

Amherst Bee

Business

Businesses Save Green by Going Green

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BY BRANDON KOCH, INTERN

The concept of going green has been of growing interest to companies in recent years, leading to more construction that is friendly to the environment and conserves energy.

Iskalo Development Corp., at 5166 Main St. in Williamsville, is one enterprise that has taken the going-green model to a whole new level.

Its new state-of-the-art, 82,000-square-foot, multi-tenant office building at 2410 N. Forest Road will be completed in late fall and will feature various services and eco-friendly designs.

Paul Iskalo, the corporation's founder and chief executive officer, said the \$15 million project will be Western New York's first LEED-certified office building.

The rating system, which is the acronym for Leadership in Energy and Environmental Design, was established by the U.S. Green Building Council to facilitate progress in sustainable building practices.

What's more, Iskalo Development hopes to attain LEED "Silver" certification upon completion. The higher LEED ratings refer to specific actions that go beyond the basic certification.



The building, near the University at Buffalo's North Campus, includes a cafe, wireless Internet, underground parking and fitness center.

However, it will also have under floor air distribution, which provides improved indoor air quality, as well as floor-to-ceiling glass for improved lighting.

"One thing that we're doing there is that we put an emphasis on indoor air quality that really uses natural convection to heat and cool the space," he said.

In addition, Iskalo said the offices will use ambient lighting. During the daytime, sunlight will penetrate the building and the normal lighting fixtures will dim, thus saving energy costs.

Both designs are geared to save money, as well as improve quality of production. A number of case

Iskalo Development Corp's new building at 2410 N. Forest Road will feature eco-friendly designs and is aimed to meet LEED "Silver" certification. The building is slated for completion in the fall.

studies have shown that these features can result in a 16 percent increase in employee productivity, he said.

For these reasons, the green design is something future companies will likely pursue.

"I think the environmental green design is here to stay," Iskalo said. "It's definitely the trend of the future, and I think more and more companies buy into that. It makes sense financially."

Office space is not just another tool for business.

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"You wouldn't give your staff antiquated computers and expect them to have the same production as if they had the best technology," he said.

Iskalo said the same goes for office buildings. Employers need to ensure that their offices are maximizing employee productivity.

The North Forest development's anchor tenant is the HoganWillig law firm, which will occupy the building's third floor.

"Though one doesn't necessarily associate a law firm with environmental leadership, it is a principle we embrace at

HoganWillig wholeheartedly and was an important factor in our consideration of 2410 North Forest for our new home," said HoganWillig founder Corey Hogan.

Iskalo Development Corp.'s other projects include the Electric Tower in downtown Buffalo, a medical office at 52 South Union Road in Williamsville and new development on Delaware Avenue in Kenmore, which the corporation hopes to begin in the fall.

Another Buffalo-based group, Troy & Banks Inc., has taken the green initiative as well. Troy & Banks has been

finding utility and telecommunication refunds for local and national companies since 1991.

The company, located at 2216 Kensington Ave., recently renovated its facility, with the installation of energy-efficient windows, a companywide recycling program and a motion-sensor heating system.

"We know that we must do our part to protect the Earth's future by promoting renewable forms of energy and energy conservation," said Troy & Banks President Thomas Ranallo.

For more information on either business, visit their Web sites, Iskalo.com and troybanks.com