City of Madison

Proposed Rezoning

Location
303 North Hamilton Street

Applicant
Phillip Hees - McBride Companies /
Ed Freer - The Alexander Company

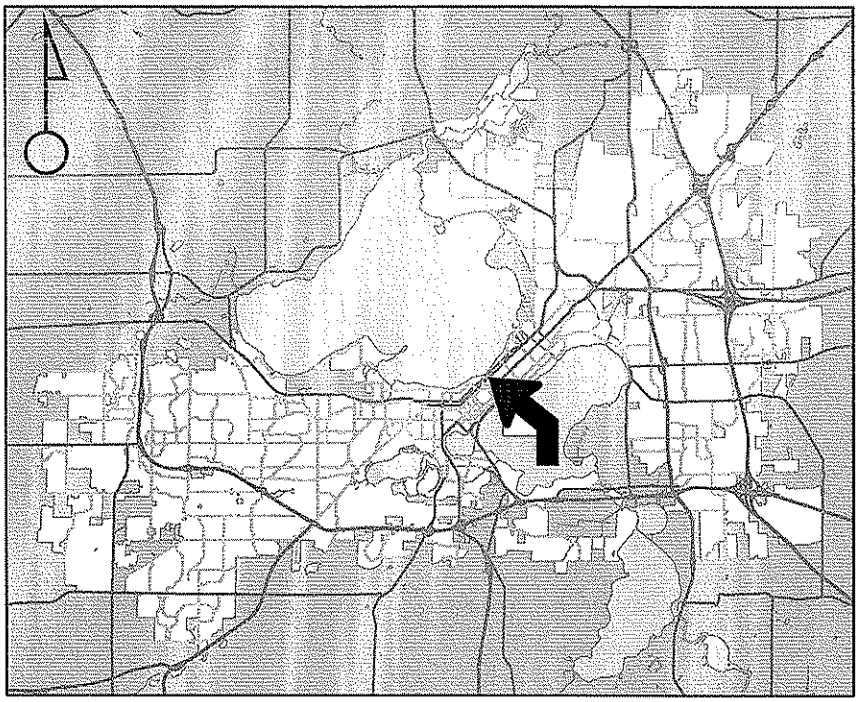
From: PUD(GDP) To: PUD(SIP)

Existing Use
Multi-Unit Residential Structures

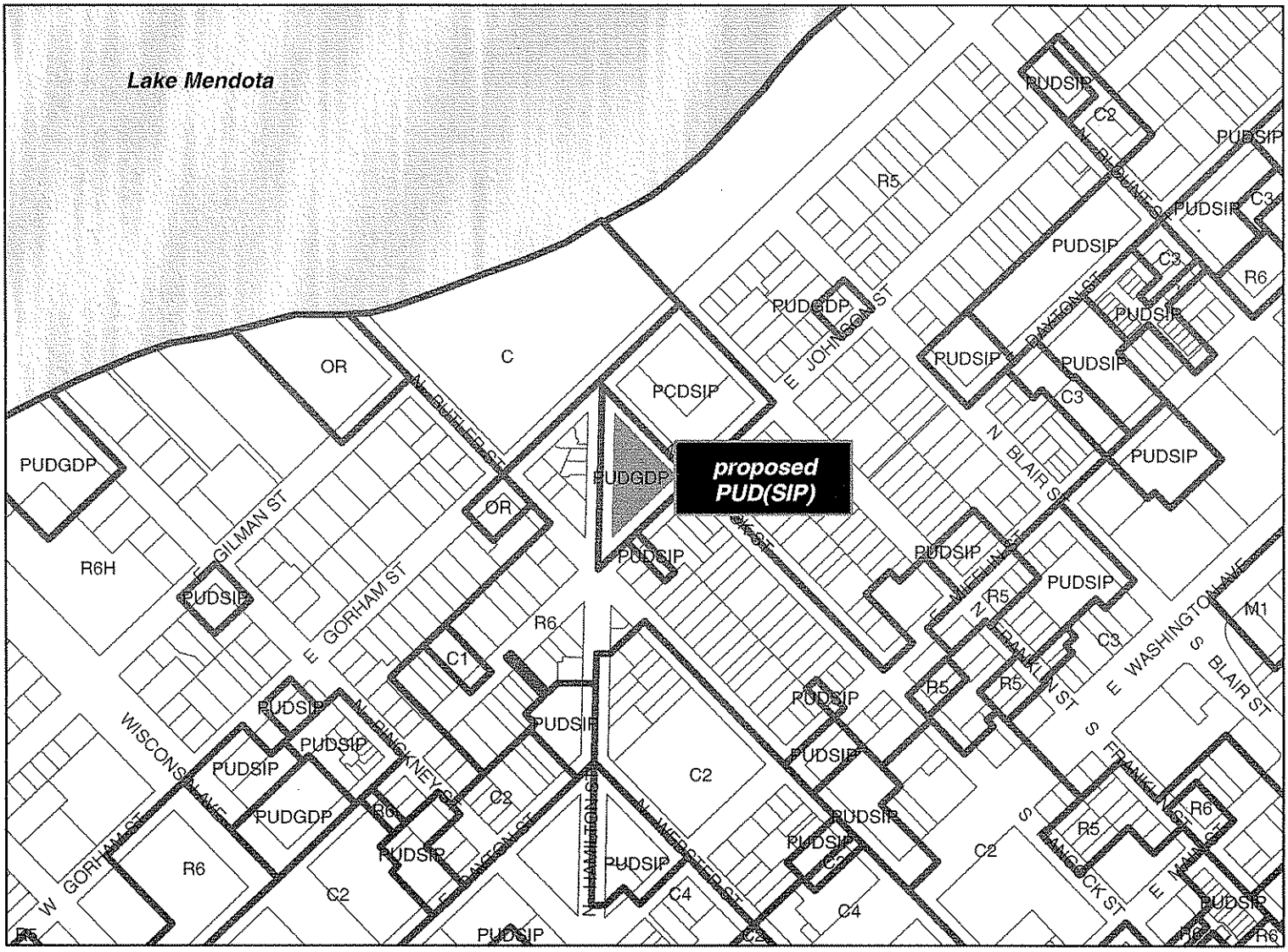
Proposed Use
Construction of a 71-Unit Apartment Building

Public Hearing Date
Plan Commission
19 May 2008

Common Council
03 June 2008



For Questions Contact: Kevin Firchow at: 267-1150 or kfirchow@cityofmadison.com or City Planning at 266-4635



Scale : 1" = 400'

City of Madison, Planning Division : RPJ : Date : 04 May 2008

City of Madison

303 North Hamilton Street

Date of Aerial Photography : April 2007

LAND USE APPLICATION
Madison Plan Commission

215 Martin Luther King Jr. Blvd; Room LL-100
PO Box 2985; Madison, Wisconsin 53701-2985
Phone: 608.266.4635 | Facsimile: 608.267.8739

- The following information is required for all applications for Plan Commission review except subdivisions or land divisions, which should be filed with the Subdivision Application.
- Before filing your application, please review the information regarding the **LOBBYING ORDINANCE** on the first page.
- Please read all pages of the application completely and fill in all required fields.
- This application form may also be completed online at www.cityofmadison.com/planning/plan.html
- All zoning applications should be filed directly with the Zoning Administrator.

FOR OFFICE USE ONLY:

Amt. Paid $1250 Receipt No. 597565
Date Received 3/19/08
Received By JLK
Parcel No. 0709-133-2203-1
Aldermanic District 2 Brenda Konkel
GQ Zoned PUD GDP
Zoning District PUD GDP

For Complete Submittal

Application	✓	Letter of Intent	✓
IDUP		Legal Descript.	✓
Plan Sets	✓	Zoning Text	
Alder Notification		Waiver	
Ngbrhd. Assn Not.		Waiver	
Date Sign Issued			

1. Project Address: 203 N. HAMILTON ST **Project Area in Acres:** .5 AC

Project Title (if any): MCBRIDE PARK

2. This is an application for: (check at least one)

☐ **Zoning Map Amendment** *(check only ONE box below for rezoning and fill in the blanks accordingly)*

☐ *Rezoning from* _____ *to* _____ ☑ *Rezoning from* PUD GDP *to PUD/ PCD–SIP*

☐ *Rezoning from* _____ *to PUD/ PCD–GDP* ☐ *Rezoning from PUD/PCD–GDP to PUD/PCD–SIP*

☐ **Conditional Use** ☐ **Demolition Permit** ☐ **Other Requests** *(Specify):* _____

3. Applicant, Agent &Property Owner Information:

Applicant's Name: PHILIP HEES Company: MCBRIDE COMPANIES, LLC
Street Address: 139 W. WILSON City/State: MADISON WI Zip: 53703
Telephone: (608) 284.1200 Fax: (608) 284.8400 Email: _____

Project Contact Person: ED FREER Company: ALEXANDER COMPANY
Street Address: 145 E. BADGER RD City/State: MADISON WI Zip: 53713
Telephone: (608) 268-6111 Fax: (608) 258-5570 Email: EFREER@ALEXANDERCOMPANY.COM

Property Owner (if not applicant): PHILIP HEES
Street Address: _____ City/State: _____ Zip: _____

4. Project Information:

Provide a general description of the project and all proposed uses of the site: 71 APARTMENT UNITS W/ 44 CAR BELOW GRADE PARKING

Development Schedule: *Commencement* 8/08 *Completion* 7/09

CONTINUE→

5. Required Submittals:

☒ **Site Plans** submitted as follows below and depicts all lot lines; existing, altered, demolished or proposed buildings; parking areas and driveways; sidewalks; location of any new signs; existing and proposed utility locations; building elevations and floor plans; landscaping, and a development schedule describing pertinent project details:

- ***Seven (7) copies*** of a full-sized plan set drawn to a scale of one inch equals 20 feet (collated and folded)
- ***Seven (7) copies*** of the plan set reduced to fit onto 11 inch by 17 inch paper (collated, stapled and folded)
- ***One (1) copy*** of the plan set reduced to fit onto 8 ½ inch by 11 inch paper

☐ **Letter of Intent:** ***Twelve (12) copies*** describing this application in detail but not limited to, including: existing conditions and uses of the property; development schedule for the project; names of persons involved (contractor, architect, landscaper, business manager, etc.); types of businesses; number of employees; hours of operation; square footage or acreage of the site; number of dwelling units; sale or rental price range for dwelling units; gross square footage of building(s); number of parking stalls, etc.

☐ **Legal Description of Property:** Lot(s) of record or metes and bounds description prepared by a land surveyor. For any application for rezoning, the description must be submitted as an electronic word document via CD or e-mail.

☐ **Filing Fee: $**_____ See the fee schedule on the application cover page. Make checks payable to: *City Treasurer.*

IN ADDITION, THE FOLLOWING ITEMS MAY ALSO BE REQUIRED WITH YOUR APPLICATION; SEE BELOW:

☐ For any applications proposing demolition of existing buildings, **photos** of the interior and exterior of the structure(s) to be demolished shall be submitted with your application. Be advised that a **Reuse and Recycling Plan** approved by the City's Recycling Coordinator is required prior to issuance of wrecking permits.

☐ A project proposing **ten (10) or more dwelling units** may be required to comply with the City's Inclusionary Zoning requirements outlined in Section 28.04 (25) of the Zoning Ordinance. A separate INCLUSIONARY DWELLING UNIT PLAN application detailing the project's conformance with these ordinance requirements shall be submitted concurrently with this application form. Note that some IDUP materials will coincide with the above submittal materials.

☐ A **Zoning Text** must accompany **all** Planned Community or Planned Unit Development (PCD/PUD) submittals.

FOR ALL APPLICATIONS: All applicants are required to submit copies of all items submitted in hard copy with their application (including this application form, the letter of intent, complete plan sets and elevations, etc.) as **INDIVIDUAL** Adobe Acrobat PDF files compiled either on a non-returnable CD to be included with their application materials, or in an e-mail sent to *pcapplications@cityofmadison.com*. The e-mail shall include the name of the project and applicant. Applicants who are unable to provide the materials electronically should contact the Planning Unit at (608) 266-4635 for assistance.

6. Applicant Declarations:

☐ **Conformance with adopted City plans:** Applications shall be in accordance with all adopted City of Madison plans:

→ *The site is located within the limits of the:* _____ *Plan, which recommends:*

_____ *for this property.*

☐ **Pre-application Notification:** Section 28.12 of the Zoning Ordinance requires that the applicant notify the district alder and any nearby neighborhood or business associations by mail no later than ***30*** days prior to filing this request:

→ *List below the Alderperson, Neighborhood Association(s), Business Association(s) AND dates you sent the notices:*

_____

NOTE: If the alder has granted a waiver to this requirement, please attach any such correspondence to this form.

☐ **Pre-application Meeting with staff:** Prior to preparation of this application, the applicant is required to discuss the proposed development and review process with Zoning Counter and Planning Unit staff; note staff persons and date.

Planner _____ *Date* _____ | *Zoning Staff* _____ *Date* _____

The signer attests that this form is accurately completed and all required materials are submitted:

Printed Name EDWARD J. FREED Date 03.26.08

Signature _____ Relation to Property Owner AGENT

Authorizing Signature of Property Owner _____ Date 3.19.08

145 East Badger Road, Suite 200 Madison, WI 53713 (608) 258-5580 Fax: (608) 258-5599 Web: www.alexandercompany.com

ALEXANDER
Company

March 19, 2008

Mr. Brad Murphy
Mr. Kevin Firchow
City of Madison
Planning & Development
215 Martin Luther King Jr. Blvd
PO Box 2985
Madison, WI 53701-24985

Re: SIP Submittal: Block 258 PUD-SIP
303 North Hamilton Street
Madison, Wisconsin

Dear Mr. Murphy & Mr. Firchow:

The following SIP submittal together with plans, elevations and text for staff, plan commission and council consideration of approval of the proposed development.

Project: McBride Point – 303 North Hamilton Street
Block 258
Madison, WI

Applicant: Phillip K. Hees
139 West Wilson Street
Madison, WI 53703
Office: (608) 284-1800
Fax: (608) 284-8400

Developer: The McBride Companies, LLC
139 West Wilson Street
Madison, WI 53703
Office: (608) 284-1800
Fax: (608) 284-8400
Contact: Phillip K. Hees

Agent: The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, WI 53713
Office: (608) 258-5580
Fax: (608) 258-599
Contact: Ed Freer

Architect: The Alexander Company, Inc.
145 East Badger Road, Suite 200
Madison, WI 53713
Office: (608) 258-5580

Fax: (608) 258-599
Contact: Eduard Freer and Dave Kaul

Project Description:

Specific Implementation of the development of approximately seven-one Dwelling Units, maintaining approximately 2,200 gsf of existing retail, and approximately 44 below grade parking stalls On Block 258 in the James Madison Park District of Capitol Neighborhoods.

The site is bound by North Hamilton, North Hancock, and East Johnson streets. This development consists of two buildings; an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 67 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units.

This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Two of the three existing curb cuts will be removed. A third curb cut will be maintained to access the below grade parking.

The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor.

Existing street trees will be protected and retained. Any tree replacement will be coordinated and approved by the City Forester. Additional landscaping will be incorporated at building entries, where there is adequate space between the building and sidewalk and on top of the roof of the parking level along North Hamilton Street.

This project proposes to incorporate an on-street loading zone at the North Hamilton entry – at 333 North Hamilton Street, adjacent to the retail use currently located at 301 North Hamilton. This SIP seeks to maintain the ability for residents of this development to be eligible for residential parking permits similar to the current use by residents of Block 258. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; additional bicycle parking for residents will be provided in the lower level parking area.

Fire Apparatus Access:

Fire Access to the existing and new building is proposed to be provided from the public right-of-way. The applicant will work directly with the Fire Department through the SIP process to develop and approved Fire Access Plan.

Project Schedule:

A specific project schedule has been developed for the SIP phase of the development. The schedule for neighborhood review and approval of the SIP and construction of the development will be outlined in the SIP application.

SIP Schedule:

Notification of Application	February 12, 2008
Neighborhood Meeting	March 26, 2008
SIP Submittal	March 19, 2008
Additional Neighborhood Meetings	April 3, 2008

Urban Design Meetings	March 26, April 9, April 23
Plan Commission Meeting	May 19, June 2, 2008
Common Council Meeting	June 17, 2008
Construction	TBD

Site Development:

Lot Area: .54 acres.
Units: Approximately 71 Units, 68 in new structure and 3 in existing structure to remain.
Height: The existing building will remain 2-stories. The new structure will be 4-stories
Retail: Approximately 2,110 gsf plus storage: maintaining existing use at 301 N. Hamilton.
Parking: 44 stalls below grade.
Bicycle Parking: 72 Visitor and Resident Parking will be provided.
Loading: Will request on street loading once building is completed at North Hamilton Street Entrance.
Landscaping: A green-roof courtyard will be incorporated on top of the below grade parking. In addition, a portion of the residential units will have private open space areas. And finally variety of building setbacks will allow unique pockets of landscaped areas.
Existing Structures: The Pinkus McBride Building and operation to remain as is.

