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MARKET AND SKI SURGEON BUILDINGS STRIPPED TO REUSEABLE BONES

MAMMOTH LAKES, CA – It's no longer arguable; the Village Market and Ski Surgeon buildings are coming down. Or rather, they're coming apart.

Over the past and next few weeks, the cinder block and wood complex will continue to be stripped and ground up as reuseable material. The salvage project is being run by The Reuse People (TRP), a statewide non-profit in the business of deconstruction, demolition and resale of used materials. With the necessary resources and years of experience taking buildings apart, TRP was brought in by the project's general contractor, R.A. Nelson & Associates, to ensure the old buildings aren't just demolished and dumped.

"We want to be a good neighbor for the Town and part of that is being as environmentally conscious as we can with the materials that come out of existing structures," explained Johnny Clemmons, construction manager for the new 80/50 Private Residence Club. R.A. Nelson is slated to start the multi-unit facility on the site of the old ski shop and corner market this summer for the project owners, Mammoth 80/50 LLC.

Expectantly, deconstructing a building is more expensive and takes more time than traditional demolition. According to Clemmons, standard demolition of the site would take about two weeks, compared to six weeks for salvage and deconstruction. But deconstruction results in many reusable materials, which are then resold for a fraction of their original cost and reused, lessening impacts on natural resources. Tax incentives are also available to project owners and contractors who donate deconstructed and salvaged supplies to non-profit reuse organizations, like TRP. Additional savings are also realized from decreased landfill costs.

After salvaging the reusable materials, TRP will demolish the remaining structure through traditional processes, with one major exception: They will carefully sort the rubble for additional materials that can be recycled at the landfill, like wood waste and scrap metal, providing yet another cost break for the general

contractor. Currently, the local cost to dispose of mixed construction waste is \$39.50 a ton, twice as much as sorted wood or metal at \$20 a ton. Furthermore, these prices are likely to change again in the near future with a proposal in the works to decrease the cost of sorted recyclables even further.

With its foundation in resource conservation, the 80/50 Private Residence Club will include other environmental considerations in building design and material choices, including recycled glass and wood. Examples are currently on display at the 80/50 sales office in the Village Gondola building. The new building is also planned to be plumbed for geothermal heating with hook ups ready for applicable systems like snowmelt, if and when the delivery pipes are run through the Town. Sean Combs, principle for Mammoth 80/50 LLC, is driving the project's environmental considerations with obvious enthusiasm and big-picture understanding. "We are firm believers in incorporating the natural resources that Mammoth has to offer into the development of 8050. Whether it's recycling trees, using local stone or prepping the structure for geothermic heat, we want to develop as efficiently as possible," noted Combs.

Addressing the issue of added costs, Eric Altshuler, director of Finance for Mammoth 80/50, explained "We believe there are many applications that can be a win-win for both the environment and business concerns. Wherever it makes sense, we're going to pursue the environmentally preferable choice. Actually, in cases where we've used recycled materials, they've added a sense of style, feel and substance beyond the environmental consideration."

The 80/50 building salvage is the third commercial deconstruction project undertaken in Mammoth Lakes, along with being one of the very few in the whole of the Eastern Sierra. The first was undertaken last fall with the deconstruction / demolition of the Ponderosa and Engelhof, Mammoth Mountain Ski Area's old employee housing buildings along Canyon Boulevard. The Stormriders building on Minaret was next to come down. Both projects were directed by MMSA and Intrawest, contracting with TRP, and both resulted in the salvage and reuse of *many* hundreds of tons of construction materials.

For more information, contact Ted Reiff, TRP President, at 1(888) 588-9490.

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