

## Waste Reduction and Energy Efficiency Program *Berg Holdings*

### FAST FACTS

#### COMPANY OVERVIEW

Realty investment and property management company based in Sausalito, California

#### INDUSTRY

Realty investment trusts and property management

#### PROGRAM OVERVIEW

- Waste Diversion
- Energy Efficiency

#### RESULTS

- Reduced energy usage by X % since January 2010.
- Decreased waste cost by 60% since November 2008.
- Increased waste diversion from 5% in November 2008 to 66% in May 2010.
- In 2009, 2320 Marinship Way became the first Energy-Star registered office building in Sausalito, CA.



### Company Overview

Established in 1973, Berg Holdings is a Sausalito-based investment company that owns or manages 900 apartment units and 300,000 square feet of office space in California and Washington.

In July 2008, iReuse began implementing waste diversion and energy efficiency programs at three Berg Holdings managed commercial office buildings in Sausalito, CA.

### Program Overview

Since 2008 Berg Holdings has partnered with iReuse to reduce waste and energy usage at three commercial office buildings in Sausalito. Prior to working with iReuse, 95% of the waste generated at these locations was sent to landfill. The average monthly energy usage was 300 kWh, which produced 330 metric tons of greenhouse gases over an average five month period.

iReuse conducted a comprehensive assessment of the three Marinship buildings to identify the greatest opportunities for improvement and begun program implementation in the following areas:

- Waste Diversion
- Energy Efficiency

“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*

Waste Reduction Program Results	Before iReuse (baseline)	With iReuse
Tons of waste to landfill	1 Ton	3 Tons *
% of waste diverted from landfill	5%	66%
Monthly disposal cost	\$1,991.73	\$790
Savings to date	0	60% of waste bills
Trees saved	75	1275
Emissions savings	25 mTons CO2e	250 mTons of CO2e

\* Increase in tenant occupancy since November 2008

## Results

**Waste Diversion:** iReuse implemented waste diversion programs at three Berg-managed commercial office buildings, reducing waste bills by 60% and increasing diversion by 61% over Berg’s 2008-2009 baseline. Key activities which led to the waste reduction program’s success included:

- Streamlining sorting and collection
- Educating tenants on how to decrease their purchase and usage of office supplies
- Providing training for the janitorial staff

These measures helped Berg avoid 3,250 metric tons of greenhouse gases, the equivalent of saving over 1,275 trees.

**Energy Efficiency:** Since January 2010, iReuse has benchmarked the energy use of three Berg buildings and recommended using energy efficiency lighting and occupancy sensors to lower the overall energy usage. Through the management of these lighting retrofit projects and other energy efficiency best practices, iReuse helped Berg achieve the first Energy Star certification for an office building in Sausalito, CA. In addition, Berg has saved 2% on energy bills and decreased energy usage by 12%, which is the equivalent to preventing 43 mTons of greenhouse gases.

As a result of the iReuse engagement, Berg has saved thousands of dollars in operating costs. This initial program was so successful that Berg Holdings hired iReuse to continue implementing similar waste reduction programs at several other facilities in Marin County.