



Jackson Square Community Revitalization

The Importance of – **Brownfields** – CDC's
and the field **Engineering Teams**

May 18, 2022

OUR GOAL TODAY

History...

Vision...

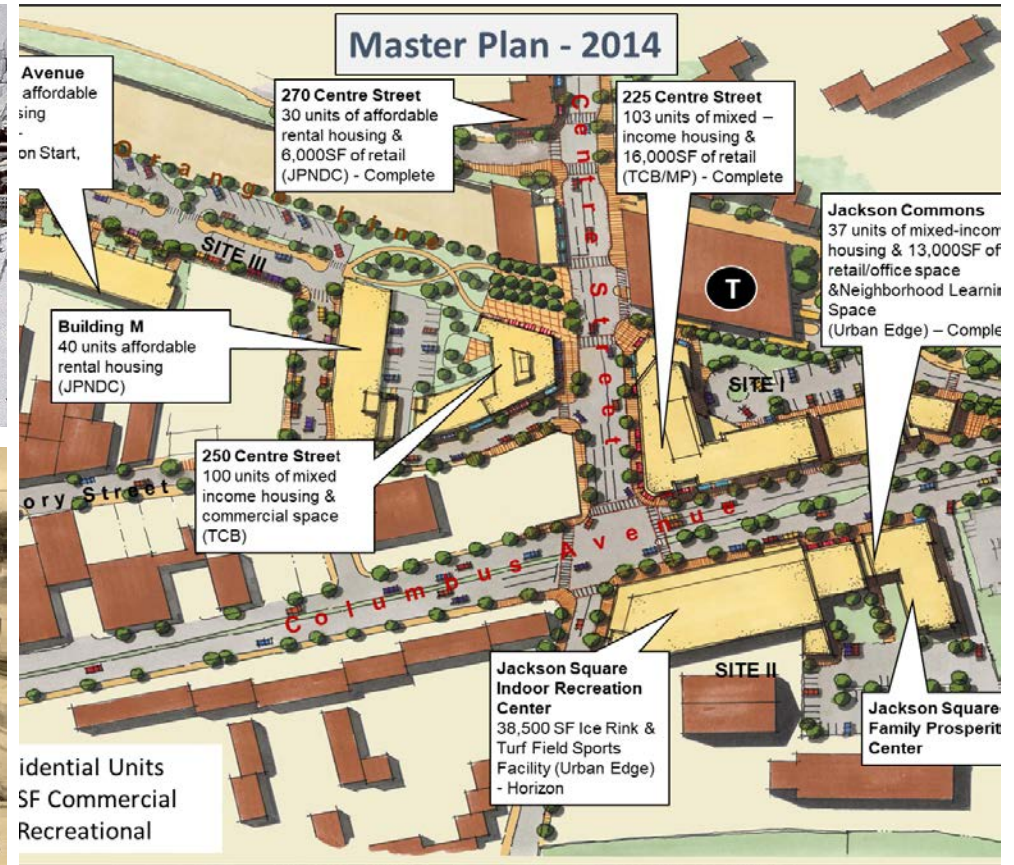
Plan...

...Implementation

- Team

- Getting out
of the
ground

- Completion





I-95 Clearing, circa 1960



Jackson Square, circa 1978



Community Planning Session #551, circa 2000

1950

1960

1970

1980

1990

2000

Federal Highway Expansion | Bulldozers | Community Uprising | Displacement | Disinvestment | Dumping | Master Planning

Master Plan v194

75 Amory Avenue
39 units of affordable rental housing (JPNDC) – Construction Start, Spring '15

270 Centre Street
30 units of affordable rental housing & 6,000SF of retail (JPNDC) - Complete

225 Centre Street
103 units of mixed – income housing & 16,000SF of retail (TCB/MP) - Complete

Jackson Commons
37 units of mixed-income housing & 13,000SF of retail/office space & Neighborhood Learning Space (Urban Edge) – Complete

Building M
40 units affordable rental housing (JPNDC)

