

IMPROVING REUSE & RECYCLING IN HOTEL RENOVATIONS

Reduce Waste & Save Money

we make green make sense^s

Recycling Works in Massachusetts



Joshua Cook
Green Business Spec
617.292.5619

RecyclingWorks in Massachusetts

Free Assistance for businesses
and institutions
Comply with MassDEP waste bans
Maximize waste diversion
Save money for clients
Improve customer/employee
satisfaction
Funded by MassDEP, delivered
under contract by the
Center for EcoTechnology



Construction and Demolition Best Management Practices

- Engage stakeholders –
Contractors, Haulers, C&D
Processors, Architects, Reuse
Outlets, Building Inspectors
- Objective is to increase reuse
and recycling of C&D materials
- Winter 2016/2017: Draft BMPs
and collect comments
- Spring 2017: Finalize and post
BMPs



Waste Management Plans

Require waste diversion in bid specifications

- Set diversion goals
- Identify materials to target
- Require contractor to develop a Waste Management Plan

Waste Management Plan

- List materials streams and projected quantities
- Identify outlets/haulers for each stream

Final BMPs to include:

- Sample Waste Management Plans
- Sample Bid Specifications for C&D Waste

CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 Related Sections (edit as appropriate for consistency)

- A. Section 01031 - Waste Management / Recycling Alternates
- B. Section 01060 - Regulatory Requirements
- C. Section 01094 - Definitions
- D. Section 01300 - Submittals
- E. Section 01600 - Materials and Equipment

1.2 Description of Work

- A. This section describes the requirements for the Contractor and all subcontractors to minimize construction waste and debris and to reuse, salvage, and recycle to the greatest extent feasible.
- B. This section includes a statement of [INSTITUTION]'s Waste Management Goals, requirements for the development of a draft and final Waste Management Plan, a reference to resources to assist in recycling, and steps for Management Plan Implementation.
- C. This section specifies certain wastes that are required to be recycled.
- D. This section specifies obligations for Reporting to the [INSTITUTION] weights of materials recycled and materials not recycled or reused throughout the project.

1.3 Intent and Waste Management Goals

- A. [INSTITUTION]'s waste management goals include increased recycling and conservation of materials. Construction and Demolition Wastes have been identified as a particular target for reuse and recycling, for several reasons:
 - C&D debris typically represents a large volume of material;
 - Many of the waste streams generated during building demolition and construction projects are highly recyclable at reasonable prices;
 - Massachusetts has banned landfill disposal of some C&D debris beginning in 2003, and expects to ban other C&D debris in subsequent years.
- B. [INSTITUTION] has determined that reducing, to the maximum extent practicable, the amount of waste disposed of in this project is a high priority. The Contractor and subcontractors shall take steps to generate the least amount of waste possible by minimizing waste due to error, poor planning, breakage, mishandling, contamination, or other factors.

Building Material Outlets

Nonprofit organizations

- Boston Building Resources
- EcoBuilding Bargains
- Habitat ReStores (10 around the state)

Material Brokers

- The Reuse Network - IRN
- GRRO International
- The Furniture Trust
- Re-Stream ZERO Waste



C&D Material Streams

- Processors separate comingled loads, focus on materials like
 - Metal
 - Wood
 - Rigid plastics
- Problem materials in a comingled stream
 - Bulky waste (mattresses, couches)
 - Electronics
 - Drywall
 - Ceiling Tiles
- Source separated recycling
 - Separates materials by type
 - Can yield higher value materials



Specific Material Streams

Carpeting and Carpet Pads

- Recyclable depending on specific type
- Best source separated
 - Conigliaro Industries
 - Environmental Recovery and Consolidation Service

Bulky materials (furniture, mattresses)

- Contact reuse outlets, material brokers
- Mattresses can be separated and sent to specialized recyclers
 - Ace Mattress Recycle, LLC
 - United Teen Equality Center
 - Raw Material Recovery Corporation

Textiles (towels, sheets)

- Used textiles can be reused and recycled
- Contact specialized recyclers
 - Bay State Textiles
 - Planet Aid
 - Goodwill



THANK YOU!!!

RecyclingWorks in
Massachusetts

RecyclingWorksMA.com

RecyclingWorksMA.com

1.888.254.5525



REUSE: THE GREEN OPTION

We are here to help
make Reuse a
practical, financially
viable alternative to
the dumpster!



Amy Weber
Recovery and Donation
Specialist

The Growing MA Reuse Market

- Increasing demand for quality salvaged/used materials
 - Low cost
 - Environmentally friendly
 - Unique
- There are now 15+ Reuse Outlets in Massachusetts
- More business owners are choosing **deconstruction** over demolition
 - **Deconstruction** is the selective dismantlement of building components, specifically for re-use, repurposing, recycling, and waste management.
 - Save on disposal fees
 - Gain recognition for Green Practices

Reusable Materials from Hotels



Kitchenettes, countertops, wooden furniture, towel bars, light fixtures, vanities, sinks, low-flush toilets, appliances, etc.



Visit <http://ecobuildingbargains.org/donate/materials-we-accept/>

Reusable Materials from Hotels

Bar



Banquet hall



Restaurant



Lobby



Visit <http://ecobuildingbargains.org/donate/materials-we-accept/>

STEPS TO SUCCESS IN REUSE

1) Identify reusable materials

- Contact Reuse Outlet(s) **EARLY** in the planning process
- Assess volume and type of materials(one or more Reuse Outlets needed?)
- Meet before job is bid so any costs associated with removal can be included in demo plan

***Amy offers Free site visits to assist in this stage of the planning process. Call 413-341-0098.

STEPS TO SUCCESS IN REUSE

2) Ensure all parties have pertinent information

- Hotel, Contractor, and Reuse Outlet(s)

1. Contractor and reuse outlet(s) examine cost/benefit of removal of different materials and prioritize

- How easy is it to remove different materials without damaging them?
- Savings on disposal for bulky or heavy items?

2. Timeline and deadlines

- Reuse outlet(s) will match pick ups to your removal schedule, but 2+ weeks notice is typically required

3. Items clearly identified for Reuse

- Itemized list provided to contractor and/or items marked

STEPS TO SUCCESS IN REUSE

3) After removal, reusable items are picked up for Free

- No disposal fees for Reusable Materials!
- Itemized receipt may be used for tax-deduction if materials have not been depreciated



STEPS TO SUCCESS IN REUSE

4) Plan your hotel's next renovation with Reuse in mind

- Maximize future reuse by asking your contractor to install using techniques which make it easy to remove materials

← Everything in this suite's kitchenette is reusable!



However, the countertop was secured to the base cabinets with glue. They could not be separated without damage, so these items could not be salvaged. →



- For easy removal: Less Glue, More Screws!

ECOBUILDING BARGAINS

The largest used & surplus building materials store in New England!

- EcoBuilding Bargains is growing to handle larger volumes
 - Quadrupled retail space in last 5 years
 - Added donor services
 - **Free site visits** to determine materials/volume we can accept
 - **Free pick up** for donated materials
 - Cooperate with RecyclingWorks in MA to divert volumes/materials we cannot accept



NEXT STEPS

1. Call Amy for a FREE Site Visit as soon as you start to plan your next renovation
2. Meet with Amy, and contractor
 - Review items to be removed and donated and discuss project timeline
 - Schedule free pick up
 - Inform contractor that items being installed should be easily removable for future reuse
3. Utilize RecyclingWorks in MA to divert remaining materials



THANK YOU!!!

Amy Weber

Recovery & Donations Specialist

413.341.0098

www.ecobuildingbargains.org

www.cetonline.org

