



# 776 Summer Street Deconstruction Public Meeting #5

May 3, 2023

# Today's Meeting Format and Information

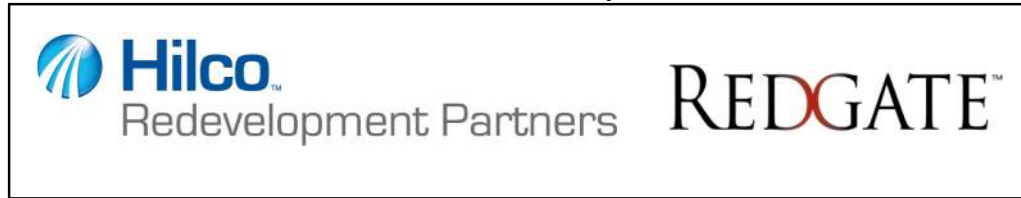
- Meeting participants will be muted during the presentation but will be able to submit questions through the chat function at the bottom of their screen.
- Once the presentation is over, we will take questions and comments in two ways:
  - Chat button
  - Raised hand function
- You can submit questions at any time through the presentation and they will be answered in the order they are received
- If you are not able to join by computer, you may submit questions to [HRPInfoNortheast@hilcoglobal.com](mailto:HRPInfoNortheast@hilcoglobal.com)
- All questions submitted tonight will be answered in writing as part of a Q & A document posted to the deconstruction website within a few weeks. [www.suffolk-1streetstationboston.com](http://www.suffolk-1streetstationboston.com)

# Agenda

- **Deconstruction Project Team Review**
- **GZA - Community Independent Environmental Reviewer Update**
- **General Project Update & Summary of Completed Milestones**
- **Project Schedule & Work Sequence Review**
- **Public Way & Sidewalk Closure Updates**
- **Deconstruction Mitigation Measures In-Place**
  - Rodent Control
  - Noise Control
  - Vibration Monitoring
  - Dust Mitigation
  - Perimeter Dust Monitoring
- **Abatement Oversight by Owner's Environmental Reviewers & Department of Environmental Protection (DEP)**
  - Daily Abatement Air-Monitoring & Reporting
- **Community Outreach**
  - Workforce Commitments
  - Training & Employment Opportunities
  - Community Engagement
  - Community Communications

# Deconstruction Team

Owner/Developer



Deconstruction Manager



Owner's Environmental Consultants



Deconstruction Subcontractor



# Community Independent Environmental Reviewer

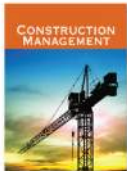
## GZA GeoEnvironmental, Inc.

LStreet@gza.com



### Maryann Sapanara, LSP

Licensed Site Professional/Environmental Engineer  
22 years at GZA



### Rebecca Cox, P.E.

Professional Engineer/Construction Manager  
20 years at GZA



Known for excellence. Built on trust.

## Community Independent Environmental Reviewer

GZA conducted recent site visits to observe the current status of work at the site including review of daily project mitigation measures.

GZA has continued to review air monitoring results provided on a monthly basis including:

- PCM work area and TEM clearance air samples reported to date which have been below the asbestos airborne clearance levels (PCM: <0.01 fibers per cubic meter and TEM: <70 structures per mm<sup>2</sup>) – TRC
  - *Clearance level deemed acceptable by MassDEP and EPA*
- Perimeter dust levels which have remained below the action level of 150 µg/m<sup>3</sup> since the start of deconstruction – Sanborn Head and Associates
  - *Action level deemed protective of human health by MassDEP*



## Community Independent Environmental Reviewer

GZA has continued to be available to provide support to the public for interpretation of environmental data at:

[LStreet@gza.com](mailto:LStreet@gza.com)

GZA has and will continue to participate in 776 Summer Street project related public informational meetings including:

- Deconstruction Project Meetings
- Boston Planning and Development Agency Meetings
- City Point Neighborhood Association Meeting



# General Project Update

- Deconstruction Project Start: December 2021
- Anticipated Deconstruction Substantial Completion: December 2023
- Currently in Month 17 on a 24 Month Schedule (Project 71% Complete)
- Project Asbestos Abatement Work 90% Complete
- Roughly 850,000 sq/ft of 1.5 million sq/ft of Existing Buildings have been Deconstructed and Removed to Date



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# Summary of Completed Milestones



**Building 3 – Before & After (Looking South)**

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# Summary of Completed Milestones



## Screen House – Before & After



# Summary of Completed Milestones



**Pump Houses – Before & After**

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# Summary of Completed Milestones



