Construction Management Plan Narrative
Environmental Component

Brookline Place Redevelopment Project
Boston Children's Hospital
August 31, 2015

The Project Site (One and 2-4 Brookline Place) is the location of multiple Massachusetts Contingency Plan (MCP) release sites. These release sites are related to historical uses of the Brookline Place (BP) properties, which included a former manufactured gas plant (MGP), a former gasoline service station, and several light industries and an up gradient underground storage tank (UST) fuel oil release from 10 BP. Based on numerous subsurface investigations performed at the properties, the presence of contaminated soil and groundwater has been documented. For the 2-4BP property, releases of lead, arsenic, mercury, nickel, petroleum hydrocarbons, cyanide, benzene and naphthalene have been identified above MCP Reportable Concentrations in soil and groundwater. For the 1BP property, releases of petroleum hydrocarbons, lead, cyanide, benzene and naphthalene have been identified above MCP Reportable Concentrations.

Much of the historical contamination resides at depths greater than six feet below the existing ground surface. Human health and environmental risk characterizations have concluded that a condition of No Significant Risk (NSR) exists for current building occupants or users of the property. The risk characterizations also concluded that a condition of NSR exists for future commercial, industrial and manufacturing occupants of the properties. Deed restrictions known as Activity and Use Limitations (AULs) have been filed for each property, which establish additional requirements for activities beyond the current uses.

The construction activities will be performed under a Release Abatement Measure (RAM) Plan as required under the MCP. The proposed project will require limited excavation on the 1 and 2-4 BP properties, and as such, much of the existing impacted soil and groundwater will remain in place.

A Soil Management Plan (SMP) has been prepared and contractors will prepare and perform the work under a site-specific Health and Safety Plan and an Odor Control Plan. Should soil be generated that requires off-Site management, the soil will be temporarily stockpiled on-Site or pre-characterized for direct dig and haul. Stockpiled soil will be placed on and covered with polyethylene sheeting to limit the potential for dust generation and run-off. The soil stockpile will be characterized and disposed of off-Site in accordance with the MCP under the purview of a Licensed Site Professional (LSP). Wheel wash stations will be established at the Site exit point(s) for construction vehicles. These stations will be used to remove soil from the tires of construction vehicles prior to them driving on public streets.

Dewatering activities will be managed in accordance with the requirements for managing Remedial Wastewater under the MCP and a Remediation General Permit (RGP) as required by U.S. EPA. A LSP will oversee the environmental aspects of the project that are governed by the MCP. During construction, air monitoring for dust and volatile organic compounds (VOCs) will be performed in the work zone and at the Site perimeter.

The proposed new buildings known as 2 Brookline Place and 1 Brookline Place Addition will be constructed with no occupied space below grade. A passive sub-slab venting system that consists of a piping network within a layer of crushed stone and a vapor barrier will be installed beneath the ground floor slab of the new buildings. As recommended in DEP's Vapor Intrusion Guidance, an evaluation of the reliance on the venting system as an MCP response action for the future buildings and the efficacy of the system will be performed. A sub-slab venting system is not required beneath the parking garage, as it will be an open air garage.

Following completion of the construction activities, the RAM will be closed and it is anticipated that a Permanent Solution will be filed for the 2-4 Brookline Place release site. No changes are anticipated to the existing Permanent Solution for One Brookline Place. AULs will remain in place at One and 2-4 Brookline Place and will be relied upon to demonstrate that a Permanent Solution has been maintained and/or achieved for the One, 2-4 and 10 Brookline Place release sites.

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NOTES:

1. THE BASE MAP WAS DRAWN FROM A PLAN ENTITLED, "EXISTING CONDITIONS PLAN", PREPARED BY FELDMAN LAND SURVEYORS OF BOSTON, MA DATED JUNE 19, 2015 WITH AN ORIGINAL SCALE OF 1" = 40'.

2. THE PROPOSED BUILDINGS WERE DRAWN FROM A PLAN ENTITLED, "OVERALL GROUND LEVEL SITE PLAN", PREPARED BY ELKUS MANFREDI ARCHITECTS OF BOSTON, MA DATED JANUARY 15, 2015 WITH AN ORIGINAL SCALE OF 1/16" = 1'-0".

LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE LOCATION OF PROPOSED AIR/DUST MONITOR STATION
- APPROXIMATE LOCATION OF PROPOSED ACOUSTIC MONITOR STATION

SANBORN HEAD

GRAPHICAL SCALE
30' 15' 0' 30' 60'

NO.	DATE	DESCRIPTION	BY

DRAWN BY: C.GREEN
DESIGNED BY: A.BLOMEKE
REVIEWED BY: P.PINTO
PROJECT MGR: P.MALONE
PIC: K.STETSON
DATE: AUGUST 2015

CONSTRUCTION MANAGEMENT PLAN
CHILDREN'S BROOKLINE PLACE
BROOKLINE, MASSACHUSETTS

PROPOSED AIR, DUST AND ACOUSTIC MONITORING STATIONS

PROJECT NUMBER: 2569.03

SHEET NUMBER: 1

Boston Children's Hospital

Stantec

Brookline Place Redevelopment

RAM Plan

Release Abatement Measure (RAM) Plan for both 1 and 2-4 Brookline Place to be supplied upon final completion.