

Mayor's Office Build-Out (County/City Building-Lincoln, Nebraska)

THE STEPS

On November 9, 2009, construction began on the Mayor's Office, located in the County-City building on the third floor on 9th & J Street in downtown Lincoln, NE. The shell of the building is structural steel and it consists of 3 floors. It was decided to leave most of the third floor unfinished upon the buildings original completion. Mechanical, electrical, and finish work were all required to complete the space for the Mayor's Office. Ronco Construction from Omaha was the general contractor for the project.



The Mayor's Cabinet wanted to demonstrate their push for a more sustainable Lincoln. Although they were not going for any type of building certification, the Mayor and his associates wanted to make it apparent that they were constructing this office in a sustainable manner. They felt that a waste management program would be a cost efficient way to exhibit this. The initial goal for this project was to divert 70% of waste from the landfill.



Waste Management Plan

WasteCap Nebraska was brought in to develop and assist in implementing a waste management plan alongside the contractor. WasteCap Nebraska met with the contractor and the Mayor's assistant to discuss ideas and issues that would arise. Recycling markets of drywall, wood, metal and cardboard were determined.

One of the concerns discussed for the project was space constraints. There was very little space for dumpsters on-site. A small space on the west side of the building was made available and 3 separate containers were set adjacent to one another to combat the space problem. Another issue was accommodating the daily workers who work in the other offices in the County-City building without disturbance. The construction crews were encouraged to load all of the waste into bins on wheels that were hauled into an elevator that led to a door near the outdoor trash containers. This process insured that debris were not left in the common areas and there was little disturbance.

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Our Mission: To partner with business leaders to implement resource conservation strategies that improve profitability, community goodwill and employee pride.

Drywall Recycling

The recycling of gypsum drywall market has yet to be developed in the Lincoln, Nebraska area as well as many areas across the country. WasteCap Nebraska worked with Hofeling Enterprises, Inc. to set up drywall recycling for the Mayor’s office project. Most of Hofeling’s work comes from taking various types of wood wastes and converting them to mulch and animal bedding for resale.

The owner of Hofeling Enterprises, Scott Hofeling, was open to the idea of a new recycling opportunity. In order to recycle drywall, it must first be finely ground in a tub grinder. Then the fine ground gypsum can be used for various items such as field application and compost. Scott already had a small tub grinder on-site and felt comfortable taking on this project for experimental purposes.

A roll-off box was provided by Hofeling and was placed on the west side of the building next to the other waste receptacles. This made it very convenient for the drywall workers to dispose of the scrap. Drywall was by far the most substantial form of waste on the Mayor’s office build-out. It made up roughly 49.7% of all waste on this particular project, thus making Hofeling’s contribution pivotal in meeting the projects goal of diverting 70% of waste from the landfill.



Final Results

Through diligent attention to recycling by the contractor and the work force on the Mayor’s office build-out, the project was able to exceed our initial goal for waste diversion. Their final percentage of waste diverted was 74%. This was due in a large part from the recycling of drywall. In all, 22 tons (44,000 lbs.) of waste was diverted from the landfill. Tables depicting the waste totals are depicted below.

Material	Tons	Recycled (Tons)	Sent to Landfill (Tons)
Trash	7.74	0	7.74
Drywall	14.79	14.79	0
Wood	2.68	2.68	0
Metal	3.65	3.65	0
Cardboard	0.89	.89	0
Total	29.75	22.01	7.74

Percent Recycled: **74%**

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