

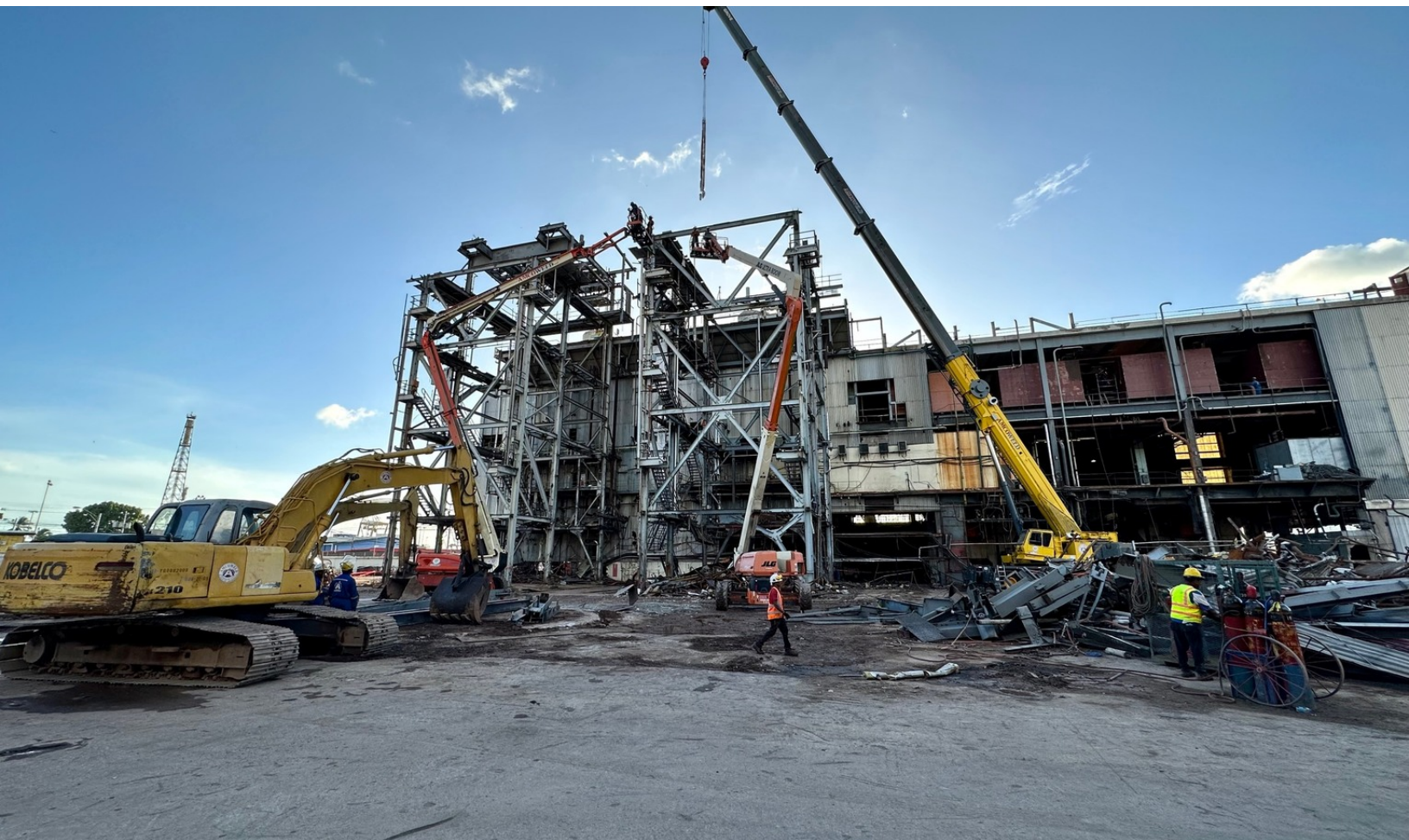


SPIRTASWORLDWIDE
DEMOLITION • REMEDIATION • EMERGENCY RESPONSE
COMPLETE RISK TRANSFER™

UNITED STATES AND INTERNATIONAL EXPERIENCE

Statement of Qualifications

Industrial demolition, environmental remediation,
decommissioning, asset recovery and redevelopment



Engineering led delivery for complex industrial assets

Industrial expertise across borders

Spirtas Worldwide brings engineering, field execution and commercial judgment to complex industrial assets in the United States and internationally. We manage demolition as part of a larger assignment: controlling risk, addressing environmental conditions, preserving recoverable value and preparing facilities or sites for their next use.