Implementation Schedule:

Once approved, this project will proceed through construction in a timely manner. The estimated construction schedule allows for approximately 10 months for the completion of the facility once site demolition and environmental remediation has been concluded.

Thank you for your time in reviewing this proposal. We look forward to working with the neighborhood and City staff to continue the project's design development and look forward to successful completion of the SIP process and your endorsement.

Respectfully,
THE ALEXANDER COMPANY, Inc.

Eduard J. Freer

PROPOSED ZONING TEXT: PUD-SIP
(THIS SIP ALLOWS FOR MAINTENANCE OF EXISTING USES)

McBRIDE POINT
301 NORTH HAMILTON STREET
BLOCK-258 MADISON, WI

Legal Descrption: Lots 1, 2, 3 Block 258 Original Plat to the City of Madison, City of Madison, Dane County, Wisconsin.

A. ***Statement of Purpose:*** This Zoning District is established to provide a General Development Plan to guide the Specific Implementation of the construction of approximately 71Dwelling Units, approximately 2,200 gsf of retail, and approximately 44 below grade parking stalls. This development consist of two buildings; maintaining an existing two-story mixed-use retail and residential building with retail on the first floor and 3 residential units on the second floor, along with a newly proposed 4-story building totaling approximately 68 units on the first, second, third and fourth floors. This development includes the relocation and/or removal of up to six structures that currently house 48 dwelling units. This development eliminates 18 stalls of surface parking from the block and replaces them with below grade parking of approximately 44 stalls. Please note this SIP contemplates the maintenance of the existing residential uses on site at least until the SIP for the development is approved and recorded, as well as the maintenance of the existing retail use currently operating on-site.

B. ***Permitted Uses:***
1. Those uses that are stated in the Residential, C-2 Commercial & Office Zoning Districts.
2. Uses accessory to permitted uses as listed above
3. Other uses listed herein and in attached Letter of Intent and in future SIP applications
4. Maintenance of existing buildings for current uses is permitted by this GDP

C. ***Lot Area:*** The total project area including lots 1, 2 and 3 of Block 258 is approximately 23,391 gross square feet or .54 acres.

D. ***Floor Area Ratio:***
1. The final floor area ratios will generally align with the structures identified on the attached conceptual site/landscape plan. Specific floor area ratios are summarized on the drawings submitted with the SIP application of the proposed development. This proposal contemplates a structure of roughly 82,000 gross square feet on 5 levels, one below-grade and 4 above-grade.

2. The proposed maximum building height is 4-stories with allotments for the elevator and/or mechanical penthouses to project beyond the height of the roof of the fourth floor.

E. ***Yard Area Requirements:*** Yard areas will be provided as shown on the attached site/landscape plan. Please note a majority of the building face aligns directly with the property limits.

F. ***Landscaping:*** Grading, utility improvements, and landscape plans are attached and represent concepts previously approved during the GDP phase.

G. ***Accessory Off-Street Parking & Loading:*** Accessory off-street parking will be provided as described in the Letter of Intent. Automobile and motorcycle parking will be provided on-site below grade. This SIP proposes to add one additional on-street residential loading zone at the North Hamilton entry adjacent to the retail use currently located at 301 North Hamilton and the new entry to the apartment building. This will be requested once the construction has been completed. We understand that the long-term use or permanent dedication of an on street-loading zone cannot be guaranteed by the city. Additionally, bicycle parking will be provided on-site at the entrances to the building and adjacent the retail component of the development; 72 bicycle parking for residents will be provided in the lower level parking area.

H. ***Lighting:*** Site Lighting will be limited to landscape and building accent lighting. The current SIP permits maintenance of existing street lighting.

I. ***Signage:*** Signage will be allowed as per Chapter 31 of the Madison General Ordinances, and as outlined in the future SIP application or administrative amendments to existing zoning.

J. ***Family Definition:*** The family definition of this PUD-SIP shall coincide with the definition given in chapter 28.03(2) of the Madison General Ordinances for the R-6 Zoning District.

K. ***Alterations and Revisions:*** No alteration or revision to this Planned Unit Development shall be permitted unless approved by the City Plan Commission, however the Zoning Administrator may issue permits for minor alterations or additions which are approved by the Director of Planning and Development and the Alderperson of the District, and are compatible with the concept approved by the City Plan Commission.

NOTES:

1.) THIS MAP IS BASED ON FIELD SURVEY WORK PERFORMED ON JULY 25TH AND 26TH AND COMPLETED ON AUGUST 1ST, 2007. ANY CHANGES IN SITE CONDITIONS AFTER AUGUST 1ST, 2007 ARE NOT REFLECTED BY THIS SURVEY. REVISED FEBRUARY 27TH,2008, TO CONVERT TO CITY DATUM ONLY.

2.) CITY OF MADISON DATUM
BENCHMARKS AS SHOWN ON SURVEY.

3.) CALL DIGGERS HOTLINE FOR EXACT LOCATION OF UNDERGROUND UTILITIES. 1-800-272-8511

4.) PREPARED FOR: THE McGRADE COMPANY
P.O. BOX 191
MADISON, WI., 53701

5.) TOTAL AREA = 33,520 SQ.FT. OR 0.64 ACRES

6.) PUBLIC UTILITIES
STORM SEWER – CITY OF MADISON
SANITARY SEWER – CITY OF MADISON
WATER – CITY OF MADISON
NATURAL GAS – MADISON GAS AND ELECTRIC
ELECTRIC – MADISON GAS AND ELECTRIC

7.) CURRENT ZONING AND BUILDING SETBACKS PER CITY OF MADISON
ENTIRE BLOCK IS R-6 ZONING
20.0 FEET MIN. FRONT YARD SETBACK
30 FOOT MIN REAR SETBACK OR 45% OF BUILDING HEIGHT WHICH EVER IS GREATEST.
5 FOOT MIN. SIDE YARD FOR SINGLE STORY AND AN ADDITIONAL 2 FEET FOR EVERY STORY.

8.) WETLANDS IF PRESENT HAVE NOT BEEN DELINEATED OR SURVEYED.

9.) PER FEMA, FLOOD MAP PANEL NO. 55025C0408F ON JUNE 17TH, 2008, SAID PARCEL IS IN ZONE "X" AND IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

10.) ALL OVERHEAD AND UNDERGROUND UTILITIES SHOWN ON THE MAP WERE FIELD LOCATED FROM GROUND MARKINGS PLACED BY UTILITY COMPANIES OR THEIR AGENTS OR ESTABLISHED FROM PLANS PROVIDED BY UTILITY COMPANIES, CITY OF MADISON, ENGINEER AND OTHER LOCAL ENGINEERS. THE SURVEYOR CAN CERTIFY ONLY TO THE LOCATION OF UTILITIES AS PROVIDED BY OTHERS, EXCEPT WHERE SHOWN AND OTHER OBSTRUCTION MAY HAVE OBSCURED THE LOCATION OF THE UTILITIES.

11.) EASEMENTS REFERRED TO IN THE TITLE COMMITMENTS HAVE BEEN SHOWN ON THIS SURVEY.
A.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.NCS-71005MAD COMMITMENT DATE: ON JANUARY 30, 2004, AT 7:00 A.M.
B.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.1072551 AMEND A COMMITMENT DATE: ON MARCH 08, 2005, AT 7:00 A.M.
C.) THIS SURVEY WAS PREPARED BASED ON LAWYERS TITLE INSURANCE COMPANY, COMMITMENT NO.217350 COMMITMENT DATE: ON MARCH 3, 2004, AT 5:59 A.M.
D.) THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.03005153-630 COMMITMENT DATE: ON AUGUST 2, 1999 AT 5:59 A.M.

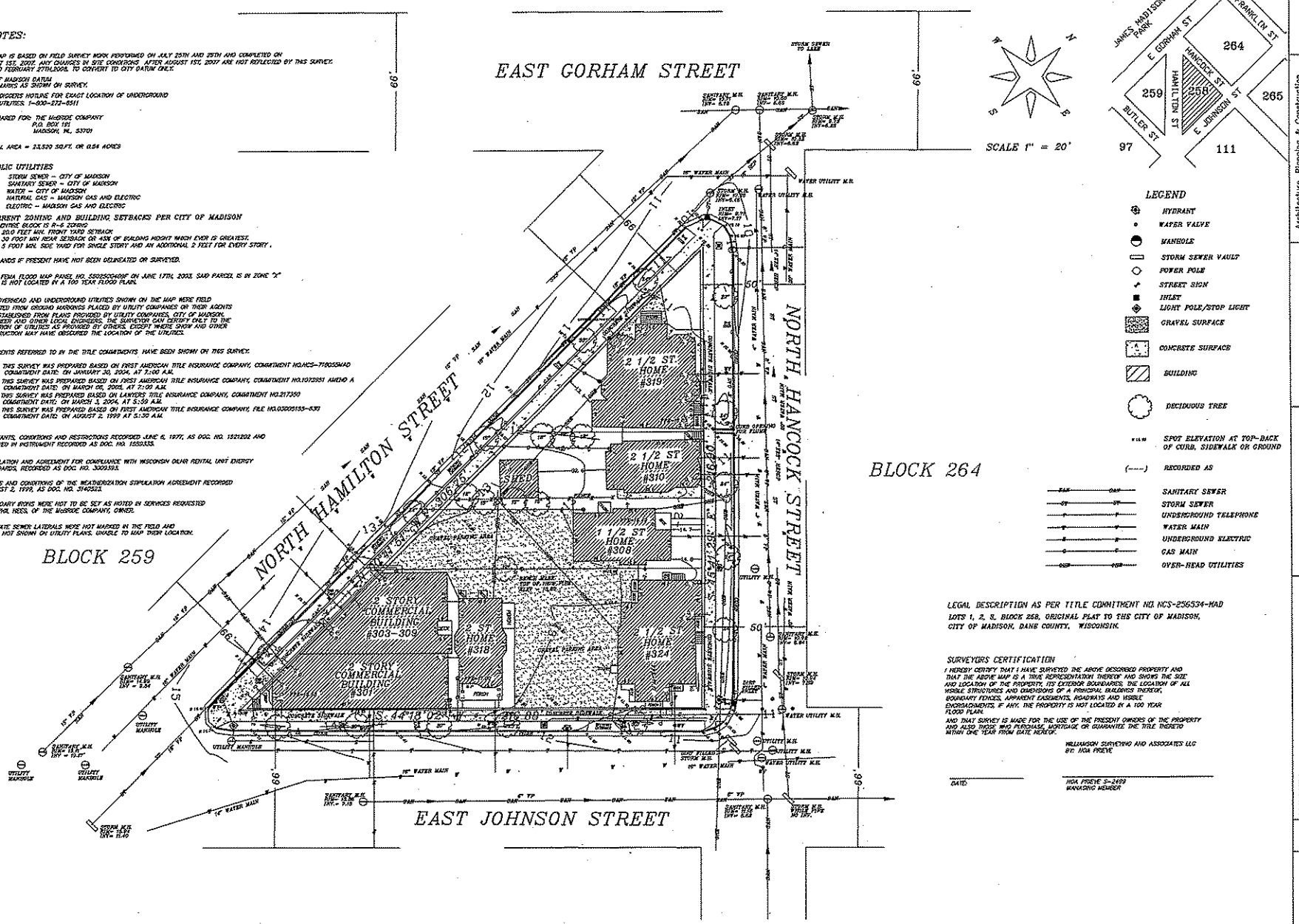
12.) COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 6, 1977, AS DOC. NO. 1521202 AND RESTATED IN INSTRUMENT RECORDED AS DOC. NO. 1559335.

13.) STIPULATION AND AGREEMENT FOR COMPLIANCE WITH WISCONSIN OILHR RENTAL UNIT ENERGY STANDARDS, RECORDED AS DOC. NO. 3009393.

14.) TERMS AND CONDITIONS OF THE WEATHERIZATION STIPULATION AGREEMENT RECORDED AUGUST 2, 1999, AS DOC. NO. 3140253.

15.) BOUNDARY IRONS WERE NOT TO BE SET AS NOTED IN SERVICES REQUESTED PER THE NEEDS OF THE MCGRADE COMPANY, OWNER.

16.) PRIVATE SEWER LATERALS WERE NOT MARKED IN THE FIELD AND ARE NOT SHOWN ON UTILITY PLANS. UNABLE TO MAP THEIR LOCATION.



SCALE 1" = 20'

LEGEND

- HYDRANT
- WATER VALVE
- MANHOLE
- STORM SEWER VAULT
- POWER POLE
- STREET SIGN
- INLET
- LIGHT POLE/STOP LIGHT
- GRAVEL SURFACE
- CONCRETE SURFACE
- BUILDING
- DECIDUOUS TREE
- SPOT ELEVATION AT TOP-BACK OF CURB, SIDEWALK OR GROUND
- (-----) RECORDED AS
- SANITARY SEWER
- STORM SEWER
- UNDERGROUND TELEPHONE
- WATER MAIN
- UNDERGROUND ELECTRIC
- GAS MAIN
- OVER-HEAD UTILITIES

LEGAL DESCRIPTION AS PER TITLE COMMITMENT NO. NCS-256534-MAD

LOTS 1, 2, 3, BLOCK 258, ORIGINAL PLAT TO THE CITY OF MADISON, CITY OF MADISON, DANE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF A PRINCIPAL BUILDING(S) THEREOF, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN.

AND THAT SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM DATE HEREOF.

WILLIAMSON SURVEYING AND ASSOCIATES LLC
BY: HOA PHEVE

DATE

HOA PHEVE S-2492
MANAGING MEMBER

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599

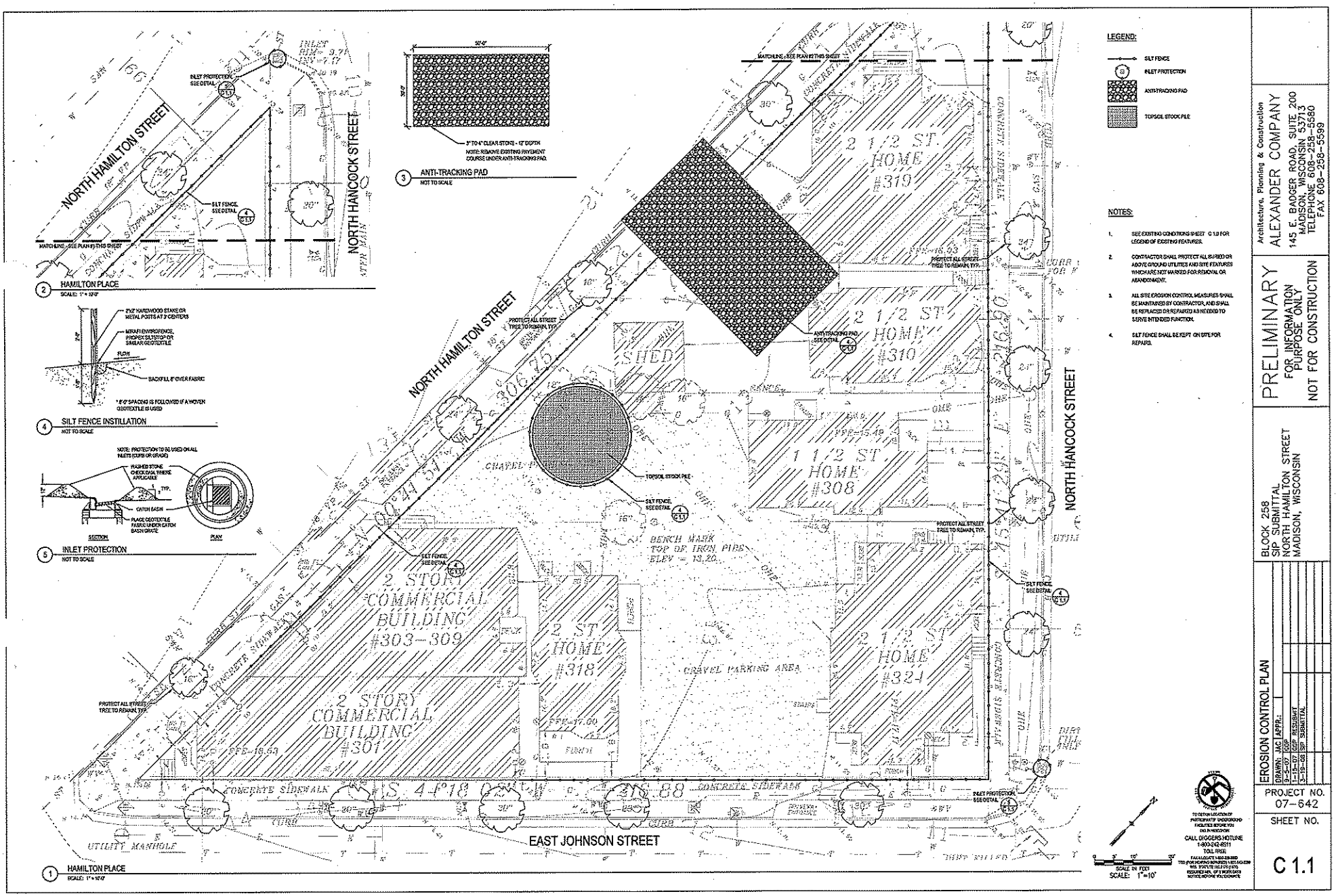
PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

