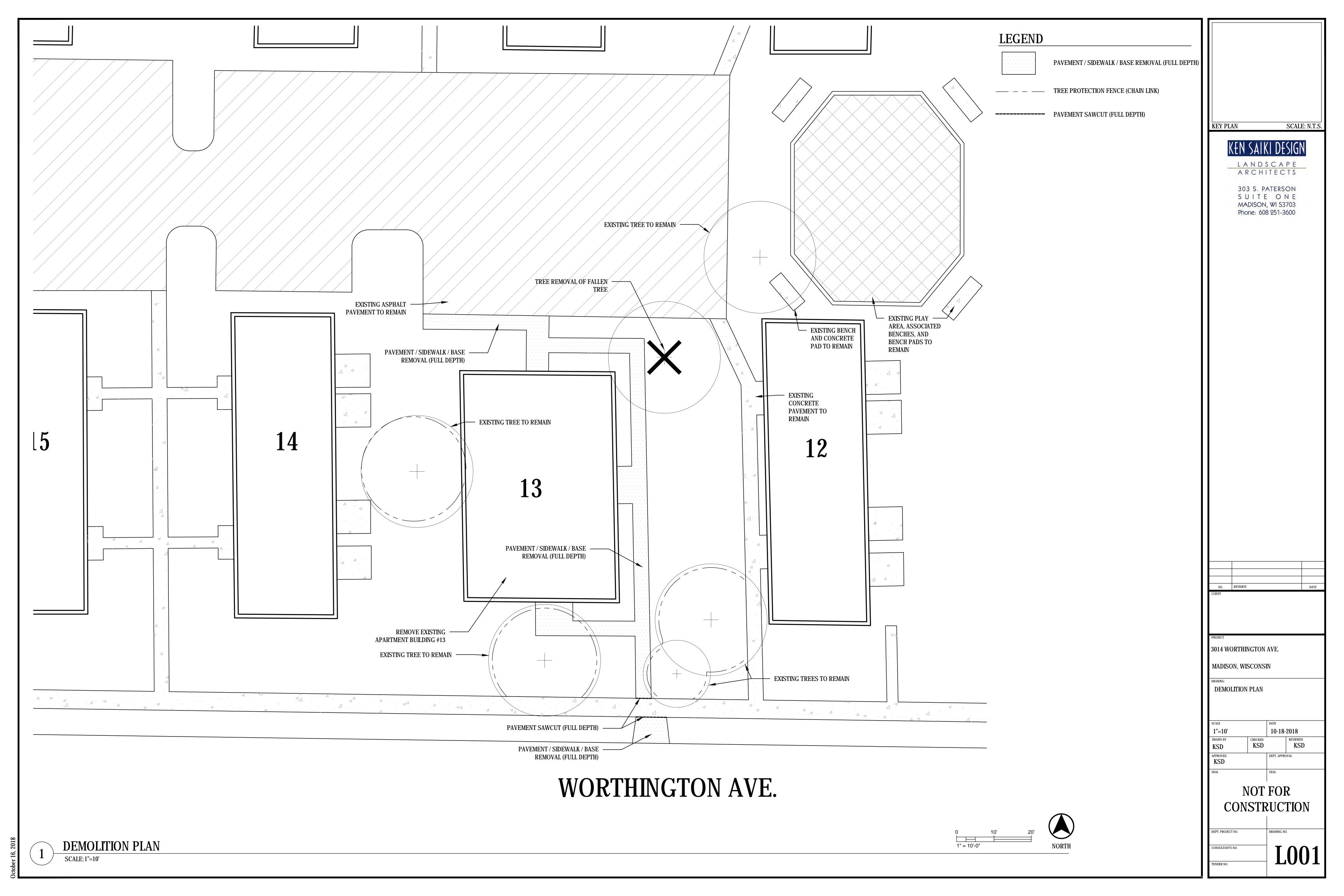
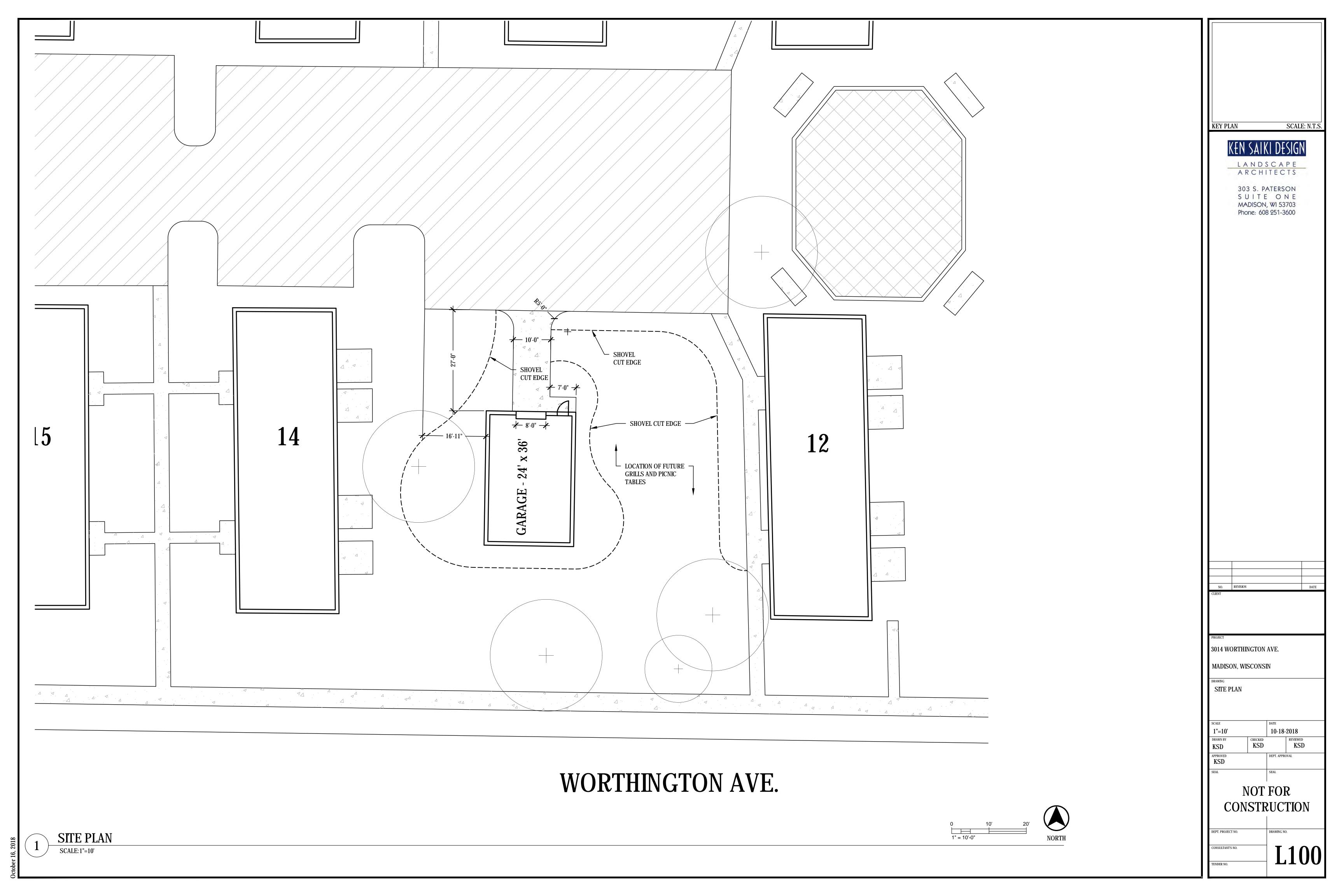
3014 Worthington Avenue – Legal Description

