



The Green Scene

Recycle Buildings and Save

Think about this... An existing building, when its current use has run out, based upon the economy, or the current use no longer fits. It's location may no longer be appropriate for its current use. Or, it may no longer have adequate space. Or, it may be that the building is an energy hog, or is dark and dingy and not appropriate for its use or for the well being of its occupants.

But, does the building need to be razed and scrapped, or can **DOLLARS BE SAVED WITH CAREFUL DESIGN AND RECYCLING** or reuse of the building or some of its parts.

Think about this... An existing building is merely an assemblage of materials and parts. Why not consider recycling? Those materials and parts can often be reused and incorporated into a new use. Why not think about re-designing the building and salvaging as much of the original building as possible for its next use? At the same time as you may find some interesting items to add character and charm to include in the new building design. In the process, you may be **SAVING THE COST** of otherwise new materials into the building. And, with careful thought, you may also be **SAVING NATURAL RESOURCES**.

Many times, the structure may still be sound, and may still be usable if considered in the design process. Often much of the exterior wall can be salvaged, or part of the interior partitioning may be reused if carefully thought in the design. Sometimes the cost and time of salvaging may seem difficult compared to a few hours on the site with a bulldozer, but, in the long run you may still save money.

Where the existing building falls short in the energy efficiency department, it may be that evaluating the possibility of added insulation to walls and roofs will lead to **COST SAVINGS IN BUILDING OPERATION**. Other times, it may require replacement of less energy efficient equipment with more energy efficient, again leading to **SAVINGS IN BUILDING OPERATION COST** and perhaps less emissions. Windows may need to be replaced with thermal windows reduce energy loss. Additional windows and even skylights may be needed allow for daylight into the building. And, along with more energy efficient lighting fixtures, there will be **A SAVINGS IN COST OF OPERATING THE LIGHTING SYSTEM**. Replacing inefficient water using fixtures with more efficient ones will **SAVE ON THE COST AND USAGE OF WATER**.

It will likely take more time, both in design and in construction to carefully pick and employ the recyclable parts and materials. But, the long term savings in operational costs over the renewed life cycle of the building will likely be in the 20% or more range... Darn well worth it...

Then **WHY RECYCLE GREEN?** To **SAVE** energy consumption and cost, **SAVE** water and cost, **SAVE** resources and cost, **SAVE** on operating cost, **SAVE** on down time due to illness to the users, **SAVE**, **SAVE**, and **SAVE**...

We will talk about more "Why Build Green" in future Green Scene Articles. Do you have Questions or Comments regarding "Green" considerations in your life? **"ASK THE ARCHITECT/LEED AP"** at ggw@ggwarchitects.com.



SPOTLIGHT *Boyd Bulloch*

When you think of the origin of GGWArchitects, you certainly have to include Boyd Bulloch. His history with Architect Gary Guy Wilson as a client and friend has endured through 4 decades. "I was one of the first guys in Gary's portfolio."

Boyd was born in Cedar City, Utah nearly 76 years ago. His dad moved the family from Burbank, California to Boulder City, Nevada, when Boyd was 8 years old. His dad secured a job with the government, during World War II, to maintain the vehicles that drove workers to and from Hoover Dam. After he left his government post, Boyd's dad bought a small service station, which he ran for 15 years. Boyd worked there, too, from age 11 through college graduation!

He earned an accounting degree in banking and finance from BYU, and he also began his family, which is a legend in itself. Boyd and his wife, Patricia, a high school classmate, have raised 11 children! The couple, married 54 years, has 50 grandchildren, 16 great grandchildren, and 3 more on the way. Ten of the 11 children have families in Las Vegas. Bruce resides in California but maintains a business in Las Vegas.

Bulloch Enterprises was formed, when Boyd partnered with Julian Moore of the Bank of Las Vegas and Harry Polk, a contractor. They collaborated on many business ventures, which changed the landscape of North Las Vegas, where Boyd has remained since 1959. Architect Wilson came into the mix and provided the design for apartments, grocery, hardware, and book stores, medical clinics, car washes, churches, barber shops, laundromats, and restaurants. Bulloch Enterprises secured the land; GGWArchitects renovated and/or designed the buildings, and Gary Kent, MAI, appraised the them. Architect Wilson "has been instrumental in \$60 to \$70-million of building in North Las Vegas."

The most notable project between Boyd Bulloch and GGWArchitects is the Fort Cheyenne Convention Center and Casino. Originally called Vegas Village, Architect Wilson designed Fort Las Vegas as a grocery store. In 1999, after Architect Wilson joined Boyd's son, Howard, in rezoning the property for a casino; Architect Wilson made the conversion. Today Fort Cheyenne is a venue for concerts, auto shows, furniture shows, piano programs, dances, and weddings. It brings in world-famous performers, especially for the loyal Hispanic patrons.

Boyd dissolved Bulloch Enterprises nearly 20 years ago. His 2 partners have since passed on. He relies on his "key employee" and son, Troy, to handle his daily business and manage a staff of 16-32, depending on the event schedules. "Fort Cheyenne has been very good to us the last 10 years."

In their 40-year relationship, Boyd and Architect Wilson "have never had a conflict or a cross word." They have shared an airplane, too, which enabled Boyd to meet with regional representatives of the Mormon Church in northern Nevada, a key element in his becoming Mission President. Their families are very close, and Boyd would never consider using any other architect!

GGWArchitects²