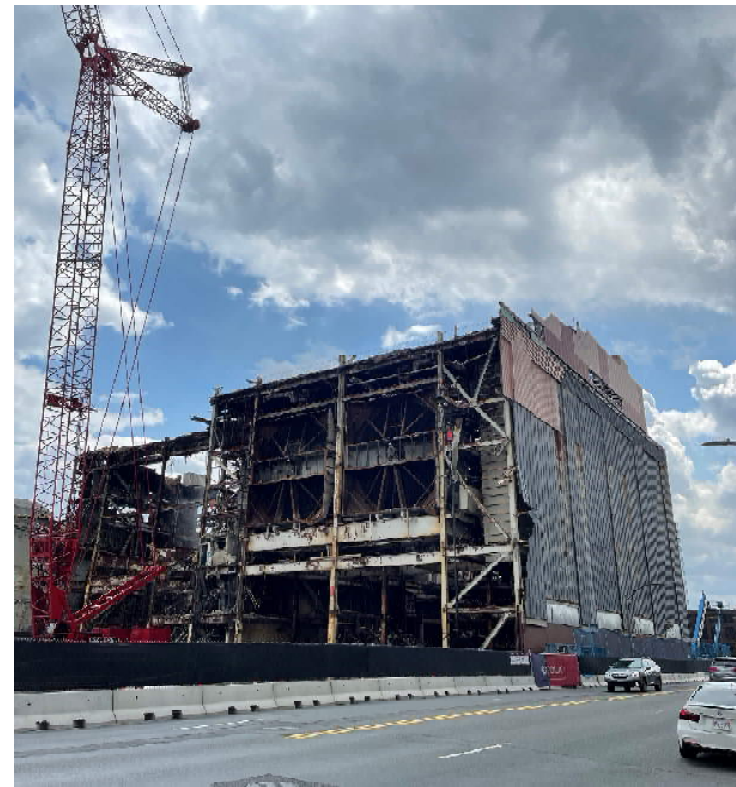
## Building 3 - Metal Stack Removal

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# Summary of Completed Milestones



## Summer Street Building 3 (West Wall Removal)

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# Summary of Completed Milestones



**Building 4 Brick Stack Removal – Before & After**

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# Summary of Completed Milestones

