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IN NORTH AMERICA**

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FOR ECONOMIC GROWTH**

**A LEADER IN MODULAR
UTILITY SOLUTIONS**

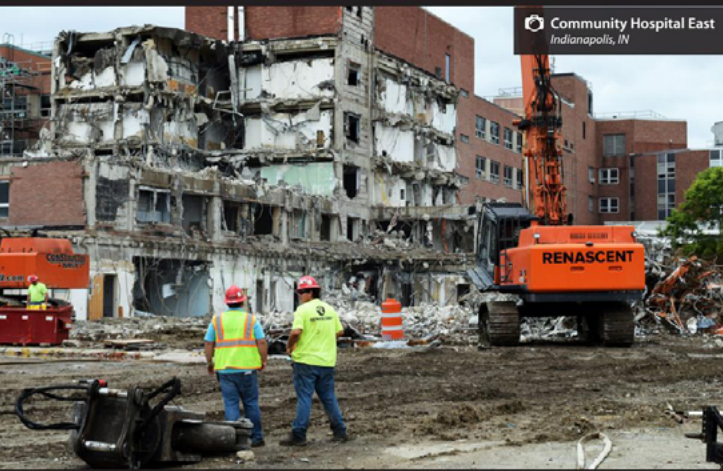
Systecon Inc.

A MILESTONE AND A STEPPING STONE

H&K Group

BUILDING FROM THE OWNER'S PERSPECTIVE

Strategic Builders



Joshua Campbell
President of Renascent Inc.



Matthew Fuller
Business Development Director of Renascent Inc.

CLEARING THE WAY FOR NEW BEGINNINGS



The word 'renascent' means 'rebirth' and 'rising to new life,' making it an appropriate name for a company specializing in professional demolition and repurposing of old structures. Creating value for communities is exactly what Renascent, Inc. has done since 2004 through the renewal of urban, campus, rural, and public works projects in the Midwest, Southeast, and mid-Atlantic regions. Renascent, Inc. is headquartered in Indianapolis, Indiana, with newly opened branches in Washington, DC and Nashville, Tennessee.

Written by Margaret Patricia Eaton

We recently had the pleasure of speaking with Renascent's Business Development Director Matthew Fuller and President Joshua Campbell. The company was formed by Joshua's parents, Larry and Linda Campbell in Indianapolis as a division of Campbell Land Development "some thirty-five or forty years ago. My Mom and Dad started the company as site and road contractors, doing a lot of road and utility drainage projects throughout the Midwest and then got into the demolition business in 2004," he explained. "Since then, we've been growing and expanding our operations, and now demolition, along with abatement and recycling, is the only work we do. It's our singular focus."

What prompted the change? "We were already in the waste business, and we owned a dumpster recycling company that serviced central Indiana, and that prompted the work along with our civil work, as we had projects come up requiring demolition, and we had employees with a real interest in it," he said.

One thing led to another. Initially Renascent started on a small scale, demolishing residential and small commercial projects,

slowly increasing in terms of the types of projects undertaken. "We had to ensure we had the experience and the right people in place to take on larger projects because one thing we acknowledged from the beginning is that in the demolition business, you don't get a second chance. It's a highly specialized business, and we felt we needed to build it slowly to ensure our projects would be successful."

The company's projects begin with much "planning, engineering, and even 3D modeling of large structures, so we can develop plans of how we're going to demolish it and do it safely and efficiently. The model is also a way to tell the owner and the community about how the project will go and to relay information to our people in the field."

Matt Fuller has been with the company for four years. "I like being here because of Josh and the ownership who have integrity and character that I try to emulate," he said. "I'm surrounded by quality people who work hard, do their jobs well, put their egos aside, and look to the best interest of the customer. It's important to keep them happy and satisfied, and I often get feedback as to the quality of our project managers, senior staff, and the people in the field they interact with."

With over 130 skilled employees, three locations, and multi-million-dollar projects in the works, Renascent is busy. It turns out demolishing a large structure is every bit as complex as erecting it, if not more so.

"The thing that is unique about this industry is that no two buildings are the same," Joshua said. "You can't have a mindset as to how you're going to demolish each and every building, and you can't have a single set of tools and think those tools will take care of all types of projects." He says that even with two identical buildings, different techniques would be needed due to considerations of their surroundings.

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"If one is downtown, with narrow streets, tight buildings, and pedestrian traffic, and the other is in an open field, you need a different set of tools, different type of engineering design, and different skill sets, so that is what we've been focusing on as a company to develop those skills, tools, and employee experiences to handle all sorts of different structures in unique situations. Whether they're urban projects, campus environments, or industrial sites, they all have elements requiring planning and skill in order to be demolished safely and efficiently."

