



Beebee Station Demolition & Remediation

December 19, 2013



Agenda

Introductions

Beebee Background/Condition

“End State” Design Basis

Anticipated Timeline

Major Considerations For Demolition

Project Oversight Organization

Work Completed to Date

Description of Means and Methods

Emergency Plans, Site Security

Environmental Protection

Permitting/SEQRA

Public Outreach

Beebee Background/Condition

- Built in stages between 1880 and 1959
- Beebee electric generation ended in 1999
- Widespread asbestos contamination within the plant
 - Some interim ACM stabilization/removal being completed
- Widespread building structural deterioration in older sections of the plant
- Building deterioration and asbestos contamination levels within the plant will continue with age, corrosion and freeze/thaw cycles
- Despite enhanced security, entry attempts continue
- Vector (pigeons, bats, rats, etc.) control is problematic

Beebee Background/Condition



Beebee Background/Condition



Beebee Background/Condition



“End State” Design Basis

- Main plant buildings and structures removed
- Stabilize shale cliff adjacent to Beebee (simulated rock as needed)
- Backfill, cover with topsoil and seed as needed
- Secure the area as required
 - Protect public health and safety
 - Protect RG&E substation 137, hydroelectric station, electrical cables and conduits
 - Preserve utility service support buildings
- Install security fencing along Mill Street
 - Similar to existing fencing around substation 137
- Coordinate Beebee D&R with MGP site clean-up/remediation
- Consider possible Mill Street parking and/or green space
- No public access to “Flats” area
 - Clean-up of MGP site will be continuing after plant demolition

“End State” Design Basis

- Rehabilitation and reuse of existing plant buildings unlikely due to higher costs compared with demolition and remediation
- As a practical matter, large areas in the plant will need to be demolished in order to remove asbestos, hazardous materials, generating equipment
- Extensive structural integrity and other studies would be needed
- Cost likely to significantly increase
 - Loss of cost efficiencies due to decoupling from Russell
 - Significant cost to shore up and protect structure elements to be re-used
- PSC Section 70 approval needed for any sale of property
 - Would have to be competitively bid (can't sole source)
 - Delay/cost/uncertainty
- Station 137, Hydro Station #2 access road, and the MGP site would have to be maintained, accessible, secured

