

Mattapan Development, Massachusetts

Environmental Remediation, Geotechnical, Design Support, Demolition & Construction Services

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Client: Anonymous

Architect: Davis Square Architects

Structural Engineer: Souza, True and Partners, Inc.

Site Civil Engineer: Nitsch Engineering

Landscape Architect: RBLA Design, LLC

Construction Manager: Built Rite Construction

Subcontractors: Amerphil Inc. Contractors,
Chapman Waterproofing, Cyn Environmental Services,
J.R. Vinagro Corporation

Environmental

- Former automobile services site developed to 4 story affordable housing residential development featuring 76 units
- A Contract to Closure (CTC) was used to remediate the site to allow for residential development.
- Hazardous building materials were remediated by abatement procedures
- Residual petroleum impacted soil was remediated by excavation and offsite disposal during both pre-construction and mid-construction timelines.
- Vapor intrusion barrier system consisted of a membrane and passive ventilation with the ability to go active should indoor air quality require activation.



Geotechnical & Site Civil

- On-site fills were of varying composition and densities with presence of ash/cinders
- Storm water recharge systems were relocated and modified given undulating bedrock conditions and multiple areas of residual petroleum contamination subject to Activity and Use Limitations.
- Excavated soil was tracked for proper reuse and disposal
- An existing parking garage beneath one of the buildings demolished prior to construction was retained and integrated into the final design with a mid-rise building built on top of the structure, posing unique geotechnical assessments and recommendations.
- Reuse of urban fills was maximized to reduce off-site disposal.



Demolition & Rebuild

- Demolition of two buildings began with abatement of asbestos containing materials and other hazardous materials.
- Preservation of the existing parking garage beneath one of the buildings required precise demolition techniques and structural monitoring.
- Onset of the Covid-19 pandemic during the construction phase posed unique challenges including workforce capacity limitations and unanticipated construction materials costs, directly impacting the projects schedule and budget.
- Conversion of the abandoned and distressed site into an affordable housing development was merely a vision in 2015. The efforts of the project team and specialty contractors revitalized the area, completing construction in 2022.

