

Safe Demolition at Scale

April 26, 2016

Detroit Building Authority
Brian Farkas



Program Priorities

1. Protecting Public Health and Safety
2. Increasing Speed/Pace of Demos – Creating a Sense of Urgency
3. Cost Controls

Protecting Public Health and Safety

1. Bi-weekly meetings with EPA, MDEQ, Health Dept. etc. to rewrite specs
2. Increased measures around dust control
3. Increased enforcement in the field
4. Major penalties for MDEQ/MIOSHA violations

“Having completed a major overhaul of the demolition process, Detroit’s new demolition practices balance speed, cost and environmental performance”
- U.S. Environmental Protection Agency (9/8/2014)



Increasing Speed and Pace of Demo

- In the past two years, Detroit has taken down more than 8,400 vacant buildings in neighborhoods across the city. If we keep this pace, we can remove 40,000 blighted structures in about eight years, instead of the 30 years it would have taken us at our previous rate.

Total number of demolitions

8,433

*Includes all demolitions for which the City has the date that the structure was knocked down, the price of the demo, and the contractor.

Average price per house demolition

\$13,747

*Based on invoiced prices and bid prices since January 1, 2014.

Total number of demolitions in 2016

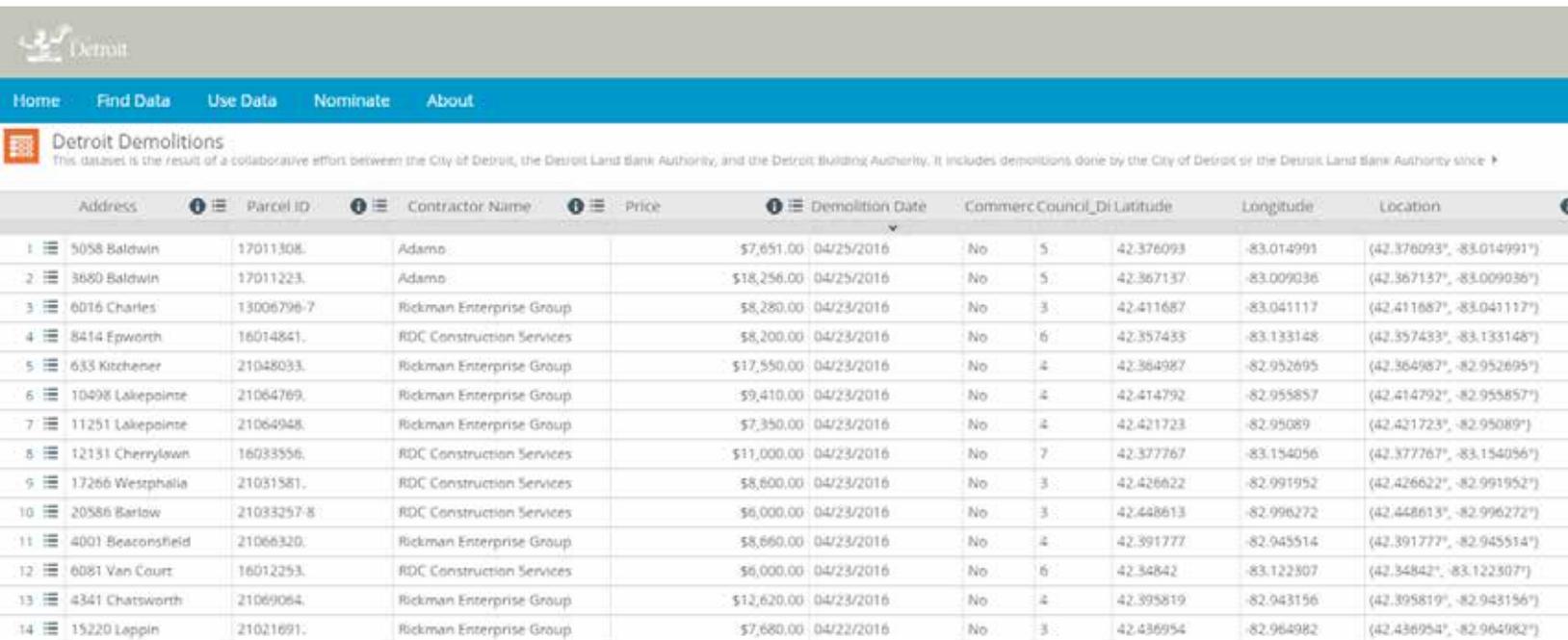
908

Average price for residential demolition in 2016

\$12,810

Cost Controls and Transparency

- All data shared daily at www.detroitmi.gov/demolition
- Every demo published within a week, with date, contractor, and price.



The screenshot shows the Detroit Demolitions website interface. At the top, there is a navigation bar with links for Home, Find Data, Use Data, Nominate, and About. Below the navigation bar, the title "Detroit Demolitions" is displayed, followed by a brief description of the dataset. The main content is a table with the following columns: Address, Parcel ID, Contractor Name, Price, Demolition Date, Commerc.Council_Di, Latitude, Longitude, and Location. The table lists 14 demolition records, each with a unique ID and detailed information.

