

BARRY'S CORNER

Draft Construction Management Plan 11-21-2013

Prepared for: Boston Transportation Department
Project Proponent: Samuels & Associates
Construction Manager and General Contractor: Suffolk Construction

1. Introduction

Project description

This Construction Management Plan (CMP), submitted to the Boston Transportation Department for their approval prior to the start of construction, includes specific mitigation measures and staging plans to minimize impacts to abutters. The construction manager will be bound by the CMP. The project is located at the northwest corner of Western Avenue & North Harvard Street.

2. Construction Methodology

2.1 Construction Schedule

The construction period for the project is expected to be approximately 22 months in duration. It is anticipated that the project is estimated to start on or about December, 2013 and last through September, 2015.

2.2 Construction Logistics

The proposed Logistics Plan is designed to isolate the construction while providing safe access for pedestrians and automobiles during normal day-to-day activities and emergencies. Interaction with the public will occur mainly along Western Avenue and North Harvard Street.

The project consists of excavating for the deep foundation, placing spread footings/foundation walls and the erection of a six (6) to nine (9) story mixed use building. The building will consist of retail space, an underground garage and residential apartments.

The site will be secured by an 8-foot high fence with privacy screening in accordance with the Logistics Plan. The site will utilize 2 gates for access. Gate A (Main Entrance Gate) will be located on Western Ave. Gate B (Main Exit Gate) will be located on North Harvard Street. We will install a third gate, Gate C, which will be located at the north end of the South Campus Drive Extension leading to North Harvard Street. Gate C will not be utilized unless the primary gates are blocked by construction activities.

All construction material delivery trucks will be directed to the Western Ave entrance for deliveries during the construction period. During excavation and foundation phases of the project, the trucks will be able to drive directly into the site to load/unload and then drive directly out of the site, exiting onto North Harvard Street and turning onto Western Avenue. Trucks will not be allowed to park or idle on the neighborhood streets. A wheel wash station will be located at the exit to the site and adjacent streets/sidewalks will be swept as necessary to minimize accumulations of dirt and dust. Mechanical sweeping will be utilized continuously during the excavation and foundation phases.

Concrete pumps, steel deliveries and precast deliveries will be staged within the site fence as shown on CMP - 2. The project will utilize two crawler cranes for steel and precast erection.

Material hoisting will be done from inside the fence line on the South Campus Drive Extension with a man and material hoist.

Proper signage and Way Finding will direct pedestrians safely around the construction jobsite and activities.

2.3 Perimeter Protection/Public Safety

Suffolk Construction will work to ensure the sidewalk protection minimizes impact to pedestrian and vehicular flow. The specific configuration of sidewalk protection and pedestrian access around the site will vary depending on the phase of the work being performed. In general, secured fencing will be used to isolate construction areas from pedestrian traffic and Police Details will be provided at all active gates to facilitate traffic flow.

Construction procedures will be designed to meet all OSHA safety standards for specific site construction activities. Subcontractors will implement and manage their own Health and Safety Program for the project. All Subcontractors are required to wear appropriate personal protective equipment.

Snow removal and ice treatment will be provided on the surrounding sidewalks, as will trash and debris clean up. Snow removal will occur in a timely manner.

The existing street lights will be removed for the duration of the project. Suffolk will provide sufficient temporary site lighting to ensure the safety of all pedestrians accessing the sidewalks around the site, including lighting at all covered pedestrian walkways, until permanent street lights are installed.

3. Construction Traffic Impacts

3.1 Construction Trip Generation and Worker Parking

The number of workers required during the construction will vary with an estimated average daily workforce of 150 during the peak of construction. Because the workforce will arrive prior to peak traffic periods, these trips are not expected to impact traffic conditions. Additionally,

jobsite personnel will be encouraged to utilize public transportation. No personal vehicles will be allowed to park at the project construction site or in the adjacent residential streets. Terms and conditions related to workforce parking and public transportation use will be written into each subcontract. Harvard will provide options for construction worker parking if the proposed plan does not suffice, subject to obtaining any necessary approvals.

3.2 Truck Routes and Volumes

Truck traffic will vary throughout the construction period, depending on the activity. It is expected that truck traffic will average 8-10 trucks daily spread evenly throughout the day.

