



F.W. WEBB COMPANY

Case Study

Alliance Environmental Services

Brownfields Site Remediation Paves Way for \$32M Construction Project

Alliance Environmental Group provided Licensed Site Professional services that allowed for redevelopment of previously contaminated site.



Project: 91,000 SF retail/warehouse facility on 3.5-acre parcel

Customer: Wholesale distributor

Location: Boston, MA

Size: \$32M

Customer Bio: Northeast wholesale distributor of plumbing and heating products

Overview

A large wholesale distributor proposed the construction of a 91,000 SF retail/warehouse facility with an accompanying subsurface parking garage on a tract that has been dormant for more than a decade. The land is a known Brownfields site that contains substantial hazardous materials currently preventing redevelopment.

The distributor engaged Alliance Environmental Group (AEG) to provide Licensed Site Professional (LSP) services prior to and during construction to navigate environmental contamination hurdles.

3.5-acre
Brownfields
site

22,000 CY
contaminated
soil



The Challenge

Construction could not occur until remediation efforts rid the site of significant hazardous contaminants. Steps and barriers to that process included:

- Pre-construction due diligence services
- Two current Activity and Use Limitations (AUL) restrictions that limited subsurface soil access
- Assessing former scrap metal building and associated structures for asbestos and other hazardous building materials
- Excavation and removal of contaminated soil in proposed building footprint vicinity
- Random soil contamination spots throughout the site

The Solution

Alliance filed a Release Abatement Measure (RAM) Plan in July 2021 to manage soil during demolition and construction activities. Approximately 22,000 CY of contaminated soil were excavated from the site. AEG anticipated roughly 8,000 CY of Boston Blue Marine Clay to be located below the subsurface garage footprint — an area subject to load-bearing structures.

Random areas of urban fill soil with high metal concentrations were identified and blended with a stabilization agent. This action facilitated off-site disposal as a non-hazardous cost savings.

AEG performed extensive chemical and geotechnical testing of the Boston Blue Marine Clay. This allowed for a no-cost beneficial reuse at a Salem, NH landfill. Remnant soil with the proper physical and chemical characterizations was reused on-site under non-load bearing structures and in landscape areas.

The Results

Excavation for the subsurface garage was completed in August 2022. Minor urban fill soil management is

expected throughout the remainder of the project. Summer of 2023 is the targeted construction completion date.



Overall assessment and abatement of asbestos and hazardous building materials cost almost \$1M. AEG will perform additional site monitoring and assessment to completely remove the AULs from the site.

Conclusion

Completed LSP services allowed the wholesale distributor to successfully redevelop the former industrial property. Additionally, the project created jobs for local residents during and after construction. The new facility is expected to accelerate additional development of the surrounding neighborhood.

Alliance Environmental Group provides a wide range of environmental testing, remediation and engineering consulting services. Engineering and scientific experts from Alliance work closely with federal, municipal, institutional, industrial and commercial customers. Our comprehensive list of professional services covers all your environmental and engineering needs. This includes assessments, facility management, regulatory compliance, permitting, auditing and more. Helping clients since 2001, Alliance Environmental Group joined the F.W. Webb Company in 2016. Alliance is committed to addressing your needs efficiently and cost-effectively.

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