



# Lick Run Project Demolition and Deconstruction

## Lick Run Project: A National Model

The Metropolitan Sewer District of Greater Cincinnati (MSD) is implementing a solution to significantly reduce combined sewer overflows (CSOs) into the Mill Creek by 2018.

The \$193 million Lick Run Project on Cincinnati's west side is an integral part of this solution and is being viewed by the U.S. EPA as a national model for integrated watershed planning. The project will reduce CSOs, as well as improve water quality, create new jobs and provide opportunities for community revitalization.

The Lick Run Project includes 12 projects to collect and convey stormwater directly to the Mill Creek. This will keep a large volume of stormwater out of the combined sewer system and help reduce CSOs. The central element of the project is the Lick Run Greenway, which includes a mile-long urban waterway (constructed channel that will mimic a natural stream) in the Cincinnati neighborhood of South Fairmount. Construction of the Lick Run Greenway is anticipated from Fall 2016 to December 2018.

## Demolition for Lick Run

To create space for the Lick Run Greenway, MSD is purchasing and demolishing residential and commercial buildings in South Fairmount.

About 91 buildings, including garages and large sheds, will need to be demolished. The parcels are located between Queen City and Westwood avenues from Old Queen City Avenue to the Mill Creek and also along Harrison Avenue just north of Queen City.

About 38 buildings have been demolished to date. MSD is funding the majority of demolitions, but the Port of Greater Cincinnati Development Authority has also provided assistance through grant funds.

## Deconstruction in Action

MSD is employing an environmentally friendly way to demolish the buildings, known as "deconstruction" whenever it is possible to do so. To reduce the amount of demolition debris sent to the landfill, MSD is soft stripping the structures prior to demolition to salvage reusable building materials and deconstructing the buildings during demolition for recyclable materials and additional reusable building materials.

MSD is contracting with Building Value, LLC, a Northside-based nonprofit that specializes in deconstruction. Building Value and the Cincinnati Reuse Center in South Fairmount are offering the salvaged materials for resale to the public at a 20% discount.

Salvaged items, many of them antiques, included:

- Windows and doors
- Wooden railings and spindles
- Decorative corbels and wood rosettes (from door frames)
- Tin ceilings
- Sinks and commodes
- Kitchen cabinets
- Heaters and furnaces
- Bannisters, fireplace mantels and pine wood flooring
- Decorative wood, tin and brick details from facades and porches, wrought-iron fencing and gates



20% Off Discount Coupon for Salvaged Materials



Deconstruction of a building in South Fairmount

To date, about 450 individual items, 3,500 feet of raw lumber, 1,350 feet of wooden trim, >650 feet of wooden railing and wrought-iron fencing and >4,000 square feet of tin ceiling and pine wood flooring were salvaged during the soft stripping. An additional 3.1 tons of reusable materials were removed during deconstruction.

Recyclable items removed during deconstruction included:

- 7 tons of metal
- 1,750 tons of concrete
- 12.7 tons of lumber

## Job Training

Through the Lick Run Project, MSD enables hands-on job training for local workers. Building Value offers a workforce development program to provide training for workers with barriers to employment. To date, soft stripping and deconstruction work has provided about 1,700 hours of training to associates, most of whom will graduate to full-time jobs at local construction companies.



*Trainees softstripping buildings for reusable materials*



*Soft stripping the exterior of a building in South Fairmount*

## Budget Breakdown

MSD demolished the first 38 buildings for about 35% less than the estimated budget, in part due to its partnership with the Port Authority. The Port has demolished eight of the 38 buildings.

Estimated cost to inspect, abate and demolish 38 buildings: \$1,472,000

Actual MSD Cost: \$959,000.



*Salvaged materials available for resale to public*

### Need More Information?

Visit the Lick Run Project website at [www.projectgroundwork.org/lickrun](http://www.projectgroundwork.org/lickrun)

Contact MSD Engineering Customer Service at (513) 557-3594 or [MSD.Communications@cincinnati-oh.gov](mailto:MSD.Communications@cincinnati-oh.gov)