

# Riverfront Redevelopment

BASKETBALL HALL OF FAME CONSTRUCTION

**Site Location:**  
**Client:**  
**Date:**

**Springfield, Massachusetts**  
**City of Springfield**  
**1996 – 2005**

O'Reilly, Talbot & Okun Associates, Inc. (OTO) has worked with the City of Springfield (through the Springfield Redevelopment Authority (SRA)) over much of the past decade to help bring back public access and use of the formerly industrial Connecticut River frontage area. The project described herein included the environmental assessment and remediation of 19 contiguous properties over an 18 acre area. This land was the former home of a large manufactured gas plant, which had occupied several city blocks adjacent to downtown Springfield.

In addition to assessment and remediation support services, OTO also provided assistance to the SRA's legal counsel during negotiations with former site owners and operators to recover investigation and cleanup costs associated with contamination detected during the assessments and remedial actions. As a result, a significant portion of the cleanup cost was borne by the former owners or operators.

OTO conducted reconnaissance, history and regulatory file reviews, subsurface explorations and testing, remediation plan development, regulatory filings, and cleanup oversight. OTO installed approximately 75 soil borings or groundwater monitoring wells on or downgradient of the project area. Soil and groundwater samples were analyzed for organic and inorganic constituents of concern. Soil and/or groundwater contamination was detected above reportable concentrations identified in the Massachusetts Contingency Plan (MCP) at six locations within the project boundaries. Significant areas of contamination associated with gas manufacturing operations were discovered in the central and northern part of the site. Other areas were contaminated with gasoline, cyanide, lead, arsenic, and degreasing solvents.

OTO assisted the SRA in preparing contract documents required to solicit price quotes under public bidding requirements. OTO prepared general provision specifications, technical specifications, and contract drawings for the bid package. During completion of the contract, we assisted the SRA in reviewing submittals and implementation plans, processing contractor invoices, and reviewing and completing change orders.

Ultimately, OTO concluded that following the remediation, a Condition of No Significant Risk existed and that conditions for a permanent solution were met in accordance with the MCP.