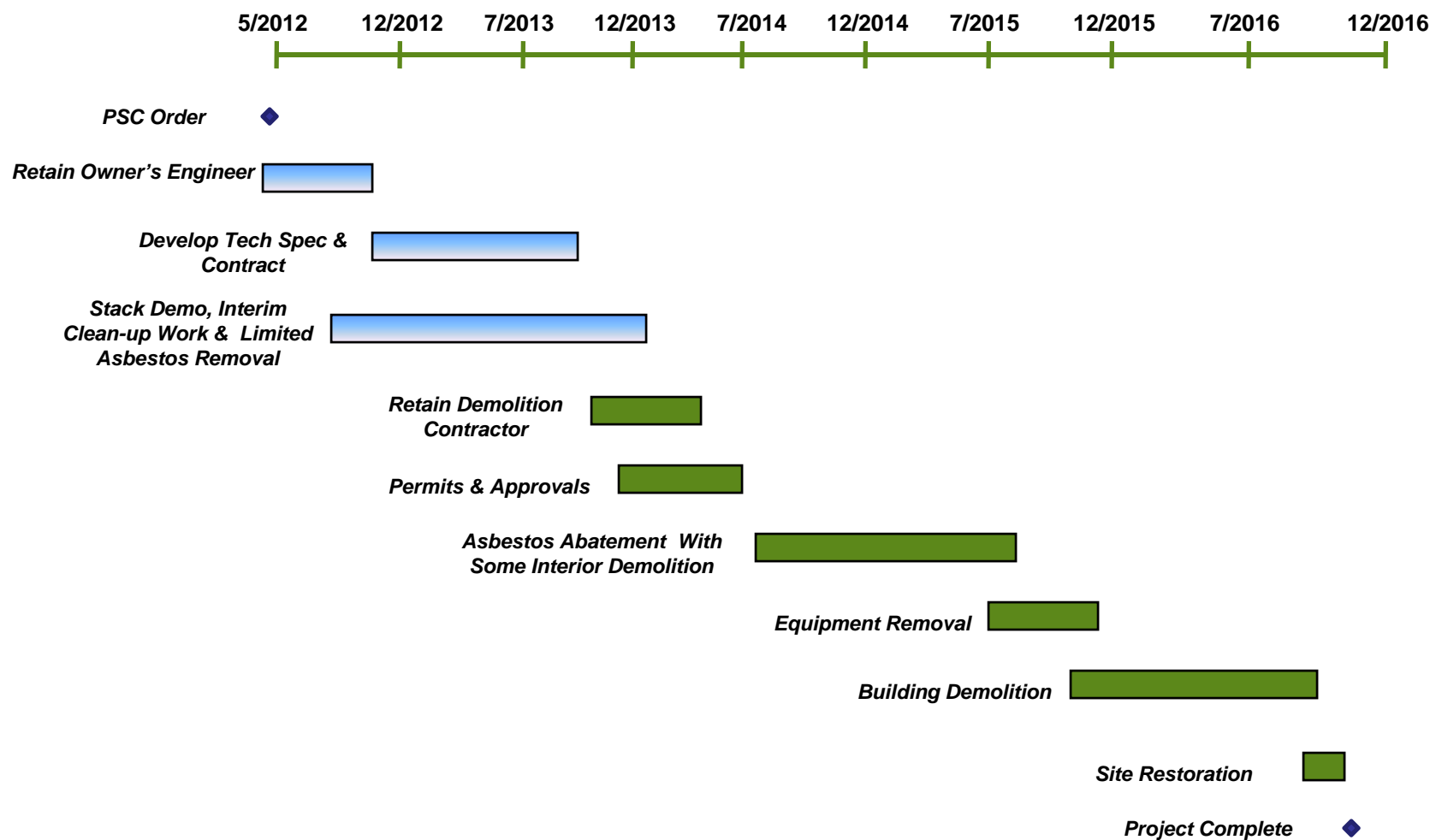
Beebee “End State” Concept



Beebee “End State” Concept



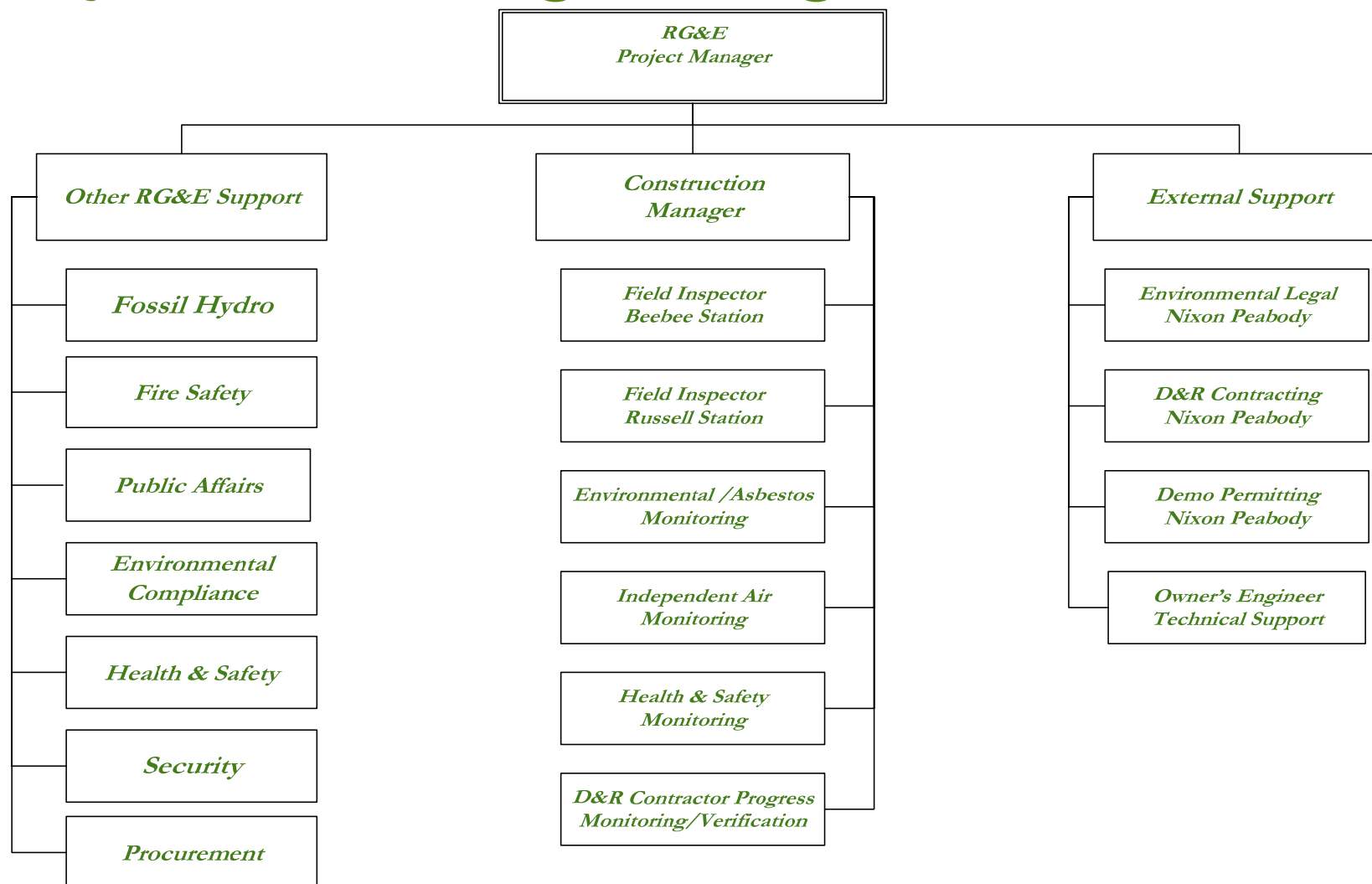
Anticipated Timeline



Major Considerations for Demolition

- Protect public health and safety
- Careful and thorough removal of asbestos, hazardous materials, demo debris
- Other contamination to be addressed if found
- Stabilization of gorge wall during demolition and long term
- Security of site during demolition
- Deteriorated condition of portions of the plant—safety focus
- Maintain operation of Station 137 and hydro plant Station 2 during demolition
- Managing truck traffic and haul routes
- Health and safety plans for worker protection
- Least cost to RG&E customers consistent with maintaining health and safety
 - Maximize salvage value
 - Create synergies with Russell demolition and remediation
 - Implement noise, dust and vibration mitigation strategies

Project Oversight Organization



Work Completed/Underway

- Performed Site Characterization, Underground Facilities Mapping
- Updated Asbestos & Hazardous Material Survey
- Performed Structural Integrity Assessment for Demolition Safety
- Performed Geotechnical Analysis, Shale Cliff Stabilization Plan
- Developed Site End State Design Parameters