All truck traffic will be directed to enter the site utilizing Western Avenue via Storrow Drive and the Mass Pike as illustrated on the attached truck routing plan. No trucks will be allowed in the neighboring streets. Specifically, no trucks will be allowed on North Harvard Street south of Western Avenue and no trucks will be allowed on Windom Street. Suffolk will install way finding signage at strategic locations identifying no travel zones for construction vehicles and all subcontractors and vendors will be provided with pamphlets indicating the appropriate truck routes to access the site.

Once at the site all vehicles will be brought within the fence line and will not be allowed to queue on Western Avenue or North Harvard Street

4. Construction Air Quality

4.1 Dust Control

To reduce emission of fugitive dust and minimize impacts on the local environment, the construction contractor will adhere to a number of strictly enforced mitigation measures. These include:

1. Wetting agents will be used regularly to control and suppress dust that may come from the construction materials.
2. All trucks used for transportation of construction debris will be fully covered.
3. Actual construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and to ensure that any emissions of dust are negligible.
4. Street and sidewalks will be cleaned periodically to minimize dust accumulations.
5. A wheel wash station will be located at the North Harvard Street exit to the City streets during site work activities.
6. All stock piles of soils will be covered with tarps and/or poly when they are not being utilized for current site activities.

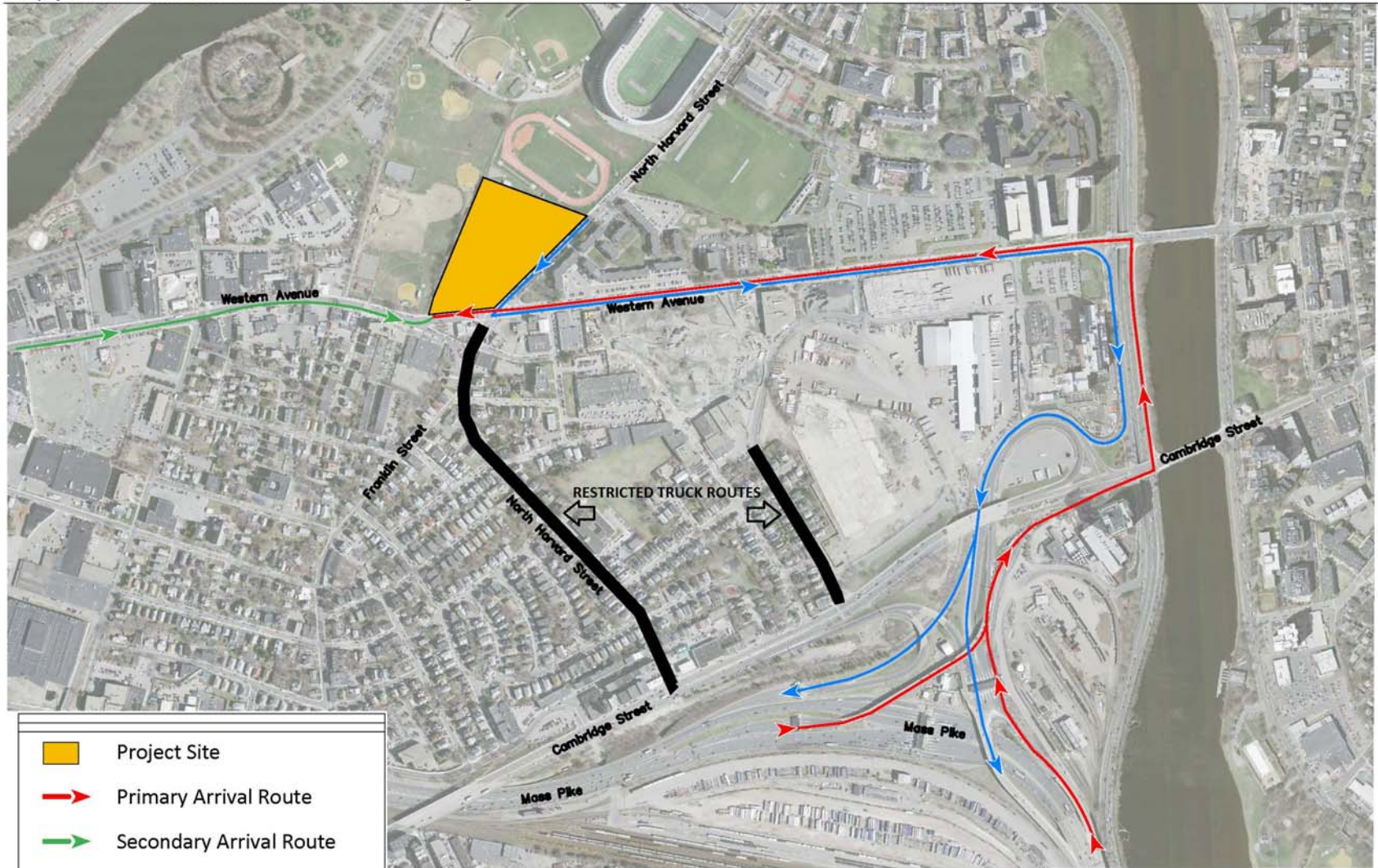
5. Construction Noise

The project will require the use of equipment that can be heard from off -site locations. This project is committed to mitigating construction noise impacts. Increased community sound levels, however, are an inherent consequence of construction activities. Construction will occur

