Project

Client avoids unplanned costs with our demolition plan for former manufacturing complex

Summary

- Our client planned to demolish a manufacturing complex, but first had to decommission the facility to mitigate environmental hazards like asbestos.
- We developed a staged approach to decommissioning the site, giving a thorough view of the necessary work and its anticipated cost so the client could realistically plan and budget for the entire closure process.
- Our solution allowed the client to clearly identify scope in bid documents, control cost during implementation, and avoid construction and environmental risks.

Client challenge

A specialty industrial client planned to demolish a manufacturing complex, but recognized that after 100 years of use, the entire facility first had to be decommissioned to avoid materials and equipment from becoming an environmental concern. Although the client had no experience in the decommissioning and demolition process, it realized that there was extensive asbestos at the site, an ancient sewer system to close, and the possibility of other hazards yet to be uncovered. And how much would it cost to eradicate those hazards? Our client didn't want any surprises when it bid the project for decommissioning, demolition and ultimate redevelopment, and turned to Haley & Aldrich to help them manage the entire demolition process.

Our approach

We leveraged our previous experience providing Building Decommissioning Assessments (BDAs) for our large industrial clients. We developed a custom and efficient BDA for the client site with a staged approach that provided a thorough view of the work needed to shut down the site and its anticipated cost so the client could realistically plan and budget for the entire closure process.

Our BDA identified dozens of potential environmental conditions that needed to be addressed before demolition. We then provided a defined scope and estimated cost to complete the decommissioning and demolition project that served as the basis for a detailed contracting "request for proposal." We also collaborated with the client and the state regulatory agencies to implement environmental remediation in conjunction with the demolition process, which resulted in an effective and safe repurposing of a brownfield to a community park.

Value delivered

- Maintained existing asphalt parking lots and concrete foundations as an interim closure measure while the client decided the final end use of the project site
- Provided a BDA that allowed client to clearly identify scope in bid documents, control cost during implementation, and avoid construction and environmental risks
- Developed sustainable closure solutions, including reuse of the reclaimed site, and identified recyclable building materials as part of the final park design

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