SURVEY
DRAWN: JAC APPR.:
9-5-07 CDSP
1-15-08 CDSP RESUBMIT
2-15-08 SIP SUBMITTAL

PROJECT NO.
07-642

SHEET NO.
C 1.0



2 HAMILTON PLACE
SCALE: 1" = 10'-0"

3 ANTI-TRACKING PAD
NOT TO SCALE

4 SILT FENCE INSTILLATION
NOT TO SCALE

5 INLET PROTECTION
NOT TO SCALE

1 HAMILTON PLACE
SCALE: 1" = 10'-0"

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-9580
FAX 608-258-9599

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

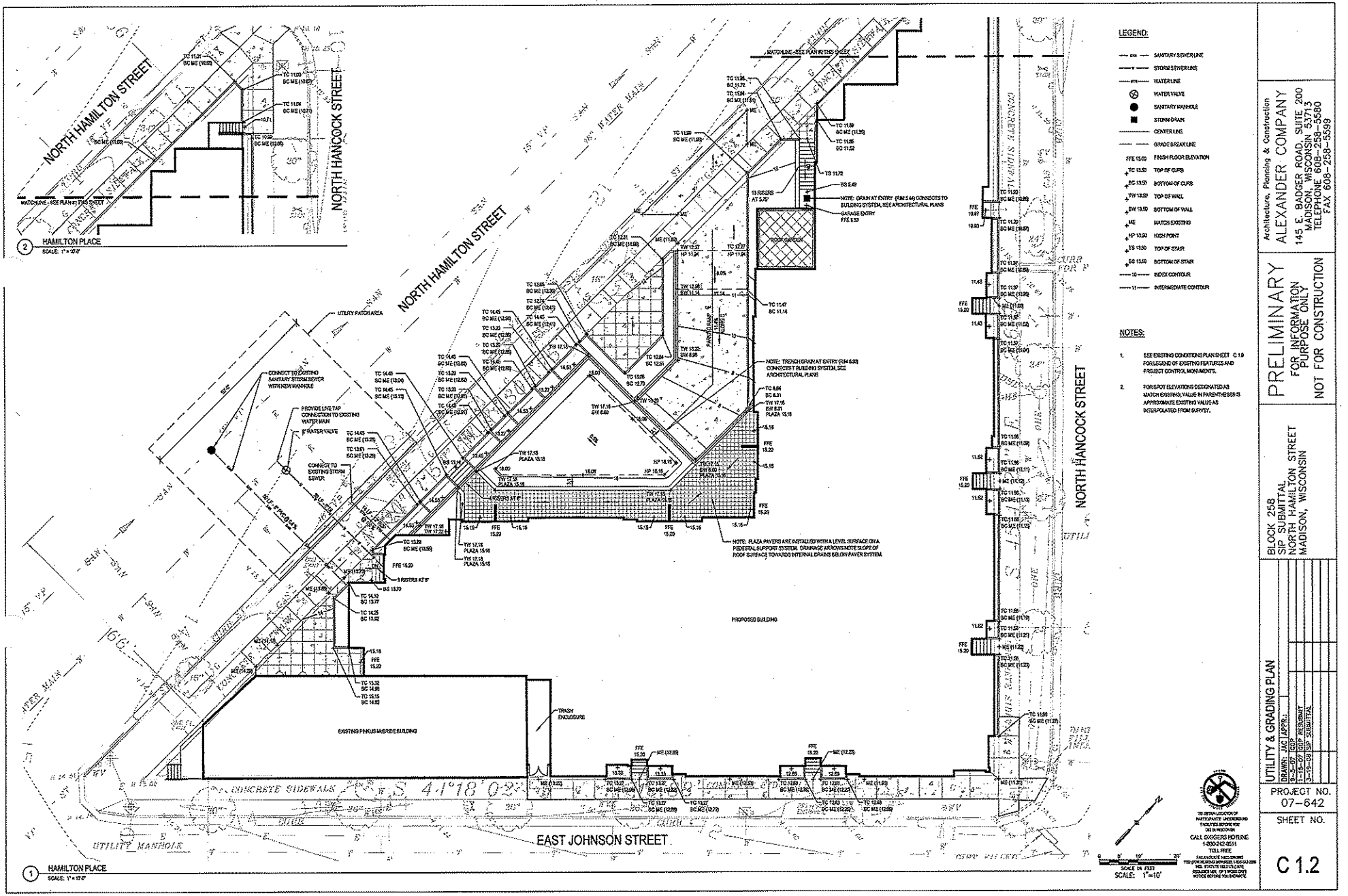
BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

EROSION CONTROL PLAN

DRAWN: JAC | APPR.:
3-5-07 SIP
7-19-07 SIP RESUBMIT
9-19-08 SIP SUBMITTAL

PROJECT NO.
07-642

SHEET NO.
C 1.1



Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

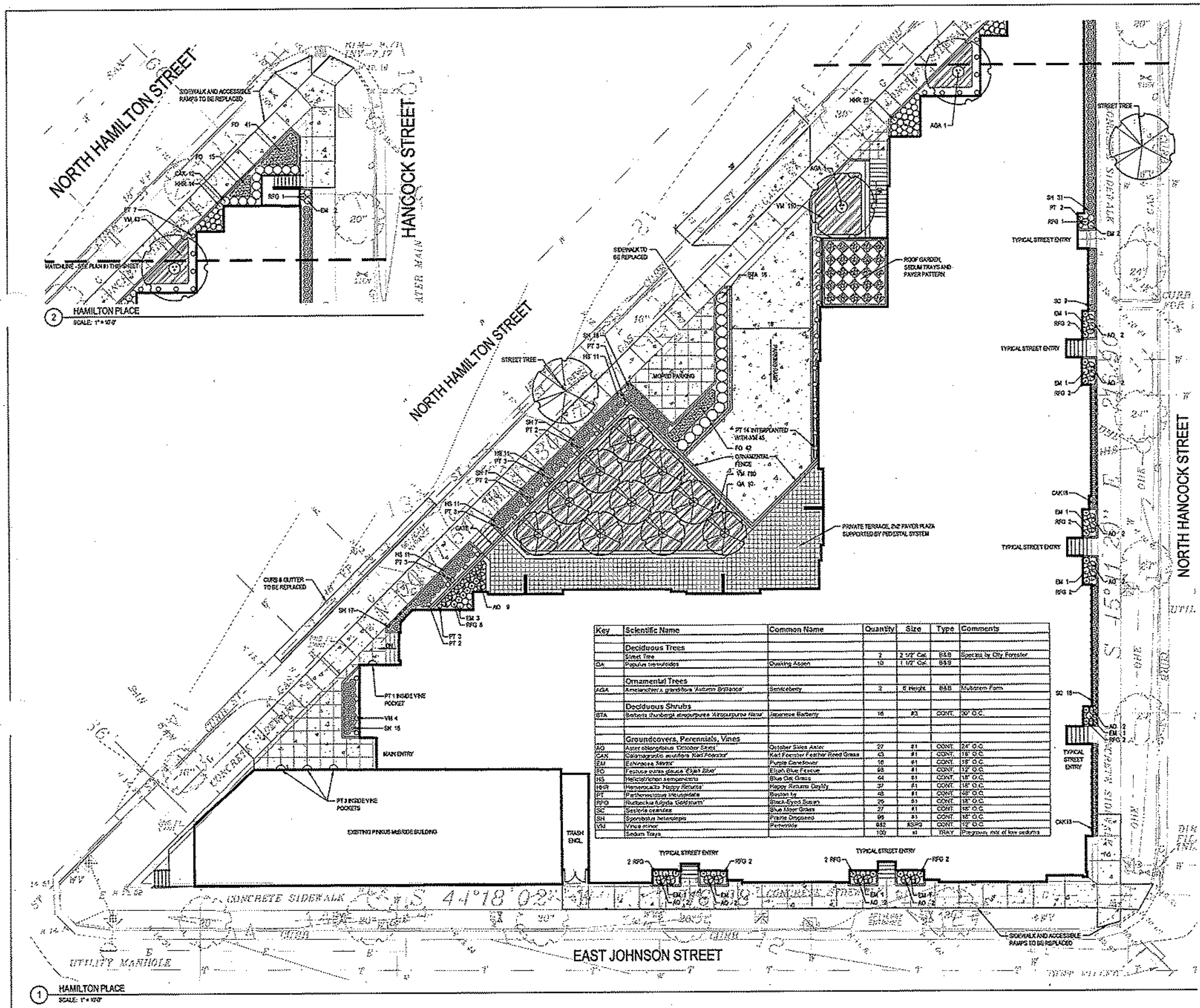
UTILITY & GRADING PLAN

DRAWN: JAC | APPR.:
9-5-07 SIP
1-15-08 SIP RESUBMIT
3-15-08 SIP SUBMITTAL

PROJECT NO.
07-642

SHEET NO.
C 1.2

8



Key	Scientific Name	Common Name	Quantity	Size	Type	Comments
	Deciduous Trees					
	Street Tree		2	2 1/2" Cal.	B&B	Species by City Forester
QA	Populus tremuloides	Quaking Aspen	10	1 1/2" Cal.	B&B	
	Ornamental Trees					
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	2	6' Height	B&B	Multistem Form
	Deciduous Shrubs					
BTA	Berberis thunbergii atropurpurea 'Atropurpurea Nana'	Japanese Barberry	16	#3	CONT.	30" O.C.
	Groundcovers, Perennials, Vines					
AO	Aster oblongifolius 'October Skies'	October Skies Aster	27	#1	CONT.	24" O.C.
CAK	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	43	#1	CONT.	18" O.C.
EM	Echinacea 'Magnus'	Purple Coneflower	16	#1	CONT.	18" O.C.
FO	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	93	#1	CONT.	12" O.C.
HS	Helictotrichon sempervirens	Blue Oat Grass	44	#1	CONT.	18" O.C.
HHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	37	#1	CONT.	18" O.C.
PT	Parthenocissus tricuspidata	Boston Ivy	48	#1	CONT.	48" O.C.
RFG	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	25	#1	CONT.	18" O.C.
SC	Sesleria caerulea	Blue Moor Grass	27	#1	CONT.	18" O.C.
SH	Sporobolus heterolepis	Prairie Dropseed	93	#1	CONT.	18" O.C.
VM	Vinca minor	Periwinkle	832	#SP3	CONT.	12" O.C.
	Sedum Trays		100	#1	TRAY	Pregrown mix of low sedums

LEGEND:

- CURB & GUTTER
- CONCRETE PAVEMENT
- ORNAMENTAL FENCE
- DECIDUOUS TREE
- ORNAMENTAL TREE
- PERENNIALS
- ORNAMENTAL GRASSES
- GROUND COVER
- SEDUM TRAYS

NOTES:

1. ALL PLANTINGS IN RIGHT-OF-WAY MUST BE APPROVED BY CITY FORESTRY.
2. ALL CONCRETE LANDSCAPE CURBS ARE 4" WIDTH UNLESS OTHERWISE NOTED.
3. PLANTING BEDS TO RECEIVE 2" COMPOSTED BARK MULCH.

LANDSCAPE REQUIREMENT CHART

I. NUMBER OF TREES REQUIRED:

[illegible]

NUMBER OF PARKING STALLS	0
TOTAL SQUARE FOOTAGE OF THE STORAGE AREA DIVIDED BY THREE HUNDRED (300) SQUARE FEET	0
NUMBER OF CANOPY SHADE TREES REQUIRED	0
Manufacturing / Industrial (50% of requirement above)	0

II. NUMBER OF LANDSCAPE POINTS REQUIRED

[illegible]

NUMBER OF POINTS REQUIRED	0
Manufacturing / Industrial (50% of requirement above)	0

TABULATION OF POINTS AND CREDITS

ELEMENT	POINT VALUE	QUANTITY	POINTS ACHIEVED	CREDITS QUANT.	CREDITS POINTS
Canopy Tree - 2"-2 1/2"**	[illegible]	0	0	0	0
Deciduous Shrub	2	16	32	0	0
Evergreen Shrub	[illegible]	0	0	0	0
Decorative wall or Fence (per) 10 LF.	[illegible]	0	0	0	0
Earth Berm (per 10 LF.) Avg. Height 30" Avg. Height 18"	[illegible]	0	0	0	0
Evergreen Trees 3'-4' height min.	[illegible]	0	0	0	0
Canopy Tree or Small Tree 1 1/2"-2" Cal.	15	12	180	0	0
* Trees required in Part I above, are not to be included in the point count.			212	+	0

TOTAL = 212

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

SCALE IN FEET
SCALE: 1"=10'

Architecture, Planning & Construction
ALEXANDER COMPANY
145 E. BADGER ROAD, SUITE 200
MADISON, WISCONSIN 53713
TELEPHONE 608-258-5580
FAX 608-258-5599

PRELIMINARY
FOR INFORMATION PURPOSE ONLY
NOT FOR CONSTRUCTION

BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

SITE LAYOUT & LANDSCAPE PLAN

DRAWN: JAC	APPR.:
9-5-07	GDP
1-15-07	GDP RESUBMIT
3-19-08	SIP SUBMITTAL

PROJECT NO. 07-642

SHEET NO.

