

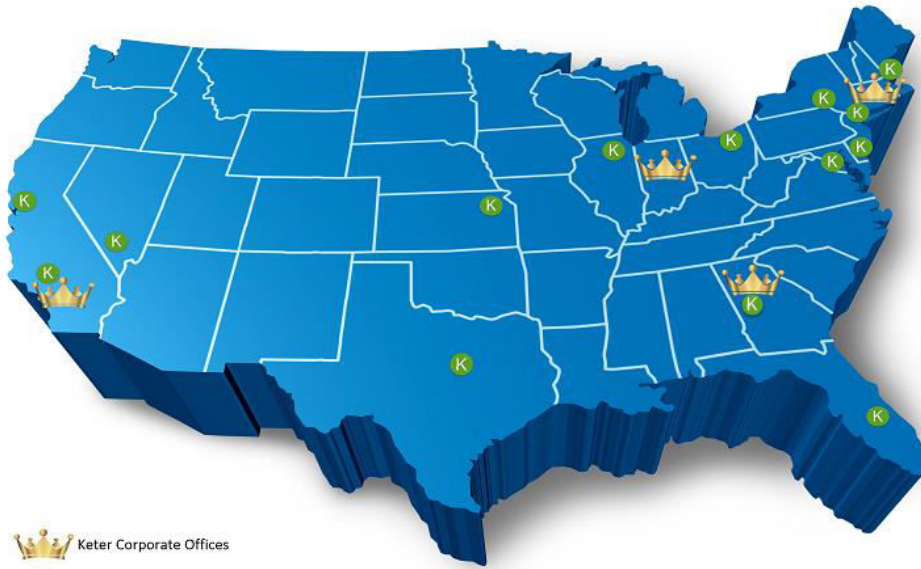




US Zero Waste Business Council Conference 2015

Keter Environmental Services, Inc.
Zero Waste at Multi – Tenant Facilities
Landlord | Tenant Perspective



Who We Are



 Keter Corporate Offices
 Regional Offices

Stamford, CT | Indianapolis, IN | Atlanta, GA | Los Angeles, CA

- National environmental management company focused on large commercial projects
- 150 commercial retail properties
- In excess of 100 million square feet of retail real estate
- 20 million square feet of office space



Personal Experience



- Keter Environmental
 - Chief Operating Officer
 - 150 Properties
 - 15,000 tenants
- Simon Property Group
 - Director, Waste and Recycling Services
 - 300 properties
 - 240 million square feet
 - 25,000 tenants
- 15 years of commercial real estate experience



How Multi-Tenant Buildings Work

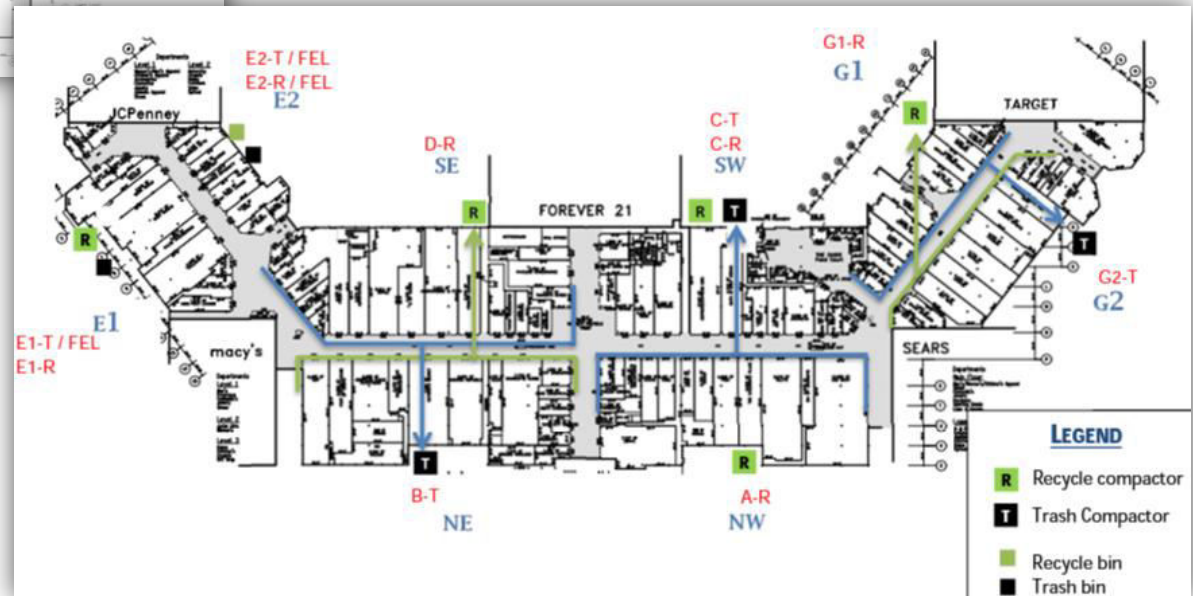
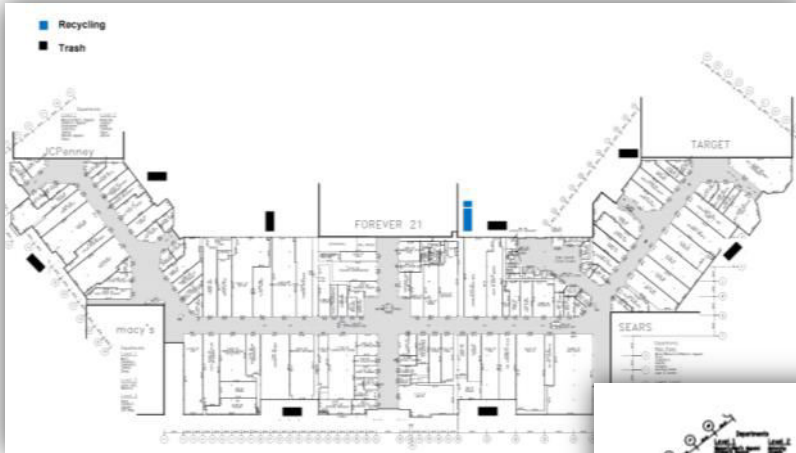