	Address	Parcel ID	Contractor Name	Price	Demolition Date	Commerc.Council_Di	Latitude	Longitude	Location
1	5058 Baldwin	17011308.	Adamo	\$7,651.00	04/25/2016	No	5	42.376093	-83.014991 (42.376093°, -83.014991°)
2	3680 Baldwin	17011223.	Adamo	\$18,256.00	04/25/2016	No	5	42.367137	-83.009036 (42.367137°, -83.009036°)
3	6016 Charles	13006796-7	Rickman Enterprise Group	\$8,280.00	04/23/2016	No	3	42.411687	-83.041117 (42.411687°, -83.041117°)
4	8414 Epworth	16014841.	RDC Construction Services	\$8,200.00	04/23/2016	No	6	42.357433	-83.133148 (42.357433°, -83.133148°)
5	633 Kitchener	21048033.	Rickman Enterprise Group	\$17,550.00	04/23/2016	No	4	42.364987	-82.952695 (42.364987°, -82.952695°)
6	10498 Lakepointe	21064769.	Rickman Enterprise Group	\$9,410.00	04/23/2016	No	4	42.414792	-82.955857 (42.414792°, -82.955857°)
7	11251 Lakepointe	21064948.	Rickman Enterprise Group	\$7,350.00	04/23/2016	No	4	42.421723	-82.95089 (42.421723°, -82.95089°)
8	12131 Cherrydown	16033556.	RDC Construction Services	\$11,000.00	04/23/2016	No	7	42.377767	-83.154056 (42.377767°, -83.154056°)
9	17266 Westphalia	21031581.	RDC Construction Services	\$8,600.00	04/23/2016	No	3	42.426622	-82.991952 (42.426622°, -82.991952°)
10	20586 Barlow	21033257-8	RDC Construction Services	\$6,000.00	04/23/2016	No	3	42.448613	-82.996272 (42.448613°, -82.996272°)
11	4001 Beaconsfield	21066320.	Rickman Enterprise Group	\$8,660.00	04/23/2016	No	4	42.391777	-82.945514 (42.391777°, -82.945514°)
12	6081 Van Court	16012253.	RDC Construction Services	\$6,000.00	04/23/2016	No	6	42.34842	-83.122307 (42.34842°, -83.122307°)
13	4341 Chatsworth	21069064.	Rickman Enterprise Group	\$12,620.00	04/23/2016	No	4	42.395819	-82.943156 (42.395819°, -82.943156°)
14	15220 Lappin	21021691.	Rickman Enterprise Group	\$7,680.00	04/22/2016	No	3	42.436954	-82.964982 (42.436954°, -82.964982°)

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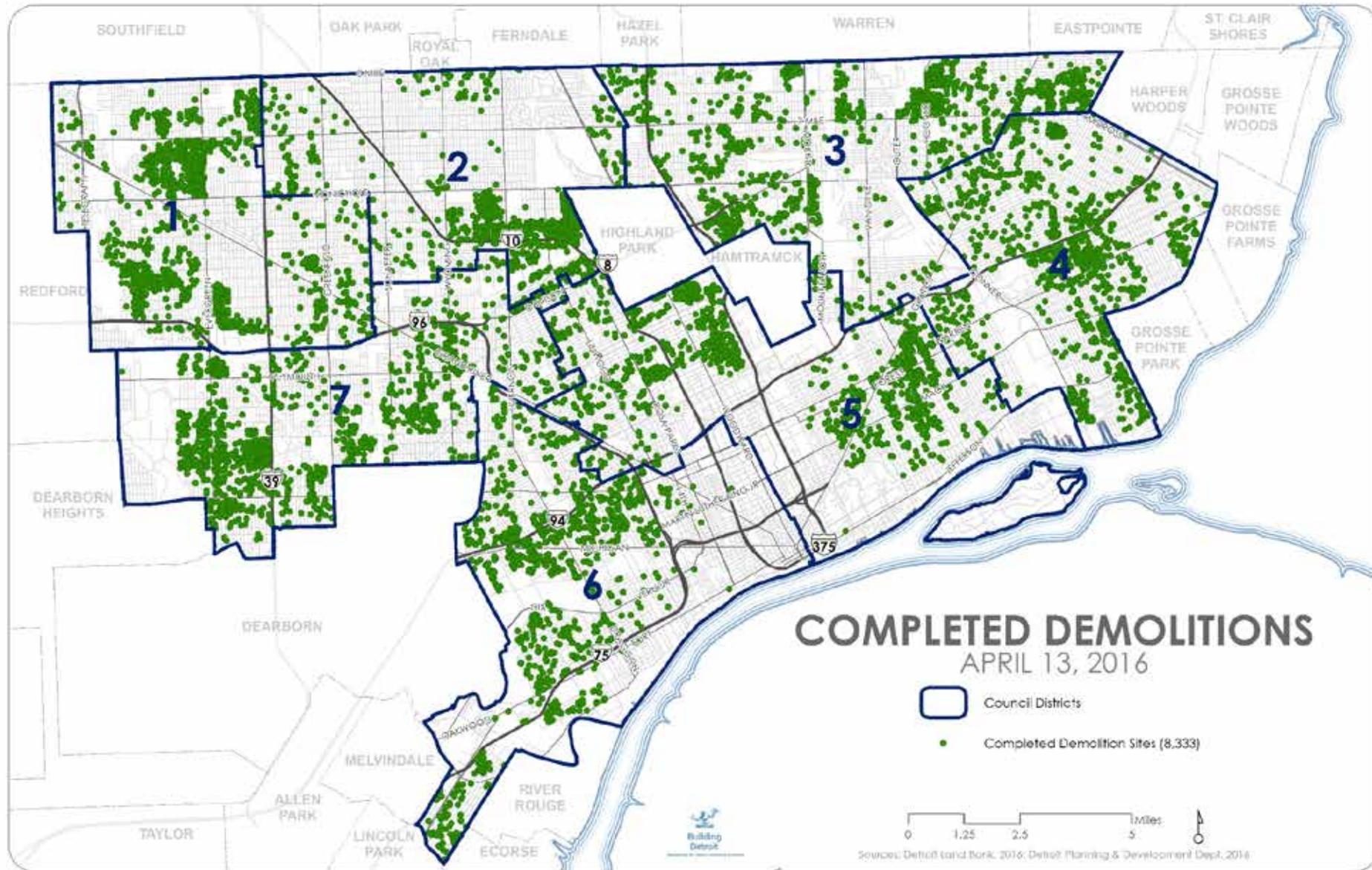
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908

