

LARGE-SCALE INDUSTRIAL

General Motors Plant (1946) 2509 Hayes Ave, Sandusky, Ohio

Client: Avgeris & Franklin Partners

melchingdemolition.com

Project Overview

This multi-building industrial complex, originally constructed in 1946 for precision ball bearings (GM/KBI), encompassed 1.3 million square feet of facility space and 750,000 square feet of paved areas. Melching completed full demolition and environmental remediation to deliver a shovel-ready redevelopment site, including concrete removal to five feet below grade and the safe management of hazardous contaminants such as asbestos, lead, PCBs, and chromic acid.



Approach

- Hybrid deconstruction + mechanical demo
- Safe utility isolation, material separation
- High-reach excavators, heavy crawlers
- On-site crushing, 120K tons reused
- Stepwise power-down, stormwater control

Material Recovery & Recycling

- Steel recycled
- Copper recovered
- Concrete reused
- 12K+ tons waste disposed

Environmental & Safety

- HAZWOPER-led containment zones
- Rapid PCB/oil response
- Dust suppression, road control

Equipment & Resources

- High-reach + tilt cab
- Heavy crawlers, shears, grapples
- Crushing + dust systems
- In-house maintenance

Schedule & Results

- 26-month duration, 2023-25
- Crew housing saved major costs
- Site ready for redevelopment

As a Compass-certified contractor, Melching met stringent safety and compliance standards on this industrial decommissioning project.

**MELCHING
MAKES WAY
FOR BIG
PLANS**



Why Melching

One-stop demo + remediation

Speed, safety + documentation

Family-led, accountable execution