

## **PROJECT WORK PLAN:**

### ACM Abatement, Environmental Cleaning and Building Demolition

Buildings 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 16 and 17

Location:

Former Photech Imaging Site  
1000 Driving Park Avenue  
Rochester, New York

Prepared for:

City of Rochester  
Division of Environmental Quality  
30 Church Street  
Rochester, New York 14614

LaBella Project No. 209288

City DEQ No. 032536

NYSDEC ERP No. B00016

December 2009

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### Figures (See attached CD)

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Figure 2 – Site Plan

### Appendices (See attached CD)

Appendix 1 – Asbestos Survey Report

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Appendix 3 – Regulated Building Materials Survey Report

Appendix 4 – Health and Safety Plan

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## 1.0 Introduction

LaBella Associates, P.C. (“LaBella”) has prepared this Project Work Plan – Asbestos Containing Material (ACM) Abatement, Environmental Cleaning and Building Demolition associated with the decommissioning and demolition of the former Photech Imaging Systems parcel located at 1000 Driving Park Avenue, located in the City of Rochester, Monroe County, New York, hereinafter referred to as the “site.” Structures included in this Work Plan include the following:

Building 1:	Research and Design Addition
Building 2:	Emulsions Building
Building 3:	Garage
Building 4:	Maintenance Shop
Building 5:	Boiler House
Building 6:	Stationary Engineers Office
Building 7:	Coating Alley
Building 8:	Small Storage Building (associated with Building 2)
Building 9:	Small Storage Building (associated with Building 7)
Building 10:	Small Support Building (associated with Building 7)
Building 11:	Chemical Laboratory
Building 12:	Subcoat Building & Warehouse
Building 16:	Process Building
Building 17:	Dryer Addition

The site location is depicted on Figure 1. The locations of the building outlined above are depicted on Figure 2.

## 2.0 Objective

This project is broken down into discrete Tasks. The cumulative objective of each of these tasks is to complete the full building decontamination and cleaning to allow for the razing of the existing on-site structures, the demolition of all above and below grade structures and the recycling (i.e. crushing) of all non-contaminated masonry materials generated as part of the building demolition activities. The completion of these activities will allow the design phase investigation and soil and/or groundwater related remediation to be completed at the site unhindered by the physical restrictions of the existing building complex.

### 3.0 Scope of Work

The following scope of work will be completed as part of or in support of this work;

#### Task 1: Project Design Documents

As part of the Work Plan, LaBella and LeChase Construction Services (LeChase) compiled several documents to support the completion of the proposed work. These documents included the following;

##### *Pre-Demolition Asbestos Survey:*

As part of the design documents for the decommissioning and demolition of the remaining structures LaBella performed a Pre-Demolition Asbestos Survey of each of the structures targeted for demolition. A copy of the Asbestos Materials Survey Report is included as Appendix 1.

##### *Site Specific Variance:*

To facilitate the completion of the asbestos abatement, LaBella petitioned the New York State Department of Labor (NYS DOL) for relief from several sections of Industrial Code Rule (ICR) 56 due to hardships related to the condition of the Photech structures. Primarily the hardships presented to the NYSDOL were related to the facility being abandoned and more specifically logistical issues related to the completion of the work in accordance with ICR-56 in light of the failed roofing, broken windows, broken doors, damaged walls, etc. These conditions result in extensive water infiltration with every rain fall. Also, general building debris is wide spread, and includes scattered friable pipe insulation. Much of the interior building surfaces will require cleaning and much of the debris will need to be handled as contaminated with friable asbestos. These conditions and requirements make it infeasible to pre-clean prior to containment and infeasible to plasticize ceiling, walls and floor.

Based on these conditions, the NYSDOL issued a site-specific Variance for the Site. A copy of the Approved Site-Specific Variance is included as Appendix 2.

##### *Pre-Demolition Environmental Survey:*

As part of the design documents for the decommissioning and demolition of the remaining structures LaBella performed an environmental survey of the structures for potential chemical related issues. This survey included the review of the historical analytical data as well as the collection of additional characterization samples in an attempt to pre-characterize discrete waste streams anticipated for the site. This survey also identified on-site structures that will require special handling and/or decontamination as part of the decommissioning of the facility.

