

NOTES FROM DECONSTRUCTION MEETING
AUGUST 31, 2017

Attendees:

Preston Cole – DNS	Travis Blomberg – WasteCap
Tom Mishefske –DNS	Kevin Fogle - WasteCap
Chris Kraco –DNS	Tony Kearney – Northcott Neighborhood House
Mike Demski – DNS	Jim Gaillard - Ezekiel
Marge Piwaron – DNS	Ed Eberle - WDNR
Ald. Robert Bauman	Joe Liebau - WDNR
Jeff Osterman – LRB	
Gregg Hagopian – City Attorney	
Amy Turim – DCD	
Irma Yopez-Klassen – Mayor’s office	

Positive points:

- Deconstruction reduces dust and other contaminants being emitted
- Societal benefit to train and employ employment-challenged individuals
- Deconstruction reduces waste sent to landfills

Challenges:

- Workforce requirements on deconstruction projects significantly increase cost as deconstruction is labor intensive
- High percentage of lumber removed from City dwellings is water damaged
- Buildings continue to deteriorate as they remain vacant going through foreclosure process and scheduling for removal
- Not enough high quality lumber is able to be salvaged for architects/designers to use on projects
- Architects/designers/builders want materials to be de-nailed and ready to re-use. The de-nailing is labor intensive increasing cost of project
- Painted materials not in demand
- Larger storage/retail facilities needed in more public areas
- Grading system for lumber for building structural components
- Up-front costs for deconstruction are higher for City
- Without infusion of dollars to budget, less buildings removed annually due to increased costs of deconstruction vs mechanical demolition leaving blighted properties in neighborhoods and affecting potential sale of neighboring buildings
- Because deconstruction is more labor intensive, there could be delays in removing blighted buildings from neighborhoods
- Fire and building code requirements for housing combustible materials
- Time needed to certify companies and train employees
- Deconstructing stone foundation is safety issue
- Competent bidders so owner gets benefit of reduced razing cost because of materials re-use
- Enough certified companies and storage/retail facilities to foster competition
- Backlog of City-owned vacant buildings that Council members do not sign off on for razing because it will create “missing teeth” on block

Suggestions:

- Determine cost of deconstruction and mechanical demolition on per square foot basis
- City to submit grant proposal to WDNR for efficiency grant
- City of Milwaukee could be landlord and rent space to contractors to store salvaged materials
- DPW under-utilized space used for storage
- Employee of certified deconstruction company must be on the job site
- Increase DNS budget so the same number of buildings could be razed and removed annually
- Incubation grants
- Pre-sell materials from job site eliminating need for storage
- LRB to look at deconstruction programs in the Midwest area with similar market as Milwaukee
- Meet September 29 deadline for presenters at May 2018 Reclaiming Vacant Properties Conference/mobile workshops