Founded by Eric J. Spirtas in 2004, the company grew from demolition and environmental remediation into industrial property acquisition, asset liquidation, facility operations and redevelopment. This owner and contractor perspective connects the work in the field with the client’s investment objectives.

2004

Company established

3 million SF

ORMET demolition scope

Europe to China

Complete process plant relocation

Relevant experience

Active power corridors. Operating marine terminals. Integrated process plants. Contaminated industrial sites. Urban structures and occupied manufacturing facilities. Our assignments demand careful separation of the work from the people, assets and operations around it.

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An integrated industrial scope

One coordinated delivery structure from investigation through site reuse

Engineering and planning

Demolition surveys, structural separation, means and methods, sequencing, temporary works and critical-lift planning. Engineering establishes how the asset can be dismantled while protecting what must remain.

Demolition and decommissioning

Industrial, structural and mechanical demolition; selective dismantlement; high-reach operations; controlled cutting; processing; and removal of foundations and substructures where included in the scope.

Environmental remediation

Identification, collection, abatement and disposition of asbestos, PCBs, petroleum, chemicals, universal waste and contaminated materials. Work is coordinated with the demolition sequence and site-specific controls.

Asset recovery and liquidation

Evaluation, preservation and disposition of process equipment, machinery and metals. Reuse, salvage, recycling, liquidation and private sale are integrated with the project's commercial objectives.

International logistics and relocation

Rigging, loading, export preparation, match-marking, packaging and containerization. Shipment coordination and technical reconstruction support preserve the identity of equipment intended for reuse.

Property and redevelopment

Site stabilization, infrastructure preservation, facility conversion and property repositioning. Experience includes industrial acquisition, facility operations, property management and preparation for subsequent construction.

Serving power generation, chemical and petrochemical operations, metals, manufacturing, ports, utilities, infrastructure and industrial real estate.

Control the work and its interfaces

When engaged as prime contractor, Spirtas Worldwide provides the engineering coordination, safety leadership, project controls and operational accountability for the agreed scope. Critical work is planned around the structural condition of the asset, environmental hazards and the activities that must continue nearby.



Field coordination at KU Jayhawk Stadium



Demolition sequencing model for Cahokia Terminal

Protect adjacent operations

Separate and decouple structures and systems; manage utilities, traffic and pedestrian access; protect active tenants, transloading operations and marine interfaces.

Manage high consequence work

Coordinate rigging and critical lifts, work at height, confined spaces and hot work. Maintain fire watch, dust, debris, noise and runoff controls appropriate to the assignment.

Integrate environmental controls

Characterize and segregate materials, coordinate abatement, plan handling and disposal, and align environmental work with demolition access and sequencing.

Maintain accountable execution

Coordinate specialty contractors, labor and equipment; document the work; and pause or resequence when changing operations affect access or safe execution.

Power and utility decommissioning



POWERGEN Port of Spain Power Station

POWERGEN Port of Spain Power Station

Spartas Worldwide performed major demolition of boilers, turbines, power-station structures and associated infrastructure within an active urban power corridor. The assignment combined engineering survey, industrial demolition, substructure removal and environmental activities.

4 boilers

150 feet tall

4 turbines

Associated generation equipment

4 stacks

250 feet tall

Execution included environmental permitting coordination, engineered demolition plans, lifts exceeding 60 tons, oil and acid removal, asbestos abatement and waste segregation. Controls addressed adjacent roads, neighborhoods, waterways and operating infrastructure.

T&TEC transmission facilities

Port of Spain demolition and remediation of industrial buildings and transmission structures required selective work beside rights-of-way and neighboring buildings, including asbestos and oil-related environmental work.

