

10 W End

March 2, 2023

Waste Audit Report

BRIDGE
COMMERCIAL
REAL ESTATE





INTRODUCTION

10 West End is an office icon located in the Twin Cities highly desirable West End. The prestigious trophy office tower rose 11 stories at 344,235 square feet in 2019, making it the newest building in its neighborhood in over 18 years.

10 West End is situated in the heart of The West End, a walkable, high density neighborhood where people work, play and live. The West End provides suburban convenience along with all of the benefits of an urban neighborhood. With immediate access to I-394, Hwy 100 and miles of biking trails, you can easily get where you need to go.

The Excelsior Group and Ryan Companies developed this Class A office building within the West End on the border of St. Louis Park and Golden Valley. The office tower is in St. Louis Park and the 1,214-stall parking structure is in Golden Valley.

The building design provides a modern take on the durability of a brick warehouse building. Key features include 5,000 square feet of shared outdoor amenity space, 3,500 square feet of retail space on the ground level, a fitness facility, locker rooms and an indoor bike storage room.

The building also received USGBC LEED Silver certification (LEED v4 for BD+C: Core and Shell) helping to support the City of St. Louis Park's climate action goals.



WASTE AUDIT PROCEDURES

To analyze a normal collection cycle for the building, W2Z conducted a waste audit of one day's waste collected on March 2, 2023. The audit included waste from building occupants and visitors and represented 100% of the waste collected by the building's janitorial staff during a 24-hour period of select floors.

SIG coordinated with the building's janitorial staff to receive bags to be sorted from the day's waste. Clear bags were received and sorted for intended trash and diverted recyclables, with light green bags received sorted for compost. Our waste audit team weighed the waste and sorted the materials onsite into categories.

During this process, W2Z made observations and took photographs. Upon completion of the audit, all residuals were placed into the residuals dumpster, compostable in the compost bin and all recyclables were placed in the recycling dumpster.

SIG's consultants sorted both the Recyclables stream and the Residuals stream into the following material categories: Mixed Paper, Plastics, Metals, Corrugated Cardboard, Glass, Bathroom Trash, Batteries/E-waste, Compost, and Residual Waste.

Per 10 W End's Waste Hauler Aspen Waste, the audit sorted according to local regulations for recyclables and compostable items (aka organics recycling) permitted in containers:

<https://aspenwaste.com/collection-services/commercial-services/commercial-resources/commercial-resources-twin-cities/>

WASTE AUDIT RESULTS



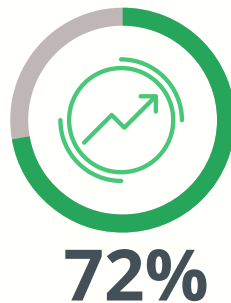
10 West End

SIG conducted a waste audit on waste generated. At the time of the audit, the building had a recycling program in place, which allowed for the collection of Mixed Paper, Plastics, Metals, Corrugated Cardboard, Glass, Bathroom Trash, Batteries/E-waste, and Compost.



Diversion Rate

The audit showed that 32.42% (1305 oz) of the waste stream was sorted for diversion by building tenants and the janitorial team.



Potential Diversion Rate

Diversion could have been improved for a Potential Diversion Rate of ~72% if correct separation and procedures had been observed.


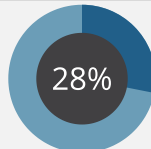
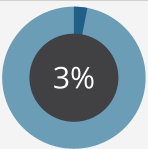

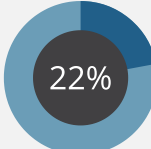
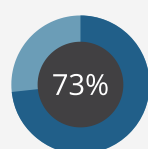

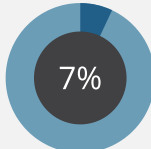
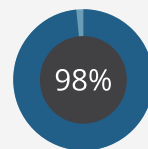

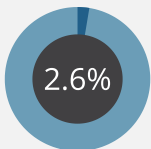
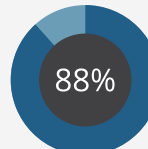

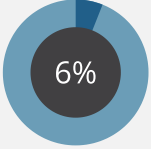
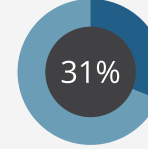

