COSTELLO
DISMANTLING

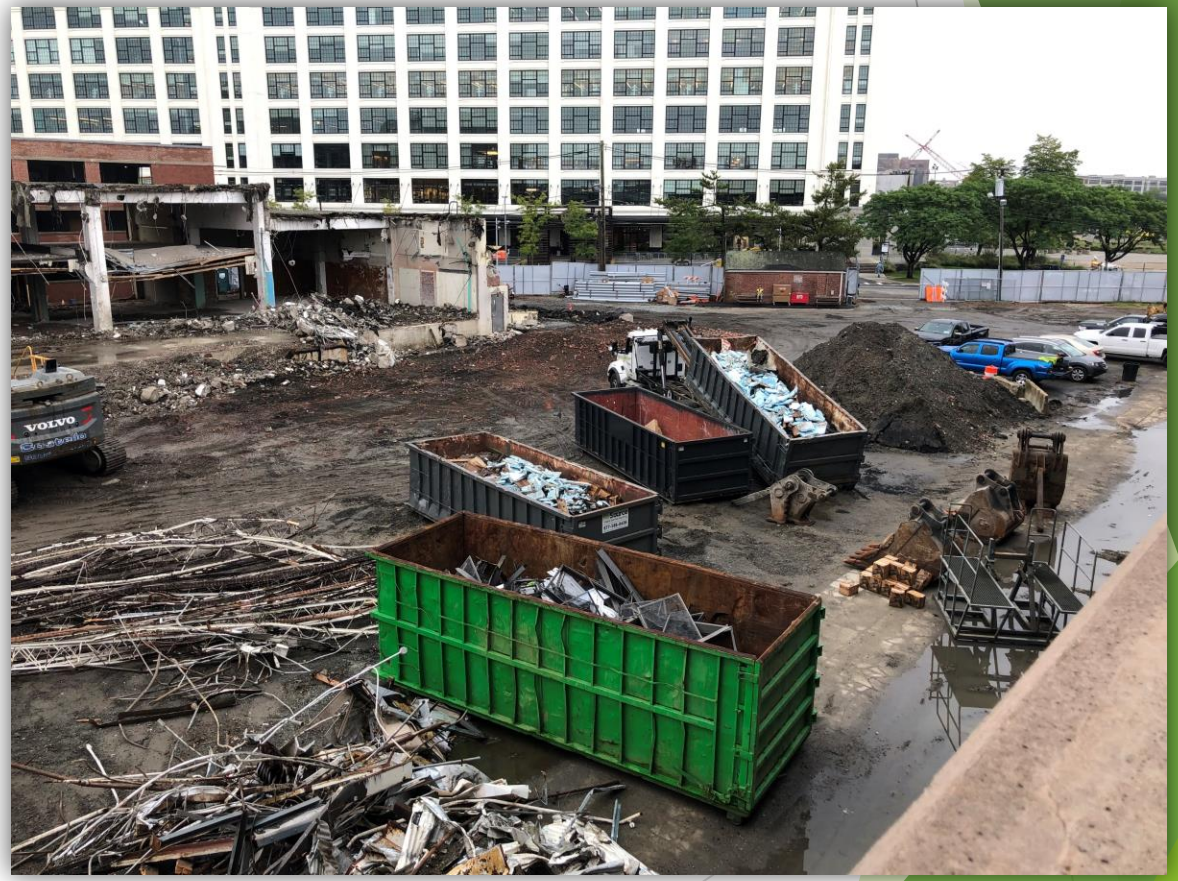
DECONSTRUCTING 22 DRYDOCK AVENUE

For our case study today, we will examine a recent project at 22 Drydock Ave in the Boston seaport area.

