

April 24, 2003

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

INVITATION TO BID - SALE OF PROPERTY

READVILLE YARD NO. 5, BOSTON AND DEDHAM, MA

ITB DATED JANUARY 22, 2003

**NOTICE TO BIDDERS – AMENDMENT #3
DELAY OF BID OPENING DATE**

To All Interested Parties:

Mayor Thomas M. Menino has requested that the bid opening date of April 30, 2003 for the sale of MBTA owned property known as "Readville Yard 5" be extended for a period of 120 days to August 28, 2003. During this time period, the City of Boston will conduct a public discussion with the community involving neighbors, business people and Back Streets staff in order to examine the site's potential, including among other uses, transportation oriented development. Thank you for your patience and interest in this opportunity.

Sincerely,

TRANSIT REALTY ASSOCIATES, LLC
As designated representative of the MBTA

Philip R. Jean
Manager, Sales & Leasing

April 1, 2003

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

INVITATION TO BID

SALE OF PROPERTY

READVILLE YARD NO. 5, BOSTON AND DEDHAM, MA

ITB DATED

JANUARY 22, 2003

AMENDMENT #2

EXTENSION

To Registered Bidders:

All registered bidders are receiving this Amendment #2 for the Readville Yard No. 5, Boston and Dedham, Massachusetts, Invitation to Bid dated January 22, 2003. This Amendment #2 is hereby incorporated into the Invitation to Bid. The purpose of this amendment is to change and to clarify certain provisions of the Invitation to Bid as follows:

The time frame for the submission of bids has been extended and the Invitation to Bid is amended as follows:

1. Amend **Section I. Invitation to Bid Announcement (Page 1, Paragraph 5)** to read as follows:
"All bids are due by **11:00 A.M. on April 30, 2003** at TRA, 20 Winthrop Square, 2nd Floor, Boston, Massachusetts 02110 at which time they will be publicly opened and read aloud. No submissions will be accepted after this time."
2. Amend **Bid Terms and Conditions/Section A. Bid Submission (Page 7)** to read as follows:
"All bids are due by **11:00 A.M. on April 30, 2003** at TRA, 20 Winthrop Square, 2nd Floor, Boston, Massachusetts 02110, at which time they will be publicly opened and read aloud. No submissions will be accepted after 11:00 A.M. on **April 30, 2003.**"
3. Amend **Appendix C Purchase & Sale Agreement, Paragraph 5, Time of Performance (Page 3 of P&S Agreement)** to read as follows:
"The Deed is to be delivered and the remainder of the Purchase Price paid at the office of the SELLER'S agent, Transit Realty Associates, LLC, 20 Winthrop Square, Boston, Massachusetts on **June 31, 2004** (the "Closing Date"), assuming authorization of the SELLER'S Board of Directors by **June 8, 2003**. If the SELLER'S Board of Directors authorizes the sale after that date, the closing will be thirteen (13) months after said Board Authorization. SELLER may extend the date of Closing at BUYER'S request upon terms and conditions to be set by the SELLER."

February 28, 2003

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

INVITATION TO BID

SALE OF PROPERTY

READVILLE YARD NO. 5, BOSTON AND DEDHAM, MA

ITB DATED

JANUARY 22, 2003

AMENDMENT #1

EXTENSION

To Registered Bidders:

All registered bidders are receiving this Amendment #1 for the Readville Yard No. 5, Boston and Dedham, Massachusetts, Invitation to Bid dated January 22, 2003. This Amendment #1 is hereby incorporated into the Invitation to Bid. The purpose of this amendment is to change and to clarify certain provisions of the Invitation to Bid as follows:

The time frame for the submission of bids has been extended and the Invitation to Bid is amended as follows:

1. Amend Section I. Invitation to Bid Announcement (Page 1, Paragraph 5) to read as follows:
"All bids are due by 11:00 A.M. on April 10, 2003 at TRA, 20 Winthrop Square, 2nd Floor, Boston, Massachusetts 02110 at which time they will be publicly opened and read aloud. No submissions will be accepted after this time."
2. Amend Bid Terms and Conditions/Section A. Bid Submission (Page 7) to read as follows:
"All bids are due by 11:00 A.M. on April 10, 2003 at TRA, 20 Winthrop Square, 2nd Floor, Boston, Massachusetts 02110, at which time they will be publicly opened and read aloud. No submissions will be accepted after 11:00 A.M. on April 10, 2003."
3. Amend Appendix C Purchase & Sale Agreement, Paragraph 5, Time of Performance (Page 3 of P&S Agreement) to read as follows:
"The Deed is to be delivered and the remainder of the Purchase Price paid at the office of the SELLER'S agent, Transit Realty Associates, LLC, 20 Winthrop Square, Boston, Massachusetts on May 31, 2004 (the "Closing Date"), assuming authorization of the SELLER'S Board of Directors by May 8, 2003. If the SELLER'S Board of Directors authorizes the sale after that date, the closing will be thirteen (13) months after said Board Authorization. SELLER may extend the date of Closing at BUYER'S request upon terms and conditions to be set by the SELLER."



