

# Demolition & Decommissioning Management



## Maximizing value and return on your aging operating assets.

All operational plants and equipment eventually reach the end of their useful or economic lives. As market conditions and technologies evolve, businesses must make decisions to extend, repurpose, or retire less efficient assets and legacy sites.

To avoid safety risks and costly maintenance obligations, you need a partner to help safely and efficiently decommission, decontaminate, and demolish your obsolete facilities. GES has extensive experience in the assessment, planning, and construction management associated with decommissioning and demolition.

GES applies a comprehensive approach to support the retirement of industrial and commercial facilities with a focus on safety, compliance, cost control, and project management. Our environmental expertise spans every step of the facility retirement process, including:

- Pre-decommissioning baseline studies: hazardous material; asbestos; permitting; compliance management; underground structures and utilities; soil, groundwater, and sediment impacts
- Planning and procurement: cost estimate, risk register, specifications, bid documents, and contracting
- Hazardous materials management and abatement: universal wastes, PCBs, asbestos, and lead-based paint
- Scrap and salvage: reuse, recycling, and disposal
- Site reuse: liability management, remediation, restoration, and property transfer support

GES serves as owner's engineer during demolition work, with responsibilities that include evaluating safety procedures, documenting work completed, reviewing change orders and invoices, and identifying nonconforming work and associated corrective measures.

Our practical approach, strong safety culture, and regulatory knowledge means your demolition project will progress swiftly and safely towards next use, while fully meeting your business objectives and regulatory obligations.

## Service Capabilities

- Regulated waste surveys
- Pre-decommissioning studies
- Biological surveys
- Site assessment/investigation
- Closure planning development
- Materials handling planning
- Waste treatment and disposal
- Utility location and coordination
- Environmental remediation
- Scope of work and solicitation development
- Procurement and bid management
- Owner's engineer/agent
- Construction management
- Health and safety management
- Environmental permitting and compliance management



### **Abatement and Demolition at Former Polymer Plant**

Buildings and other facilities on the 6.7-acre site of an abandoned polymer-manufacturing plant posed an environmental hazard, requiring demolition. GES and its subcontractors completed asbestos abatement, development of a waste management and disposal work plan, and demolition of a process-equipment building and warehouse. The abatement was completed first and involved removal of non-friable asbestos-containing materials (ACM) in roofing materials and the walls of one building. This was followed by collection, characterization, and off-site transportation and disposal of hazardous materials. GES and its subcontractor also completed excavation of more than 16,000 tons of contaminated soil. A Community Air Monitoring Plan (CAMP) was implemented to monitor for dust and volatile organic compounds involving vapor and odor suppression and decontamination. GES provided full-time management of all field work with a team of engineers and field technicians, as well as a full-time health and safety officer. The project was completed on time and within budget, with no safety or environmental incidents. GES' identification of an alternative disposal location reduced the project costs by approximately \$500,000.



### **Demolition and Construction Management at Refinery Site**

A 70-acre former refinery site sat dormant for nearly two decades, impacted by hazardous materials and occupied by a number of aging structures. The client set out to demolish and remediate the site to facilitate the sale of the property. GES provided construction management for the demolition of buildings and miscellaneous structures. Planning included development of management plans and training for lead, dust, fire, and biological factors. GES secured permits for demolition, tree preservation, and off-site permits for haulage and reclamation/disposal. Roadway improvements were implemented to improve access for heavy equipment and to facilitate strict monitoring of waste trafficking operations. More than 300 square feet of ACM floor tile and 220 linear feet of ACM-insulated piping was removed from the site. All wastes were classified and disposed of in accordance with applicable regulations and at a facility approved by the client. Following demolition a fence was constructed to provide added site security. GES later led a large-scale remedial investigation and targeted soil excavation program at the site, receiving regulatory closure.



### **Demolition at Aircraft-Testing Facility for Property Transfer**

GES was retained to manage the demolition of the fuel storage and dispensing equipment within a former aircraft-testing operation. Prior to site mobilization, GES prepared a health and safety plan and environmental sampling plan to confirm that pipes and tanks were properly cleaned and associated waste appropriately classified and disposed. GES obtained competitive bids for the pre-demolition asbestos survey and completion the demolition activities for all building structures. The asbestos survey identified ACM in the control building only, and non-friable asbestos in paint, caulking, and roof flashing. GES oversaw abatement and provided full-time inspection of the demolition work, including confirmatory sampling, physical structure inspection, and photographic documentation. Upon submission of the closure report, the property was prepared for offering.