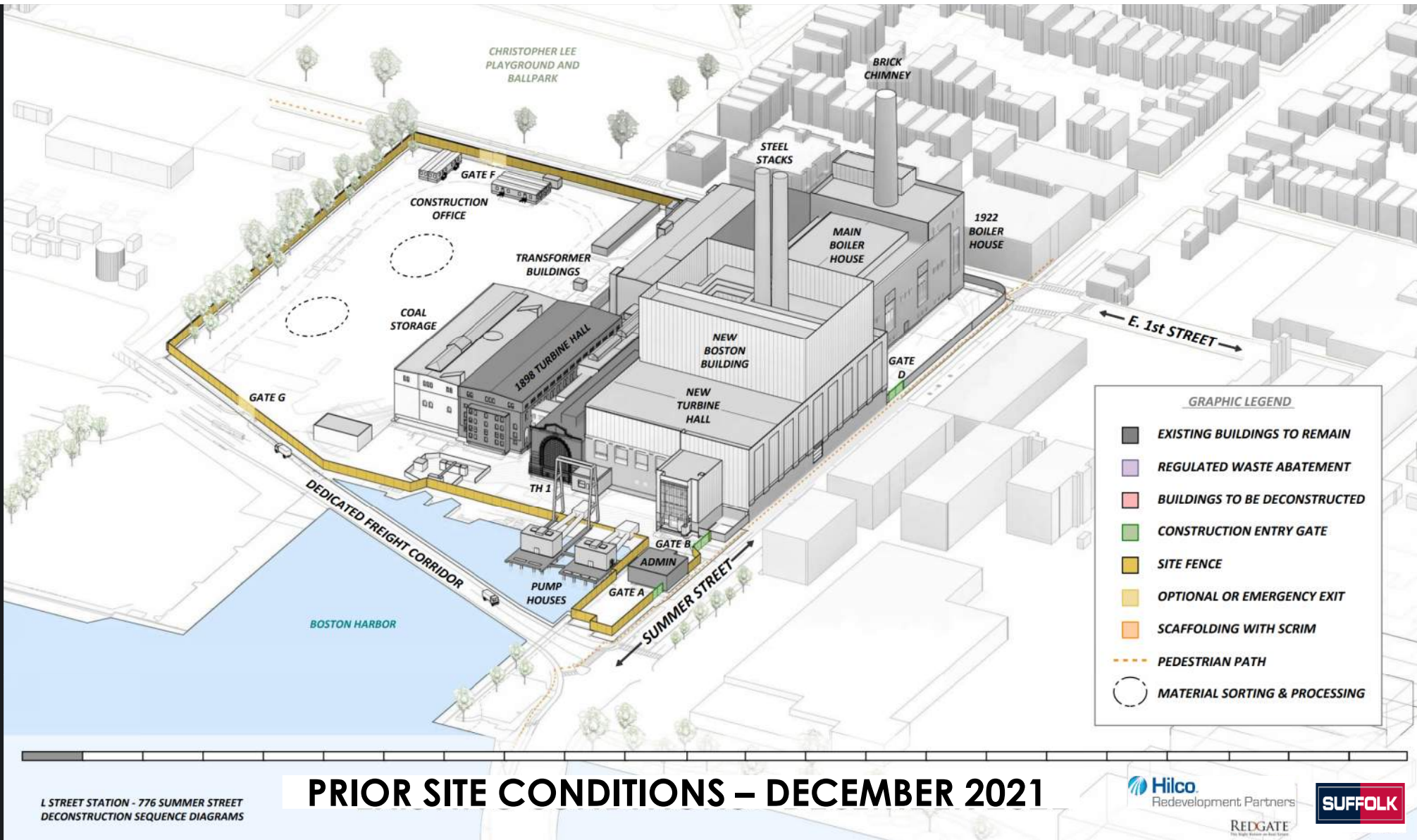


**Switch Houses 3 & 4 – Before & After**

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L STREET STATION - 776 SUMMER STREET  