**PRE BID CONFERENCE
READVILLE YARD 5, BOSTON, MASSACHUSETTS
FEBRUARY 24, 2003**

This document summarizes the questions and answers dealt with at the Pre-Bid Conference held by TRA on February 24, 2003 to answer questions about the Readville Yard 5 Invitation To Bid. Some of the answers given below differ in detail from the answers given at the meeting in order to reflect the result of post-conference consultation with the MBTA.

The following seven questions (unedited) were submitted in writing prior to February 24th. The questions were read and answered as follows:

Q1. The MBTA wishes to retain approximately 6 acres for its continued use as a rail related yard, can you expand on what the intent and possible use this parcel might be? When will the MBTA have an indication as to where they would like the parcel to be located?

A1. The MBTA presently intends to use approximately six acres for storage of railroad related materials such as rail ballast and ties. Although the acres the use of which will be retained by MBTA will need to be accessible by rail already on the site, the MBTA is otherwise extremely flexible about the exact location of the 6 acres and will work with the highest bidder to minimize the impact on the proposed development. The MBTA is also willing to consider other ways to meet its storage needs if the highest bidder wishes to propose a creative solution.

Q2. The Readville Station located near the eastern end of the parcel services the commuter rail and AMTRAK, does the AMTRAK Acela line to New York and Washington stop at this station?

A2. Currently both the Franklin line and Fairmont line Commuter Rail stops at the Readville Station. The AMTRAK Acela does not stop at Readville.

Q3. Presently located on the site is a sizeable amount of stored concrete rail ties, will these ties, as well as other unused materials, be removed at the cost of the MBTA prior to closing?

A3. The MBTA intends to remove the concrete ties on site before Closing.

Q4. The MBTA has requested that the Industrial Drive roadway be retained as a non-exclusive access easement for their use and the abutting privately owned industrial/warehouse properties, who will maintain this roadway? Could its acreage be removed from the overall 42 acres? Has thought been given to dedicating it to the City of Boston?

A4. Industrial Drive (the "Roadway") is included in the acreage for sale. It is assumed that the abutters have some rights of access over the Roadway (TRA has so far found no recorded or other formal document) that will need to be maintained. At present, the abutters somehow collectively maintain the Roadway without any contribution from the MBTA and the MBTA anticipates that the high bidder will either negotiate some joint maintenance agreement

with the abutters or will decide to negotiate with Boston and Dedham to turn the Roadway into a public street.

Q5. What are some specifics of the CSX Transportation operating rights over the "Loop Track?" When does their rights expire and is their any renewal clause that might be enacted?

A5. The CSX trackage rights expire after two years of non-use. The last use was in September 2001 and thus CSX's rights should expire in September 2003. At present there is a blockage that prevents CSX use and there is no indication that CSX intends such use.

Q6. Regarding the identified contamination on the site, where specifically is it located? Can you confirm that approx. 15-acres of the 21-acre Dedham site is considered contaminated? What type of contaminants have been identified? Has migration to any of the abutting sites occurred and to what extent?

A6. Both a Phase I and Phase II environmental investigation have been completed. Both of these reports plus a draft of the Phase III report will be available to the public by Friday, February 28th at (i) Dedham Public Library, (ii) Hyde Park Branch of the Boston Public Library, and (iii) the Dedham Department of Public Health. By Monday March 3, 2003, all three documents will also be publicly available at the Transportation Library at 10 Park Plaza in Boston. The draft Phase III includes a set of cost estimates for a range of uses that could be allowed pursuant to an AUL. No use on of the site has been precluded by the investigation. The best news from the investigation is that there is no groundwater contamination. Clearly the cost of remediation will be highly dependent on the selected reuses. Once a high bidder has been selected, the MBTA will work with that developer to position that developer to take the lead with a Licensed Site Professional and, where necessary, DEP, to assure that the Phase IV remediation plan will reflect the planned development. The Phase IV plan is due in March 2004. A summary of materials that were handed out at a public meeting on February 27, 2003 are attached hereto.

There is no evidence at this time of any off-site migration of any hazardous materials from the site.