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8,433 demolitions citywide in last two years



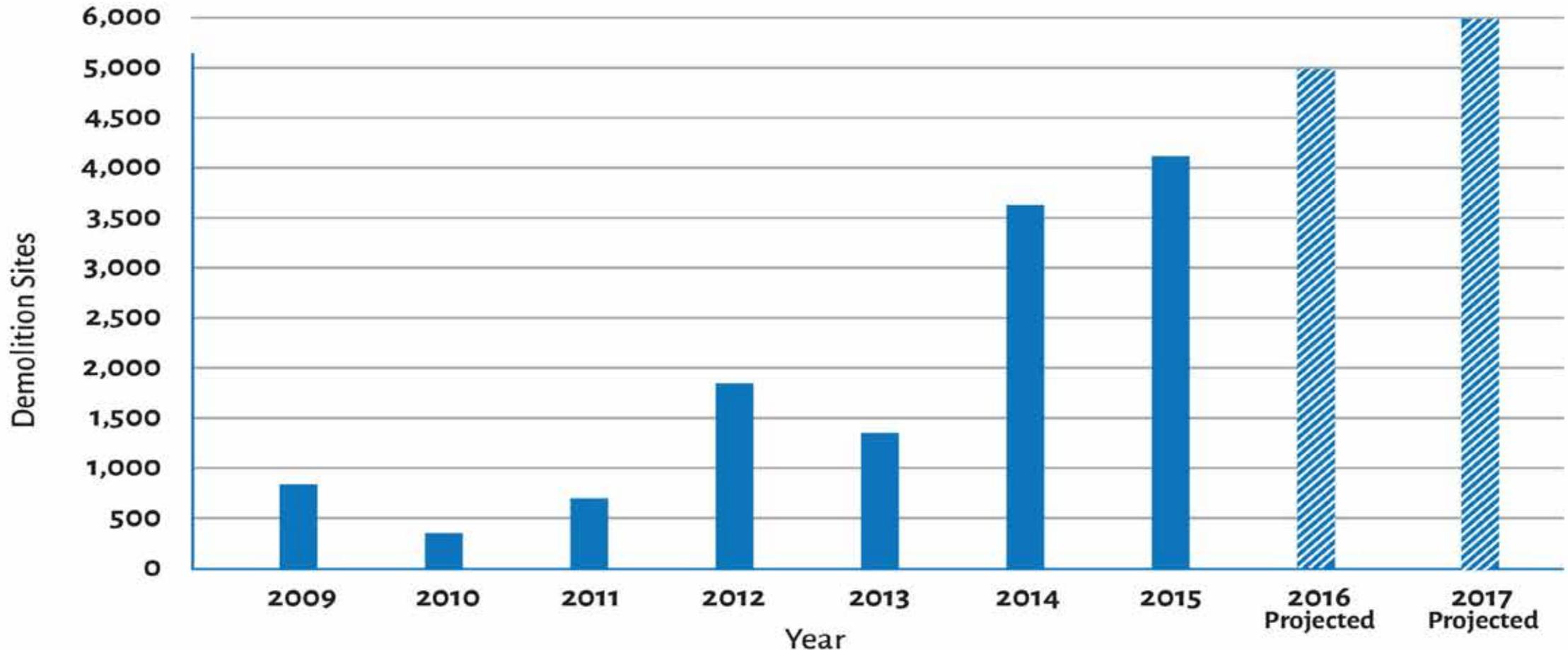
We're demolishing abandoned houses to improve neighborhoods.