DECONSTRUCTION SEQUENCE DIAGRAMS

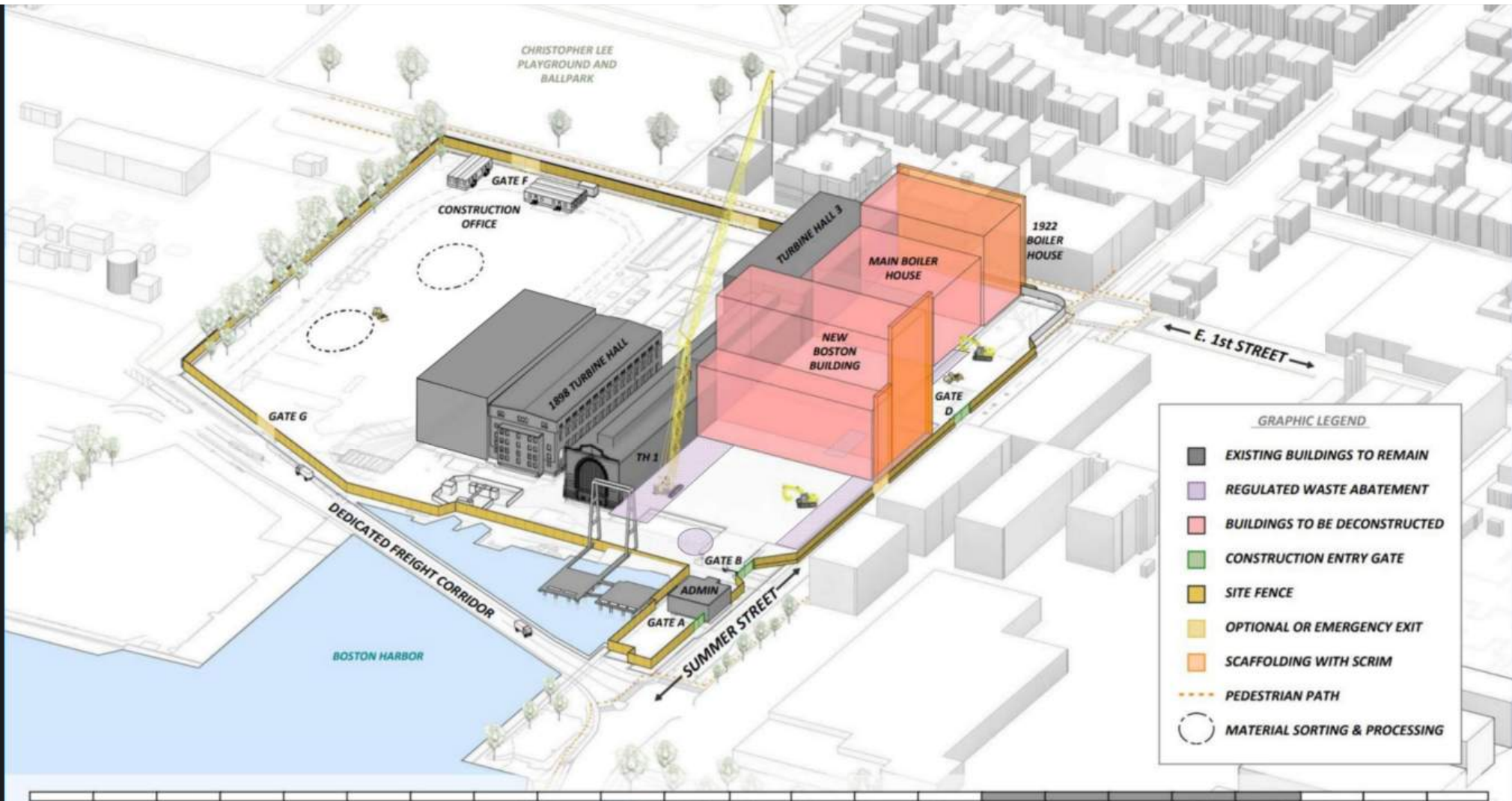
# PRIOR SITE CONDITIONS – DECEMBER 2021

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The Right Solution for Real Estate



