



Classic Competition



Sail Newport

Participant information

South County Post & Beam
Ethan Biederman
521 Liberty Lane
West Kingston, RI 02892
Phone: 401-783-4415
Email Address: ethanb@scpb.com
Website: www.scpb.com



Category: Commercial/Industrial/Institutional Buildings over 10,000 sq. ft.

High Performance: No

Project information

Sail Newport
60 Fort Adams Drive
Newport, RI 2840

Date Completed: 08/31/2017

Dimensions of building (all floors of multi-story building): 62' x 72' x 49-1/2'

Total sq. ft. of conditioned space: 9,300 sqft

Built By (if different than applicant)

Behan Bros., Inc.
Jeff Lipshires
975 Aquineck Avenue
Middletown, RI 02842

Panels Manufactured By: Murus Company

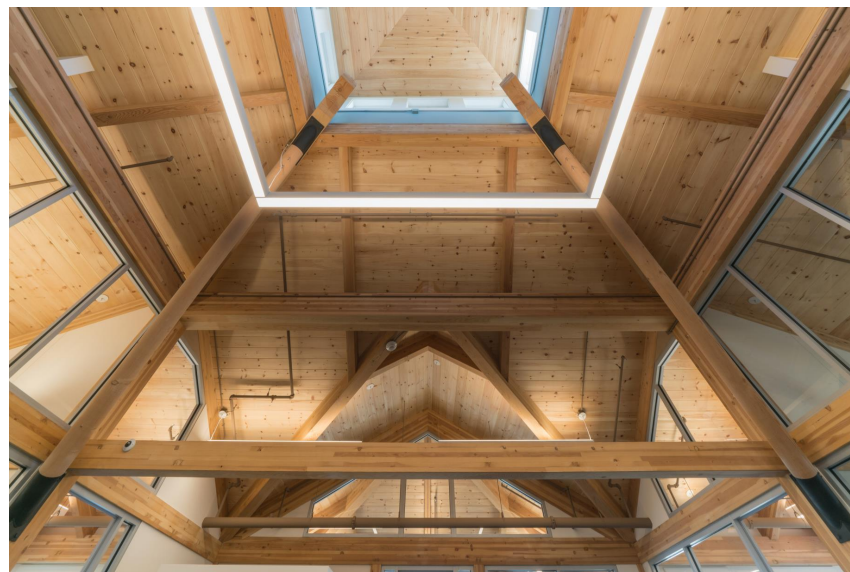


Designed By (if different than applicant - SIPA will only recognize members)

NewPort Architecture
Mohamad Farzan
521 Liberty Lane
Newport, RI 02840

Total sq. ft. of conditioned space: 9,300 sqft

Sail Newport



Sail Newport



Describe the end use of the building:

The Sail Newport center was designed to facilitate more education with year-round classrooms and restrooms and an upgraded facility in order to offer more public sailing programs and more access to the water for all ages.

How did SIP construction help you get this job?

SIPs, timber framing and mass timber were integral aspects of this project. South County Post & Beam's experience and knowledge in the field of SIP installation were a major factor in the decision to select us as the SIP installation contractor.

SIP wall thickness and core material: 6-1/2" EPS wall panels

SIP roof thickness and core material: 10-1/4" EPS roof panels

Describe the benefits of using SIPs on this project. Did SIPs help save time, labor, construction costs, or energy?

The inclusion of SIPs on this project allowed the designer to implement construction techniques that would have been difficult with conventional framing and insulation techniques. The energy savings not only will result in reduced energy costs over time but also allowed for utilization of a smaller HVAC system.

The substantial time savings that resulted from the SIP installation helped reduce the construction timeline which also results in cost savings.

Describe any innovative design elements or structural engineering involved:

This project utilized SIPs in conjunction with a timber frame that included glue-laminated timbers and cross-laminated timbers to create a truly unique space.

Describe the HVAC system used on the project:

Mitsubishi City Multi - Ductless mini-split heat pump

Office area

Sail Newport



Ceiling detail

Sail Newport



Exterior view

Sail Newport



Exterior view

Sail Newport



Harbor view porch

Sail Newport



Topping off

Sail Newport

