

**Resourceful Renovation Project  
Buy Recycled**

**Meeting Summary  
June 23, 1992**

**Location:** New Headquarters Building

**Attendees:** Metro: Bob Martin, Berit Stevenson, Glenn Taylor, Jim Goddard,  
Andy Sloop, Pat Varley, Pat Merkle

Hoffman Construction: Cade Lawrence

TVA/COLE: Bob Thompson, Paul Thamm

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Metro re-emphasized the importance of thoroughly investigating recycled content construction materials with the specific goal of using them in appropriate places and when the price preference, if any, can be justified. The reasons for using or not using recycled materials are very important and must be documented thoroughly.

Metro is willing to accept certain warranty limitations and risks that may be required to use newly developed recycled products. The Solid Waste Department will be able to defend the extra expense of using some recycled products, but will have a difficult time justifying exclusion of recycled products from the building.

Metro believes that recycled products used can not be substandard or inconsistent with the design of the building.

Hoffman Construction agrees with these points but emphasized that all aspects of the project must be balanced. These include avoiding the archives building syndrome, maintaining schedule and budget, and providing a final product that meets Metro's and the public's expectations.

TVA/Cole pointed out that the renovation of a structure is much more difficult than the demolition and re-build process. Renovation strives to save a major portion of the existing building and then redesign what is saved to meet new requirements. This point should be emphasized in any publicity the project receives.

A sample General Requirements section was discussed which describes recycled product procurement for tenant improvement (TI) construction. (see attached). Hoffman believes that the most effective way to receive bids on recycled content materials is to list them as alternates. The bids may then be compared to conventional materials that would normally be included in the specifications. Hoffman will be able to prepare a spread sheet showing how they evaluated price difference between conventional and recycled materials. Metro will then be able to evaluate price preferences. It is critical that all materials listed, both non-recycled and recycled content, be acceptable for use in the project, and that only material costs, not total costs (including labor), are compared. If an alternate material is not bid, the bidder must provide a reason. Metro will have the opportunity to review a draft of the language which Hoffman will include in the TI bid package.

Hoffman, TVA and Metro agreed to include the following in the recycled content materials alternates in the TI specification document:

1. **Gypsum Drywall Systems.** Domtar drywall is acceptable and should be competitive with other materials since no two-hour rated walls will be required in TI construction.
2. **Tile.** Stoneware Traffic Tile is acceptable for bathroom applications. Custom coloring and other types of tile may be applicable for entry-ways and other selected areas of the building. TVA/Cole will meet with Pratt & Larson to review the entire product line.
3. **Impervia Granite** and other Summitville tiles do not have post-consumer recycled content so these will be removed from the alternate list.
4. **Painting.** Interior flat latex paint could be used on some ceilings. It will cover any imperfections and will not receive the abuse that walls would receive. It can also be used as a wall primer. TVA will meet with Rasmussen to discuss color. Non-recycled paint may be blended with recycled paint to achieve a desirable color. Metro will need to investigate assurances of quantities to be used on the project and availability of those quantities.
5. **Counter Tops.** Syndercrete is an acceptable material for countertops the project. The price may not make it competitive with Plastic Laminate (PL) countertops but should make it competitive with other materials such as wood or stone.
6. **Slate Tile Flooring.** TVA selected slate tile because of its low cost, durability and appropriate appearance for the public entry ways. Traffic tile may be considered for an option if the proper effect can be achieved. It is believed that slate will be less expensive than tile in this application. TVA/Cole will investigate tile and slate more thoroughly before a decision is made about specifying the materials.
7. **Rough Carpentry.** Wood used in rough carpentry is normally treated for fire resistance. Re-sawn wood probably would not be treated. The straight grain cedar with milled finishes is higher quality that are required for rough carpentry.
8. **Toilet and Bath Accessories.** Shower and dressing apartments by Santana meet TVA/Cole's requirements for aesthetics. The shower partitions will be specified as alternates for fiberglass stalls. The toilet partitions are already included in the project.
9. **Resilient Flooring.** Rubber mats may be used in the work-out room, nursery area and possibly other selected areas. A number of recycled content products will be acceptable in these areas.
10. **Suspended Acoustical Ceilings.** Both ceiling tiles specified for the core and shell have post consumer recycled newsprint. Both are acceptable for recycled content viewpoint.

