



METRO

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Memorandum

JUDITH

DATE: November 27, 1991
TO:: Debbie Gorham
FROM: Andy Sloop^{AS}
RE: Sears Building

The recent announcement that Metro will move its central offices to the Sears building presents unique opportunities for the agency to set a new standard in the region, and perhaps in the nation, for construction/demolition waste reduction, reuse and recycling. Construction/demolition wastes from the renovation can be salvaged for recycling. Efficient building practices can be employed to reduce the waste generated during the construction process. Building materials used in the renovation can contain recycled materials. Also, a state-of-the-art system for source separation of recyclable materials can be installed in Metro's new offices.

It is worth noting that this project also would be an outstanding, hands-on educational opportunity for Waste Reduction Staff. Participation in the design and construction phases of the renovation would expand Staff's perspective on the practicality of the waste reduction concepts Metro promotes.

Finally, the public relations and public education benefits garnered by tying an ambitious waste reduction program to the renovation are obvious. A comprehensive construction/demolition waste reduction program could be documented on film and paper from the time the first piece of drywall is sourced for recycling until the final yard of recycled PET plastic-backed carpet is laid. Information about the materials and procedures used in the project could be disseminated in local, state and national trade publications and main-stream media; used as the basis for local, state, regional and national construction/demolition presentations; and displayed on-site during and following the renovation.

In short, Metro has an opportunity here to design, build, occupy and promote a monument to innovative waste reduction and recycling.

If the Department wishes to take advantage of this opportunity, however, it must act quickly.

Here are the essential facts driving the renovation process:

1. Metro has opted to enter into a design-build contract for this project. Under this kind of contract, the architect works for the builder, not the owner. Consequently, the owner relinquishes some control over the design process.
2. The renovation budget is very lean, and it does not include any funds dedicated to the waste reduction concepts Metro promotes.

percent. Subsequent construction material recycling projects have demonstrated that savings through recycling tend to exceed 50 percent.

Market Development Staff is compiling an inventory of high quality recycled building products. This effort dovetails well with other Market Development projects, including revision of the "Buy Recycled Index," planning for the "Buy Recycled" Conference, development of a paint recycling program, and research for the Group's glass and paper situation analyses.

At this time, many recycled building materials cost more than virgin alternatives. Staff anticipates that some manufacturers may be willing to sell recycled building products at a discounted price (or donate them) in exchange for public acknowledgment of their contributions. Establishment of a plaque at the new headquarters, perhaps outside the Solid Waste Department offices, is one form of acknowledgment that has been discussed. Disposal cost savings from recycling also could be used to offset the higher cost of some recycled building products.

Finally, Genya Arnold, the Division's commercial waste audit specialist, is compiling information about state-of-the-art recycling collection systems that are being used by local businesses.

Staff needs and requests an immediate indication of the level of top-management support for this program and the kind of investment Staff should commit to this program.

Jim Goddard
Pat Varley
Genya Arnold
Steve Kraten
Carrie Heaton
Don Roupe.