

WASTE REDUCTION COORDINATION FOR HEADQUARTERS RENOVATION

Meeting Summary

August 27, 1992

Attendees: Jim Goddard, Pat Merkle, Genya Arnold, Berit Stevenson,
Michel Gregory, Andy Sloop, Joanna Karl, Bill Metzler, Pat Varley,
Debbie Gorham

(Additional Distribution) Leigh Zimmerman, Glenn Taylor,
Steve Kraten, Flor Matias

Construction and Design Work: Berit Stevenson reported that the work is going along quite well with no big problems. In a Design/Build Contract, it is hard to keep the design ahead of the building, and this project is no exception. Exterior brick and glass construction is taking shape, with good comments from the general public and a very appealing exterior. Skylight construction should start next Monday. No large problems have been identified. Many of the tenant improvements bids are over budget; cuts are necessary, but they will be complicated and time-consuming to complete. Hoffman has an average of three to ten bids from 30 to 40 subcontractors for this project.

Bids for most of the recycled products specified have not come in as required. There were no recycled bids. Initially, Hoffman returned incomplete packages to vendors and requested recycled bids. Very few vendors have responded to this prompt. Of the products Hoffman identified as being Options for Recycled, the recycled "traffic tile" was too expensive. The project committee decided to go with the GTE tile because of its price and aesthetics. Syndecrete, which had been identified for countertops in the Council Chambers in the reception area, was not bid. Everyone still has an interest in seeing that product used.

The paint contractor who submitted the low bid proposed using 50% post-industrial recycled content blends for primer and surface applications in lieu of Rasmussen/Metro paint, but expressed willingness to use Rasmussen/Metro paint if necessary. Berit said TVA will evaluate the alternate blends before awarding this contract.

Santana recycled toilet partitions were not bid. Drywall, millwork and electrical work bids also came in over budget. Andy suggested interviewing some of the subcontractors to find out why recycled alternates were not bid. It was suggested that of the half-million dollars, recycled products comprise possibly 1%. With the need to get the bid out the door, this small component may not have been important enough to subcontractors to justify the labor required.

Hoffman needs the option to do business with some of the vendors who did not bid a recycled alternate. Hoffman is encouraging all bidders to rebid and probably will have the low bidder bid a recycled product if they have not already. Subcontracts will be awarded for several projects that are within budget and not controversial. These projects will take several months to complete.

Some elements of the building will be redesigned in the next few months.

Recycled Products: The paint may or may not be a substitute, but it looks as if at least a 50% recycled paint will be included in this bid. Andy is looking for a third stripe on his Rasmussen paint sample to make sure that the Reichle paint is as good as the Rasmussen/Metro paint. Pat Varley has completed some additional research on resilient flooring. She looked at three products. The project managers and architect have chosen a non-recycled product for use in the Day Care area. Pat still has hopes that the gym floor will contain recycled material. There will be two play areas in the Day Care Center; one for the infants and one for the older children. Berit seemed to think that vinyl would work best in the infant room because a porous surface would not be as easy to clean. For the other area, carpet will be used to provide warmth and comfort when the children sit on the floor. Joanna asked about Futons with washable covers - would they work on this project?

Landscape: The larger part of this meeting was spent discussing the landscape for the Metro Headquarters Building. Bill Metzler had the letter from Carol Mayer Reid, the landscape designer. She has been given the authority to redesign the landscape with more resourceful plants, native materials, low maintenance "Fleur-DeLawn" and a substitution ground cover. The irrigation changes have not been included in her mission; however, rain sensors may be incorporated into the project to minimize water consumption. Pat Merkle has agreed to meet with the landscape designer and Grimms and McFarlanes to look at secondary soil materials. She will talk to Carol Mayer Reid about soil alternatives at the same time as the plant changes.

Joanna is very concerned about the fact that this project does not incorporate any drip irrigation. The Committee agreed that it is important to demonstrate the use of low-water vegetation and drip irrigation. It was suggested that we contact the City of Portland to learn if they want to assist with this project. The Committee discussed the limitations of drip irrigation and its benefits at length. The Portland BEST project plans to promote this project as a model of sustainable building concepts, and the committee stressed the importance that the building live up to its reputation.

The Committee agreed that some educational signage and information about low water irrigation is very important. Currently, the project incorporates standard sprinklers with average water consumption. Jim Goddard suggested that we speak with operations about having Metro do the demonstration, simply leaving off some of the irrigation until a later date when Metro could install drip irrigation. Bill Metzler suggested that the row of Azaleas on the south side may be an ideal place to showcase drip irrigation. Funds are not available to make these changes, however, so it will be up to the Solid Waste staff to locate dollars and make sure that the schedule is not changed. The landscaper has not yet been selected. Some change orders could be made now for design and materials; a minimum of \$800 would be needed to consider any change in irrigation.

1% for Art: Andy has had several conversations with Lonny Feathers about the art work for the Metro Project. She has been gathering materials. Andy gave her the *Construction Site Recycling Guide* and Fred Kahut's number. She has been interviewing Metro employees to get a feel for

Metro's attitude and accomplishments so they will be reflected in her project. Pat Merkle suggested to Andy that she speak with Harold Rodinsky at Schnitzer Steel or Acme. The metal from Metro was transported to Acme Steel. No one has spoken with the other artist, but Berit said that she plans to use using recycled glass in her project.

Public Affairs: Public Affairs mentioned the Metro Headquarters may be renamed. The current name of our building is The Metro Center. It may be transferred across the river to the new Metro building, or it may be called The New Metro Center. Ideas are floating and we will hear more at our next meeting.

Salvage and Construction Site Recycling: No information.

Recycling System: No information.

Energy Report: No information.

Metro Transfer Station Opportunity: No information.

Action Items: None.

PM:gbc
WR\Merk\RRP0827.sum