

Construction Salvage Success Story on County Natural Resource Lands

Reuse, Deconstruction, & Salvage Workshop

Ingrid Lundin

Department of Natural Resources and Parks
Natural Resource Lands Program (NRL)

King County Building Summit:

Dollars and Sense Tools to Green Your Project



King County

Natural Resource Lands Program

- Manage County-owned natural areas & working resource lands
- ~8,300 acres owned in fee
- Managed for habitat value, low-impact passive recreation, working resource production



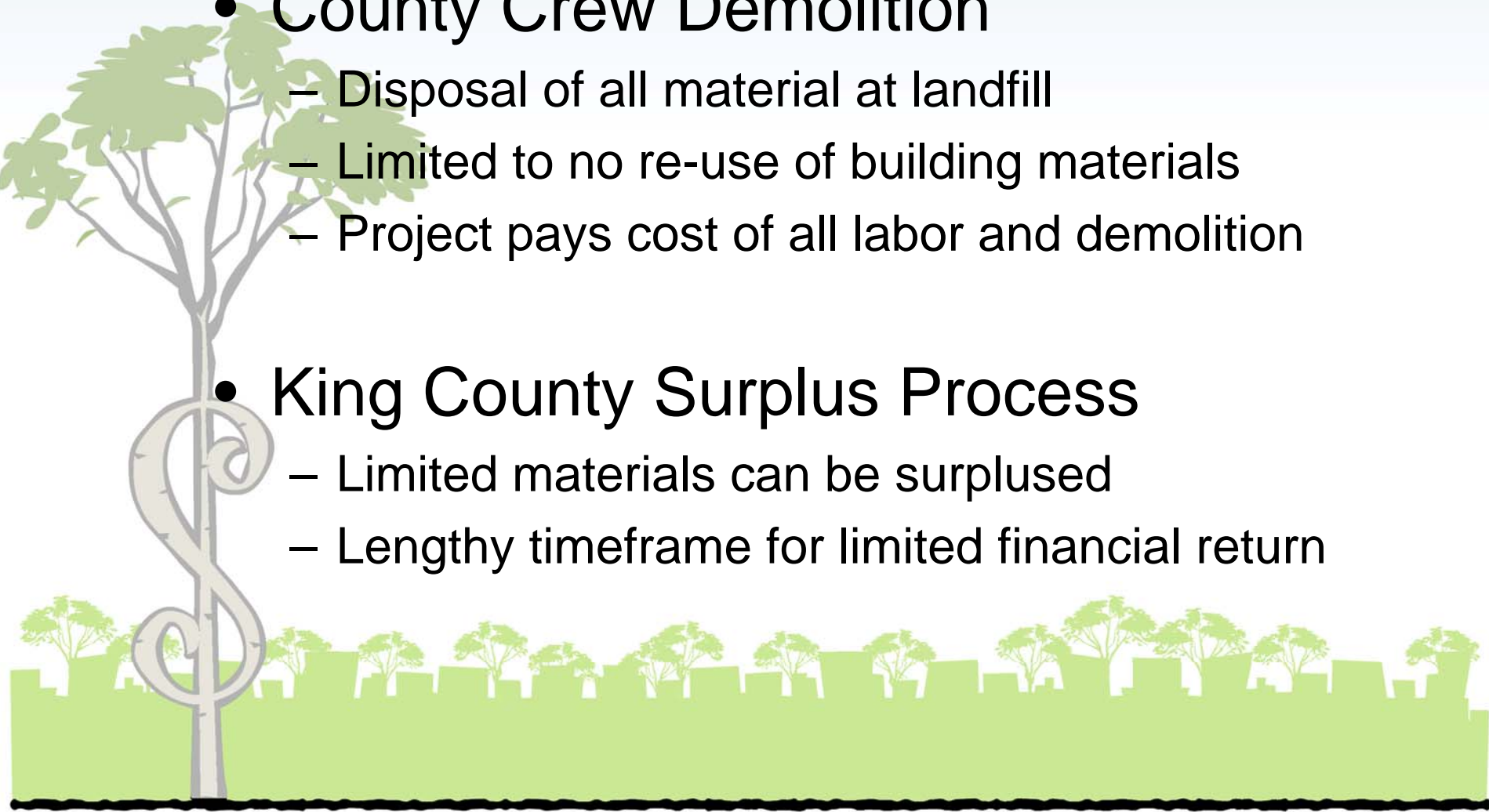
Structure removal needs on acquisitions

- Target is 1,000 acres of acquisition per year
- Land may be vacant or contain unwanted structures
- Structure removal funds:
 - Acquisition grants (sometimes)
 - CIP budget (limited)



