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Demolition

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DEMOLITION—PROJECT EXAMPLES

Tool Manufacturing Facility (Frankfort, NY)

Supervised the demolition and restoration of an 18-acre, 37-building, 100- year-old Ames True Temper tool manufacturing facility having a project value of approximately \$10M. This site was listed in the State Superfund Program for petro-chemicals (e.g., chlorinated solvents and petroleum) contamination in soil and groundwater. The site was up-gradient to a source of municipal groundwater.

Demolition-related activities included:

- decommissioning and removal of all underground piping, utilities, etc. (approximately 10,000 linear feet)
- decommissioning and resale of numerous pieces of machinery, transformers and electrical components
- harvested several thousand board feet of hand-hewn chestnut timbers used in the original construction and repurposed for home decor
- a site wide asbestos survey and subsequent asbestos-containing building material removal project which included the systematic removal of several entire roof systems and several hundred linear feet/square feet of piping and boiler insulation
- demolition of all on-site buildings, including a 50,000 square-foot forge building and several stacks over 50 feet in height
- decommissioning and removal of six 20,000-gallon fuel oil underground storage tanks and three 5,000 gallon plating solution aboveground storage tanks
- removal of five in-ground dip tanks
- the removal of approximately 1,000 tons of impacted soil
- dewatering of soil excavation area and onsite treatment of approximately 500,000 gallons of petroleum- and chlorinated solvent-impacted groundwater
- supervised site restoration for redevelopment as a merchandise showcase facility with on-site hotel

This project was completed on time and on budget in approximately 36 months.

Cathode Ray Tube Manufacturing Facility (Melrose Park, IL)

Oversaw the demolition of a 15-acre, 1,000,000 square-foot Zenith cathode ray tube manufacturing facility having a project value of approximately \$8M . This site was in the voluntary remediation program for petroleum and chlorinated solvent contamination in soil and chlorinated solvent contamination in groundwater.

Demolition-related activities included:

- decommissioning and removal of all underground utilities (Approximately 5,000 linear feet)
- demolition of two-story 1,000,000 square-foot building
- asbestos survey and subsequent asbestos-containing building material removal project which included the removal of approximately 500 square feet of boiler insulation and 1,000 linear feet of pipe insulation as well as 5,000 square feet of ceiling and floor tile
- decommissioning, dismantlement, and sale of on-site waste water pre-treatment plant designed to precipitate out metals and balance pH before discharge of the waste water to the municipal sewer system
- decommissioning and removal of three aboveground storage tanks ranging from 50,000 to 15,000 gallon capacity used in waste water pre-treatment system and three 10,000-gallon fuel oil underground storage tanks
- decommissioning and removal of approximately 1,000 feet of process piping previously transporting hydrochloric and hydrofluoric acid
- analysis and removal of approximately 10,000 square feet of impacted concrete flooring
- the removal of approximately 500 tons of impacted soil
- supervised site restoration to be redeveloped as a business district





DEMOLITION—PROJECT EXAMPLES

Pay Check Processing Facility (Arlington Heights, IL)

Supervised the demolition of a 12-acre, 150,000 square-foot ADP paycheck processing facility having a project value of approximately \$3M. This site was in the voluntary remediation program for chlorinated solvent contamination in soil. Demolition-related activities included:

- decommissioning and removal of all underground piping and ancillary utilities (approximately 2,000 linear feet)
- demolition of two-story 150,000 square-foot buildings
- asbestos survey and subsequent asbestos-containing building material removal project which included the removal of approximately 3,000 square feet of ceiling and floor tile throughout the facility and approximately 3,000 square feet of exterior transite board
- removal of approximately 500 tons of chlorinated solvent-impacted soil
- supervised site restoration after demolition site to be redeveloped into residential housing

This project was completed on time and on budget in approximately eight months.

Residential Housing Tract (Dalton, GA)

Oversaw the demolition of a 20-acre, 21-home residential tract having a project value of approximately \$1M. This site was part of a redevelopment project and did not have an environmental component. Demolition-related activities included:

- decommissioning and removal of all underground utilities (approximately 2,500 linear foot)
- demolition of 21 private homes
- an asbestos survey and subsequent asbestos-containing building material removal project which included the removal of hundreds of square feet/linear feet of numerous types of asbestos-containing building materials such as joint compound, floor tile, window caulking, and various types of insulation and exterior building materials
- removal of 21 septic systems
- removal of five 500-gallon fuel oil underground storage tanks
- removal of five 275-gallon fuel oil aboveground storage tanks
- redeveloped for commercial retail usage

This project was completed on time and on budget in approximately two months.