A copy of the Regulated Building Materials Survey Report is included as Appendix 3.

##### *Site-Specific Health & Safety Plan and Site-Specific Community Air Monitoring Plan*

A Site-Specific Health and Safety Plan (HASP) and a Site-Specific Community Air Monitoring Plan (CAMP) were developed for this work. These documents will be critical for a safe and efficient project especially based on the numerous unknowns, structural issues, documented friable asbestos and known residual chemical contamination associated with the buildings. A copy of the HASP is included as Appendix 4. A copy of the CAMP is included as Appendix 5.

In addition a Health Safety and Environmental Requirements for Contractors document is included in Bid Package 2 – ACM Removal and Environmental Cleaning and Bid Package 3 – Demolition and Foundation Removals.

### *Citizens Participation Plan*

A Citizen Participation Plan has been developed for the Former Photech Imaging site under New York State's Environmental Restoration Projects Program (ERP). The CPP seeks to assure an open process for the interested and possibly affected public. This includes public officials at all levels, citizen interest groups, commercial interests, individuals in the area of the Site, and the media. These parties can be a part of the decision-making process for this site, and need to be informed about on-site activities. It also identifies locations where these parties can obtain additional information about the remedial program for this site. A copy of the full CPP is included as Appendix 6.

### Task 2 – ACM Removal and Environmental Cleaning

Task 2 is designed to complete the following scope of work;

- The removal of all asbestos-containing materials and debris associated with the existing buildings and/or on-site debris. Note: Some non-friable materials (i.e. roofing) may remain in-place for removal during the Demolition Contract. The decision regarding which contract will be responsible for select non-friable materials will be based the pricing received during the bidding phase of the project;
- The environmental characterization, decommissioning and off-site disposal of all on-site building components. This includes, but is not limited to, the decommissioning of all liquid storage vessels, process related infrastructure, interior based wastewater systems and associated piping, chemically contaminated debris and equipment, etc.
- All soft demolition. This includes, but is not limited to, the removal of non-contaminated building components such as; drywall; ceiling systems; Heating, Ventilation and Cooling (HVAC) components; piping systems (i.e., fire suppression, domestic water, etc), miscellaneous non-masonry materials (i.e. foam insulation, non-structural metal, wood, etc). The inclusion of all soft demolition in the ACM Abatement and Environmental Cleaning Contract will allow for the appropriately trained work force to be available to address unforeseen conditions associated with asbestos-containing materials, chemical contamination or suspect contaminated infrastructure.

Detailed Specifications and Plans associated with this scope of work are included in 'Bid Package 2' – ACM Removal and Environmental Cleaning. A copy of Bid Package 2 is included as Appendix 7.

### Task 3 – Building Demolition and Foundation Removals

Task 3 is designed to complete the following scope of work;

- The full demolition of all existing structures at the site. Note: Some non-friable materials (i.e. roofing) may remain in-place for removal during the Demolition Contract. The decision regarding which contract will be responsible for select non-friable materials will be based the pricing received during the bidding phase of the project

- The full removal of all subgrade building components to include foundations and footings, basement floor slabs and subgrade tunnels.
- Processing, crushing and staging of all non-contaminated masonry products for future reuse during site redevelopment.
- Salvaging and off-site disposal of all recyclable building materials.
- Segregation and off-site disposal of all non-recyclable or non-masonry materials.
- Removal of all piping systems to a point 5-foot beyond the outermost exterior or foundation wall system. Piping beyond this dimension will be removed as part of subsequent Work Plans and contracts.

Detailed Specifications and Plans associated with this scope of work are included in 'Bid Package 3' – Demolition and Foundation Removal. A copy of Bid Package 3 is included as Appendix 8.

#### Task 4 – Project Closeout Package

LaBella Associates will require proper documentation of waste stream disposal from the Contractor. This documentation may include correspondence from the facility accepting the waste stream, manifests, bills of lading, weight tickets and daily flow meter measurements. At the completion of the work a Project Closeout Package will be assembled. The Package will include a brief discussion of the actions completed under this work plan, documentation of all waste streams disposed of off-site, copies of all CAMP and asbestos monitoring results and documentation of any significant findings.

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## **Figures and Appendix**