250 Centre Street
100 units of mixed income housing & commercial space (TCB)

Jackson Square Indoor Recreation Center
38,500 SF Ice Rink & Turf Field Sports Facility (Urban Edge) - Horizon

Jackson Square Family Prosperity Center

359 Residential Units
1,000 SF Commercial
3,500 Recreational



The Team

THE TASKS:

- Get "Home"
- Brain, Heart, and Courage to Mitigate Against Common Pitfalls
- Avoid Upsetting the Wizard
- Hold "Glenda" Close

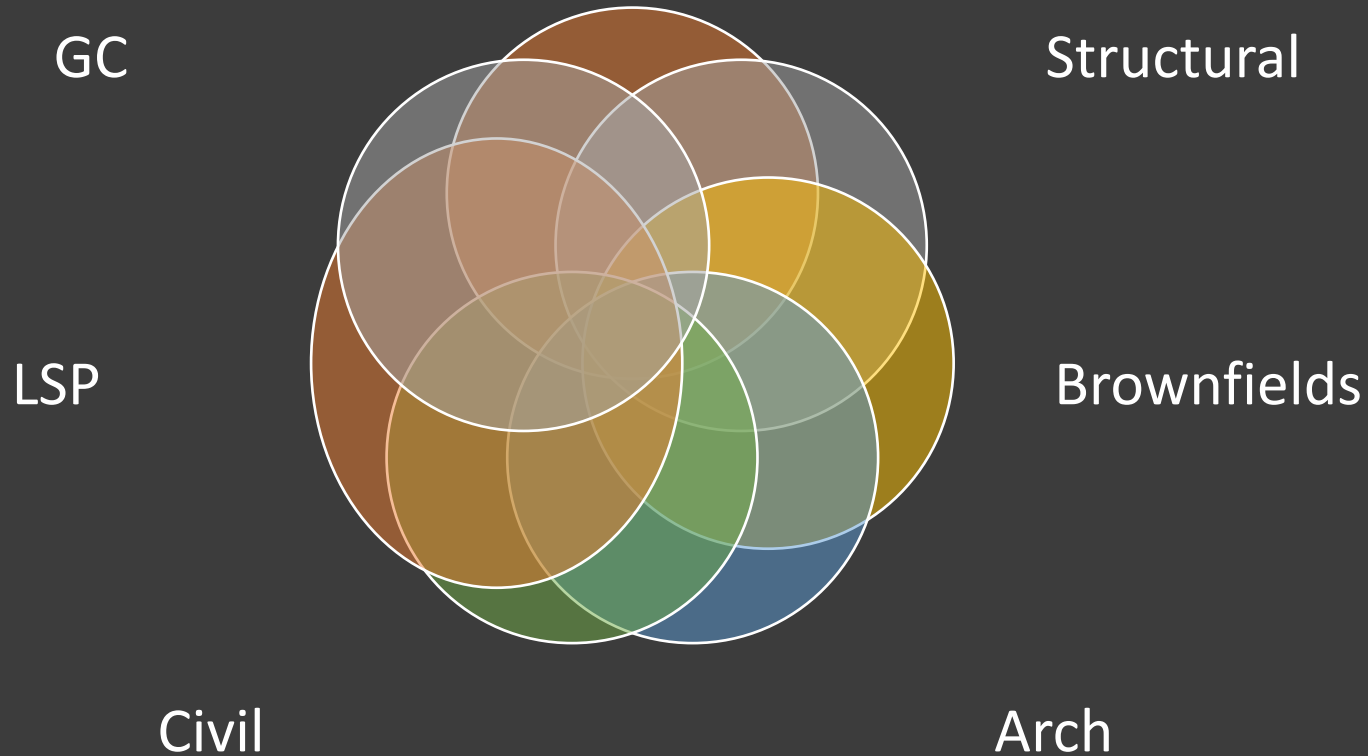


Jackson Square Site III, circa 2009

Getting Out of the Ground – PM Lens



Investor/Lender



Up Close and Personal

-Set clear relationship and contract expectations

-Trust and verify

-Focus on team intersections (closer and more abundant)

