CONSTRUCTION MANAGEMENT PLAN

8 Delanson Circle

Wellesley, MA

August 14, 2020

Prepared For
Town of Wellesley Public Works Department
Project Proponent/Developer
TRAX Development
20 Woodward Street
Newton, MA 02461

Contractor
RISE Construction Management
12 Ericsson Street
Boston, MA 02122

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1. Introduction

1.1 Project Description

The project includes two phases of construction:

1. This site is currently occupied by 5 residential single-family homes all constructed of traditional concrete foundations and wood frame construction that will be razed during the 1st phase.

2. The second phase will be the Construction of a new 3 Story 93,068 sqft residential building with 35 residential units and 64 enclosed parking spaces.

1.2 General Information

All below grade work will be cast in place concrete construction. Construction will implement standard steel, concrete, and wood construction. Close coordination with property abutters will be paramount to executing a clean and safe project. Material handling and delivery coordination will be handled from within the confines of the project site.

Demolition of existing Structure is scheduled to begin on Jan 1, 2021 and the construction of the new building is scheduled to begin on March 1, 2021. Phase 1 and 2 combined are expected to be approximately 18 months in duration.

The gross phasing and schedule is as follows:

Work Activity	Time Period	Duration
Demolition and Site Preparation	January 1, 2021 – April 1, 2021	3 months
Site Utilities, Foundations, and Structure	March 1, 2021 - December 1, 2021	9 months
Façade, Finishes, Landscape Improvements	December 1, 2021 - July 1, 2022	7 months

1.3 Emergency Contact List

RISE Construction Management, Inc.

- RISE 24 Hour Emergency Line: 877-828-7473
- Brian Regan, Director of Operations: 617-279-6121
- Jon Linehan, Field Operations: 617-592-9771

2. Construction Methodology

2.1 Construction Activity Schedule

The Town of Wellesley allows construction work from 7:00 A.M. to 5:00 P.M., Monday through Friday, 8:00am – 5:00pm on Saturdays, and state-observed holidays, and not at all on Sundays. Work within the public way is not allowed on Saturday's unless approved by the DPW and WPD. Due to the Project's location within a residential neighborhood and with the limited areas for material storage, the project team will introduce just in time deliveries to mitigate the need for material lay-down areas. Due to the proximity of residential neighbors, care will be taken to coordinate these deliveries.

2.2 Demolition

The demolition scope will include the demolition and removal of the existing wood framed structure noted above. The debris will be disposed of at a properly licensed facility. All trucks carrying debris will be covered when leaving the site. Provisions will be made for the use of water spray to control the generation of dust and other airborne particles.

2.3 Construction Staging Areas

The proposed site logistics plans are designed to isolate construction activities while maintaining safe access for pedestrians and vehicles during normal day-to-day activities and emergencies. The initial site mobilization will include installation of a 6-foot-high chain-link fence with a debris scrim to isolate the construction area. Materials will be delivered on an as needed basis due to limited on-site storage. Materials will be stacked in an organized fashion to ensure safe access and movement throughout the site (reference logistics plan). The primary construction gates will be located per the logistics plan with man-gate located along Hollis Street as shown in the logistics plan. All staging will occur within the area bordered by the Project fence; only occasionally will adjacent areas be needed for specific construction activities. These occasional instances that require work outside the indicated fencing area for large equipment deliveries, utility work, or other pressing matters will be coordinated with Public Works Department (PWD). The site fence will provide safe access for pedestrian and automobile traffic adjacent to the Project. All construction activity will be kept within the designated areas approved by the Construction Management Plan (CMP).

2.4 Signage

Signage will direct pedestrians, residents, and visitors around the site as well as direct truck traffic and deliveries.

Proper signage will be placed at every corner of the site as well as areas that may be confusing to pedestrians and vehicle drivers.

In addition, PWD requires all major construction sites to comply with the Public Awareness Campaign. Project signage will be required of The General Contractor and shall contain the following:

- Official address of the site.

- The Owner and the intended use of the Project.
- The General Contractor's corporate name.
- The telephone number of the General Contractor's on-site office.
- A statement "Comments on Construction Impacts Welcome".

The PWD-CWS signs shall be installed on the first day of occupation of the public way, including sidewalks at each location as determined by the PWD Construction staff, and shall be maintained throughout the entire Project length. The PWD-CWS signs shall not be removed until the Certificate of Occupancy is approved and all site work is complete. Failure to maintain signs may result in voiding of any existing street occupancy permits and or the ability to obtain street occupancy permits at a future date.

