

## CHARTER PROJECT SUMMARY

**Project:** Former Boston State Hospital  
Mattapan, MA  
**Client:** Commonwealth of Massachusetts, Division of Capital Asset Management  
**Owner:** Commonwealth of Massachusetts, Division of Capital Asset Management  
**Value:** \$8,467,383

At the east campus of the former Boston State Hospital, under a 2 year extended contract valued at over \$8,000,000, Charter was awarded a contract to perform site clearing/preparation, demolition and processing of 11 building foundations (+/- 80,000 SF) constructed of reinforced concrete and a 450' long, 20' tall, 2' wide reinforced concrete retaining wall that generated over 8,000 tons of crushed concrete material for use as backfill and stabilization material (under separate permit).

A substantial portion of the material excavated from within and adjacent to the building foundations was impacted by Asbestos Containing Material (ACM) and petroleum and coal tar contaminants. As a result, 57,021 tons of ACM impacted soil and 15,152 tons of petroleum and coal tar impacted soil was excavated, transported and disposed of at approved off-site facilities. Disposal of this volume of material was largely attributed to the age and unknown use history of the property.

This contract also included the excavation, processing and placement and compaction of +/- 38,000 tons of onsite material as well as the placement and compaction of +/- 116,000 tons of imported fill material to meet proposed site grading requirements. These materials were utilized to achieve final site grading requirements and for the construction of a +/- 4.5 acre contaminated soil barrier cap.

Charter also excavated trenches to access 4,265 of ACM insulated abandoned steamlines and other abandoned asbestos containing subsurface features for the purposes of abating and conducting permanent removal of the identified features. This activity was performed throughout the 18 acre parcel. Numerous hidden and unknown conditions were encountered, identified, managed and otherwise remedied by Charter while executing the contract.

During excavation activities, Charter continually performed dewatering activities which included the treatment and management of asbestos contaminated water. Dewatering operations were exasperated by the fact the abandoned underground steamline features and other subsurface structures were acting as a preferential pathway for water and also free petroleum product which needed to be treated and managed as a changed condition to the project requirements. During pumping a portion of the dewatering operations, significant quantities of free product were encountered due to an unknown subsurface condition. By constructing and managing a two stage retention system, Charter separated and captured the petroleum product from the water and sufficiently treated the water via filtering mechanisms for residual petroleum and asbestos content to the point where it could be recycled for dust suppression activities. Charters project solutions resulted in less impact to project schedule while limiting the potential for significant cost impacts.

