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## **Reuse and Recycling Plan**

**Project Location : 212 North First Street, Madison, WI**  
**Project Owner : City of Madison, Engineering**

### **I. Scope of Project**

The former City of Madison Unit Well 3 is a 1,960 square foot structure that contained the unit well pumping equipment and receiving well. The Madison Water Utility took this unit well off line in 2008 due to elevated levels of manganese and PCE. The property was transferred to City Engineering in 2018 and is to be demolished to accommodate the widening of the North First Street and East Johnson Street intersection.

### **II. Reuse and Recycling Plan**

This Reuse and Recycling plan will be divided into three phases to coordinate with the project timeline.

- A. Reuse Phase: This phase is intended to identify items and materials for reuse and repurposing by salvaging items prior to demolition. This section will identify those items and possible points of disposal.
- B. Pre-Demolition Phase Recycling: Prior to demolition commencing hazardous and regulated materials must be removed for proper disposal. This section will identify those items and possible points of disposal.
- C. Demolition Phase Recycling: Recycling building materials during demolition can reduce negative environmental impacts and reduce landfill fees. This section will identify those items and possible points of disposal.

### **III. Reuse Phase**

Reusing an item is the most beneficial form of recycling. Reuse and repurposing is intended to salvage existing materials in their original form and reuse them for the same or different purpose. Sample photos are in section 7 at the end of this plan.

Unit Well 3 was an industrial type use building, and did not have any office space or other usage. The interior is very barren and there are no opportunities for salvaging items. Light fixtures are dated and not energy efficient. Electrical panels were used to run heavy duty equipment, piping is oversized for any type of reuse. Existing sink is damaged and toilet has already been removed.

### **IV. Pre-Demolition Phase Recycling**

For all materials that can be removed during the pre-demolition phase the demolition contractor shall provide written evidence of proper handling and disposal. Receipts or other proof of recycling shall include dates, material, quantity, weight or volume and name of the recycling or disposal company contact information. The demolition contractor shall provide copies of all documentation to the City Project Manager prior to contract closeout.

Asbestos testing has already been completed. The demolition contractor will be required to properly remove and dispose of all window units as the glazing compound contains asbestos. In similar situations an asbestos removal contractor will take the window frame from the wall as a complete unit. No additional asbestos was found in the building.

All light bulbs used within the structure are fluorescent tubes and shall be removed and disposed of properly through one of the following recyclers.



- A. PKK Lighting, Inc. 7182 Hwy 14, Middleton, WI 53562; (608) 836-7821
  - a. **Cost:** Price varies depending on the size of the bulbs and ballasts. Discounts are available for large quantities.
  - b. **Logistics:** Materials can be dropped off at PKK Lighting, Inc., or PKK Lighting, Inc. will pick them up.
  - c. **Details:** PKK Lighting, Inc. offers barrels and boxes to consolidate materials on site.
- B. Midwest Lamp Recycling 3224 Kingsley Way, Madison, WI, 53713; (608) 275-6766
  - a. **Cost:** Price varies depending on the size of the bulbs and ballasts. Discounts are offered for large quantities.
  - b. **Logistics:** Materials can be dropped off at Midwest Lamp Recycling, or Midwest Lamp Recycling can pick them up for a \$25 charge.
  - c. **Details:** Midwest Lamp Recycling offers barrels and boxes to consolidate materials on site.

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. This property contains a small gas furnace, the data plate indicates it was made in 1988. Since it is 30 years old it should be properly recycled.

- A. Kruser Recycling 6421 Edna Taylor Parkway, Monona, WI, 53716; (608) 223-9220
  - a. **Cost:** \$10 per appliance, regardless of the type of appliance.
  - b. **Logistics:** Appliances must be dropped off at their yard.
  - c. **Details:** The appliances can be dropped and \$10/appliance deposited into the dropbox. You will need to put a note with the cash/check to indicate you want a receipt mailed to you.