Q7. As stated in the P&S (Appendix C) they wish to close on the land on May 1, 2004 if and assuming that their Board of Directors approves the authorizes the sale of the property by April 30, 2003, has preliminary discussions begun on the disposition? Given the fact that two municipalities will need to be dealt with, what consideration can be given today on possible extensions of the 13-month closing period? The MBTA will work with the successful bidder.

A7. The MBTA conducted an extensive internal review process that resulted in strong support for this disposition. Ultimate municipal approvals, as required, will depend on the proposed development program and the leadership and community skills of the high bidder.

The schedule for this transaction was set in order to facilitate the MBTA's ability to comply with the outstanding court order and DEP agreement. However, if the project is well on its way to approval in both municipalities and a short time extension is requested, the MBTA

always has the power to extend the deadline. The MBTA's ultimate goal is a successful disposition resulting in effective site remediation as quickly as possible.

At this point there was an opportunity for attendees to pose questions and the following questions were raised and answered:

Q8. How firm is the minimum bid price? What happens if a bid is received that is lower than the minimum bid?

A8. A bid submitted for less than the minimum bid would be considered unresponsive and would be rejected. The minimum bid price was established based, in part, on an appraisal and the MBTA's knowledge of the constraints that are set out in the Invitation To Bid.

Q9. What information exists about the availability of utilities at the site?

A9. Minimum lighting is on the site. The Phase II environmental report contains additional information about utilities. Bidders should consult this report. Clearly the abutting properties are served by the normal urban utilities: electricity, gas and water and thus there should be an opportunity to bring these utilities on site. The adequacy of such possible hook ups will need to be determined by the successful bidder and will obviously be dependent on the type of development project proposed.

Q10. Will the successful bidder have to obtain approval for its construction project from the Executive Office of Transportation and Construction pursuant to Chapter 40 Section 54A of the MGL? ("EOTC Permit")? Is such a permit necessary for construction on the entire site?

A10. Bidders should assume that an EOTC Permit is necessary for all construction on the site. Obtaining an EOTC Permit for construction is a normal part of the process of obtaining a building permit for construction. For example, in Boston, when the successful bidder submits its construction plans to Inspectional Services, it will be routinely forwarded to EOTC because the site contains land formerly used for railroad purposes. Although Section 54A of Chapter 40 gives EOTC a last chance to approve or disapprove of development on the site, all bidders should be aware of the fact that EOTC has already signed off on the disposition of this parcel by the MBTA, understanding full well that it is being put out to bid for development. Furthermore the head of EOTC is also the Chairman of the Board of the MBTA. Certainly the MBTA will assist the developer in obtaining this permit. In the last seven years during which TRA has been doing land dispositions for the MBTA, to TRA's knowledge, no buyer has had a problem in obtaining its EOTC Permit.

Q11. The Invitation To Bid contains language about Transportation Oriented Development (TOD). The existing zoning for the site does not permit a TOD type of program. Will rezoning or variances be required for TOD?

A11. Yes. Many development projects will require rezoning in both Boston and Dedham. Thus, it is important that all bidders discuss their projects with the appropriate officials in both municipalities. Bidders should show in their Bids that they are familiar with the zoning and development process in both jurisdictions as part of showing that they are responsible and

eligible bidders. The necessity for obtaining zoning and regulatory approvals in two jurisdictions was taken into consideration in setting the low minimum bid price.

Q12. The ITB appears to be a two-part process – first the bidder must meet the minimum bid price and then the development program will be selected from among those bidders. What happens if over the 13-month period between signing the P&S and closing, the proposed development program changes in order to obtain local approvals? Can the successful bidder be thrown out by the MBTA because of those changes?

A12. This question reflects a misunderstanding of the process of designating a successful bidder for this project. There is only a one-step process. The MBTA's enabling act requires the MBTA to accept the highest responsible and eligible bidder. After the public opening of the bids, the MBTA will have a list of the bidders in order starting with the highest per square foot bid price. The apparent high bidder's qualifications will then be examined in a due diligence period. TRA and the MBTA will be examining the experience of the high bidder's team of professionals to determine if they have the experience necessary (a) to obtain approvals in both Boston and Dedham and (b) to obtain the necessary financing. There must be a reasonable relationship between the proposed project and its cost and the bid price as well as a reasonable prospect of the proposed project being approved by the municipalities. This examination process is designed only to weed out wildly unrealistic projects and obviously inexperienced bid teams. The examination of qualifications is not a beauty contest. Once there is a designation of the highest responsible and eligible bidder, the MBTA will only step back in if it becomes clear that the successful bidder will be unable to obtain its approvals in a timely manner. In case that becomes necessary, the MBTA usually retains the bid deposits of the second and third highest responsible and eligible bidders to maximize the ability of the MBTA to go forward with a disposition as quickly as possible.