- Developed Demolition Risk Management Assessment
- Developed D & R Contractor and Construction Manager RFP Technical Specifications (two separate RFPs)
- Developed Contract Drafts for both RFPs
- Developed Cost & Schedule Estimates for Russell and Beebee
- Initial Preparation and Submittal of Permitting and Approvals Requests
- Developing Post D&R SPDES and Storm Water Management Plan (finalize once D&R Contractor selected)
- Developing Materials Recycling and Re-Use Plan (finalize once D&R Contractor selected)
- Developing Site Security and Emergency Plans (finalize once D&R Contractor selected)
- Developing Draft of Community Outreach Plan (finalize once D&R Contractor selected)

Description of Means and Methods

Phased Project Approach

- Phase I – Submittals Review & Mobilization
- Phase II – Decontamination
- Phase III – Demolition
- Phase IV – Site Restoration

Phase I

- **Review & Acceptance of Submittals Required Prior to Performing Work**
 - Health and Safety Plan
 - Community Air Monitoring Plan
 - Vibration Monitoring Plan
 - Noise Mitigation Plan
 - Building Decontamination Plan
 - Asbestos Abatement Plan
 - Environmental Protection Plan
 - Traffic Plan
 - Building Demolition Plan
 - Others as Required

Description of Means and Methods

Phase I (cont.)

