

-15 min
-Briefing

-3k slide show

DRAFT

Monday @ 9:00

Facilities
Meeting
1/2 hrs

INTEROFFICE MEMO

To: Debbie Gorham
From: Jim Goddard, Pat Varley and Andy Sloop
Subject: Sears Renovation
t:
Date: November 28, 1991
CC: Steve Kraten, Don Roupe, Genya Arnold, Carrie Heaton

In order to provide good waste reduction and recycling information to the Sears design-build team in a timely fashion, Staff believes it is necessary to establish short-term contracts with two specialists -- one who is well-versed in construction site recycling and salvage of building materials, and one who has extensive information about recycled building products.

Berit Stevenson has advised us that the design proposals under consideration contain minimal salvage and "buy recycled" provisions. Consequently, the design-build team will need a comprehensive information package by the end of next week.

Here are some specific justifications for each of these contract requests:

CONSTRUCTION/DEMOLITION

Prior to inspecting the building, Staff did not fully appreciate the magnitude and complexity of evaluating, facilitating and promoting waste reduction and recycling during the demolition and construction phases of this project. There appears to be tremendous potential to reduce the amount of waste from this project that is landfilled.

Additionally, it also appears that large-scale, construction/demolition reuse and recycling for a commercial building renovation has not been done before in the United States.

The design/build contractor was selected on November 27, and negotiations about the renovation design will take place during the next two weeks. During these negotiations, it will be critical to discuss salvage and recycling options for the renovation process in detail.

In order to do this, Metro should develop a comprehensive plan that specifies reasonable and achievable salvage and recycling goals. This plan should specify the materials targeted for salvage and recycling, expected quantities, specific markets, price differential between recycling and conventional disposal, and the expected impact on the contractor's operations and schedule of implementing this plan.

A Metro 1% For Recycling project at the 1991 Street of Dreams demonstrated that construction-site recycling can cut construction/demolition disposal costs by more than 50 percent. These savings could be used to offset other provisions in the renovation waste reduction plan that have environmental and public relations benefits but lack economic justification.

Elements of the waste reduction plan could be incorporated into the design-build team's renovation plan at the contractor's discretion.

If waste reduction and recycling measures are incorporated into the renovation plan, Waste Reduction Staff would need to stay involved throughout implementation of the waste reduction plan. Specific tasks for Staff during this phase of the project would include: monitoring the contractor's progress; helping to establish recycling systems; auditing quantities of waste and recyclables generated during the renovation; answering the contractor's questions about waste reduction and recycling; and documenting the process for educational and public relations purposes. In order to be carried out effectively, these tasks would require on-site Staff time.

Knowledge of the building industry and familiarity with construction site recycling techniques will be essential for formulating a waste reduction and recycling plan. Waste Reduction's staff does not have the expertise to create this plan, especially in the short time frame dictated by the renovation schedule.

Given the nature of the information needed for this project and the time constraints associated with it, Staff recommends that Metro contract with Debbie Palermini for approximately one week to perform the planning function outlined in this memo. She has demonstrated her professionalism, reliability, and construction/demolition waste reduction expertise through other contracts she has had with Metro. In particular, she was instrumental in bringing about significant reductions construction waste generated at the 1991 Street of Dreams construction sites.

Once the waste reduction plan described in this memo is finalized, Staff anticipates that a separate contract would need to be issued for on-site supervision and coordination during the actual demolition and construction phases of the renovation.

"BUY RECYCLED"

Staff has limited information about recycled building products and is not familiar enough with these kinds of products to make specific recommendations to the design-build team given the time constraints dictated by the renovation schedule.

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In addition to recommending alternative building products that contain recycled materials, the "Buy Recycled" contractor also would produce a database which could be used to expand the Buy Recycled Index. Once this database is established, it could be updated regularly. This meshes well with the Markets Group's database master plan.

Staff recommends Metro contract with Ed Mays to compile a list of recycled building materials that could be used as alternatives to conventional building materials in the Sears renovation. Mr. Mays has extensive information about these kinds of products and has experience working closely with architects and builders.