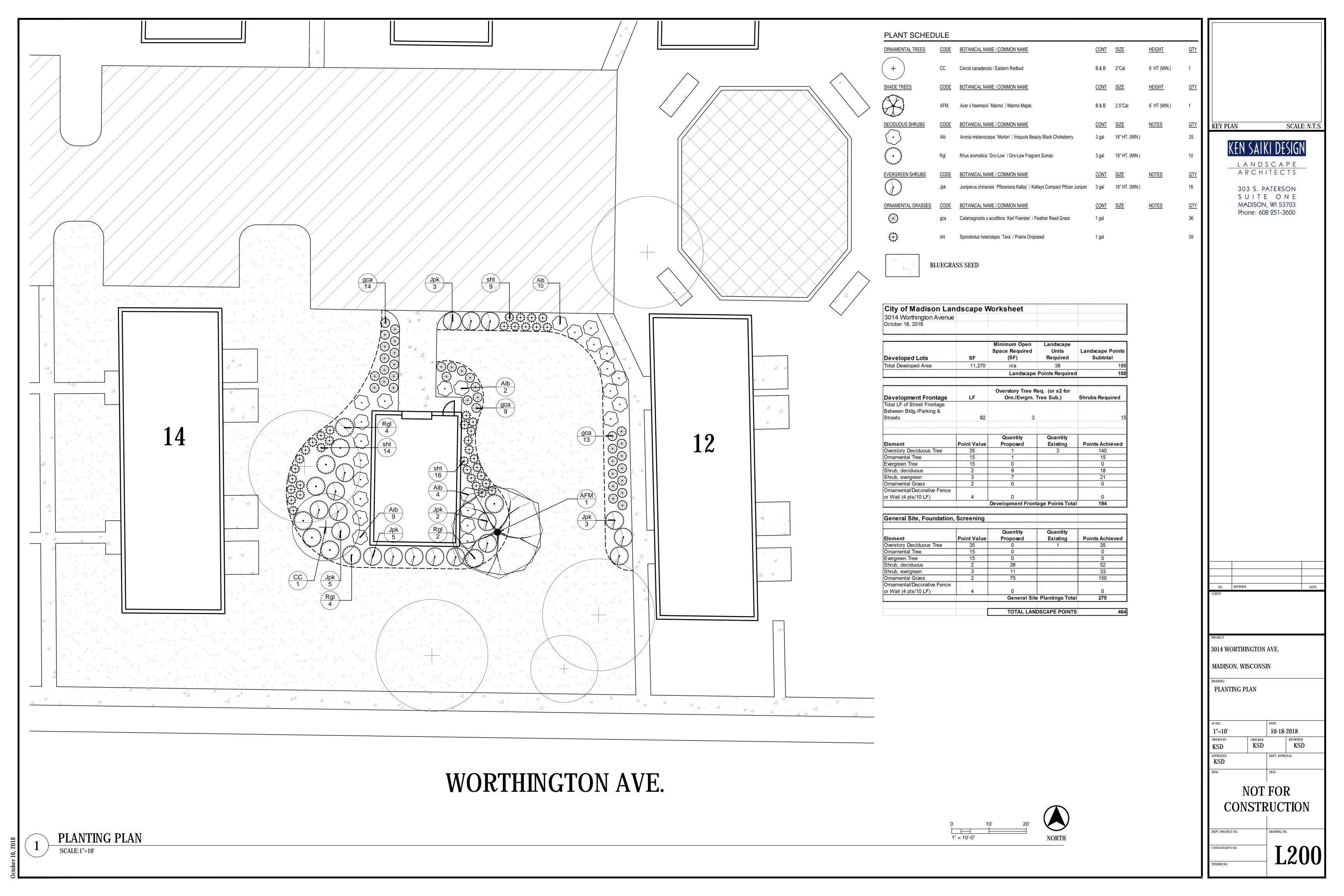
Darbo's Second Addition, Lot 32

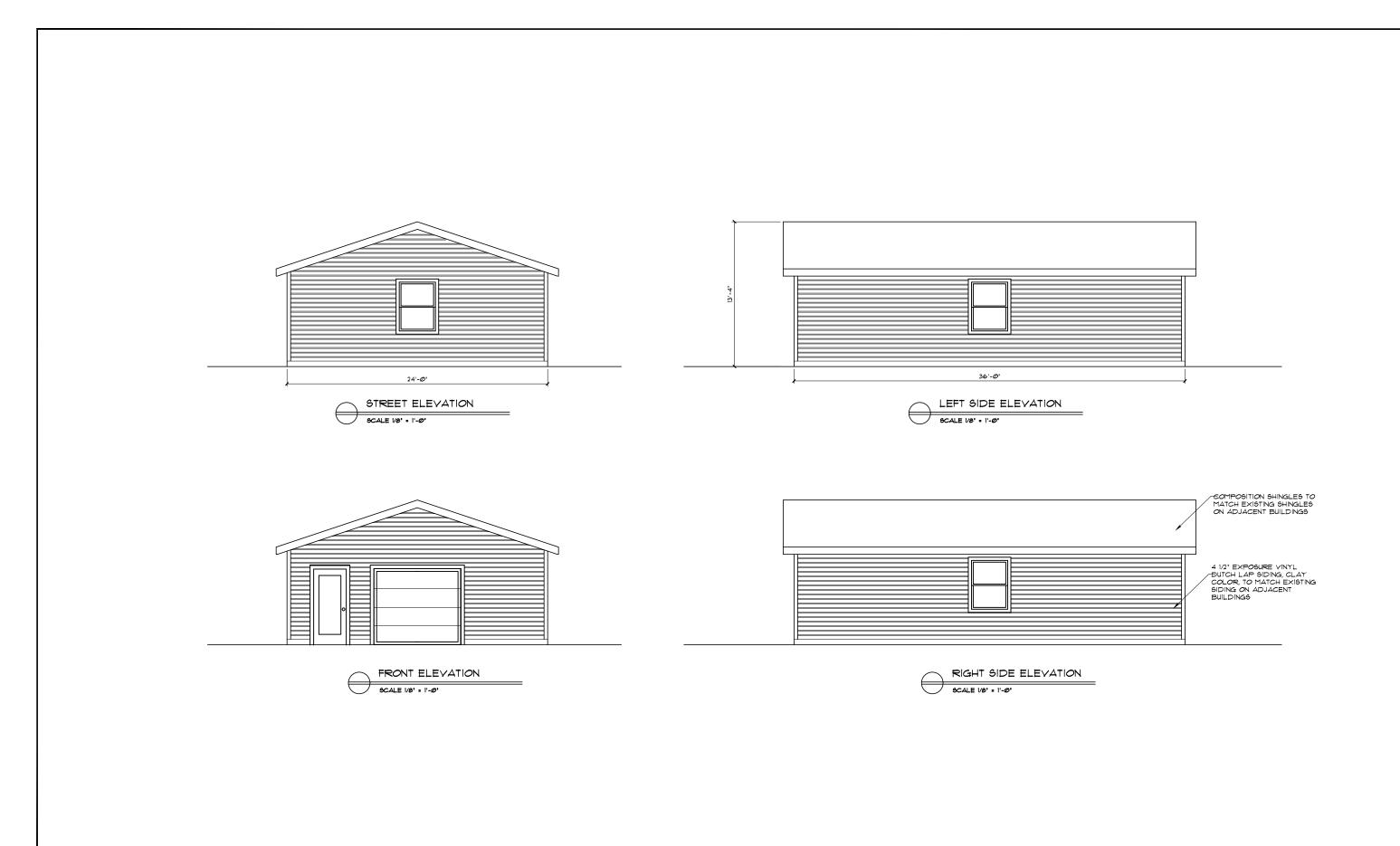


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Google Maps 3014 Worthington Ave



Imagery @2017 Google, Map data @2017 Google United States 50 ft



3014 Worthington Ave Madison, WI 53714



Reuse & Recycling Plan





MERIDIAN

Meridian Group Inc. 2249 Pinehurst Dr Middleton, WI 53562 Office: 608-576-0526

Project Manager James Copus JCopus@zmeridian.com



WasteCap Resource Solutions, Inc. 2123 W. Michigan St., Suite 100 Milwaukee, WI 53233 Office: 414-961-1100

> Project Manager Daniel Hartsig dhartsig@wastecap.org



Scope of Project

Demolition of the 1970's era 2 story building at 3014 Worthington Avenue in Madison, Wisconsin will encompass 6 residential units at about 4,800 square feet. Demolition is expected to take less than one month and is planned to be completed by March of 2018. This building has been vacant for over two years and was temporarily used as storage for the complex's property management company. Some equipment and opportunistic salvage has already occurred at the property.

Reuse & Recycling Plan

This Reuse and Recycling Plan is divided into three phases in order to coordinate with the project timeline.

- 1. Reuse Phase: The first priority for material reuse and recycling involves salvaging reusable items prior to demolition.
- Pre-Demolition Phase Recycling: Prior to full demolition, hazardous and regulated materials
 must be removed for proper disposal. These items include lighting, refrigerants, appliances, and
 hazardous chemicals.
- Demolition Phase Recycling: Recycling building materials during demolition can reduce negative environmental impacts and reduce landfill fees. Recyclable materials include brick, concrete, asphalt paving and shingles, metal, and tires.

Reuse Phase

Reusing an item is the most environmentally friendly form of recycling. Accordingly, the reuse phase of this plan involves determining which materials can be used again in their original form for the same or different purpose.

WasteCap conducted a walk through to take an inventory of reusable items in the building and determined the following items salvageable: a single kitchen sink water filter, less than 5 of the newer ceiling and wall sconce light fixtures, 6-12 solid core doors, a water heaters manufactured in 2011, 3-4 of the unit's kitchen cabinetry, and the exterior landscaping beams. While the building's wood framing is in very good condition, it would require extensive deconstruction to get at this resource. Also of note is extensive use of large caliber (>1.5") copper pipe.

The following companies have been willing to salvage from this property:

Habitat ReStore of Dane County, 208 Cottage Grove Rd., Madison, WI 53716

Contact: Frank Byrne, Demolition Manager (608) 712-0737

Materials: Cabinets and vanities.



