1111 WEST CERMAK ROAD (FISK TANK) DEMOLITION BRIEFING

August 1, 2024

MEETING AGENDA

- **WELCOME**
- **CITY OF CHICAGO PRESENTATION**
  - Site background
  - Ensuring safe demolition, including environmental and health protections
  - Demolition oversight plans
- **DEMOLITION CONTRACTOR PRESENTATION**
- **COMMUNITY COMMENTS & QUESTIONS**

MEETING OBJECTIVES

- Provide information to the community about the reviews and pre-demolition inspections performed by CDPH and the Department of Buildings for the demolition of **one fly ash silo**
- Provide information about the method of demolition and plans **to protect the community from potential environmental and health impacts**
- Respond to questions or concerns **about the demolition process**

DEPARTMENT OF BUILDINGS PRESENTATION

1111 WEST CERMAK ROAD

- **SITE ADDRESS:**
  - 1111 West Cermak Road
- **PROPERTY OWNER:**
  - NRG Energy
- **DEMOLITION CONTRACTOR:**
  - Brandenburg Industrial Service Company
- **DEMOLITION TIMEFRAME:**
  - August 2024, approximately 2 weeks (weather dependent)

FORMER SITE USE AND OCCUPANTS

- Midwest Generation acquired the plant in 1999.
- The Station was a coal fired, electric generating station that has been inactive since 2012.
- The active portion of the Station is an oil-generating station, with eight peaking units and a net rated capacity of 216 megawatts.
- The facility is primarily engaged in the generation of electric power during peak times.
- Constructed in 1958, the Silo is located near the southwest corner of the Station, situated between the South Branch of the Chicago River and south of the Commonwealth Edison Switch Yard.
- The Silo, which was used for the storage of fly ash before loading ash onto barges for transportation and disposal, has been out of operation since the 1980s. Although construction plans and design specifications are unavailable, observations show that the Silo is a welded steel plate construction setting on a raised, concrete pedestal foundation.

DEMOLITION REQUIREMENTS

DOB requires:

- Structural Condition Report *
  - Detailed that During a routine inspection it was observed that the Silo has been comprised and is leaning. It was also observed that a crack has developed on the side of the Silo.
- Safety and Operation Plan *
- Preliminary Inspection (pre-demo)
- Inspector onsite during demolition
- Final Inspection (post-demo)

**Stamped and signed or designed by an Illinois licensed architect or structural engineer (site operation plan may be prepared by the demolition contractor)*

TECHNIQUE & PROCESS OF DEMOLITION

- The structure to be demolished is known as **the fly ash tank.**
  - The demolition project is for the shell or steel plate portion of the Silo; a 5-inch thick, wire mesh reinforced, concrete false floor and 6 to 7 feet of fill below the false floor.

- **This is <u>not</u> a demolition by implosion (no explosives will be used).**

- This demolition will be a controlled demolition using top-down demolition of the Silo to the top of the concrete foundation pedestal. The concrete pedestal will remain in place.