Getting Out of the Ground: Team Collaboration Expectations



Site Professional Contract Must Haves:	Site Plans	Structural	Environmental	Brace for Knowns and Unknowns	What When Where How Budgeting
<ul style="list-style-type: none"> • More PM consulting support • More meetings <ul style="list-style-type: none"> • Cross disciplinary coordination • Agency/Investor coordination • Predevelopment estimating (CY, Tons, Categories) • GC pricing reviews (means and methods, Q&A, negotiating support) • Subcontract to Owner if necessary* 	<ul style="list-style-type: none"> • EC - Update and study • 50% • 75% DDs 	<ul style="list-style-type: none"> • Get it early! • Foundation • Suring • Overlay • Coordinate w Utilities • RAPS • Monitoring 	<ul style="list-style-type: none"> • Broader testing • Greater depths/samples • USTs • Adjacencies • Downgradient • Leaching 	<ul style="list-style-type: none"> • Historic Photos/Archives • Phase I-IV ?? • Bill of Lading • SMP • RAM Plan • Rates/Closures • Reporting/Fees • Release • Compliance • Regular Updates 	<ul style="list-style-type: none"> • Sharing #s • Cut & Fill • Clearing • Excavation • Stockpiling • Treatment • AUL • Dewatering • Sub-slab Vent • Where's the Soil Going • Reuse • Compliance • Regular Updates

Negotiate Early

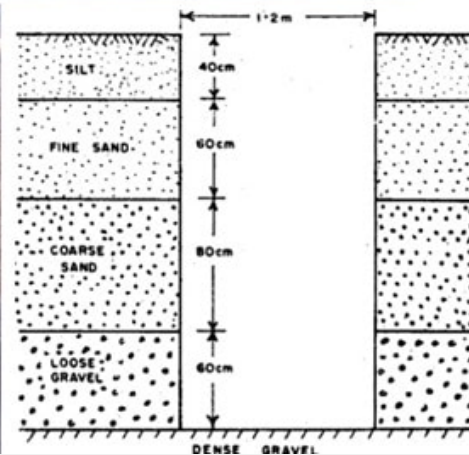


EXHIBIT F - Fee Schedule Remediation Reconciliation Contract Negotiations v.234

DESCRIPTION	UNIT PRICE	GC Estimate Circa May 2015			Internal LSP/CIVIL Coordination, S2-High Circa Jan 2014			VARIANCE
		QUANTITY	UNIT	TOTAL	QUANTITY	UNIT	TOTAL	
IN-STATE UNLINED LANDFILL	\$ 65.60	1,000.00	CY	\$ 65,600.00	882.31	CY	\$ 57,879.70	\$ (7,720.30)
ASPHALT BATCH PLANT	\$ 104.00	1,366.00	CY	\$ 142,064.00	979.52	CY	\$ 101,869.95	\$ (40,194.05)
OUT-OF-STATE NON-HAZARDOUS	\$ 150.00	984.00	CY	\$ 147,600.00	848.56	CY	\$ 127,284.38	\$ (20,315.63)
IN-SITU STABILIZATION	\$ 25.00	600.00	CY	\$ 15,000.00	848.56	CY	\$ 21,214.06	\$ 6,214.06
EASEMENT A & TEMP ROADWAY	\$ 150.00	600.00	CY	\$ 90,000.00				\$ (90,000.00)
IN-SITU FOR EASEMENT A & TEMP ROADWAY	\$ 25.00	600.00	CY	\$ 15,000.00				\$ (15,000.00)
EXCAVATION	\$ 15.00	3,200.00	CY	\$ 48,000.00	2,710.39	CY	\$ 52,805.00	\$ 4,805.00
STRUCTURAL FILL-Backfill	\$ 43.00	1,200.00	CY	\$ 51,600.00	2,351.00	CY	\$ 56,705.00	\$ 5,105.00
SUB-SLAB VENTILATION-Active	\$ 60,000.00	-	LS	\$ -	-	LS	\$ 59,150.00	\$ 59,150.00
SUB-SLAB VENTILATION-Passive	\$ 25,000.00		LS	\$ -		LS		\$ -
DE-WATERING	\$ 20,000.00	1.00	LS	\$ 20,000.00	-	LS	\$ 17,300.00	\$ (2,700.00)
MOBILIZATION	\$ 20,000.00	1.00	LS	\$ 20,000.00	1.00	LS	\$ (20,000.00)	\$ (20,000.00)
NPDES STORMWATER PLAN	\$ 15,000.00	1.00	LS	\$ 15,000.00	1.00	LS	\$ 15,000.00	\$ -
SUBTOTAL HARD COSTS				\$ 629,864.00			\$ 509,208.09	\$ (120,655.91)
GC/OH/FEE			15.00%	\$ 86,736.00			\$ (86,736.00)	\$ (86,736.00)
SUB-TOTAL CONTRACT				\$ 716,600.00			\$ 509,208.09	\$ (207,391.91)
CONTINGENCY			5.00%	\$ 35,830.00		0.00%		\$ (35,830.00)
TOTAL HARD COST ROUNDED				\$ 752,430.00			\$ 509,208.09	\$ (243,221.91)