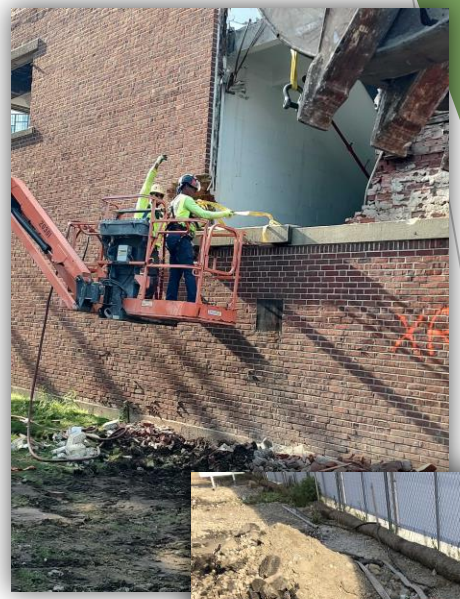
DECONSTRUCTION IS ONE OF THE MOST VALUABLE TOOLS IN THE DEMOLITION OR DISMANTLING CONTRACTOR'S ARSENAL

There are several necessities for a successful deconstruction phase of a demolition project:

- Salvageable building components
- Being able to select a safe and efficient work practice to recover the selected building components
- Having the contractual time to enact a deconstruction operation
- Having sufficient space for processing salvaged material for economic shipment from the site



This is a **LEED PLATINUM** project, and we are actively participating in our material recycling protocols, but also in salvage of architectural artifacts that will be reincorporated in the new building being developed for the site.

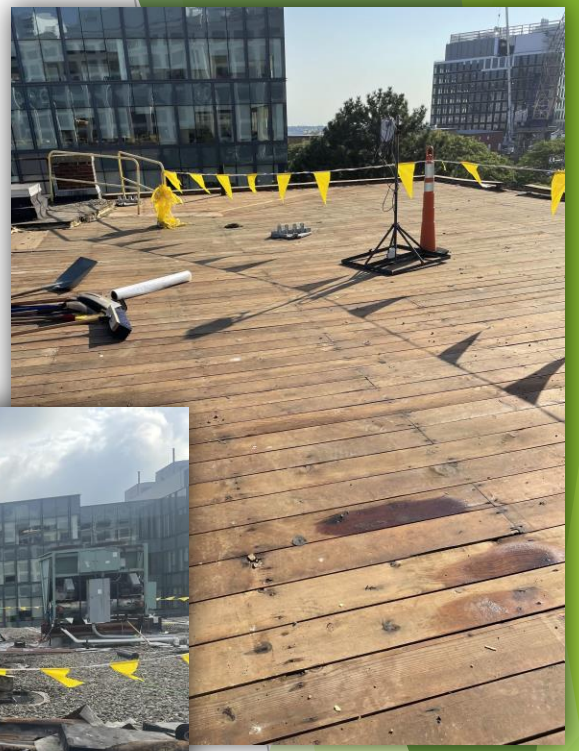


We recognized the potential for good salvage from the 22 Drydock building early in our introduction to the project.

The structural make up of the building was heavy timber framing. We know from similar building types, that we have well honed mechanical capabilities to dismantle this structure safely, with minimal labor exposure and high recovery of delicate timbers, by using one of our high reach excavators equipped with a rotating grapple.

A great deal of planning, sequencing work and site preparation must occur to allow the planned salvage to occur.

First of all, asbestos abatement and haz mat recovery must take place. Only then can any of the dismantling process begin.



We had sequenced our work so that all asbestos abatement and an adjacent concrete structure had been demolished, leaving a clean slab for processing and stockpiling the 22 Drydock building material components.

In a very systematic manner, we separate and remove building components to reveal the timbers to be harvested.

This results in a deliberate, careful source separation of:

- painted and unpainted bricks
- painted and unpainted concrete
- high wood content C&D debris
- mixed unsorted debris
- mixed grades of ferrous scrap metal
- mixed grades of nonferrous scrap metal

We utilize a variation of the source separation theme on every project which we undertake.

