

Designed For You



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September 2009

architecture / engineering / site
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The Green Scene

Change is in the Wind...

The work of the USGBC and its LEED rating system has been so successful and its impact so meaningful that the work is progressing into a new phase. LEED 2009 v3 is being released to improve the system and make the rating system more understandable and practical to apply. Technical advancements to the LEED rating system include breaking the system into specialty areas for differing project types including:

New Construction rating system. / **Core and Shell** (Construction) rating system. / **Schools** rating system. / **Existing Buildings**: Operations and Maintenance rating system. / **Commercial Interiors** rating system.

Three major enhancements to the LEED rating system include:

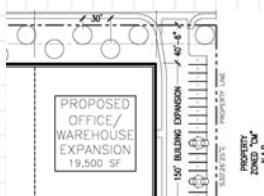
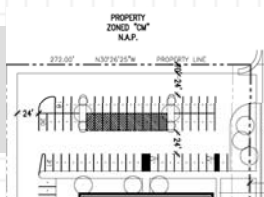
Harmonization: Credits and Pre-requisites from all previous areas have been consolidated and aligned to be consistent across all 5 newly designated specialty area LEED 2009 rating systems. /

Credit weightings: LEED now awards more points for what matters most, and what will have the greater positive impact – energy efficiency and CO2 reduction. As a result, LEED 2009 will now operate on a 100 point scale instead of previous 69 points. / **Regionalization**: Consideration for the geographic location of a particular project is now included. Six LEED credits have been prioritized because they address specific location environmental issues. 4 additional points for earning the priority credits.

In addition, LEED is influencing other codes and requirements. The International Building Code, which is the bible for building for most municipalities in the country, has released a new IBC 2009 edition which includes Energy and Sustainability standards. The code is available for communities to adopt to require standards for new and remodeled buildings.

Recently, the City of Henderson, has been influenced by LEED and is encouraging new Municipal Buildings within the city to be LEED certified. The City of Las Vegas and other Municipalities here and across the nation are also encouraging LEED certification requirements for their buildings. Don White from the City of Las Vegas, Energy Committee, has indicated the City is now requiring LEED Silver Certification on its new City owned building projects. The City of NLV indicates city projects in the future will be specified to be LEED certified on a case by case basis. By spring of 2010, they will be adopting IBC 2009 and the new Southern Nevada Amendment.

As time passes, and people's awareness is heightened. Conservation, Energy Efficiency and Sustainability concerns are becoming not just good ideas, but required by code and law. The application and management of these concerns are becoming mandatory in our built environment.



SPOTLIGHT *Dean Willmore*

GGWArchitects client, Dean Willmore of Prudential IPG, calls coming to Las Vegas "the best move I ever made in my life." That was 21 years ago, when he was asked by Dermody Properties (now known as DP Partners) to open a Las Vegas branch and manage the development of 15 acres they'd purchased at Nellis Industrial Park.

Dean, a native of Phoenix, Arizona, prepared for a career in commercial real estate, a "burning desire", by earning a Bachelor of Science degree in Business Administration, with an emphasis in Finance and Real Estate, from the University of Arizona. Remaining in Tucson, Dean joined Grubb & Ellis as a commercial real estate broker. He was later recruited by a Tucson developer, where he stayed 6 years before opening Dermody Partners' Las Vegas office.

In 1990, Dean moved to Burke Commercial, newly-opened in Las Vegas, to further his career. After just 2 years, Burke was purchased by Lee & Associates. It was then Dean's "solo" commercial real estate success was born.

Dean founded IPG in 1993, as President and broker. His wife, Jeanette, who Dean met on a NAIOP bus tour he was conducting, handled the accounting and bookkeeping for a number of years, along with a thriving interior design career. In 2007, Dean sold IPG to Prudential Commercial. He stayed on the team as Senior Vice President. As an independent contractor, Dean services clients leasing or selling properties. He does, however, often work as part of a close-knit team. "We are incredibly busy."

In the 1980's, Dean worked through the last bad real estate downturn with the savings and loans crisis. However, "this current down cycle is the worst I've ever seen in my life, but it's the most interesting time in real estate I've ever seen. We've been blessed with an unbelievable real estate market for the last 15 years; now is the time to get back to the fundamentals of brokerage and work through this cycle. Right now, people who have cash and guts can take advantage of the deep discounts offered." Dean expects recovery to occur in 2010. "The cycle may end as abruptly as it began."

Dean believes we are close to hitting bottom in industrial building prices. Of the 110,000,000 square feet of industrial buildings in Las Vegas, only 275,000 have become bank-owned so far this year. Construction of industrial buildings is "almost non-existent."

Beyond the office, Dean has served as a Dale Carnegie instructor and earned his SIOR designation (Society of Industrial and Office Realtors) in 1995. Dean's real estate career goes hand-in-hand with spending time with his wife, Jeanette; son, Michael (14); and daughter, Lauren (12). Dean and Lauren volunteer at the ASPCA and plan to adopt a dog to join their 2 existing cats.

Dean first forged ties with GGWArchitects in 2008, when selling a building in Boulder City, requiring some potential expansion. "Jason (Andoscia) was incredibly responsive with a proposal in 24 hours. I have referred him to other clients." GGWArchitects truly appreciates such accolades!



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