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Demolition

Blow Things Up!
Less than 1% of demolition includes implosion work
Demolition

Then there is the Wrecking Ball.....

Wrecking ball is no longer made and rarely used any more.
Demolition

Demolition has become much more sophisticated with the use of specialty attachments
Demolition

Shears

Concrete Pulverizers
Demolition

High Reach’s Remote Control Equipment
Demolition

Before...

After...
Demolition

Assets and Liabilities

As an owner or manager success on a demolition project can come in the form of:

- Knowing your Assets
- Understanding your Liabilities
Demolition - Assets

**Asset:** Something that has an associated value

**Scrap:** an old, discarded, or rejected item or substance for use in reprocessing or as raw material, as old metal that can be melted and reworked.

**Metal**
Demolition - Assets

- Metals are a commodity
- Fluctuate with the market and economy

Steel market

- 1980’s $65 per ton
- 2007 $600 per ton
- Currently $200 per ton

- Prices also vary per location
- Prices are generally adjusted on a monthly basis
Demolition - Assets

Metals come in two forms:

- Ferrous
- Non-Ferrous
Demolition - Assets

**Ferrous:** An iron based metal
Steel

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**Non-Ferrous:** A non-iron form of metal

- Copper
- Titanium
- Nickel
- Aluminum
- Brass
- Stainless Steel
Demolition - Assets

What else can be an asset?
Demolition - Assets

- Motors
- Furniture
- Equipment
- Structures
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The value of all these assets have a commonality

“TIME”

Something is only worth what someone is willing to pay at that point in time
Liabilities - moneys owed; debts or obligations (opposed to assets)
Demolition and Liabilities

- Materials and Management
- Means and Methods
Demolition - Liabilities

Materials and Management

Materials – *know your materials*

- Asbestos
- PCB’s
- Lead
- Mercury
- Debris
Demolition - Liabilities

Manage your Materials

Handling
- Do not create a larger problem

Transportation
- Correct vehicles and properly licensed to carry

Disposal
- Correct facility and vet it
Demolition - Liabilities

Means and Methods

Who you choose?
The Good

Reputable
  ▪ Has a history

Strong Safety
  ▪ Has a good EMR
  ▪ Look for any violations

Strong Financial
  ▪ Capable of bonding

True Understanding
  ▪ Knows the expected end result
Demolition - Liabilities

The Bad

- Questionable reputation
- Safety shows increases in incidents
- Struggling financially
- Has to rent all equipment
- Qualifies to allow for change orders
Demolition - Liabilities

The Ugly

- Came back into business under another company name
- Left projects incomplete
- Offers unrealistic results
- Cannot bond project
- EMR above 1.0
Demolition - Liabilities
Demolition - Liabilities
Demolition - Liabilities
Demolition – Assets and Liabilities

Assets = +  \[\text{Liabilities} = (-)\]
Demolition – Assets and Liabilities

How do you maximize your assets and minimize your liabilities?

Responsibility and Knowledge
Responsibility
Maintain your assets
- Do not devalue assets by simply ignoring them
- Do not create costs by ignoring and not maintaining your assets
Demolition – Assets and Liabilities

Responsibility
Manage Time

Just like a car – a new version in good shape is worth more than an old version in bad shape
Knowledge

- Good Contractor – vetted
- Quantify what you have
- Understand what you have
- Develop a sound plan
- Know and understand the finished product you are looking for
Demolition is the only contracting business where the owner has the opportunity to get paid for the work that is done.

How much that payment is depends on understanding your Assets and Understanding your Liabilities.
Demolition – Holden Mine
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