But before anything can come down, asbestos or lead may rear an ugly head. The use of asbestos for insulation, fireproofing, and sound absorption was widespread between 1950 and 1980, but by 1989, the US Environmental Protection Agency (EPA) recognized health hazards like asbestosis, lung cancer, and mesothelioma from its use and banned its use in new construction.

Lead was a component of paints, soldering, mortar, and sheet metal. Although it was believed to be a harmful environmental pollutant as far back as the early 1900s, it was not until the 1970s, that scientific studies revealed adverse health effects including damage to the brain and nervous system development in children and increased risk of high blood pressure and kidney damage in adults. Since 1978, the EPA has established regulations regarding its safe removal and disposal.

Abatement services for both asbestos and lead are key services Renascent offers to building owners. As Campbell explained, skilled and licensed company employees, "all suited up, wearing respirators, and closely monitored," remove these ▶▶

▶ hazardous materials by hand, place them in sealed containers, and transport them to licensed landfill sites.

Once the abatement process is completed, the second phase begins – the demolition of multi-story commercial buildings, industrial plants, and multi-family housing. So how does Renascent take down tall buildings?

“The structure is first weakened,” Campbell said. “We go in and take out some structural portions to weaken it, and then holes are drilled in the structure, loaded with explosives, wrapped and protected, and then the building is shocked and implodes on itself. Implosion takes seconds, but the whole process of planning; protecting workers and surrounding property, pedestrians, and traffic; setting up exclusion zones; and preparing the building could take three months or more.”

One of Renascent’s most recent projects, completed in September 2018, involved the sixteen-million-square-foot Frankfort Capital Plaza, owned by the Commonwealth of Kentucky. Work began the previous January. The project included asbestos abatement and demolition – by mechanical means – of the convention center, retail area, parking garages and by implosion, a twenty-eight-story, 330-foot concrete office tower.



Frankfort Capital Plaza
Frankfort, KY

According to Campbell, “this is the third-largest concrete structure in the US to be imploded. We had a subcontractor working for us to do the implosion portion, but we did all the preparation and other demo work as well as the recycling because all of the concrete will be used for new construction. In addition, there was a lot of coordination that happened with the local municipality, fire, and safety to successfully bring it down.”

Also completed this past September was the demolition of the 675,000-square-foot former Reid Hospital in Richmond, Virginia. This project included asbestos abatement and the recycling of all concrete. As Campbell remarked, since the hospital had not been used in over a decade, this job is a prime example of Renascent’s mission of ‘clearing the way for a new beginning.’

Another project that involved a new beginning, along with some tight physical constraints was a deconstruction plan to deal with the Davidson County Criminal Justice Center in Nashville, Tennessee. This included four buildings totaling 355,000 square feet over two city blocks with a 126-foot tower. The project had a plan to maximize material reuse for a sky bridge.

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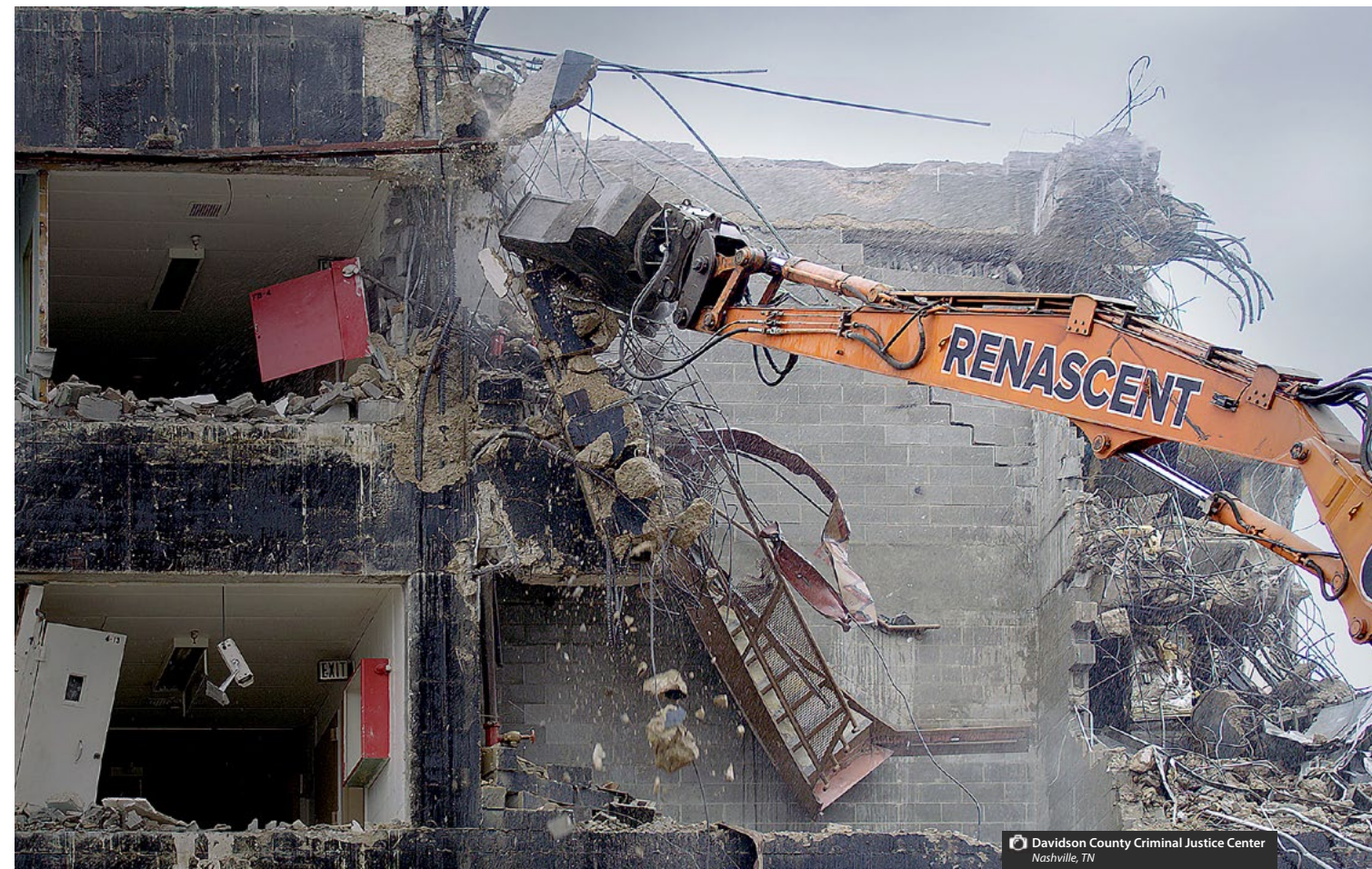


