

# Decommissioning/ Demolition

KEY Services

## Advantages

*Integrate decommissioning, demolition, remediation, and redevelopment goals resulting in reduced expenditures*



*Provide seamless project implementation and value*



*Impart liabilities and cost risk to the contractor via plans and specifications*



*Provide chemical plant, aboveground storage tank, underground structure, and building demolition experience*



*Provide plan preparation, contractor procurement, design, and oversight of multiple contractors services*



*Mitigate potential liabilities of Multi-Party Agreements*



*Silo demolition and hot work.*

KEY's expertise and approach to decommissioning, demolition, redevelopment, and property sales are tailored to meet the needs and requirements of the client, limit liabilities, and to recover the greatest amount of value from available assets.

KEY's knowledge of environmental regulations, multiparty agreements, contractor procurement, and engineering oversight has allowed KEY to successfully complete unique cost-effective solutions to decommissioning, demolition, and redevelopment projects.

In order to reduce duplicative efforts and take advantage of the expertise gained at the plant and corporate levels, KEY uses a team approach consisting of plant personnel, corporate purchasing,

environmental health and safety (EH&S) personnel, and frequently-used approved contractors.

KEY tailors a fixed-unit price package to the project in order to limit costly change-orders, provide work scope flexibility, and ensure that competitive prices are obtained. Preparing a detailed complete bid package, including fixed unit rates, reduces the cost for any change orders on work which may become necessary after the prime contractor is selected.



*Chemical plant prior to demolition.*



*Demolition/removal complete.*



**Gas Holder base cleaning and inspection.**

KEY personnel have:

- Experience in preparing liability conscious work plans and bidding documents, and assisting in evaluating assets for relocation, sale, or demolition.
- Developed and prepared Work Plans, including Shutdown and Isolation Plans, Dismantling Plans, and Risk Assessments.
- Successfully teamed with plant operations personnel, process engineers, EH&S personnel, corporate/plant purchasing and legal departments, and numerous contractors to accomplish a wide range of project requirements and goals including: tank and line cleaning, asset recovery and transfer of ownership, scrap recovery, and utility management and isolation.
- Following demolition activities, successfully executed No Further Action Agreements, Brownfield redevelopment design and construction activities, and property sales.
- Provided engineering project oversight including contractor payment approvals, change order request review, and project close-out.
- Used Civil, Environmental, Structural and Chemical Engineering teaming to prepare Site Restoration and Grading Plans, Soil and Erosion Control Plans, Wetland Mitigation Plans, etc. necessary to meet project goals and long-term requirements.
- Procured local asbestos professionals to survey properties and provide local cost-effective asbestos over-

sight and third-party monitoring. Surveys are incorporated into the complete plan procurement process, and bid packages.

- Experience in permitting, exposure assessments, waste manifesting and transportation, sampling, radiation source removal, mercury switch removal, waste oils collection, flammable and combustible materials, fuels, PCB oil testing, asbestos, lead paint, potential for spills, bulbs and battery collection, solvents, glues, catalysts, peroxides, aerosol cans, etc.
- Worked with Safety Professionals/Consultants to perform Audits/Inspections and to provide safe working environments.
- Provided thorough review of contractor-provided plans.



**Tank contents removal.**



**Concrete demolition work.**



**KEY SERVICES**

**Remedial Investigations and Site Assessments**

- Phase I Assessments
- Geophysical Evaluations
- Hydrogeological/Aquifer Testing
- Soil/Sediment Characterization
- Groundwater Characterization
- Fate & Transport Evaluations
- Risk Assessments
- Natural Attenuation Assessments
- GIS/GPS/Data Management

**Environmental Engineering**

- Feasibility Studies
- Remedial Design
- Turnkey Projects
- Construction Management
- Construction QA/QC Oversight
- Monitoring/Reporting
- System Operations

**Program Support**

- Permitting
- Regulatory Support
- Expert Witness and Reports
- Contractor Procurement
- Decommissioning/Demolition

**KEY OFFICES**

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