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Green Energy Efficiency

by Dr. Gary Guy Wilson, AIA, NCARB, LEED AP

The following information was extrapolated from a recent BEPAnews™ Article:

It is telling us that the ultimate value of buildings in increasing with the application and investment into "Green" energy efficiency ...

"A new research from Deutsche Bank (DB) Climate Change Advisors and Rockefeller Foundation says that investments in energy efficiency retrofits for buildings could yield over three times their value.

The report, called "United States Building Energy Efficiency Retrofits: Market Sizing and Financing Models", said that yield would be just one of the returns if \$279 billion is spent on retrofits of residential, commercial and institutional buildings in the U.S.

The report has once again confirmed the exponential growth and support for the energy efficiency building and retrofit sector.

The government has already shown a keen interest in energy efficiency building. Previous month, the IRS modified energy savings percentages for energy efficient building improvements.

According to a latest report from Building Energy Performance Assessment (BEPA) News, energy efficiency financing is on track to become a mainstream financial asset class.

The report also talks about the new emerging financing structures such as Energy Service Agreements (ESAs), Property Assessed Clean Energy (PACE) and On-Bill-Finance options.

According to the DB Climate Change Advisors report, investments in residential energy efficiency upgrades offer \$182 billion of investment potential and commercial real estate sectors offer \$72 billion of investment potential."

Tremendous potential, billions of dollars of existing buildings need retrofit, and billions of dollars are in the offing for 3 times the return on investment into retrofit of under-performing buildings....

Do you have any Questions or Comments regarding "Green" considerations in your life? "ASK THE ARCHITECT/LEED AP" at ggw@ggarchitects.com."



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SPOTLIGHT Jim Colegrove

At the age of 19, GGWArchitects client, Jim Colegrove of Burke Construction Group, Inc., came to Las Vegas as a wood carpenter, landing him a job as a framer for tract houses. From there, his career in construction took off. He was a Division Manager for Tradewinds Construction for 7 years and then worked for a developer for 5 years.

In 2009, in response to the plummeting economy, Jim started his own construction consulting company. As an owner representative, he lined up the architects and contractors for projects. This is where he and Burke Construction Group crossed paths.

While a consultant with them, Jim presented a unique service. Burke Construction Group's focus had been on large-scale projects—some as high as \$75-million. They referred clients with smaller projects to small contractors. Jim's vast experience with sales, estimating, putting together a team, and executing the work, caught their eye.

Burke Construction Group, too, was feeling the pinch and expanded their service base, thanks to Jim. He managed "special" smaller scale tenant improvement and remodel projects for them. They are now licensed in 22 states and opened an office in Washington state. Burke Construction Group has also added retail, solar and green energy projects to its portfolio. As Division Manager for Special Projects/Tenant Improvements Division, Jim handles projects under \$1-million. He coordinates soliciting, estimating, and managing the project, both in the office and in the field, assisted by a staff of 6.

Jim connected with GGWArchitects on a "special" tenant improvement project in 2011 for Excelsior Media Group, who rented our former Freeway Office Park space on Dean Martin Drive. "It seemed a natural to talk to the architect, who designed the building, about redesigning it." After speaking with Les W. Travis, the contract was signed 1 1/2 days later.

So pleased with the service he received, Jim hired GGWArchitects again to perform a demo and remodel of 2 adjacent spaces for their new offices on Pilot Road, totaling 13,500 square feet. Jim is especially impressed with GGW's Gerry A. Shurley, who can quickly produce drawings. "He went from a basic floor plan to drawings to submit with 5 days." The 28-year-old firm is looking forward to moving into their new quarters in late July after 20 years at their present location.

"Las Vegas has a good market share for small tenants. The economy is changing, and people who shrunk are growing. People are coming back to Las Vegas," reports Jim. That's good news for him and for us! Hopefully, we can work together much more often!



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