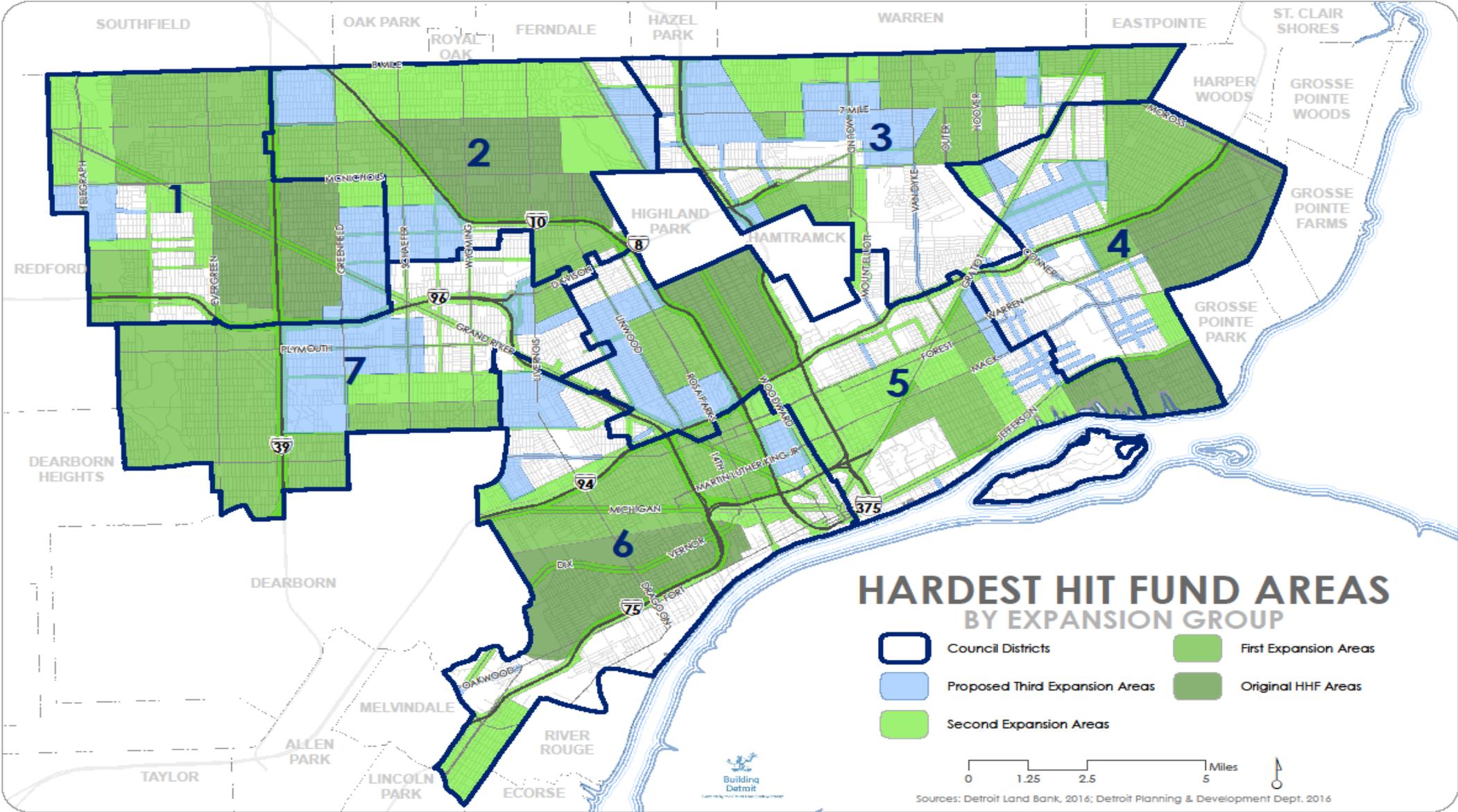
And we're planning another 11,000 this year and next.