during the daytime hours as defined by the Boston Noise Regulation (7:00 a.m. to 6:00 p.m. Monday through Friday). In some instances, a second shift, off hour, holiday and weekends may be required. When these events arise, all required permits will be obtained and notification will be posted.

6. Rodent Control

The City of Boston has declared that the infestation of rodents in the City is a serious problem. In order to control the infestation, the City enforces the requirements established under the Massachusetts State Sanitary Code and the State Building Code that the extermination of rodents shall be required for issuance of permits for demolition, excavation, foundation and basement rehabilitation. The proposed project will develop a rodent control program prior to its construction start. Prior to the commencement of construction we will conduct a pre-existing survey of the surrounding areas to determine if any existing conditions may affect our rodent control program.



Vanasse Hangen Brustlin, Inc.



0 1250 2500 Feet

Truck Routing Plan

Barry's Corner
Construction Management Plan



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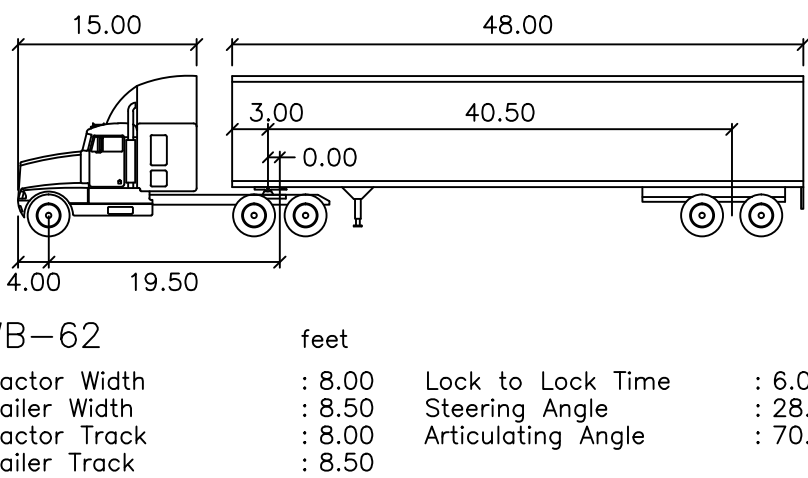
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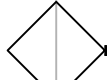
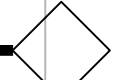
SCHEDULED ACTIVITIES

- EROSION CONTROL
- SITE FENCE
- MOBILIZE TRAILER
- ABATE BUILDING
- DEMO./CLEAR SITE
- CUT AND CAP UTILITIES

MONTHS
1-3



BAR SCHEDULE

2013			2014										2015											
10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10
DEMOLITION																								
			FOUNDATION AND STRUCTURE																					
			FACADE																					
			INTERIORS																					
																								
PROJECT START (12/2013)			PROJECT COMPLET (9/2015)																					

No.	Revision	Date	Appr.
Designed by	MCJ	Drawn by	MCJ
Checked by	KCW	Approved by	CYM
Scale	1"=30'	Date	November 21, 2013
Project Title			
Barry's Corner Redevelopment Project			
Western Avenue Allston, Massachusetts			
Issued for			

