



# Pleasanton Corporate Commons

Pleasanton Corporate Commons (PCC) is a multi-tenant commercial office campus located in Pleasanton, California. The 28-acre campus, built in 2001, consists of four 5-story office buildings totaling 595,608 rentable square feet with 1,889 occupants. PCC is an investor asset advised by the U.S. real estate business of UBS Global Asset Management and managed by Hines Interests, L.P.

## Facts-at-a-Glance

### Challenges

- Multi-tenant facility
- Minimal recycling program
- Lack of green cleaning measures
- Seeking LEED-EB certification on a limited budget

### Solutions

- Waste audit
- \$5,000 mini-grant for recycling program
- Promotional campaign for tenants
- Recycling implementation assistance
- Adoption of micro-fiber cleaning technology and green cleaning products

### Benefits

- Healthier workplace with reduced environmental impact
- LEED-EB Silver certification
- Recycling 76% of waste
- Saving 84% on disposal costs

## The Story

PCC ownership wanted to apply for the Leadership in Energy and Environmental Design for Existing Buildings (LEED-EB) Silver certification. LEED certification can help boost employee productivity, increase sales value, improve occupancy rates, and command rental premiums. The property manager did a thorough review of existing environmental programs and future goals, and found that while PCC had many prerequisites and credits already in place, additional steps were needed to qualify. The office campus contacted the StopWaste Partnership (SWP) for help.

*“If you don’t have a recycling program, get one and start saving money. By enlisting StopWaste, an effective recycling program will require very little effort from you and your staff.”*

ANNE M. SPARKS  
Property Manager  
Pleasanton Corporate Commons  
Managed by Hines Interest, L.P.

## Challenges

For PCC, LEED certification required a more effective recycling program and the addition of green janitorial cleaning measures. Pleasanton’s exclusive commercial recycling franchise agreement allowed only one recycling vendor. The company offered limited paper and cardboard recycling and no tracking of quantities recycled. Cooperation from the janitorial company was also critical to the success of both initiatives.

Change can be especially hard at multi-tenant facilities. Property managers have a variety of competing demands from the owner, tenants, and other management staff. Applying for LEED certification can also be expensive and PCC’s ownership was concerned about costs.



New mops use micro-fiber technology that captures more dirt and bacteria, making the campus a healthier place to work.



Helping Make Business Sustainable



# Solutions

Revitalize PCC's recycling program through tenant education and expanded materials collection, and initiate green cleaning measures.

*“Because we are a multi-tenant commercial office campus, our tenants’ concerns for the environment play a huge part in our recycling program’s success.”*

ANNE M. SPARKS  
Property Manager  
Pleasanton Corporate Commons  
Managed by Hines Interest, L.P.

## Improved Recycling

After conducting a waste audit, property management discovered just how little campus waste was being recycled. PCC quickly revamped its system and now exceeds LEED-EB requirements. The StopWaste Partnership helped with the waste audit, a \$5,000 grant for recycling start-up costs, plus tenant education and promotion. The most important step was to get tenants involved. Management met with each tenant in their own space to explain and troubleshoot collection details. Right before launch, the night janitors placed educational postcards on everyone’s desk, and a rollout luncheon was held to explain the program. Disposal cost is so much higher than recycling that management can also impose fines on the tenants who don’t participate in the recycling program.

## Green Maintenance

With support and assistance from the janitorial company, management switched to Green Seal-certified cleaners that are less toxic for tenants, janitors, and the environment.

New mops and rags use micro-fiber technology that captures more dirt and bacteria. Automatic faucets and soap dispensers have been installed that improve hygiene and conserve water. Other changes include switching to post-consumer recycled-content janitorial paper supplies and coreless toilet tissue. Trash can liners were eliminated and upgraded filters on the air handling equipment improve indoor air quality by preventing particulates from entering the building.

## Healthy Planet Fair

To engage tenants in the new programs, PCC staged a Healthy Planet Fair on campus. A variety of organizations promoted alternative transportation, waste reduction, earth-friendly office supplies, water conservation and air quality at tents and tables set up outdoors. The event was a success and management plans to hold it biannually.



## The StopWaste Partnership

The StopWaste Partnership is a free technical assistance service dedicated to improving the environmental performance and reducing costs of Alameda County businesses and public agencies. The program provides expert support and funding to prevent waste, conserve water and energy, and use all resources more efficiently.

Helping Make Business Sustainable



## The bottom line:

- Garbage costs reduced by \$110,000 per year
- Non-recoverable LEED costs kept under \$10,000
- Recycle 448 tons of materials per year

Visit [www.StopWastePartnership.Org](http://www.StopWastePartnership.Org).