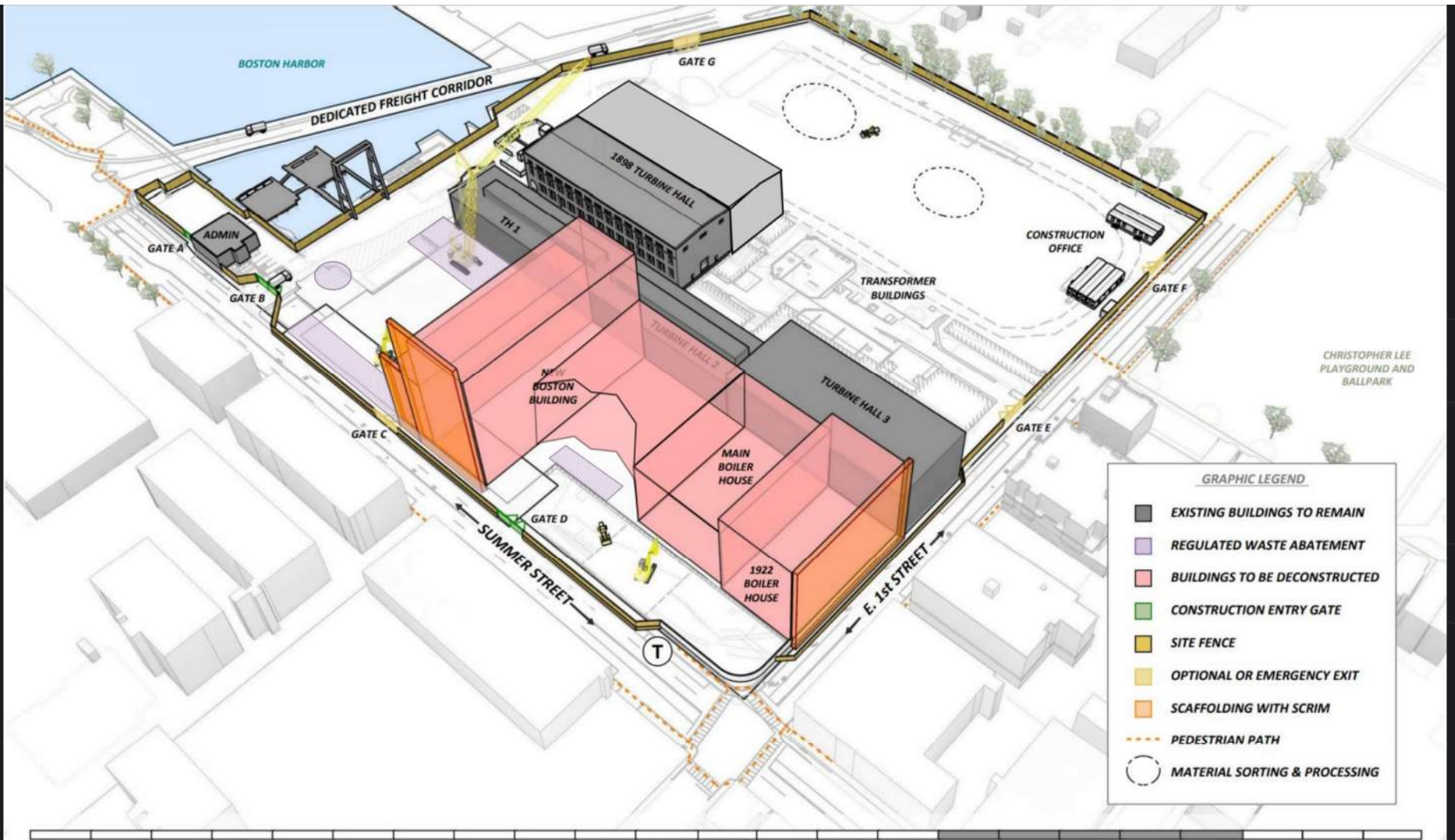


**MAY 2023 – SEPTEMBER 2023**

L STREET STATION - 776 SUMMER STREET  
DECONSTRUCTION SEQUENCE DIAGRAMS

Hilco  
Redevelopment Partners  
REDGATE

SUFFOLK



L STREET STATION - 776 SUMMER STREET  
DECONSTRUCTION SEQUENCE DIAGRAMS

**MAY 2023 – SEPTEMBER 2023**

**Hilco**  
Redevelopment Partners  
**REDGATE**  
The Redevelopment Authority

**SUFFOLK**



L STREET STATION - 776 SUMMER STREET  
DECONSTRUCTION SEQUENCE DIAGRAMS

# SEPTEMBER 2023 – DECEMBER 2023

# Summer Street Sidewalk & Parking Lane Closures

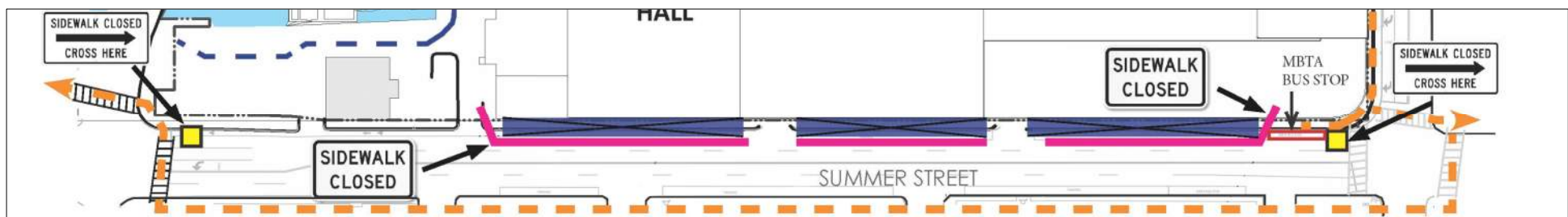
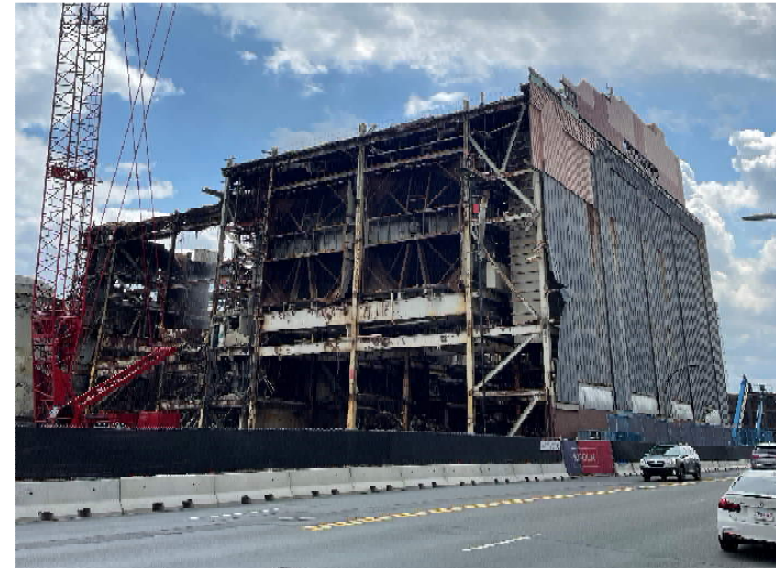
May to December 2023

- No vehicle travel lanes will be closed during deconstruction
- Existing Number 7 bus stop will be maintained throughout project

## LEGEND

- PEDESTRIAN PATH
- SIDEWALK CLOSED
- STREET PARKING CLOSED
- SIGNAGE (SIDEWALK CLOSED, CROSS HERE)