Not Approved for Construction
Drawing Title
Construction Management Plan

CMP-1

Sheet of 5

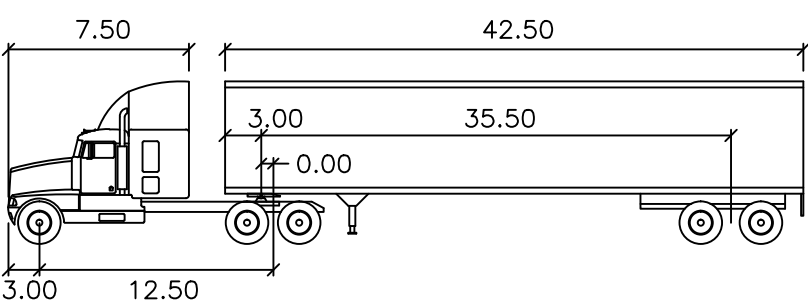
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● SITE WORK / UTILITIES

MONTHS
4-13



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

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Barry's Corner Redevelopment Project

Western Avenue
Allston, Massachusetts

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Construction Management Plan

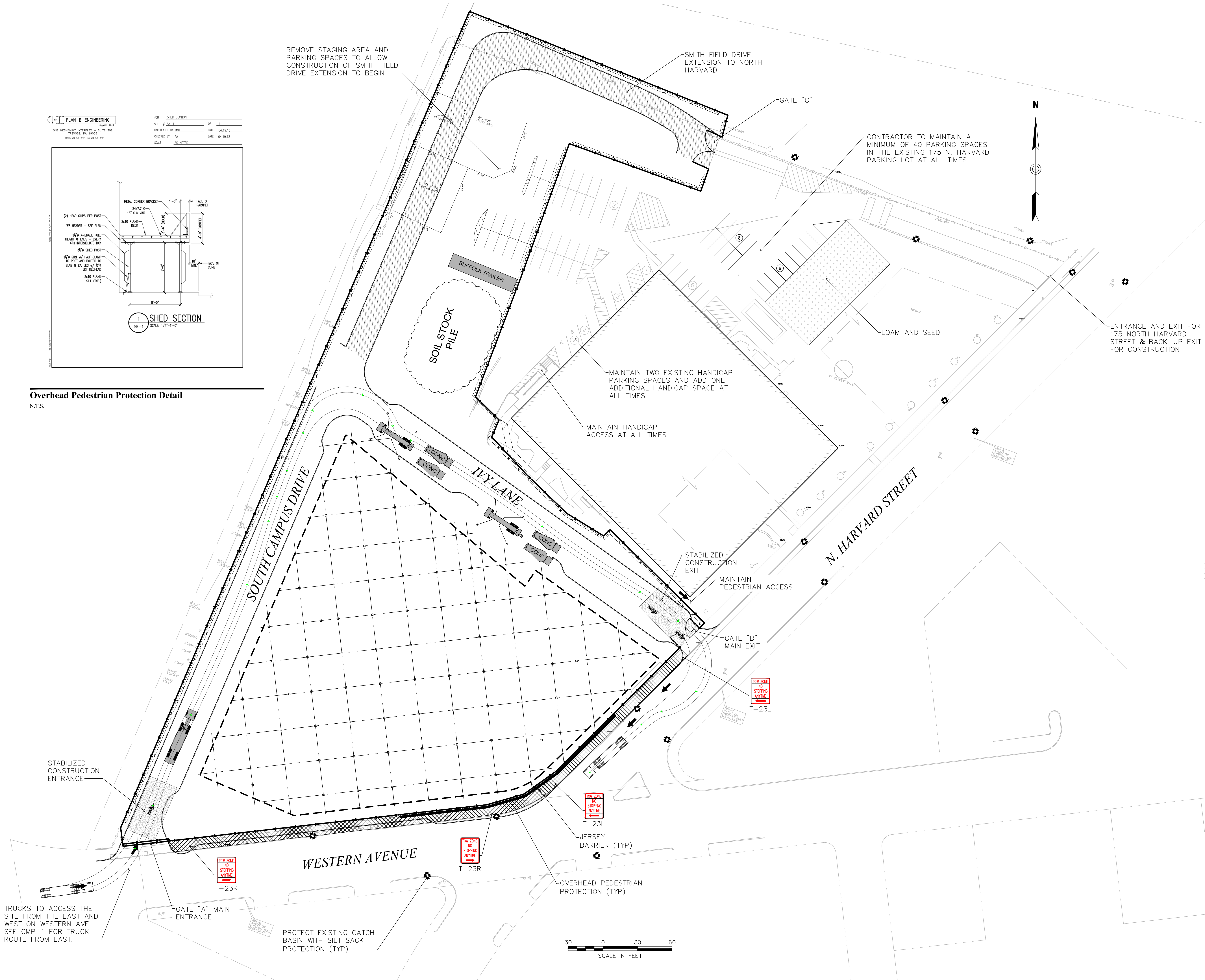
Drawing Number

CMP-2

Sheet of 5

Project Number
12228.00

12228.00-CMP-PLAN.DWG



N.T.S.

