

GREEN AWARDS

► SMALL PRIVATE PROJECT OF THE YEAR: Core Construction

Going for LEED gold

BY VALERIE MILLER

Gary Siroky admits that he wasn't exactly planning a big green headquarters almost a year ago, when he first started on the new offices for Core Construction. The 12,543-square-foot building just turned out that way.

"It's interesting. It was one of those things where the intent was to build an office building. I wanted to give it a residential flavor. I sat down with architects," he recalled.

From there, photovoltaic panels were added on top of parking stalls and Siroky kept getting greener and greener.

"It's similar to what they do at the Springs Preserve, but I didn't know that then," he said of the panels. "Then (the project) became a sustainable way to build a building and then a sustainable way to run a business."

The single-story structure is now up for Leadership in Energy and Environmental Design, or LEED, certification and seems likely to get it. The model of recycling and sustainability has already netted Siroky and Core a 2008 Green Award from the Las Vegas Business Press for "Best Small Green Private Project." The category was open to privately-funded projects that cost less than \$10 million.

The Core Construction building, at 7150 Cascade Valley Court, includes such features as natural lighting, recycled insulation from denim jeans, recycled glass floors, recycled concrete landscaping and a sensor-detected heating and cooling system. It cost \$2.4 million to build.

A lot of what Core did with the new building was simply common sense, Siroky said.

"With the (old) sidewalk, it seemed like a waste to throw it away, so we just had it

crushed and used in front of the building as landscaping," he said.

Other sustainable features of Core's building include using the previous concrete in parking areas to recharge groundwater and the creation of a 125-square-foot recycling area.

Siroky said the green features meant an extra building cost of 5 percent to 10 percent.

You won't hear Core Construction's president complaining about paying a little more, however; he considers it well worth the money. The green building has already created a better working environment for two dozen employees who spend their days there, he said.

"In the old building, there were only windows up front, and people used to take time to walk to the front, to get a glimpse of sunlight," he recalled. "But they don't do that here. They stay in their offices with the sunlight and work."

Core and Siroky may get greener yet. Besides the 99 photovoltaic panels atop the parking stalls, more may be installed on the roof. The existing panels now generate 15 percent of the building's power.

The company has found success around the country. First founded in 1937 and established locally in 1999, Core earned \$115 million last year and is expecting that number to rise to \$135 million this year.

Nationally, Core brought in between \$600 million and \$650 million last year.

Siroky seems inspired by the recent 2008 Summer Olympic Games.

"We are going for LEED gold," he added.

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Front landscaping at Core Construction in Las Vegas features the use of recycled concrete landscaping made from crushed concrete acquired when redesigning the walkway.



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The entry of Core Construction's headquarters at 7150 Cascade Valley Court takes advantage of natural light. The building also features recycled insulation from denim jeans, recycled glass floors, recycled concrete landscaping and a sensor-detected heating and cooling system.



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