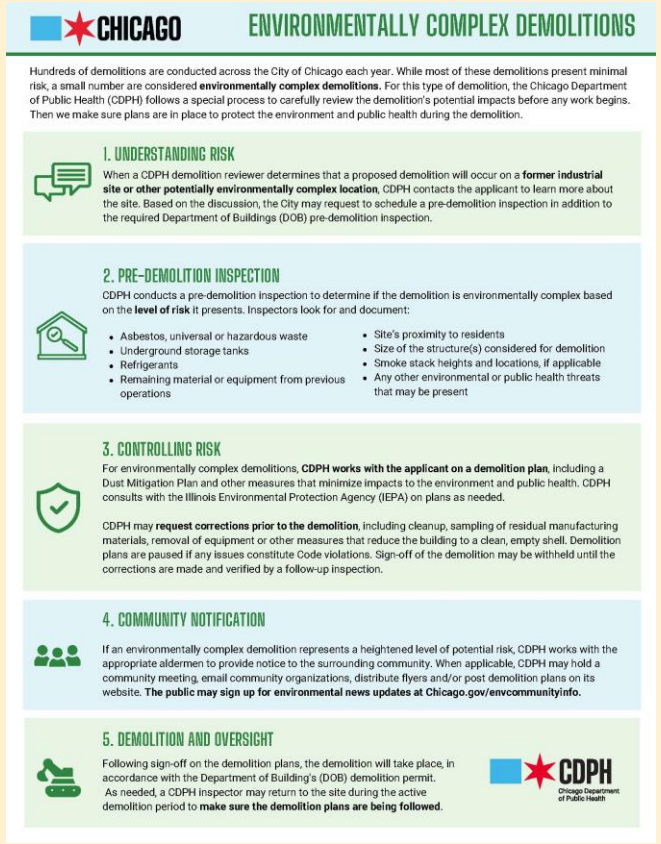
TECHNIQUE & PROCESS OF DEMOLITION

- The contractor will utilize torches to cut the tank wall into approximately 4-foot-by-4-footsections and dropping them into the bottom of the silo.
- Demolition of the upper most ring of the silo will be completed before proceeding with demolition of the next lower ring.
- The process will be repeated down to the poured false floor, where an excavator will then rake/remove the steel panels and load for recycling before proceeding with the remainder of the steel sectioning and remaining fill material for disposal.

DEPARTMENT OF PUBLIC HEALTH PRESENTATION

ENVIRONMENTALLY COMPLEX DEMOLITIONS

- **Designation created by CDPH** in response to community concerns about demolitions that present increased risk to environment and public health.
- Triggers **special process** to review potential impacts before work begins, notify community, and ensure appropriate protections are in place.



CHICAGO

ENVIRONMENTALLY COMPLEX DEMOLITIONS

Hundreds of demolitions are conducted across the City of Chicago each year. While most of these demolitions present minimal risk, a small number are considered **environmentally complex demolitions.** For this type of demolition, the Chicago Department of Public Health (CDPH) follows a special process to carefully review the demolition's potential impacts before any work begins. Then we make sure plans are in place to protect the environment and public health during the demolition.

1. UNDERSTANDING RISK

When a CDPH demolition reviewer determines that a proposed demolition will occur on a **former industrial site or other potentially environmentally complex location**, CDPH contacts the applicant to learn more about the site. Based on the discussion, the City may request to schedule a pre-demolition inspection in addition to the required Department of Buildings (DOB) pre-demolition inspection.

2. PRE-DEMOLITION INSPECTION

CDPH conducts a pre-demolition inspection to determine if the demolition is environmentally complex based on the **level of risk** it presents. Inspectors look for and document:

- Asbestos, universal or hazardous waste
- Underground storage tanks
- Refrigerants
- Remaining material or equipment from previous operations
- Site's proximity to residents
- Size of the structure(s) considered for demolition
- Smoke stack heights and locations, if applicable
- Any other environmental or public health threats that may be present

3. CONTROLLING RISK

For environmentally complex demolitions, **CDPH works with the applicant on a demolition plan**, including a Dust Mitigation Plan and other measures that minimize impacts to the environment and public health. CDPH consults with the Illinois Environmental Protection Agency (IEPA) on plans as needed.

CDPH may **request corrections prior to the demolition**, including cleanup, sampling of residual manufacturing materials, removal of equipment or other measures that reduce the building to a clean, empty shell. Demolition plans are paused if any issues constitute Code violations. Sign-off of the demolition may be withheld until the corrections are made and verified by a follow-up inspection.

4. COMMUNITY NOTIFICATION

If an environmentally complex demolition represents a heightened level of potential risk, CDPH works with the appropriate aldermen to provide notice to the surrounding community. When applicable, CDPH may hold a community meeting, email community organizations, distribute flyers and/or post demolition plans on its website. **The public may sign up for environmental news updates at Chicago.gov/envcommunityinfo.**

5. DEMOLITION AND OVERSIGHT

Following sign-off on the demolition plans, the demolition will take place, in accordance with the Department of Building's (DOB) demolition permit. As needed, a CDPH inspector may return to the site during the active demolition period to **make sure the demolition plans are being followed.**

