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Gateway Project Construction Update 7/19/11

## Reuse & Recycle

A major phase of the Gateway Project was completed as we said goodbye to our old building on Riverside last week. As this building, that has hosted nearly 500,000 patient visits over the years, started to come down, many neighborhood residents and staff gathered to watch the effort. We would like to thank our neighbors for their patience with the site activity and especially our patients for their understanding, enthusiasm and many happy comments about our new space.

Some background about the old building most people are surprised to learn is that it was actually originally constructed in 1881. Over the years, it was modified and added onto so many times that it had lost its architectural character. When we outgrew the building over the last few years, modern codes made it nearly impossible to add on to or modify the old, wood/steel framed building in a way that would allow us to be most cost effective and meet the needs of our patients and the larger community. We conducted historic and archeological studies and the analysis of local officials agreed with our decision that to work with our old building would not have been the best use of resources. As both a non-profit and grantee of federal construction funds, it was imperative we have best use of community dollars.

In the same vein, it was important to ensure reuse and recycling of materials from the old building. Our new construction is a LEED certified green building, which mandates management of the site and disposal of materials. The building team at CHCB also wanted to ensure any useful materials and fixtures were also used in the new building to reduce waste and stretch our construction dollars.

Some of our waste reduction and recycling efforts included reuse of 65% of all light fixtures, water fountains, eye wash stations, magazine racks, shelving and brackets and even doorstops. Dental, laboratory and medical exam room cabinetry and transom windows were all reused in the new building. The large air handling unit and water cooling tower were removed and have been retained for future use and the boiler was salvaged. The slab and foundation will also be recycled as crushed materials to be used as fill materials. By weight, at least 75% of the entire building will be recycled, which is in compliance with CHCB's contract and LEED certification requirements. The small size of our construction site (some easements for our neighbors were as small as one inch) limits the sorting and recycling we can do on-site, but all other material is being trucked off-site to be sorted; all useful metals, glass, wood, etc.

There were some barriers to recycling. There was no interest in the building for architectural features (such as historical details), which limited our options for salvage as did our highly regulated timeline for the building. Per federal requirements, we must complete this building on time and within budget, which resulted in a very limited window for additional salvage; any work stoppage would have ended up as a significant additional expense in the project. Some materials were also not monetarily worth the time that it would take to salvage. This is the one aspect of the project where we wish we could have done more.

Overall, CHCB made a good faith effort to either sell, recycle, donate, or re-use all usable materials and followed all LEED certification requirements as monitored by our architectural firm, Freeman French Freeman, Inc., widely considered a local leader in green building. As your community health partner, CHCB and our advisory team are working hard to ensure that we are being frugal, environmentally conscious and good stewards of all resources granted us during this complex construction project.