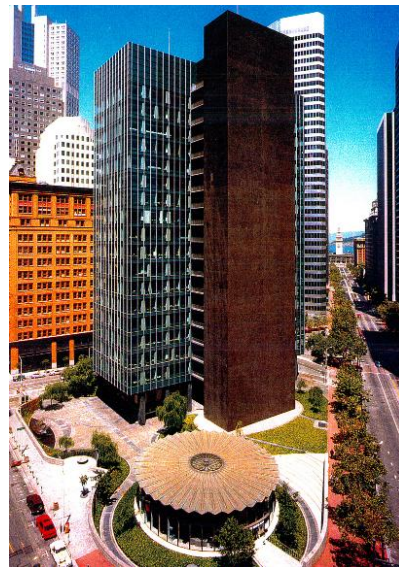




One Bush Street, San Francisco

- Manager:** Tishman Speyer Properties, L.P.
- Square Footage:** 332,700 ft² of office space / 18 floors
980 occupants / 22 office tenants
- Types of Space:** Office spaces for multiple tenants
- Occupancy:** 100% leased / 100% Occupied
- Type of program:** Office recyclables and compostables collection (no retail food service)
- Program details:** Dedicated recyclables compactor and container-based trash and compostables service



Elements of Success

How did you get tenant buy-in?

"A free recycling consultation showed we could save money with good tenant participation. A tenant survey found most tenants wanted compostables and recyclables collection."

How did you involve the custodians?

"Once janitors understood their role was not to separate recycling from the trash, but simply a new organization system for collection, they embraced the program. We also gave them a choice of how to collect materials and management recognizes custodians with quarterly gift certificates."

What is your "Green Team"?

"Each tenant designated someone to serve on the building's 'Green Team'. SF Environment provided training and supplied tools such as posters, fliers, and stickers to support the program. Then they conducted follow-up training and audits to help make sure we were continuing to be successful."



Day porter services compostables each afternoon so night janitors do not have extra work.



Trash bins were repurposed for recycling and hung with a small trash caddy.

Equipment Solutions

- Desk-side trash bins were repurposed and labeled as recycling containers. No liners are used.
- 1.75 gallon trash caddies were purchased and attached to each "new" recycling container.
- Compostables collection containers were added to kitchens and conference rooms.
- Bathroom receptacles were repurposed from "trash only" built-ins to "paper towels only" for the compost program.

Results

- 76% Diversion rate
- 260 tons of material diverted from landfill annually
- Reduced disposal costs by over 50%
- Annual Savings: \$24,000

-Andrew Hannan, Property Manager