Annual Demolition Figures

Sources: 2009-2013 BSEED Demolition Permits; 2014-2015 DBA Demolition Data



We expect federal approval in the next week to expand demolitions into the blue areas



**We're tearing down abandoned schools
that can't be saved.**

Greenfield Park School – 17501 Brush Demolition began this week



**We demolished 150 commercial buildings
last year**

5636 E. McNichols



5536 E. McNichols



4127 E. McNichols



5612 E. McNichols



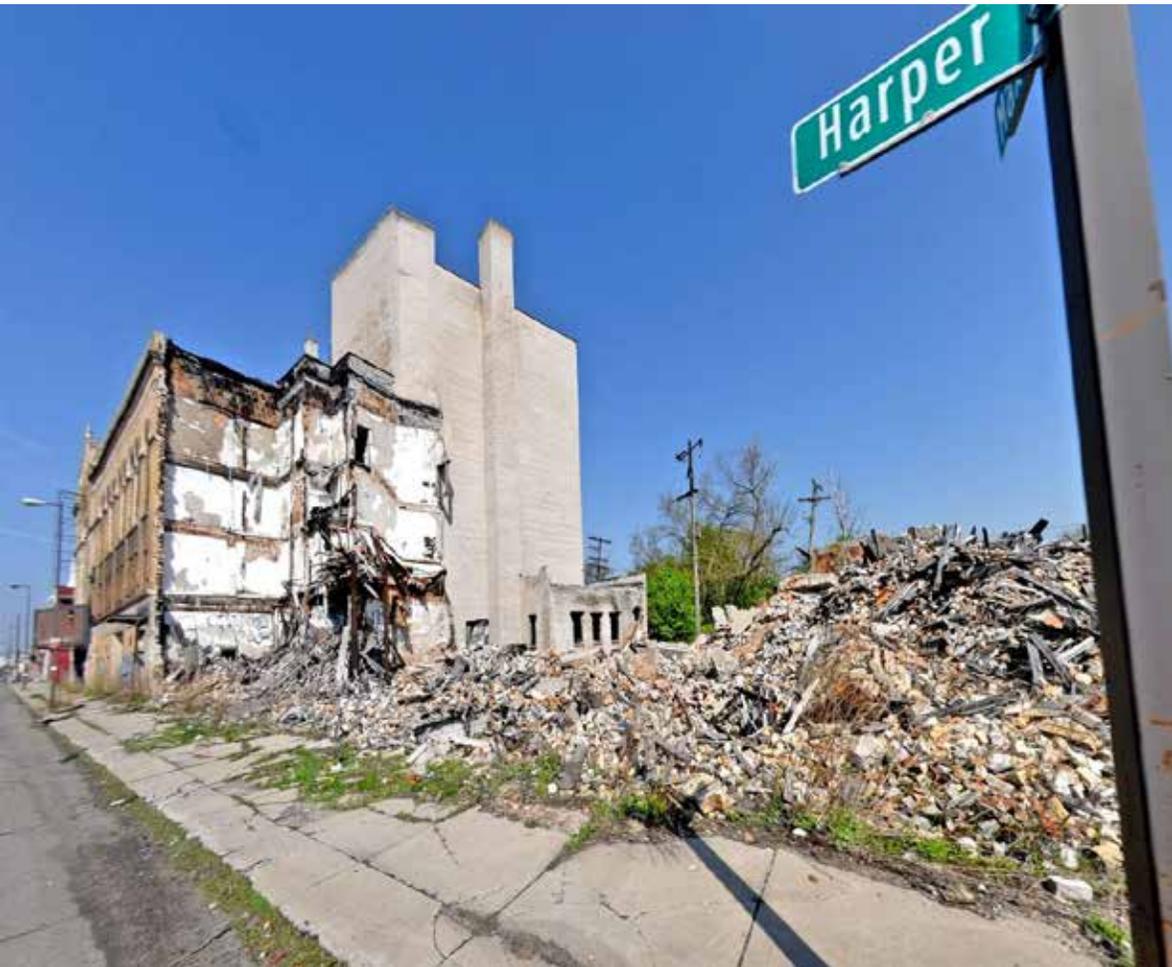
18805 St. Louis



9403 Mt. Elliott



Easttown Theatre – 8041 Harper



9621 Harper



8200 Harper



8815 Harper



3040 E. Outer Drive



10213 Harper



4732 Davison



5353 Davison



3210 E. McNichols



5006 E. McNichols



13802 Mackay



6622 Van Dyke



6625 Van Dyke



8412 Van Dyke



The reason we're tearing down is to rebuild.

Vacant homes selling for \$1,000-\$100,000. Average sales price is under \$10,000.