*Stockpiling of soil before removal from the site has not been included. It is assumed soils are excavated, loaded, and trucked.

* Excludes soft costs shown on owner estimate

Balancing Act

Completion
-On Time
-On Budget

Remediation Estimate - June 2015					Estimate - Aug 2014				Variance			
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	QUANTITY	UNIT	UNIT PRICE	TOTAL	QUANTITY	UNIT	UNIT PRICE	TOTAL
IN-STATE UNLINED LANDFILL	1,000.00	CY	\$ 65.60	\$ 65,600.00	1,500.00	CY	\$ 61.00	\$ 91,500.00	(500.00)	CY	4.60	(25,900.00)
ASPHALT BATCH PLANT	1,000.00	CY	\$ 104.00	\$ 104,000.00	1,500.00	CY	\$ 104.00	\$ 156,000.00	(500.00)	CY	-	(52,000.00)
OUT-OF-STATE NON-HAZARDOUS	1,270.00	CY	\$ 150.00	\$ 190,500.00	1,000.00	CY	\$ 138.00	\$ 138,000.00	270.00	CY	12.00	52,500.00
IN-SITU STABILIZATION	1,270.00	CY	\$ 25.00	\$ 31,750.00	1,000.00	CY	\$ 25.00	\$ 25,000.00	270.00	CY	-	6,750.00
EASEMENT A & TEMP ROADWAY	1,320.00	CY	\$ 150.00	\$ 198,000.00	-	CY	\$ -	\$ -	1,320.00	CY	150.00	198,000.00
IN-SITU FOR EASEMENT A & TEMP ROADWAY	1,320.00	CY	\$ 25.00	\$ 33,000.00	-	CY	\$ -	\$ -	1,320.00	CY	25.00	33,000.00
EXCAVATION	3,270.00	CY	\$ 15.00	\$ 49,050.00	3,300.00	CY	\$ 15.00	\$ 49,500.00	(30.00)	CY	-	(450.00)
STRUCTURAL FILL	-	CY	\$ 43.00	\$ -	3,300.00	CY	\$ 43.00	\$ 141,900.00	(3,300.00)	CY	-	(141,900.00)
SUB-SLAB VENTILATION	-	LS	\$ 60,000.00	\$ -	1.00	LS	\$ 60,000.00	\$ 60,000.00	(1.00)	LS	-	(60,000.00)
DE-WATERING	1.00	LS	\$ 20,000.00	\$ 20,000.00	1.00	LS	\$ 20,000.00	\$ 20,000.00	-	LS	-	-
MOBILIZATION	1.00	LS	\$ 20,000.00	\$ 20,000.00	1.00	LS	\$ 20,000.00	\$ 20,000.00	-	LS	-	-
NPDES STORMWATER POLLUTION PREVENTION PLAN	1.00	LS	\$ 15,000.00	\$ 15,000.00	1.00	LS	\$ 15,000.00	\$ 15,000.00	-	LS	-	-
SUBTOTAL HARD COSTS				\$ 726,900.00				\$ 716,900.00				\$ 10,000.00
GC/OWNER FEE			15.00%	\$ 109,035.00			15.00%	\$ 107,535.00			15.00%	\$ 1,500.00
SUB-TOTAL CONTRACT				\$ 835,935.00				\$ 824,435.00				\$ 11,500.00
CONTINGENCY			7.00%	\$ 58,515.45			7.00%	\$ 57,710.45			7.00%	\$ 805.00
TOTAL HARD COST ROUNDED				\$ 894,450.45				\$ 882,145.45				\$ 12,305.00