SUMMER STREET – SIDEWALK CLOSURE LOOKING NORTH

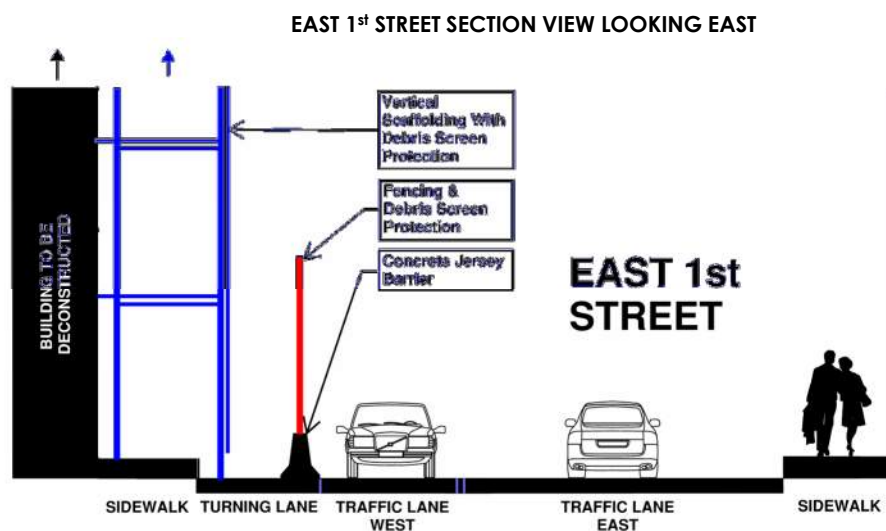


SUMMER STREET PLAN VIEW

# East 1<sup>st</sup> Street Sidewalk and Parking Lane Closures

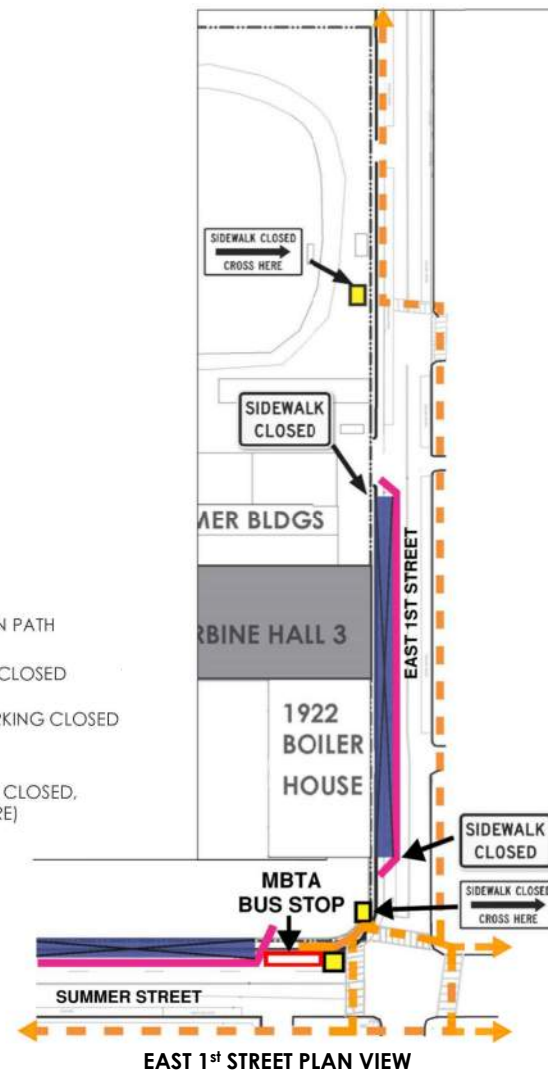
May 2023 to December 2023

- No vehicle travel lanes will be closed during deconstruction
- Existing Number 7 bus stop will be maintained throughout project
- East 1<sup>st</sup> Street sidewalk closure will overlap with Summer Street sidewalk closure. Access by crosswalk to Number 7 bus stop will remain open