\$31100

📍 5266 Grayton
SALE DATE: 05/15/2014

1,500 FT²

3 BED

1.5 BATH



\$27300

📍 5500 Kensington
SALE DATE: 05/14/2014

1,600 FT²

3 BED

1.5 BATH



\$35800

📍 5109 Kensington
SALE DATE: 05/13/2014

1,600 FT²

3 BED

1.5 BATH



\$42100

📍 4356 Harvard
SALE DATE: 05/07/2014

1,200 FT²

3 BED

1 BATH



\$30100

📍 4335 Bishop
SALE DATE: 05/06/2014

1,500 FT²

3 BED

1.5 BATH



\$34100

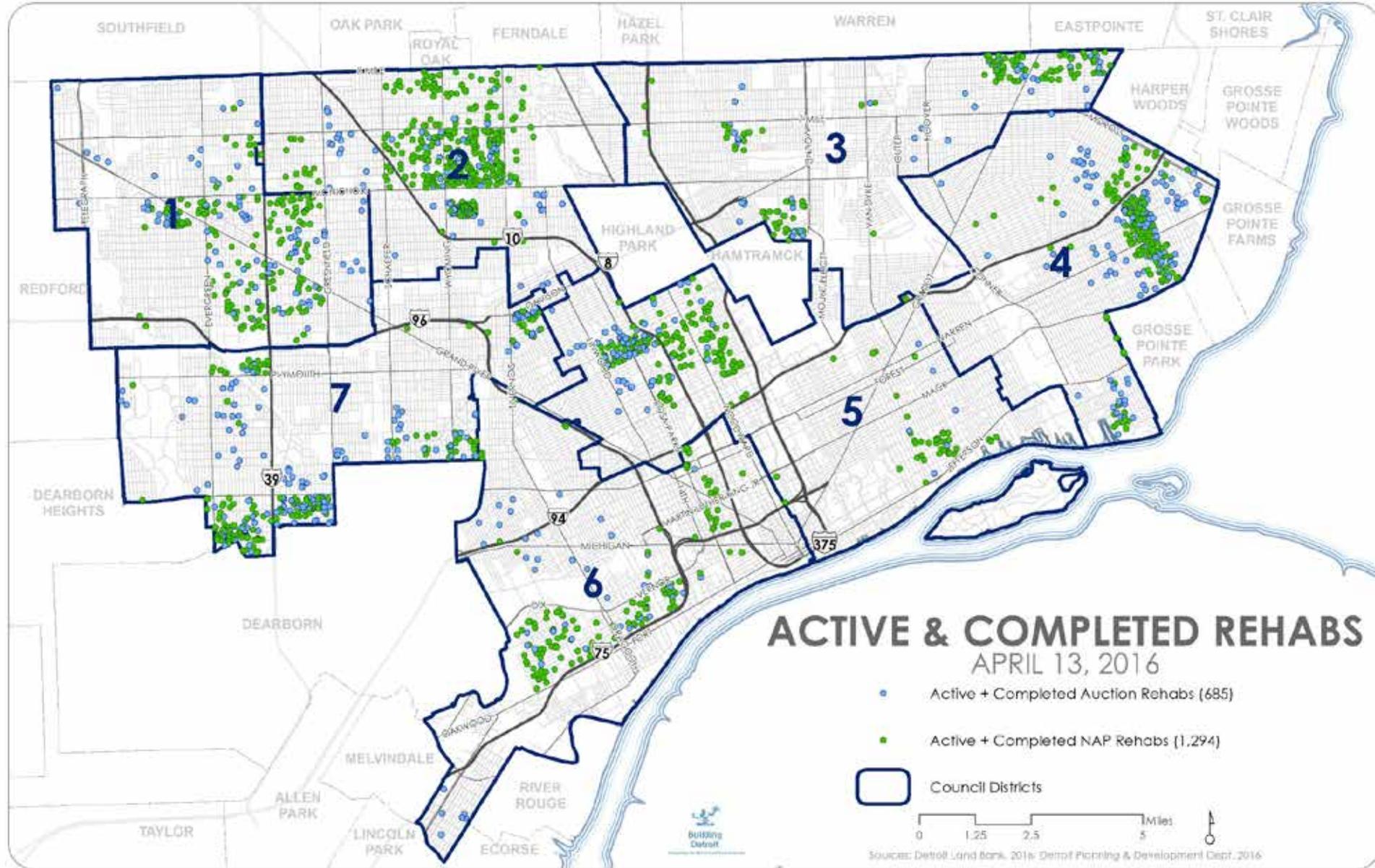
📍 4184 Bishop
SALE DATE: 05/05/2014

1,400 FT²

3 BED

1.5 BATH

1,400 formerly vacant houses are now being occupied.