Reusable Materials

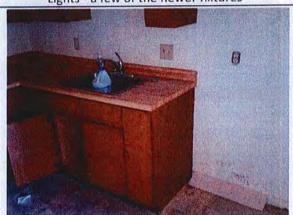




Plumbing Fixtures - kitchen water filter

Lights - a few of the newer fixtures





Cabinetry/counters - some in good condition

Cabinetry/counters - some in good condition





Exterior landscaping beams (6x6)

Water heaters with >5 years life remaining



Pre-demolition Recycling

For all materials removed during the pre-demolition phase, the demolition contractor shall provide evidence of proper handling. Receipts or other proof of recycling shall include the date(s), material, quantity, weight or volume, and recycling or disposal company contact information. The demolition contractor is responsible for giving all documentation of recycling and disposal to WasteCap.

Asbestos testing and abatement must be completed before demolition. Anyone involved in demolition should be familiar with the findings from the asbestos and lead reports and take the necessary safety precautions.

State hazardous waste regulations provide guidance for recycling the following items prior to building demolition.

- Lighting
- Refrigerants
- Batteries
- Appliances and HVAC equipment
- Hazardous chemicals, including paint
- Thermostats containing mercury
- Computers and electronics

Lighting

- Background Information: State hazardous waste regulations require all light bulbs and ballasts
 containing mercury or polychlorinated biphenyls (PCBs) to be recycled. If reused, bulbs and
 ballasts must be taken to a recycler or consolidator. The consolidator or recycler must be
 licensed and in compliance with applicable environmental regulations. Potential materials of
 concern include:
 - Fluorescent bulbs: Fluorescent tubes contain mercury and are required to be recycled.
 - Fluorescent lamp ballasts: Each fluorescent lamp fixture contains a built-in ballast, which may contain PCBs. Any ballast containing PCBs must be recycled. Ballasts manufactured after 1979 with a "NO PCBs" label can be landfilled. WasteCap recommends that all ballasts are recycled to reduce future liability. Efficient electronic ballasts should be reused whenever possible.
 - Compact fluorescent lights (CFLs): CFLs contain mercury and must be recycled if not reused. CFLs should be reused when possible.
 - High intensity discharge (HID) lamps: HID lamps contain lead and mercury (except for low pressure sodium lamps, which contain only lead). HID lamps containing mercury are required to be recycled. WasteCap recommends recycling all types of HID lamps to reduce future liability.
 - <u>Capacitors in HID fixtures:</u> Each HID fixture has a capacitor that may contain PCBs.
 Capacitors manufactured after 1979 with a "NO PCBs" label can be landfilled. WasteCap, however, recommends recycling all capacitors to reduce future liability.
 - Incandescent bulbs: Though these bulbs contain lead, they are not required to be recycled. However, WasteCap recommends recycling all types of bulbs to reduce future liability.
- Site Materials: Fluorescent bulbs and CFLs were identified in the interior.
- · Recyclers:

Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713 (608) 275-6766



- Cost: Price varies depending on the size of the bulbs and ballasts. Discounts are offered for large quantities.
- Logistics: Materials can be dropped off at Midwest Lamp Recycling, or Midwest Lamp Recycling can pick them up for a \$25 charge.
- <u>Details</u>: Midwest Lamp Recycling offers barrels and boxes to consolidate materials on site.

Dirty Ducts 3025 Perry Street Madison, WI 53713; (608) 204-3828

- Cost: Contracted through the demo contractor.
- Logistics: Dirty Ducts will remove lighting throughout the building.

PKK Lighting, Inc. 7182 Hwy 14, Middleton, WI 53562; (608) 836-7821

- <u>Cost</u>: Price varies depending on the size of the bulbs and ballasts. Discounts are available for large quantities.
- <u>Logistics</u>: Materials can be dropped off at PKK Lighting, Inc., or PKK Lighting, Inc. will pick them up.
- <u>Details</u>: PKK Lighting, Inc. offers barrels and boxes to consolidate materials on site.

Refrigerants

- Background Information: Refrigerants are used in cooling equipment such as air conditioners
 and refrigerators. Wisconsin Administrative Code NR 488 regulates handling and disposal of
 refrigerants. It requires all commercial entities handling and recovering these refrigerants and
 coolants to register with the Wisconsin DNR and annually certify that they will transport items in
 a manner that prevents refrigerant release. Documentation of proper handling must be retained
 for three years.
- Site Materials: Only a few refrigerators remain in the building, and all air conditioning equipment other than one through-wall AC unit had already been removed.
- Recyclers:

All Metals Recycling, 1802 South Park St, Madison, WI 53713; (608) 255-0960

- <u>Cost</u>: \$10 fee per appliance for refrigerators, freezers, AC units, dehumidifiers, microwaves, and dishwashers.
- Logistics: Appliances must be dropped off at their yard.
- Details: Hours are Monday thru Friday 7am to 4pm, and Saturday 8am to 11:30 am.

