

776 Summer Street

**L Street Station  
Community Informational Deconstruction Meeting  
August 8, 2022  
Q&A's**

Thanks to all who attended our virtual Community Informational Deconstruction Meeting on August 3, 2022. All questions, whether or not there was time to answer them during the August 8<sup>th</sup> webinar, are recorded and answered below in this Q&A document for enhanced public transparency. Please find them below.

**COMMENTS**

1. Thank you very much for the updates!
2. Not a question but I currently work on this project and I support it and think Suffolk and Northstar are going above and beyond! Compared to other jobs that are worked on. Thank you.
3. I live on East 1st St. I do not find the noise levels high at all. I thank the project team for being mindful of the neighbors and abutters.
4. Improvement noticeable...thank you.
5. This is not a question - rather a comment: Very disappointed in this presentation.

**GENERAL**

**Q.** How many residents are on this call?

**A.** There were approximately 74 attendees on the August 8<sup>th</sup> Zoom webinar.

**Q.** Why can't we see who is on the meeting? Why is chat disabled? This isn't transparent...duly noted.

**Q.** Are you allowing folks to speak who have raised hands?

**Q.** Is there any way to increase the size of numbers on charts?

**Q.** Can we have an in-person meeting. Why don't we meet in person?

**A.** A virtual meeting format is being used to be consistent with the pandemic protocols and policies currently in place by the City of Boston and to enable safe and convenient participation of the largest number of neighbors. The webinar format ensures that the 776 Summer Street team is able to efficiently present and review these important materials with the community and that every community member has an equal opportunity to ask questions. All questions are recorded and answered in this Q&A document for enhanced public transparency. In addition, a recording of the meeting, a PDF of the public presentation, and this Q&A document are all available online at [www.suffolk-lstreetstationboston.com](http://www.suffolk-lstreetstationboston.com). Any members of the public who have follow-up questions of the 776 Summer Street team are invited to submit questions on this website. We apologize that the presentation images could not be enlarged during the webinar, but they may be printed or magnified while viewing the presentation online. A hard copy of the presentation can be requested by emailing [hrpinfo@northeast@hilcoglobal.com](mailto:hrpinfo@northeast@hilcoglobal.com). The project team will continue to evaluate meeting policy and procedure to safely and conveniently engage the public throughout our project.

**SMOKESTACK DECONSTRUCTION**

**Q.** When do you expect to finish deconstruction of the brick chimney on the boiler building?

**A.** It is expected that the brick chimney work will be complete in October 2022.

**Q.** Where do the bricks and concrete get sent to?

**Q.** Where do the materials removed go?

**A.** Onsite waste (including bricks and concrete) is segregated for disposal at various appropriate permitted facilities. The specific licensed and approved disposal facilities to which onsite waste is delivered vary with the type of material being disposed.

#### **RODENT CONTROL**

**Q.** There has been an increase of rats on my property on K Street, a block over from 776 Summer. Are there ongoing rodent control efforts?

**Q.** We have a significant increase of both rats and skunks that have taken up residence on/near our property at E 2nd street two blocks away. What pest control measures are being taken off-site, in the immediate vicinity of the project (2-3 block radius)?

**Q.** What more can be done for rodent control.

**Q.** What pest control measure are being taken off-site, in the immediate vicinity of the project (2-3 block radius)?

**A:** 776 Summer Street has been continuously monitored for rodents since it was acquired by HRP and Redgate in 2016. The project team will continue aggressive rodent control during the deconstruction project. An initial site survey was conducted by a licensed exterminator to evaluate potential areas of concern so appropriate measures could be installed in compliance with City of Boston regulations.

In response to comments received during prior Deconstruction public meetings, and in consultation with the project's licensed exterminator, the project team committed to going above and beyond City of Boston requirements. The team has doubled the frequency of on-site inspections of the perimeter rodenticide stations by a licensed exterminator to every week. The exterminator has recommended against more frequent rodenticide station inspections as the scent of humans will actually deter rodents from approaching the stations. However, project staff is monitoring these stations daily so any pest sightings may be addressed in a targeted and methodical manner by the professional exterminator.

To further address community concerns, comprehensive rodent trapping services were added at the building perimeters and building interiors to compliment the robust site perimeter rodenticide stations (50+). These measures include single-use rodent traps which are checked daily by project staff and weekly by a licensed exterminator and replaced immediately. Site conditions will be constantly re-assessed as the project progresses and traps will be added in any new areas found to be conducive to pest activity throughout the duration of the deconstruction project. Rodent activity occurs near food sources, which have been removed from the site. Increased rodent activity has been seen throughout Boston and other cities since the onset of Covid as rodents have moved beyond their traditional food sources. It is important to keep garbage contained and limit food sources throughout the neighborhood in order to minimize rodent activity.

#### **DUST MONITORING & MITIGATION**

**Q.** Please share the dust monitoring data.

**Q.** Can dust monitoring data be shared with adjacent residents in real time? This would allow for peace of mind, as well as allowing for immediate distancing for residents. The current process introduces

significant time lags and relies on the assessment and judgement of project members and does not allow for individual resident action.

**Q.** Can dust/bestow data be shared with residents - how do residents get access to the data? Can links to public records please be shared?

**Q.** Do you have a day over day graph of all sampling results for the entirety of monitoring since the start date? Where is this available? Both dust and asbestos. It would be more helpful to also know the ranges and median values as well as the mean.

