

National Park Service
2014 Environmental Achievement Awards

Winner

Forever Resorts, Lake Mead National Recreation Area
Marina Services Building: The First Ever Floating LEED Building

The Marina Services Building (MSB) at the Cottonwood Cove area of Lake Mead National Recreation Area (LAKE), built and operated by Forever Resorts, is a 2,009 square-foot floating building connected to a full-service marina facility on the Lake Mohave portion of the Colorado River. Completed in 2013, it is the first floating building to achieve LEED certification (Gold) from the U.S. Green Building Council (USGBC).

The team at Forever Resorts and LAKE knew that convincing the USGBC to grant LEED certification to a new kind of structure would take some convincing. The team therefore took every measure possible to improve the environmental performance of the building, carefully tracking associated data to demonstrate the value of each measure taken. Some of the achievements of the MSB include:

1. The MSB was built in on the site of a previously developed marina, which prevented any undeveloped shoreline from being disturbed.
2. New roofing materials were used to reduce the heat island effect in non-roof surfaces by 78% and 100%.
3. Native desert plants from the LAKE native plant nursery were used for landscaping around the building, and were only watered during the initial plant establishment period.
4. Innovative wastewater technologies include dual-flush toilets, non-water urinals, and the use of non-potable lake water for a sewer conveyance. These measures led to water use reduction of 47.5% over conventional systems.
5. Optimized energy performance measures achieved an energy cost savings of 48.3%.
6. The storage and collection of recyclables includes areas for cardboard, paper, plastic and metals (glass is prohibited in the park).
7. The project diverted 87.87% of on-site generated construction waste from landfills.
8. The MSB has recycled content among its building materials of 23.27%.
9. Rapidly renewable materials were used in 12.87% of total materials.
10. Low-emitting materials were use in adhesives, paints, sealants, coatings, carpet, composite wood, and Agrifiber.

Forever Resorts operates the building with environmental stewardship as a top priority. The company's green housekeeping program ensures that only environmentally preferable cleaning products are used, and the MSB is adorned with public education signage and displays that tout the buildings green features.