BC Hydro Rock Bay Remediation Project

Approach and Challenges Remediating a Former Deep Coal Tar Well under a Heritage Building

David Kettlewell, SNC-Lavalin Inc.
Lindsay Thompson, BC Hydro
BC Hydro – Working Area 1 (Stage 1)

Remediation History

› Assessment (1990-2003)

› Stage 1 Remediation (2004/05)

› Post Remediation Assessment (2007-15)

› Heritage Revitalization Agreement (2012)

› WA1 Supplementary Remediation and Tar Well Removal (2013)

› BC Certificate of Compliance (2016)
Manufactured Gas Plant 101

- Gas Holder
- Purifying Pan
- Scrubber
- Condenser
- Hydraulic Main
- Retorts
- Tar Well
Manufactured Gas Plant 101

1891

Retorts

Purifying House

Scrubbers

Condensers

Retort House

Tar Well
Historical Structures with Heritage Value

Administration Building

Rock Bay (Powerhouse) Building
Historical Structures with Heritage Value

Instrumentation Building
Historical Structures with Heritage Value

Instrumentation Building
BC Hydro – Stage 1 Remediation

› Excavation and off-site disposal of over 110,000 tonnes of contaminated material from BC Hydro and Transport Canada Lands

› Minimal contamination identified beneath the Admin Building and the Rock Bay Building

› Significant volume of Waste and Hazardous Waste contamination remained beneath the Former Instrumentation Building (FIB) (estimated at ~2,000 tonnes)

› Source of ongoing groundwater contamination for the property
BC Hydro – Stage 1 Remediation

Tar Well

› Identified during the excavation around the perimeter of the Former Instrumentation Building

› 1.9 m diameter / 14 m depth

› Estimated to contain 26,000 litres of coal tar NAPL
BC Hydro – Stage 1 Remediation

Tar Well

› Temporary CDF stabilization
BC Hydro – Stage 1 Remediation

Instrumentation Building

- Waste and Hazardous Waste isolated around the Former Instrumentation Building with CDF until a resolution on how to address the material could be reached.
Heritage Revitalization Agreement

› BC Hydro collaborated with the City of Victoria to establish a heritage revitalization agreement in 2012

› Engagement and consultation with Planning Department, Heritage Advisory Committee, City Council, and Community Groups

› Ensured stabilization of two heritage buildings (Admin Building / Rock Bay Powerhouse Building)

› Exchange for demolition of the Former Instrumentation Building

› Allowed unfettered access to the Tar Well
Tar Well Remediation

**Early Contractor Involvement**

› High risk project
› Technically challenging
› Specialized solution needed

› Candidate for Early Contractor Involvement Approach (ECI)

› Three specialist remediation contractors engaged to assist with developing the overall remedial approach

› Successful in mitigating risk (technical feasibility, constructability, schedule, costs)

› Aid to ensure that the design will achieve the desired outcome!

Suddenly, a heated exchange took place between the king and the moat contractor.
Tar Well Remediation

Remedial Option Evaluation

- Temporary Sheetpile Box
  - Excavate to 8 m bgs for working platform
  - 5 m sheetpile box with bracing around the Tar Well
  - Once the contents have been excavated, backfill the Tar Well footprint with CDF and remove the steel sheets
Tar Well Remediation

Remedial Option Evaluation

› Steel Caisson Shorting
  • ~3 m (10 ft) diameter steel pipe driven into the ground around the Tar Well
  • Removal of contents with clamshell attachment on a large lattice boom crane
  • Caisson removed and filled with CDF

› Secant Barrier Wall
  • 900 mm diameter overlapping secant piles consisting of medium strength concrete columns
  • Removal of contents with clamshell attachment on a large lattice boom crane
  • Secant piles are permanent, filled with CDF upon completion
Tar Well Remediation

Planning

› Tar Well constructed of brick and mortar – potential for tar leakage

› Detailed drilling program to understand impacts around the well

› 14 boreholes drilled to >14 m depth
Tar Well Remediation

**Planning**

- Detailed drilling program to understand impacts around the well
- 14 boreholes drilled to >14 m depth
- Ensure the diameter of the Secant Pile Shoring systems captures all contamination
Tar Well Remediation

Secant Installation

- 22 Interlocking Secant Piles @ 3.75 m dia
- Styrofoam forms used as guide
- Secants keyed into bedrock
Tar Well Remediation

Tar Well Excavation

› Soil, brick and tar removed using a various pieces of equipment

› Material stabilization in-situ using hogfuel. Needed to meet specifications of treatment facility (Envirogreen Technologies)

› Specialized equipment to remove residual material and clean the sidewalls of the secant piles

› Shipments carefully planned / coordinated to minimize odour coming from the transport trucks
Tar Well Remediation

Tar Well Excavation
Tar Well Remediation

Tar Well Excavation
Tar Well Remediation

Tar Well Excavation

VIDEO
QUESTIONS?