



## **CASE STUDY**

# **HOFFMAN BROTHERS EXCAVATING INSTALLS FODS REUSABLE CONSTRUCTION ENTRANCE ON \$275 MILLION DOLLAR RED CEDAR SUPER-DEVELOPMENT PROJECT**

### **BACKGROUND**

In 2019, Lansing, Michigan, was designated as a Qualified Opportunity Zone under the US Treasury Department's Community Development Financial Institutions (CDFI) Fund. The EPA granted Lansing \$600,000 from the DCFI fund to remediate the long-abandoned 90 acre Red Cedar golf course that was considered a 'brownfield'. A brownfield is a property that allows for expansion, redevelopment, or reuse of an area that may be economically disadvantaged and environmentally contaminated. Repurposing, reinvesting and addressing contaminated brownfield properties increases local tax revenue, expedites job growth, utilizes existing infrastructure, and both improves and conserves the environment. Currently, there are over 450,000 brownfields in the U.S.

Hoffman Brothers Excavating, one of Michigan's most reputed excavation companies, was chosen to excavate for the \$275 Million Dollar Red Cedar Development Project that will connect the Lansing State Capitol to Michigan State University and adjacent communities along the Michigan Avenue corridor. The mixed-use downtown development district will create greenspace, tech hubs, cultural attractions, and include two hotels, market rate housing, senior living, student housing, restaurant, retail space and a public park. Redevelopment of the Red Cedar golf course will serve as a powerful catalyst and will be one of the most economically impactful projects in Lansing's recent history.

### **CHALLENGE**

During excavation and subsurface construction, equipment exposure to hazardous substances from chemicals that had once been used on the golf course site, and cross-contamination of existing surface substrates must be taken into consideration by Hoffman Brothers Excavating. Excavation equipment and heavy traffic exiting the construction site can also cause pollutants to enter surface runoff, and treacherous construction trackout and rocks to enter onto busy adjacent Clippert Street.





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#### **SOLUTION**

To combat construction trackout and cross contamination during the Red Cedar Development Project, FODS distributor interface<sub>2</sub>o, provided Hoffman Brothers with a 1 x 8 mat FODS Reusable Construction Entrance configuration. Each 12' x 7' mat contains rows of staggered upright pyramids. The entrance was installed at the exit to the redevelopment site along Clippert Street. FODS mats reduce sediment tracking out onto nearby busy streets, enable contractors to keep contaminated soil on site, and stay stormwater compliant.

FODS Reusable Construction Entrances reduces the cost of SWPPP compliance over the course of the project and results in major cost savings over the 10 year life span of the product. FODS have outstanding strength, are chemical resistant, rapidly installed, removed, relocated and require minimum maintenance unlike traditional rock

entrances. FODS can be anchored to any substrate and are designed to withstand 80 tons. The FODS entrance provides Hoffman Brothers Excavating with an expedited entrance installation that is economical, meets minimum entrance and stormwater requirements, and is a more effective alternative to cumbersome riprap or rumble grate entrances.



#### **ABOUT interface<sub>2</sub>o**

Interface<sub>2</sub>o provides forward-thinking solutions for stormwater management. We're a problem-solving company, offering complete solutions to stormwater management. Our deep industry knowledge and honest counsel make us valuable partners for government and private sector planners in the design, construction and maintenance of green infrastructure. We represent industry-leading green infrastructure products that are durable, easy to maintain, and perform in harsh storm events. Customers across the midwest rely on Interface<sub>2</sub>o for responsive, dependable service and maintenance.

#### **ABOUT FODS, LLC.**

FODS Reusable Construction Entrances work to eliminate trackout, effectively removing mud and sediment from your vehicle tires without damaging the tire or the ground's surface. FODS replace ineffective and costly traditional stabilized rock construction entrances. Our mats are durable and simple to install, and will save you time and money. FODS Trackout Control Mats are 100% Made in the USA and are recyclable and reusable.