



Sentre Partners Achieve 30% Water Savings

Rubbermaid Helps the Columbia Center "A Gold Certified LEED Office Property" Maintain an Award-Winning Green Reputation



Alvarez is challenged to maintain his building's award winning reputation and was looking for a suite of water and time saving solutions.

"Rubbermaid products offer Columbia Center a more efficient and cost effective alternative to promote our project goals of conservation, sustainability, aesthetics and improvement of the overall tenant experience, while reducing the operational expenses being passed through to our tenants. I strongly recommend RCP washroom solutions not only in the commercial setting, but also in my own home."

Carlos Alvarez | LEED AP ID+C
Real Estate Manager, Columbia Center Property

CUSTOMER CHALLENGE

Columbia Center is a 553,715 square foot Class A, high-rise office building in downtown San Diego, CA. Columbia Center services more than 57 tenants with a 30 member staff. The property is a LEED Existing Buildings: Operations & Maintenance GOLD Certified building, with a 2011 Energy Star® rating of 95 out of 100, and a two-time award-winning local and Pacific Southwest Regional Building Owners & Management Association (BOMA) "Office Building of the Year." The property was also recently designated as a BOMA 360 Performance Building.

Real Estate Manager Carlos Alvarez interests in decreasing operational costs and maintaining the property's esteemed "Green" status, prompted him to research sustainable, efficient and high-performing washroom solutions that will conserve water, create efficiencies and increase productivity to further support the property's sustainability initiatives.

SOLUTION

In order to meet his tenants' request for greener, more efficient building products, Mr. Alvarez agreed to test Rubbermaid Commercial Products' (RCP) suite of washroom solutions a one-year test in the second floor restroom of the Columbia Center, which services approximately 120 people daily. Mr. Alvarez chose RCP's bundle of quality washroom solutions – the ecoUrinal™, Microburst Duet® odor control system, OneShot® Soap system, AutoFlush® Clamp, and AutoFaucet® – for its proven performance in water conservation, money savings and increasing worker productivity.

(Continued)



Sentre Partners Columbia Center - San Diego, CA

SOLUTION *(Continued)*

The decision to use RCP's solutions resulted in improved tenant and guest experiences, an enhanced property image and lower operational costs. In fact, Columbia Center saved \$190 in water usage annually and 37,999 gallons of water on just one urinal. Which means that if the entire building were to be retrofitted with RCP's ecoUrinal™, the buildings total annual savings could be nearly \$6,000. Additionally, the maintenance personnel at Columbia Center is collectively saving approximately three hours each week of labor savings after the building converted over to the Microburst Duet® odor control system. This labor savings equate to approximately \$4,680 per year. If all 62 of Columbia Center's men's restrooms were equipped with both the ecoUrinal™ and AutoFaucet® a 3,661 kGal reduction could potentially be achieved. That's a 30% water savings.

The test of RCP washroom products yielded an approximate total annual savings of \$14,960 through reduced water usage, shorter labor requirement and fewer replaced products.



Productivity & Money Savings — Building staff members responsible for removing and replacing the odor control cartridges in the Microburst Duet® reported that RCP's product is far superior to competitors and using it will save them time and money.

By implementing the Microburst Duet® odor control system, Columbia Center saw an annual savings of over \$3,500. Each month, Columbia Center saved nearly \$300 and the product lasted approximately 3.6 times longer than the competitor reducing the number of annual orders by approximately 72%.



ecoUrinal™ — The Rubbermaid Commercial Products ecoUrinal™ is an environmentally friendly product that features a 100-percent waterless design and conserves 40,000 gallons of water per fixture, per year, which in turn helps facilities earn LEED credits. The long-lasting cartridge reduces the amount of plastic placed in landfills. The water-less, touch-free operation improves washroom image and hygiene by reducing moist surface areas where germs thrive. The water-less urinal helps facilities significantly reduce operating budgets by eliminating the water and sewage costs associated with urinal fixtures and the need for expensive valve repairs. The Rubbermaid Commercial Products ecoUrinal™ delivers these savings without labor intensive cartridge change-outs, saving time and money that can be reinvested in other areas within a facility.

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