**A.** **Dust mitigation measures are employed by NorthStar, the abatement and demolition subcontractor, as they perform their work on-site. These measures include using atomized mist and water hoses during active deconstruction and debris handling operations, keeping unpaved areas in a moist condition, regular cleaning of paved areas and using wheel washes at all site exits. Daily inspections are being performed by the general contractor, Suffolk Construction, and NorthStar.**

In addition to the precautions taken during abatement activities and the dust mitigation techniques described above, the 776 Summer Street team has committed to a voluntary perimeter dust monitoring program. Dust concentrations are monitored continuously at six locations around the perimeter of the property. The perimeter dust monitoring program is described in the Dust Monitoring Plan, and the monthly perimeter dust monitoring report (with graphs) is available on our website at [www.suffolk-lstreetstationboston.com](http://www.suffolk-lstreetstationboston.com). At the request of the City Point Neighborhood Association (CPNA), this data will also be shared with CPNA in hard copy on a monthly basis.

Dust concentrations are compared to dust action levels in real time. The project team is alerted in real time if dust levels begin to increase and approach an action level. These real time notifications allow the project team to evaluate the cause of increased dust concentrations and adjust the mitigation strategies accordingly to address the issue and keep perimeter dust concentrations below action levels. If the team is not satisfied with the mitigation, we will stop work until the dust levels can be successfully mitigated.

Members of the community will not need to take any actions to respond to dust concentrations. The real time monitoring will provide the project team the information it needs to confirm that dust mitigation measures are working as planned.

The asbestos air monitoring data is reported to DEP daily. DEP is the regulatory authority with jurisdiction over air safety and holds the responsibility for monitoring this data. At the request of the community, the project's air monitoring data charts will also be made available, from the commencement of abatement activities to present day, for community reference on the project website at [www.suffolk-lstreetstationboston.com](http://www.suffolk-lstreetstationboston.com) and will be posted monthly throughout the remainder of the abatement work.

Interested members of the community are encouraged to contact GZA, the independent community environmental reviewer, at [LStreet@gza.com](mailto:LStreet@gza.com) for additional information and/or support interpreting the data.

**Q.** How long does dust/asbestos monitoring data take to be verified? Can readings be shared upon verification?

**Q.** Which analytical testing lab is producing the results from the monitors and sample collections? It seems that TRC and Sanborn are just consultants.

**A. The air samples used for asbestos monitoring are analyzed daily on-site and reported to DEP on a daily basis. The air samples are analyzed by TRC's Asbestos Project Monitors while on site using a field laboratory set-up and microscope. TRC's Massachusetts Department of Labor Standards Certification for the analysis of the PCM air samples is AA 000006. Air monitoring data charts will be made available, from the commencement of abatement activities to present day, for community reference on the project website at [www.suffolk-1streetstationboston.com](http://www.suffolk-1streetstationboston.com) and will be posted monthly throughout the remainder of the abatement work.**

**Similarly, dust concentrations are measured on site at perimeter dust monitoring stations. Dust monitoring reports are shared monthly on our website at [www.suffolk-1streetstationboston.com](http://www.suffolk-1streetstationboston.com).**

**Q. How frequently is air sampling conducted?**

**A. Dust monitoring is conducted continuously at the perimeter of the property.**

**Q. Dust levels from 5/3, 5/4 & 5/5 show a sharp increase from the West, the South & the East, on 5/4, the day of the accident. I appreciate that all days showed level below actionable level, but can you give an explanation for the 5/4 increases?**

**A. Dust concentrations on May 3, 4, and 5, 2022 were not elevated relative to typical dust concentrations observed at the perimeter. The Monthly Dust Monitoring Report for May 2022 which is available on our website at [www.suffolk-1streetstationboston.com](http://www.suffolk-1streetstationboston.com) includes a concentration vs. time chart for May. Dust concentrations on May 3, 4, and 5, 2022 were consistent with or lower than dust concentrations observed on other days in May 2022.**

**Q. Why are air vents from the boiler building created on East 1st St? They seem to blow air out; not intake.**

**A. Buildings are being abated before being carefully dismantled. For asbestos removal, the buildings themselves are used as part of the barrier system between the abatement work and the surrounding environment. Existing openings are sealed to create a continuous envelope. Inside the buildings, the abatement work proceeds in phases and is performed in "containment" areas that are negatively pressurized, meaning that the air pressure inside the containment areas is lower than the air pressure outside the containment area. This ensures that airflow moves into the containment area rather than out to the surrounding environment. This means that particles, such as asbestos, from inside the containment area will not flow to the outside. The containment areas themselves are equipped with high-efficiency particulate air (HEPA) filtration to capture particles so that they are not released to the environment, inhaled by the abatement workers (who also wear highly specialized personal protective equipment), or otherwise associated with an uncontrolled exposure. The air vents blowing air out of the buildings are part of the negative pressure filtration system and any ventilated air coming out of these air vents is clean.**

**Q. How many times have the asbestos readings reached the level of activation that was just discussed with the gentleman who asked via raises hand?**

**A. The readings have never reached an actionable level. The actionable level has been established by MassDEP as less than 0.010 f/cc for this project. The community independent environmental reviewer, GZA, reviews the data and is available to answer neighborhood questions as needed.**

## **WORK HOURS**

**Q. Under what circumstances are Saturday permits allowed?**

**A. The majority of work on site occurs during the City of Boston's regular construction hours from 7 am to 5 pm, Monday through Friday. ISD has authority to grant or deny permits for Saturday work based on criteria established by Boston's municipal code. Occasional limited work occurs at the site on Saturdays by ISD permit as approved on a case-by-case basis.**