

Molasky Corporate Center: “Greening” Las Vegas with LEED Gold Certification

*Molasky Corporate Center:
water conservation with
cutting-edge technology*

Case Study Highlights

Company: Molasky Corporate Center
Las Vegas, Nevada

Objectives:

- 30% overall water use reduction
- LEED gold certification
- Minimal maintenance costs
- Reliable bathroom fixtures

Solution: Cube³ Ultra high efficiency urinals

Benefits:

- 36% water savings for indoor water fixtures
- Greater than 80% reduction in water usage compared to a typical one gallon urinal
- No unintended or intermittent flushing



Being “Green” is continually growing in popularity, especially with office buildings. The United States Green Building Council (USGBC) developed the Leadership in Energy and Environmental Design (LEED) rating system for assessing building performance and meeting sustainability goals. LEED promotes a whole-building approach to sustainability by recognizing performance in several areas, including water efficiency.

The Molasky Corporate Center in Las Vegas opened during 2007 and was the first building in Las Vegas to apply for and receive LEED Gold certification in December 2007. Through innovative, state-of-the-art strategies for site

development, efficient water and energy systems, low maintenance materials, smart building controls and other cost-effective services and amenities, the Molasky Corporate Center provides one of the highest quality work environments in downtown Las Vegas.

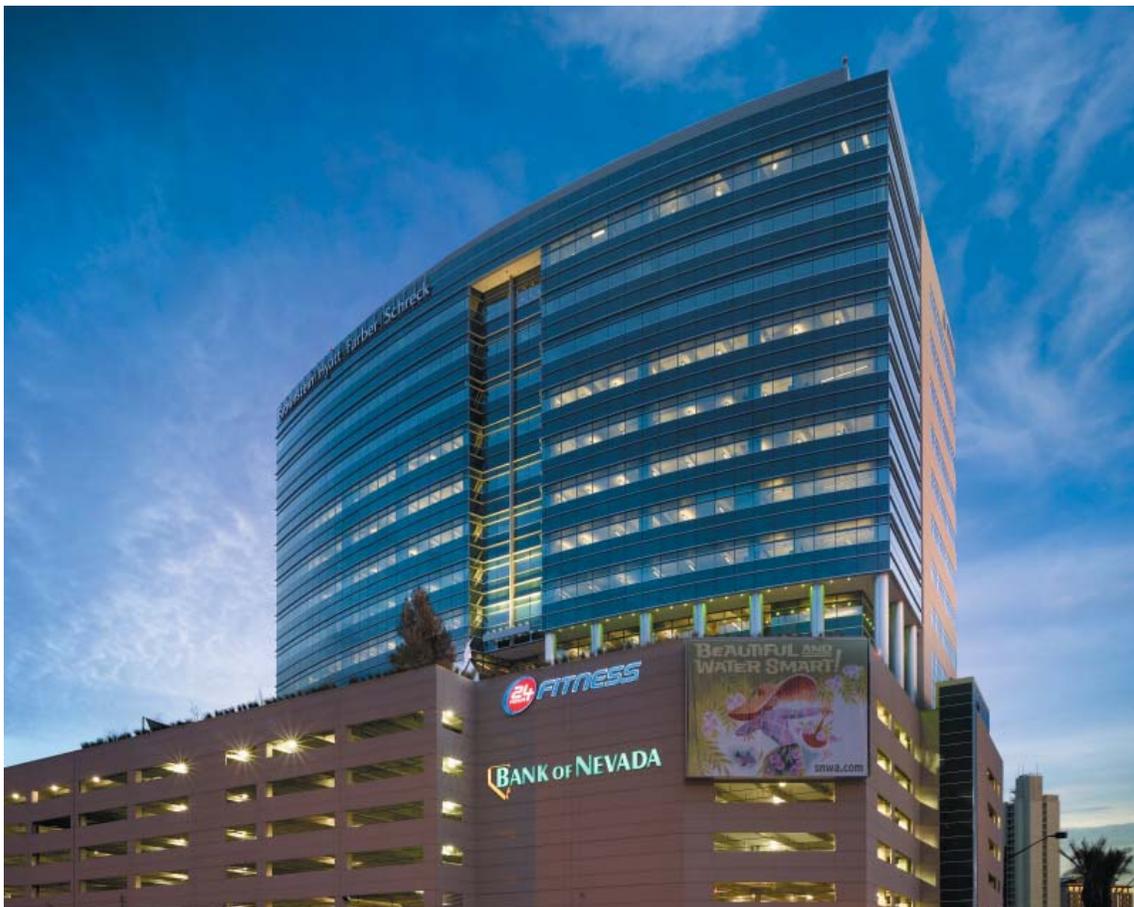
Water conservation was an important element for the building. When members of the project team were evaluating urinals in other LEED buildings, it was decided to choose an ultra low flow urinal. Doug Bennett, Conservation Manager at Southern Nevada Water Authority (SNWA) - which owns and occupies five floors in the building - suggested the Cube³ Ultra urinal from Caroma.

