

Deconstruction, an alternative to demolition, is the systematic dismantling of commercial and residential buildings (real property). Deconstruction is a proven, environmentally responsible technique for removing buildings and also rebuilding communities in many cases. It is more labor-intensive and time-consuming than a wrecking ball or bulldozer. But those who've seen the process performed correctly are always impressed with the results. Tons of perfectly good construction materials wind up in landfills around the state as demolition debris every year. With efficient deconstruction, valuable and perfectly usable building material is donated and reused in communities, providing an alternative to purchasing new materials as well as opportunities for business development, training, and employment. Charitable contributions of real property (buildings) create worthwhile benefits for all parties ranging from donor to end user.

The qualified 501-C3 charitable organization (recipient of donation) and skilled deconstruction contractors that you select will surgically dismantle, collect, sort, remove and distribute the salvaged materials for reuse purposes. In place of demolition crews, deconstruction involves the hand dismantling of buildings by trained teams of workers so that most of the component parts of a whole building can be salvaged for reuse. The most efficient teams can salvage between 85% and 95% of a home's materials. This translates into a higher donation value for you and less (perfectly good and needed) material being sent to the landfill. The key is having a charitable organization with an infrastructure and warehousing/distribution network capable of keeping the materials moving to those in need, at every level. When done properly, deconstruction is an economically feasible, environmentally responsible and cost effective alternative to demolition.

If a non-cash charitable contribution of real property exceeds \$5,000, one must obtain an appraisal of the improvements which are donated by a **certified and qualified** IRS appraiser. Our final appraisal report is a self-contained stand-alone document and includes the signed appraiser certification as well as a completed IRS Form 8283, Part B which is required to claim the contribution. With deconstruction, one has the option of donating a home's entire structure or a portion thereof, depending on the scope of work. In either case, the fair market value of your donation is worthy of consideration. As a point of reference, we have found that the donation of any habitable building structure exceeding 900 square feet will more than cover the additional costs of deconstruction and provide a reasonable return. Examining the feasibility of whether to de-construct or demolish is an important step in determining optimal cost savings for your budget during the planning stage. In order to assist, we simply need a general idea of the scope of work from your architect/engineer, a demolition plan and a targeted start date. There is no charge for this analysis, which includes a site visit. Please feel free to call at any time should you have specific questions relating to your project or require additional information on feasibility.