

# Lafarge Demolition

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## MAKES WAY FOR

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# Port Growth



Warehouse H, a new 60,000 sq. ft., \$7.5 million, cold storage facility will be constructed on five acres of the former Lafarge site.

Port tenants Dole Fresh Fruit Co., Chiquita Fresh and Volkswagen of America (VWoA) will enjoy the immediate improvements to their respective leaseholds at the Port on the heels of a demolition project that began last summer.

Lafarge North America demolished its 45-year-old Wilmington, Del., gypsum drywall plant and turned the site back over to the Diamond State Port Corporation (DSPC). The demolition made 17 acres of prime real estate available again to the Port. Dole, Chiquita and VWoA have future plans for two-thirds of this site.

DSPC is planning to build a new cold-storage warehouse for Dole on five acres of the site. "Construction will begin in spring 2005," said Senior Port Engineer Randy Horne, "with plans to complete

construction in time for the Chilean fruit season in December 2005." These improvements will help support the growing fruit industry at the Port.

A five-acre parcel east of the gypsum plant will be leased by Chiquita for container yard operations and an equivalent sized parcel will be turned over to VWoA by Chiquita for new vehicle parking. This lot will be contiguous to VWoA's existing leased property and is needed to meet their port expansion program for 2006 and beyond.

The gypsum plant, built in 1959, was idled in late 2002 as production was consolidated at newer, more efficient facilities in Newark, N.J., Palatka, Fla., and Silver Grove, Ky. The plant manufactured drywall sheets of various widths for use in

residential and commercial construction. The closing resulted in a \$10 million per year cost savings to Lafarge and helped return the Gypsum Division to profitability, according to Lafarge North America President and CEO Philippe Rollier in a statement made to shareholders.

Lafarge and PCL Construction Group, Inc., of Orlando, Fla., managed the teardown and removal of the warehouse and the factory. "The Delaware Department of Natural Resources and Environmental Control (DNREC) oversaw the entire project to ensure a safe and compliant demolition," said Gary Molchan, Lafarge Director of Environmental Health and Safety. Demolition and site turn-over was completed at the end of 2004. 