Q13. Are there any MBTA plans for the Readville Station?

A13. Currently there are no plans for the station.

G/Project Files/Readville/Correspondence/Pre-bid Conference Questions and Answers 2-28-03

Bidder's Log

Readville Yard 5, Boston/Dedham

DATE	NAME COMPANY NAME	ADDRESS CITY, STATE, ZIP	TELEPHONE #	FAX #	Email Address
27-Jan	Yanni Tsipis	160 Federal Street Boston, MA 02110	617-330-8151	617-330-8093	ytsipis@m-g.com
	Meredith & Grew, Advisory Svs Group	200 Auburn Street Auburn, MA 01501	508-832-5811	508-832-5799	gdammond@cullinaneand.com
27-Jan	Phil Hammond, AICP	10 Post Office Square Boston, MA 02109	617-422-7059		christine.stone@lmp.com
27-Jan	Cullinan Engineering Co., Inc.	500 Broadway Everett, MA 02149	617-387-1700	617-387-2152	kennedydev@aol.com
27-Jan	Christine Stone	1580 Commercial Street Weymouth, MA 02189			eperrault@cbgreenbush.com
27-Jan	Leggat McCall Properties	P.O. Box 455 268 Main Street, Suite 38 Medfield, MA 02052	508-359-8300	508-359-9262	kendrick@swst.com
27-Jan	Stephen G. Finn	65 Allerton Street Boston, MA 02119	617-517-4504		
27-Jan	Kennedy Development Group, Inc.	211 Congress Street Boston, MA 02110	617-574-3782	617-451-0989	mpeterson@codmanco.com
27-Jan	Alan Perrault	One Financial Center Boston, MA 02110	617-348-3095	617-542-2241	silveira@mintz.com
27-Jan	CBB	One City Hall Plaza, 9th floor Boston, MA 02201			
27-Jan	John F. Kendrick	One City Hall Plaza, 9th floor Boston, MA 02201			
27-Jan	SWS Securities	One City Hall Plaza, Room 805 Boston, MA 02201			
27-Jan	Dan Hart or Jason Wedlick	Environmental Department, City of Boston Rosanne Spring			
27-Jan	E.A. Fish	36 Westwood Street Dorchester, MA 02121	617-265-5015	617-265-9900	
27-Jan	Richard L. Peterson, V.P.	133 Market Street, 2nd Floor Lowell, Massachusetts 01852	978-452-3956	978-458-8034	s.joncas@afl.net
27-Jan	The Codman Company /TCN	21 McGrath Highway, Suite 302 Quincy, MA 02169	617-479-4800	617-471-0880	ps081@aol.com
27-Jan	Steve Silveira	49 Waltham Street (2nd Floor) Lexington, MA 02421	(781) 372-2704	(781) 372-2770	EMcCullough@archstonerainth.com
27-Jan	ML Strategies	65 Allerton Street Boston, MA 02110	617-517-4217	617-517-4501	smccolain@scd-bos.com
27-Jan	ML Strategies	51 Fremont Street Needham, MA 02494	781-726-6040	781-726-6041	mdobson@estassociates.com
27-Jan	Paul McCann	100 Summer Street Boston, MA 02110	617-646-2211	617-646-2222	pfriedenberg@sherm.com
27-Jan	Boston Redevelopment Authority	14 Howard Street Rockland, MA 02370			lmcweeney@hobbsashwin.com
27-Jan	Ms. Rebecca Barnes, Chief Planner				
27-Jan	Boston Redevelopment Authority				
27-Jan	Ms. Antonia Pollock, Director				
27-Jan	Environmental Department, City of Boston				
27-Jan	Rosanne Spring				
27-Jan	Vaughan Avenue Properties				
27-Jan	Steven Joncas				
27-Jan	Joncas Associates, LLC				
27-Jan	Paul W Losordo, Attorney				
27-Jan	Robert J. McCullough				
27-Jan	Archstone Communities				
27-Jan	Sam McClain				
27-Jan	Suffolk Construction				
27-Jan	Michael A. Diggins				
27-Jan	EST Associates, Inc.				
27-Jan	Peter Friedenberg				
27-Jan	Sherin and Lodgen, LLP				
27-Jan	John McWeeney				
27-Jan	Tedeschi Realty Corp				

