



Freudenberg Buildings and 65 Middlesex Street Demolition
Lowell, MA
\$776,826



Charter was contracted for an Urban Renewal Project involving the demolition of the Freudenberg Non-Wovens Buildings, a former 3.66 acre textile manufacturing complex and a 20,000 sf row building containing mixed use commercial stores. The Freudenberg Buildings Complex contained four 1 and 2 story steel and masonry buildings formerly used as an office and manufacturing for the textile industry and was abandoned in the late 80's. The 65 Middlesex Street Building is a one-story concrete block retail building with 7 former units located within the active commercial area of downtown Lowell.

The **Freudenberg Building Complex** consisted of three buildings totaling 168,500 sf. At each building, Charter performed a Hazardous Materials Survey and removal. Charter identified, collected/removed fluorescent bulbs, ballast mercury switches, fire extinguishers, air conditioning refrigerant, incidental chemicals, batteries and transformers. Materials were packaged, labeled, shipped and disposed of in accordance with EPA, DOT Regulations. Charter self-performed all asbestos abatement within each of the three buildings. Asbestos abatement included boilers, piping insulation, floor tiles, window caulking, roofing materials and roof flashing.

Excavators equipped with buckets, grapples and shears processed and segregated various building materials into like waste streams for subsequent disposal. Concrete building foundations and

footings were removed and former building footprints backfilled to grade. Special considerations during demolition were taken to prevent adjacent historical structures and hydroelectric diversion canals from being disturbed or damaged. This included placement of barriers such as netting, to contain any falling debris from entering the canals.

The **65 Middlesex Street Building** involved the complete demolition of the 20,000 sf building including foundation and footing removal. Charter removed all fluorescent light bulbs and ballasts, batteries, mercury switches, and drained approximately 500 gallons of refrigerant from the roof top air conditioner. Charter performed asbestos abatement inside the boiler room. Additional asbestos materials included 100 lf of pipe insulation, and approximately 8,000 sf of asphaltic roofing material and flashing.

Excavators equipped with buckets, grapples and shears processed and segregated various building materials into like waste streams for subsequent disposal. Concrete building foundations and footings were removed and former building footprints were backfilled to grade. Special considerations during demolition were required as the project required foundation removal adjacent to the concrete sidewalk. Small sections of the foundation were removed at a time, while simultaneously being backfilled to prevent the sidewalk from being undermined.

At this location, Charter was required to complete the project within a thirty-day period, as the City of Lowell would break ground for a new parking garage immediately thereafter.