Demolition at an operating terminal

Tembladora Energy Logistics Port | Chaguaramas



Tembladora facility before and during dismantlement

Spirtas Worldwide performed industrial demolition, dismantling, remediation and asset recovery at the Tembladora Energy Logistics port facility while terminal operations continued. Ships, cranes, transport equipment and petrochemical and offshore operators remained active near the work.

The operating challenge

Demolition zones had to coexist with marine traffic, equipment movement, active utilities and continued operational access. Staging and sequencing were coordinated with terminal activity.

The execution response

Heavy structural dismantlement, critical lifts, crane coordination and controlled torch cutting were supported by dust and debris controls and daily staging, pausing and resequencing.

Asset recovery offset demolition cost

For this assignment, engineered planning and materials recovery enabled the work to be completed safely at no net demolition cost to the owner.

CHOREN biomass gasification facility

Freiberg | Acquisition, decommissioning and asset disposition



CHOREN facility in Freiberg, Germany

Following shutdown of the CHOREN facility, the assignment combined industrial asset evaluation, plant acquisition, decommissioning, equipment recovery and sale of assets and property. The plant used Beta gasification technology to produce sustainable fuel from organic feedstock.

Integrated process systems

The facility included steam-turbine generation, transformers, switchgear and emergency generation, together with nitrogen and hydrogen compression, pumps, chillers, heat exchangers and cooling towers.

Environmental and site interfaces

Wastewater, cold-water, fire protection and thermal-gas flare systems were integrated with tank farms, storage, facility infrastructure and the property's redevelopment considerations.

Quinn Chemicals process plant relocation

Controlled dismantlement, international shipment and reconstruction support

Spirtas Worldwide completely dismantled the Quinn Chemicals process systems for international relocation. Components were identified, match-marked, preserved, packaged, loaded into international containers and shipped to China, with support for reconstruction and reuse.

20+

Process columns

40+

Heat exchangers

~160

Pumps

The facility also included reactors, tanks, drums, extensive valves and piping, and specialty-metal systems in stainless steel, duplex stainless steel, Hastelloy and zirconium.

Preserve identity through each move

01 Identify and plan

Survey systems, establish dismantlement sequences and identify equipment intended for reuse.

02 Separate and preserve

Control the separation of interconnected systems, match-mark components and protect recoverable equipment.

03 Package and ship

Box, crate and prepare assets for export; load containers and coordinate overseas shipment.

04 Support reconstruction

Maintain component documentation and provide technical support for reassembly at destination.

Industrial advisory and collaboration

Our international role extends beyond field demolition. In China, Spirtas Worldwide has provided industrial consulting and project support spanning design and constructability, demolition and decommissioning strategy, energy and utility considerations, ports, materials handling and infrastructure planning.



SINOMA discussions



Industrial collaboration in China

Geo Harbor

Coordination to evaluate development of like-kind energy and power facilities in various U.S. regions.

SINOMA and Noranda Aluminum

Work in Beijing and Jamaica to facilitate acquisition, demolition and reconstruction of a specialized plant.

CYENER Mechanical Systems

Collaboration to develop a U.S.-based HVAC mechanical cooling system using the company's technology.

CNOOC Oil and Gas

Collaboration on energy-field evaluation in China and other countries.

These engagements represent advisory work and development collaborations; scopes differ from the field execution projects profiled elsewhere.

Emergency response and coordination

La Guaira and Caracas



Field coordination and site planning in Venezuela



Spirtas Worldwide's Venezuela experience includes emergency response and coordination of demolition services, rescue-response services and infrastructure contracting support in La Guaira and Caracas.

The assignment extends the company's international experience into emergency conditions, where demolition and infrastructure work are coordinated with response activities and local stakeholders.



Coordination with local stakeholders



On-site coordination

Engineering complex power assets



Moss Landing, California

Moss Landing Power Plant

Facility owner: Vistra Power

November 2021 to March 2023

Spirtas supported the contracting entity awarded the demolition, providing bidding, engineering, permitting, project management and selected demolition work.

Environmental and regulatory scope

Management of scaffold installation, environmental abatement and site engineering, with coastal, local agency, Cal-OSHA and union coordination. The project record includes \$6.4 million of environmental remediation and two 230-foot roof-hung boilers.