*Stockpiling of soil before removal from the site has not been included. It is assumed soils are excavated, loaded, and trucked.												
* Excludes soft costs shown on owner estimate												
PHASE II (SOIL ASSESSMENT)				\$ 31,400.00				\$ 31,400.00				\$ 31,400.00
SOIL MANAGEMENT PLAN				\$ 21,300.00				\$ 21,300.00				\$ 21,300.00
PERMITTING (RGP)				\$ 10,000.00				\$ 10,000.00				\$ 10,000.00
RGP LAB TESTING				\$ 21,500.00				\$ 21,500.00				\$ 21,500.00
MCP REPORTING/COMPLIANCE				\$ 43,000.00				\$ 43,000.00				\$ 43,000.00
GEIENV CONSTRUCTION CONSULTING				\$ 6,000.00				\$ 6,000.00				\$ 6,000.00
DEP ANNUAL COMPLIANCE FEES				\$ 2,445.00				\$ 2,445.00				\$ 2,445.00
CONSTRUCTION MONITORING				\$ 35,000.00				\$ 35,000.00				\$ 35,000.00
GEIENV CONSTRUCTION CONSULTING				\$ 10,000.00				\$ 10,000.00				\$ 10,000.00
CUT AND FILL/SCOPE EVALUATION				\$ 4,500.00				\$ 4,500.00				\$ 4,500.00
PHASE I (SITE ASSESSMENT)				\$ 4,500.00				\$ 4,500.00				\$ 4,500.00
MBTA EASEMENT SOIL CHARACTERIZATION FOR OFFSITE DISPOSAL				\$ 6,000.00				\$ 6,000.00				\$ 6,000.00
INDOOR AIR - AIR PHASE HYDROCARBONS (APH)				\$ 13,500.00				\$ 13,500.00				\$ 13,500.00
INDOOR AIR - RADON				\$ 2,500.00				\$ 2,500.00				\$ 2,500.00
ACTIVITY AND USE LIMITATION (AUL)				\$ 5,000.00				\$ 5,000.00				\$ 5,000.00
MCP REPORTING/COMPLIANCE (PARCEL 37, 70)				\$ 9,000.00				\$ 9,000.00				\$ 9,000.00
CHARACTERIZATION AND MANAGEMENT				\$ 13,000.00				\$ 13,000.00				\$ 13,000.00
CONSTRUCTION MONITORING				\$ 6,500.00				\$ 6,500.00				\$ 6,500.00
CONTINGENCY			5.00%	\$ 12,257.25			5.00%	\$ 6,782.25			5.00%	\$ 5,475.00
SUBTOTAL SOFT COSTS				\$ 257,402.25				\$ 142,427.25				\$ 114,975.00
*Soft cost numbers provided by owner												
TOTAL HARD COST ROUNDED				\$ 894,450.45				\$ 882,145.45				\$ 12,305.00
SUBTOTAL SOFT COSTS				\$ 257,402.25				\$ 142,427.25				\$ 114,975.00
TOTAL REMEDIATION				\$ 1,151,852.70				\$ 1,024,572.70				\$ 127,280.00

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...AND EXPECT THE
UNEXPECTED

Request for Additional Support Built on Credibility



THANK YOU

QUESTIONS AND CONVERSATION