



## The Green Scene

### Hotels Turn Green

#### Green is making inroads in the Hotel Industry:

Things are going on the economic tide is beginning to turn... In the meantime, Green is making its way across the country and showing in many different ways. There is a salad bowl of "Green" ideas related to the Hotel Industry, to be shared as food for thought.

- To encourage use and proliferation of alternative fuel cars, hybrids and electric, consider FREE valet parking and even electrical power charging stations...
- Utilize in-house recycling programs...

- Green landscaped walls, free standing walls covered with plants...
- LED lighting for energy efficiency, meaning less power and longer use...
- Going Green takes interest, enthusiasm, and mandates from the highest levels of management...
- Consider every element of the project, you will find that for a relatively low additional construction cost, you will more than benefit over the life-cycle of the facility...
- Experience the Pride, the High of reaching green and sustainability goals...
- Location of the facility in a dense area, and close to public transportation benefits both customers and employees and the "Bottom Line"...

- Consider skylights in public spaces to let in natural light and reduce electrical lighting...
- Utilized sensor triggered lights in administrative spaces...
- Utilized water saving plumbing fixtures where ever possible...
- Materials like Concrete and Steel can have recycled content...
- Utilize low VOC (volatile organic compounds) for paint, adhesives, and carpet...
- Utilize high efficiency HVAC units to recapture heat and return to system...

How can LEED principles apply in your building Project? By taking a fresh look at techniques for building and for systems selections...

## SPOTLIGHT: Michael Byrne

How many people can say their career has initiated 22 moves? CivilWorksInc client, Michael Byrne of Thomas & Mack Development Group, a subsidiary of the Thomas & Mack Company, can! He is very happy to have finally planted roots in Las Vegas in 1995.

Michael was born in Norwich, New York, where he was first exposed to the construction industry by way of his dad's building supply business. "I was always around construction." Michael graduated from Clarkson University with a Bachelor of Science degree in Civil Engineering and joined Koppers Company in Pittsburgh, Pennsylvania for 5 years, working on a variety of projects in the steel industry in field construction management, each lasting a year or 2. These projects took Michael to West Virginia, Maryland, and Texas, as well. He then went to M.M. Sundt, managing projects in Arizona, Colorado, and California.

Once in Los Angeles, Michael shifted to real estate development at Lowe Enterprises. "I got bitten by the bug for development. It was an interesting position with more variety." It is also how he met his wife, Cheryl.

Michael built the buildings that Cheryl eventually managed.

After a 3-year stint back in New York, Michael & Cheryl returned West to California and Arizona before moving to Las Vegas in 1995 for its strong commercial real estate market. After 10 years between the Howard Hughes Corporation and Marnell Properties, Michael pursued and won a position with premier developer, Thomas & Mack Development Group, 6 years ago.

As Senior Vice President of Design & Construction, Michael manages their own developments. "We select design professionals for projects, shepherd the design, select the general contractor, then manage the construction until we turn it over to property management."

With commercial real estate so slow, Thomas & Mack Development Group has, for the first time, contracted with another developer, Mark Fine & Associates, on a third-party development-management project for the Las Vegas Metropolitan Police Department. Fortunately, Michael's staff has not suffered layoffs. "We have been 10 for as long as I've been

here. We're a small operation, where everyone chips in."

Michael is confident they'll be able to get their vacant real estate inventory absorbed. "We feel we have quality real estate projects that, ultimately, will prevail in the marketplace." Then they can start new development projects. They hope to be able to reconnect with CivilWorksInc in the process. Michael enjoyed working, previously, with Brandon A. Potts, P.E. on a well monitoring project on 100 acres of industrial land adjacent to Nellis Air Force Base. "Brandon was very energetic and professional. He was persistent in getting things accomplished. We certainly hope to do some more business, as things pick up."

Besides his post at Thomas & Mack Development Group, Michael also golfs, is an avid skier, and is a member of N.A.I.O.P.

