



75 Talamine Ct.
Colorado Springs, Co. 80907
Phone: 719-634-0611

Iron Mountain Construction Debris Transfer Station

Iron Mountain Demolition and Roll-Off, (formerly Baldwin Demolition and Roll-Off) has been providing demolition and roll-off services for over 30 years. The Rocky Mountain Development Group, LLC took over the Baldwin operation in March of 2012. The Rocky Mountain Development Group, LLC has dba's of Iron Mountain Demolition and Iron Mountain Roll-Off.

Iron Mountain's operations consist of providing the following services to the construction industry.

- Roll-off containers
- Trucking
- Demolition

Iron Mountain Roll-Off containers are used to collect discarded construction materials from construction projects. Once full, we typically take the container to the landfill for disposal. Iron Mountain currently owns 300 containers operating at 98% utilization. We are currently performing 30+ activities per day.

Problems:

1. **Efficiency:** The transport of the roll-off containers is performed by a tandem axle roll-off truck. These trucks are rated to carry a maximum of 10 tons of material. The average load hauled is less than 3.5 tons, shorting the capacity of the truck 65% by weight and currently generating 20 loads/trips to the landfill.
2. **Landfill Diversion:** Out of convenience, customers dispose of recyclable materials into the roll-off containers from their projects. There is not a convenient way to remove the recyclable material from the container once loaded preventing landfill diversion.
3. **Traffic:** By hauling each load to the landfill, the tandem roll-off trucks are on the road more hours each day posing opportunities for an incident to occur.

Opportunities:

1. **Efficiency:** By hauling the roll-off containers to the transfer facility, we can service our customers faster, reduce the number of loads to the landfill, and create an opportunity to divert materials away from the landfill. The roll-off loads are processed and loaded into a large tractor trailer. We are seeing an average of 5.5 roll-off loads to each tractor trailer load. Of the 20 loads once taken straight to the landfill, we are now sending only 4 tractor trailer loads.
2. **Recycling:** By hauling the construction materials to the sorting facility, we create an opportunity to sort the materials in a more economical manner as compared to sorting at the construction site. Trained employees review the materials and sort the recyclable/re-usable materials from other materials. We currently haul materials to Colorado Industrial Recycling, Recycled Aggregates, and Larkspur Outlet.

3. **Traffic:** By processing the materials as they come in from the roll-off trucks, we can greatly reduce the number of miles each roll-off truck is driven per day. The central location of the storage facility allows each roll-off activity to be executed covering shorter distances and reducing the number of hours each roll-off truck is on the road.

Benefits:

1. Reducing roll-off truck hours and miles.
2. Creating 2-3 jobs for sorting and transportation activities.
3. Removing at least 1 ton of material each day from the current waste stream for recycling.
4. Combining 5.5 roll-off containers into each tractor trailer load sent to the landfill greatly reducing the number of trips to the landfill.
5. Servicing our customers faster.
6. Reduced environmental impact.

Future:

1. By analyzing the materials brought in we feel there will be opportunities in the future to recycle other materials such as cardboard, asphalt shingles, carpet, and carpet padding.
2. Opportunities to receive materials from other contractors reducing the amount of time they spend on the road.
3. Opportunities to observe materials being discarded and use our network for landfill diversion and re-use. (for example, Larkspur Outlet reuses certain building materials).

With the downtown revitalization efforts continuing with the Olympic Museum, South Nevada and other slated projects, this operation could provide a great value to the community for many years to come.

