



## **Managing Project Cost**

### **Things to Do before Demolition Begins**

**Prepared by Robinette Demolition Incorporated**

## Things to do before demolition begins...

Demolition, and construction site preparation, are critical elements of any successful project. Unexpected delays and costs associated with encountering unexpected factors can be critical. Uncovering hazardous materials or utility obstructions can risk project timelines and overall success. Surprises can also mean the difference between project profit and loss.

With any demolition project, there are many issues to resolve before demolition can actually begin. Robinette, with more than thirty years of demolition management, understands what needs to be done and does it. We will work with your project team to pre-plan actions necessary to eliminate problems....

### Pre-demolition Activities Check List

- Complete site check for hazardous materials** Materials found after demolition begins can slow or completely halt demolition work while removal takes place. Hazards may include; lead based paint, asbestos, PCB light ballasts, freon, mercury in switch gears and thermostats, oil tanks, contaminated soils, etc. Offering a single source solution Robinette has an environmental division that can address these issues prior to the onset of demolition activities.
  
- Obtain proper permits and approvals** Project permits can be complex including local, state and EPA oversight. General building permits may allow for demolition without additional demolition permits. EPA and City of Chicago wrecking permits have a mandatory 10-day notification period. You cannot start a total building/structural removal job without waiting 10 days from initial notification! Robinette has a strong working relationship with these authorities and can obtain permits with a minimum of delay.

- Explore asset and resource recovery of items normally left for demolition disposal.** This action can result in double savings by reducing the cost of demolition service and bringing in cash for salvaged items. There are many companies that will pay you to remove your unwanted items but who don't do demolition work. This is an excellent way to productively fill a ten-day waiting period in total or structural demolition.
  
- Prepare a clear and complete scope of work and discuss it in detail with the demolition contractor prior to starting work** Coordination and communication between your demolition contractor and with his on-site supervisor is critical. We recommend that a final review of the project plan be completed on the first day of the job. Robinette has demonstrated a history of creative and cost effective project solutions. Our staff can assist in shortening your project's timeline using unique means and methods to speed up overall production and to increase coordination.
  
- Ensure that you receive guaranteed legal disposal of all demolition materials** Demand that your demolition contractor work in coordination with local landfills or recycling centers to dispose of onsite materials properly. Verify that your contractor complies with mandated resource recovery provisions for disposed project materials.
  
- Mark, cut and cap all utilities and communication lines to demolition area** Failure to adequately prepare at this stage can slow or halt demolition and can result in damage to existing property and service disruptions. It is critical to notify all utility companies. Our field personnel work closely with on-site management to insure that existing utilities remain operational and free of damage.

- Insist that the demolition contractor you hire has a comprehensive safety program in place and uses it!**

Many contractors have beautiful manuals but provide little or no training to their employees. Don't be fooled! While the services of a safe company can be slightly more expensive on the surface, the potential costs to you from even one incident, OSHA inspection or work stoppage far outweighs this apparent expense.

Project coordination, communication, and planning will ensure success. Robinette has the experience, resources and partnerships in place to provide an effective demolition solution. Offering the close single source coordination of four operating divisions, Robinette allows you to hold one organization responsible. Our commitment to success eliminates the "finger pointing" so often encountered with competitors.

## **The Robinette Total Solution**

**Total Building Demolition** Providing complex engineered demolition solutions for large or small projects. Robinette provides complete project coordination and the resources to deliver within planned cost and on time.

**Interior Demolition** One of the most experienced service providers, Robinette has demonstrated an ability to deliver on time, in complex situations, without disrupting on-going commercial or business operations.

**Environmental Remediation** Robinette helps our clients mitigate the risk of long term environmental liability by working cost effectively within strict regulatory provisions. Our staff is extensively trained and continually certified to ensure success.

## **Emergency Response**

Any time, without notice, our staff can respond to disasters with creative project solutions to contain damages and prevent further liabilities. Robinette has extensive experience working in cooperation with insurance investigators to logically recover critical evidence.

Providing cost effective, fully ensured and timely solutions, Robinette offers more than 30 years of successful demolition experience. Our staff can help address your most complex project challenges.

For more information contact us at the address shown below:



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