Consolidated collection points with decentralized management:

- Tenant share waste handling services
- Tenants are responsible for separating, transporting, and disposing of material
- Landlords source and select vendors
- Set up, distribution, and upkeep of equipment by landlord
- Contractual obligation to participate in the program



Typical Layout



Tenant Challenges



- **Tenant Challenges**

- Confusion on what is recyclable
- Maximizing what is collected in a minimum amount of space.
- Lack of internal training
- High turnover
- Lack of control of services



Landlord Challenges



- **Landlord Challenges**

- Waste/Recycling Haulers
- Logistics/property layout
- Multiple Streams and use types: OCC, Plastic, Composting
- Back of house not controlled
- Tenant training and compliance



Food Collection



What can be composted?

ALL FOOD & PLANTS



Fruit, vegetables, meat trimmings, poultry, seafood, shellfish, rice, beans, pasta, bread, cheese, and eggshells.

FOOD SOILED PAPER



Waxed cardboard, soiled napkins, soiled paper, towels, compostable plates, coffee grounds/filters/tea bags.

- Tackling a high percentage waste contributor



Plastic Film



- Plastic: HDPE Film, HDPE, LDPE, HDPP, LDPP, Polystyrene, PET



Success Story



Old Program

- 8 Trash Compactors
- 1 Recycle Compactor
- \$2,500 a month on porter service for cardboard transporting by sweeper vendor
- All compactors were on a set schedule
- Averaged 28 hauls per month
- Operationally inefficient and unsafe equipment



Success Story



New Program

- 3 Trash Compactors
- 5 Recycling Compactors
- 2 Trash FEL's
- 1 Recycle FEL
- Increased OCC compactors to 2.5 yards for better operational functionality
- Converted 2 trash compactors to 2 trash FEL's
- Eliminated the \$2,500 labor expense
- All compactors are on call
- Average 15 hauls per month



Best Practices



- Educational Campaign
 - Tenants
 - Owners
 - Janitorial Staff

KETER ENVIRONMENTAL SERVICES, INC.
Waste & Recycling Procedures
THE STREETS AT SOUTHPOINT

TRASH COMPACTORS

- All non-paper materials there should be placed in TRASH ONLY containers
- All trash should be placed in the back
- Trash can be placed in the back of the building
- Do not place any items in the trash compactors

RECYCLING COMPACTORS (CARDBOARD ONLY)

- Recycle all cardboard boxes (up to 100 lbs) in the compactors
- Remove all tape & staples from boxes (up to 100 lbs) and place in the compactors
- Only cardboard boxes are accepted in recycling compactors

FRONT END LOAD CONTAINERS

- Place all waste in the container
- Do not place any items in the container
- Do not place any items in the container
- Do not place any items in the container

COMPACTOR OPERATING INSTRUCTIONS

1. Do not operate the compactors if you are not trained
2. Do not operate the compactors if you are not trained
3. Do not operate the compactors if you are not trained