L 1.0

8

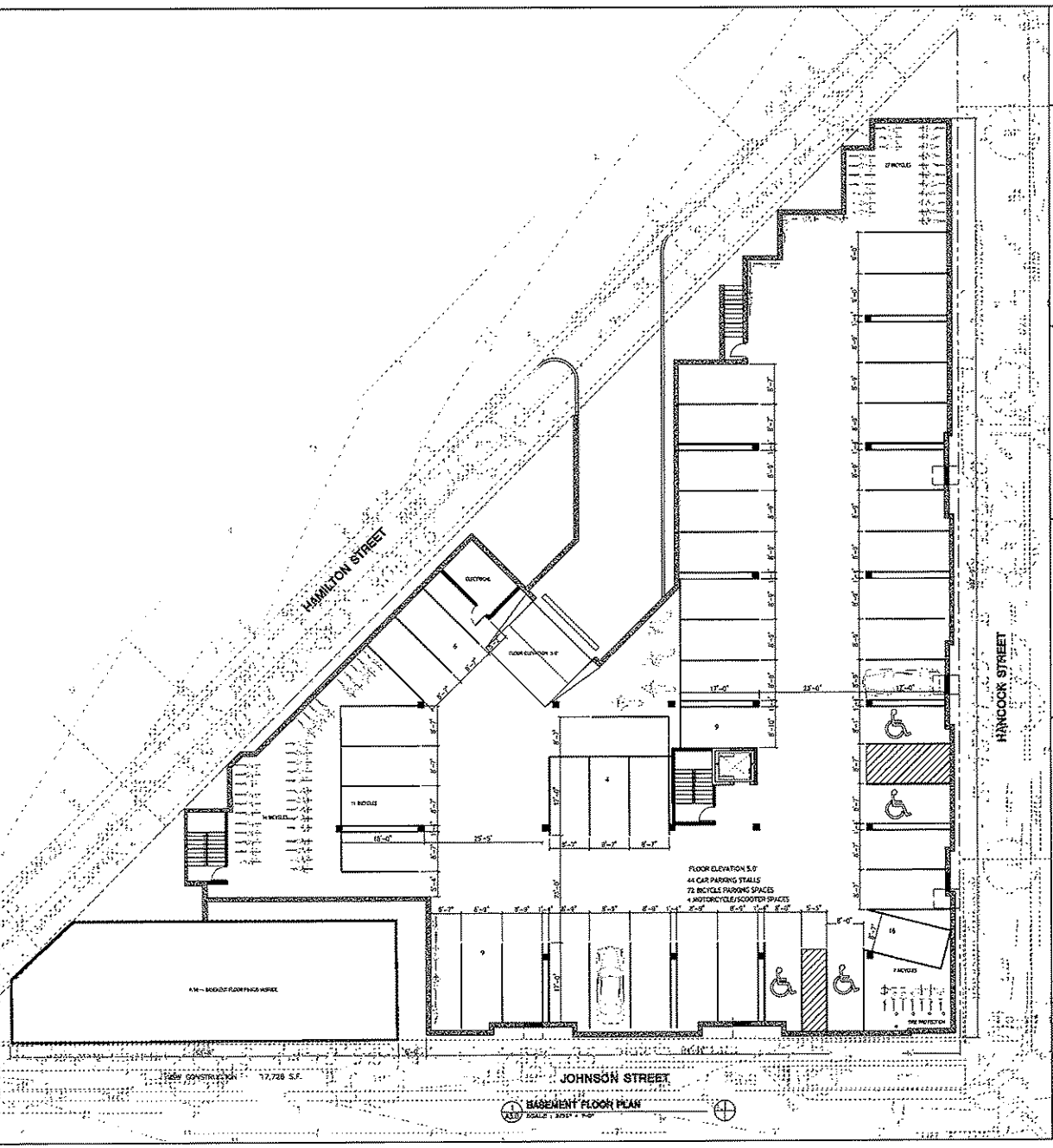
PROJECT INFORMATION

23,520 S.F. SITE AREA

17,728 S.F. GARAGE LEVEL
60,686 S.F. ABOVE GRADE
78,414 S.F. TOTAL NEW CONSTRUCTION

2110 S.F. FIRST FLOOR PINKUS MCBRIDE
COMMERCIAL SPACE
2110 S.F. SECOND FLOOR PINKUS MCBRIDE
RESIDENTIAL SPACE

3	STUDIO APARTMENTS
59	1 BEDROOM FLATS
5	2 BEDROOM FLATS
1	3 BEDROOM APARTMENT
3	1 BEDROOM UNITS ON SECOND FLOOR OF PINKUS McBRIDE
71	TOTAL UNITS



1 BASEMENT FLOOR PLAN
SCALE: 1/16" = 1'-0"

Architecture, Planning & Construction
ALEXANDER COMPANY
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MADISON, WISCONSIN 53713
TELEPHONE 608-256-5580
FAX 608-256-5589

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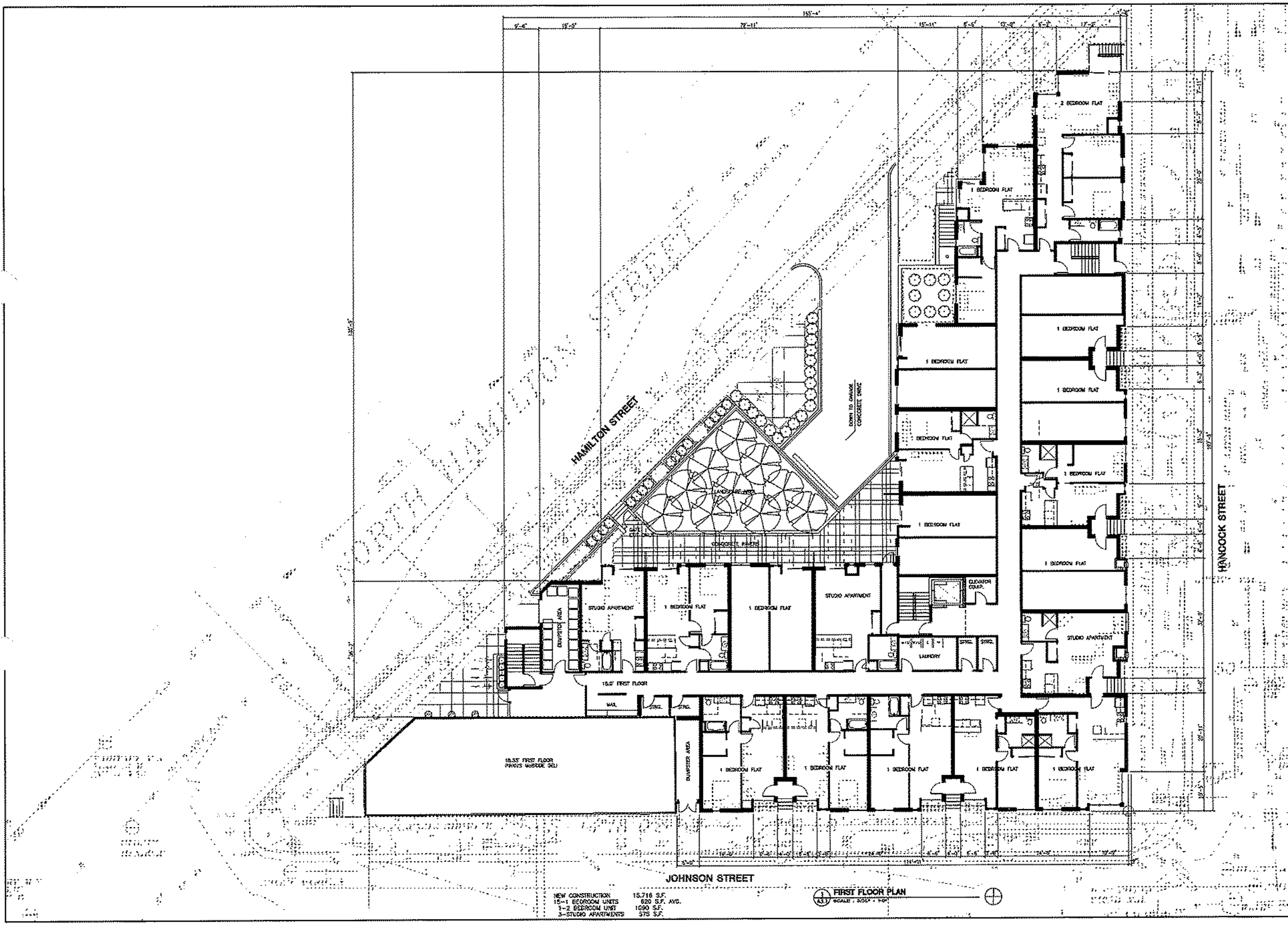
BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

BASEMENT FLOOR PLAN
DRAWN: DNK | APPR.:
8.5.07 GDP
1.14.07 GDP RESUBMIT
5.30.07 GDP SUBMITTAL

PROJECT NO.
07-642

SHEET NO.
A3.0



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BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

FIRST FLOOR PLAN

DRAWN:	UNK	APPR.:
9-6-07	GDP	
1-15-07	GDP RESUBMIT	
3-9-07	SIP SUBMITTAL	

PROJECT NO.
07-642

SHEET NO.
A3.1

8

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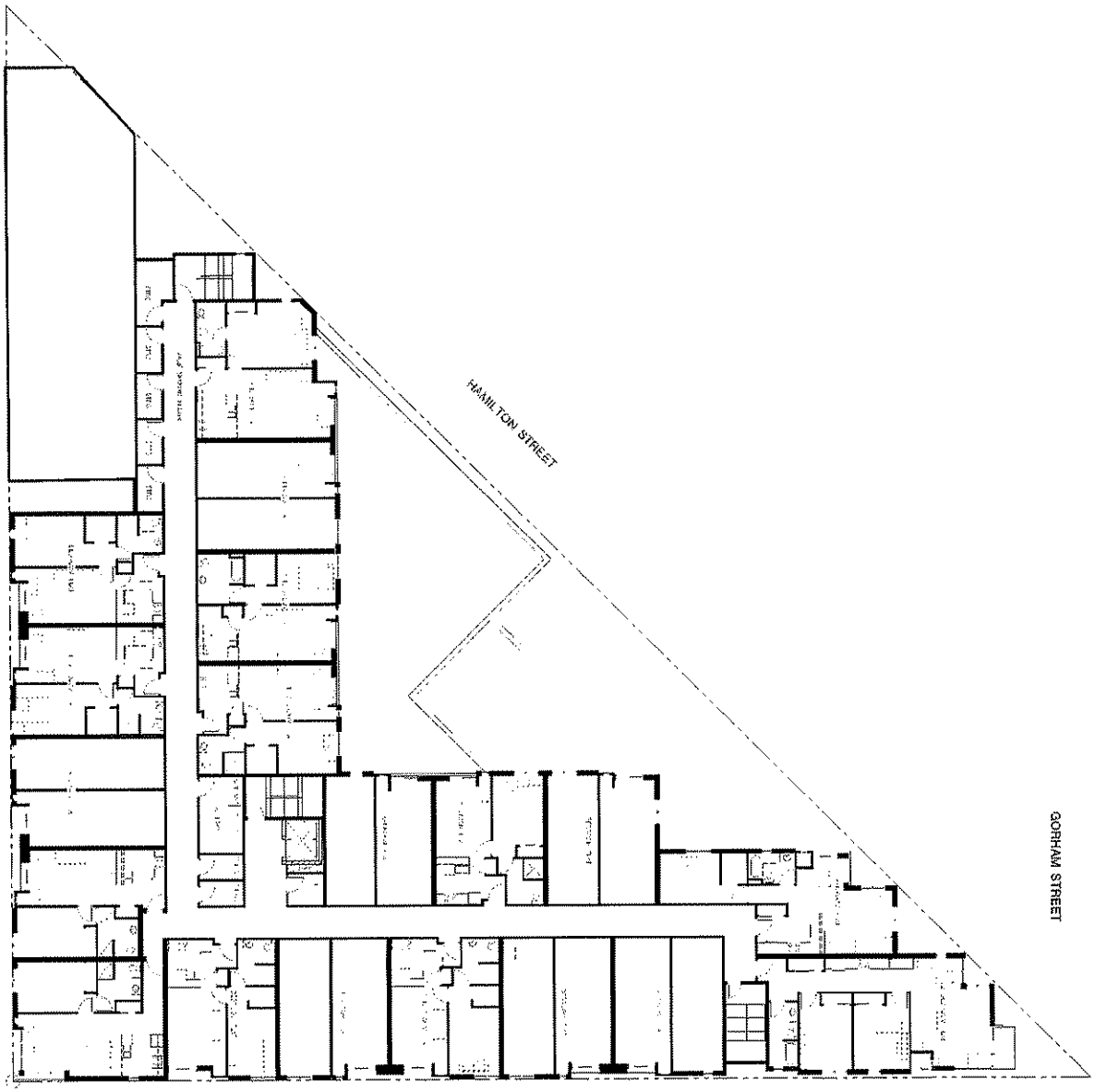
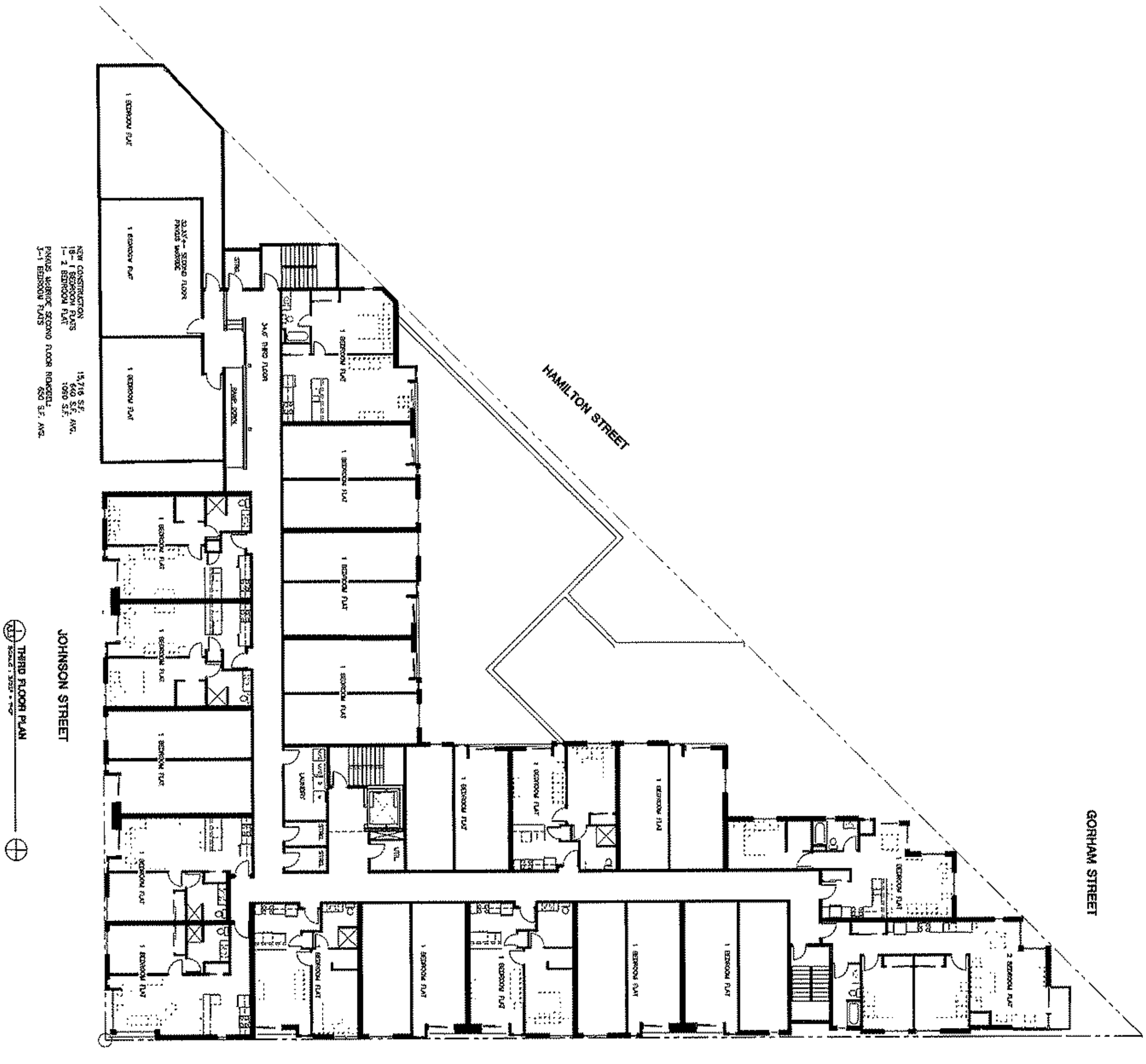


SECOND FLOOR PLAN

A3.2	SHEET NO.	PROJECT NO. 07-642	SECOND FLOOR PLAN	BLOCK 258 GDP SUBMITTAL NORTH HAMILTON STREET MADISON, WISCONSIN	**PRELIMINARY** FOR INFORMATION PURPOSE ONLY NOT FOR CONSTRUCTION	ALEXANDER COMPANY

8



A3.3 SHEET NO. PROJECT NO. 07-642	THIRD FLOOR PLAN DRAWN: DNK APPR.: 9 6 07 GDP 1-15-07 GDP RESUBMIT 3-19-07 SIP SUBMITTAL	BLOCK 258 GDP SUBMITTAL NORTH HAMILTON STREET MADISON, WISCONSIN	**PRELIMINARY** FOR INFORMATION PURPOSE ONLY NOT FOR CONSTRUCTION	Architecture, Planning & Construction **ALEXANDER COMPANY** 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608-258-5580 FAX 608-258-5599