Bidder's Log

Readville Yard 5, Boston/Dedham

DATE	NAME		ADDRESS		TELEPHONE #	FAX #	Email/Address
	COMPANY NAME		CITY, STATE, ZIP				
28-Jan	Janice Hannert		290 Elliot Street				
	FRE Building Co.		Ashland, MA 01721	508-881-1800 x315	508-875-8610		
28-Jan	David Pizzotti		65 Sprague Street				
	First Highland Management & Development		Boston, MA 02138	617-361-8909	617-361-8979		
28-Jan	Gerard Mezzio		2328 Mass. Ave.				
	All Star Realty, Inc.		Cambridge, MA 02140	(617) 576-1770	(617) 491-0558		
28-Jan	Sandra J. Melcalf		5 Centennial Dr.				
	Weston/Sampson Engineers		Peabody, MA 01980	(978) 977-0110 x2261	(978) 573-4076	metcalf@wesinc.com	
28-Jan	Patricia A. Tierney		P.O. Box 138				
	Roxbury Electronic Cable & Conduit		Readville, MA 02137	(617) 364-8100	(617) 364-8101	culbs@rcn.com	
29-Jan	Arthur J. Hurley III		2500 Washington St. P.O. Box 190550				
	Arthur J. Hurley Co., Inc.		Boston, MA 02119			culbs@rcn.com	
29-Jan	Kristen Harrington		300 Baier Ave.				
	Earth Tech, Inc.		Concord, MA 01742	(978) 371-4096	(978) 371-4288	kristen.harrington@earthtech.com	
29-Jan	Robert N. Cohen		1 Ashburton Place				
	DCAM		Boston, MA 02108	(617) 727-8090 x404	(617) 727-6074	robert.cohen@dcpc.state.ma.us	
24-Feb	Bob Monahan		99 Chauncy St. 8th Floor				
	Ryan Elliot		Boston, MA 02111	(617) 423-5960	(617) 423-5762	ryanbar@sol.com	
30-Jan	Sean Chisom		101 Arch Street				
	Lincoln Property Co.		Boston, MA 02110	(617) 951-4100	(617) 737-3315	schisom@lpc.com	
30-Jan	Senator Marion Walsh		State House, Room 405				
	Representative Robert Coughlin		Boston, MA 02133				
30-Jan	Rep. Angelo Scaccia		State House, Room 437				
	City Councilor Robert Consalvo		Boston, MA 02133	(617) 722-1348			
30-Jan	James W. Colton		State House, Room 167	(617) 722-2000			
	Colton & Company, Inc.		Boston, MA 02133				
30-Jan	Mike McElrath		1 City Hall Plaza, 5th Floor	(617) 722-2692	(617) 722-2846	rep.angelo.scaccia@hou.state.ma.us	
	Pearson Assoc.		Boston, MA 02201	(617) 635-4210	(617) 635-4203	rob.consalvo@d.boston.ma.us	
31-Jan	Peter Deschenes		One Gateway Center				
	Brownfield Recovery Corp		Newton, MA 02458	(617) 964-6200	(617) 964-8087	james@colton@verizon.net	
31-Jan	Stephen Carroll		82 W. Broadway	(617) 269-9200	(617) 269-4011		
	NSSTAR Electric		South Boston, MA 02127				
3-Feb	Leonard A. Lucas		137 Newbury St.	(617) 267-8585	(617) 869-9889	ebenruff@brownrecov.com	
	John Ronsayne		One NSTAR Way, SE 210				
3-Feb	Robinson & Cole		Westwood, MA 02090	(781) 441-3547	(781) 441-8909	stephen.carroll@nstaronline.com	
			170 Newbury St. 2nd Floor				
3-Feb			Boston, MA 02116	(617) 266-0044	(617) 266-0945		
			One Boston Place				
3-Feb			Boston, MA 02108-4404	(617) 557-5902	(617) 557-5999	lorraine@rc.com	