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DEMOLITION—PROJECT EXAMPLES

Closed Refinery (Woodbridge, NJ)

EnviroTrac is the primary environmental consultant for this RCRA-GPRA 20/20 Universe Site. Refinery operations stopped during 2013 and demolition-related activities have included overseeing concrete characterization and demolition for separation of on-site beneficial re-use and off-site disposal for refinery demolition per NJDEP Guidance and planning for site wide process and storm sewer cleaning. Demolition-related activities included:

- Sampling of 3,000 cubic yards of structural in situ structural concrete per *2010 NJDEP Guidance for Characterization of Concrete*
- Designation and pre-demolition labeling of concrete for demolition contractor
- Preparation and submittal of Beneficial Use Determination Application for on-site re-use of clean concrete per *2009 NJDEP Guidance Document for Certificate of Authorization/Beneficial Use Project (CAO/BUD) Approval Process*
- Subsurface investigation of receiving areas and statistical evaluation/comparison of data from lower level impacted concrete and receiving areas as per *2011 NJDEP Alternative and Clean Fill Guidance for Site Remediation Program*
- Preparation and submittal of Beneficial Use Determination Application for on-site re-use of certain lower level impacted concrete per *2011 NJDEP Alternative and Clean Fill Guidance for Site Remediation Program and 2009 NJDEP Guidance Document for Certificate of Authorization/Beneficial Use Project (CAO/BUD) Approval Process*
- Oversight of demolition contractor to ensure appropriate segregation, crushing, and disposition of demolition produced concrete

Paper Mill (Middlesex County, NJ)

EnviroTrac is the primary environmental consultant and is the Licensed Site Remediation Professional (LSRP) of record for the operating RCRA/TSCA site that produces consumer products. Demolition-related activities included:

- Provide coordination between NJDEP and USEPA to ensure compliance with the conflicting policies, procedures, regulations, and requirements of the federal and state agencies
- Provide full site characterization (14 AOCs) for PCB oil release areas (>500 mg/kg); PCB bulk production waste; PCB articles, and lead-based paint. This includes former transformer and switch gear rooms that are fully and partially enclosed on various floors and exterior to the main structures.
- Provide remedial option selection including risk-based and performance-based methods.
- Provide Remedial Action Workplans for Demolition and Removal, Decontamination by Extraction, and Encapsulation technologies.
- *Provide Health and Safety Workplans and air quality monitoring for remediation operations and client employee safety.*
- *Provide post-remedial sampling and analyses to verify attainment of state and federal standards*
- *Provide Remedial Action Reports and all required documentation to federal and state agencies*
- *Prepare and file Engineering and Institutional Controls (Activity Use Limitations) for various AOC*



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DEMOLITION—PROJECT EXAMPLES

Bulk Storage Terminal Demolition (New Haven, CT)

EnviroTrac was contracted by a major oil company to conduct demolish concrete structures at a former eight-acre petroleum bulk storage terminal in New Haven Connecticut. The site had been used primarily for petroleum storage and transfer for over 70 years. Concrete structures included above ground storage tank footings and pads, retaining walls, building foundations and floors. Prior to demolition, the concrete was tested for volatile and semi-volatile organic compounds, PCBs, and lead. Based on the results, the concrete was acceptable for on site re-use as backfill. The project was the first phase for the installation of an engineered cap as part of implementing a remedial action plan to prevent exposure to site soil.

Concrete was initially excavated and size reduced using an excavator mounted crushers and break hammers. Further size reduction and re-bar removal was accomplished using a mobile jaw crusher unit capable of reducing the concrete down to 4-inch sized material. Dust suppression was managed using trucked in water and the unit's internal dust control equipment supplemented with external water applications.

Concrete was successfully sized reduced and spread as a backfill to meet the subgrade elevation necessary for the completion of the engineered cap installation.



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