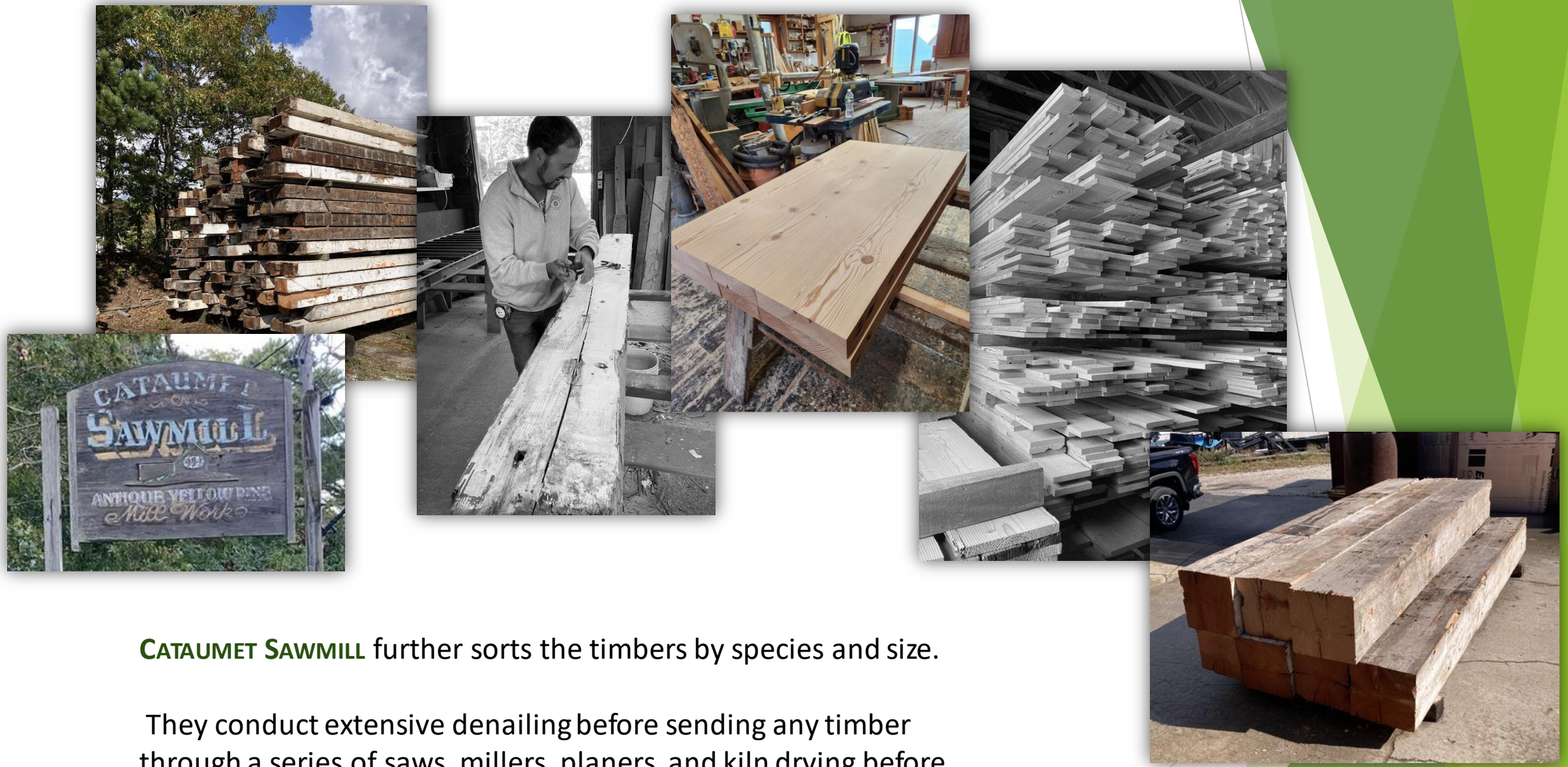
Not only is disposal pricing controlled, but we maintain the site in a neat and organized manner which greatly improves site safety and appearance during a demolition project.

In a continuous effort of sorting and packaging all salvaged materials, as demolition proceeds, timbers were bundled and loaded for delivery to a local sawmill with whom we have a long-standing relationship.

Upon delivery, another life begins for the timbers.

Before that can happen, we realize that if we do not extract, handle, and package these timbers without substantial damage, they are useless and will carry a great cost for disposal rather than producing a stream of revenue, and producing the new life for the timbers as previously mentioned.

This building dated to 1923, so these timbers are 100 years old in the building. They are delicate.



CATAUMET SAWMILL further sorts the timbers by species and size.

They conduct extensive denailing before sending any timber through a series of saws, millers, planers, and kiln drying before producing a market ready product.

Early one morning last week we see a view as the building site is ready for a new life through the demolition process.

The owner/developer of the site is **RELATED BEAL PROPERTIES**.
They will now be able to begin building a new life sciences facility for an existing adjacent client on the new space created.