

W4 Homework

-EARNING CAPACITY-

Out of the Box

General Assumptions

- Agency seen as sustainable example in society
- Architect has impact on design and future utilization
- Currently: 3500 / Forecast: 5,000 FTEs
- International views on sustainability

AREAS OF FOCUS

- Enhancing earning capacity
- Highest sustainability coupled with highest future value
- C2C
 - Sustainable energy sources
 - Diversity
 - Material utilization

Earning Capacity

- Rent
 - Retail utilization
 - Events
 - Third party leases
 - Conference centers
- Sharing of facilities (fitness center, cafeteria)
- Selling generated energy

Re-investment Options

- Space optimization with minimal investment
 - Move to hotelling, telecommuting
- Restacking building and select projects with maximum return
- Complete over-haul of building with maximum sustainable practices & C2C
- Demolition with reconstruction??

Reduce Operating Costs

- Occupancy sensors to detect ventilation loads
- Partial building shut-down based on usage
- Recycle water, lighting controls, lighting strategies, composting

Considerations

- Use market response to drive project scope
 - Reducing risk for consortium
 - Weighting technical/quality vs. price factors
- Political influence

QUESTIONS