

DECONSTRUCTION PRESENTATION

HYBRID DECONSTRUCTION

AND

GARAGE DEMOLITION PROGRAM

Garage Deconstruction

Two Groups participating: Includes 5 CBO's

- Running Rebels, CBO
- Milwaukee Community Service Corp. in joint venture with Waste Cap, Milwaukee Christian Center, and Northcott Neighborhood.
- Total of 100 garages scheduled to be demolished, using \$170,000 in CDBG funding.
- 67 garages have been demolished with others being packaged for demolition in the next few months. \$69,599.90 has been spent on this project to date.
- Both groups claim 100% Residential Preference Participation and 25% unemployed/underemployed participation.

DNS conducted training on two garages with national expert Dave Bennink. Department staff continues to monitor remaining demolitions to insure project goals are met.

Lessons Learned:

- Community groups encountered some problems when dealing with privately owned garages. Those had to be redirected to private demolition contractors.
- Garages with storage, cars, and other materials proved to be a challenge for some community groups.
- Several other CBO's were invited but did not believe they had the equipment or capacity to perform garage demolitions at this time.
- Winter conditions proved to be difficult. Hand demolition is best performed in the summer months.
- CBO's seeking joint ventures with demolition contractors proved to be more efficient.

Hybrid Deconstruction

Same two groups are participating: 5 houses for a total expenditure of \$139,368.00

- Running Rebels in joint venture with Cream City Wrecking.
- Waste Cap is the lead organization with 4 other CBO's in a joint venture.
- National expert Dave Bennink conducted training for all 6 CBO's
- Five properties were deconstructed as part of this program.

Several organizations including Habitat for humanity, Local 113, Wisconsin Veteran and other salvage waste stream providers have been invited to participate in recycling initiative.

Lessons Learned:

- Lots of work is needed to improve salvage streams in the city of Milwaukee.
- Enacting legislation may also improve salvage potential.
- After the initial launch of this program, more respondents have expressed an interest in deconstruction.
- Hybrid techniques improve safety and speed of deconstruction.

This Deconstruction and Garage Demolition Program was part of the 2012 Milwaukee Jobs Act. The pilot was a continuation of the departments 2009/2010 Deconstruction Project. The 2009/2010 project yielded some success with 2 properties demolished at a cost of \$99,360.00. Our goal under the jobs act was to reduce the cost while creating jobs and training opportunities for city of Milwaukee Residents. The plan called for the deconstruction of 6 houses at a total budget of \$105,000.00. Additionally, we entered this project with the expectation that Hybrid deconstruction, training and close monitoring would bring cost in line with traditional demolition cost.

While we have not achieved all of our goals, the cost have decreased substantially, jobs have been created and reuse and recycling markets are expanding in the city of Milwaukee.

We believe as these programs continue and as we complete deliverables designed into these programs, Deconstruction will become a permanent and acceptable alternative to traditional demolition.

TRAINING

The program involves training components designed to help the contractor improve safety while improving profitability.

The following examples will illustrate some of the simple lessons learned.



The Training Meeting



Lessons Learned





****Lessons
Learned**

The Hybrid method is safer and more efficient. Allowing contractors to disassemble the roof with minimum risk.

10/07/2013



Deconstruction Site

DCD REHAB

09/27/2013

Hybrid Deconstruction

Hybrid Method – using mechanical equipment to safely deconstruct while speeding up the process.



Hybrid Deconstruction Method



Through jobs and training, everybody wins.





04/17/2015



04/20/2015

Summary

- 5 CBO's were given an opportunity to demolish a garage before any bidding started.
- Currently, Running Rebels, Milwaukee Community Service Corp., Milwaukee Christian Center, Northcott and WasteCap continue to bid on garage hand demolition.
- Running Rebels, CBO was also the successful bidder on the citywide board-up contract. They operate that contract through a joint venture with Cream City Wrecking who serves as their mentor.
- Of the crews trained in deconstruction, one employee has recently launched his own company as a demolition contractor.
- Deconstruction provides more job opportunities than traditional demolition.
- Our current goal is to reduce deconstruction cost through an improved salvage market.
- Our deconstruction consultant has prepared a summary report on deconstruction in Milwaukee.

Deconstruction Report- Outline –City of Milwaukee, DNS



Image: The payoff – 2x14's at \$100/each



Image: Empty side lot allows for dumpster



Image: The less debris the better



Image: The simpler the roof the better



Image: Invest in jobs (deconstruction), not landfills (demolition)



Image: Challenging Roof