

Facts

Description:

17-story, 270,000 sf Class A office

Location

Las Vegas, NV

Project Owner:

The Molasky Group of Companies

Architect

KKE Architecture

Completion Date:

2009

Objective:

Incorporate sustainability as a tenant amenity

Results

The first Class A office building in downtown Las Vegas to achieve a LEED Gold rating

MOLASKY CORPORATE CENTER



Molasky Corporate Center is a 270,000 square foot office building that maximizes sustainable design strategies to enhance tenant experience. As one of the first green office buildings located in downtown Las Vegas, the project is viewed as a renaissance to a renewed focus on the Las Vegas business district, spurring additional development and renewed interest in the downtown core.

The building features sustainable design strategies with a focus on resource efficiency, reduced operating costs and indoor environmental quality such as:

- Underfloor air distribution system
- Cooling tower greywater harvesting for landscape irrigation
- High efficiency glazing system and daylighting/electric lighting strategies to reduce energy consumption
- High efficiency HVAC system/evaporative cooling
- Integrated sustainability education through installed artwork/sculpture

Paladino Approach

Paladino and Company served as the Owner's representative for sustainable design and LEED strategy management and implementation, with responsibility to drive and manage the team to deliver a LEED Gold rating. This included the following activities:

- Development and implementation of sustainable design and LEED strategies by managing, guiding and coaching the design team and owner through to completion
- Technical and financial feasibility analysis to validate selected strategies and quantify cost and savings streams

About Paladino

Paladino is an industry-leading green building consulting firm providing sustainability expertise over a wide range of building and business issues. We work with high aspiration organizations of all sizes to develop advanced green building strategies for both new and existing construction.

A pioneer of the green building movement and one of the original creators of the LEED green building rating system, Paladino's esteemed clients include ConAgra Foods, Starbucks, PNC Financial Services, Microsoft, Verizon Wireless, Corporate Office Properties Trust and many more. At Paladino, we help our clients create business value by optimizing human, environmental and financial performance. Our customized technical approaches center on the unique concept of abundance as a driving force for organizational transformation. To learn more, visit www.paladinoandco.com.



*Paladino's abundance framework
(people, planet, prosperity)*

- Managed the LEED documentation process and recommended appropriate strategies to obtain a LEED Platinum rating
- Integrated fundamental and enhanced commissioning of base building and several tenant fit outs from design phase through post occupancy
- Tenant improvement guidelines and tenant consulting to integrate base building sustainable design strategies into tenant fit out
- Contractor training, onsite coaching, management and administration of sustainable construction activities

Paladino Role

- Green building consulting
- Enhanced and fundamental commissioning