Standard Demolition Options

- **County Crew Demolition**
 - Disposal of all material at landfill
 - Limited to no re-use of building materials
 - Project pays cost of all labor and demolition
- **King County Surplus Process**
 - Limited materials can be surplused
 - Lengthy timeframe for limited financial return



King County-RE Store Contract



- RE Store/RE Sources
 - Local non-profit organization
 - Recycles used building materials
 - Environmental education programs
- King County Solid Waste Division Partnership with RE Store
 - Divert solid waste from landfills
 - RE Store uses proceeds to “support community benefits”

King County-RE Store Contract

- 2004 contract
 - RE Store takes “selected waste building materials scheduled for disposal”
 - RE Store picks up stockpiled materials
 - Zero-cost to King County
 - Available for use by all King County
- 2005 contract expansion
 - Extend contract until 2007
 - RE Store may perform “minor deconstruction or active salvaging”



Two examples of NRL work with RE-Store



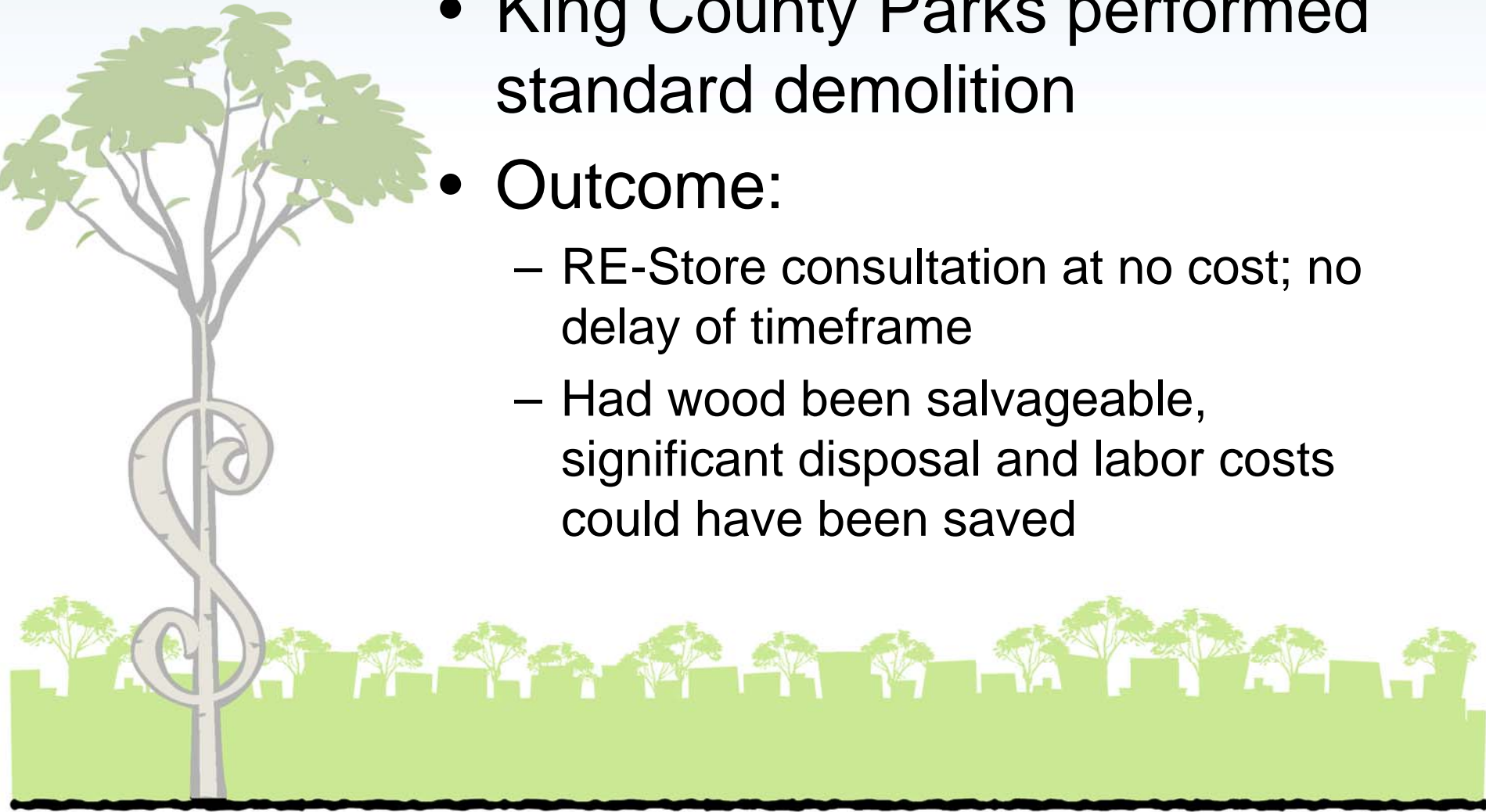
Evaluation of old log cabin

- ~1930 old cabin on Issaquah Creek
- Former summer camp retreat
