



Beebee Station Demolition & Remediation

February 25, 2014



Agenda

- Introductions
- Site background
- Demolition project details
 - Schedules
 - Permitting
 - End state
 - Means and methods
- Emergency, security and environmental

Beebee Site Plan



Beebee Background/Condition

- Built in stages between 1880 and 1959
- Last generation in 1999
- Asbestos, lead-based paint, fly ash, coal dust and other contamination throughout plant
- Widespread structural deterioration, particularly in older sections
- Vector (pigeons, bats, rats, etc.) incursion continues
- Deterioration and contamination levels in plant are rising
- Despite some limited ACM stabilization/removal - **90%** of plant interior OFF LIMITS
 - must wear full personal protective gear to enter
 - undergo decontamination procedure on exit

Beebee Background/Condition



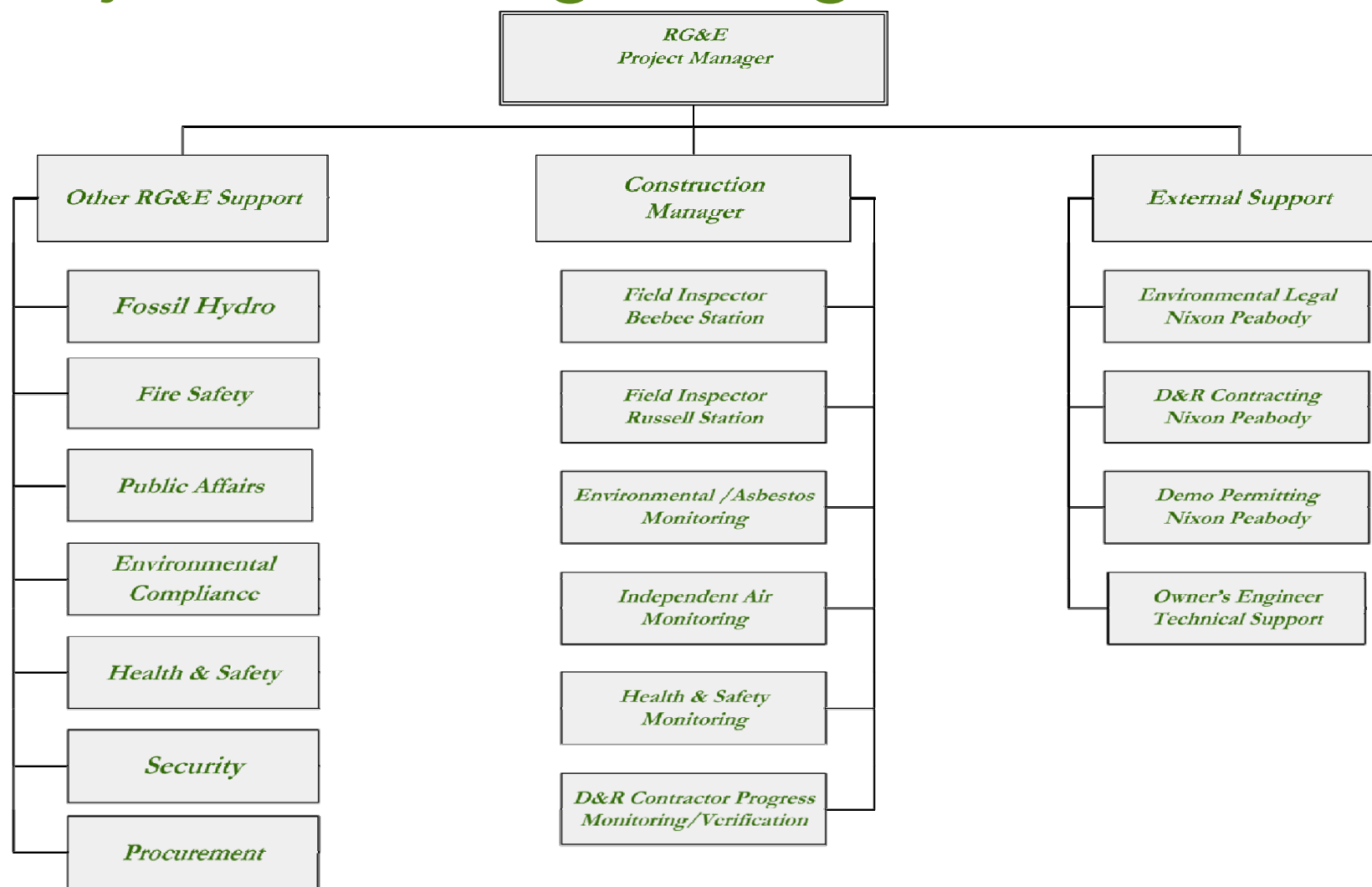
Beebee Background/Condition



Demolition Considerations

- Protect health & safety of public and all workers
- Safely remove all hazardous materials and debris
- Mitigate other contamination as necessary
- Gorge wall stabilization (short and long term)
- Maintain security and active facility operations during demolition
 - Station 137
 - Station 2 hydro facility
- Manage truck traffic to mitigate impact on community
- Complete work at least cost to RG&E customers