IMPORTANT INFORMATION

- Do not operate the compactors if you are not trained
- Do not operate the compactors if you are not trained

QUESTIONS? CALL KETER ENVIRONMENTAL AT 203-885-6433

THE STREETS AT SOUTHPOINT

PROCEDIMIENTOS PARA CADA TIPO DE CALLE

- TRASH** - Place all trash in the trash compactors
- RECYCLING** - Place all cardboard boxes in the recycling compactors
- RECYCLING BIN** - Place all cardboard boxes in the recycling bin
- MIXED EVERYTHING BIN** - Place all other items in the mixed everything bin

PROCEDIMIENTOS PARA ANCIOSOS EMPLEADOS

- TRASH** - Coloque todos los residuos en los contenedores de basura
- RECYCLING** - Coloque todos los residuos de cartón en los contenedores de reciclaje
- RECYCLING BIN** - Coloque todos los residuos de cartón en el contenedor de reciclaje
- MIXED EVERYTHING BIN** - Coloque todos los otros residuos en el contenedor de todo

QUESTIONS? CALL KETER ENVIRONMENTAL AT 203-885-6433

COMPACTOR SAFETY GUIDELINES

STOP

Each time it is possible for training authorized employees on proper compactor usage. It is illegal to operate a compactor if you are not trained.

High Voltage

If used incorrectly, the compactor may cause serious injury. Only authorized and trained personnel may operate, maintain, or repair this machine. It is illegal to tamper with or disable the compactor safety features.

Prohibited Items:

- No flammable or hazardous materials
- No batteries
- No electronics
- No light bulbs
- No chemicals

High Voltage

Do not enter compactor - serious injury or death may result. Before activating compactor be certain that all individuals are clear of the charging chamber, hopper and post points. Never reach into or enter the charging chamber unless the locked Redkey has been activated to prevent accidental startup.

High Voltage

Do not continue operation of compactor if damage or malfunction jeopardizes safe operation. Report any damage or malfunction of any equipment to Keter Environmental at 203-885-6433.

FAILURE TO ADHERE TO SAFETY GUIDELINES WILL RESULT IN A FINE PER OCCURRENCE.

QUESTIONS? CALL KETER ENVIRONMENTAL AT 203-885-6433



Best Practices



- Signage
 - Clear
 - Concise

KETER ENVIRONMENTAL SERVICES, INC. 
Call 203-883-9433 for Service or Questions

SINGLE STREAM RECYCLING

Cardboard - Flaps and empty boxes
Paper - Newsprint, Office Paper, Magazines
Aluminum, Glass & Plastic - Empty and non-contaminated
Plastic Bags & Shrink Wrap - Bag will fit in a clear plastic bag

RECICLAJE ÚNICO FLUJO

Cartón - Cajas vacías planas
Papel - Periódicos, Papel de oficina, Revistas, Correo
Aluminio, Vidrio y Botellas de Plástico - Vidrio y envases de botellas
Escala de Plástico Ajustar Encogiendo
El bulto vendrá en un bulto de plástico transparente



NO TRASH PERMITTED VIOLATORS WILL BE FINED
NO SE PERMITE BASURA LOS VIOLADORES SERAN MULTADOS



NO HAZARDOUS WASTE ACCEPTED **NO SE ACEPTA BASURA PELIGROSA**

Operation Instructions **Instrucciones de operacion**

• Open the compactor door(s) and load items.
• Shut the door completely it will not open if door(s) is open.
• Depending on the type of compactor it will:
1. Automatically start after 5-10 second only
2. Start to cycle after the start key is turned
3. Begin cycle after pressing the start button/key

• Abra la puerta de la compactor cubre y cargue el material.
• Cierre por completo (si) cerrando de la compactor(s) dentro de cada uno (los compactor a funcionar si (si) permitiendo entrar) dentro(s).
• De acuerdo con el tipo de compactor:
1. Comenzará a funcionar automáticamente una vez transcurridos 5 a 10 segundos
2. Iniciar el ciclo después de presionar la tecla "Start" (Inicio)
3. Comenzará el ciclo después de presionar la tecla/función "Start" (Inicio)

WARNING **ADVISO**
DO NOT LOAD, OPERATE OR UNLOAD UNLESS 18 YEARS OR OLDER
NO CARGUE, OPERAR O NO DESCARGUE A MENOS QUE 18 AÑOS O MÁS VIEJO

DANGER - DO NOT ENTER **PELIGRO - NO ENTRE**

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TRASH ONLY
ALL TRASH MUST BE BAGGED AND TIED
SOLO BASURA
TODA LA BASURA DEBE SER EMBOLSADO Y AMARADO



NO CARDBOARD PERMITTED VIOLATORS WILL BE FINED
NO SE PERMITE CAJAS DE CARTON LOS VIOLADORES SERAN MULTADOS



NO HAZARDOUS WASTE ACCEPTED **NO SE ACEPTA BASURA PELIGROSA**

Operation Instructions **Instrucciones de operacion**

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DANGER - DO NOT ENTER **PELIGRO - NO ENTRE**

KNOW WHERE TO THROW!