3. Perimeter Protection/Public Safety

3.1 Contractors Obligations

RISE Construction Management will work to ensure the staging areas minimize impact to pedestrian and vehicular flow. Secure fencing and barricades will be used to isolate construction areas from pedestrian traffic around the site. In addition, sidewalk areas and walkways near construction activities will be well marked and lighted to protect pedestrians and ensure their safety. RISE Construction Management will follow procedures to meet all OSHA safety standards for specific site construction activities.

4. Material Handling

4.1 Construction Waste

RISE Construction Management will take an active role with regard to the processing and recycling of construction waste. The disposal contract will include specification requirements that will ensure that construction procedures allow for the necessary segregation, reprocessing, reuse, and recycling of materials. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste facility, per the Department of Environmental Protection (DEP) Regulations for Solid Waste Facilities, 310 CMR 16.00.

This requirement will be specified in the disposal contract. Construction will be conducted so that materials that may be used on the Project are segregated from the materials not recyclable. Non-recyclable materials will be disposed at an approved solid waste facility.

5. Construction Traffic Impacts

5.2 Truck Routes

Truck traffic inside the project site will vary throughout the construction period and be dependent on the specific stage of construction. Construction truck access to and from the Project site for contractor personnel, supplies, materials, equipment, and removal of excavated materials / recyclables / waste required for the Project shall be limited to the truck routes noted below and accepted by the PWD. These routes will be adopted contractually and mandated as a part of all Subcontracts for the Project.

The main traffic routes **to** the project site during demolition and construction will consist of the following:

> **Primary Entry Routes:**
> Construction Deliveries coming from the East will take Route 9 West exiting at Weston Road. Take a right onto Weston Road, then a left onto Linden Street followed by a left into the project site. Alternatively, Construction vehicles coming from the West will take Route 9 East exiting at Weston Road. Take a right onto Weston Road, then a left onto Linden Street followed by a left into the project site.

The main traffic routes **from** the project site during demolition and construction will consist of the following:

> **Primary Exit Route:**
>
> When exiting the project from Gate A or B, the construction vehicle will take a right onto Linden Street, then take a right Weston Road, and then a left to head West onto Route 9.
>
> **Alternate Exit Route:**
>
> When the construction vehicle cannot execute a right turn exiting the site from Gate A or B without significantly impeding Linden Street traffic, the construction vehicle will take a left onto Linden Street, then take a left on Kingsbury Street, and then a right to head East onto Route 9. This is likely to occur with the large delivery vehicle (approximately 70 feet in total length).

During all phases of construction all trucks and deliveries will utilize Gate A or B on Linden Street.

During the Ledge and Soil removal phase of the project, it is anticipated that 850 loads will be removed from the project site. This will be the peak of trucking activity during this phase of work. It is estimated that the peak daily truck hauling will be 30-40 rounds per day.

5.3 Off-Site Staging

At no time will Town streets be used for crane placement, staging of trucks, and/or off- loading of trucks without the separate permit application and approval.

If necessary, all staging of the construction trucks will take place at our designated on-site construction staging area.

6. Construction Air Quality

6.1 Contractor Obligations

Impacts associated with construction activities may generate fugitive dust, which will result in localized increase in airborne particular levels. Fugitive dust emissions from construction activities will depend on such factors as the properties of the emitting surfaces (e.g., moisture content and volume) meteorological variables, and construction practices employed.

To reduce emission of fugitive dust and to minimize impacts on the environment, the Construction Contractor will adhere to a number of strictly enforced mitigation measures, including the following:

- Wetting agents will be used regularly to control and suppress dust that has the potential to become airborne to wind.
- All trucks for transportation of construction debris will be fully covered.
- Storage of construction debris will be within the fenced-in site.
- Construction practices will be monitored to ensure the unnecessary transfers and mechanical disturbances of loose materials are minimized that any emissions of dust are negligible.
- Accumulation of soils on the construction site will be minimized.
- Streets and sidewalk will be cleaned regularly to minimize dust accumulations. Streets will be cleaned on a daily basis during site work operations. Sweeping will be performed during work hours, as required.
- If any contaminated soil is encountered during excavation, it will be temporarily stockpiled and covered on-site while arrangements are made for proper removal and disposal.
- Actual construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and that any emission of dust is negligible.

6.2 Dust Control

To reduce emission of fugitive dust RISE Construction Management and its Subcontractors will adhere to a number of strictly enforced mitigation measures, including the following:

- Wetting agents will be used regularly to control and suppress dust that

has the potential to become airborne by wind.