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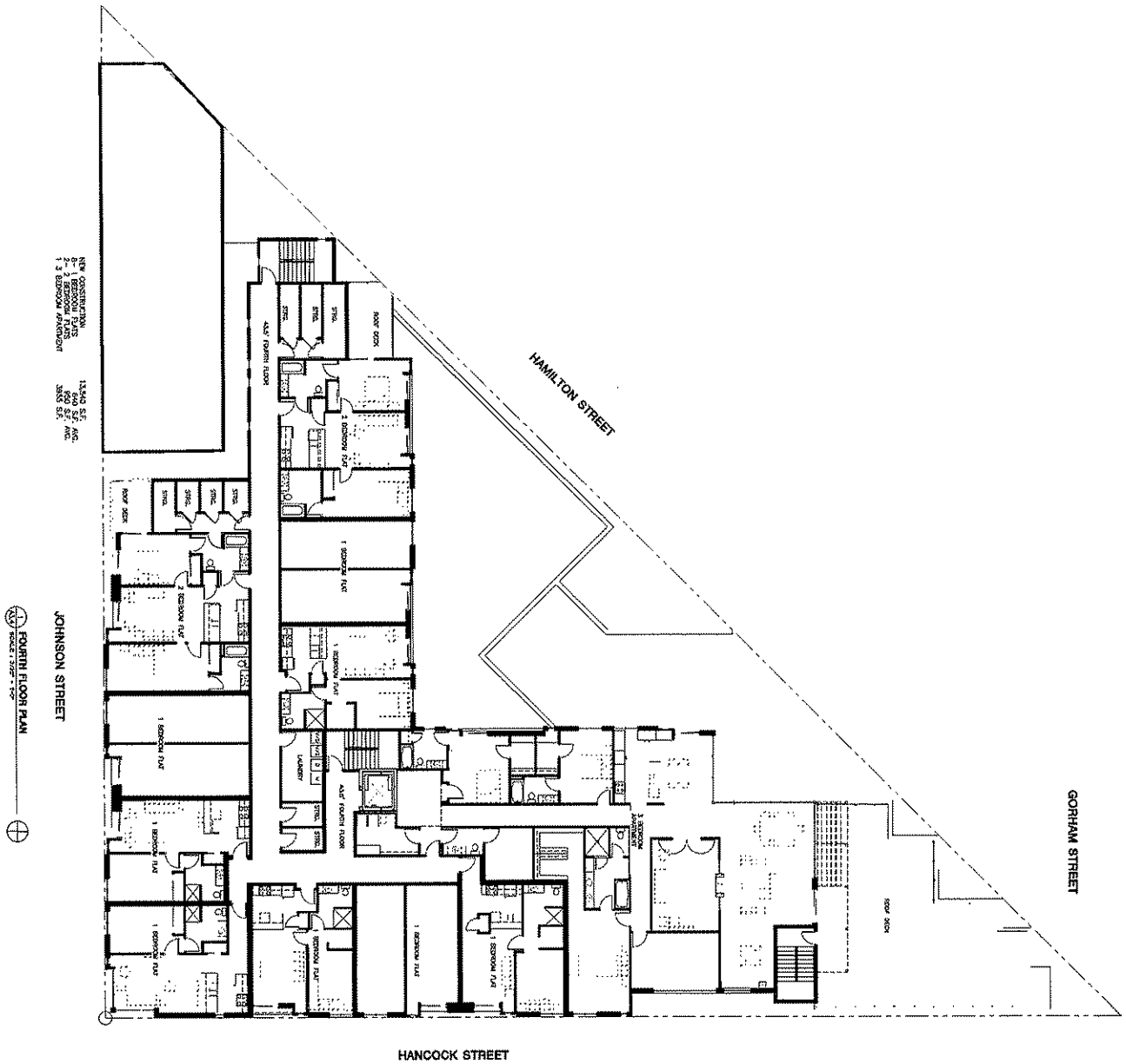

A3.4 SHEET NO.	PROJECT NO. 07-642	FOURTH FLOOR PLAN DRAWN: DNK APPR.: 6-6-07 GDP 1-15-07 GDP RESUBMIT 5-15-07 SIP SUBMITTAL	BLOCK 258 GDP SUBMITTAL NORTH HAMILTON STREET MADISON, WISCONSIN	**PRELIMINARY** **FOR INFORMATION PURPOSE ONLY** **NOT FOR CONSTRUCTION**	Architecture, Planning & Construction **ALEXANDER COMPANY** 145 E. BADGER ROAD, SUITE 200 MADISON, WISCONSIN 53713 TELEPHONE 608-258-5580 FAX 608-258-5599

EXISTING PINKUS MCBRIDE BUILDING TO REMAIN AS IS WITH THE EXCEPTION OF MINOR REPAIR/ RESTORATION WORK.

1 SOUTH ELEVATION - JOHNSON STREET
A5.0 SCALE 1/16" = 1'-0"

MATERIAL LEGEND

- EIFS - COLOR TBD
- LAP SIDING (PAINTED FIBER CEMENT BOARD)
- COMPOSITE ALIMINUM PANEL
- CLEAR GLASS ANAODIZED ALUMINUM FRAME
- BURNISHED CONCRETE MASONRY UNITS
- POURED CONC.
- ALUMINUM GRILLE
- CABLE RAIL

SHEET NO. A5.1

PROJECT NO. 07-642

DRAWN:	APPR.:		
9.5.07	GDP		
11.5.07	GDP REQUEST		
2.11.08	GP SUBMITTAL		

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

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MADISON, WISCONSIN, 53713
TELEPHONE 608.258.5020
FAX 608.258.5509

8

2/A5.0 EAST ELEVATION - HANCOCK STREET

SCALE 1/16" = 1'-0"

MATERIAL LEGEND

- EIFS - COLOR TBD
- LAP SIDING (PAINTED FIBER CEMENT BOARD)
- COMPOSITE ALIMINUM PANEL
- CLEAR GLASS ANAODIZED ALUMINUM FRAME
- BURNISHED CONCRETE MASONRY UNITS
- POURED CONC.
- ALUMINUM GRILLE
- CABLE RAIL

DRAWN:	APPR.:
9-5-07	GDP
11-16-07	GDP RESUBMIT
1-15-08	SIP SUBMITTAL

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

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PROJECT NO.
07-642

SHEET NO.
A5.2

8

NORTH ELEVATION - GORHAM STREET
SCALE 1/16" = 1'-0"

MATERIAL LEGEND

- EIFS - COLOR TBD
- LAP SIDING (PAINTED FIBER CEMENT BOARD)
- COMPOSITE ALIMINUM PANEL
- CLEAR GLASS ANAODIZED ALUMINUM FRAME
- BURNISHED CONCRETE MASONRY UNITS
- POURED CONC.
- ALUMINUM GRILLE
- CABLE RAIL

SHEET NO. A5.3

PROJECT NO. 07-642

DRAWN:	APPR.:
3-5-07	GDP
4-16-07	GDP RESUBMIT
5-10-07	GDP SUBMITTAL

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
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8

1 / A2.1 WEST ELEVATION - HAMILTON STREET
SCALE 3/32" = 1'-0"

MATERIAL LEGEND

- EIFS - COLOR TBD
- LAP SIDING (PAINTED FIBER CEMENT BOARD)
- COMPOSITE ALIMINUM PANEL
- CLEAR GLASS ANODIZED ALUMINUM FRAME
- BURNISHED CONCRETE MASONRY UNITS
- POURED CONC.
- ALUMINUM GRILLE
- CABLE RAIL

SHEET NO. A5.4

PROJECT NO. 07-642

DRAWN:	APPR.:
9-5-07	GDP
1-16-07	GDP RESUBMIT
3-19-08	SIP SUBMITTAL

BLOCK 258
GDP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

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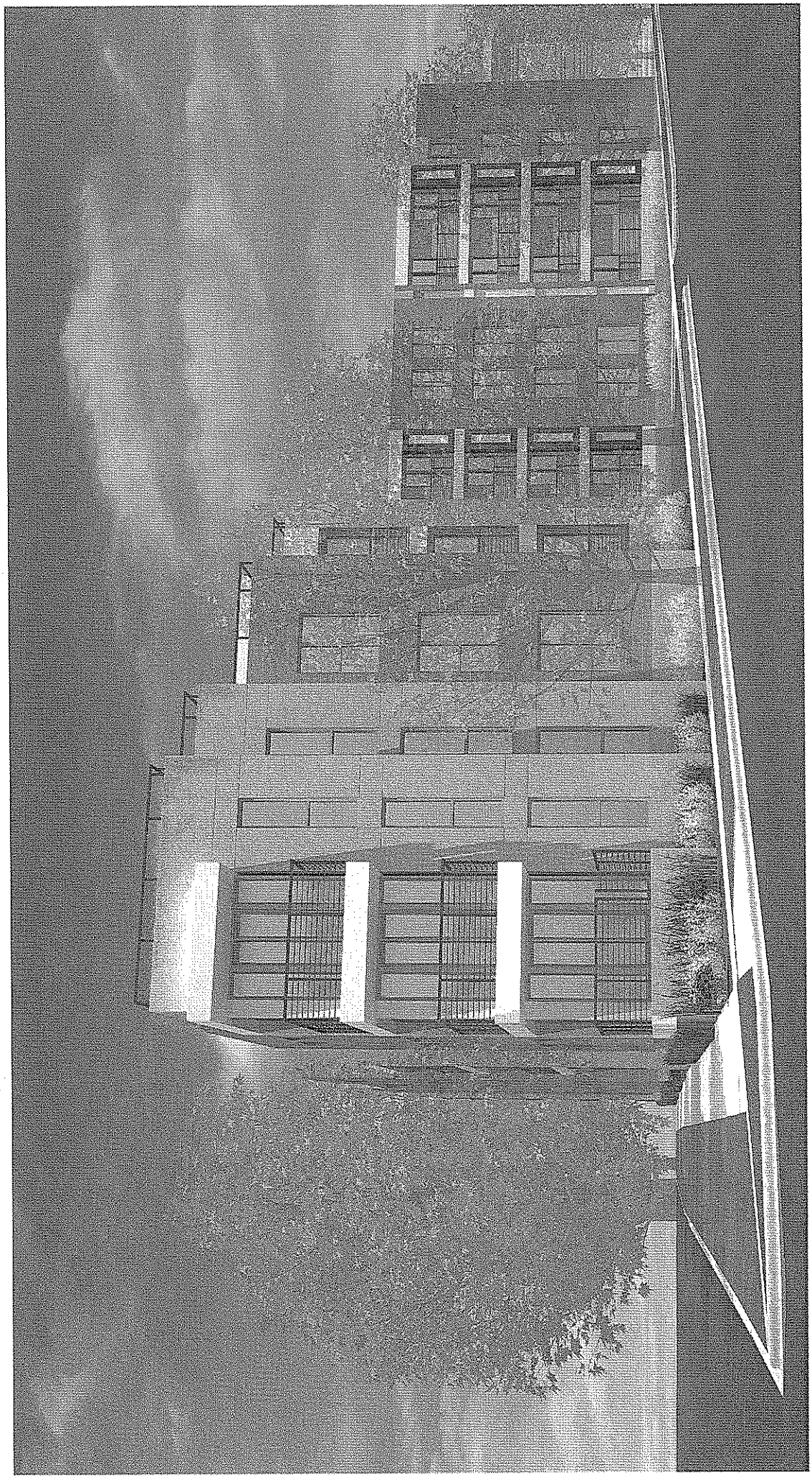

REVISED ENTRANCE DETAIL

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ALEXANDER COMPANY
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MADISON, WISCONSIN 53713

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BLOCK 258
SIP SUBMITTAL
NORTH HAMILTON STREET
MADISON, WISCONSIN

ELEVATION ALTERNATES

DRAWN	CHK'D	APPR'D	
3-15-07			DDP
3-15-07			DDP RESUBMIT
3-16-07			SIP SUBMITTAL

PROJECT NO
07-642

SHEET NO.
EA1

14 May 2008

Kevin Firchow
Planner, Planning Division

City of Madison Department of Planning &
Community and Economic Development
215 Martin Luther King, Jr. Boulevard
Madison, Wisconsin 537011-2985

Re: Clarification of Building Base Treatment

Block 258 PUD-SIP
McBride Point
303 North Hamilton Street
Madison, Wisconsin

Dear Kevin:

As a follow up to the many presentations to commissions and neighborhood groups the building design has incorporated a number of refinements.

This note is to help clarify the proposed treatment of the base of the building adjacent to the sidewalk with a view from the street. The visible building base is cast in place concrete with a specified architectural finish. The finish will also incorporate some relief through the use of reveals and an expression of recessed small circles at the location of the concrete form ties.

In addition we have proposed the incorporation of perennial flowers and grasses in a narrow planter between the building and the sidewalk wherever physically possible.

If there are additional clarifications required please call or email me.

Regards,

Ed Freer

Sustainable Strategies
Pinkus McBride Redevolopment
301 North Hamilton Street
Madison Wisconsin

The Alexander Company is assisting McBride Companies (Owner) in analyzing sustainable strategies for the proposed redevelopment of the property into 71 apartment units. The strategies will focus on 3 distinct portions of the project, which include:

1. Relocation and /or demolition of existing wood framed residences
2. Construction site waste management plan
3. Sustainable design of new apartment building

The recommendations in this report will serve as an outline for the Architect and General Contractor who are yet to be determined. These should be considered a minimum standard for the project and it will be required by the Owner that the General Contractor submit a detailed analysis of sustainable construction site management techniques, and that the Architect provide design assistance and analysis on sustainable design features for building construction and operation.

1. Relocation and /or demolition of existing wood framed residences

The site currently has seven structures, including six wood framed residential buildings and one brick masonry building, with the Pinkus McBride Deli on the first floor and residential space on the second floor.

The Owner is engaged in continuing attempts to relocate five of the six wood framed structures. (The sixth wood framed structure; attached to the Pinkus McBride building was severely damaged in a fire and is not a candidate for relocation).

The availability of the houses and relocation assistance has been mentioned at all of the public forums associated with this project. It has been advertised in the Wisconsin State Journal, The Isthmus, and Craig's List.

The Alexander Company has had conversations with city staff and also with the State Historic Preservation Office in an attempt "to get the word out" to potentially interested parties.

The Owner has offered a relocation subsidy of $35,000 per structure, and has received 18 inquires to date. At this time there have been no serious candidates. The age and condition of the structures plus the cost of relocation, and proximity to an available site even with a generous subsidy, makes this a challenging undertaking.

Relocating the most desirable building, located at 321-323 N. Hamilton St., is further complicated by its size. The footprint is approximately 50'x50' and it is 2 ½ stories tall with steep pitched roofs thus making it extremely difficult to move over city streets.

The Owner will continue to work with all interested parties and has additional showings scheduled.

In the event none of the houses are relocated, the Owner will work with a local agency (e.g. Habitat for Humanity – Restore) to make all reusable building elements available for sale or donation.

Abatement of all hazardous materials will be performed per state and federal regulations. The remainder of the buildings will be demolished per the attached specifications.

2. Construction Site Waste Management Plan

The Contractor will be responsible for developing a construction site waste management plan, using the attached specifications and evaluation tools as a guideline. The plan should result in an end of project re-use/recycle rate of 35% by weight or volume.

The plan will require:
A: The Contractor will designate a person who shall be responsible for instructing construction personnel and overseeing and documenting results of the Construction Waste Management Plan.

B: The Contractor shall distribute copies of the Construction Waste Management Plan to the Project Foreman, each subcontractor, the Owner, and the Architect.

C: The Contractor shall provide onsite instruction regarding appropriate separation, handling, recycling, salvage, reuse and return methods to be used by all construction personnel at the appropriate phases of the project.

D: The Contractor will layout and identify a specific area on the project site to facilitate separation of materials for recycling, reuse, salvage, and return.

E: Hazardous waste shall be separated, stored, and disposed of according to applicable regulations.

F: The Contractor will use the attached forms (or other forms as approved by the Owner) at project completion to document the project recycling rates, reuse rates, and landfill rates by weight or volume for each material type.

3. Sustainable Design of new apartment building

The Architect and the General Contractor will assist the Owner in analyzing and implementing sustainable features for the development. The aim will be to reduce fossil fuel consumption, reduce greenhouse gas emissions, improve indoor air quality, and use renewable resources to the greatest extent possible.

The LEED Green Building Rating System will be used as a guideline to evaluate the overall performance of the project. Although at this time the Owner is not seeking formal certification of the project from the U.S. Green Building Council. The LEED Silver rating (33-38 points) will be used as a base for the design, and it will be required that the Architect provide design alternatives for a Gold rating (39-51 points)

The LEED Rating System focuses on 6 major categories of design, construction, and building operation:
1: Sustainable Sites
2: Water efficiency
3: Energy and atmosphere
4: Materials and resources
5: Indoor Environmental Quality
6: Innovation and Design Process
(See attached "Registered Project Checklist" for a more complete breakdown.)

In addition, the LEED Rating System includes a project checklist for Neighborhood Development, which awards points in four categories:
1: Smart location
2: Neighborhood Pattern and Design
3:Green Construction and Technology
4: Innovation and Design Process.
The Pinkus McBride redevelopment as currently proposed will score between 50-59 points (silver rating)

This approach is meant to proactively utilize green building practices, elevate Best Managment Practices for energy and water efficiency and promote smart growth principles revitalizing our urban neighborhoods.

