

# Meridian Park Renovation: Case Study

## Introduction

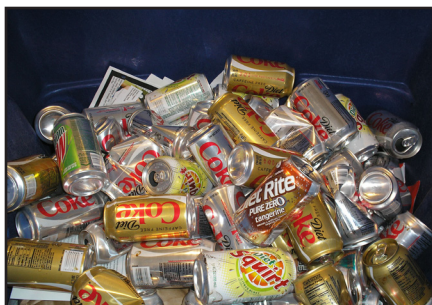
In May 2009, The Wells Fargo Building in Meridian Park underwent a tenant renovation. The building, located on 70th and O Street, in Lincoln, Nebraska, consists of four levels and 20 tenants. The owner of the Meridian park development set a goal to obtain LEED-EB (Leadership in Energy and Environmental Design-Existing Building) certification with this renovation. In order to gain LEED certification, design and construction teams must meet certain guidelines that score the sustainability of the construction and processes within the building. The certification is granted by the U.S. Green Building Council (USGBC)



following a third party audit process, given that the corresponding amount of points are gained during the construction process and a three month period following the renovation.

## Waste Management Plan

The Construction and Demolition Waste Management team of WasteCap Nebraska was asked to draft a waste management plan for the Meridian Park renovation project and assist in implementing it. This was a pilot project for WasteCap's newly launched Construction and Demolition (C & D) Program, begun in 2009.



## USGBC Requirements and Outcomes

The US Green Building Council (USGBC) has three requirements for construction waste management in existing buildings striving for LEED certification.

(1) The first requirement is to evaluate pre-construction waste management practices. This involves establishing a baseline of all waste generated, including the amount

of materials recycled. WasteCap issued a brief survey to Meridian Park tenants and also asked them to save their recyclables for two weeks. The trash and recycling amounts were measured and compared. A majority of the tenants saved their recyclable materials, however estimates were used where data was not available.

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(2) The second LEED-EB requirement is that a waste management plan be in place during the construction phase. The purpose of this requirement is to divert as much C & D waste from the landfill as possible. Once renovation begins, “materials to landfill” and “materials to recycling” are measured. The higher percentage of waste diverted, the more points the project receives towards LEED-EB certification. A 50% diversion of waste from the landfill would earn the project 1 LEED point and a 70% diversion would earn 2 points.

WasteCap Nebraska drafted a waste management plan for the construction company, Clark Contracting, based on materials that were slated to be removed. Some materials, such as carpet, drywall and ceiling tiles were not easily recycled. Ceiling tile recycling proved to be elusive, however the project diverted over 75% of the ceiling tiles through reuse in other tenant spaces of the building. Drywall, in particular, had no local recycling markets. Local carpet recyclers were found, but unfortunately none would accept the specific type used in the facility. In spite of the recycling barriers, 77% of the total waste was diverted from the landfill through reuse or recycling, earning the 2 LEED points.

(3) The third LEED-EB requirement is to measure and record the building tenants’ waste stream for 3 months following renovation. This is to ensure that the tenants continue to use the waste management plan and that waste continues to be diverted from the landfill. Once this requirement was satisfied, the Meridian Park building was LEED-EB certified by the USGBC.



## Summary

The Meridian Park renovation project demonstrated that waste management planning for building renovation pays off. Waste diverted from the local landfill not only saves in landfill tipping fees, but also adds time to the life of the landfill. LEED-EB Certified buildings are known to reduce cost streams associated with building operations, reduce environmental impacts, create healthier and more productive employee workspaces, and provide public recognition for leadership in sustainability. WasteCap Nebraska’s C & D Waste Management team provides waste management plans to assist with construction projects throughout Nebraska.

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