Environmental Remediation

- Former MGP industrial site developed to 5-story luxury residential development.
- A Contract to Closure (CTC) was used to remediate the site to allow for residential development.
- Separate-phase coal tar and ink waste was remediated by in-situ soil stabilization (ISS). ISS grout-soil mix was later incorporated into foundation design.
- Vapor intrusion barrier system consisted of a membrane and passive ventilation with the ability to go active should indoor air quality require activation.

Geotechnical and Site Civil

- On-site fills were of varying composition and densities with presence of ash/cinders and/or stabilized ink wastes.
- Ground improvement was used to facilitate the building over a former MGP plant site with buried gas holders. Ground improvement consisted of grouted rigid inclusions (RIs) and rammed aggregate piers (RAPs).
- Excavated soil and pumped groundwater were tracked for proper reuse and disposal.
- Portions of the building were supported on the ISS stabilized ink waste. The mix design was reviewed and tested to verify mix strength for building support.
- Reuse of urban fills was maximized to reduce off-site disposal.

Post Fire Response and Demolition

- On July 23rd 2017, with construction nearly completed, an arsonist burned the new building to the ground.
- Reconstruction happened immediately. The Owner’s quick coordination with insurance companies allowed for an expedited re-build.
- Fire Assessments were performed by GZA, Callahan, and Alliance to identify the damage to the foundations, assess post-fire soil contamination, and perform surveys of ash cover affecting nearby abutter’s property.
- Within a week, demolition specifications and a reconstruction plan were finalized. Demolition started the following week.