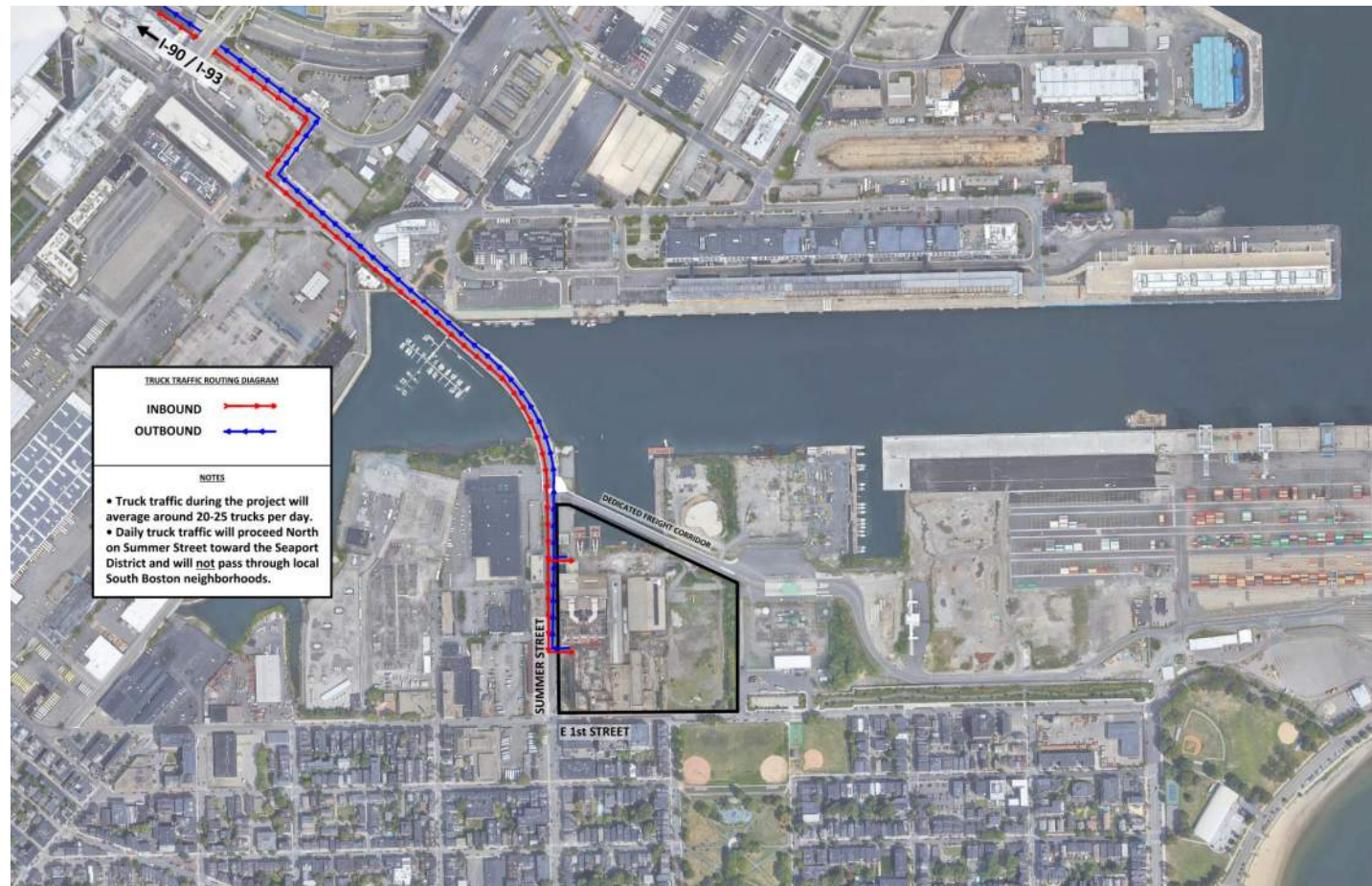
**LEGEND**

- PEDESTRIAN PATH
- SIDEWALK CLOSED
- STREET PARKING CLOSED
- SIGNAGE (SIDEWALK CLOSED, CROSS HERE)



# Project Inbound & Outbound Truck Route

- Up to 20-25 trucks entering and leaving the site per day
- Trucks will not be accessing the site from East 1<sup>st</sup> Street
- Trucks will not be accessing the site from L Street (South of East 1<sup>st</sup> Street)



# Rodent Control Inspections & Monitoring

- The site has been continuously monitored for rodents throughout the last six years of HRP & Redgate's ownership of the property
- A weekly site survey is being performed by a licensed exterminator to reevaluate potential areas of concern and to install traps & bait stations around key areas and confirm compliance with City of Boston regulations.
- The program involves 50+ perimeter rodenticide stations as well as comprehensive rodent trapping components at building perimeters and interiors.
- A licensed exterminator is performing site inspection reports weekly and the project managing staff is monitoring the site daily throughout the deconstruction project



# Noise Control & Monitoring

- Project work is ongoing during City of Boston's construction hours: 7am to 5pm Monday through Friday. Limited work by permit on Saturday
- Noise levels are being maintained within the City of Boston limits set for construction activity
- Noise monitors are being used to detect if exceeding allowable limits
- **No exceedances per allowable limits have occurred to date**





# Vibration Monitoring

- Vibration monitoring instruments have been installed onsite adjacent to work areas and will be relocated as areas of work change to provide continuous monitoring
- Additional vibration monitoring instruments have been installed in the neighborhood along Summer Street & East 1<sup>st</sup> Street for offsite vibration monitoring
- Vibration monitoring instruments are being used to maintain levels that do not exceed allowable thresholds
- **No exceedances per allowable limits have occurred to date**



# Dust Mitigation Procedures

- Water is being utilized for dust control, including
  - (1) washing down equipment and wheel washes at exits
  - (2) misting during demolition activities
  - (3) maintenance of stockpiles and work areas
- Prior to start of every shift Suffolk and NorthStar review the scope of work and associated dust control measures to be utilized for each activity on that shift
- Adjustments to dust mitigation are implemented as needed due to weather patterns
- Daily inspections are performed by Suffolk and NorthStar to verify mitigation measures are working properly



# Perimeter Dust Monitoring

- Sanborn Head is providing third-party perimeter dust monitoring for the project to verify dust mitigation measures are maintaining dust concentrations below action levels.
- Sanborn Head has installed six dust monitoring stations at the fence-line of the property that are continually measuring dust concentrations.
- If monitoring data indicates dust concentrations approaching an action level, dust mitigation measures will be adjusted to reduce dust concentrations.
- A Dust Monitoring Plan describing the details of the monitoring and action levels have been shared with GZA and posted to the project website.
- Dust monitoring data reports have been shared with GZA and posted to the project website monthly. [www.suffolk-1streetstationboston.com](http://www.suffolk-1streetstationboston.com)
- **Dust concentrations to date have all been below action levels.**

