

METRO REGIONAL CENTER
RENOVATION PROJECT

THIRD QUARTER REPORT

December 1992, January 1992 and February 1993

Submitted by

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Attachments

1. Metro Regional Center Resourceful Renovation Brochure
2. MOBA Media, Inc.'s Media Announcement "Metro's New Office Building," May 1993
3. Employee Express, Metro, May 1993
4. Willamette Week, "Metro's New Headquarters," April 1993

METRO HEADQUARTERS BUILDING RENOVATION PROJECT

THIRD QUARTER REPORT *(December 1992, January 1992 and February 1993)*

INTRODUCTION

The Scope of Work for the EPA grant is divided into four quarters. The third quarter includes December 5, 1993, through March 5, 1993. Tasks completed during the third quarter are as follows:

- ⌞ Worked with Public Affairs:
 - Finalized slide show for Dec. 2 presentation in Anaheim, CA
 - Prepared update hand-out summarizing the project
 - Updated building signage
 - Assisted in the preparation of information for building
 - Lobby brochure for self-guided tours, highlighting recycling, recycled materials and reuse.
 - Permanent building signage
 - 5,000 project summary brochures for visitors and other building owners (copy attached)
 - Worked with contracted designer acquiring information and materials for permanent lobby display
 - Established a reusable portable display for to use in a booth or a presentation
 - Set up trade association meetings at new building prior to occupancy to showcase the project
- ⌞ Attended weekly, bi-weekly and monthly meetings through the building opening.
- ⌞ Completed research and design for How To Guide
- ⌞ Circulated draft of How-To Guide for input
- ⌞ Assisted with Metro employee orientation prior to occupancy.
- ⌞ Assisted with building tours to emphasize reduce/reuse/recycle

- ⌞ Assisted with acquisition of lightweight soils with compost and compost top dressing

PUBLIC AFFAIRS

Public Affairs staff accelerated their involvement in the Resourceful Renovation prior to building completion. They developed and circulated information for the media and Metro staff. This assistance with education and employee orientation will make the anticipated move-in much easier.

Metro staff from Solid Waste and Public Affairs contracted with Design Partnerships to produce a lobby display showcasing the building's salvage, construction site recycling, recycled products and design for occupant recycling. (Scope of Work attachment #1). The display is to be completed prior to the building opening celebration in May, 1993. A lobby brochure detailing all aspects of the resourceful renovation will be available at the lobby display.

In January the second video short was completed. This footage of the building under construction will be added to the earlier footage shot in September and the final shoot in May. The 30-hours of video tape will be edited to a 15-minute video cassette. The final shoot is scheduled for May 15, 1993.

BUY RECYCLED

The goal of acquiring additional building materials with a recycled or recovered content continues to be a challenge. Metro Solid Waste staff has continued identifying options however the timeline and liability have made acquisition difficult.

Ten tons of kiln ready green glass was used as drainage rock around an outdoor electrical transformer. The contractor was very happy with the material and sought to use more on this project. However, the price of kiln ready green glass cannot compete with crushed rock. Staff then negotiated with Owens-Brockway to acquire waste glass. As a by-product of its recycling activities, Owens produces a waste mixed cullet glass that includes nonferrous metals. This material is currently being landfilled and could be used as sub-base in concrete or asphalt areas. Unfortunately, specifications could not satisfy concerns about the lead content in the material. To avoid any possibility of lead contamination, rock was used instead of waste glass under the concrete sidewalks and the asphalt areas.

In March soils and plants were delivered and the landscaping was completed. The lightweight soils on the North Plaza were manufactured locally and contain 20% yard debris, 10% pumice, and 70% bark. Metro was pleased to substitute this local product for the standard light weight soil, pro-gro #9 which contains imported peat moss.

