

## FREQUENTLY ASKED QUESTIONS

### DEMOLITION OF FORMER MCDI BUILDING AT 140 WILBRAHAM AVENUE

**1. Why is the City demolishing the building?**

**Response:** The Springfield Fire Commissioner and the Springfield Building Commissioner have determined that the building poses a danger to public safety and must be demolished. The building had been significantly damaged by fire in 2016. The damage was so extensive that it required emergency demolition to fully extinguish the fire. The building has been further damaged by multiple arson fires in the past year.

**2. Why has the building sat vacant for so long?**

**Response:** The former Massachusetts Career Development Institute building has been vacant for years. The corporation that previously owned the building was disbanded following the shutdown of MCDI. There was a fire described above that extensively damaged the building in 2016 and the City had been trying to get control of the building for several years. In 2019 the Land Court entered final judgment for the non-payment of taxes and the City took ownership.

Since taking ownership of the building in 2019, the City has been working to identify funding to assist with cleanup of the emergency demolition debris that still remained on-site. This included applying for a very competitive EPA grant, which unfortunately the City did not receive.

Additionally, the City had been working to determine if the remainder of the building could be rehabbed, including releasing an RFP to solicit developers. However, after multiple additional fires at the building it was determined that the building posed a threat to public safety and needed to be demolished.

**3. When will the building be demolished?**

**Response:** The City anticipates demolition beginning as soon as the week of June 7. The City anticipates demolition will be ongoing in sections through July 2021. The City expects that by the end of July all demolition and site restoration at the property should be completed. Demolition will occur between the hours of 7am and 4:30pm.

**4. Will there be traffic disruptions?**

**Response:** The City has worked out a plan with the contractors to move trucks through the site as smoothly as possible. While the City does not anticipate major traffic disruptions, residents along Wilbraham Avenue may notice an increased amount of truck traffic for the duration of demolition during the hours of 7:30am and 4pm. The contractor is making every effort to minimize disruptions to neighbors.

**5. Who will complete the demolition?**

**Response:** The project was put out to public bid and it has been awarded to the lowest, responsible bidder. The company is Associated Building Wreckers, 352 Albany Street, Springfield. The company has extensive experience in demolition and has successfully

completed countless projects throughout the City of Springfield and the Western Massachusetts region.

**6. Who will monitor the contractor to ensure they are removing hazardous materials correctly?**

**Response:** The City has hired a 3<sup>rd</sup> party environmental consultant to oversee the demolition. The environmental consultant is ATC Group Services, 73 William Franks Drive, West Springfield, MA. The environmental consultant is entirely separate of the contractor and reports directly to the City. They are the City's expert representatives at the site.

ATC Group Services conducted pre-demolition environmental testing to identify and quantify hazardous materials in the building. The consultant produced a report and specifications to instruct the contractor on how hazardous materials should be removed to comply with environmental laws, and ensure those hazardous materials are removed and disposed of properly to eliminate risk to workers and the public.

Their job is to supervise the contractor and ensure they are complying with all submitted work plans, environmental specifications and laws. They are authorized to stop work at the site if there is a contractor violation.

**7. How will asbestos abatement at the site occur?**

**Response:** There are two-types of asbestos abatement that will occur at the site:

**Traditional Asbestos Abatement** – This method concerns asbestos containing materials that are in locations that can be safely accessed by workers and removed prior to demolition. The contractor will construct sealed containments inside the building around the areas where these materials will be removed. The containments are made of plastic barriers, in a negative pressure environment. Workers must be appropriately trained and certified to do asbestos abatement work. Workers will wear industry appropriate haz-mat suits with respirators to enter the containment area. They will be decontaminated prior to exiting the containment areas. Before a containment area can be deconstructed ATC Group Services collects and analyzes air samples to ensure fiber levels are below regulatory clearance levels for the containment area to be taken down. All asbestos containing materials are put in safe disposal containers/bags and are closely tracked from the site to the designated asbestos disposal sites. This work will be done in sections, and containments will be deconstructed only as they are cleared by ATC Group Services.

**Non-Traditional Asbestos Abatement** – This will occur when there are non-friable asbestos materials that cannot be safely removed prior to demolition because of the structural instability of portions of the building. These materials and quantities were identified in a Non-Traditional Work Plan which was submitted to the MA Department of Environmental Protection (DEP) for review and approval. This plan must specify exactly how the contractor will remove these materials, and the precautions they will take to minimize dust and eliminate hazards to the surrounding neighborhood. This demolition will occur in small sections. Engineering controls and dust suppression (using adequate water to keep materials wet) will be utilized to limit dust. ATC Group Services will perform perimeter air monitoring for the entirety of the Non-Traditional Asbestos Abatement to ensure the demolition does not pose a hazard to the surrounding

neighborhood. Building materials are loaded into fully lined and covered trucks to prevent any material or dust from escaping during transport. Those trucks and debris are tracked from the demolition site to the disposal site, which is located in a different state, to ensure the debris is appropriately disposed of.

**8. Will there be rodent control measures taken?**

**Response:** Yes. Although there has been no evidence of rodents in the building. A rodent control contractor has already been hired to bait for rodents prior to demolition.

**9. Will construction materials or other materials within the building be salvaged or re-used to avoid excess waste?**

**Response:** Typically a demolition contractor identifies any construction materials they believe can be salvaged and discounts their bid pricing on the job to reflect that salvaged material. In this instance due to multiple fires and co-mingled asbestos debris there is limited salvage material. Additionally, the DEP has placed strict limitations on what materials can be salvaged in order to prevent any contaminated materials from inappropriately leaving the site.

**10. What will happen to the property when demolition is complete?**

**Response:** The City will put together a Request for Proposals and publicly solicit proposals for redevelopment of the site.

**11. Will the neighborhood be given an opportunity to provide input on what happens at the site?**

**Response:** Yes. The City will hold another public session with the neighborhood council to solicit public feedback around development of the site. Additionally, when proposals are received the City will invite a representative of the neighborhood council and the City Council Ward Representative to sit on the review committee that will review redevelopment proposals.

**12. Who can I contact if I have additional questions about the demolition?**

**Response:** You can contact Tina Quagliato Sullivan, the City of Springfield's Director of Disaster Recovery. She can be reached via email at [tquagliato@springfieldcityhall.com](mailto:tquagliato@springfieldcityhall.com) or by phone at 413-750-2114.