Sustainability (cell phones) It’s about choices, not sacrifices
A Building is the sum of its systems.

All open workspaces near windows
Bright, Open, Collaborative Workspaces

Places to be productive, and to take a break...
Daylight, views, efficient floor plans, flexible configurations

It’s about choices, not sacrifices
Each site dictates a unique solution.....

Southeast solar wall....panel selection....attachment system.....
Creating a Market Rate Return on Solar

- Total Solar Cost-including attachment $1.9 M
- Market Rate for Energy (low end) $19/foot/year = $190,000 per year before depreciation/credits
- 10% Cash on Cash Return before financing

100,000 Square Foot Building
Currently Negotiating an “all electric” restaurant

All electric cooking?

Heat plates vs. induction
Warming?
Control of heating and cooling
All LED lighting
A Building is the sum of its systems.
Mobility Matters....

- Mass transit must be close
- We need car share, bike share, vans, Uber....
- District mobility and TDM strategies are important
- Transportation will be revolutionized in the next 10 years

How you get to work matters
Uncommon Inspiration at the Intersection of Work and Place.