Bidder's Log

Reedville Yard 5, Boston/Dedham

DATE	COMPANY NAME	ADDRESS CITY, STATE, ZIP	TELEPHONE #	FAX #	Email Address
3-Feb	David Wilka	Two Chestnut Square Sharon, MA 02087-0333	(781) 784-4400	(781) 784-9900	
4-Feb	Ron Gillis	10 Whipple Ave. Roslindale, MA 02131			rgillis75@aol.com
4-Feb	Barbara R. Kibler	26 Conway St. Roslindale, MA 02131	(617) 327-5857	(617) 327-5857	brkibler@aol.com
4-Feb	Southwest Boston CDC	26 Bryant St. Dedham, MA 02026			
4-Feb	Mr. Paul M. Munchbach	Board of Selectmen/Town of Dedham Dedham, MA 02026			
4-Feb	Mr. William Keegan	26 Bryant St. Dedham, MA 02026			
4-Feb	Town Administrator Town of Dedham	26 Bryant St. Dedham, MA 02026			
4-Feb	Mr. Arthur Noonan	26 Bryant St. Dedham, MA 02026			
4-Feb	Town Planner Town of Dedham	One City Hall Plaza 5th Floor Boston, MA 02201			
4-Feb	City Councilor Stephen J. Murphy	One City Hall Plaza 5th Floor Boston, MA 02201			
4-Feb	Mr. Michael Kineavy	One City Hall Plaza 5th Floor Boston, MA 02201			
4-Feb	Mayor's Office of Neighborhood Services	One City Hall Plaza 5th Floor Boston, MA 02201			
4-Feb	Mr. Kevin McElmoyle	One City Hall Plaza 5th Floor Boston, MA 02201			
4-Feb	Mayor's Office of Neighborhood Services	One City Hall Plaza 5th Floor Boston, MA 02201			
5-Feb	Patrick Lee/Exec. VP	27 School St. Suite 500 Boston, MA 02108	(617) 720-8400	(617) 720-8401	plee@trinityfinancial.com
5-Feb	Trinity Financial, Inc.	26 Conway St. Roslindale, MA 02131	(617) 327-5857	(617) 327-5857	brkibler@aol.com
5-Feb	Stephanie Wingfield	80 State St. Boston, MA 02109	(617) 878-7910	(617) 878-7852	schamberlain@ndvelop.com
5-Feb	Southwest Boston CDC	One City Hall Square Boston, MA 02201	(617) 918-4307	(617) 918-4461	noah.luskin.br@cd.boston.ma.us
7-Feb	Tim Chamberlain	21 Custom House St. Boston, MA 02110	(617) 946-4600	(617) 946-4624	timc@mmott@mmolep.com
7-Feb	NDC Development Assoc.	One Financial Center Boston, Massachusetts 02111	617/951-1146	617/542-7437	scd@rackemann.com
7-Feb	Terence P. McDermott	112 Water St. Suite 600 Boston, MA 02109	(617) 367-3434 x221		tpmcd@weldmgt.com
10-Feb	McDermott Quilly Miller	600 Atlantic Avenue Boston, MA 02210	(617) 912-7024	(617) 912-7001	stuller@ctre-ne.com
10-Feb	Steven C. Davis, President	One Memorial Drive Cambridge, MA 02142	(617) 494-1111	(617) 494-0002	marisa.barfield@congressgroup.com
10-Feb	Rackemann Strategic Consulting, Inc.	100 Summer Street Boston, MA 02110	(617) 646-2000	(617) 646-2222	priebenberg@stern.com
10-Feb	E. Dennis Walsh	194 Forbes Rd. Braintree, MA 02184	(781) 356-7300	(781) 356-2211	mika.toomey@tfr.com
10-Feb	Weld Management Co., Inc.				
12-Feb	Simon Butler, Vice President/Partner				
12-Feb	CB Richard Ellis/Whitler Partners				
12-Feb	Dean F. Stratouly				
12-Feb	Congress Group Ventures				
12-Feb	Peter Friedenberg				
12-Feb	Counselors at Law				
18-Feb	Mike Toomey, VP-Principal				
18-Feb	LFR Lavine Fricks				