“Because Las Vegas is such a dry area, we are always looking for ways to conserve water,” states Bennett. “Using state-of-the-art technology for water conservation is critical.” SNWA’s mission is to manage the region’s

water resources and develop solutions that will ensure adequate future water supplies for the Las Vegas Valley.

The Cube³ Ultra is a smart urinal, using only 0.13 gallons per flush (gpf)/0.5 liters per flush. The Smart Demand flushing system ensures optimal operational standards and efficiency. The fully automatic electronic urine sensing urinal suite features hands free operation, giving a combination of superior features in optimum user hygiene, water saving, and vandal resistance.

Bob Bingham, project architect from KKE, explains, “We were looking for a 30 percent overall water use reduction for the Molasky Corporate Center. The Cube³ Ultra was a great choice.” The Smart Demand urine sensing operation with an integrated smart logic system detects the user and determines the flush mode accordingly. The flush duration is



adjustable to allow for accurate determination of flush volume at varying pressures.

The Cube³ Ultra also adjusts during periods of high usage. For example, if there are five or more uses within a three minute period, it adjusts to one flush/minute. It automatically reverts to normal flush volume during non-peak times.

"Another major benefit of the Cube³ Ultra is the elimination of unintended and intermittent flushing," says Bennett. "It also does not flush from interrupted streams, saving even more water." The urinal also has an automatic hygiene flush every 24 hours. This removes anything still in the drain line and protects the trap seal from drying out.

Treasa Sweek was the Senior LEED consultant on the Molasky Corporate Center from Paladino and Company. "In April 2005 when we were first discussing the Molasky project being LEED-certified, the target was a 30 percent water savings," she explains. "The indoor water fixtures have actually achieved 36 percent. The baseline for the urinals was 880 gallons/day (g/day), assuming a typical one gpf urinal. The low flow Cube³ Ultra is a fantastic water savings. Reducing usage to only 170g/day, it provides a water savings of more than 80 percent over a typical one gallon urinal!"

The Molasky Building wanted to use cutting-edge technology throughout, and urinals were no exception. "The Smart technology in the Caroma urinals will save hundreds of



thousands of gallons of water each year," states Bennett. "The best part: we've heard no complaints, no mechanical problems and no outages." According to Sweek, "Not only do they save the valuable water resource, but they also look great and work well. Water savings with style – a good combination."

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*Doug Bennett
Conservation Manager
Southern Nevada Water Authority*

Cube³ Ultra

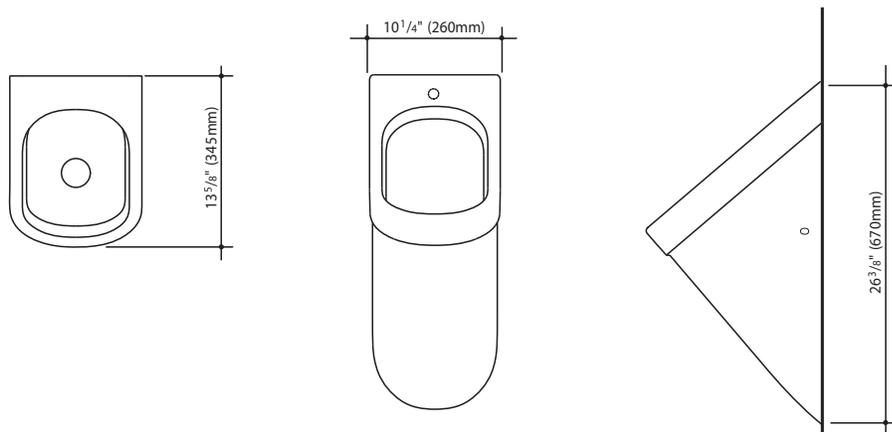


Superior design, maximum performance

- High efficiency urinal (HEU) - 0.13 gallons/0.5 liters per flush
- Wall mounted
- Urine-sensing automatic flush (eliminates accidental flushing)
- Automatically adjusts flushing frequency during heavy use
- Softened angles and clean lines for easy cleaning
- Vitreous china

Dimensions

13 5/8" L x 10 1/4" W x 26 3/8" H



Additional information available

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