



Watt Plaza Recycling Program Update

By: Ryan Gaya, DC Environmental

Over one month ago, the Building Management took a strategically aggressive approach to the office recycling program at Watt Plaza.

Previously, all of the wet food waste and recycling materials were comingled into one on-site trash compactor. The compactor was then transported to a local Materials Recovery Facility (or MRF, pronounced “Merf”) where the trash was separated into recyclables and waste. This effort yielded a Diversion Rate of approximately 60%.

How could we attain a higher diversion rate given the space limitations for trash bin placement coupled with easy access to the building without interrupting daily business operations?

After reviewing various alternative space scenarios at the “back of the house” DC Environmental and Building Management logistically figured out a space that would accommodate the dumpsters needed for wet waste. The placement of the additional bins was based on aesthetics and feasibility without reducing parking or interrupting vendor and/or tenant deliveries.

What has changed?

A “source separated” recycling program has been implemented. Source separated means that the recyclables in the office are now being separated from the wet waste/trash and placed in blue bags. Those tenants participating in the program have large and small cardboard recycle boxes



WHAT'S INSIDE

EMPLOYEE NEWS

Employee Spotlight

NEW TENANTS

EVENTS

- Light It Up Blue
- Earth Day Event
- 2014 Tenant Event Schedule

RETAIL AMENITIES

GREEN TIPS

CHARITABLE GIVING

Make-a-Wish — Walk-for-Wishes

REMINDERS

- Angus AnyWhere
- Watt Plaza Electronic Tenant Handbook



placed throughout the office which captures all recyclables. This program is designed to capture all paper, bottles and cans and any plastic food containers as long as they have been rinsed and are free of food. Recyclables are placed in blue bags and separated from the trash in the compactor, so when the compactor is emptied at the MRF, the recyclables are clean/free of any contamination and easy to sort.

How have these changes made a difference?

The Diversion Rate (amount of trash that is diverted from a landfill and recycled) has increased to 73%!

To those tenants who are already participating, Building Management thanks you and so does Mother Nature! To those tenants not yet participating, please reach out to the Building Management Office and sign up to participate in the program...our goal is to increase our recycle diversion percentage to 80%.

EVENTS

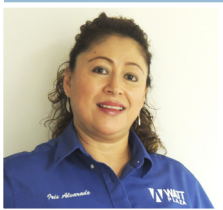
Light It Up Blue

Did you notice that the lights in the Watt Plaza exterior water fountain were “blue” in the month of April in observance of World Autism Awareness? Also, the Santa Monica Pier Ferris wheel was lit up “blue” in April.



EMPLOYEE NEWS

Employee Spotlight



Iris Alvarado, Day Porter, is our “unsung heroine” here at Watt Plaza. Iris has worked in these towers for 27 years as a day porter, consistently ensuring that her assignments are met with the utmost care. Iris works with the other day porters

and night janitorial staff to provide a clean building for all Watt Plaza occupants.

Iris has consistently “gone the extra mile” and it’s her careful attention to detail that contributes to her value as a day porter here at Watt Plaza. Iris has also dedicated time to raising a son with a successful career. Iris has three grandchildren and enjoys spending her spare time with her family.



Earth Day Event

We hope you enjoyed our annual Earth Day Event on April 25th! We were able to raffle 47 prizes to our tenants, which included 2 unisex bicycles, due to the gracious donations from participating vendors! Congratulations to all of the raffle winners!



2014 Tenant Event Schedule

Here is a quick look at upcoming events:

June: Jeans for Life Drive

June 3: Quarterly E-Waste Pick-Up

June 10: CPR Training

July 25: Street Tacos Event

August 6: Summer Blood Drive

August 20: Fire Drill Orientations

NEW TENANTS

at Watt Plaza

Please join us in welcoming our newest tenants to Watt Plaza:

- ➔ Flagstar Bank Home Loan Center
- ➔ Lotus Entertainment
- ➔ Caldwell Partners International, Ltd.