Cahokia Terminal, Sauget, Illinois

Cahokia Terminal Power Plant

Client: WATCO Companies, LLC

Project scope | 2024

Direct owner engagement for remediation and demolition of above-grade structures. Deteriorating structures required engineering coordination with Thornton Tomasetti to establish dismantlement sequences.

Structural and operational scope

Six 400-foot smokestacks, approximately 300,000 square feet of slabs, mezzanines and equipment, asbestos remediation and oil recovery. Work interfaces included river and rail access, active transloading, and coal and cement operations.

Large scale industrial remediation



ORMET industrial site, Hannibal, Ohio

ORMET Aluminum Facility

Client: Hannibal Development LLC

Hannibal, Ohio | February 2016 to December 2019

Three million square feet of demolition coordinated with redevelopment. Scope included two 250-foot stacks, a 100-foot scrubber and a 150-foot carbon-processing structure.



Big River Zinc process structures, Sauget, Illinois

Big River Zinc Facility

Client: JIVA Resources

Sauget, Illinois | December 2018 to January 2022

Industrial demolition and remediation at a 150,000-square-foot facility, including smelter reactors, a filter-press structure, a raw-material feed hopper and cell rooms.

Environmental work and recovery

Disposal of 12,000 tons of spent pot lining containing cyanide and fluoride; asbestos and universal waste remediation; and protection of the adjacent Ohio River. Reported scrap processing included 18 million pounds of aluminum, 5 million pounds of copper and 60,000 tons of steel.

Contaminated site controls

Phase I and II environmental assessments, asbestos and universal waste removal, soil contamination and wastewater management. Execution required heavy-metals protection, hot-work fire watch, work-at-height controls and extensive rigging, with regulated below-grade activity.

Scale and schedule in the field



Winter demolition at KU Jayhawk Stadium



Former GM Leeds site following demolition

KU Jayhawk Stadium

Client: Turner Construction - KU

Lawrence, Kansas | December 2023 to January 2024

Spartas performed stadium demolition and excavation on an accelerated winter schedule, working around the clock through the holiday period to release areas for new pier construction and stadium components.

Mobilization and delivery

Two ultra-high-reach excavators, twelve multipurpose heavy excavators and a 50-person crew supported the work. Scope included light towers, stadia, the 150-foot press box and facility strip-out. The project was delivered on time and under budget.

General Motors Leeds Facility

Client: Stonemont Financial Group

Kansas City, Missouri | March 2022 to March 2023

The project record covers a 2,517,000-square-foot facility with structural and site demolition, asset liquidation, utility coordination, asbestos and lead abatement, and universal waste remediation.

Active site protection

Planning addressed a 40-acre site, utility cuts and plumbing-loop reconfiguration, site security, protection of active tenant areas and hot-work fire watch. Slab control, restoration and post-demolition barriers supported the site's transition.

Selective demolition for the next use

Selective removal preserves the structure and infrastructure that owners intend to reuse. These assignments combine environmental work, equipment recovery and careful protection of roofs, utilities and neighboring occupancy.

Teledyne manufacturing facility

Toledo, Ohio | Industrial Realty Group

June to November 2021. Approximately 500,000 square feet of interior gut-out and 200,000 square feet of structural demolition. Work included mercury collection, asbestos and universal waste remediation, utility disconnects, confined spaces and critical fire watch.

Brown and Williamson facility

Macon, Georgia | Industrial Realty Group

Interior gutting, selective structural and outbuilding demolition, asset liquidation and scrap-sharing arrangements. Removal of rooftop mechanical equipment and boiler-room stacks required rigging, hot-work controls and protection of retained roofs.

Former Gannett printing facility

Reno, Nevada | Industrial Realty Group

February 2021 to April 2022. Interior gutting, elevated mezzanine removal, selective demolition and asset liquidation. Utility rerouting, roof protection, dust and noise controls supported work beside active tenants.