Readville Yard 5, Boston/Dedham

DATE	NAME COMPANY NAME	ADDRESS CITY, STATE, ZIP	TELEPHONE #	FAX #	Email Address
18-Feb	Gregg Hammond Schechet Assoc.	175 Federal St. Suite 700 Boston, MA 02110			
18-Feb	David E'rico Sunrise Assisted Living	750 Main St. Winchester, MA 01890			
19-Jan	Jerry Pucillo Kean Dev. Corp.	2 University Rd. P.O. Box 2589 Cambridge, MA 02238	(617) 861-9100	(617) 547-9201	ken@keancorp.com
24-Feb	John C. Crowther/Director of Bus. Dev. CEA	Hartwell Business Park - 127 Hartwell St. West Boylston, MA 01583	(508) 545-1957	(508) 835-8812	crowther@cea-inc.com
24-Feb	Jay M. Cashman Jay M. Cashman, Inc.	40 W Howell Street Boston MA 02125	(617)287-1600	(617)288-4585	Jay@JAYCASHMAN.COM
24-Feb	DeLucia R/E	114 Acron St. Somerville, MA 02144	(617) 629-8943	(617) 249-0686	adelucia@aiffi.com
24-Feb	D. Kennedy United Reltek	21 Trotter Dr. Medway, MA 02053	(508) 478-5500	(508) 478-9211	d.kennedy@unitedreltek.com
24-Feb	Michael Diggins EST Assoc.	51 Fremont St. Needham, MA	(781) 728-6040	(781) 728-6041	mdiggins@eastassociates.com
24-Feb	Dennis Davis Boston Redevelopment Authority	One City Hall Square Boston, MA 02201	(617) 918-4380	(617) 742-7783	
24-Feb	Brian Clinton Councillor Rob Consalvo	Boston City Hall, 5th Floor Boston, MA 02118	(617) 635-4210	(617) 635-4203	brian.clinton@ci.boston.ma.us
24-Feb	John Ryan Ryan Elliot	98 Chauncy St. 8th Floor Boston, MA 02111	(617) 423-5960	(617) 423-5762	
24-Feb	Michael Donlan Angelo M. Scaccia Office of Rep.	99 Chauncy St. Suite 801 Boston, MA 02111 State House, Room 167 Boston, MA 02133	(617) 512-0082	(617) 325-0713	mdonlan@aol.com
24-Feb	Jim Xarcs The Herb Chambers Companies	259 McGrath Hwy. Somerville, MA 02145	(617) 722-2892	(617) 722-2806	xarcs@hov.state.ma.us
24-Feb	Thomas Nolan Jeb Group LLC	P.O. Box E-62 Boston, MA 02127	(617) 666-8333	(617) 666-8448	xarcs@herbchambers.com
24-Feb	Jim Daylor Daylor Consulting	10 Forbes Road Braintree, MA 02184	(617) 594-6470	(617) 269-4988	ndolan@breds.com
24-Feb	Jim Clark Boston Redevelopment Authority	22 Drydock Bldg South Boston, MA 02210	(781) 884-2549	(781) 849-0086	daylor@jaylor.com
24-Feb	Taran Grigsby JPI Development	144 Turnpike Rd. Southborough, MA 01772	(617) 345-0249	(617) 443-0310	jim.clark@ci.boston.ma.us
24-Feb	Dennis Kearney Kearney, Donovan + Magee	40 Court St. Boston, MA 02108	(608) 786-0300	(508) 263-7525	tarasby@jpi.com
24-Feb	Tom Powers Codman Co.	211 Congress Street Boston, MA 02110	(617) 263-1400	(617) 263-1401	dkearney@kdmcc.com
24-Feb			(617) 423-6500	(617) 451-0989	tpowers@codmanco.com

**EXCERPTS FROM
PHASE III PRESENTATION**

Public Meeting No. 4

**Phase III – Identification,
Evaluation, and Selection of
Remedial Alternatives
MBTA Readville 5-Yard**

February 27, 2003

**Massachusetts Bay Transportation Authority
Weston & Sampson Engineers, Inc.**

Activities Completed To Date (cont.)

- Phase II Investigation
 - Advanced 69 soil borings, excavated 8 test pits
 - Performed soil sampling and analysis
 - Installed 8 groundwater monitoring wells
 - Sampled 17 groundwater monitoring wells
 - Performed soil stockpile characterization
 - Performed risk characterization
 - Completed Phase II Report and presented at a Public Involvement Plan meeting
- Phase III Investigation

MCP and Other Documents Submitted To Date

- IRA Plans
- Phase I Report / Tier Classification Submittal
- Imminent Hazard Evaluation Report
- Public Involvement Plan
- Soil Stockpile Management and Characterization Plan
- Multiple IRA Status Reports
- Phase II Scope of Work
- Phase II Report
- Phase III Report
- Multiple Progress Reports

Phase II CSA Summary

Groundwater Sampling

- No contaminants, including lead or arsenic, detected above MCP standards

Soil Sampling

- Detected contaminants included antimony, arsenic, lead, zinc, petroleum hydrocarbons
- Contaminant concentrations were generally highest within the shallow fill, decreased rapidly with depth, and were generally not observed within the deeper native material

Phase II CSA Summary Conclusions

- Site Contaminants (in soil) detected above Site-specific cleanup standards in limited areas
- Remediation needs to be conducted in certain areas of the Site
- Areas of Remediation
 - Two surface soil lead hot spots
 - “Hot cells” in soil piles
 - Limited locations where cleanup standards were exceeded

Phase III

➤ The Site was divided into Areas for evaluation:

- Area 1: Orphan Line
- Area 2: Western Boundary (Ashcroft Street) Area
- Area 3: Main Rail Yard
- Area 4: Exclusion Zone (EZ)
- Soil stockpiles (located in EZ)
- Two lead soil hot spots (1 – Main Yard, 1 – EZ)