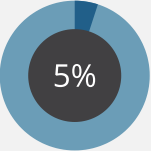
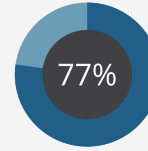

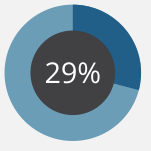
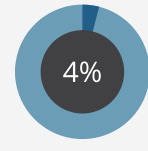

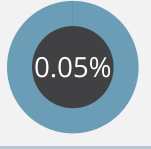
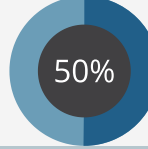


Contamination Rate

Within the recyclables stream, 39.4 oz of trash contaminated the recycling stream at a rate of just 3% (though Floor 9 had a high contamination rate at 27%). **Unfortunately 96% of potential compost was found in trash.**

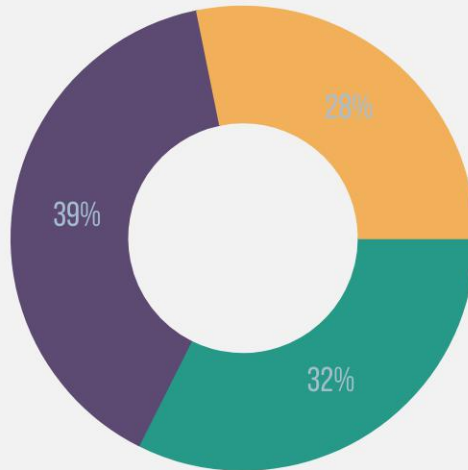
Summary Table

Audit Date: 03/02/2023

MATERIAL	TOTAL WASTE (OZ)	PERCENT OF TOTAL WASTE	DIVERTED WASTE (OZ)	OVERALL % DIVERTED	
 Residual (Landfill)	1134	 28%	39.4	 3%	
 Mixed Paper	895	 22%	655	 73%	
 Cardboard	286	 7%	280.6	 98%	
 Glass	105	 2.6%	93.1	 88%	
 Plastic	230	 6%	72	 31%	
 Metals	199	 5%	154.5	 77%	
 Compost/Organics	1173	 29%	47.6	 4%	
 E-Waste	2	 0.05%	2	 50%	
Total Building Waste		4,024 oz	Total Diverted Waste		1,305 oz