Former GM assembly plant

Moraine, Ohio | Industrial Commercial

Interior gut-out, elevated mezzanine removal, selective structural demolition and equipment salvage. Scope included 140 rooftop mechanical units, utility rerouting, refrigerant recovery, remaining-column engineering and roof protection.

Demolition within the city



Board of Education Building, Kansas City

Board of Education Building

Client: Copaken Brooks

Kansas City, Missouri

The downtown assignment included 260,000 square feet of structural demolition, below-grade foundation removal, engineered fill, asbestos abatement and universal waste remediation.

Public interfaces

Street and pedestrian rerouting, utility disconnections, air-quality permitting, dust and noise controls, and protection of surrounding streets. Selective sawcutting preserved designated art-mural elements.



Barney Allis Plaza, Kansas City

Barney Allis Plaza garage

Engineering and preconstruction scope

Planning profile | 2024

Planning for demolition of a three-level below-grade garage included structural support, tiebacks and soil nailing in a constrained city setting.

Below-grade complexity

More than 24 months of planning and city discussions addressed perimeter-wall support around utilities, existing structures, traffic lanes and public rights-of-way. The assignment demonstrates engineering for difficult structural and public interfaces.

Experienced direction and accountability



Eric J. Spirtas

Founder and President

Established Spirtas Worldwide in 2004. His leadership connects industrial demolition and remediation with property acquisition, asset liquidation, facility operations and redevelopment.



Kevin Cheung

Chief Financial Officer

Financial leadership across project setup, job costing, vendor payments, insurance coordination and performance analysis, with experience in construction accounting and property management.



Joel Spirtas

Vice President of Business Development

Demolition and environmental remediation experience spanning complex industrial facilities. Focuses on client advocacy, project approach and integration of engineering with field execution.



Jim Moriarity PE

Vice President and Director of Engineering

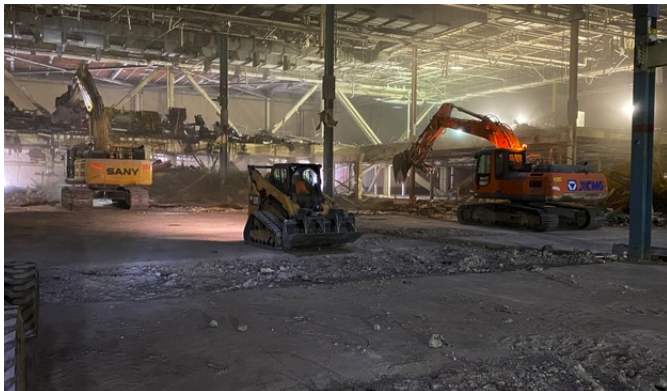
Engineering, estimating, demolition and project-management leadership. Supports scope development, critical analysis, safety interfaces and execution planning for demanding projects.

Self performance with local execution

Spirtas Worldwide combines a core of executive, engineering, safety and specialty demolition leadership with regional labor, equipment, suppliers and contractors. The delivery structure is tailored to the jurisdiction, the asset and the agreed work scope.

Field resources

High-reach and heavy excavators, specialized attachments, material-handling equipment, cranes, loaders, manlifts, skid steers and trucks support critical field scopes. Owned resources are supplemented by leased equipment and rental capacity as the project requires.



Selective interior demolition

Management and support

Project executives, engineers, estimators, superintendents, safety specialists and coordination staff work with legal, accounting, environmental, insurance and property-management professionals.



Crane-supported industrial dismantlement

Jurisdiction-specific delivery

International planning addresses licensing, permits, customs, tax, insurance and local regulatory requirements, working with qualified regional legal, financial, engineering and contracting partners where required.

Commercial responsibility

Our Complete Risk Transfer™ offering coordinates demolition, environmental work, asset recovery and property considerations. Scope, insurance, bonding and allocation of risk are established for each assignment.

Discuss your industrial assignment

Spirtas Worldwide works with industrial owners, developers, governments, EPC firms and facility operators requiring coordinated responsibility for demanding industrial work.



From investigation to the next use

Engage us for engineering and execution planning, decommissioning, demolition, environmental remediation, asset recovery, plant relocation and redevelopment.

Eric J. Spirtas

President

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