

**Appendix C of Report F-12-13**  
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## **Hidden Valley Park Pavilion demolition... is this green procurement?**

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How does the demolition of Hidden Valley Park Pavilion fit with green procurement? This is the question I asked myself when I was informed that I had to complete the green procurement checklist for this project before hiring the contractor to demolish the structure. There is no ENERGY STAR® designation, LEED™ designation, or EcoLogo that applies to demolition.

As I started to work through the checklist, I thought it would be easy because there is almost nothing “green” about demolition, or so I thought. However, as I checked off boxes, the energy efficient light bulb in my head came on when I reached the section related to waste reduction and recycled content. How could we minimize waste going to the landfill, reduce our carbon footprint and effectively change the way we do business? Historically, city specifications have focused on the contractor performing the work promptly and releasing the site back to the City as soon as possible. However, by taking time to review opportunities to minimize environmental impacts, we developed the following project specifications:

- Provide time (two weeks) for the contractor to remove, sell or recycle any building contents or materials prior to demolition
- Find local clean fill for reuse at the site
- Contractors had to estimate the percentage of waste and upon completion, provide a statement of waste diversion achieved
- Reuse of sub-grade materials, such as the sub-slab/asphalt granular
- Site grading to limit any stormwater run-off into Grindstone Creek

There were some significant benefits as a result of applying the green procurement process being applied to the planning, specification development and execution stages of this project. The City’s requirement to reuse and recycle materials influenced how the contractor approached the project, resulting in the following:

- Approximately 85 per cent of the furnishing in the pavilion were acquired by Habitat for Humanity and a used office furniture business for refurbishing
- The distance to transfer fill to the site was minimized
- Almost all debris material was removed and sorted for materials that could be reused or recycled
- The metal roof was reused by a third party
- Large timbers were retained for reuse
- 100 per cent of the sub-grade granular was reused
- 100 per cent of the asphalt and concrete was recycled.

Based on the success of this project, we can see how important it is for City staff to ensure that contractors provide pre and post-construction waste diversion reports. It is also important to note that the final cost was within budget. The green procurement procedure helps raise staff awareness on how to minimize waste from demolition projects and has the ability to influence the contracting business in a positive way.