Frankfort Capital Plaza
Frankfort, KY

While performing a structural demolition, the entire building may not necessarily be torn down. Instead, it could mean the removal of a wing, “or be a project like the Community Hospital East where we demoed the center third out of the middle of an active hospital.”

One of the challenges there was that “it was over top of an existing basement area that housed all the communications for community health systems facilities, and because of that, not a drop of water could get in the basement. We had a lot of designing and planning before executing those plans to make it a successful project for us and for the owner.” In addition to protecting the crucial electronic communications area in the basement, Renascent had to protect the structures on either side of the demolition.

Another major selective demolition project is the ongoing demolition at the 1,500,000-square-foot Rolls-Royce Condor Plant in Indianapolis. The \$5M project will see buildings that were constructed between 1942 and 1960 either completely or selectively demolished to make way for new state-of-the-art facilities, while the company maintains uninterrupted production of engines for



Davidson County Criminal Justice Center
Nashville, TN

Note: this photo was an ad in the original issue.

military aircraft. The scope of the work is extensive and involves excavation across three industrial plants.

In the *Indianapolis Business Journal* of October 15, 2016, Rolls-Royce spokesman Joel Reuter was quoted as saying that, without the demolition and subsequent rebuilding, “It would have been a decline with an eventual ending of manufacturing by Rolls-Royce in Indianapolis.”

After demolition, Renascent does not walk away and leave a heap of rubble for the owner to clear. “Up to 98 percent of the materials are recycled,” Campbell said. “We look to reduce the amount of waste that goes into landfills, and we are effective at doing that by separating all the ferrous and non-ferrous metals that can easily go to recycling markets.” The company’s crushers and screeners turn concrete into aggregate that can then be used in its other projects.

“At our Frankfort site, all the concrete was crushed and used to backfill the void that was left, and we also used it to build pads for the new building and parking garages, so most of the material from a project can be reused. This is a huge saving to the owner, because otherwise, they would have to pay to have it trucked off and disposed of and then turn around and have to buy new material and truck it back into the job site,” said Fuller.

“Part of our demolition is re-grading the property to prepare it for new construction, and if there is no new construction planned, we will do the work associated with turning it back into green space – drainage, top-soiling, and seeding – to allow that to happen.”

Following the 2008 financial crisis and accompanying residential construction market decline, Campbell applied the

experience he had gained working for large, successful companies to develop strategies for the family business. He negotiated labor contracts and expanded the business tenfold in the next six years. “But what I think I enjoy most,” he told us, “is the uniqueness of the projects and working with the owners on the challenges. These are aging buildings that need to come down to repurpose the area or that need to be altered to better serve needs,” said Campbell.

“When a building doesn’t serve its original purpose, we clear the way for owners to make way for something new. Otherwise, they are stuck with a building that doesn’t work for them. That is why the name tailors in so well with what we do. Renascent means new birth, and we give new birth to communities and to customers. I think our name is fitting for what we do because we are the first ones to kick off a project and begin revitalization.” ■