CDPH
Chicago Department of Public Health

ENVIRONMENTALLY COMPLEX DEMOLITION DESIGNATION

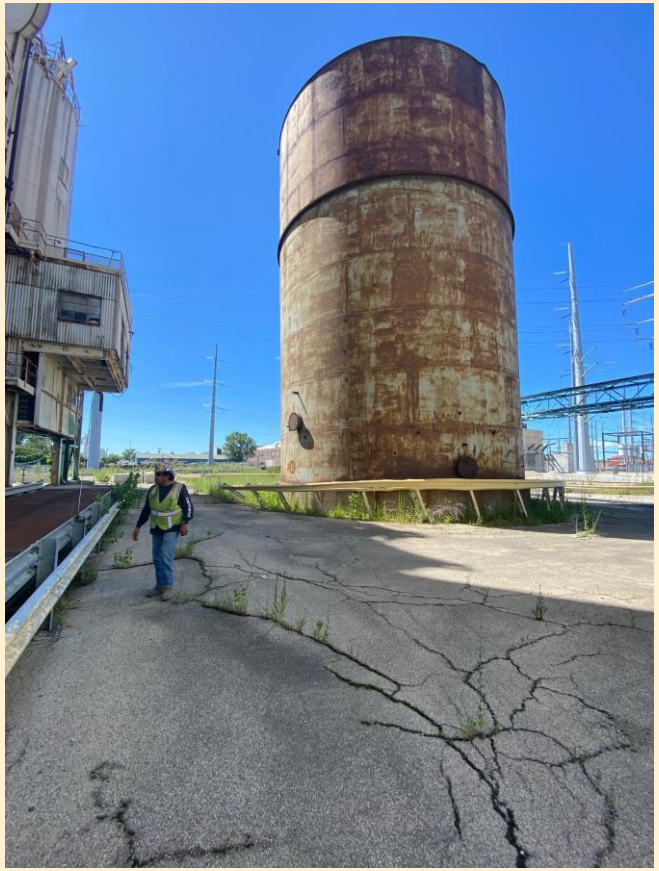
Why is this considered an environmentally complex demolition?

- Primary reason: Proximity to waterway
- Secondary: Past use as a fly ash silo

What is a fly ash tank or fly ash silo?

- Fly ash silos collect spare ash created during the coal burning process at power plants.
- They are designed to limit dust and air pollution by ensuring fly ash is appropriately stored and processed.

ADDITIONAL REFERENCE IMAGES



ENVIRONMENTAL AND HEALTH PROTECTIONS

The contractor is required to:

- Abate asbestos (will be disposed of prior to demolition)
- Remove/dispose of hazardous waste (will be disposed of prior to demolition)
- Inspect for lead (completed)
- Recycle or reuse at least 50% of uncontaminated construction and demolition debris (to be completed during the demolition)

DUST CONTROL MEASURES

- **All dust will be controlled.**
- Four air monitoring devices will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- Exact air monitoring device locations will be adjusted along the perimeters to ensure continuous monitoring at a minimum of one upwind and one downwind location.
- Dust suppression efforts will generally consist of water misting and spraying devices via water tank and a hose.