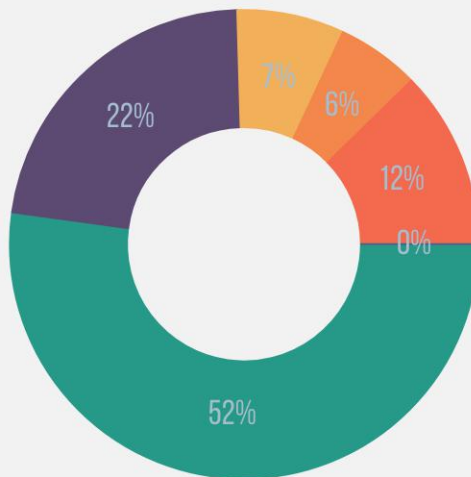
BUILDING BREAKDOWN CHART

BUILDING WASTE BREAKDOWN



■ TOTAL RECYCLING STREAM: 32% ■ TOTAL POTENTIAL RECYCLING: 39%
■ TOTAL RESIDUAL 28%

BUILDING DIVERSION BREAKDOWN

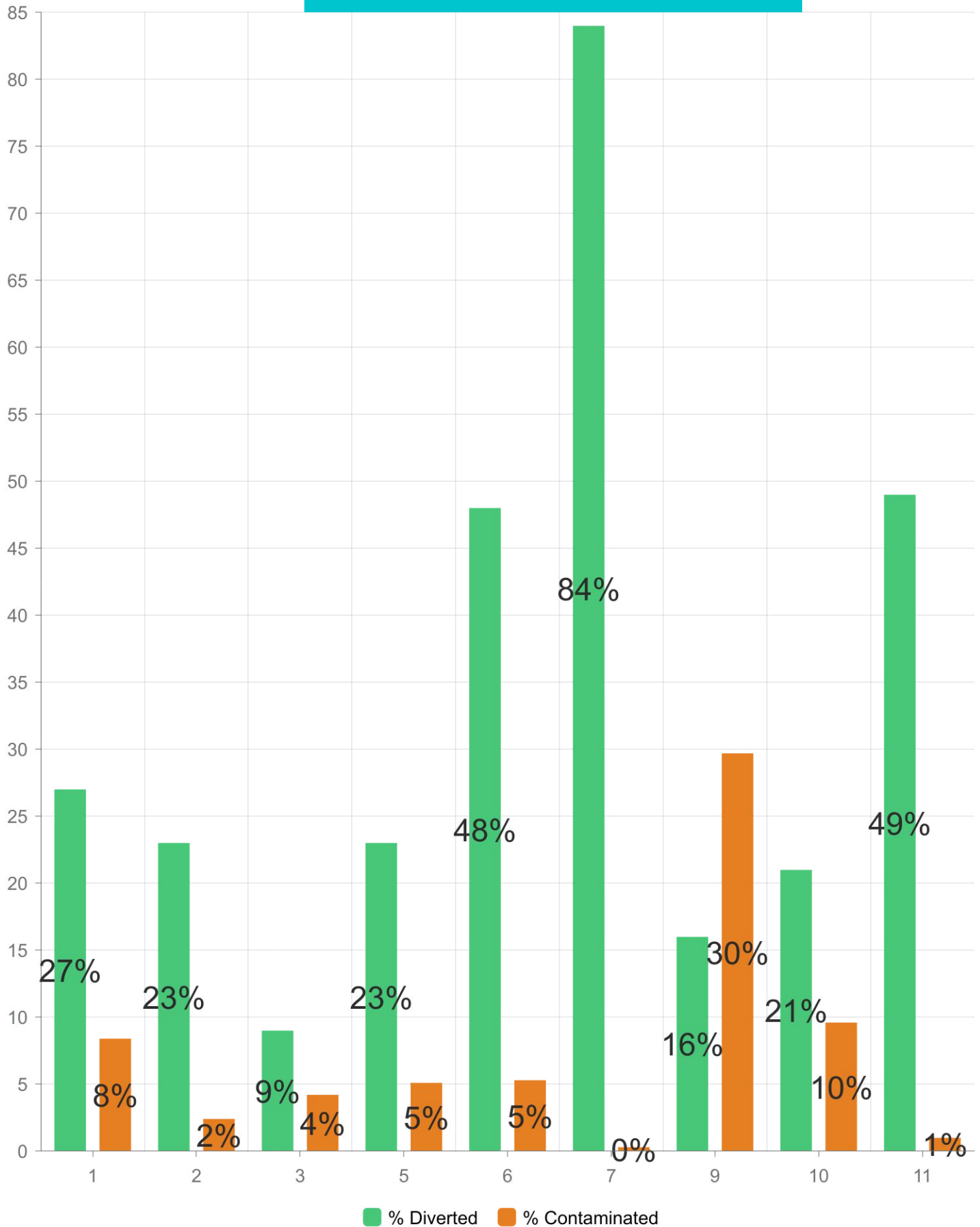


■ MIXED PAPER 52% ■ CARDBOARD 22% ■ GLASS 7% ■ PLASTIC 6%
■ METAL 12% ■ E-WASTE 0%



Floor by Floor Comparison (Diversion rate)

