

Waste Reduction and Energy Efficiency

Berg Holdings

CHALLENGE

Implement a comprehensive waste and energy management program in Class A Northern California office buildings to increase occupancy rates.

SOLUTION

iReuse benchmarked and assessed waste and energy use at the facilities, specified efficiency measures, and managed the bidding process for various measures.

“iReuse made maximizing our energy and waste efficiency at these buildings very easy; we have reduced expenses in both areas and received clear monthly reporting on our rate of success.”

*Dan Stitzel
Property Management
Specialist,
Berg Holdings*

Program Overview

Since 2008, Berg Holdings has partnered with iReuse to reduce waste and energy usage at three commercial office buildings in Sausalito.

This successful partnership resulted in the first Energy Star certification awarded to an office building in Sausalito, CA. The Energy Star and the increased efficiency makes these properties more attractive to potential tenants. Berg recently expanded the program additional properties in Seattle and Marin County.



Program Results	Baseline	iReuse
First Ever Energy Star for Sausalito, CA		
Annual Energy Costs	\$150,000	\$97,000
Energy bill reduction		35%
Waste Diversion %	5%	66%
Monthly Waste Disposal Cost	\$1991.73	\$790.00
Total Annual Savings		\$66,000

Key Program Elements

- **Energy Efficiency Audit:** During the two week auditing period, iReuse used sophisticated sensors and techniques to precisely quantify the savings from energy efficiency measures such as occupancy sensors, variable frequency HVAC drives, and lighting improvements.
- **Waste Audits:** iReuse conducted waste audits for Berg and generated a clear action plan using our extensive experience with industry best practices. For every client we like to understand what is being thrown away and why. In addition, we work with janitorial staff to understand the waste situation at the dumpster.
- **Project Management:** We worked closely with the property management team to ensure that all tenants were briefed on retrofit construction projects and on the new waste stream practices. iReuse handled every aspect of the waste transition, ordering and placing bins and working directly with the hauler to ensure a smooth transition. We also managed the energy efficiency retrofit process from RFP through to completion.