Project Oversight Organization



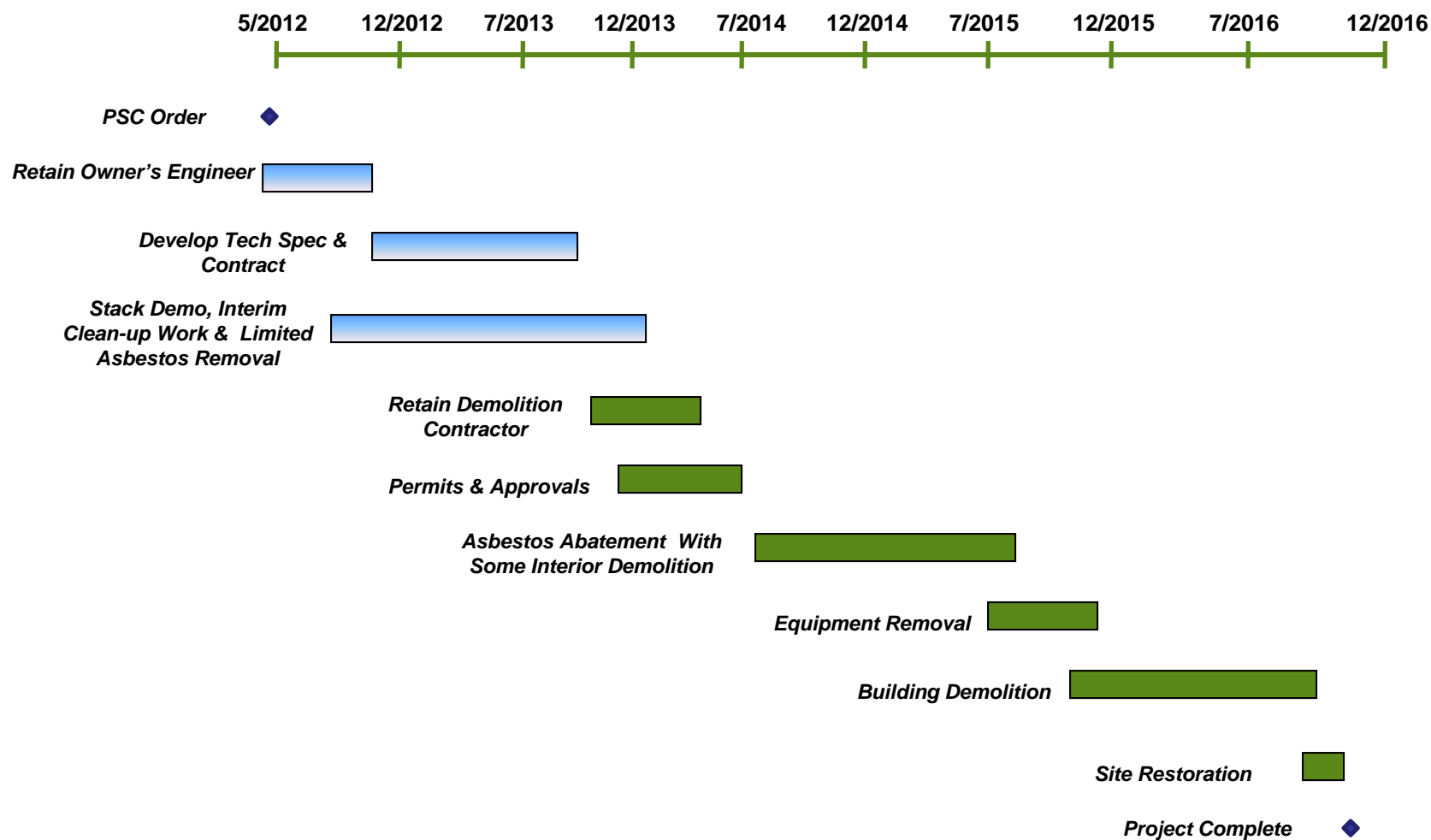
Completed Work

- Site characterization and underground facilities mapping
- Asbestos & hazardous material survey
- Structural integrity assessment
- Geotechnical analysis of shale cliff wall
- End state design
- Demolition risk management assessment
- RFP technical specifications & draft contracts
- Cost & schedule estimates
- Draft permit requests

Work In Progress

- Post D&R SPDES and storm water management plan
- Materials recycling and re-use plan
- Site security and emergency plans
- Community outreach plan
- Adaptive reuse evaluation for property along Mill Street

Anticipated Timeline



End State Design Parameters

- Clear all buildings & structures to three feet below grade
- Stabilize west gorge shale wall - leave in natural condition
- Backfill, cover and seed “flats” area - leave in natural state
- Install new/upgrade perimeter security at site
 - No public access to “flats” (floodplain)
 - Protect public health and safety
 - Protect active RG&E generation, distribution and support facilities on site
 - Protect MGP clean up site at north end of property

Beebee End State Concept



A Multi-phased Project Approach

- **Phase I – contractor selection**
 - Requirements and bidding
 - Permits & notifications
 - Mobilization
- **Phase II – structure decontamination**
 - Decontaminate, clean & remove
- **Phase III – structure demolition**
 - No explosives
 - Controlled deconstruction and dismantlement