CARDBOARD ONLY **SOLO CAJAS DE CARTON**



NO TRASH PERMITTED **NO SE PERMITE BASURA**

TRASH ONLY **SOLO BASURA**



NO CARDBOARD PERMITTED **NO SE PERMITE CAJAS DE CARTON**

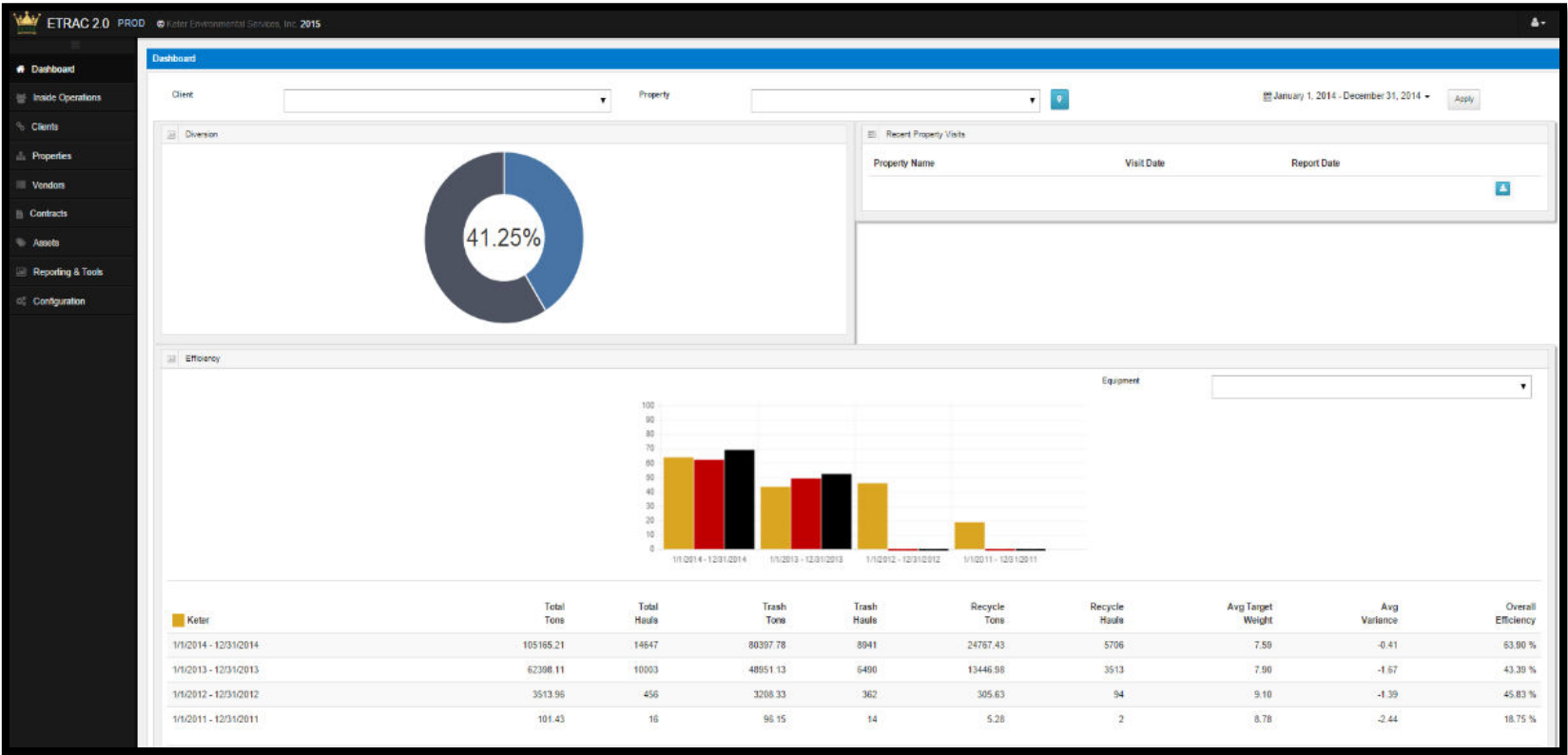
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Best Practices



- Reporting





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