- Permits and Notifications
 - Obtain Required Permits and Permissions
 - City Demolition Permit
 - USEPA Notification
 - NYSDEC Permits and Approvals
 - NYSDOL Variance and Notification
 - Others as Required
- Mobilization
 - Install Security, Protection and Emergency Response Facilities
 - Install Construction Support Facilities
 - Install Temporary Facilities
 - Install Storm Water and Pollution Control Facilities
 - Establish Work Area Air Monitoring
 - Terminate/ Disconnect/ Lock Out Utilities
 - Coordination with Fire Marshal and other First Responders

Description of Means and Methods

Phase II

- Decontamination
 - Clean, Decontaminate and Seal All Floor Drains, Sumps, Pits
 - Pre-Clean/ Remove Non-Fixed Items and Universal Waste
 - Establish Regulated Work Areas and Place Under Negative Pressure
 - Remediate Residual Ash and Debris
 - Removal of Asbestos
 - Decontaminate and Remove all Remaining Equipment
 - Pressure Wash Interior Surfaces

Description of Means and Methods

Phase III

- Demolition
 - Remove Structures and Foundations to a Depth of 3 Feet Below Final Grade
 - No Explosives
 - Mechanical Methods of Demolition
 - Torch Cutting of Steel and Bracing
 - Select Hand Demolition
 - Excavators with Grapple and Shears
 - Excavators with Hydraulic Breakers
 - Controlled Deconstruction and Dismantlement Techniques to Protect Adjacent Structures
 - Crane mounted controlled piecemeal demolition
 - Crushing Clean Concrete/Block for Re-Use on Site

Description of Means and Methods

Phase IV

- Site Restoration
 - New Utilities and Drainage
 - New Paved Drives
 - New Site Security Fencing Where Required
 - Topsoil and Seed Open Areas
 - Simulated Rock Finish on Concrete Retaining Walls
- Site will remain fenced and secured to protect remaining active electrical facilities
- Restoration of area roads, approaches, as required (D&R contractor also required to address throughout project as/if need arises)
- Truck scales will be installed to verify trucks leaving site do not exceed City, County and State weight limits

Emergency Plans, Site Security

- Identified emergency entrance point
- Emergency command trailer
- 24hr on-site security with manned entrance during work hours
- Emergency egress plans in emergency command trailer
 - Show active work locations
 - Show hard wall containment and other building modifications
 - Show unsound structural areas
 - Work area entrance/exit points
 - Flammable/combustible storage areas
 - Maintain updated list of materials stored and quantities
- Additional site security fencing and cameras
- Fire Marshall/emergency response coordination meetings (prior to and during project)

Environmental Protection

- Community air monitoring
- Asbestos abatement air monitoring
- Vibration monitoring plan
- Building decontamination air monitoring
- Storm water pollution prevention and countermeasures
- Designated materials storage areas
- Spill prevention and control plan
- Decontamination/general dewatering collection & treatment
- Noise monitoring
- Truck washing station
- Truck weigh station
- Transportation plan

Permitting & SEQR

Agency	RG&E Lead	Contractor Lead
City	SEQRA	
City	Demolition Permit (and sub-permits)	
Army Corps of Engineers	River Construction Work	
NYSDEC	SPDES Construction Permit	SPDES - SWPPP
NYSDEC	UST and ABST Tank Removal Registrations	Article 15 Stream Protection
NYSDOL		Asbestos Removal Large Project Notification

Public Outreach Planning

- Open and maintain two-way communications with all stakeholders:
 - Nearby residents and businesses
 - City of Rochester
 - Monroe County
 - State and local officials
 - Media
 - Interested groups and organizations
- Establish single point of contact for outreach at RG&E
- Develop fact sheet and FAQs
- Develop web page on rge.com, go live in early January, 2014
- Activate toll-free number and email address for inquiries
- Develop media statements as necessary