

December 10, 1991

DRAFT FINDINGS - METRO/SEARS BUILDING

DEMOLITION PHASE

Based on walk-through audit the following types and volumes of materials have been identified as having potential for recovery during the demolition phase.

Note: Some materials may not be recoverable due to asbestos or other hazardous material content. Also, some materials may not be recoverable due to the actual asbestos abatement.

EXTERIOR

- Marblecrete

There is approximately **62,832** sq. ft. of marblecrete attached to the outside facade with metal lath. This equates to 96.7 cubic yards.

The material is recyclable if it is not contaminated with wood or other materials.

Costs for Recycling (as per Eastside Recycling)

Clean:	\$5.00/yard	\$483.50
Contaminated:	\$102.00/yard or \$68./ton	\$9,863.40

NOT YET DETERMINED:

Labor cost for removing marblecrete from lath and source separating. ~~\$~~ 25/HR.

- BRICKS:

There are approximately **43,000** bricks that have been determined to be reusable or recyclable. Discussion with masonry contractors

indicates that these bricks are reusable and should not be ground up. Further research will indicate the cost benefit of reuse in the present form over recycling with other masonry materials.

Not Yet Determined

Labor costs for removing bricks. Use of removed bricks.

INTERIOR

- Lighting Fixtures

There are approximately 2600 -2800 lighting fixtures with a combination of 2 bulb & 4 bulb. Approximately 250 of these light fixtures are covered with a grid of aluminum with metal casings that weigh 5 lbs. @. Approximately 30 fixtures have flat heavy acrylic coverings and 30 have curved acrylic coverings. There is approximately 2500 small acrylic side pieces.

The following lists the market prices paid for the aluminum and plastic.

Aluminum:

1,250 lbs x .28 cents \$350.00

Acrylic Covers

802 lbs of plastic

(note: Denton Plastic will only pay for loads of plastic that weigh 2,000 lbs or more, but he will take them for free)

5¢/# over 2,000#

Not Yet Determined

Labor cost for dismantling fixtures.

- Lighting Ballasts

The removal of the lighting ballasts falls under hazardous waste abatement and will be dealt with by PDI. The removal and disposal will have to follow EPA guidelines and properly sealed in drums and shipped to a hazardous waste site such as Arlington.

Preliminary cost estimates as per Arlington

200 ballasts per drum.

\$70.00 disposal fee per drum

\$ 5.28 Oregon State Tax

\$75.28 total per drum

Estimated 12 drums @ \$75.28 \$941.00

Plus \$300 filing fee (or profile fee) for disposal

This does not include transportation which is estimated to be \$19.00 per drum plus a \$50. pick-up fee or \$278.00

- Ceiling Tiles

Current information indicates that these contain asbestos.

- Wallboard

A sample is currently being tested by a lab. Preliminary indications is that it will contain asbestos and or will be contaminated by the asbestos abatement.

- Duct Work

Preliminary estimates indicate there is 1700 lineal feet or approximately 8,000 lbs. (assuming it is 12 gauge galvanized).

Current market prices paid for scrap metal is \$40/ton

4 tons x \$40.00 \$160.00 ✓

If the scrap metal is not recycled the cost to dispose at the landfill is \$68/ton or \$272.00

- Additional scrap metal

There is considerable scrap metal contained in the sprinkler systems, lathing materials holding the marblecrete up, structural framing etc.. - I was not able to estimate the total volume of this material at this time, but hope to come up with an approximate figure soon.

- Salvage Materials

19 toilets	18 Entrance Doors/ complete
13 urinals	12 Interior Doors w/dampers (office type)
20 sinks	4 Interior Doors w/o dampers (office type)
2 utility sinks	6 large doors off hinges

22 Bell lights 12' dia.(hanging from ceiling)

7 Bell lights 18" dia. (hanging from ceiling)

Not Yet Determined

What the market is for the above materials or if they should be donated to a salvage warehouse. The walk-through audit indicated that there is also a number of hallway doors, freight elevator doors and receiving doors (6) and another visit to the site is needed to determine the exact amount and shape these doors are considered to be in.

MISCELLANEOUS -

- Sprinklers
- Water mains
- Mis. scrap metal or piping
- Electrical wiring
- Copper tubing
- Interior brick work
- Metal door and window casing in office section
- Door frames (where doors have been removed)

New Construction

- Need to see more specific specifications for materials (i.e., exterior sheathing material - interior materials)
- Still formulating recommendations for materials to be recovered during new construction phase.
But preliminary materials are:
 - concrete
 - wood
 - packaging materials (i.e., cardboard, plastic)
 - scrap metal
 - wallboard (gypsum)