Tips and Tricks to Cut Down on Waste (and spending) in the Break Room



RETAIL AMENITIES

Chase
310-553-8840

Federal Express
310-203-9928

1st Century Bank
310-270-9550

Mystic Flowers & Gardens
310-284-3417

Noble Cleaners
310-552-3377

Office Solutions
310-277-0040

On-Call Legal
310-858-9800

Parking:
• Books on Tape (CD's)
• Electric Charging Stations
• Front Door Club
310-789-2178

Starbucks Coffee
310-553-8226

Taco Limon / Pizza Benne
310-286-0464

The Creator Hair Salon
310-553-2992

Trimana
310-772-0726

Trimana Express
310-553-5445

- 1 Waste not.** Use real dishes, not disposable products. All you need is a sink, soap, sponge, and dish rack.
- 2 Get your hands (and your dishes) clean.** Hand-wash instead of using a dishwasher to save energy. And while you're at it, get biodegradable **sponges** and **soaps** and phosphate-free soap.
- 3 If you must.** If your only option is to use **disposable cold cups, plates, or cutlery**, look for sustainable products, especially compostable ones (we have compostable products in all of these categories, including **hot cups**). Especially avoid Styrofoam products; consider **Bagasse** products instead.
- 4 Make yourself at home.** Have everyone bring in their own mug from home, or purchase some mugs, cups, cutlery, plates and bowls for the office. There's also something to be said for having a few comforts from home in your workspace.
- 5 Get used.** When it comes to products, the greenest thing is to use something that's already been created, instead of creating something new. It's also usually cheaper, so look to buy used equipment, from plates to fridges. You can buy from thrift stores.
- 6 Buy Energy Star.** If you must buy new appliances, look for energy efficient ones; look for ones that are Energy Star certified. This is another green tip that also saves money.
- 7 Lose the baggage.** Cut down on needless packaging. For example, share milk and cream for coffee, instead of using individual cream or creamer packets, and spoons available for stirring, instead of disposable stirrers.
- 8 Turn Paper Into Trees—Recycle & Compost.** Put compost and recycle bins in your break room. Trust us, once your office starts doing it, your employees will love it. Just throw compost in small green containers (lined with **compostable Biobags**) and empty them frequently. Small containers are easier to clean, too. And remember in some areas (like San Francisco), you can even compost food-soaked paper and help turn those disposable plates back into trees!
- 9 Skip the water cooler.** If you don't like your tap water, consider a **water filter** in the fridge instead of a water cooler or individual bottled water. This one will save you a ton of money too!
- 10 Unplug the energy sucks.** Plug all the non-fridge appliances, such as the microwave, coffee maker/grinder, toaster, etc. into a **power strip (surge protector)** so that you can switch their power off at the end of the day. Appliances plugged in, even if not in use, suck some energy.



CHARITABLE GIVING

7th Annual Walk for Wishes®



Saturday, June 21, 2014
Exposition Park, Los Angeles
9 a.m. - Noon



Registration: \$35 online or \$40 at event

Check online each week for exciting prizes when you hit your fundraising goals . . . movie nights, restaurant and retail gift cards, sporting event tickets, and even a night on the town, including a hotel stay and dinner for two.

Free Walk for Wishes T-shirt for all walkers who raise \$100 or more!

Register at LA.Wish.org
Individual / Teams / Friends / Co-workers

1875 Century Park East, Ste. 950 | Los Angeles, CA 90067 | walk@la.wish.org

At Make-A-Wish Greater Los Angeles, we grant the wishes of children with life-threatening medical conditions to enrich the human experience with hope, strength and joy.

REMINDERS



ANGUS SYSTEMS - ANGUS ANYWHERE

Building Management implemented ANGUS Work Order System in September 2012 in an effort to streamline building services and provide you with improved customer service. The system allows you, our tenants, to remain well informed on the progress of your maintenance requests. The system provides added efficiency as it routes your work order request directly to the staff member who will complete the task. Building Management has noted a surge in usage over the past year and a half and we sincerely hope that you are finding the system convenient and user friendly.

Building Management has expanded the scope of the ANGUS Work Order System to encompass all tenant inquiries; thereby eliminating the need for the Tenant Services e-mail. All work orders should be entered into the ANGUS Work Order System.

Please look out for two new modules that will encompass Resource Reservation and Notify + Response in the second quarter.

WATT PLAZA ELECTRONIC TENANT HANDBOOK

www.wattplaza.com

The information provided in our Electronic Tenant® Handbook is intended to provide you with a clear understanding of Watt Plaza and to facilitate your company's operations. Please take the time to familiarize yourself with the helpful information provided and note that the Building Management Office is available to assist with any inquiries or concerns.

