

# Contractors See Value of Rolling Green Movement Into Projects

## *Energy-Efficient Parts Snap Into Place With Team-Building Approach*

BY MARK LARSON

New buildings designed with energy efficiency and environmental harmony continue to gain market favor as the smarter new model of how best to construct a building.

And building contractors, sniffing a big market opportunity, are all over it.

Zach Pannier is known as the regional green guru for DPR Construction Inc.'s San Diego office. He eats and breathes all things related to the increasingly popular Leadership in Energy and Environmental Design standards, a rating system of the U.S. Green Building Council that comes in levels of certified, silver, gold and platinum.

Green construction is a systemic approach, says Pannier, in that various components of a building work together for energy efficiency and environmental sustainability.

As a LEED-savvy contractor, DPR helps guide clients on what ingredients are needed to get a LEED-rated building. That includes filtering out all the hype of products that claim to be green but really aren't.

The LEED-certified project wranglers recommend ratings of insulated windows, and the types of heating and air-conditioning systems that work best together.

"We bring all the players to the table," says Pannier. "The owner, architect, contractor and subcontractors, and look at things from a whole team approach. It's more of a



Gary Marrokal of Marrokal Construction is a design-build contractor who uses green construction practices.

We know what it takes  
to be a Tiger.

collaborative effort.”

### **Maximizing Energy Savings**

To get the best indoor air quality, for instance, builders use adhesives, paints and sealants that don't release harmful chemicals into the air. High-performance insulation is used, and high-efficiency water, gas and electrical systems are installed. Among systems with the most impact for energy savings, says Pannier, are passive cooling systems and “daylighting.”

Passive cooling doesn't use electricity. It consists of strategically placed ventilation. And to get the cooling effects of shade, projects incorporate plants, shutters and blinds. Daylighting, meanwhile, gets the most out of natural outside light through windows to provide maximum internal lighting, which minimizes the need for electrically powered lights.

Solar-powered energy systems over time pay for themselves and, after they do, can generate revenue-producing energy for the local power grid.

Water consumption is cut by diverting water from cooling systems for use in sewage conveyance systems.