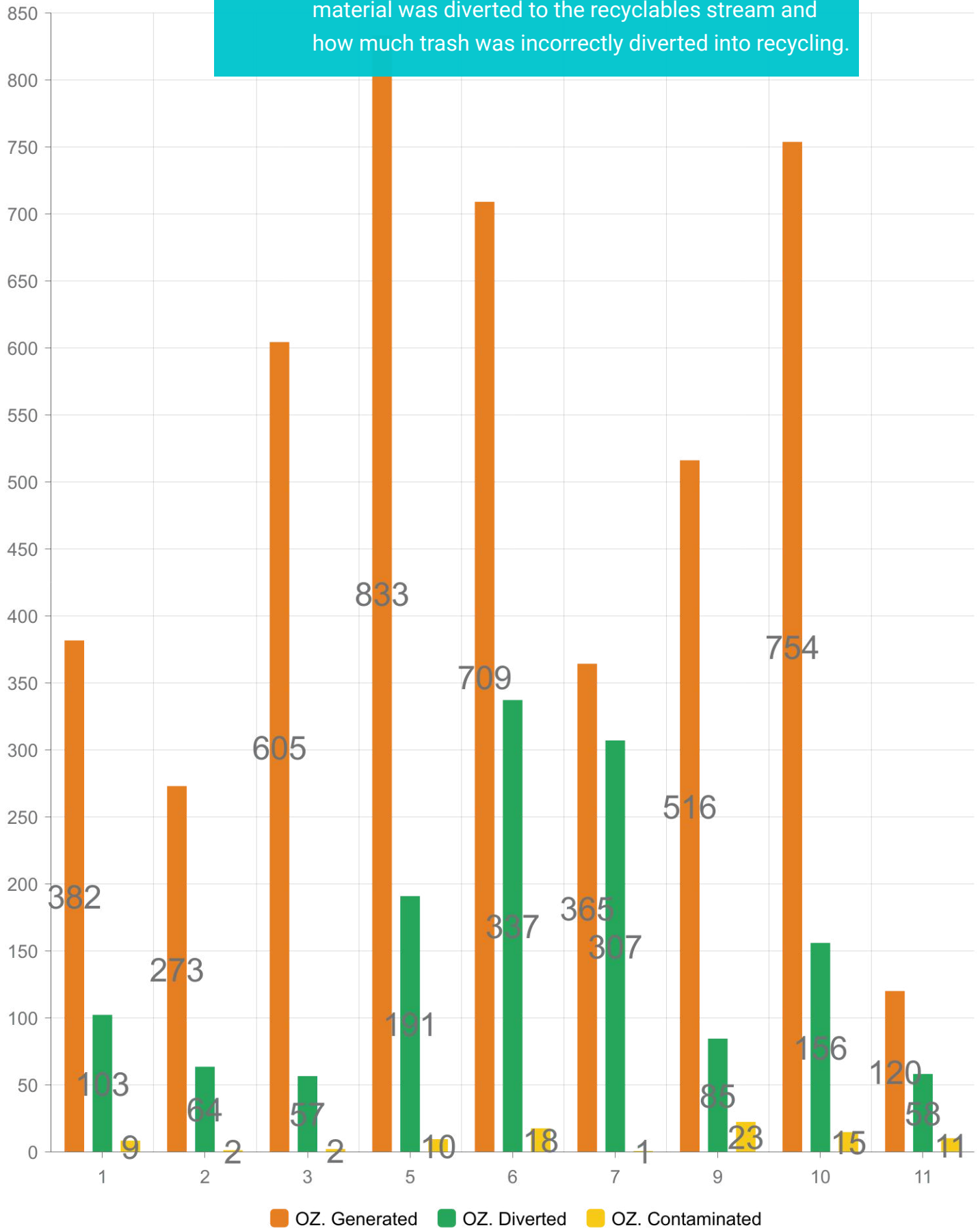
This is where we show each floor's contamination level. This graph shows how much trash was found in the recyclables stream (orange line) and what their overall diversion rate was (green line).





Floor by Floor Comparison (weight)

This is where we show each floor's diversion level by weight. This graph shows total waste, how much material was diverted to the recyclables stream and how much trash was incorrectly diverted into recycling.



Waste Totals by Floor

Floor	Total Weight (oz)	Recycling Weight (oz)	Diversion Rate (%)
1	381.9	102.5	27.0%
2	273.2	63.7	23.0%
3	604.6	56.8	9.0%
4	n/a	n/a	%
5	833.4	191.1	23.0%
6	709.2	337.4	48.0%
7	364.5	307.2	84.0%
8	n/a	n/a	%
9	516.3	84.7	16.0%
10	754	156.2	21.0%
11	120.2	58.4	49.0%

A Closer Look: Sorting Bins Inside Building



Special Notes

- All floors inspected demonstrated good or excellent diversion bins. However, only a couple floors offered interpretive signage to help clarify what does and does not go into recycling.
- It would be worthwhile to request that tenants ensure their conference rooms have sorting capacity, as several conference rooms lacked any recycling bins.
- On Floor 7 desk bins had small double units, with recycle and trash. Janitorial staff pointed out that these units are very labor intensive to empty as they must be essentially disassembled one at a time to empty. An alternate bin may save labor cost, and the recycle side should be larger as well.
- Few floors offered compost bins outside a kitchen space, which leads to many staff emptying compostable items into trash and recycling. Even if odor control is the motive for the single location, it is thwarted by compostables being in open trash bins! Suggest more bins around office.
- Dumpster bins on loading dock were well-labeled and convenient to access. Well done!