16654 Fairmount



16309 Collingham



13232 Bloom



13150 Gallagher



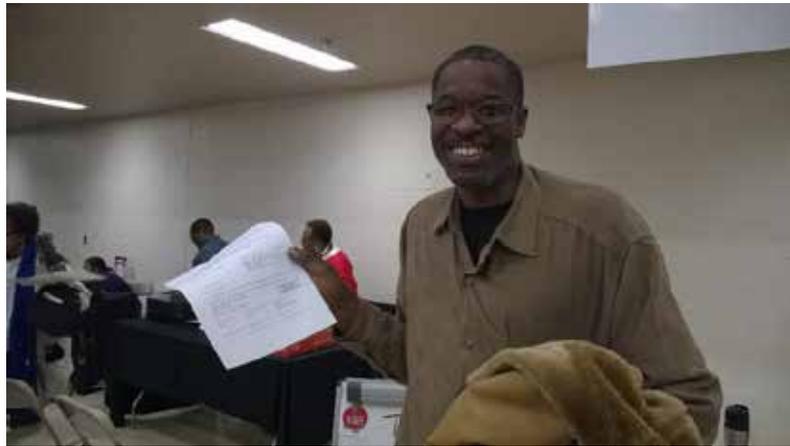
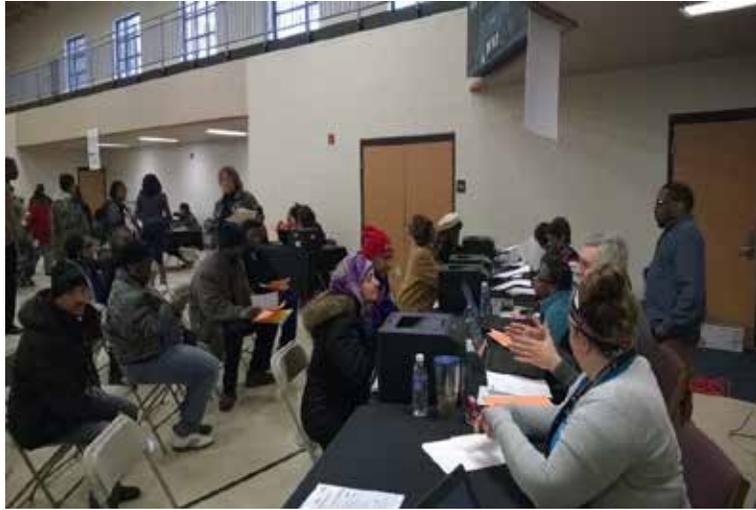
20102 Regent



