

5.0 Commercial Construction Waste Diversion and Recycling Program at Centerra

At Centerra, sustainable development and design is an integral part of the community's values and principles. This value encompasses a comprehensive approach and a strong commitment to ongoing environmental responsibility. Beginning in January 2007, our goal is to consider all aspects of sustainability from the very beginning of each and every commercial and residential project at Centerra. McWhinney is targeting construction waste recycling as one area to support its sustainability initiative.

Situation

By the year 2025, Centerra will have an estimated 8 million square feet of additional commercial development and 4,600 new residential units.

Given traditional waste removal, Centerra's commercial development will produce 120 million pounds of waste at an estimated \$2.7 million dollar cost for waste hauling. The residential development at Centerra will produce an estimated 25 million pounds of waste at a cost of approximately \$565,000 for waste hauling.

Centerra believes there is a better way that not only provides direct cost savings, but also reduces a substantial amount of debris going to area landfills and demonstrates McWhinney's commitment to lead the way in sustainability issues in Northern Colorado.

Solution

In January 2007, all new commercial construction projects will implement a Construction Waste Diversion Plan that targets a minimum goal of **diverting/recycling 60% of total construction waste**.

Program Requirements

Applicants are required to implement a Construction Waste Diversion and Recycling Plan with the intent of diverting/recycling at least 60% of total construction waste.

- Applicant must either contract with Centerra's preferred vendor, Waste-Not Recycling (submit enrollment form), or complete the steps outlined below:
 - The Contractor's Construction Waste Diversion and Recycling Plan details the process and goals for recycling and is required to be completed by the contractor.
 - Centerra's Construction and Demolition Waste Diversion Specifications packet details the expectations for each project's Construction Waste Diversion and Recycling Plan. These Specifications must be included in the project manual and be adhered to throughout construction.
 - The Contractor's Reuse, Recycling, and Disposal Reports document the type and amount of material recycled on the project. The Reports must be provided to the Centerra DRC on a monthly basis.

Samples and templates for all three of these items are provided by the Centerra DRC to the development teams for implementation, if the contractor does not choose to use Waste-Not Recycling.

Centerra's Preferred Vendor

As a proven leader in the construction waste recycling industry, Centerra's preferred vendor is Loveland's own **Waste-Not Recycling**, which has been recycling in Northern Colorado for 18 years.

Waste-Not is currently the only full-service construction waste recycling company in the state, offering comprehensive onsite recycling services. The company recycles wood and cardboard, as well as metal, concrete, office paper, and commingled beverage containers. The construction waste recycling projects were started by Waste-Not in 1999, and have seen tremendous success. **Diversion rates have been a minimum of 50%**, with builders and developers reporting positive feedback on the program.

Services include:

- Providing total waste removal services including trash and recycling containers and hauling services for both trash and recycled materials.
- Training to educate contractors and sub-contractors about the recycling program.
- Weekly site visits to ensure compliance, offer suggestions, and schedule pick ups.
- Working with superintendents to locate appropriate containers based upon building schedule, materials generated, and space available.
- Tracking loads shipped and any contamination and weights of materials.
- Creating waste diversion reports and providing necessary documents to all required parties, including the Centerra Design Review Committee (DRC).
- Submit the Waste-Not Recycling Enrollment Form to the Centerra DRC.

Contact:

Anita Comer, Waste-Not Recycling at 970.669.9912 or acomer@waste-not.com, or Jason Hawk, Waste-Not Recycling at 720.352.4973 or jhawk@waste-not.com

Competitively Priced

- Through Waste-Not, Centerra has negotiated a **5% discount** from market rate for waste recycling on all projects.
- In addition, Centerra has negotiated a further reduction in fees for wood recycling (28% discount from market rate).
- Greater access to premium compost delivered to the landscape site for \$9.00/cyd, which is a 45% savings from market rate.

Project Cost Savings

The overall savings of a construction waste recycling program more than make up for its initial start-up cost.

National statistics and a recent study by Poudre School District show a net cost savings of **30%-50% from traditional waste disposal methods** when using construction waste recycling.

The savings are realized through:

- Efficient loading and packing of bins (which require fewer haul-offs)
- Tight management of bin capacity (haul-offs are not requested until the bins are completely full)
- Greater on-site re-use of clean stored materials, which allow for greater cost savings.

**Waste-Not Recycling Enrollment Form
Centerra Commercial Construction Waste Diversion and Recycling Program**

Project Title:		
Contractor's Name:		
Street Address:		
City:	State:	Zip:
Phone: ()	Fax: ()	
E-Mail Address:		
Date Submitted:		
Project Period:	From:	To:
Project Square Footage:	Planned Use:	

Agreements:

Waste-Not Recycling agrees to do the following:

- Provide total waste removal services including trash and recycling containers and hauling services for both trash and recycled materials.
- Train contractors and sub-contractors about the recycling program.
- Provide weekly site visits to ensure compliance (dumpster dives), offer suggestions, and schedule pick ups.
- Work with superintendents to locate appropriate containers based upon building schedule, materials generated, and space available.
- Track loads shipped and any contamination and weights of materials.
- Create waste diversion reports and providing necessary documents to all required parties, including the Centerra Design Review Committee (DRC).

The Contractor agrees to do the following:

- Use Waste-Not Recycling for all waste removal and hauling services for both trash and recycled materials.
- Use the containers provided by Waste-Not Recycling for both trash and recycled materials.
- Submit to on-site training provided by Waste-Not Recycling.
- Allow Waste-Not Recycling to visit the construction site on a weekly basis to ensure compliance and schedule pick-ups.
- Allow Waste-Not Recycling to provide all necessary reports to all required parties regarding construction waste diversion and recycling.

Contractor's Signature: _____

Printed Name: _____

Title: _____ **Date:** _____