OVERSIGHT PLANS

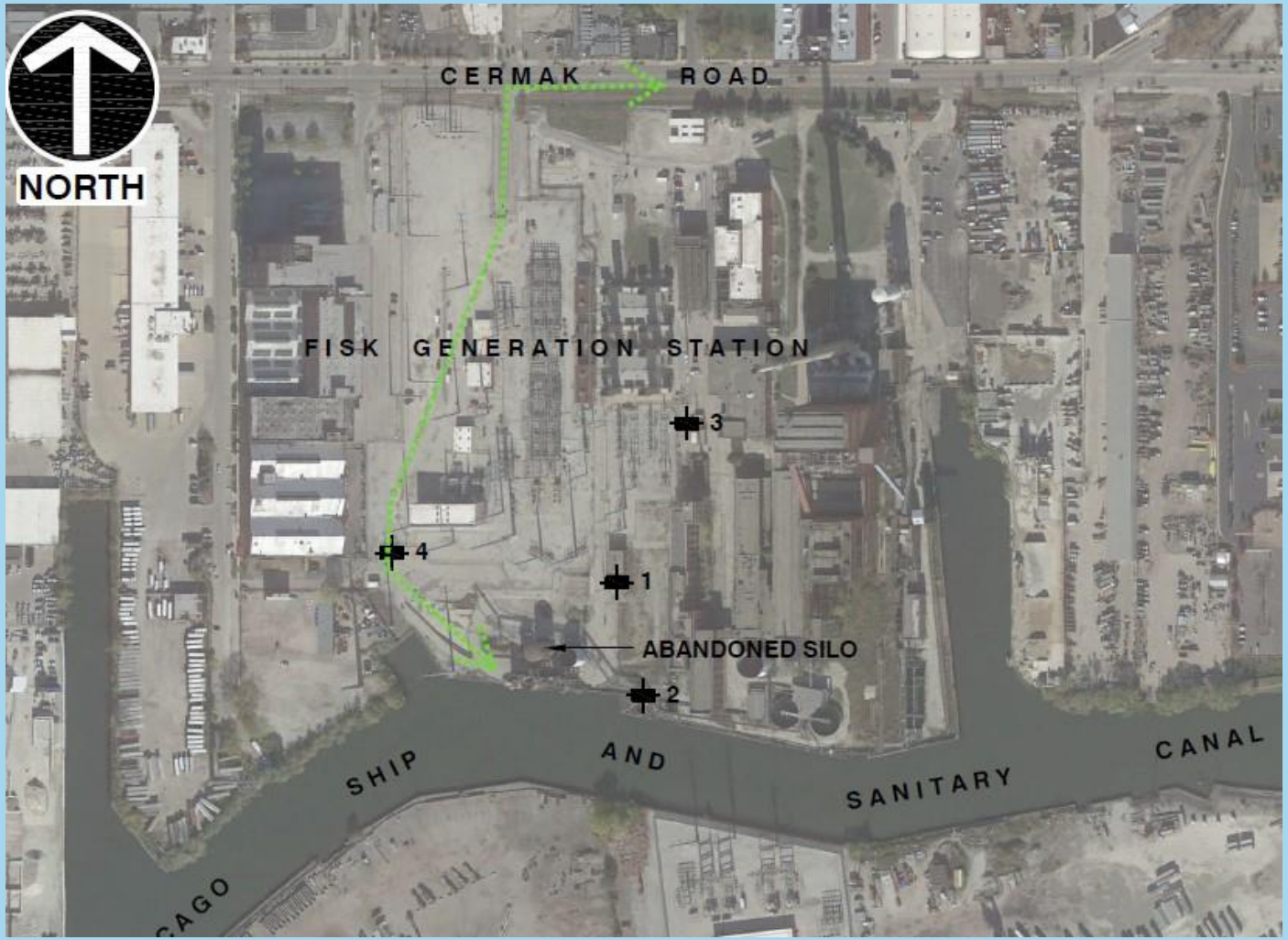
- DOB and CDPH ***inspectors will be on site*** before any demolition to make sure all required controls are in place.
- DOB and CDPH inspectors ***will also be on site daily*** during any active demolition to observe.
- **DOB and CDPH have the authority *to stop any work and correct issues* as needed.**

CONTRACTOR PRESENTATION

DEMOLITION PERMIT APPLICATION AND STRUCTURE -1111 W. CERMAK

OVERVIEW

	Existing Conditions	Proposed Redevelopment
Square Feet	40’ Diameter x 60’ High	N/A
Year Built	1958	-



REFERENCE

1. U.S.G.S. 7.5' TOPOGRAPHIC MAP, ENGLEWOOD QUADRANGLE, ILLINOIS DATED: 2021.

*HAND SIGNATURE ON FILE

SCALE IN FEET

0 2000 4000

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CHICAGO, ILLINOIS

SITE LOCATION MAP

DEMOLITION – BRANDENBURG INDUSTRIAL SERVICE COMPANY

- Controlled demolition of the existing structure via hand labor and manlifts to get the shell down to raised slab. This will be followed by an excavator with hydraulic attachments to remove and load out ~6' of fill material below 6" raised slab.
- Process to take approximately 10 days to complete.
- Raised concrete pedestal will remain.
- No foundation or soils removal will be performed.
- Four air monitoring devices will be on-site and will report data at 15-minute intervals to ensure air quality is safe per EPA requirements.
- **THIS PROJECT WILL NOT USE IMPLOSION METHOD.**

COMMUNITY COMMENTS & QUESTIONS

ADDITIONAL RESOURCES

- To learn more about demolition permits in Chicago, visit **CHICAGO.GOV/COMPLEXDEMOLITIONS**
- To learn more about asbestos and lead hazards in demolition and renovation projects, visit **CHICAGO.GOV/ASBESTOSLEAD**
- For the full additional environmental requirements, see **Section 11-4-2170 of the Chicago Municipal Code**
- **Any community concerns can be reported directly through 3-1-1.**