

# project of the month

## The United STEP 1 building: \$18 million project developed by The United Group



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## Project of the Month

TEAM: EYP, SARATOGA ASSOCS., JERSEN, ADIRONDACK SECURITY, NORTH EAST FIRE, EASTERN HEATING & COOLING, AND QCOZ

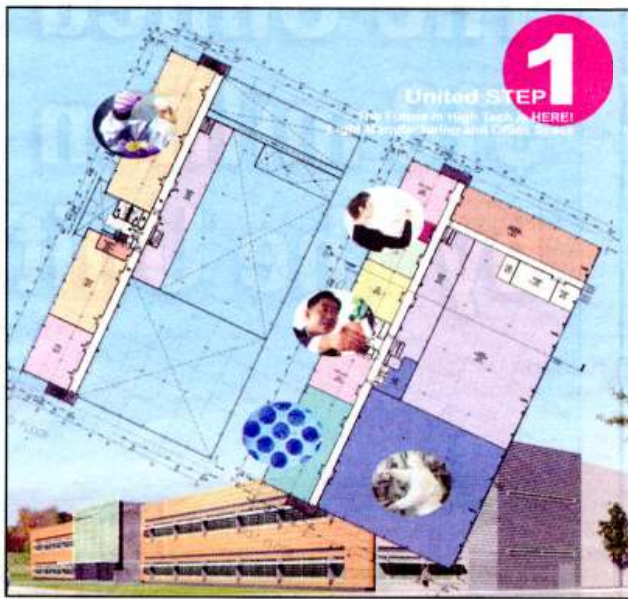
# The United Group develops 105,450 s/f LEED certified United STEP 1 building - \$18 million project

**MALTA, NY** Location, location, location! The United STEP 1 building is located in the New York State Energy Research and Development Authority (NYSERDA) backed Saratoga Tech + Energy Park (STEP), one of the state's premier technology locations. A strong logistic advantage and creative synergistic position, coupled with a quality of life that is important to the modern workforce, positions STEP 1 as one of upstate's hottest new technology addresses.

The United STEP 1 building is an \$18 million project and configured to support a flexible multi-tenant concept to facilitate a variety of tenant functions including: business offices, research lab space, scale-up light - manufacturing or pilot plant and light - manufacturing.

Scale-up and light - manufacturing operations typically require single story, high-bay building space whereas the office functions can occur in a multi-story configuration. Lab operations can occur in either high-bay or multi-story space depending on mechanical and utility support requirements. Common areas will be provided within the multi-story component.

The building will be organized around a north-south circulation spine between high-bay and multistory building components. The circulation axis will facilitate multi-tenant configurations of space along each side, access to common areas and legal ingress/egress requirements. The spine can be activated as an internal main street facilitating chance interactions between tenants traversing between office areas, common areas and the high-bay spaces. A central building entrance lobby with stair and elevator access is surrounded by common sup-



Rendering of the United Step 1 building, Malta

port areas for use by all tenants.

The program entails a building of 105,450 gross s/f. The modular approach allows us to place east-west demising walls in both the office and high-bay space for maximum flexibility in servicing tenant space needs.

Since tenant needs in the high-bay space can vary and involve manufacturing process operations, the goal was to create an efficient envelope that can be customized to support a tenant's specific needs. Spaces can be simply heated and ventilated and supplemented by mechanical ventilation or full blown air-conditioning systems can be incorporated either on ground floor space or on elevated mechanical

mezzanines within the space.

Power is integral to the smooth operation and productivity in a manufacturing environment. To ensure a stabilized power supply, United has taken steps to provide a supply that is consistent, reliable and cost effective. In addition, the building has multiple plug power backup hydrogen fuel cells exclusive to the building.

United STEP 1 is a LEED certified design.

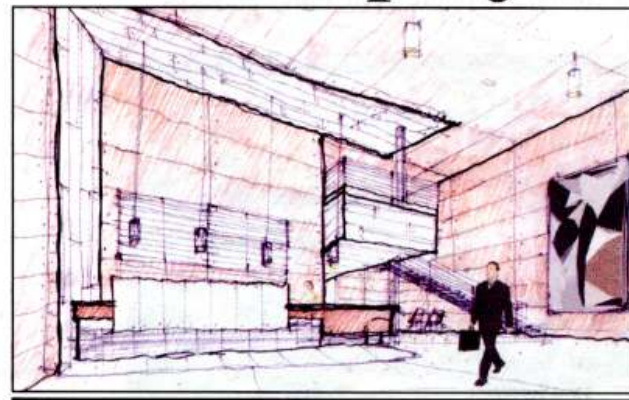
In calculating the cost of locating a production facility, many factors come into play. A common mistake is to consider only the cost per s/f, when in fact there are additional factors to be considered. Real estate taxes, capital

investment expenditures, and power consistency all come into play. To understand the ramifications of these costs, one needs the guidance of a proven facilities design/management team. The United Group has built a team that contributes skill and knowledge to ensure that its tenants will have a productive environment to run their business.

The ability of the United team to work cooperatively and cohesively, from conceptual planning and design, to construction and pre-leasing, through initial occupancy and on going management, provides building tenants an advantage. United's core team members have produced premium projects for many years and also have experience with similar projects on a regional, national, and international scale.

Established in 2001, STEP is a 280-acre site, master-planned for 1.25 million s/f of office, lab, and light manufacturing.

STEP is a special destination for clean-energy and environmental technology companies in N.Y.'s



Rendering of the interior of United Step 1, Malta

Tech Valley. More than a physical site, it is fully-integrated knowledge community that includes programs, services, partnerships and amenities to support the success of companies and their employees.

Owned and sponsored by NYSERDA, a public benefit corporation

of the state of N.Y., STEP is located in a region with sophisticated and diverse resources for living and doing business. NYSERDA is committed to its new use and life in nurturing the technologies that will address energy needs and environmental conservation for the long range future.

### United STEP 1 Project Team

Developer	The United Group
Architect	EYP
General Contractor	American Construction
Prime Contractor	Jersen Construction Group
Site Engineering	Saratoga Associates
Electric	T&J Electrical
Fire Alarms/Security	Adirondack Security
Fire Protection	North East Fire Protection
HVAC	Eastern Heating and Cooling
Plumbing	Campito Plumbing and Heating
Site Clearing	North Country Forestry
Testing	QCOZ Labs, Inc.