11. **Loading Dock Equipment.** Loading dock bumpers are typically made from recycled tires and will be included in the project.
12. **Interior Architectural Woodwork.** Hardwoods are normally used for this application for their durability and finish. The products available from Storey Wood and Steel need to be investigated to determine if sufficient quantities and types of wood will be available for use in the project. It is expected that the cost will be below that of virgin wood.
13. **Parking Bumpers.** Parking bumpers made from recycled plastic are readily available and are competitive with other materials. These will be specified as alternates.

Metro's marketing staff will remain in contact with Hoffman and TVA Cole to resolve recycled product procurement issues and to explore additional recycled materials that could be used. Metro appreciates schedule and budget requirements during material selection and bid evaluation, and therefore will make every effort to be prompt and responsive in working with Hoffman and TVA.

**Action Items:**

**Cade Lawrence:** Develop recycled content language for bidding alternates in the TI package. Date: 6/29/92. Provide Metro with draft RFB language for review. Date: 6/29/92.

**Metro Buy Recycled:** Review materials listed in these Minutes for clarification and inclusion in the TI Specifications. Date: 6/30/92.

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DIVISION 1 - GENERAL REQUIREMENTS

1.0 Recycled Content Materials Preference

Chapter 385 Oregon Laws 1991, Section 61 requires the Metropolitan Service District (Metro) to show a preference for the utilization of recycled content construction materials on this project. The general intention is to utilize material with recycled content as long as the cost of the materials is not more than 5% over the cost of non-recycled materials. A greater price preference may be applied at Metro's discretion.

A. Materials which meet Metro's requirements for recycled content and qualify for price preference consideration include but are not limited to the following:

1. Section 09250 - Gypsum Drywall Systems

Gypsum wallboard/ Domtar - Knez Building Materials, John Knez Jr.,  
(503) 620-3451

2. Section 09300 - Tile

Traffic Tile/ Stoneware Tile Co. - Pratt and Larson Tile, Liz Allen, (503) 231-4139

Imperva Granite, Morganmates, Imperva, Summitamates/Summitville Tile-United  
Tile, Kenneth Crouse, (503) 231-4959

3. Section 09900 - Painting

Recycled interior flat latex paint/ Rasmussen Paint - Chris Rasmussen,  
(503) 644-9137

4 Section 06405 - Countertop

Syndercrete/Syndesis Studio-David Hertz, (213) 829-9932

5. Section 09310 - Slate Tile Flooring

Traffic Tile/Stoneware Tile Co.- Pratt & Larson Tile, Liz Allen, (503) 231-9464

6. Section 06100 - Rough Carpentry

Resawn wood/Storie Wood Products-Nick Storie,(503) 287-1775

7. Section 10800 - Toilet and Bath Accessories

Shower and Dressing Compartments/Santana Products, Inc.-Benz Building Company,  
Tom Benz, (503)228-7296

Vanity Units/Santana Products, Inc.-Benz Building Company, Tom Benz,  
(503)228-7296

8. Section 09650 - Resilient Flooring

Carlisle Tire & Rubber-Pete Stokes, (503)644-5532

No-Fault Industries-Chad Foster, (404)351-7321

RB Rubber Products-John Whitney, 1-800-525-5530

The Mat Factory-Lee Hollenbeck, (503)588-3447

9. Section 09511 - Suspended Acoustical Ceiling

Acoustical Tile/Celotex-Jeff Clark, (206)265-6697

10. Section 11160 - Loading Dock Equipment

Loading Dock Bumpers/Schuyler Ruber Co.-Dennis Kerber, (206)488-2255

Loading Dock Bumpers/Scientific Development, Inc.-Frank Gallina, 1-800-824-6853

11. Section 06410 - Interior Architectural Woodwork

Resawn wood/Storie Wood Products-Nick Storie, (503) 287-1775

- B. The recycled content materials are designated in Part 2 of each applicable Section.
- C. A sub-bid shall be made for the recycled content material that is specified in that specification section. The sub-bid shall breakout the material cost and list the anticipated material quantity. If a price can not be obtained, the reasons for this shall an attachment to the sub-bid. A sub-bid for an acceptable alternate material may also be submitted.
- D. The price differential between the recycled content material and the acceptable alternates will be reviewed during bid evaluation to determine if the price preference will be applied.

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