City of Milwaukee deconstruction of city owned properties

✓ 51% of children and 38% of the entire population of 53206 zip code live below the poverty line.
✓ Average home value is $37,185 according to Zillow.
✓ 150 city owned and 178 privately owned properties on city’s demolition list representing 3.3 million board feet.
4 bd 1 bath 2833 square feet
✓ 4.7 bd ft of lumber per sq ft
✓ Estimated 13,000 bd ft of lumber and 6,000 bricks
✓ 46,000 lbs of lumber and 27,000 lbs of bricks
✓ Average time to complete = 0.314 x sq ft
✓ 0.314 x 2833 = 889.56 worker hours
✓ Crew of 6 and 1 supervisor should take 16 days
Improve site logistics and marketing:
✓ Staging fill material early decreases area to store lumber and move equipment.
✓ Minimize handling of material.
✓ Remove painted material and insulation prior to taking apart structure.
✓ Continue to market material, including maple flooring, to designers and architects!
400 foot lead dust fall typically associated with mechanical demolition. 
Jacobs et al., 2013

4.2% property value increase within 500 feet of demolition/deconstruction. 
Dynamo Metric, 2015
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