

Kings Park Remediation Study Schedule February, 2009

In February, 2009, OPRHP received final approval from the Office of the State Comptroller, for the agency's contract with the private engineering firm Dvirka & Bartilucci, to conduct a comprehensive remediation study and cost estimates for the former Kings Park Psychiatric Center. The study will focus on the land and buildings comprising the 365 acres transferred to OPRHP's jurisdiction in December, 2006. The study will cost approximately \$3.6 million. The consultant will begin work in March and will install temporary field office trailers on-site for the duration of the study.

The remediation study contains five major components:

1. Preliminary Environmental Site Assessment (Due Summer, 2009). The consultant will complete initial reconnaissance and building inspections and compile a review of all previous studies and available records regarding the property. This review will guide field work and on-site testing that will begin in early summer.
2. Subsurface Program (Due Winter, 2009-10). The consultant will evaluate whether there are any underground environmental hazards on the property that require attention. Examples include: the status of construction & demolition material buried on the site (prior to the transfer to OPRHP); a review of the closed ash landfill; a review of the power plant and former coal storage area; and investigation into whether there are any aboveground or underground storage tank issues.
3. Building Surveys for Hazardous Materials (Due Spring, 2010). The consultant will develop a detailed Health & Safety Plan that determines the structural integrity of each building and identifies procedures for assuring the safety of staff working on site. Floor plans will be secured or created for each building. Starting this summer and continuing through the fall, the consultant will complete detailed, building-by-building survey for asbestos, lead, and other potentially hazardous materials, pursuant to a detailed sampling and testing Work Plan. The consultant will provide a comprehensive report detailing the types, amounts, and locations of hazardous materials in each surveyed building.
4. Underground Steam Tunnels (Due Spring, 2010). The consultant will identify the preferred technique and provide cost estimates for addressing the five miles of underground steam tunnels, that run throughout the property, that contain asbestos covered pipes.
5. Cost Estimates for Removing Hazardous Materials & Building Demolition (Due Summer, 2010). The consultant will prepare a comprehensive report that will provide building-by-building cost estimates for: a) remediating asbestos and other hazardous materials; and b) demolishing each structure after asbestos has been removed. Note: Removal of asbestos is required regardless of whether a given building is adaptively reused or demolished.