Thermostats containing mercury are considered a hazardous waste and shall be disposed of in a responsible manner. Thermostats shall be carefully removed from their mounting locations, boxed and provided to the following recycler. This property contains a single mercury style thermostat on the upper floor.

- A. Madison Gas and Electric (MG&E) 133 South Blair Street, Madison, WI, 53703; (608) 252-7117
  - a. **Cost:** MG&E accepts thermostats for recycling free of charge.
  - b. **Logistics:** Deliver thermostat in a box to the MG&E reception area.

## V. Demolition Phase Recycling

This document is a general guideline for the demolition contractor to follow. The City Project Manager and the demolition contractor 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 the City Project Manager. 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 bulk building materials created during the actual demolition process.

Unit Well 3 was constructed in 1928 and the inscription stone over the First Street entrance door holds historic significance to the Madison Water Utility. The demolition contractor shall carefully remove the inscriptions stone, remove any excess mortar, palletize it for shipping and transport it to the Madison Water Utility located at 119 East Olin Ave. Contact Adam Wiederhoeft, (608) 266-9121, email AWiederhoeft@madisonwater.org.

Painted surfaces of recyclable materials have been tested by the XRF Sampling method and all painted surfaces are reported to be below 0.7 mg/cm<sup>2</sup>.

There is a significant amount of brick on this project most of the exterior brick is not painted. Some of the exterior brick is painted and all of the interior brick has been painted although large areas have flaked off. Unpainted brick can be salvaged whole or crushed to be recycled as clean fill instead of going to the landfill. Unpainted brick should be carefully sorted from painted brick. The following recycler will take unpainted brick:

- A. Homburg Construction, 6106 Milwaukee Street, Madison, WI, 53704 (608) 241-1178
  - a. **Cost:** Homburg charges \$2/ton for brick that is dropped off at their quarry to be used for fill.
  - b. **Logistics:** Homburg can arrange to haul the materials or they can be dropped off at Homburg's quarry.
  - c. **Details:** Brick must be free of all paint.



There is a significant amount of concrete and reinforced concrete on this project all of which appears to be painted. The concrete in the receiving well cannot be verified as to if it is painted or not at this time. Clean concrete 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. Unpainted concrete should be carefully sorted from painted concrete. The following recycler will take clean concrete:

- A. Homburg Construction, 6106 Milwaukee Street, Madison, WI, 53704 (608) 241-1178
  - a. **Cost:** Homburg charges \$2/ton for brick that is dropped off at their quarry to be used for fill.
  - b. **Logistics:** Homburg can arrange to haul the materials or they can be dropped off at Homburg’s quarry.
  - c. **Details:** Brick must be free of all paint.









There are many different types of metals on this project that can be recycled including but not limited to duct work, safety railings, stairs, steel bar joists, piping, rebar, conduit, etc. Metals may be recycled even if the surfaces are painted. Contractor should remove rebar from concrete for recycling. The following company will recycle all types of metals:

- A. All Metals Recycling, 1802 South Park St, Madison, WI 53713; (608) 255-0960
  - a. **Cost:** 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.
  - b. **Logistics:** 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.
  - c. **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. They also accept metal appliances if the refrigerants and coolants have been removed.

The ceiling and some interior walls are constructed of lath and plaster. There appears to be some wood used in the construction of the main building roof which is 3” of concrete covered by a 4 ply composition roof. These materials should be separated from other recyclable building materials and properly disposed of as general construction debris.



## VI. Project Photos

	North Corner, front door (shaded side) faces N. First St.; Side door (sunny side) faces E. Johnson St.		High voltage electrical panels used for pump and compressor motors.
	South Corner, receiving well is lower structure in the foreground.		Opposite corner of electrical panels. Stairs to roof access which had a hatch for accessing the receiving well.
	These four pictures show the continuous corridor around the compressor base. The only other room in this structure is the toilet room on the basement level.		
			

For more information regarding this plan contact:

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