

## Fortitech Office/Warehouse

Glenville, New York



architecture+ designed a new \$5 million office/warehouse facility for Fortitech, Inc., a manufacturer of nutrient premixes for the food and pharmaceutical industries. There are 16,000 square feet of office space on two floors. The building is designed to reduce operating costs and offer flexibility.

The finished product warehouse consists of 40,000 square feet of space and features 90 skylights. The skylights were incorporated into the design after our design team performed a cost benefit analysis to determine the lifetime cost savings achieved by utilizing natural light. Daylight and occupancy sensors further reduce energy consumption.

A modular wall panel system was utilized at the exterior walls to accommodate future expansion without disruption of operations. In addition, the mechanical and electrical infrastructure was designed so that the warehouse could be converted into a manufacturing area and offices could also serve as test laboratories.

An early suppression fast response (ESFR) sprinkler system was installed to accommodate the client's desire to maximize both the density and the height of stored materials. This allows the client to reconfigure both the layout and the spacing of the storage racks without redesigning the sprinkler system.