LEED for Neighborhood Development Pilot Project Checklist

Project Name:

No				
	Smart Location & Linkage			30 Points Possible
	Prereq 1	**Smart Location**		Required
	Prereq 2	**Proximity to Water and Wastewater Infrastructure**		Required
	Prereq 3	**Imperiled Species and Ecological Communities**		Required
	Prereq 4	**Wetland and Water Body Conservation**		Required
	Prereq 5	**Farmland Conservation**		Required
	Prereq 6	**Floodplain Avoidance**		Required
	Credit 1	**Brownfield Redevelopment**		2
	Credit 2	**High Priority Brownfields Redevelopment**		1
10	Credit 3	**Preferred Location**		10
8	Credit 4	**Reduced Automobile Dependence**		8
1	Credit 5	**Bicycle Network**		1
3	Credit 6	**Housing and Jobs Proximity**		3
1	Credit 7	**School Proximity**		1
	Credit 8	**Steep Slope Protection**		1
	Credit 9	**Site Design for Habitat or Wetlands Conservation**		1
	Credit 10	**Restoration of Habitat or Wetlands**		1
	Credit 11	**Conservation Management of Habitat or Wetlands**		1

No				
23	**Neighborhood Pattern & Design**			39 Points Possible
	Prereq 1	**Open Community**		Required
	Prereq 2	**Compact Development**		Required
	Credit 1	**Compact Development**		7
4	Credit 2	**Diversity of Uses**		4
3	Credit 3	**Diversity of Housing Types**		3
	Credit 4	**Affordable Rental Housing**		2
	Credit 5	**Affordable For-Sale Housing**		2
2	Credit 6	**Reduced Parking Footprint**		2
8	Credit 7	**Walkable Streets**		8
2	Credit 8	**Street Network**		2
1	Credit 9	**Transit Facilities**		1
	Credit 10	**Transportation Demand Management**		2
1	Credit 11	**Access to Surrounding Vicinity**		1
1	Credit 12	**Access to Public Spaces**		1
	Credit 13	**Access to Active Public Spaces**		1
1	Credit 14	**Universal Accessibility**		1
	Credit 15	**Community Outreach and Involvement**		1
	Credit 16	**Local Food Production**		1

No

23 Green Construction & Technology — 31 Points Possible

	Prereq 1	**Construction Activity Pollution Prevention**	Required
	Credit 1	**LEED Certified Green Buildings**	3
	Credit 2	**Energy Efficiency in Buildings**	3
3	Credit 3	**Reduced Water Use**	3
	Credit 4	**Building Reuse and Adaptive Reuse**	2
1	Credit 5	**Reuse of Historic Buildings**	1
1	Credit 6	**Minimize Site Disturbance through Site Design**	1
	Credit 7	**Minimize Site Disturbance during Construction**	1
	Credit 8	**Contaminant Reduction in Brownfields Remediation**	1
5	Credit 9	**Stormwater Management**	5
	Credit 10	**Heat Island Reduction**	1
1	Credit 11	**Solar Orientation**	1
	Credit 12	**On-Site Energy Generation**	1
	Credit 13	**On-Site Renewable Energy Sources**	1
	Credit 14	**District Heating & Cooling**	1
	Credit 15	**Infrastructure Energy Efficiency**	1
	Credit 16	**Wastewater Management**	1
1	Credit 17	**Recycled Content for Infrastructure**	1
	Credit 18	**Construction Waste Management**	1
	Credit 19	**Comprehensive Waste Management**	1
1	Credit 20	**Light Pollution Reduction**	1

No

4 Innovation & Design Process — 6 Points

	Credit 1.1	**Innovation in Design**: Provide Specific Title	1
	Credit 1.2	**Innovation in Design**: Provide Specific Title	1
	Credit 1.3	**Innovation in Design**: Provide Specific Title	1
	Credit 1.4	**Innovation in Design**: Provide Specific Title	1
	Credit 1.5	**Innovation in Design**: Provide Specific Title	1
	Credit 2	**LEED® Accredited Professional**	1

No

60 Project Totals (pre-certification estimates) — 106 Points

Certified: 40-49 points, **Silver:** 50-59 points, **Gold:** 60-79 points, **Platinum:** 80-106 points

☒ LEED_...

LEED for New Construction v2.2
Registered Project Checklist

Project Name:
Project Address:

Sustainable Sites — 14 Points

Yes	?	No			
Y			Prereq 1	**Construction Activity Pollution Prevention**	Required
			Credit 1	**Site Selection**	1
			Credit 2	**Development Density & Community Connectivity**	1
			Credit 3	**Brownfield Redevelopment**	1
			Credit 4.1	**Alternative Transportation**, Public Transportation Access	1
			Credit 4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	1
			Credit 4.3	**Alternative Transportation**, Low-Emitting & Fuel-Efficient Vehicles	1
			Credit 4.4	**Alternative Transportation**, Parking Capacity	1
			Credit 5.1	**Site Development,** Protect or Restore Habitat	1
			Credit 5.2	**Site Development,** Maximize Open Space	1
			Credit 6.1	**Stormwater Design,** Quantity Control	1
			Credit 6.2	**Stormwater Design,** Quality Control	1
			Credit 7.1	**Heat Island Effect,** Non-Roof	1
			Credit 7.2	**Heat Island Effect,** Roof	1
			Credit 8	**Light Pollution Reduction**	1

Water Efficiency — 5 Points

Yes	?	No			
			Credit 1.1	**Water Efficient Landscaping,** Reduce by 50%	1
			Credit 1.2	**Water Efficient Landscaping,** No Potable Use or No Irrigation	1
			Credit 2	**Innovative Wastewater Technologies**	1
			Credit 3.1	**Water Use Reduction,** 20% Reduction	1
			Credit 3.2	**Water Use Reduction,** 30% Reduction	1

Energy & Atmosphere — 17 Points

Y			Prereq 1	**Fundamental Commissioning of the Building Energy Systems**	Required
Y			Prereq 2	**Minimum Energy Performance**	Required
Y			Prereq 3	**Fundamental Refrigerant Management**	Required

*Note for EAc1: All LEED for New Construction projects registered after June 26th, 2007 are required to achieve at least two (2) points under EAc1.

			Credit 1	**Optimize Energy Performance**	1 to 10
				10.5% New Buildings or 3.5% Existing Building Renovations	1
				14% New Buildings or 7% Existing Building Renovations	2
				17.5% New Buildings or 10.5% Existing Building Renovations	3
				21% New Buildings or 14% Existing Building Renovations	4
				24.5% New Buildings or 17.5% Existing Building Renovations	5
				28% New Buildings or 21% Existing Building Renovations	6
				31.5% New Buildings or 24.5% Existing Building Renovations	7
				35% New Buildings or 28% Existing Building Renovations	8
				38.5% New Buildings or 31.5% Existing Building Renovations	9
				42% New Buildings or 35% Existing Building Renovations	10
			Credit 2	**On-Site Renewable Energy**	1 to 3
				2.5% Renewable Energy	1
				7.5% Renewable Energy	2
				12.5% Renewable Energy	3
			Credit 3	**Enhanced Commissioning**	1
			Credit 4	**Enhanced Refrigerant Management**	1
			Credit 5	**Measurement & Verification**	1
			Credit 6	**Green Power**	1

continued...

Yes	?	No			
			Materials & Resources		13 Points
Y			Prereq 1	**Storage & Collection of Recyclables**	Required
			Credit 1.1	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	1
			Credit 1.2	**Building Reuse**, Maintain 95% of Existing Walls, Floors & Roof	1
			Credit 1.3	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	1
			Credit 2.1	**Construction Waste Management**, Divert 50% from Disposal	1
			Credit 2.2	**Construction Waste Management**, Divert 75% from Disposal	1
			Credit 3.1	**Materials Reuse**, 5%	1
			Credit 3.2	**Materials Reuse**,10%	1
			Credit 4.1	**Recycled Content**, 10% (post-consumer + ½ pre-consumer)	1
			Credit 4.2	**Recycled Content**, 20% (post-consumer + ½ pre-consumer)	1
			Credit 5.1	**Regional Materials**, 10% Extracted, Processed & Manufactured Regior	1
			Credit 5.2	**Regional Materials**, 20% Extracted, Processed & Manufactured Regior	1
			Credit 6	**Rapidly Renewable Materials**	1
			Credit 7	**Certified Wood**	1

Yes	?	No			
			Indoor Environmental Quality		15 Points
Y			Prereq 1	**Minimum IAQ Performance**	Required
Y			Prereq 2	**Environmental Tobacco Smoke** (ETS) **Control**	Required
			Credit 1	**Outdoor Air Delivery Monitoring**	1
			Credit 2	**Increased Ventilation**	1
			Credit 3.1	**Construction IAQ Management Plan**, During Construction	1
			Credit 3.2	**Construction IAQ Management Plan**, Before Occupancy	1
			Credit 4.1	**Low-Emitting Materials**, Adhesives & Sealants	1
			Credit 4.2	**Low-Emitting Materials**, Paints & Coatings	1
			Credit 4.3	**Low-Emitting Materials**, Carpet Systems	1
			Credit 4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	1
			Credit 5	**Indoor Chemical & Pollutant Source Control**	1
			Credit 6.1	**Controllability of Systems**, Lighting	1
			Credit 6.2	**Controllability of Systems**, Thermal Comfort	1
			Credit 7.1	**Thermal Comfort**, Design	1
			Credit 7.2	**Thermal Comfort**, Verification	1
			Credit 8.1	**Daylight & Views**, Daylight 75% of Spaces	1
			Credit 8.2	**Daylight & Views**, Views for 90% of Spaces	1

Yes	?	No			
			Innovation & Design Process		5 Points
			Credit 1.1	**Innovation in Design**: Provide Specific Title	1
			Credit 1.2	**Innovation in Design**: Provide Specific Title	1
			Credit 1.3	**Innovation in Design**: Provide Specific Title	1
			Credit 1.4	**Innovation in Design**: Provide Specific Title	1
			Credit 2	**LEED® Accredited Professional**	1

Yes	?	No		
			Project Totals (pre-certification estimates)	69 Points

Certified: 26-32 points, **Silver:** 33-38 points, **Gold:** 39-51 points, **Platinum:** 52-69 poi

SECTION 01505 - CONSTRUCTION WASTE MANAGEMENT

PART 1 - GENERAL

1.1 SCOPE

A. This section specifies requirements for salvaging, recycling and disposing of construction waste for purposes of protecting the environment and reducing project cost. Requirements include the following:

1. Developing a Construction Waste Management Plan including waste management goals and provisions for waste reduction and recycling.
2. Implementing, monitoring and documenting the waste management plan.
3. Incorporating special programs.
4. Evaluating construction waste management.

1.2 RELATED DOCUMENTS AND SECTIONS

A. Drawings and general provisions of the Contract, including General Conditions and other Division 1 Specification Sections, apply to this Section.

B. Related documents include the following

1. Construction Waste Management Appendix and Forms.
2. Division 1 Section "Submittal Procedures."

1.3 PRECONSTRUCTION AND PREBID MEETING

A. After award of Contract and prior to the commencement of the Work, schedule and conduct a meeting with the Owner and Architect to discuss the proposed Construction Waste Management Plan and to develop a mutual understanding regarding details of environmental protection.

1.4 CONSTRUCTION WASTE MANAGEMENT PLAN

A. Construction Waste Management Plan

1. The purpose of the Construction Waste Management Plan is to identify construction waste reduction goals, identify targeted materials, and explain specific waste reduction actions to be taken, by whom, and when.
2. The Contractor shall develop a Construction Waste Management Plan for this Project within 15 working days after Contract award or prior to any waste removal. The Owner and the Architect will furnish the Contractor with information that will assist in the development of the Construction Waste Management Plan. Submit the Construction Waste Management Plan to the Architect for approval prior to implementing the Plan.

B. Progress Documentation: Document solid waste disposal and diversion. Include the date of removal, type of waste removed, quantity by weight and volume, final destination and use (recycled, reused or landfilled), and net cost or income.

1. Document on the Form bound herein or on a similar form acceptable to the Owner and Architect.
2. With each Application for Payment, submit updated documentation identifying solid waste disposal and diversion.
3. With each Application for Payment, submit manifests, weight tickets, receipts and invoices identifying the Project and construction waste material.

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C. Record Submittals: Submit the following:
   1. Summary of solid waste disposal and diversion. Submit on Form bound herein or on a similar form acceptable to the Owner and Architect.
   2. End-of-Project recycling rates and landfill rates demonstrating the percentage of construction waste that was recycled or reused.

1.5 WASTE MANAGEMENT GOALS

A. Develop Construction Waste Management Plan that results in end-of-Project rates for the reuse/recycling of 35 percent by weight or volume of total waste generated by the Project. Record the total construction waste reduction goal on the Construction Waste Management Plan Form.

B. Reduce: The Project shall generate the least amount of waste and methods shall be used that minimize waste due to error, poor planning, breakage, mishandling, contamination, or similar factors. Promote the resourceful use of materials to the greatest extent possible.

C. Reuse: The Contractor and Subcontractors shall reuse materials to the greatest extent possible. Reuse includes the following:
   1. Salvage reusable materials for resale, for reuse on this Project, or for storage for use on future projects.
   2. Return reusable items (e.g., pallets or unused products) to the material suppliers.

D. Recycle: As many of the waste materials not able to be eliminated in the first place or salvaged for reuse shall be recycled. Waste disposal in landfills shall be minimized to greatest extent possible.

1.6 MATERIALS HANDLING AND SORTING

A. Handling:
   1. Materials that are contaminated prior to placing in collection containers shall be properly cleaned. Deliver materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to recycling processes.
   2. Cover materials with tarps and keep truckloads level so as to prevent spillage.
   3. Arrange for collection by or delivery to the appropriate recycling or reuse facility.
   4. Hazardous Waste and Hazardous Materials: Handle in accordance with applicable regulations. If encountered, such waste and materials shall be abated under separate contract.

B. The following sorting methods are acceptable:
   1. Sorting recyclable materials at the Project site and transporting them to recycling markets directly from the Project site.
   2. Employing haulers who make use of a materials-recovery facility or a transfer station where recyclable materials are sorted from the waste and recycled before disposing of the remainder. If using a hauler or recycling facility to sort out recyclables, verify that the hauler sorts out all construction waste loads and is not limited to those that are not acceptable at the landfill. Also, verify that the hauler or recycling facility recycles at least three types of materials.

1.11 WASTE MANAGEMENT PLAN IMPLEMENTATION

A. The Contractor shall designate a party (or parties) who shall be responsible for instructing construction personnel and overseeing and documenting results of the Construction Waste Management Plan.

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B. Distribution: The Contractor shall distribute copies of the Construction Waste Management Plan to the Project Foreman, each Subcontractor, the Owner, and the Architect.

C. Instruction: The Contractor shall provide on-site instruction regarding appropriate separation, handling, and recycling, salvage, reuse, and return methods to be used by all construction personnel at the appropriate phases of the Project.

D. Separation Facilities: The Contractor shall lay out and identify a specific area on the Project site to facilitate separation of materials for recycling, salvage, reuse, and return. Recycling and waste bin areas shall be kept neat and clean, and clearly marked to avoid contamination of materials. Materials for recycling include concrete, non-fibrous wallboard, paper, clean corrugated cardboard (no pizza boxes), non-treated wood, metals (steel, aluminum and copper), and glass bottles (no windows). Provide separate containers, preferably near the job trailer, with smaller containers located at convenient places throughout the job site. Empty smaller containers into larger containers every night or when full. Cover outdoor containers to keep out rain, snow, and wind-driven debris. Lock containers whenever site is not in use to prevent illegal dumping.

E. Hazardous Waste: Hazardous waste shall be separated, stored, and disposed of according to applicable regulations.

F. Application for Payments: With each Application for Payment, the Contractor shall submit a Summary of Waste generated by the Project. Failure to submit this information shall render the Application for Payment void, thereby delaying the Progress Payment. The Summary of Waste shall contain the following information:

1. The amount (in tons and/or cubic yards) of material landfilled from the Project, the identity of the landfill, and the related disposal cost. Include corresponding manifests, weight tickets, receipts, and invoices.
2. For each material recycled from the Project, the amount (in tons and/or cubic yards), the date removed from the Project site, the receiving party, the transportation cost, the amount of any money paid or received for the recycled or salvaged material, and the net total cost or savings of recycling. Include corresponding manifests, weight tickets, receipts, and invoices.

