

METRO REGIONAL CENTER  
RENOVATION PROJECT

*FOURTH QUARTER REPORT*

MARCH 5, 1993 through JUNE 5, 1993

Submitted by

Metropolitan Service District  
Solid Waste Department

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*Printed on Recycled Paper*

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### **Attachments**

1. Daily Journal of Commerce, "Don't Waste Your Money: Recycle Construction Waste," April 26, 1999.
2. Lake Oswego Review, "Metro settles into new home," May 31, 1993.
3. The Oregonian, "Recycled Architecture," May 30, 1993.
4. Daily Journal of Commerce, "Recycled Building" June 21, 1999.
5. Metro Regional Center "Resourceful Renovation Brochure".

## **METRO HEADQUARTERS BUILDING RENOVATION PROJECT**

### **FOURTH QUARTER REPORT**

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

#### **FOURTH QUARTER**

**March - June**

- Circulated draft of How-To Guide for input.
- Completed Research and design for How-To Guide.
- Substituted the How-To Guide off to the printer.
- Continued tours of the building.
- Completed 3rd video shoot on March 15. The video has been edited and will be available before the National Association of Regional Councils Conference ("NARC") meeting on June 22, 1993.
- Produced final summary for fourth quarter ending June 4.
- Compiled complete documentation of this project. Metro will distribute a minimum of 30 copies to libraries and professional organizations.

Note: The EPA requires all material distributed within 90 days of June 5, 1993.

## **Public Affairs**

Public Affairs staff finalized the lobby brochure and delivered it to the printer. They have also worked with Hoffman Building Construction and Design Partnerships to create large freestanding display in the lobby. The Resourceful Renovation brochures is available at this display.

The third video shoot took place May 15. Jack McGowan was hired as talent to discuss the Resourceful Renovation. Filming began at 7:00 A.M. and ended at 6:30 P.M. Volunteers from Public Affairs and the Solid Waste Department acted as extras throughout the day. The video will be edited the second week of June and available for the National Association of Recyclers Conference on June 22, 1993. Another video crew filmed the building several times in May for a cable television production. This video will show contractor's resourceful construction practices on projects of various sizes. It will air throughout the year on cable television in Portland.

## **Buy Recycled**

No new recycled products have been ordered for the building. The Solid Waste Department is continuing to encourage the purchase of recycled-content materials and energy efficient office equipment.

## **Landscaping**

All landscaping is completed. The Fleur de Lawn was hydroseeded and is growing nicely. The irrigation systems are functional. The Plaza soil has settled a great deal and may need to be top dressed. It will be difficult to access these planters for top dressing. The standard practice would be to blow on bark top dressing. Compost and compost products have too much moisture to blow well. Hopefully, building maintenance will develop a method to top dress these planters with 100% compost.

## **Construction Site Recycling**

Most of the sub-contractors finished their work in February. The new Metro Regional Center received the certificate of occupancy on March 11, 1993, on schedule. Hoffman Construction continued to work on change orders through May.

Hoffman Construction maintained the construction site recycling area through February.

In the final months of construction, a 20-yard dumpster for cardboard was provided by Metro. The 5-yard cage was filled three times per week. The general contractor would have required each sub-contractor to remove their own cardboard from the site. The

information about how much cardboard would be generated on this site and the economics of jointly recycling it was valuable to Metro Solid Waste Staff.

It continues to be a challenge to explain avoided disposal costs. It is difficult to show contractors the economic benefit of recycling cardboard because of container and transportation costs. Metro paid about \$45.00 per week for the last four weeks of the project to recycle cardboard. Each load was approximately one ton and returned about \$30.00 per load.

Disposal		Recycling	
\$75.00	Box and Haul	\$75.00	Box and Haul
<u>\$75.00</u>	1-ton disposed	<u>-\$30.00</u>	1-ton recycled
\$150.00	Total Fee	\$45.00	Total Fee

This was the smallest savings for any material recycled making it easy to throw cardboard into the mixed waste box. Cardboard seems to be critical to the success of construction site recycling. Once all sub-contractors stopped mixing waste in the cardboard boxes they began using the roller carts and source separating the materials. At the end of the job the site superintendent was not on-site and only a few construction workers continued on-site. They again filled boxes with mixed waste for landfilling. An April 7th waste audit of the last box revealed:

1,745 lbs	Mixed waste (air filters, buckets, containers and a mattress)
535 lbs	Wood
226 lbs	Cardboard
123 lbs	Plastic
51 lbs	Metal
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2,680 lbs	or 1.34 tons

Throughout this project the waste was well managed and source-separated. The final days of co-mingling waste seemed unavoidable.

## **Project Summary**

Project summary as of June 5, 1993:

- √ 1 person from Hoffman Construction still working on-site.
- √ 160,000 man hours
- √ Certificate of Occupancy on March 11, 1993
- √ Metro occupied the building in April, 1993
- √ Ribbon cutting ceremony on May 14, 1993

Metro Solid Waste Staff have taken information on Resourceful Building Practices to:

- √ The Port of Portland
- √ The City of Portland
- √ Multnomah County
- √ The City of Lake Oswego
- √ The City of Milwaukie
- √ The Portland Development Commission
- √ Washington County
- √ Clackamas County
- √ U.S. General Service Administration
- √ Region 10 Environmental Protection Agency

Scheduled Presentations:

- √ National Association of Regional Councils (NARC), June, 1993
- √ State of Texas, July 1993