# Asbestos Monitoring

- Asbestos abatement is approximately 90% complete.
- NorthStar completes asbestos abatement activities in each area, including final visual inspections by both TRC and MA DEP and final air clearance sampling, prior to building deconstruction activities.
- Abatement air sampling results and monthly summaries are uploaded monthly to the project website.
- Upon final completion of asbestos removal, TRC will provide the final project monitoring report to HDR and MA DEP. The MA DEP shall then consider the asbestos removal project complete and the Non-Traditional Work Plan shall be closed out.
- As an additional monitoring effort, TRC will continue air sampling from the fence-line on both East First Street and Summer Street sides while Deconstruction activities continue.
- **No samples to date have exceeded the clearance criterion of 0.01f/cc.**



# Community Outreach

## Community Partners:

- Building Pathways
- YouthBuild Boston
- North Atlantic States Regional Council of Carpenters
- Metro Building Trade Council
- Excel High School
- Madison Park High School
- Helmets to Hardhats
- South Boston Liaison
- Office of Neighborhood Services
- Boston Public Schools
- The City Of Boston – Boston Residents Job Policy
- The Office Of Workforce Development



Excel HS Students visit Suffolk for STEM week – 10/19/222

Photos credit: Joshua Qualls/Governor's Press Office

## STEM Week

- Excel High School - 15 students visited Suffolk in honor of STEM week. Both the Lt. Governor, Karyn Polito, and Suffolk Chairman & CEO John Fish addressed the students about the importance of a career in STEM. The theme of the week was "See Yourself in STEM" – Oct 2022

## Project Site Visits

- Youth Build Boston visit – July 2022
- Building Pathways visit – March 2023

## Upcoming

- Free OSHA training for SB residents - May 2023
- Youth Build Boston to visit job site - June 2023
- Excel High School to visit job site – June 2023
- Community Job fair – September 2023



Youth Build Boston students visit – 7/15/22



Building Pathways students visit – 3/10/23

# Workforce Commitments

- Starting with the first demolition permit and continuing during active construction, the project is offering employment opportunities for Boston City residents
- The project team is working with local veteran groups (Helmets to Hard-hats & Mass Fallen Heroes) to promote construction trade job opportunities
- The project is targeting at least 20% of project apprentices to be Building Pathways graduates, and programs alike.
- The project current trade workforce count onsite as of April 2023 is **70 workers**

## Project Workforce %

**(Based on 224,446 worker hours submitted to BRJP):**

• Boston City Residents:	36	19%
• Local South Boston Residents:	6	3%
• People of Color (POC):	110	56%
• Females:	9	6%
• Veterans:	1	
• Apprenticeships:	14	



# Ongoing Training and Employment Opportunities

- **Building Pathways**

- Providing access to free hand-on training to South Boston residents  
Priority is given to all South Boston residents that apply.
  - 4 SB residents attended info session for the prospect of attending the next cycle

- **Walk-On Job Applications**

- The online application platform is tracked daily. The project has received 4 walk-on applications, and 1 applicant was referred to Building Pathways.
- In addition, the walk-on application also directs applicants to the City of Boston Jobs Policy referral form for further information on city opportunities.



**WALK ON APPLICATIONS**

SCAN TO APPLY



or visit <https://bit.ly/3twcKDd>

**COMPLIANCE OFFICER**  
ComplianceBoston@Suffolk.com

 **Hilco**  
Redevelopment Partners

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# Recent & Upcoming Community Commitments

- **South Boston Street Festival- September 2022**  
Sponsorship of the festival and performer
- **Friends of North of Broadway Halloween Parade- October 2022**
- **South Boston Turkey Drive- November 2022**  
Donation of 1000 Turkeys to families in need
- **South Boston Coat Drive- December 2022**  
744 coats donated in partnership with 17 South Boston organizations
- **South Boston Catholic Academy- December 2022**  
Sponsorship of STEAM room
- **Earth Day Neighborhood Clean-Up- April 2023**

## Upcoming

- **2023 Summer Internship**



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# Community Communication

- Community Independent Environmental Reviewer, GZA, contact email: [LStreet@gza.com](mailto:LStreet@gza.com)
- There will be ongoing, community meetings to provide updates on deconstruction.
  - September 21<sup>st</sup> 2021
  - October 19<sup>th</sup> 2021
  - March 30<sup>th</sup>, 2022
  - August 8th, 2022
  - **May 3<sup>rd</sup>, 2023 (TODAY)**
- Deconstruction Website: [www.suffolk-lstreetstationboston.com](http://www.suffolk-lstreetstationboston.com)
- Register on website to receive Deconstruction Project Updates
- Deconstruction Hotline Phone Number: (508) 479-8503
- The website provides the following information:
  - Direct Hotline to Suffolk for immediate questions/concerns that is open 24 hours a day/ 7 days a week
  - Online portal for general questions/inquires including those to Community Environmental Reviewer
  - Weekly updates of ongoing work and public-way closure information
  - All the information presented at Community Meetings



# Thank You

(Please submit questions in the chat or raise your hand; a team member will unmute you.)

[www.Suffolk-LStreetStationBoston.com](http://www.Suffolk-LStreetStationBoston.com)