

MGM TOWER
CONSTELLATION PLACE, LLC
CONSTRUCTION AND DEMOLITION WASTE RECYCLING POLICY

1.0 STATEMENT OF POLICY

It is the policy of Constellation Place, LLC to:

- require the diversion and recycling of at least 50% of demolition and construction waste generated from building maintenance, demolition, tenant remodels and build-outs for projects with budgets of \$5,000 or more and/or are 1,000 square feet or greater.

2.0 PURPOSE

Each year close to nine million tons of construction and demolition (C&D) debris is disposed of in California landfills. This represents 22% of the statewide waste stream. Construction waste generally consists of wood, drywall, metal, concrete, dirt and cardboard. Much of this material can be reused or recycled.¹ On average 40% of the construction materials brought to a site are removed from the site as waste. Reclaimed materials and products made from recycled material are likely to cause less environmental damage than new products and can also reduce the quantity of waste sent to landfill.

This Policy is adopted in order to:

- conserve natural resources,
- minimize construction and demolitions' environmental impact
- minimize waste and pollution
- reduce landfill and assist the City of Los Angeles in complying with state recycling and waste-reduction requirements
- stimulate the market for recycle content products

3.0 SPECIFICATIONS

3.1 Waste Management Plan

- 3.1.1 A Waste Management Plan shall be provided to the property manager two weeks prior to construction. Once construction is started, the tenant shall

provide copies of waste slips and receipts to the property manager on a bi-weekly basis.

3.1.2 A sample Waste Management Plan follows:

SAMPLE WASTE MANAGEMENT PLAN

Company: ABC Company

Project: 10250 Constellation Place, Suite 0000, Los Angeles, CA 90067

Designated Recycling Coordinator: (Name of Person) & (Their contact phone number)

Waste Management Goals:

- This project will recycle or salvage for reuse 50% (by weight) of the waste generated on-site.
- Waste slips from certified recycling center shall be provided by waste hauler and generated by Designated Recycling Coordinator for all self hauled items.
- The property manager shall be provided with documentation stating the percentage of C&D waste the recycling center is certified. If landfill facility is a certified recycler than paperwork stating such shall be provided to the building manager.

Construction Site Communication Plan:

- Waste prevention and recycling activities will be discussed at the beginning of each safety meeting.
- As each new subcontractor comes on-site, the recycling coordinator will present him/her with a copy of the Waste Management Plan and provide a tour of the recycling areas.
- The subcontractor will be expected to make sure all their crews comply with the Waste Management Plan.
- Coordinator shall clarify that subs may remove their own or others waste but an estimated weight of the product(s) removed and their destination (whether thrown into trash or recycled) must be provided to coordinator for record keeping.
- All recycling and trash containers will be clearly labeled.
- Lists of acceptable/unacceptable materials will be posted throughout the site.

Expected Project Waste, Disposal, and Handling:

The following charts identify waste materials expected on this project, their disposal method, and handling procedures.

Demolition Phase

Material	Quantity	Disposal Method	Handling Procedure
Metal Framing/Scrap Metal	_ lbs. or _ tons	Either sold by individual subcontractors or recycled by (name of waste recycling/diversion facility)	If selling, separate "clean metal" from mixed construction waste and collect separate receipts. If hauler is taking to a recycling facility, it may be mixed with other C & D waste.
Gypsum Board	_ lbs. or _ tons	Recycled – sent to (name of waste hauler and recycling facility)	Discard in mixed waste recycling bin.
Glass	_ lbs. or _ tons	Either sold by individual subcontractor or recycled - sent to (name of waste recycling/diversion facility)	If selling, separate glass from mixed construction waste and collect separate receipts. If hauler is taking to a recycling facility, it may be mixed with other C & D waste.
Acoustical Ceiling Tile	_ lbs. or _ tons	<u>USG Ceilings Recycle Program</u> ² OR <u>The Armstrong Ceiling Recycling Program</u> ³	⁴ Stack on pallets and plastic wrap. Self haul if acceptable and less than 30K s.f.
Carpet	_ lbs. or _ tons	Recycling by sending to Los Angeles Fiber Company in Vernon ⁵ OR other post consumer carpet recycler	Roll carpet and bind or tape in middle. Self haul.
Cabinets/Counter tops, doors	_ lbs. or _ tons	Donate to charity, church, sub-contractors or one of California's 19 Habitat for Humanity ReStores ⁶	Self haul. Estimate weight, obtain receipt(s).
Remaining Materials	_ lbs. or _ tons	Landfill - (put name of landfill here)	Dispose of in "trash" dumpster
Hazardous Wastes			
Batteries		DO NOT THROW BATTERIES IN TRASH, Deliver to LA's hazardous waste drop off locations ⁷	Self haul to hazardous waste facility
Fluorescent light bulbs (lamps)		DO NOT BREAK, Deliver to LA's hazardous waste drop off locations ⁷	Self haul to hazardous waste facility

Construction Phase

Material	Quantity	Disposal Method	Handling Procedure
Metal, gypsum, glass, ACT, carpet, cabinets, remaining materials and Hazardous Wastes	_ tons	Same as above in appropriate category	Same as above in appropriate category

Paints	_lbs or	DO NOT PUT PAINT IN TRASH DUMPSTERS, Deliver to LA's hazardous waste drop off locations ⁷ , Donate to charity, church, subcontractors or one of California's ⁶ 19 Habitat for Humanity ReStores	Seal tightly and self haul
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¹ page 5 from Build It Green, GreenPoint Rated Single Family Rating Manual, Version 3.1, July 2007

² <http://www.sustainableceilings.com/recyclingProgram.jsp>

³ <http://www.armstrong.com/common/c2002/content/files/15976.pdf>

⁴ Call USG or Armstrong Rep to confirm recyclability of tile. Shipping is free for quantities of 30,000 square feet of tile or more. Local drop off locations are available for projects with smaller amounts of tile.

⁵ Carpet recycling: <http://www.lafiber.com/sys-tmpl/postconsumercarpet/view.nhtml?profile=postconsumercarpet&UID=10002>

⁶ http://www.habitat.org/cd/env/restore_detail.aspx?place=91

⁷

<http://www.ciwmb.ca.gov/ConDemo/Recyclers/RecyclerList.aspx?MaterialTypeIDList=&CountyIDList=19&FacilityName=&FormsAccepted=&MinimumQuantityAccepted=&QuantityAcceptedUnitsI D=>