RG Harriman, 10 E Doty St # 421, Madison, WI 53703; (608) 250-5153

 Details: RG Harriman will hire a technician to remove refrigerants from the furnace and central AC unit.

Service Specialists 645 S. Bird St., Sun Prairie, WI, 53590; (608) 255-6667

- Cost: Contracted through the demo contractor.
- <u>Logistics</u>: Service Specialists will remove the refrigerants from the HVAC system and cooling equipment

Batteries

- Background Information: Batteries may contain toxic heavy metals and chemicals, including nickel, cadmium, manganese, mercury, lead, and sulfuric acid, which threaten our environment if not properly handled.
- Site Materials: None on site.
- Recyclers:

Dirty Ducts 3025 Perry Street Madison, WI 53713; (608) 204-3828



- Cost: Contracted through the demo contractor.
- Logistics: Dirty Ducts will remove batteries throughout the building.

Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713; (608) 275-6766

- Cost: Midwest Lamp Recycling charges \$0.70 per lb for alkaline, \$0.95 per lb for nickel-based, \$4.75 per lb for lithium, and \$0.35 per lb for lead based batteries.
- <u>Logistics</u>: Materials can be dropped off at Midwest Lamp Recycling. For Madison customers, there is a \$25 transportation fee.
- <u>Details</u>: Midwest Lamp Recycling offers barrels and boxes to consolidate materials on site. Will take all kinds of batteries including car batteries and works with a registered E-cycle recycler.

Appliances and HVAC equipment

- Background Information: Wisconsin Statute 287.07 requires the recycling of major appliances including clothes washers and dryers, dishwashers, air conditioners, stoves, ovens, microwave ovens, freezers, refrigerators, water heaters, furnaces, dehumidifiers, and boilers. All of these appliances are banned from landfills as of 1991. Microwave ovens may be landfilled only if the capacitor has been removed. Most major appliances are made primarily of high quality steel. They also may contain glass, plastic, rubber, copper, aluminum, and several hazardous materials that require special handling. Any appliances that have refrigerants or coolants must be handled according to instructions in the refrigerants section.
- Site Materials: Some were already removed, leaving just a couple items such as a washing machine, stove, water heaters, furnaces and a whole-building water softener.
- Recyclers:

All Metals Recycling, 1802 South Park St, Madison, WI 53713; (608) 255-0960

- <u>Cost</u>: \$10 fee per appliance for refrigerators, freezers, AC units, dehumidifiers, microwaves, and dishwashers. They will pay for washers, dryers, ovens, stoves, hot water heaters, and furnaces.
- Logistics: Appliances must be dropped off at their yard.
- Details: Hours are Monday thru Friday 7am to 4pm, and Saturday 8am to 11:30 am.

Diehl & Neumaier Co 5466 Norway Grove School Rd, DeForest, WI 53532; (608) 846-4824

- Rebate: A rebate will be paid for appliances and the rate will depend on the market value for metal.
- Logistics: Appliances must be dropped off at their yard.

Paints, Stains, and Other Chemicals

- Background Information: Oil-based paints, products containing organic solvents, and latex paint
 cans that are more than half full are considered hazardous waste and must be taken to a
 designated recycler for disposal. Latex-based paints can be properly hardened and disposed of
 in the trash if the can is less than half full.
- Site Materials: None on site.
- · Recycler:

Dane County Clean Sweep 7102 US Hwy 12, Madison, WI 53718; (608) 838-3212

- Cost: There is a \$10 charge for individuals dropping off hazardous waste at Dane County Clean Sweep. Businesses are charged a fee based on quantity of materials and can pay with Mastercard or Visa at the time of the scheduled drop off appointment.
- Logistics: Small business appointments will be scheduled Tuesday-Friday. Small



businesses can do an online registration form or print and mail the application.

 <u>Details</u>: When bringing a load to Dane County Clean Sweep, products and materials should be packaged to keep them from spilling or breaking in transit. Leave materials in their original containers.

