

# Location, Location, Location

## Green, Green, Green

By William E. Wiebe



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Whether you are a tree hugger or not, you better get ready for the next generation of sustainable buildings. As a building owner, I see the value of “Leadership in Energy and Environmental Design” (LEED). The evidence that Green buildings do not have to cost a penny more than their conventional counterparts continues to pile up. If you don’t care about hanging a Silver or Gold LEED level plaque in the front lobby, how about saving \$1.50 to \$2.00 per square foot on your operating expenses. One of the most cost effective ways to ensure lower energy cost is to have a Green building.

The key of the IPD process in creating the “High Performance Building” is a collaborative and integrated approach that brings together the design team, along with engineering and construction professionals early in the process. Gathering these major players at the beginning of the project has a direct impact on the future cost savings. Instead of relying on “value engineered” methods later on, assemble

the key professionals necessary at the onset. These professionals include: mechanical, structural, electrical, and construction engineers; facilities staff, operations and maintenance management, owners, and future occupants. The more people at the table, the more well-informed and integrated the process can be, thus the best energy conservation can be achieved.

What does 2010 have in store for the building owner? Look for more government incentives in the form of tax deductions as well as tax increases for non-compliance. A new generation of professionals are graduating from colleges who are prepared to embrace Green and sustainable building.

Just as FDR’s programs of the 1930’s resulted in direct investment in cultural development and the spawning of some of the most elaborate construction projects of the era, the energy saving projects of 2010 and beyond will help lead the way to recovery and energy independence of the future. <sup>scv</sup>