

HOFFMAN-LAROCHE BUILDINGS 115 & 115A

CLIENT	Torcon, Inc.
LOCATION	Nutley, NJ
VALUE	\$2,200,000
PERFORMANCE PERIOD	Apr 2013 – Oct 2013



Structural Demolition, Asbestos Abatement, Regulated Material Removal



As part of the downsizing efforts at Hoffmann-La Roche's Nutley, NJ facility, NorthStar was contracted to demolish Buildings 115 and 115A to prepare the site for future development. This concrete and steel structure included commercial office space, extensive research laboratories, and manufacturing areas, all housing complex mechanical systems and pharmaceutical processing equipment.

To efficiently dismantle the five-story facility, NorthStar deployed excavators, including Long Reach Devices (LRDs). The 120-foot and 150-foot LRDs were utilized to crush and lower sections of the building from the upper levels, ensuring personnel safety while also reducing the overall project timeline.



Demolition commenced at the top of the structure with the 150-foot LRD. The building was carefully dismantled floor by floor in a staggered manner to maintain stability, until reaching an elevation approximately 30 feet above grade. At that point, standard excavators were brought in to complete the demolition.

The project involved the removal of over 400,000 square feet of concrete, necessitating constant water use to mist the demolition materials and minimize airborne contaminants. To enhance dust control, "Dust Boss" water cannons, water trucks, and laborers equipped with hoses—some in man-lifts—were deployed to keep dust levels low. Additionally, the LRDs were retrofitted with high-volume water systems to ensure wet operations throughout the demolition process

Once the above-ground structures were removed, excavators fitted with large hammer attachments were used to break up concrete foundation walls and footings. Excavators with buckets and grapples continued the work by removing and loading debris onto transport vehicles for off-site disposal.

Due to localized contamination, over 3,000 tons of PCB-contaminated soil were excavated and properly disposed of at an approved facility.