Thermostats Containing Mercury

- Background Information: Mercury-containing thermostats hold mercury equivalent to the amount
 in 200-300 fluorescent bulbs and must be recycled. Though mercury is a hazardous waste, the
 Universal Waste Rules allow thermostats to be recycled without going through a hazardous waste
 permitting process. Care must be taken not to break the glass bulb containing the mercury during
 demolition and transportation.
- Site Materials: Thermostats on site did not contain mercury.
- · Recyclers:

Dirty Ducts 3025 Perry Street Madison, WI 53713; (608) 204-3828

- o Cost: Contracted through the demo contractor.
- o Logistics: Dirty Ducts will remove batteries throughout the building.

Madison Gas and Electric, 133 South Blair Street, Madison, WI, 53703; (608) 252-7117

- Cost: MG&E accepts thermostats for recycling free of charge.
- o Logistics: Deliver thermostats in a box to their reception area.

Computers and Electronics

- Background Information: Commonly referred to as e-waste, most electronic equipment contains toxic heavy metals and should be disposed of at an appropriate recycler.
- Site Materials: There were no items on site.
- · Recycler:

Cascade Asset Management 6701 Manufacturers Drive, Madison, WI 53704; (888) 222-8399

- Cost: \$0.40/lb to drop off computer and electronic equipment.
- o Logistics: You must call ahead of time to make sure they can service you.

Demolition Phase Recycling

WasteCap has prepared this document as a guide for the demolition contractor to follow. WasteCap will be documenting the percentage of recycled materials for this project. The demolition contractor is required to ensure that all documentation of recycling and disposal is given to WasteCap. The documentation shall include: the date, material, weight, quantity or volume, and hauler, as well as recycling, diversion, or landfill information.

This section includes information for the recycling or proper disposal of the following:

- Concrete or concrete block
- Brick
- Metal
- Cardboard, paper, cans, and bottles
- Vinyl siding

- Asphalt shingles
- Asphalt Pavement
- Tires
- Wood

Concrete and Concrete Block

Background Information: Clean concrete and concrete block may be crushed and used as fill,



aggregate in roadbeds, or for recycling into new concrete. "Clean" means that concrete is free of dirt, clay, wood, and any paint. Recycling these materials costs substantially less than hauling them to a landfill.

- Site Materials: The basement walls and foundation are concrete.
- · Recyclers:

Wolf Paving, 5423 Reiner Rd, Sun Prairie, WI 53590; (608) 249-7931

- Cost: Wolf Paving will accept concrete for free.
- o Logistics: Concrete can be dropped of at the 5423 Reiner Rd in Sun Prairie.
- Details: Rebar less than ½ inch is acceptable and painted concrete is acceptable as long as it does not contain lead.

RG Huston, 2561 Coffeytown Rd, Cottage Grove, WI 53527 (608) 255-9223

 RG Huston is the demo contractor for this project and has its own quarries and crushing equipment.

Brick and Masonry

- Background Information: Brick and masonry can be salvaged whole or crushed, or used as clean fill. Recycling brick costs significantly less than sending it to the landfill.
- Site Materials: The exterior of the building contained good quality brick.
- · Recycler:

Homburg, 6106 Milwaukee Street, Madison, WI, 53704 (608) 241-1178

- o Cost: Contact Homburg for pricing structures.
- o Logistics: Homburg will crush materials on-site for use on the future project.

Royal Container & Recycling, 4197 Reardon Rd, De Forest, WI. 53532; (608) 221-1919

- <u>Cost</u>: Royal will charge per ton for all-in-one C&D recycling.
- o Logistics: Brick can be placed in the Royal all-in-one dumpster.

Metal

- Background Information: Though not required by law, we recommend recycling all metals.
 Painted metal, even if it contains lead-bearing paint, is typically recyclable.
- Site Materials: The interior consisted of a lot of copper piping.
- Recyclers:

All Metals Recycling, 1802 South Park St, Madison, WI 53713; (608) 255-0960

- <u>Cost</u>: All Metals Recycling generally does not charge a bin placement, but charges \$100
 per pull. They offer a rebate per ton, depending on the type of metal.
- <u>Logistics</u>: Haulers such as Waste Management also haul their bins of metal to All Metals for recycling. Therefore, it is financially beneficial to contract directly with All Metals Recycling for hauling, as opposed to going through a third party hauler. All Metals Recycling has 12, 20, 30, and 40 cubic yard bins.
- <u>Details</u>: They accept all types of metal for recycling, including iron, steel, aluminum, and copper. Metal must not be contaminated with materials such as cement, plastic wrap, or wood. They also accept metal appliances if the refrigerants and coolants have been removed.

