

# This presentation premiered at WaterSmart Innovations

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# Toll Plaza Case Study



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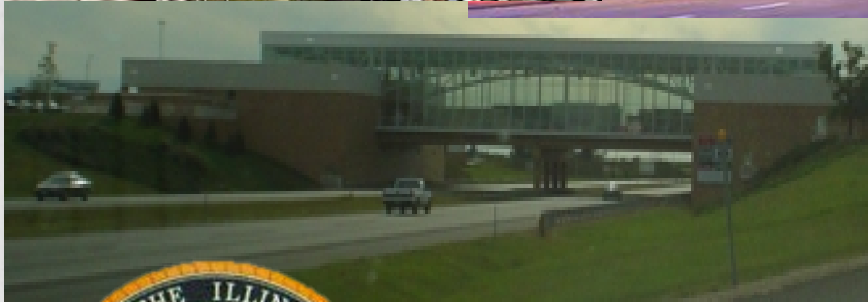


# Tollways Offerings

- o Spacious food courts
- o Ample seating featuring panoramic windows
- o Clean restrooms,
- o Outdoor picnic tables
- o Fenced areas for pets









# Locations

## 1. Belvidere Oasis

I-90 (Jane Addams Memorial Tollway), east of Rockford  
Mile Marker 54.5

## 2. DeKalb Oasis

I-88 (Ronald Reagan Memorial Tollway) near  
DeKalb, Illinois Mile Marker  
93.0

## 3. Des Plaines Oasis

I-90 (Jane Addams Memorial Tollway) near Des Plaines  
Mile Marker 4.5

## 4. Hinsdale Oasis

I-294 (Tri-State Tollway)  
near Hinsdale Mile Marker  
25.0

## 5. Lake Forest Oasis

I-94 (Tri-State Tollway) near  
Lake Forest Mile Marker 18.0

## 6. Chicago Southland Lincoln Oasis

I-80/294 (Tri-State Tollway)  
near South Holland Mile  
Marker 1.0

## 7. O'Hare Oasis

I-294 (Tri-State Tollway)  
near Schiller Park Mile  
Marker 38.0



# Improving Oases Quality

NEWS

## Illinois Tollway oases operator faces \$83 million foreclosure suit

By Richard Wronski, Tribune reporter | July 25, 2009

A lender has filed a foreclosure suit against a politically connected developer that operates the seven Illinois Tollway oases. iStar FM Loans LLC, a subsidiary of iStar Financial, filed suit in Cook County against Wilton Partners after the Los Angeles developer defaulted on an \$83 million loan to rehabilitate and manage the oases, according to the suit. Wilton won the 25-year contract in 2002, just before its owner became a major campaign donor to former Gov. Rod Blagojevich.



# Driving Towards a Greater Tomorrow

- o **US Equities**, the new management firm, started a new green initiative for their properties.
- o The Oases are managed and operated in-line with the best environmental practices, with particular attention addressed to improving water efficiency, enhancing indoor air quality, increasing recycling, utilizing green purchasing options and reducing energy usage.



