



Monster Smash, LLC.
940 Beaver Grade Road
Coraopolis, PA 15108
Phone: 888-450-MASH (6274)
www.monstersmash.com

Case Study:

Residential apartment and town-home community complex.

Customer Description:

Large residential apartment and town-home community that offers numerous amenities to its tenants.

Lease terms are primarily annual, and it welcomes domesticated pets in selected areas.

Challenge:

Improving the efficiencies regarding the community's utilization of its on-site trash compactor compared to its sole 30-yard dumpster.

- Waste Material – General residential trash, recycled trash, and personal possessions, such as furniture and fixtures.
- Method of Disposal – Tenants freely use the compactor and dumpster when needed throughout any given week.
- Assessment – Maintenance staff regularly handles the over-packing of the trash compactor as well as overflow waste of the dumpster.

Problems:

- **Safety Concerns** - Overflow of waste material produces unsafe areas, creates an unsightly community, and attracts rodents and other wild animals.
- **Environmental Hazards** – Waste run-off occurs which negatively impacts the local environment.
- **Overtime Costs** – Maintenance employees rotate on-call shifts over the weekends to manage the excess in material waste and rectify mechanical issues with the compactor. This results in employee overtime costs.
- **Increase Costs** – Hauling fees are imposed to swap out the dumpster more than necessary.
- **Move-Outs** – Tenants regularly vacate the premises at the end of a lease resulting in excess waste material particularly furniture and fixtures that are placed in and around the 30-yard dumpster. Such occurrences exceed the legal height restrictions to safely transport the dumpster.
- **Compactor Downtime** - Waste material is overpacked within the compactor resulting in continuous malfunctions of the compactor and placing it out-of-service.

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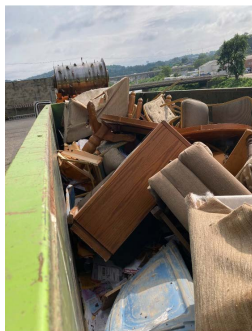
Implemented Action:

- Provided a free demonstration of our smashing-service for the housing complex to assess the effectiveness.
- Subsequently, enacted a 30-day trial period to further assess the benefits of the smashing service without a full commitment from the housing complex.
- Given the property's variations in waste volume, Monster Smash allowed the community to utilize an On-Demand methodology by communicating to our company when they were ready for service as opposed to a set-service schedule.

Results:

- **Cost Savings** – The community complex is realizing over a 45% costs savings on waste management fees.
- **Proactive Strategy** – The maintenance department implemented a proactive service call based on the anticipated number of tenant move-outs in any given week. Monster Smash smashes down the dumpster to provide ample space for the tenants to discard their waste before a problem of excess waste can occur.
- **Overtime Savings** – The maintenance employees have experienced a significant decrease in the need to come in over the weekend thus reducing overtime costs. Morale of the employees is also improving because of not having the need to report to work over the weekend resulting in better work-life balance.
- **Safety** - Safety has improved due to mitigating the excessive waste material littered throughout the property.
- **Improving the Property** – The property is no longer unsightly with garbage, and the concerns over wild animals roaming have diminished.
- **Thinking Green** – Because there is no excess waste placed outside the dumpsters, any potential run-off off waste is contained within the dumpster.
- **Compactor** – With more space allocated within the 30-yard dumpster, there is more space available within the compactor to effectively compact the garbage. Banned waste material that is not to be inserted into the compactor is minimal due to the space available in the 30-yard dumpster to place the waste.

Pictures:



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