



CASE STUDY

Project..... One Market Plaza
Location..... San Francisco, CA
Product..... Ceiling Recycling Program



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BPCS-4945-1114

the challenge:

When DPR Construction began renovating 250,000 square feet of office space at One Market Plaza in San Francisco, recycling the construction waste that would come out of the building during demolition was top of mind.

Google, the search engine company that would occupy the space in the existing building, wanted its new offices to meet the green building standards required for certification under the LEED v4 rating system.

To meet the LEED v4 criteria for Construction Waste Management credits, DPR needed to divert between 50-to-75 percent of the construction debris away from landfills.

the solution:

Through past experience with the Armstrong Ceiling Recycling Program, DPR knew it would be able to recycle the old ceilings removed during demolition. The Ceiling Recycling Program enables building owners and contractors to salvage used ceiling panels from renovation and demolition projects and return them to the nearest Armstrong plant as an alternative to landfill disposal. Armstrong uses the reclaimed ceilings to make new ceiling panels in a closed-loop manufacturing process.

After removing the used ceiling panels, DPR placed them in containers furnished by Recology, which provides trash collection services to commercial buildings in downtown San Francisco. When the containers were full, Recology delivered the ceiling panels to Waste Management, an Armstrong recycling partner in nearby Oakland, where they were processed and made ready for pickup by Armstrong.

Despite the fact that the two trash hauling companies are direct competitors, Mike Scott of DPR Demolition convinced the business rivals to work together to make the recycling project a success. "This is a huge breakthrough with getting two direct competitors to work together to help us achieve this goal," explains Scott. "Hopefully, this will open the door to more ceiling recycling on future projects."

Working with the Armstrong Recycling Center, DPR was able to recycle 101, 859 square feet of old ceilings instead of dumping them in a landfill, helping to meet the waste diversion goals for the project. By recycling the old ceilings, DPR diverted roughly 50 tons of construction waste – the equivalent of more than 5,000 tires – away from the local landfill.

"Having Armstrong as a partner in recycling the old ceilings has been a really great marriage that has helped us in our goals to be a LEED and green contractor," says Scott.