



**PROJECT GROUNDWORK**  
your pipeline to clean water

# Lick Run 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 eliminate an estimated 379 million gallons of CSOs into the Mill Creek during a typical year of rain, as well as improve water quality, create new jobs and provide opportunities for community revitalization.

The central element of the Lick Run Project is a Valley Conveyance System (VCS) in the Cincinnati neighborhood of South Fairmount. The VCS will convey (carry) stormwater runoff directly to the Mill Creek and includes a mile-long urban waterway (bioengineered stream) and an underground stormwater conveyance box for flood control, among other features. Construction is anticipated from Summer 2015 through Summer 2018.

## Demolition for Lick Run

As part of the Lick Run Project, MSD is purchasing and demolishing residential and commercial buildings in South Fairmount.

The properties — located from old Queen City Avenue to the Mill Creek between Queen City and Westwood avenues — are being acquired to create space for the VCS project.

About 77 buildings will be demolished in total. Twenty-four buildings have been demolished to date, and an additional 9 buildings are in progress. MSD is funding the majority of demolitions; assistance has also been provided by the Port of Greater Cincinnati Development Authority through Moving Ohio Forward grant funds.



*20% Off Discount Coupon for Salvaged Materials*

## Deconstruction in Action

To reduce the amount of demolition debris sent to the landfill, MSD is soft stripping the buildings prior to demolition to salvage reusable materials and deconstructing the buildings during demolition for recyclable materials and additional reusable building materials.

MSD is partnering with Building Value, LLC, a Northside-based nonprofit that specializes in deconstruction.

Building Value and the Cincinnati Reuse Center in South Fairmount are then offering the salvaged materials for resale to the public at a 20% discount.

The salvaged items, many of them antiques, include:

- 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
- Pine wood flooring



*Deconstruction of a building in South Fairmount*

- Decorative wood, tin and brick details from facades and porches
- Ceramic chimney pots
- Wrought-iron fencing and gates

To date, about 361 individual items, 512 feet of wooden railing and wrought-iron fencing and 3,780 square feet of tin ceiling and pine wood flooring have been salvaged during the soft stripping. An additional 3.1 tons of reusable materials have been removed during deconstruction.

Recyclable items removed during deconstruction have included:

- 4.5 tons of metal
- 1,250 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 more than 1,000 hours of training to 14 associates, most of whom will graduate to full-time jobs at local construction companies.



*Trainees soft stripping buildings for reusable materials*



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

## From Vacant to Viable

MSD is also working with Keep Cincinnati Beautiful on its “Future Blooms” program which stabilizes and improves vacant lots in Cincinnati. The program addresses the low morale perpetuated in a community when buildings are removed. When buildings are demolished in South Fairmount, Keep Cincinnati Beautiful will grade, plant grass seed, plant trees where needed and install a low-lying fence and signage. This program will serve as an interim measure until the VCS project begins construction. Keep Cincinnati Beautiful also offers job training.

## Budget Breakdown

MSD is 32% under budget on the demolition of the first 24 buildings, due in part to its partnership with the Port Authority. The Port demolished four of the buildings.

Estimated cost to demolish 24 buildings: \$976,000

Cost to MSD: \$667,000.



*Salvaged materials available for resale to public*

### Need More Information?

For more information contact:

**MSD Engineering Customer Service Line at (513) 557-3594**

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Visit [www.projectgroundwork.org/lickrun](http://www.projectgroundwork.org/lickrun)