On the South Plaza McFarlane's compost was added as a soil amendment. The drip irrigation demonstration plot was installed here and will continue to be a good long-term demonstration and conservation feature. This plaza was to have a final cover of yard debris compost but bark was inadvertently chosen by the landscape architect and applied by the landscape contractor. Metro intends to topdress this area with compost exclusively in the future.

Each product specified with a recycled content required the vendor to submit a completed certificate verifying recycled product information and content. All forms were returned in February allowing the price preference fund to be transferred to the project budget. Twelve recycled content products were included in this project. Six products did not require a price premium, four had a price premium, and two products resulted in a cost savings, leaving \$26,500 of the original \$35,000 in the Solid Waste Budget. Remaining funds were then dedicated to pay for the Lobby display and the demonstration drip irrigation plot.

LANDSCAPING

All landscaping has been completed except the fleur-de-lawn. This seed mix was substituted for the conventional lawn area in the South Plaza. Fleur-de-lawn is a grass and flower mix requiring less maintenance and water than conventional lawns.

CONSTRUCTION SITE RECYCLING

Construction site recycling became easier as the project progressed. All boxes were clearly signed and the construction workers were familiar with the system. The greatest challenge occurred when building construction required the collection area to be relocated. For the first year of the project the collection area was at the Sears loading dock, adjacent to the site superintendent's office. In January that area was demolished to become the daycare center. The site superintendent relocated to the South corner of the building and the collection area was moved out of this view to the newly completed Metro loading dock area. Often five or six signed drop boxes lined the driveway. Clean-up crews were then able to use the freight elevator next to this loading dock. Twelve 60-gallon roller cans were used throughout the building to collect trash, sheetrock, metal, cardboard and rubble, then transported by the loading area to be emptied by Hoffman employees with the help of a front loader. These 60-gallon roller cans were difficult to handle in the building and very difficult to empty into large drop boxes. More suitable containers would be expensive hopper, however most job sites only have one or two of these on-site. It may be difficult but not impossible to include several hoppers for source separation and transportation on a large construction site. The use of containers to collect and transport materials became an essential part of construction site recycling.

The site superintendent designated building clean-up days and crews as needed. During these clean-ups all 12 60-gallon containers were in use. Generally six to ten employees

were assigned to the crew. The last item at the weekly subcontractor coordination meeting was building clean-up. The site superintendent went around the table discussing with each foreman his mess and the requirements for the next days clean-up. Each foreman would dedicate people unless they had been cleaning up after themselves all week. An example would be the sheetrockers. They maintained their own box, but sometimes their work schedule would not allow for daily clean-up. The superintendent would then comment and require six sheetrockers to clean all day Tuesday to remove all sheetrock debris from the building. As a rule, the clean-up team consisted of at least 7 workers, three from Hoffman, others from Pen-Nor Plumbing, Grassle Electric, West Bent, Harmon Glass, and sometimes the Metro on-site coordinator.

This kind of coordination requires a strong commitment and leadership from the site superintendent. It can be economically beneficial if well managed. Hoffman estimates a savings of at least \$35,000 from good waste management and recycling on the Metro job.





METRO RESOURCEFUL RENOVATION		
WASTE MANAGEMENT FACTS Disposition of materials taken from site.		
Materials	Quantity (tons)	Processing Disposal Facility
Rubble	7,140	St. Johns Landfill, Area pits
Metals	406	Scrap Metal Recyclers
Clean Wood	203	Bredl Saw
Mixed Solid Waste	265	Metro Transfer Stations
Salvage and Reuse	159	Salvagers, Thrifts, On-site reuse
Sheetrock	111	Gypsum Wallboard Recycling
Cardboard	5	Wastech
TOTAL	8,289	725 tons

PROJECT SUMMARY

Project summary as of March 5, 1992:

- ☐ 9 persons per day working on-site
- ☐ 157,000 man hours on-site
- ☐ Scheduled completion date March 11, 1993

Current Issues:

-  Lobby display
-  Lobby Brochure
-  How to Guide
-  Project documentation

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