

WASTE REDUCTION COORDINATION FOR HEADQUARTERS RENOVATION

Meeting Summary

July 28, 1992

Attendees: Jim Goddard, Pat Merkle, Genya Arnold, Flor Matias,
Glenn Taylor, Andy Sloop, Joanna Karl, Bill Metzler, Pat Varley

(Additional Distribution) Leigh Zimmerman, Berit Stevenson,
Steve Kraten, Michel Gregory, Glenn Taylor, Andy Sloop

Construction and Design Work: The exterior brick is going up quickly. It is currently one month behind schedule but making up time daily. The electrical and plumbing are being roughed in. The awnings are being installed. The glass will be delivered next week. The elevator work is on-going. The roof is the priority and must be covered within the next six week. The PP&L Energy Analysis has covered everything except the parking garage lighting. Glenn is still working to improve the energy efficiency of this building. The paging system seems to need a change order and Berit mentioned that it would be brought to Metro Council soon. The Police Department has rented space and are hiring TVA to do the interior design. They plan to move in at the same time as Metro.

Recycled Products: Pat Varley indicated TI package bids will be returned to Hoffman on August 6, 1992. Bids will be evaluated by Hoffman/TVA and given to this Committee for response. We understand we will have one or two days to respond to these bids. The Committee will evaluate the price differences of the alternative recycled products, make recommendations and apply the price preference.

Landscape: The Landscape Architect has directed a letter to Metro about fees and changes. The Committee has not seen this letter yet. Rosemary Furfey, Bill Metzler and Pat Merkle met with the Landscape Architect to talk about possible changes in the landscape design which would utilize native plants and less water. It was decided that it is now too late to make substantial design changes in the landscape plan for the Metro Headquarters Building. There will be substitution to native plants but we are unclear as to the cost for new materials or policy issues. Bill and Rosemary have offered to work with the Landscape Architect to identify native plants. Substitution of plant materials has been discussed and possibly some drip irrigation will be used as a demonstration at the Headquarters Building. The Committee understands the limitations of the design-build

contract and now believes that this information will be important to other groups attempting resourceful renovations. The owners have much less control over a design-build contract and therefore need to know exactly what they want in a building before they turn the building over to the design-build team.

Jim Goddard suggested that Bill Metzler look into the Greenspaces money available in August. Bill agreed to talk with Rosemary about this fund.

Flor requested some information about proper care and feeding of native plants. He is also interested in some information about non-petro chemical fertilizers.

1% for Art: No new information.

Salvage and Construction Site Recycling: No new information.

Recycling System:

Flor mentioned that the new Headquarters paper chutes have been paid for and everything is fine. Genya said the Fire Marshall has decided the a bag and rack system will not be acceptable in Portland after 1998 which means our chutes were a great choice. Flor suggested we think of ways to use these chutes for other recyclable materials as well. Placing signs on the doors on certain days and allow other materials go down the chute was his idea. Another idea was to use some kind of a bag and rack system for non-combustible materials that could then be thrown down the chute on top of a full box and recycled.

Public Affairs: No new information.

Energy Report: No DOE correspondence. Joanna will bring any information to our next meeting.

Metro Transfer Station Opportunity: Bill Metzler mentioned that the new transfer station in Eastern Washington County may be an opportunity for us to implement some of what we have learned through the Headquarters Project. Jim Goddard is on a five-member evaluation committee which will be looking at such things as recycled content and construction site recycling. Energy, landscape and other resourceful measures have not

been addressed. Jim suggested that we review this proposal and provide input by 2:00 o'clock on the 12th of August, their next meeting.

Metro Headquarters Tour: Genya and Pat Merkle mentioned that many people are interested in a tour. The Committee decided to explore the possibility of a tour next Tuesday morning, or have our next meeting, on August 11 in the Metro Conference Room at Headquarters facility.

Action Items:

Pat Varley will meet with Lee Bené and Berit Stevenson, to discuss how to best use the money allocated for the recycled price preference.

Bill Metzler will talk with the Landscape Architect about native species. He will also talk to Rosemary, in Greenspaces, about the EPA Greenspace money and how it may be used by the new Metro Headquarters Building. Bill will also look at the Metro Transfer Station opportunity in conjunction with Jim Goddard.

Joanna will check into the DOE report.