- RE-Store evaluation: powder beetle damage, wood not salvageable



Demolition of old log cabin

- King County Parks performed standard demolition
- Outcome:
 - RE-Store consultation at no cost; no delay of timeframe
 - Had wood been salvageable, significant disposal and labor costs could have been saved

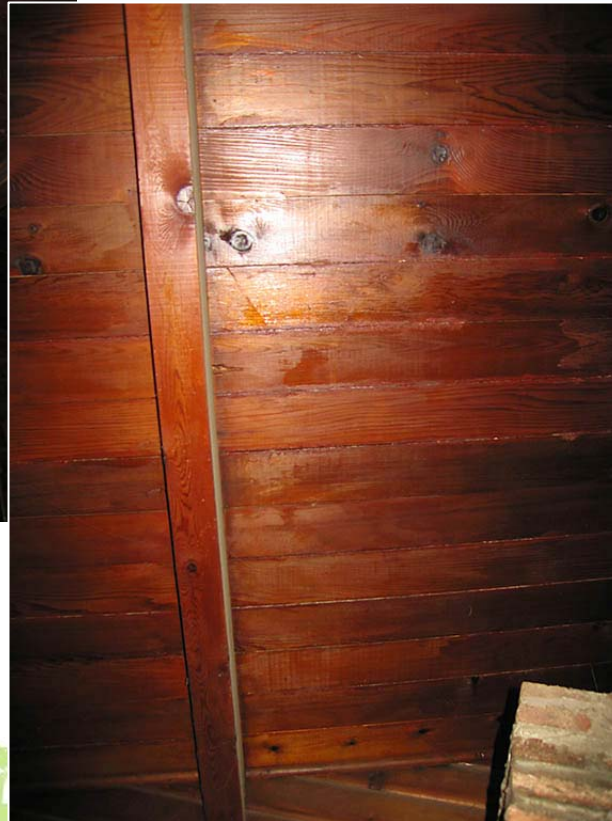


Evaluation of pan abode cabin

- 1955 pan abode cabin in Maple Valley
- Code restrictions prohibited reconstructing building off-site



Pan-abode: High-quality wood



Pan-abode: Salvageable Materials & Furnishings



Pan abode: Deconstruction Sequence



Pan abode: Salvage in Progress



Remaining materials



Success Story: Pan Abode Deconstruction

- Re-use of salvageable materials
 - *Fixtures, construction materials for resale*
 - *Profits support nonprofit RE Store environmental education, community benefits*
- Divert materials from landfill
 - *10,000 pounds of materials from pan abode kept out of landfill!*

- Reduce project costs (labor & disposal)
 - *County crew asbestos abatement*
 - *RE-Store deconstruction, material removal, pile waste for pick-up...all at zero cost to King County*
 - *County crew performs final demo, waste disposal, site cleanup*