A Closer Look: Photos from Waste Audit



Special Notes

- Auditors discovered numerous recyclables contaminated with food waste and residues, rendering them unrecyclable. Remind tenants that, as a general rule, if you wouldn't place the item as it is into an older home dishwasher, it's not yet clean enough to go into recycling. Take a moment to scrape food into garbage or use a napkin to wipe it cleaner.
- Special items like K-Cups & e-Waste such as a PC mouse cannot go in trash or recycle and require special pick up. Consider adding an e-Waste and K-Cup bin on each floor.
- Non-recyclable catering boxes full of food and recyclables rendered floor 6's score very poor; we suggest messaging the tenant with some added education.
- Multiple floors, but especially Floor 10, had large catering trays of food as well as cans & salad bowls all in trash. These are entirely compostable or recyclable with little effort.
- Janitorial staff placed duster covers & wipes into compost in bathrooms; neither are compostable. We notified the team but recommend checking for future effort here.



Waste Stream Observations



Major Overall Observations

- The compost program in this area is excellent, but over 95% of all the compost was incorrectly sent to the landfill. We strongly recommend better signage and tenant education to better avail 10 West End of this resource (note red number on page 5).
- 72% of all waste could have been recycled if it was properly diverted, more than double the 32% rate observed. This is a great opportunity for major improvement with a little tenant effort!
- Mixed paper and cardboard comprised the lion's share of the possible recycling, meaning proper tenant diversion of these items will yield the highest returns.
- Specialty items like K-Cups & E-waste might warrant added collection bins.
- The janitorial team were a pleasure to work with, as was all the staff, and 10 West End should be commended for finding such great people to go Green!

RECOMMENDATIONS:



INCREASE TENANT EDUCATION

Ensure occupant participation is maximized by creating competitions for who has better waste diversion. Educate staff on proper waste disposal for the building.



REMOVE DESK/OFFICE WASTE BINS

Designating a specific recycling area in a common shared space is the most effective way to increase recycling rates. Staff are more likely to recycle when there is not a trash bin at their desk.



PERFORM REGULAR WASTE AUDITS

Comparative results are the best way to track building improvements year over year.



COMPOSTING PROGRAM

Strengthen compost collection efforts for food waste or any other items that potentially be composted. Food waste makes up most of weight in the true residuals stream since it is often more dense than other residual waste. This will contribute to a great increase in the diversion rate.



ZERO WASTE

Consider pursuing a TRUE Zero certification. More info on the next page.

-If you really want to challenge yourself and set yourself above the rest



TRUE is the first zero waste certification program dedicated to measuring, improving and recognizing zero waste performance by encouraging the adoption of sustainable materials management and reduction practices which contribute to positive environmental, health and economic outcomes.

The transition to a truly circular economy will require us to challenge everything we've been taught about waste and begin viewing our materials or trash as a resource or an opportunity rather than something to simply discard. TRUE:

- Is designed to help guide this transition by supporting businesses and communities in re-thinking old assumptions and re-designing processes to ensure that all resources are valued for their highest and best use.
- Promotes a whole systems approach aimed at changing how materials flow through society, resulting in no waste. It focuses on upstream efforts including redesign, reduce and reuse and is not limited to downstream efforts.
- Operates with the goal to divert all solid waste from the landfill, incineration and the environment. Facilities achieve certification by meeting an average of 90% or greater overall waste diversion over a period of 12 months, as well as implementing minimum program requirements within the TRUE Rating System.

To find out more about SIG/W2Z's TRUE Certification consulting - please email asa@sigeearth.com

Z E R O W A S T E