 - Crush & clean concrete for reuse
- **Phase IV – site restoration**
 - New utilities and drainage
 - Backfill, grade and re-seed
 - New and/or strengthened security perimeter

Emergency Plans & Site Security

- 24hr on-site security - manned entrance during work hours
- Conduct emergency response coordination meetings
- Emergency command trailer on site
- Plans in emergency command trailer will show
 - Active work locations
 - Hard wall containment & other building modifications
 - Unsound structural areas
 - Work area entrance/exit points
 - Flammable/combustible storage areas
 - Flammable/hazardous materials quantities and locations
- Additional site security fencing and cameras

Environmental Protection

- Community air monitoring
- Asbestos abatement air monitoring
- Building decontamination air monitoring
- Vibration and noise monitoring
- Hazardous/flammable materials storage areas
- Storm water/spill pollution prevention & control
- Decontamination/general dewatering collection & treatment
- Transportation plan
 - Truck washing station
 - Truck weigh station

Public Outreach

- Open, two-way communications with all stakeholders:
 - Nearby residents and businesses
 - City, County and State officials
 - Media
 - Other interested groups and organizations (e.g. HFBA)
- Multiple points of contact into RG&E
 - www.rge.com/beebee (went live 1/17/14)
 - Call 1.877.387.9097 toll-free for questions
- Engage with media as needed
- Hold public information meetings as necessary

Q & A