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## **Conclusions**

Recent trends in energy costs and environmental concern are forcing the construction industry to amend the design and construction processes to account for the impacts they have on a buildings interaction with the environment. Whether through efficiency methods or sustainability practices, every aspect of construction will eventually adapt to the trends.

The first analysis of this report, through research has identified the ways in which development practices have already adapted to environmental trends and how they may continue to adapt over the years. Development is driven by business models and bottom lines, but these figures are beginning to be countered by an emergence of new marketing tools that focus on the sustainable features of a building and the appeal of those features to potential tenants.

The second analysis, while not directly focused on the environmental topics, has provided an insight into an opportunity for schedule and potential cost savings for Two Liberty Center. The savings achieved through planning of an alternate façade construction sequence could be applied to nearly any building with a similar façade system. These schedule savings, if translated into cost savings could provide an owner with more opportunity to invest in the efficiency and sustainability of their building.

A centralized mechanical system designed through the third analysis, offers savings in both time and money from the original system, but additionally creates the opportunity for the building owner to simplify utility billing and take on any savings from building efficiency improvements.

The fourth and final analysis uses a modernized version of the old architectural concept of the roof garden. These rooftop paradises are unique and highly marketable spaces with modern design elements that add performance to the building and minimize the impact that a building has on the environment. Green roofs are a great example of the appeal of sustainable concepts to building owners and tenants.