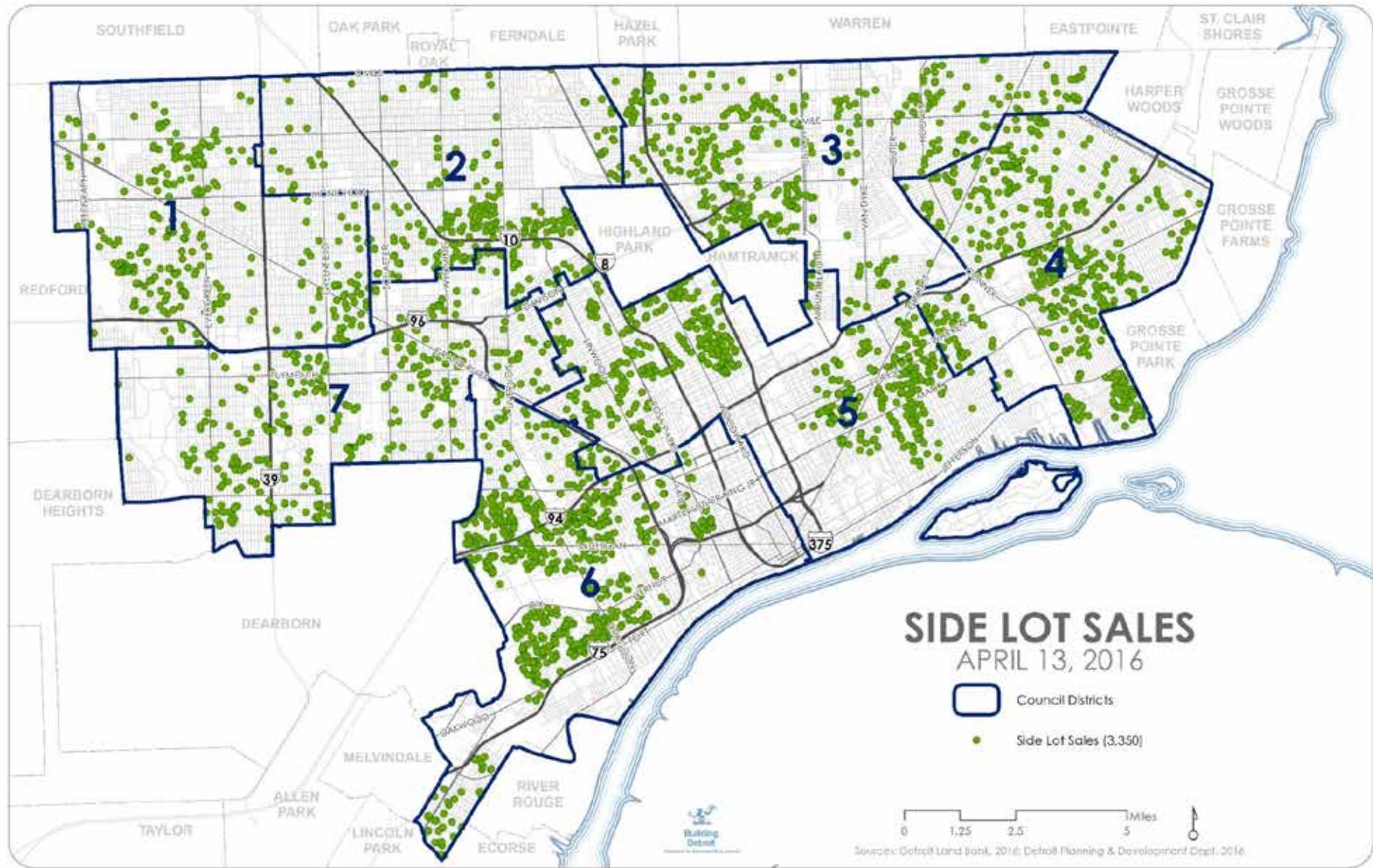
18070 Strasburg



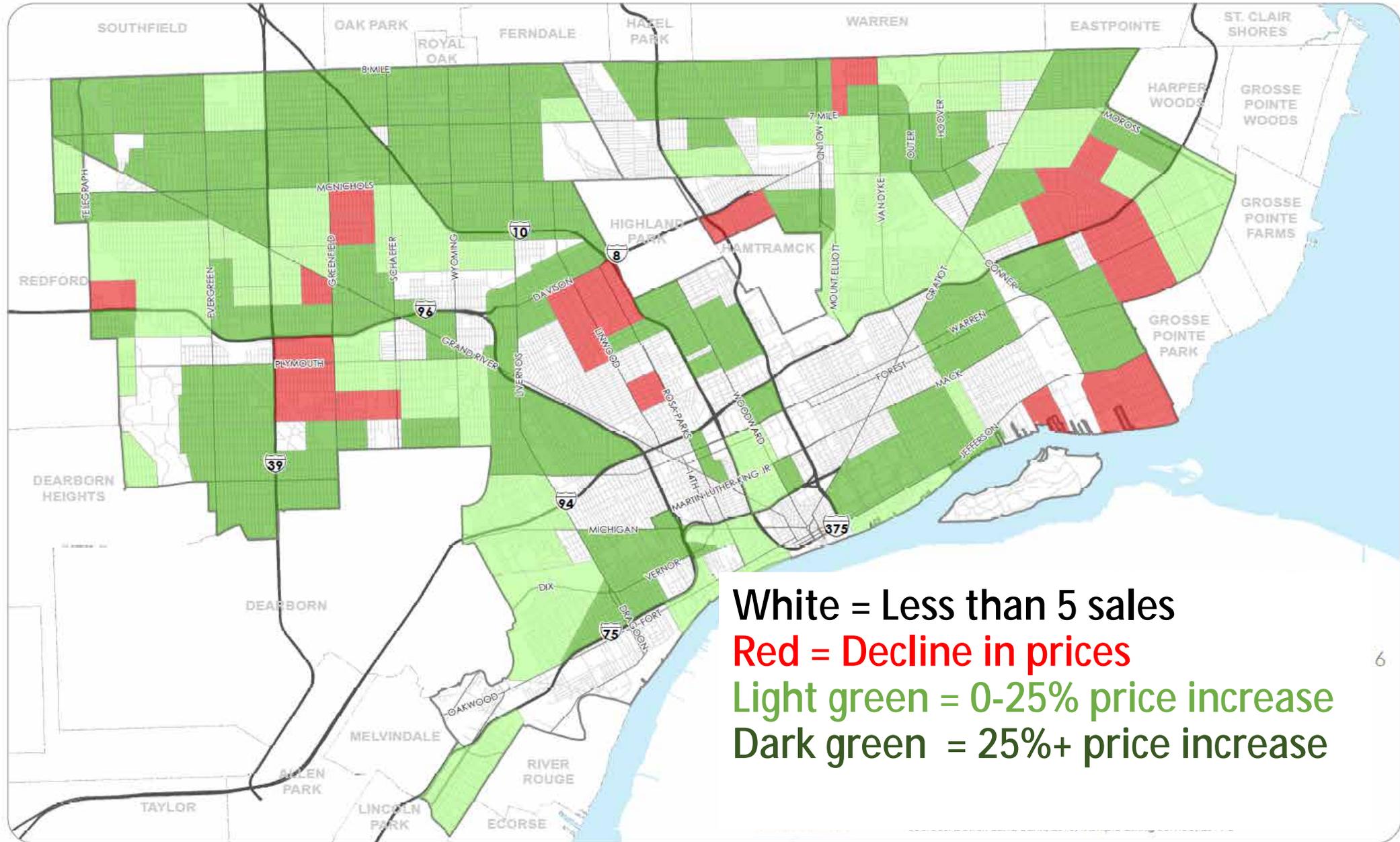
We've sold 3,750 side lots to next door neighbors for \$100.



A look at the 3,750 side lots sold ...



Change in single-family home prices 2014 vs. 2015



Videos

- <https://www.youtube.com/watch?v=S89dVa0q73M>
- <https://drive.google.com/file/d/0B5oImxeWVxRxVVIKQnZST1I5MGM/view>

Questions?