like interior humidity has decreased. Higher humidity leads to greater and more persistent condensation on windows and persistent condensation leads to both visible and hidden toxic mold. While there is no window that will resist condensation under any circumstance, triple glazing is the best protection currently available.

Overall Building Envelope Performance: Windows and doors tend to be the weak link in a wall's overall thermal performance. By upping the R value of the windows you can improve the wall as an assembly.

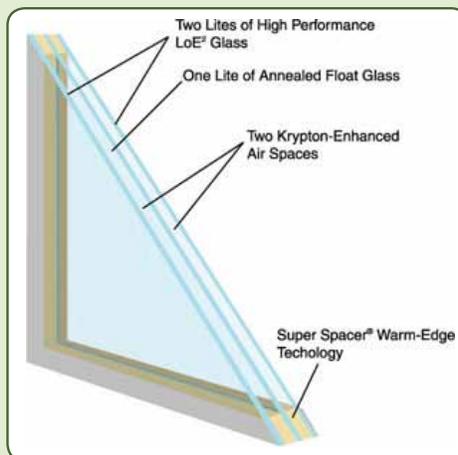
Energy Savings: Not surprisingly, a triple glazed window is warmer not just at its edge, but over its entire glazed surface. The added R-value of triple glazing makes a BIG difference in the overall heat loss. Upgrading the windows can decrease the home's envelope heat loss by up to 30% depending on the R value of your triple glaze window!

Thermal Comfort: New homes and commercial buildings are featuring larger glass areas. While spectacular, they can be uncomfortable when temperatures plummet. They are uncomfortable for two reasons: natural convection and radiation.

- **Radiation:** Radiation is the reason you don't need to be beside a wall of windows to be cold, even when the room air temperature is 72F. Although you may be out of the direct path of natural convection, you'll still be losing heat by radiation to the large colder surfaces. Think of the windows as a negative campfire. A campfire makes you feel warm – even when you are surrounded by cool air. A large wall of windows is the opposite of a fire - makes you feel cool – even when you are surrounded by warm air. Triple glazing dramatically reduces relative radiation heat loss.

- **Natural Convection:** Natural convection explains draft at the bottom of a fixed window on a cold day. During the heating season, windows are cooler than room temperature. The air immediately next to them is cooled and falls - called natural convection, driven by temperature difference between the inside face of the glass and the room temperature. As inside glass temperature drops, the speed and volume of air being convected increases. Warmer windows diminish natural convection, and results in greater thermal comfort.

Cost: Once you've decided to buy a quality window, the cost of triple glazing is modest and becomes a part of your overall commitment to comfort and energy savings.





48 Bates Street, Northampton, MA 01060

413.586.8287

www.wright-builders.com

GET GREENER WITH WRIGHT...

Send us an email requesting an
e-news subscription:

info@wright-builders.com

Credit Cards in the Construction Industry?

Most people in the construction world, beyond suppliers and retailers, do not accept credit cards because of the fees, which run about 2.5% plus. The margin in this industry just does not support it. Our question to our customers and friends is this: if we COULD offer credit card payment, assuming the customer absorbs the added fee, would this be helpful?

Any feedback on this item will be helpful to us!

Just send an email to Melissa:

mcaldwell@wright-builders.com. Thanks!

Are you thinking about a Fall, Winter or Early Spring building project? It's good to think and plan ahead...it's not too soon! Good planning takes time, and time flies. Wright Builder's process includes time to dream, time to design, time to redesign, time to shop, time to price it, time to create the right team to execute the plan, and time to build it. That's a lot of time! Call Wright Builders today and let us dream along with you to make your remodel, renovation, new building or addition dream come true.



Staff Features:

MEET CAROLYN THAYER:



Carolyn Thayer has been part of the Wright Builders' team since 1998 – time flies, right Carolyn? Carolyn's primary responsibilities are Accounts Payable and Payroll and support to our Controller. We appreciate and thank her for her longevity with Wright Builders! In her spare time, Carolyn enjoys her grandchildren, travelling with her husband and is an accomplished photographer. She also teaches ceramic classes from her home studio.

DID YOU KNOW?

Maine Launches First Commercial Tidal Energy Project

A news brief from Environmental Building News - By Erin Weaver

Although we don't have access to tidal power here in Western Mass, Wright Builders is a proponent of solar and other passive energy solutions! This project in Eastport, Maine, will soon become the first commercial tidal power plant in the U.S. Three of the state's electric utilities have 20-year contracts with the Ocean Renewable Power Company (ORPC) to purchase electricity generated by

the Cobscook Bay project located at an inlet of the Bay of Fundy. ORPC will operate five cross-flow turbines on the floor of Cobscook Bay, where they will generate energy from both ebb and flood tides. The devices will operate safely below passing ships, and according to ORPC, tests indicate that marine life should have no safety issues with their blunt, slow-moving blades. The first turbine will soon begin operation and ORPC then hopes to expand to nearby locations for an overall capacity of 4 MW powering more than 1,000 homes and businesses.