G. Implementing the Plan: The Contractor shall designate a party (or parties) responsible for implementing the Construction Waste Management Plan. This party (or parties) shall explain to Contractor's and Subcontractor's construction personnel, the Plan's goals and methods for achieving those goals. The Construction Waste Management Plan Form includes a Educational and Motivational Plan, and Monitoring and Documentation Procedures, which identify actions useful in achieving the recycling goals. The Contractor, at its discretion, may use other methods in addition to these in order to reach the specified recycling goals.

1.12 SPECIAL PROGRAMS

A. The Contractor shall be responsible for final implementation of programs involving tax credits, rebates, or similar incentives related to recycling, if applicable to the Project. Revenues or other savings obtained for recycling or returns shall accrue to the Contractor.

B. The Contractor shall be responsible for obtaining information packets related to the special programs prior to commencing Work.

C. The Contractor shall document work methods, recycled materials, etc., as required for the tax credits, rebates, or other savings described above.

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1.13 FINAL CONSTRUCTION WASTE MANAGEMENT EVALUATION FORM

A. Use the Final Construction Waste Management Evaluation Form at Project completion for the purpose of evaluating how successfully goals were met, the methods worthy to retain or disregard, and to make suggestions for improvements to the Construction Waste Management Program.

END OF SECTION

CONSTRUCTION WASTE MANAGEMENT APPENDIX

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This section specifies administrative and procedural requirements for the evaluation of recycling operations.

1.3 DEFINITIONS

A. Clean: Untreated and unpainted; not contaminated with oils, solvents, sealant (caulk), or the like.

B. Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.

C. Construction Waste Management Plan: A project-related plan for the collection, transportation, and disposal of waste generated at the construction site. The purpose of the plan is to reduce the amount of material being landfilled.

D. Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitability, corrosivity, toxicity or reactivity.

E. Landfill Tipping Fees: Monies paid for burying non-recyclable waste in the landfills.

F. Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitability, corrosivity, toxicity, or reactivity.

G. Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.

H. Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse.

I. Recycle: To remove a waste material from the Project site to another site for remanufacture into a new product for reuse.

J. Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.

K. Return: To give back reusable items or unused products to vendors for credit.

L. Reuse: To reuse a construction waste material in some manner on the Project site.

M. Scrap Revenue: Monies received by the hauler for recyclable materials.

N. Sediment: Soil and other debris that has been eroded and transported by storm, or well production runoff water.

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O. Trash: A product or material unable to be reused, returned, recycled, or salvaged.

P. Volatile Organic Compounds (VOCs): Chemical compounds common in and emitted by many building products over time through outgassing: Solvents in paints and other coatings, wood preservatives, strippers and household cleaners, adhesives in particleboard, fiberboard, and some plywoods, and foam insulation. When released, VOCs can contribute to the formation of smog and can cause respiratory tract problems, headaches, eye irritations, nausea, damage to the liver, kidneys, and central nervous system, and possibly cancer.

Q. Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.4 RECYCLING SERVICES AND EQUIPMENT

A. Recycling Service Options

1. Identify businesses that provide recycling services, determine which recycling services hauler(s) can provide, and identify other organizations that provide recycling or waste reduction services, such as education and documentation.

2. Option No. 1: Hire A Full-Service Recycling Contractor

a. Many or all source-separation and collection tasks are subcontracted to a recycling contractor. These contractors can provide training and on-site sorting services. Seek out the best service and the best fees (or prices) for materials targeted for recycling.

3. Option No. 2: Use A Hauler's Recycling Service

a. A hauler may offer recycling services. These services will generally be less complete than those of a full-service recycling contractor, but may be sufficient if the Contractor's own personnel can perform tasks the waste hauler does not. If the waste hauler does not provide re-sorting services or training to prevent future mis-sorting, establish an in-house training program to prevent mis-sorting. Mis-sorted materials will be treated as waste by the hauler, and recycling savings will be lost.

b. Ensure that the recycling goals are indicated in the Agreement made with the waste hauler. The Agreement shall include a list of materials intended to be recycled, the recycling markets to be used, the landfill that will be used for construction waste, acceptable contamination levels, a rate schedule, amount of time needed to respond to calls for pickup, and a requirement for monthly reports of quantities collected by volume and weight of each material, charges/revenues, and markets.

4. Option No. 3: Operate An In-House Recycling Program

a. The Contractor shall be responsible for source-separation, collection, and the ordering of drop-offs and pick-ups. This option employs waste haulers that provide direct recycling services of certain recyclables and may include pick-up. Their services, fees, and/or rebates may vary depending on the material involved and other applicable factors. Other recycling services may be negotiated with the hauler.

5. Recycling by Major Subcontractors

a. Major Subcontractors, (e.g., Mechanical and Electrical Subcontractors), may assume responsibility for their respective recycling and waste reduction programs, including but not limited to source separating, maintaining bins, and arranging

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drop-offs and pick-ups. These major Subcontractors may participate in any of the options listed above.

b. Subcontractors who do their own recycling shall report applicable recycling/waste amounts to the General Contractor monthly. The General Contractor shall be responsible for tabulating quantities and submitting the results to the Owner and Architect at **[Substantial] [Final]** Completion of the Project.

B. Required Services and Equipment

1. Provide services and equipment necessary for successful recycling including the following, without limitation:
   a. Materials sorting.
   b. Bins.
   c. Signs.
   d. Education and training.
   e. Monitoring.
   f. Pick-ups.
   g. Documentation.
2. If an in-house recycling program using a waste hauler is used, identify materials intended to be recycled off-site and document all recycling accomplished.

1.5 APPLICATIONS FOR RECYCLED MATERIALS

A. Reuse and Recycling Information: Agencies having information regarding applications and destinations for reuse and recycling construction and demolition waste materials include the following:

1. Business Materials Exchange of Wisconsin. www.bmex.org.
2. Construction Material Recycling Association. http://www.cdrecycling.org.
3. Dane County Dept. of Public Works. http://www.co.dane.wi.us/pubworks/recyc/markets.htm.
4. Habitat for Humanity. http://www.restoredane.org.
5. Solid & Hazardous Waste Education Center, UW Extension. http://www.uwex.edu/shwec.
6. WasteCap Wisconsin, Inc. www.wastecapwi.org.
7. Wisconsin Department of Natural Resources, http://www.dnr.state.wi.us/org/aw/wm/condemo/index.htm

B. Examples of materials and potential applications for recyclable materials include the following, without limitation:

1. Aluminum Cans, Straps, and Sheet: Recycle as a metal.
2. Asphalt: Break up and transport asphalt-to-asphalt recycling facility or recycle on site.
3. Brick: Can be reused if whole, crushed for use as landscape cover, sub-base material, or fill.
4. Building Components And Fixtures: Windows, doors, cabinets, hardware, plumbing and electrical fixtures may be salvaged. Porcelain plumbing fixtures may be crushed for fill.
5. Carpet and Carpet Pad: Store clean, dry carpet and pad in a closed container or trailer. Carpet may be able to be reused or recycled if sufficient quantities are generated.
6. Ceiling Panels: If sufficient quantities are generated, sort by size, palletize, and shrink-wrap for shipment to and recycling by a ceiling tile manufacturer.
7. Concrete: Can be crushed and graded for use as riprap, aggregate, sub-base material, or fill. Neutralize alkalinity if planting above. Remove reinforcement and other metals from concrete and sort with other metals.

8. Concrete Block: Can be reused if whole, crushed for use as sub-base material or fill.
9. Copper Pipe and Accessories: Recycle as a metal.
10. Corrugated Cardboard and Paper: Separate for recycling into new paper products. Painted, waxed or muddy cardboard or paper is unsuitable for recycling and should be discarded.
11. Dimensional Lumber, Oriented Strand Board, Plywood, Crates, and Pallets: Sort larger pieces for reuse. Wood unsuitable for reuse may be used to manufacture particleboard and other composite wood products. Chip or shred wood for use as animal bedding, landscape use, groundcover, mulch, compost, pulp, or process fuel. Do not chip or shred stained, painted or treated wood. Some recyclers have equipment to remove nails.
12. Doors and Hardware: If separated for reuse, brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.
13. Glass Containers: Recycle as glass.
14. Gypsum Board: Gypsum wallboard to be processed and land spread must be new and clean construction scrap free of tape, joint compounds, paint, nails, screws, or other contaminants. Only regular ½" drywall, Type X drywall, and Plaster Base (standard blue board) may be used for a soil amendment. The following paper-faced gypsum panel can not be used as a soil amendment: WR (Green Board), Sheathing (Brown/Black Board), Mold Resistant Panels or Specialty Type X. These contain additives which may not be suitable as a soil amendment.
15. Land Clearing Debris: Can be chipped or shredded for use as ground cover, mulch, compost, pulp, or process fuel.
16. Lighting Fixtures: Separate lamps by type and protect from breakage. Fluorescent tubes must be recycled by law.
17. Miscellaneous Ferrous and Nonferrous Metals: Separate for recycling: banding, stud cut-offs, ceiling grid, ductwork, conduit, rebar, roofing, pipe, sheet metals, extruded metals, castings, miscellaneous steel shapes, and other metal parts.
18. Piping: If separated for reuse, reduce piping to straight lengths and store by type and size. Separate supports, hangers, valves, sprinkler heads, and other components by type and size.
19. Precast Concrete Panels: May be able to be crushed and used for erosion control or landscape features.
20. Sheet Metal Scrap and Metal Duct Accessories: Recycle as a metal.
21. Structural Steel: Can be used in the manufacture of structural steel.
22. Vinyl: Siding, window extrusions, floor tiles, and sheet flooring may be able to be separated for recycling into new vinyl products.

END OF APPENDIX

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RECYCLING EVALUATION TOOLS

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section specifies administrative and procedural requirements for the evaluation of recycling operations.

1.3 CONSTRUCTION WASTE MANAGEMENT PLAN FORM

A. The purpose of the Construction Waste Management Plan Form is to identify construction waste reduction goals, identify targeted materials, and explain specific waste reduction actions to be taken, by whom, and when.

B. The Contractor shall develop a Construction Waste Management Plan for this Project within 15 working days after Contract award or prior to any waste removal. The Owner and the Architect will furnish the Contractor with information that will assist in the development of the Construction Waste Management Plan. Submit the Construction Waste Management Plan to the Architect for approval prior to implementing the Plan.

C. The Plan shall include the following:
   a. Identifying the Construction Waste Management Plan Manager (Contractor's Representative).
   b. Description of Project and site.
   c. Construction waste management goals and intent.
   d. Analysis of the proposed construction waste to be generated, including types and quantities.
   e. Cost Benefit Analysis: Using the attached Recycling Economics Worksheet, identify the estimated savings or cost of recycling. Determine whether certain building materials can be reused or salvaged for resale.
   f. Upon the Owner's acceptance, identify the following:
      1) Recycling and Waste Service Providers.
      2) A list of the waste materials from the Project that will be separated for reuse or recycling.
      3) Proposed local market(s) for each material.
      4) Transportation Method: The means of transportation of the recyclable materials (whether materials will be site-separated and hauled to designated centers, or whether mixed materials will be collected by a waste hauler and removed from the Project site), and destination of materials.
      5) Materials Handling Procedures: The means by which waste materials identified above will be protected from contamination, and a description of the means to be used in recycling the above materials in accordance with applicable regulations.
   g. Meetings and other Educational Methods: A description of meetings to be held to address waste management and other communication methods that will be used to educate staff and Subcontractors regarding waste reduction and recycling.
   h. Waste Auditing Procedures: The means by which construction materials will be separated as waste, with reuse or recyclables being monitored.

i. Documentation: Documenting the means by which materials leave the Project site as waste, for reuse or recycling by weight and volume. At Project completion, the Contractor shall submit a report to the Owner indicating Project recycling rates, reuse rates and landfill rates by weight and volume for each material type recycled, reused and landfilled and what markets were used.

1.4 PROJECT TRACKING COSTS AND MATERIALS FORM

A. This Form provides a method for tracking the costs and amounts of materials recycled and/or disposed of on a monthly basis, and at Project completion. It enables the Contractor to quantify the following:
   1. Date material was removed.
   2. Weight and volume of materials recycled (by type).
   3. Weight and volume of materials disposed as waste.
   4. Final destination and use of recycled materials.
   5. Net cost of or income from recycling materials.
   6. Cost of disposing of materials as waste.

B. Using the Waste Audit Tracking Form, the Contractor may determine the cost-effectiveness of the efforts to reduce waste and to increase recycling compared to when no recycling is performed for the Project. These results may be posted on Project-site signs, and used for publicity and marketing purposes after Project completion.

C. Definitions: Terms used in the Waste Audit Tracking Form are defined in the Construction Waste Management Appendix.

1.5 PROCEDURES

A. Step 1: Gather monthly construction waste (and recycling) invoices. These may be obtained from the hauler. Refer to these when completing the Summary Form.

B. Step 2: Track costs of recycling. Use receipts for recycling, or require documentation from a full-service recycling contractor engaged for the Project.

C. Step 3: Estimate the "base cost" (costs without recycling) using information determined from Method 2 of the Recycling Economics Worksheet.

D. Step 3a: Determine the amount of material that would have been disposed of if not recycled: Convert the amount of recycled materials hauled to the equivalent amount of waste hauls (pick ups). For example, if waste is picked up in a 30 cubic-yard bin, and wood waste is being collected in 13 cubic-yard bins, then 2 wood waste bin pickups would be the equivalent of 0.86 waste pickups.
   1. Use conversion figures included on the Form) for material types for the purpose of determining the tonnage of the materials being converted.
   2. Include the amount of materials recycled on the Project site (e.g., asphalt or concrete crushed and used for fill, or stumps ground up and used as cover). Estimating in "yardage" is permitted because the materials are being moved in "yard-vehicles," however, conversion to "tons" will be required to calculate to disposal costs.

E. Step 3b: Multiply the tonnage by current disposal rate per ton.

F. Step 3c: Add taxes and hauling fees (refer to waste invoices to determine the rate per ton).

G. Step 4: In the appropriate space on the Waste Audit Tracking Form, enter the dollar amount determined by Step 3.

1.6 WASTE AUDIT FORMS

A. The most effective construction waste management programs include methods for providing "feedback" on how successful the program has worked. Tracking project costs may indicate whether money is being saved, but may not indicate why money is being saved. Furthermore, it cannot indicate whether the savings are the maximum possible. Waste audits, on the other hand, reveal opportunities for increased savings, such as significant amounts of recyclables ending up in waste bins, or non-recyclables ending up in bins designated for recyclables. Waste audits provide feedback throughout the duration of the Project.

B. If used, waste audit results may be effective in both training and assessment meetings. Two options available are a Short Audit and a more detailed Full Audit requiring a "dumpster dive." Both rely on visual estimates, and neither requires scales or special equipment.

C. In conducting these audits, monitor the top 3 to 5 categories of materials that generate the greatest volume.

1.7 SHORT WASTE AUDIT FORM

A. Allows quick assessment if improvements need to be made to the recycling program.

B. Checks for mis-sorted materials in one waste dumpster and two recycling containers.

C. Takes approximately 15 minutes to fill out.

D. Should be used monthly, or at a minimum, during major shifts in construction activities.

E. Identifies specific items that may be hindering the recycling program and can be addressed for immediate results.

F. Requires the Contractor to identify the major Subcontractors who are contributing to the waste stream.

G. Calculates the cubic yards of waste and recyclables and identifies the volume of waste that is being redirected.

H. Creates a record over time to show improvements in sorting or identifies phases of the Project that need extra attention.

I. Provides data to facilitate the Contractor's assessing the need for a Full Waste Audit.

1.8 FULL WASTE AUDIT FORM

A. Allows the Contractor to quantify the amount of recyclables being discarded and to identify missed opportunities.

B. Guides the Contractor through the removal and sorting process of materials from one waste dumpster and through a visual check of two recycling bins.

C. Provides a listing of potential categories of materials for sorting the waste dumpster.

D. Takes up to an hour and will most likely happen only once per Project.

E. Should be scheduled one-quarter to one-third through the Project to allow time to make changes in the Construction Waste Management Plan, if necessary.

F. A photographic record taken during a waste audit of recyclables found in the waste dumpster can be very effective.

G. Identifies specific items to be addressed that may be hindering the recycling program.

H. Requires the Contractor to identify major subcontractors on site contributing to the waste stream.

1.9 WASTE AUDIT RESULTS

A. Waste audit results indicate whether a change in the Construction Waste Management Plan is necessary. An audit may indicate that more of a particular material waste is being generated than originally anticipated. If so, the material should be targeted for the remainder of the Project. The waste audit serves as a reminder to seek new recycling options that have become available since the commencement of Work on the Project.

