

Brownfields Remediation & Redevelopment

Historic Industrial Complex

HRP Associates, Inc. was selected to provide environmental, geotechnical and survey services for the historic redevelopment of an industrial complex. The scope of the project included environmental investigation, lead and asbestos abatement, support for demolition activities, soil and groundwater remediation, geotechnical and structural evaluations, and site redevelopment, including new site utilities and improvements.



Initially, HRP performed an extensive review of previously submitted environmental investigations and reports in order to complete a data gap analysis, determine compliance status, and prepare a cost estimate. HRP then completed a remedial action plan (RAP) that was reviewed and approved by state's department of environmental protection. The first phase of the project has been completed on the northern portion of the site and is now being used as a school for special needs children.

HRP has completed additional Phase III site investigations, a RAP, asbestos and lead surveys and abatement specifications, and indoor air quality (IAQ) evaluations. Asbestos and lead abatement was subsequently initiated under HRP's supervision, and was followed immediately by the demolition of selected former manufacturing structures and the renovation of others. A second tenant, an insurance related business, has moved into the building on the southern portion of the site, and in the last several months, remediation was completed for a newly opened magnet school for the arts that occupies portions of two of the redeveloped buildings.

In order to expedite this fast-tracked, privately-owned project, HRP is coordinating an intensive partnering effort involving the owner's representative, abatement and demolition contractors, civil/mechanical and architectural designers. The state's department of environmental protection recently assigned oversight of this complex project to an HRP LEP. As a cost savings measure, HRP incorporated both site remediation and subsurface utility work into the original work plan for the site. Soil remediation, including the closure of former hazardous waste storage areas, is proceeding concurrently with demolition and site improvements.

Under the state's department of environmental protection approval, a specialized in-place treatment of soils contaminated with lead at hazardous concentrations has been conducted. The soils were stabilized, eliminating the need for excavation and disposal off-site, significantly reducing remediation costs. In addition, based on a series of discussions with the state's department of environmental protection, informal approval was obtained to proceed with this remedial strategy, with the understanding that an environmental land use restriction and engineered control will be submitted as a final step in the closure of this portion of the site.

FIRM

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VALUE

\$2,000,000

- *Fast tracked private development project subject to stringent historical design and regulatory standards*
- *Remedial actions include on-site stabilization of lead contaminated soils and application of engineered controls for metals and VOCs*
- *HRP has completed additional Phase III site investigations, a RAP, asbestos and lead surveys and abatement specifications, and IAQ evaluations*
- *The state's department of environmental protection has given oversight of this landmark project to an HRP LEP*