Phase III

Selection of Remedial Alternatives

All Areas 1-4: Soil Excavation/Stabilization/
Off-Site Disposal or Cover

Stockpiled Soil: Remove "high" contaminated
"cells"/Dispose of cells off Site/
Reuse select soil on Site

Lead Hot Spots: Excavate Soil/Stabilization/
Off-Site Disposal

Table 1
 Summary of Selected Remedial Alternatives for Areas 1 through 4, Stockpiled Material, and Hot Spots
 Readville 5-Yard, Readville, Massachusetts

Location	Potential Future Use Scenario	Potential Remedial Alternative(s)	AUL Necessary?	Quantity	Low Cost Estimate	High Cost Estimate
Risk Areas						
Area 1 - Orphan Line	Residential	Alternative 4 - Soil Excavation/Disposal (>RBC)	No	1,350 cy Disposed	\$270,000	\$351,000
	Commercial/Industrial	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	1,100 cy Disposed	\$180,000	\$234,000
Area 2 - Ashcroft Street	Recreational	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	550 cy Disposed	\$120,000	\$156,000
	Residential	Alternative 4 - Soil Excavation/Disposal (>RBC)	No	440 cy Disposed	\$120,000	\$156,000
Area 3 - Main Rail Yard	Commercial/Industrial	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	440 cy Disposed	\$120,000	\$156,000
	Recreational	Alternative 1 - Soil Excavation/Disposal (0-6 in)	Yes	400 cy Disposed	\$116,000	\$150,800
Area 4 - Exclusion Zone	Residential	Alternative 4 - Soil Excavation/Disposal (>RBC)	No	14,600 cy Disposed	\$2,040,000	\$2,652,000
	Commercial/Industrial	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	550 cy Disposed	\$112,000	\$145,600
Area 4 - Exclusion Zone	Recreational	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	2,000 cy Disposed	\$425,000	\$552,500
	Residential	Alternative 5A - Clean Fill Cover (w/Hot Spot Removal)	Yes	63,000 cy Clean Fill	\$990,000	\$1,287,000
Stockpiled Material (14,000 CY)	Commercial/Industrial	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	1,250 cy Disposed	\$280,000	\$364,000
	Recreational	Alternative 4 - Soil Excavation/Disposal (>RBC)	Yes	3,500 cy Disposed	\$540,000	\$702,000
MA-Regulated Material (6,000 CY)	Residential	On-Site Reuse (w/Hot Cell Removal)	N/A	4,000 cy Reused, 2,000 cy Disposed	\$216,000	\$280,800
	Commercial/Industrial	On-Site Reuse	N/A	6,000 cy Reused, 5,333 cy Reused, 667 cy Disposed	\$54,000	\$70,200
Non-TSCA PCB-Impacted Material (4,000 CY)	Recreational	On-Site Reuse (w/Hot Cell Removal)	N/A	800 cy Reused, 3,200 cy Disposed	\$440,000	\$572,000
	Residential	On-Site Reuse (w/Hot Cell Removal)	N/A	4,000 cy Reused, 800 cy Reused, 3,200 cy Disposed	\$36,000	\$46,800
Potential RCRA Characteristic Waste (4,000 CY)	Commercial/Industrial	On-Site Reuse (w/Hot Cell Removal)	N/A	4,000 cy Disposed	\$864,000	\$1,123,200
	Recreational	Off-Site Disposal	N/A	2,667 cy Reused, 1,333 cy Disposed	\$312,000	\$405,600
Lead-Contaminated Hot Spots						
Area 3 Hot Spot (SS-22)	All	Alternative 2 - Soil Excavation/Disposal (0-3 ft)	N/A	250 cy Disposed	\$30,000	\$39,000
Area 4 Hot Spot (SS-01)	All	Alternative 2 - Soil Excavation/Disposal (0-3 ft)	N/A	250 cy Disposed	\$30,000	\$39,000
TOTALS						
			Residential		\$5,000,000	\$6,500,000
			Commercial/Industrial		\$1,154,000	\$1,500,200
			Recreational		\$2,673,000	\$3,474,900

Notes:
 N/A - Not Applicable - AUL applies only to potential future uses for Areas 1 through 4. Also, stockpiled mat'l will be reused in one of the 4 identified above.
 CY - Cubic Yard
 1. High cost estimate based on a 30% increase over low cost estimate.
 2. Costs are preliminary and are based on the data collected at the Site as of the date of this Phase III report.
 3. Limitations of remedial alternatives are described in the Phase III report.

DRAFT

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