



**PROJECT ACCOMPLISHMENTS**

- Created comprehensive recycling program to satisfy LEED-NC Prerequisite 1
- WM helped achieve LEED EBOM certification by performing and providing documentation required for Credit MR6.
- WM recommended a robust composting program to increase diversion by 25%

## Multiple LEED® Certifications for Property Management Group

Proper handling and management of solid waste materials is an important component of the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) building certification, as well as a key element in implementing sustainable practices in any organization. Waste Management’s Sustainability Services team of Consultants can help create and implement the programs needed to maximize LEED credits and gain building certification.

### Customer Challenge

A leading global real estate services firm specializing in commercial properties sought to pursue LEED® for New Construction (NC) and Existing Buildings: Operations and Maintenance (EBOM) certification.

### WM Sustainability Plan

**LEED for New Construction (NC)** - During the building certification process, our Consultants worked with the customer to create a comprehensive recycling program. In addition, the consultants devised an advanced waste diversion program designed to reach a 50% diversion rate.

**LEED for Existing Buildings: Operations and Maintenance (EBOM)** - Six months after tenant occupancy, Consultants conducted a facility waste audit to evaluate the waste and recycling program. The audit was designed to assist the customer pursuit of the LEED EBOM certification Materials & Resources Credit 6 - Solid Waste Management: Waste Stream Audit.

The WMSS team analyzed 100% of the facility’s residual and recycling stream for a 24-hour period and recommended the following:

- Implement a composting program to divert food waste, which made up 35% of the waste stream. Starting a robust composting program could increase the diversion rate by approximately 25%.
- Provide tenant and janitorial staff education to maintain a successful recycling program. A customized program could increase recycling efforts by up to 16%.

### The Green Outcome

Sustainability creates long-term value for LEED certified commercial properties. LEED certified properties provide higher value over time compared to non-LEED properties. With help from Waste Management’s Sustainability Services, the customer now holds two distinguished USGBC certifications: LEED-NC Gold Certified and LEED-EBOM Platinum Certified. The sustainability program recommended by Waste Management will help further increase the building’s diversion rate and maintain the customer’s high environmental standards.

“By working with the customer during the construction and design phases of the project, WM was able to create a robust waste and recycling program, helping to achieve credits needed for LEED NC and EBOM certification.”

*Michele Grossman, Regional Manager, Waste Management*

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