- All trucks for transportation of construction debris will be covered by a tarp and their wheels cleaned before exiting the site.
- Construction debris will be placed in debris containers and will be removed from the site on a regular basis.
- Storage of construction debris will be within the fenced-in site.
- Construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and that any emissions of dust are negligible.
- Accumulation of soils on the construction site will be minimized.

6.2 Nuisance Odor Control

Methods that the Contractor shall use to control nuisance odor emissions associated with earthwork include:

- Improving site drainage in order to minimize standing water remaining in excavated areas, and pumping collected groundwater to sump locations.
- Covering stockpiles of excavated material with polyethylene sheeting and securing it with sandbags or an equivalent method to prevent the cover from being dislodged by the wind.
- Reducing the amount of time that excavated material is exposed to the open atmosphere.
- Maintaining the construction site free of trash, garbage, and debris.
- Methods that shall be used by the Contractor to control nuisance odors associated with diesel emissions from construction equipment include:
    - Turning off diesel combustion engines on construction equipment not in active use and on dump trucks that are waiting or more to load or unload material.
    - Locating combustion engines away from sensitive receptors such as fresh air intakes, air conditioners, and windows.

7. Construction Noise

7.1 Contractor Obligations

Every reasonable effort will be made to minimize the noise impact of construction activities. Mitigation measures will include:

- Instituting a proactive program to ensure compliance with the Town Of Wellesley noise limitation policy.
- Turning off equipment
- Locating noisy equipment as far as possible from sensitive areas.
- Installing perimeter site fence.
- Identifying and maintaining truck routes to minimize traffic and noise throughout the Project.
- Replacing specific construction techniques by less noisy ones where feasible (e.g., using vibration pile driving instead of impact driving, if practical, and mixing concrete off-site instead of on-site).
- Maintaining muffling enclosures on continuously running equipment, such as air compressors and welding generators.
- Mandating that certain equipment have the proper sound attenuation devices.
- Reducing street noise associated with steel erection by placing welding inside the site fence and away from the street edge.
- Scheduling equipment operations to keep average levels low, to synchronize noisiest operation with times of highest ambient levels.

8. Other Construction Mitigation Measures

8.1 Vibration

All means and methods for performing work at the project site will be evaluated for potential vibration impacts on adjoining property, utilities, and adjacent structures. Acceptable vibration criteria will be established prior to construction, and vibration will be periodically monitored during construction to ensure compliance with the agreed-upon standard.

8.2 Groundwater

N/A

8.3 Rodent Control

A rodent extermination will be started prior to the demolition of the existing building after asbestos remediation. A rodent extermination certificate will be filed with the Town of Wellesley Health Department prior to full structure demolition/Rodent inspection and monitoring will be carried out before, during and at the completion of all construction work, in compliance with the Town requirements.
Rodent extermination prior to demolition start will consist of treatment of areas throughout the Project site.

These specifications will include all of the following requirements:

- RISE Construction will hire a qualified technician to conduct a thorough inspection of the site and provide an assessment of the site as it relates to pest control. A written assessment will be received listing all pest types and areas of infestation. The report will contain suggestions for remediation.
- Within an agreed amount of time after conducting the initial inspection and assessment, RISE Construction will present a Pest Management Plan for approval. The plan will include details concerning:
    - Training for appropriate parties about the plan.
    - Frequency of technician inspections and activities they will perform.
    - A description of the pest monitoring program.
    - The Project Team will review and renew the Pest Management Plan as needed.
    - RISE Construction will provide service reports after each service visit, which should include a listing of treated areas, treatments used and any conditions that may be contributing to the pest problem.
    - Construction will use heavy-duty refuse containers with tight-fitting lids.
    - If a dumpster is necessary for temporary storage of garbage and trash associated with food, it will not have opening to allow rodents.
    - RISE Construction will maintain a site free of trash and garbage, and provide and enforce proper use of refuse containers to ensure rodents and other pests are not harbored or attracted.
    - RISE Construction will designate specific locations as lunch and coffee break areas to prevent random disposal of garbage and trash, and will keep those areas free of litter by providing the necessary number of heavy duty refuse containers.

9. Site Maintenance and Snow Removal

9.1 Contractor Obligation

RISE Construction will remove snow from all public areas affected by their work. This will be done daily and continuously to ensure that all streets and sidewalks are clear of snow and ice. Under no condition shall the snow be disposed of on public property. The streets and sidewalks affected by construction activities will be cleaned as necessary to prevent buildup of dirt and debris.

10.0 Approval

Submitted Date:	Approved Date:
_____	_____
Month/Day/Year	Month/Day/Year
_____	_____
Print Name:	Print Name:
RISE Construction Management, Inc.	Town Of Wellesley PWD