Diehl & Neumaier Co. 5466 Norway Grove School Rd, DeForest, WI 53532 (608) 846-4824

 Cost: They will provide drop-and-swap dumpster for metal recycling and pay a rebate for metal at a rate dependent on the time to fill the dumpster, distance from their location, and market value of metal.



Logistics: They have 12, 20, 30, and 40 cubic yard bins.

 Details: They accept all types of metal for recycling, including iron, steel, aluminum, and copper. Metal must not be contaminated with materials such as cement, plastic wrap, or wood.

Cardboard, Paper, Cans, and Bottles

- Background Information: Cardboard, paper, cans, and bottles must be recycled under Wisconsin law.
- Site Materials: There were minimal amounts on site.
- Recycler:

City of Madison-Residential Recycling

- Cost: No charge for recycling.
- <u>Logistics</u>: Place recyclables in the City of Madison green recycling bin and place out by the curb.
- Details: Pellitteri collects recycling from this location biweekly.

Asphalt Shingles

- Background Information: Asphalt shingles have been banned from the Dane County Landfill.
 This material can be processed and used as part of a mix to manufacture new asphalt.
- Site Materials: The roof had asphalt shingles.
- Recyclers:

Dane County Transfer Station 7102 US Hwy 12, Madison WI 53718; (608) 838-9555

- Cost: Dane County Transfer Station accepts business and residential asphalt shingles. The rates are as follows: Mixed Loads \$60.00 per ton (up to 20% wood, roof vents, flashing, etc.) Clean Loads \$38.00 per ton (only asphalt shingles, nails, and tar paper)
- Logistics: Monday Friday: 7:00 3:00. No loads accepted after 2:45 must be unloaded and out by closing.
- Details: Shingles can be mixed with roofing debris, but debris must be less than 20%.

Royal Container & Recycling, 4197 Reardon Rd, De Forest, WI. 53532; (608) 221-1919

- Cost: Royal Container & Recycling accepts clean asphalt shingles for \$43 per ton.
- Logistics: Shingles can be dropped off from Monday Friday 7am-3pm.
- <u>Details</u>: Shingles can be mixed with soffits, water guards, and plywood but not mixed with the all-in-one dumpster.

Asphalt Pavement

- Background Information: Asphalt can be ground and used as part of a mix to manufacture new asphalt. Recycling asphalt is cost effective and reduces consumption of oil and other raw materials.
- Site Materials: No asphalt pavement is expected to be removed, though some may require repair during the demolition and construction process.
- Recyclers:

Homburg, 6106 Milwaukee Street, Madison, WI, 53704 (608) 241-1178

- <u>Cost</u>: Contact Homburg for pricing structures.
- Logistics: Homburg will crush materials on-site for use on the future project.

Wolf Paving, 5423 Reiner Rd, Sun Prairie, WI 53590; (608) 249-7931

- Cost: Wolf Paving will accept asphalt pavement for free.
- Logistics: Pavement can be dropped of at the 5423 Reiner Rd in Sun Prairie.



Vinyl Siding

- Background Information: Vinyl siding is recyclable as it is ground and made into new products. Recycler:

Dane County Transfer Station 7102 US Hwy 12, Madison WI 53718; (608) 838-9555

- Cost: Dane County Transfer Station accepts mixed loads of C&D materials for \$50/ton.
- Logistics: Monday Friday: 7:00 3:00. No loads accepted after 2:45 must be unloaded
- Oetails: Vinyl siding can be mixed with with other C&D materials such as wood, metal,

Wood

- Background Information: Wood such as dimensional lumber 2"x4" etc, plywood, tree trimmings, pallets, home demo, cabinets, and doors is recyclable.
- Site Materials: The wood frame is in good, clean condition and should be separated from Recycler:

Dane County Transfer Station 7102 US Hwy 12, Madison WI 53718; (608) 838-9555

- Cost: Dane County Transfer Station accepts mixed loads of C&D materials for \$50/ton.
- Logistics: Monday Friday: 7:00 3:00. No loads accepted after 2:45 must be unloaded
- Oetails: Wood can be mixed with with other C&D materials such as vinyl siding, metal,

Tires

- Background Information: Tires are banned from Wisconsin landfills and need to be disposed of
- Site Materials: None on site. If any are generated as part of the demolition process, please see Recycler:

Dane County Clean Sweep 7102 US Hwy 12, Madison WI 53718; (608) 838-3212

- Cost: There is a \$155/ton charge for individuals who live in Dane county.
- Logistics: They accept cash, Visa or Mastercard for payment.
- <u>Details</u>: The tires need to be off of rim.