The next meeting will be: August 11 at 4:00 o'clock. Meet at the loading dock of the new Metro Headquarters Building. We can only accommodate ten on this tour, sorry.



METRO

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Leigh 2.
Memorandum

DATE: July 9, 1992

TO: Waste Reduction Coordination Committee for Headquarters Renovation

FROM: *WM* Bill Metzler, Assoc. SW Planner, Planning & Technical Services
Rosemary Furfey, Assoc. Management Analyst, Environmental Planning

RE: *RF* Water Conservation / Resourceful Renovation for New Metro HQ Building

Thank you for the opportunity to provide your committee with feedback on the proposed planting and irrigation plans for the new Metro Headquarters building. We have reviewed the landscape plans provided by Carol Mayer-Reed, project Landscape Architect. The new headquarters building provides Metro with an important and timely opportunity to demonstrate innovative applications in construction recycling and resource conservation measures. The importance of the "resourceful renovation" concept is gaining momentum and publicity. We would like to share some of our ideas and perspectives regarding the landscape design and the important role it can play in the new Metro headquarters as part of the resourceful renovation program.

An accepted water management practice for the landscape is called "Xeriscape". This landscape water conservation concept offers creative methods of developing and maintaining attractive, water-efficient landscapes. These methods include using native plant material with low water requirements, minimizing lawn areas, and wise irrigation methods. Xeriscaping is being implemented throughout the nation as part of an on-going water conservation effort. What an excellent and timely opportunity for a Metro Xeriscape demonstration project at our new headquarters building.

These issues are quite relevant as we are now facing the worst drought in Oregon's history. The implemented landscape plan will be more than just an aesthetic issue, it becomes a direct reflection of Metro's public image. This image should include Metro's commitment to the wise use of our natural resources. The existing planting design - however attractive - does not currently address water conservation issues. Moreover it does not compliment Metro's "resourceful renovation" practices. Innovative landscape design and water conservation measures should be a key feature of the new Metro headquarters. Metro has an excellent opportunity to demonstrate these conservation features, while providing a model for the public and other agencies.

We would like to share some options for enhancing the "resourceful renovation" concept for the new headquarters planting plan.

Option A

Using Xeriscape principles, the landscape design could be revisited by the landscape architect and designed to be a Metro demonstration project for water conservation. This demonstration project would illustrate water conservation methods in landscape design without sacrificing aesthetics.

This option would probably require some additional funding in order to design and draw the revised planting and irrigation plans. It would require coordination with the City of Portland (design review). It seems logical that the city would be amicable to this concept, as water restrictions are now in effect.

This would be the preferred option. However, there are some technical limitations which may affect the degree to which this concept can be implemented. These technical constraints include the planting areas over structure, as the soils must be lightweight and are typically quite porous, requiring more frequent watering of the plant material. This option would need to be explored with the landscape architect to determine technical design limitations and parameters.

Option B

This option calls for making only minor changes to the existing landscape design to minimize areas of high and obvious water consumption. The following alterations should be considered:

1. Remove or minimize all proposed lawn areas. Plant with drought resistant ground covers.
2. Install drip irrigation system where feasible.
3. Daycare Area Planting Plan (Sheet L-2): Use drought and sun resistant ground covers in place of proposed Vinca minor. Substitute native plants for the Viburnum p. t. 'Mariesii', which does not transplant well and grows poorly in the sun.
4. South Plaza Plan (Sheet L-3): Substitute sun and heat tolerant flowering plants for the proposed Azalea 'Everest' along south edge. Substitute drought resistant ground cover for the proposed lawn areas.
5. Second Floor Area - A (Sheet L-5): Diversify the plant material in the planting areas adjacent to the building entry areas (bio-diversity). The large expanses of monoculture planting are somewhat reminiscent of commercial "mall" planting designs. The four Sarcocca ruscifolia flanking both sides of the entry area seem rather thin for such a prominent location.

We are excited about the resourceful renovation currently happening at the new Metro headquarters building. Congratulations on your diligence and leadership. Please let us know how we can be involved in the next stages of site review and project implementation.

WM:gbc

cc: Bob Martin, Director of Solid Waste
Neil Saling, Director of Regional Facilities
Debbie Gorham, Waste Reduction Manager
Berit Stevenson, Project Manager