Patrick Meade

President

The Rocky Mountain Development Group, LLC

FIGURE 6

NEIGHBORING PROPERTY DETAILS

DOTY & ASSOCIATES, LLC 906-01 09/11/2015

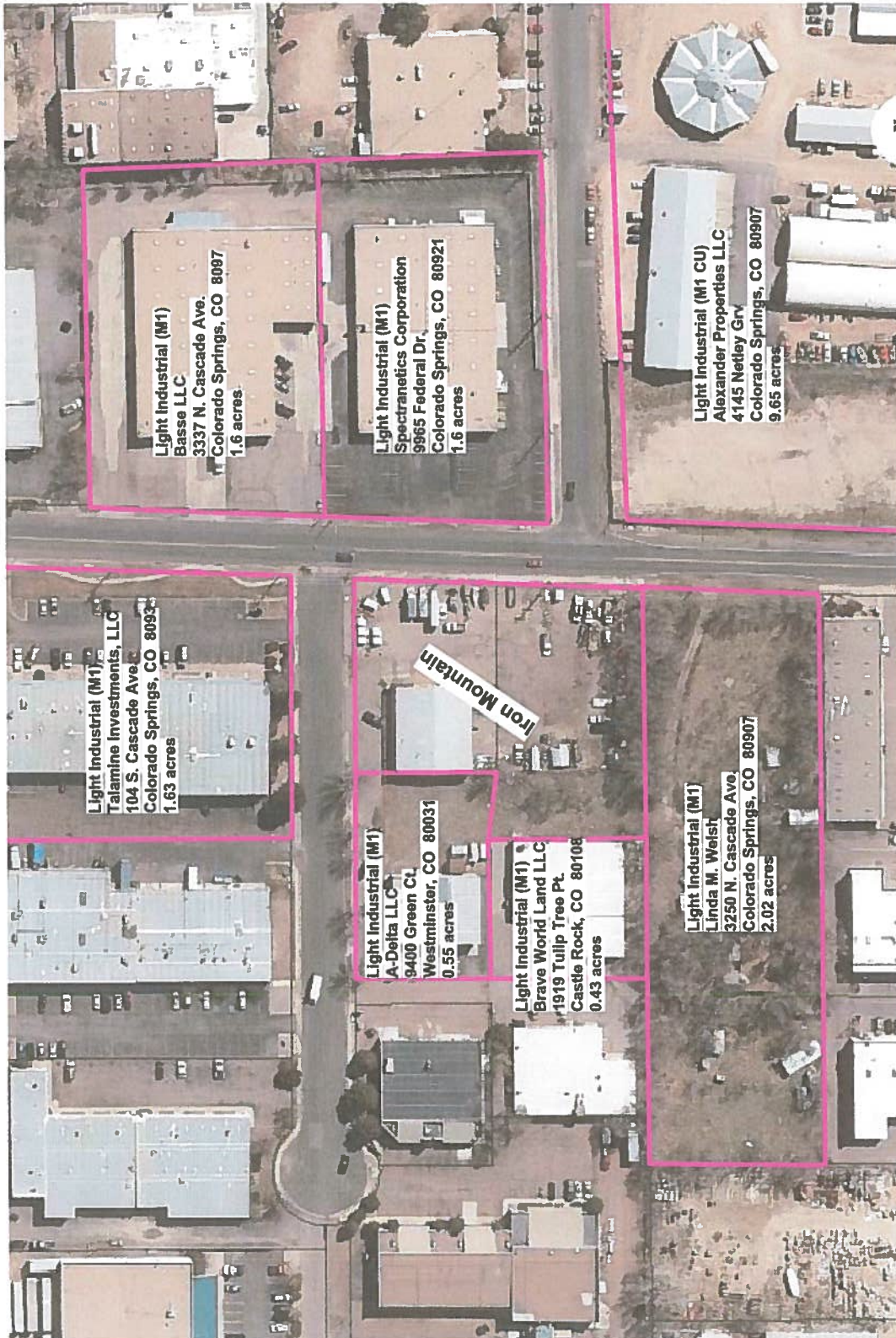
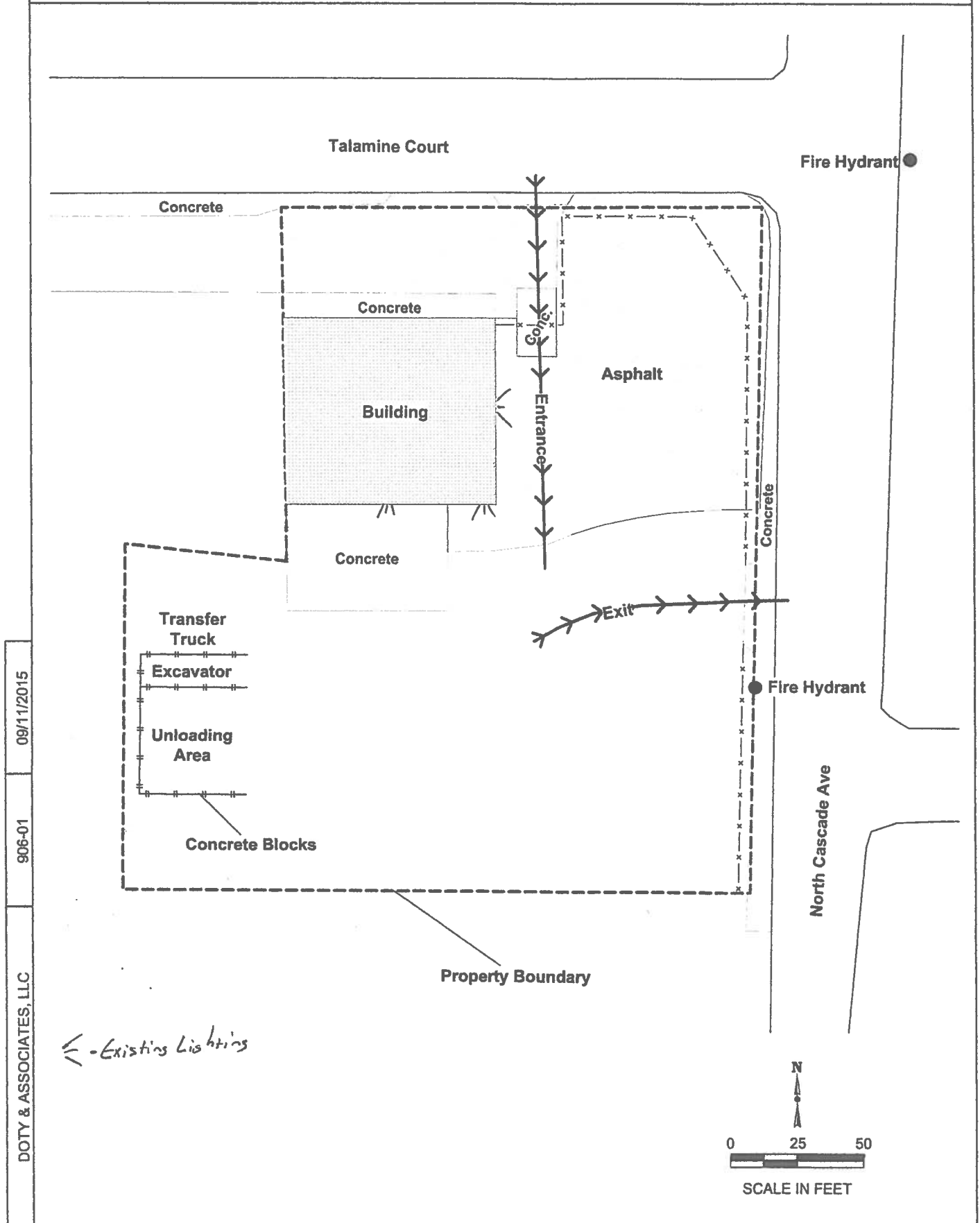


FIGURE 2

FIGURE 7

SITE DETAILS



DOTY & ASSOCIATES, LLC
906-01
09/11/2015

FIGURE 2