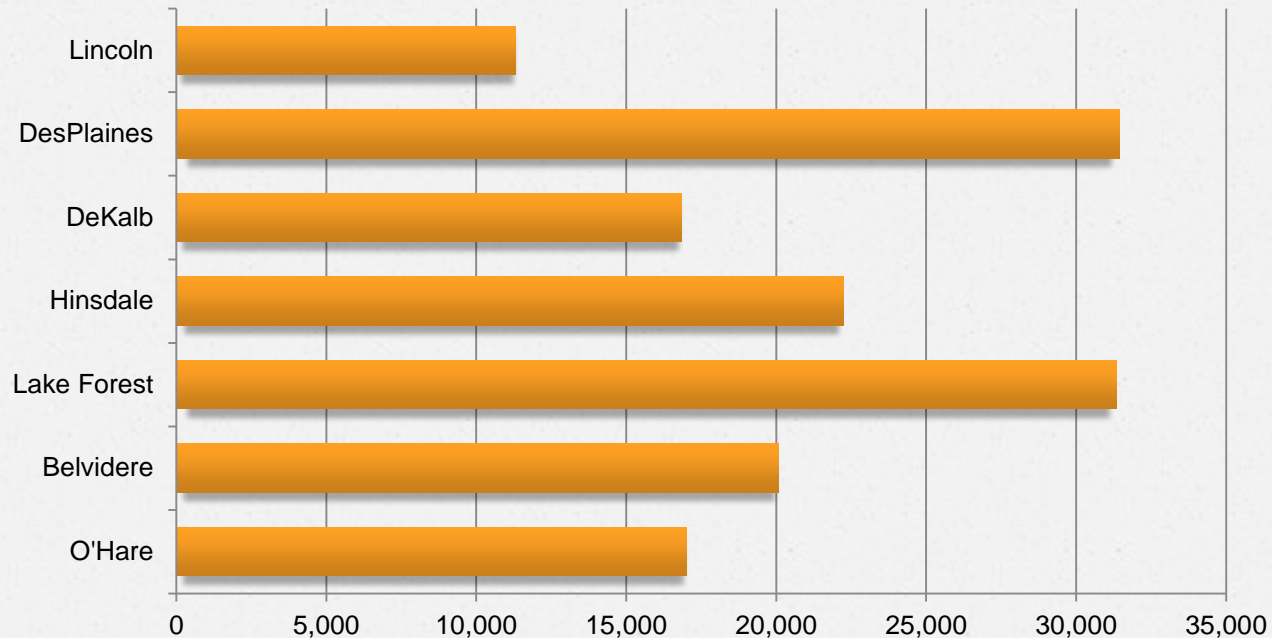
*U.S. Equities Realty*

COMMERCIAL REAL ESTATE SERVICES

# High Water Consumption

54,843,080 Gallons Per Year

## ADC Water Consumption





# Facts

- WMI was contracted by US Equities to complete a domestic plumbing retrofit program at the seven Oases Illinois toll ways throughout Chicago, IL.
- Restrooms at the toll ways service roughly 30,000 visitors every day
- Bathroom use accounts for over 48 million gallons in annual water use

# Initial Audit Findings

- o During the preliminary site audits various problems with the fixtures were evident.
  - o Some of the toilets and urinals were short flushing and some of them would occasionally run on due to the valve sticking open and causing a continuous flush.
  - o Additionally the sensor valves required frequent battery changes and were prone to problems with multiple flushing.



# Existing Fixtures





# Existing Urinals





# Existing Toilets



# Project Details

- WMI converted 273 toilets and 105 urinals to low flush and replaced sensor valves with manual flush valves.
- Project Cost : \$185,840
- Project Completion Time: 5.5 weeks
- The result was a savings in excess of 50%.
- The actual savings significantly exceeded the calculated savings.



# Chicago Bears



This is the team that completed the work in only 5.5 weeks!!



# New Urinals





# New Toilets



- Toilet retrofit on 1.6 China
- Installed dual-flush manual sensors
- Better performance
- Lower water use



# Three-Bolt vs. Four-Bolt?





# The Install Process

The Use of a Pro-Press



**1.7 Year  
payback**

# Savings Results

Properties	Annual water usage (pre)	Projected annual savings	% of savings (projected)	% of savings (ACTUAL)
O'Hare	6,205,000	4,249,474	68.5%	72.6%
Belvidere	7,330,400	3,621,078	49.4%	52.4%
Lake Forest	9,056,214	6,310,355	69.7%	73.0%
Hinsdale	8,117,296	1,700,838	21.0%	54.4%
DeKalb	6,147,064	2,928,127	47.6%	56.2%
DesPlaines	11,474,320	3,992,636	34.8%	55.7%
Lincoln	4,125,000	526,165	12.8%	38.6%
<b>Totals</b>	52,455,294	23,328,673	44.5%	57.6%





Thank You!!  
Questions?



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