

# Email Newsletter

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"We shape our buildings;  
 Thereafter, they shape us."

- Sir Winston Churchill



## ASK the Expert?

Q: What HVAC design method will be required for Class A Buildings?

A: Demand-Control Ventilation (DCV) to match fresh air intake to occupancy demand.

## Conversion to Residential



The Ackermann Group, plans to transform the building at 8600 Governors Hill Drive in partnership with Al Neyer Architects. The plan is for 200 units of "resort-style" apartments sized between 716 to 1429 sf. Amenities will include pickleball, a lap pool, fitness center and grilling stations. Originally, built in 1986 on 11 acres, the conversion project is estimated at ~\$40M

Credit: Cincinnati Business Courier, Jan. 23, 2023



## Materials that Interfere With WIFI signals

Top WIFI Signal Blockers	
Metal	Absorbs Them
Concrete Walls	Disrupts Them
Plaster & Metal Lath	Slow Them
Ceramic Tile	Weakens Them
Low-E Windows	Reflect Them

## Commercial Building Values

Commercial buildings are facing distress since COVID-19, even with an uptick travel and retail. Data from Bloomberg™ was analyzed by the *Business Journal* and estimated \$10B in commercial property value has been wiped out. Who are they? Retail, hotels and office buildings. What should you do? First, take a breath. Goldman Sachs estimated the CMBS market at \$8,823B last year and projects a CAGR of 13.1% thru 2030. So, rough math shows a ~0.01% loss. But, a massive repurposing of these assets is happening – conversion of commercial buildings to residential use. Why? According to Freddie Mac, the government sponsor of mortgage-backed securities, there is a 3.8 million unit shortage of homes at lower income price points (<1400 SF). This is driven by nearly 40-years of neglect in the building of smaller homes. Anticipate the housing shortage in this segment to be met by commercial building condo conversions. It's happening now. Remember to advance your project with proper site characteristics and financing that is facilitated with environmental due diligence.



## NIBS Cost-Benefit for Building Retrofits against Natural Disasters



A 2019 report by NIBS presented a cost-benefit analysis of building retrofits to upgrade and protect from natural disasters. The table below shows which retrofits had the largest potential benefits.

	ADOPT CODE	ABOVE CODE	BUILDING RETROFIT
National Institute of BUILDING SCIENCES™			
Overall Benefit-Cost Ratio	11:1	4:1	4:1
Cost (\$ billion)	\$1 <sub>year</sub>	\$4 <sub>year</sub>	\$520
Benefit (\$ billion)	\$13 <sub>year</sub>	\$16 <sub>year</sub>	\$2200
Riverine Flood	6:1	5:1	6:1
Hurricane Surge	not applicable	7:1	not applicable
Wind	10:1	5:1	6:1
Earthquake	12:1	4:1	13:1
Wildland-Urban Interface Fire	not applicable	4:1	2:1

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	Yes	No
Sustainable Design Application	..... <input checked="" type="checkbox"/>	<input type="checkbox"/>
Building Code Compliance Application	..... <input checked="" type="checkbox"/>	<input type="checkbox"/>