CONSTRUCTION WASTE MANAGEMENT PLAN FORM

Project Name:_____

Contractor: _____

Construction Waste Management Plan Manager (Contractor's Rep):

_____

Project Location: _____

Estimated Construction Dates_____

PROJECT SCOPE - indicate type of structure (e.g., steel, concrete, etc), building size, project cost, space constraints, etc.

RECYCLING GOAL - To recycle ____ % of waste generated on the site by weight. (Minimum goal %)

LANDFILL OPTIONS

List the **landfill(s) name** where trash will be disposed of, the applicable hauling and landfill **tipping fee(s)**, and the estimated **disposal costs** of all Project waste in the landfill(s).

Landfill(s) Name	**Hauling Fee**	**Tipping Fee(s)**	**Disposal Cost**
_____	_____	_____	_____

ANALSYS OF ESTIMATED CONSTRUCTION WASTE TO BE GENERATED

A. Estimated waste materials

- ☐ Asphalt
- ☐ Brick
- ☐ Cans and bottles
- ☐ Cardboard
- ☐ Carpet
- ☐ Carpet pad
- ☐ Ceiling tile scrap
- ☐ Concrete
- ☐ Dimensional lumber
- ☐ Glass
- ☐ Gypsum board
- ☐ Insulation scrap
- ☐ Land clearing wood
- ☐ Metal – wire, pipe cutoffs, etc.
- ☐ Pallets
- ☐ Paper
- ☐ Paint buckets
- ☐ Plastics including stretch wrap, plastic bags and Styrofoam
- ☐ Plywood, OSB, particleboard and other engineered lumber
- ☐ Structural steel
- ☐ Vinyl
- ☐ Other (specify) _____

B. Produce a preliminary list of materials that may be targeted for reuse or recycling (based on size and type of construction and other relevant information). Complete the list based on the availability of recycling and waste reduction services and on feedback from key subcontractors who will be working on the project. Focus recycling efforts on high potential materials and practices. Select materials that are generated in greatest volume, that have the most market value, that can be easily separated and that are recycled locally.

C. Estimated quantities of waste materials, by type (use Project estimates or these weight estimates below, compiled by WasteCap Wisconsin based on WI State Averages and commercial construction projects. Actual percentages will vary based on the project and type of construction.)

Material	Estimated % (by weight)	Estimated Tons
Total Estimated		
Trash (25%)		
Cans & Bottles (.02%)		
Cardboard (7%)		
Concrete/masonry (28%)		
Drywall (8%)		
Metal (8%)		
Wood (23%)		
Reuse (.08%)		
Other		
Total (100%)		

RECYCLING SERVICE PROVIDERS AND TARGETED MATERIALS

☐ Evaluate Cost and Services Offered ☐ Service Provider Agreements in Place

Company #1 _____

Company #2 _____

Company #3 _____

Company #	**Material**	**Name and Location of Recipient**
_____	☐ Cans & Bottles	_____
_____	☐ Cardboard	_____
_____	☐ Concrete/Masonry	_____
_____	☐ Gypsum Board	_____
_____	☐ Metal	_____
_____	☐ Wood	_____
_____	☐ Trash	_____
_____	☐ Other	_____
_____	☐ Other	_____

MATERIALS-HANDLING PROCEDURES Contractors and Subcontractors will separate and handle materials as stated below.

Example: Cardboard: Separate and flatten clean cardboard and boxboard and place in designated containers on the job site. Do not include waxed cardboard, tissue, paper plates or towels, pizza boxes or

any item that is not paper. Separate plastic, Styrofoam and other items which may be stuck to the cardboard boxes. Staples may be left in cardboard. Cardboard that is over 50% covered in mud, paint or other contaminants should be disposed of as trash. The cardboard will be sorted, sold and made into new paper products.

RECYCLING OPERATIONS

Action *** Who When

- ☐ Choose bins/collection methods _____
- ☐ Order bins - oversee delivery _____
- ☐ Site bins/collection sites for optimum convenience _____
- ☐ Educate job site personnel on recycling requirements _____
- ☐ Order signs for dumpsters and other recycling bins _____
- ☐ Sort or process recyclables _____
- ☐ Schedule dumpster pickups/dropoffs _____
- ☐ Monitor dumpsters for contamination _____
- ☐ Document dumpster pickups/dropoffs _____

*** Depending on the service option chosen, these may be the responsibility of the field personnel, construction waste manager, the hauler, a full-service recycling contractor, or the subcontractors.

EDUCATIONAL AND MOTIVATIONAL PLAN – Check all items intended to be used

Actions

- ☐ Complete Construction Waste Management Plan
- ☐ Hold Orientation/Kick Off Meeting
- ☐ Update & Progress in Weekly Job-Site Meetings
- ☐ Encourage Just-in-time deliveries
- ☐ Post Targeted Materials (signage)
- ☐ Distribute tip sheets to job-site personnel
- ☐ Post goals/progress (signage)
- ☐ Use formal agreements committing subs to program
- ☐ Require those who contaminate dumpsters to re-sort
- ☐ Provide stickers, t-shirts, hats or other incentives
- ☐ Public recognition of participating subs
- ☐ Take photos to document progress and share
- ☐ At site visits, discuss waste management with job-site personnel
- ☐ Conduct periodic presentations for job-site personnel on waste issues
- ☐ _____

WASTE AUDITING PROCEDURES – Describe how the recycling program will be monitored so that recycling and trash containers are kept free of contamination. Include frequency of monitoring

DOCUMENTATION PROCEDURES

Who

- ☐ Perform monthly cost and materials tracking (required) _____
- ☐ Perform final evaluation (required) _____

RECYCLING ECONOMICS WORKSHEET

Project Name and Location (City and State)_____

_____

Prepared by_____Company_____ Date_____

The following worksheet is designed to help determine the cost effectiveness of recycling waste generated by a given construction project. Supplemental worksheets used for calculating certain items are provided on a separate sheet.

STEP ONE: Estimate Total Project Waste and Amounts of Recyclable Materials

1 Estimate the Total Project Waste in cubic yards (cy) _____
(Use information from previous projects, if comparable.)

Determine what materials can be recycled and estimate the amount of each.
If you are uncertain of these amounts, multiply line 1 and the percentages provided.

		Typical Commercial	Current Project Estimate
2a	Wood waste (dimension lumber, broken crates and pallets - no manufactured wood products)	18.00%	_____
2b	Corrugated cardboard	7.50%	_____
2c	Concrete	15.00%	_____
2d	Metals	4.50%	_____
2e	Gypsum board (1/2 lb/sq.ft.)		_____
2f	Recyclable material #1: Identify _____		_____
2g	Recyclable material #2: Identify _____		_____
2h	Recyclable material #3: Identify _____		_____
3	Total amount of recyclable material: Add lines 2a through 2l, incl.		_____
4	Non-recyclable material: Subtract line 3 from 1		_____

5 Estimating the amount of recyclable waste using conversion figures as follows:

5a	Mixed Waste	350 lbs/cu. yd.	0.175 tons/cu. yd.	5.7 cu. yds./ton
5b	Wood	300 lbs/cu. yd.	0.15 tons/cu. yd.	6.7 cu. yds./ton
5c	Cardboard	100 lbs/cu. yd.	0.05 tons/cu. yd.	20 cu. yds./ton
5d	Gypsum board	500 lbs/cu. yd.	0.25 tons/cu. yd.	4 cu. yds./ton
5e	Rubble	1400 lbs/cu. yd.	0.70 tons/cu. yd.	1.4 cu. yds./ton
5f	Concrete	1000 lbs/cu. yd.	0.50 tons/cu. yd.	2 cu. yds./ton

PROJECT NAME: Pinkus McBride Redevelopment DATE: _____
LOCATION: _____
PLAN MANAGER: _____
REPRESENTING: _____
MAJOR SUBCONTRACTORS ON SITE: _____
_____

Waste Reduction

STEP 1: BELOW IS A LIST OF ACTIONS YOU CAN TAKE TO PREVENT WASTE GENERATION ON SITE. CHECK THE PRACTICES BEING USED.

_____ Use less material
_____ Sell or donate salvaged materials
_____ Use precut and prefab components
_____ Use accurate materials estimating procedures
_____ Avoid contaminating waste with toxic materials
_____ Prevent materials damage during handling
_____ Store materials properly
_____ Reuse salvaged materials
____ Order in bulk
____ Coordinate just-in-time deliveries
____ Reduce packaging wastes
____ Make use of scraps
____ Plan to salvage
____ Reduce toxic materials use
____ Other:

Recycling

STEP 2: INDICATE THE VOLUME OF EACH WASTE AND RECYCLING CONTAINER ON SITE AND INDICATE PERCENT FULL IN THE FOLLOWING CHART. THEN INDICATE THE THREE BINS TO BE SELECTED FOR THE AUDIT WITH A CHECK MARK (?).

	Cubic Yards	Percent Full	Audit (?)
Waste Receptacle #1			
Waste Receptacle #2			
Waste Receptacle #3			
Waste Receptacle #4			
Concrete/Masonry Recycling Container			
Wood Recycling Container			
Metal Recycling Container			
Gypsum Board Recycling Recycling			
Cardboard Recycling Container			
Other Recycling Container ( )			
Other Recycling Container ( )			

TOTAL WASTE _____ C/Y

STEP 3: MARK THE AREAS THAT NEED ATTENTION TO HELP MEET THE PROJECT(S) RECYCLING GOALS.

? Lack of space to place containers
? Lack of close-by work containers
? Materials not recyclable
? Material type(s):
? Recycling bins are not available
? Space
? Pick-ups not often enough
? Pick-ups too often
? Recycler not responsive
? Costs Prohibitive
? In-house crew not responsive
? Hauler
? Job schedule is prohibitive
? Subs not cooperative
? Subs not knowledgeable
? In-house crew not knowledgeable
? Labor
? Other:

CONTENTS AND THE AMOUNT OF MIS-SORTED MATERIALS IN TWO RECYCLING BINS USING VISUAL CHECKS

MATERIAL TYPES	Waste Receptacle		Recycling Container		Recycling Container	
	Show % & C/Y of recyclable mat'ls		Show % & C/Y of mis-sorted mat'ls		Show % & C/Y of mis-sorted mat'ls	
	% of total	approx. C/Y	% of total	approx. C/Y	% of total	approx. C/Y
Wood						
Dimension Lumber						
Panel board						
Creosote/Pressure Treated						
Painted/Stained Wood						
Particleboard						
Wood/Pallets						
Yard Waste						
Other Wood						
Construction Materials						
Asphalt Paving						
Concrete/Masonry						
Rubble						
Composition Shingles						
Gypsum Scrap						
Metal						
Galvanized Steel						
Rebar						
Insulated Wire/Cable						
Metal Banding						
Aluminum Cans						
Other Ferrous Metal						
Other Non-Ferrous Metal						
Paper						
Corrugated Cardboard						
Paper (Mixed)						
Plastic						
Plastic (#1 & #2)						
HDPE Pipe						
PVC Pipe						
5-gallon buckets						
Plastic Laminate (HPDL)						
Other						
Food						
Glass Containers						
Other Recyclables						
Trash						
Total	100%	C/Y	100%	C/Y	100%	C/Y

SHORT WASTE AUDIT FORM

PROJECT NAME:_____ DATE:_____

LOCATION: _____

PLAN MANAGER: _____

REPRESENTING: _____

MAJOR SUBCONTRACTORS ON SITE:_____

_____

STEP 1: INDICATE THE VOLUME OF EACH WASTE AND RECYCLING CONTAINER ON SITE AND INDICATE THE PERCENT FULL IN THE FOLLOWING CHART. THEN INDICATE THE THREE BINS TO BE SELECTED FOR THE AUDIT WITH A CHECK MARK (T).

	Cubic Yards	Percent Full	Audit (T)
Waste Receptacle #1			
Waste Receptacle #2			
Waste Receptacle #3			
Waste Receptacle #4			
Concrete/Masonry Recycling Container			
Wood Recycling Container			
Metal Recycling Container			
Gypsum Board Recycling Container			
Cardboard Recycling Container			
Other Recycling Container ( )			
Other Recycling Container ( )			

TOTAL WASTE _____C/Y

STEP 2: ESTIMATE THE PERCENTAGE AND AMOUNT OF RECYCLABLES ENDING UP IN ONE WASTE RECEPTACLE AND THE PERCENTAGE AND AMOUNT OF MIS-SORTED MATERIALS IN TWO RECYCLING BINS.

MATERIAL TYPES	WASTE RECEPTACLE Show % & C/Y of recyclable matls.		RECYCLING CONTAINER Show % & C/Y of recyclable matls.		RECYCLING CONTAINER Show % & C/Y of recyclable matls.	
	% of Total	approx. C/Y	% of Total	approx. C/Y	% of Total	approx. C/Y
Wood	_____	_____	_____	_____	_____	_____
Corrugated Cardboard	_____	_____	_____	_____	_____	_____
Gypsum Board	_____	_____	_____	_____	_____	_____
Metals	_____	_____	_____	_____	_____	_____
Concrete/Masonry	_____	_____	_____	_____	_____	_____
Composition Shingles	_____	_____	_____	_____	_____	_____
Other recyclables	_____	_____	_____	_____	_____	_____
Other recyclables	_____	_____	_____	_____	_____	_____
Waste (not targeted)	_____	_____	_____	_____	_____	_____
Total	100%	_____ C/Y	100%	_____ C/Y	100%	_____ C/Y

STEP 3: MARK THE AREAS THAT NEED ATTENTION TO HELP MEET THE PROJECT'S RECYCLING GOALS.

- ☐ Lack of space to place containers
- ☐ Lack of close-by work containers
- ☐ Materials not recyclable
- ☐ Material type(s):_____
- ☐ Bin
- ☐ Space
- ☐ Pick-ups not often enough
- ☐ Pick-ups too often
- ☐ Recycler not responsive
- ☐ Costs Prohibitive
- ☐ Crew not knowledgable
- ☐ Hauler
- ☐ Job schedule is prohibitive
- ☐ Subs not cooperative
- ☐ Subs not knowledgeable
- ☐ In-house crew not esponsive
- ☐ Recycling bins are not available
- ☐ Other:

FINAL CONSTRUCTION WASTE MANAGEMENT EVALUATION FORM

Project Name:_____
Plan Manager: _____
Representing:_____
Location: _____
Date: _____

Construction Waste Reduction Goals

To evaluate the quantitative success of your program summarize the data on your monthly tracking form, measured against goals set in your Construction Waste Management Plan.

Percent Reduction Goal:_____ Actual Percent Reduction: _____
Cost Savings Goal: _____ Actual Cost Savings: _____

Construction Waste Management Program Strengths and Weaknesses

Please evaluate the strengths and weaknesses of each aspect of the Construction Waste Management Plan in the charts below. Space is also provided to list any original ideas implemented and/or suggest improvements to the existing aspects and tools.

Methods to Reduce, Reuse and Recycle

Strengths	Weaknesses	Suggested/implemented Improvements

Communication and Motivation Tools

Strengths	Weaknesses	Suggested/implemented Improvements

Evaluation Tools

Strengths	Weaknesses	Suggested/implemented Improvements

Tracking Form for Materials Taken Off-Site

[Project Name]

<Edit as appropriate to Project> For Leadership in Energy and Environmental Design (LEED)™ certification, we need to track all materials from this site, including those removed by contractors. **Use this form to track construction material removed from the job site.** Reuse is encouraged, and contractors should try to find reuse options before disposing of items as trash. Reuse and recycling will help us toward our goal of reusing or recycling 75% of the materials from this construction site. Thank you.

Name: _____ Date: _____

Company Name: _____

☐ No materials taken off site this month. (If this box is checked, do *not fill out rest of form. Turn in this sheet to* ***[Contractor name]*** *with request-for-payment.)*

Material Taken Off Site: _____

Material Removed By: (check one) ☐ contractor ☐ supplier ☐ other _____

Type of Material: _____

Destination (check one) ☐ Reuse ☐ Recycling ☐ Landfill. Please describe briefly (e.g. wood reused in household woodworking projects) _____

_____

Amount Removed (cubic yards, tons, or number – e.g. 5 cubic yards of wood or 25 electrical spools) _____

FILL OUT AND RETURN TO [CONTRACTOR NAME] WITH REQUEST-FOR-PAYMENT FORMS.

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