

# Deactivation, Decommissioning, Demolition



## CONTACT US

For more information please visit our website at [www.obg.com](http://www.obg.com) or e-mail [info@obg.com](mailto:info@obg.com)

Whether you have a plant closing or consolidation, have plans for an inactive portion of a facility, or require a comprehensive plan to decommission multiple sites, O'Brien & Gere helps to address the associated issues.

Complicated decisions need to be made for a successful facility deactivation, and O'Brien & Gere has planned and executed numerous deactivation and decommissioning programs. By applying extensive project experience and knowledge of site investigation techniques, regulatory requirements, environmental remediation technologies, decontamination procedures, facility demolition, construction phase services, and caretaker services to a client's facility or manufacturing process, we have developed a 5-Phase Approach that ensures innovative, efficient, and cost-effective solutions.

### **O'BRIEN & GERE'S 5-PHASE APPROACH**

O'Brien & Gere's 5-Phase Approach saves time and money by providing single-source responsibility for a project. This approach includes:

- Planning
- Design
- Implementation
- Property
- Sale and/or development

A Facility Assessment provides a thorough understanding of the facility's history, current operations, and future plans. With assessment results in hand, a site-specific Deactivation Plan is outlined, and Contract Documents are developed that incorporate the site deactivation with the anticipated end use. This maximizes future value and minimizes up-front costs. After implementing the Deactivation Plan, O'Brien & Gere can assist with construction services, including decontamination, equipment load-out, and demolition, following up with site caretaker services and supporting divestiture on related activities.

### **PHASE 1 – PLANNING**

The assessment provides an understanding of existing conditions influencing the facility's future use and the process required to meet the end use goal. Based on the assessment and the client objectives, the firm may:

- Meet with the client to obtain a complete understanding of the future vision for the facility and set up a project path and schedule for moving forward
- Conduct an on-site inspection to review the facility condition and to acquire knowledge of activities at the facility, both current and historic
- Identify areas of potential environmental concern, above and below grade; develop and conduct Phase 1 and/or Phase 2 investigations
- Investigate potential impacts to building structures from industrial activities by designing and implementing building characterization programs in accordance with the PCB (Professional Capacity Building) Mega-Rule, RCRA (Resource Conservation and Recovery Act) Closure Requirements, etc.
- Provide structural evaluation of any buildings to be abandoned, reused, or redeveloped
- Outline applicable regulatory requirements and permits, including potential



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Brownfield incentive programs

- Develop and assess equipment inventory and value
- Conduct a utility survey and review to identify future value

## PHASE 2 – DESIGN

To maximize asset value while minimizing risk and long-term liability, it is crucial to balance the facility's remediation with its anticipated end use, while meeting regulatory and environmental permits/reporting requirements. Contract Documents clearly communicate the Deactivation Plan objectives, provide strong project controls, and establish the foundation of cost controls for the contractor. During Contract Document Development, the team typically:

- Develops the deactivation project scope and schedule
- Prepares building surface decontamination programs
- Designs environmental remediation projects
- Prepares utility modification and relocation plans
- Develops contract drawings to clearly display elements of the Deactivation Plan
- Prepares technical specifications and Contract Documents
- Establishes project controls
- Provides the baseline for cost controls

## PHASE 3 – IMPLEMENTATION

O'Brien & Gere offers a variety of services when implementing a Deactivation Plan, including use of the former plant workforce for the project. Project-dependent, services may include the following:

- Contract Document adherence and oversight during deactivation/demolition activities
- Public relations planning and support
- Construction management and/or self-performing decontamination, equipment removal, and demolition
- Installation of groundwater and soil remediation systems
- Health and safety monitoring
- Project turnover, training, and closeout

## PHASE 4 – PROPERTY

With extensive experience in site Operations & Maintenance (O&M), O'Brien & Gere offers the following property management, caretaker, and site divestiture services prior to disposition:

- Protect remaining equipment and building facilities
- Maintain property aesthetics
- Real estate management
- O&M of environmental remediation systems, including regulatory compliance
- Site development
- Support of potential buyer due diligence efforts

## PHASE 5 – SALE AND DEVELOPMENT

O'Brien & Gere's skills with site redevelopment and assisting real estate agencies with property redevelopment provides the client with the optimum team approach for selling the property. Site/project-based, services offered include:

- Site development
- Providing closure documents as part of sale
- Site tours
- Document retainage

O'Brien & Gere offers single-source responsibility – one firm with complete project knowledge. From the planning stage through implementation to completion, O'Brien & Gere has the experience and knowledge to offer and execute high quality, cost-effective deactivation and demolition services.