TRUCKS TO ACCESS THE
SITE FROM THE EAST AND
WEST ON WESTERN AVE.
SEE CMP-1 FOR TRUCK
ROUTE FROM EAST.

PROTECT EXISTING CATCH
BASIN WITH SILT SACK
PROTECTION (TYP)



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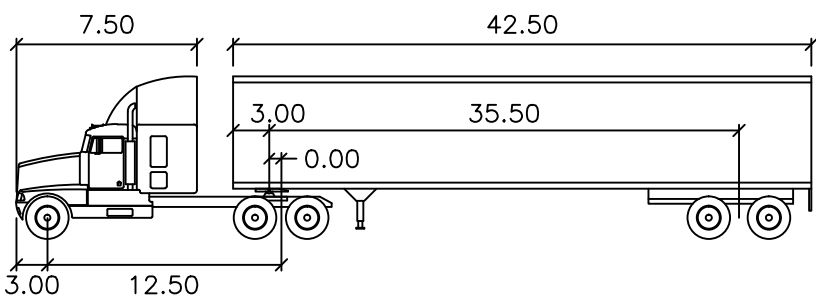
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SCHEDULED ACTIVITIES

- SET-UP CRANE
- LOWRISE PREFAB
- DECKING AND DETAILS
- CONCRETE SLABS
- FIRE PROOFING
- ROOFING

MONTHS
4-13



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

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Barry's Corner
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Western Avenue
Allston, Massachusetts

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Drawing Title

Construction
Management Plan

Drawing Number

CMP-3

Sheet of 5

Project Number
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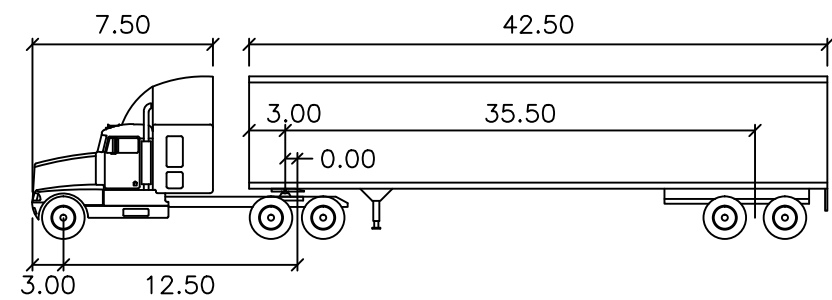
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SCHEDULED ACTIVITIES

- M.E.P.'s
- ELEVATORS AND STAIRS
- EXTERIOR WALLS
- BRICK
- CURTAIN WALL
- FIT-OUT
- LANDSCAPING
- OPEN NEW ROAD
- COMMISSIONING
- OWNER EQUIPMENT

MONTHS
12-16



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

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Barry's Corner
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Construction
Management Plan

Drawing Number

CMP-4

Sheet of 5

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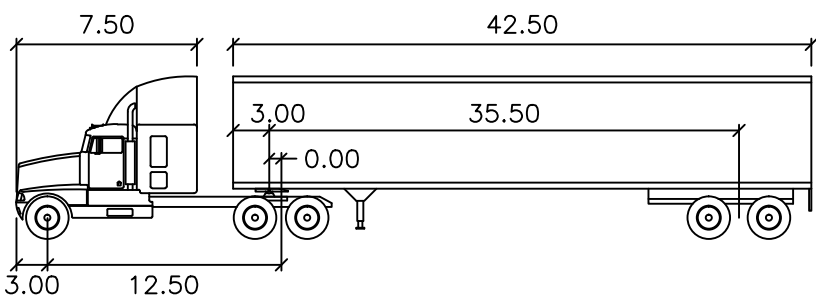
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SCHEDULED ACTIVITIES

- NEW ROAD OPEN
- MAINTAIN "ED PORTAL" BUILDING ACCESS
- SMITH FIELD ROAD EXT.
- INTERIORS

MONTHS
15-22



WB-50	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Tractor Track	: 8.50	Steering Angle	: 17.7
Tractor Wheelbase	: 8.00	Articulating Angle	: 70.0
Tractor Wheelbase	: 8.50		

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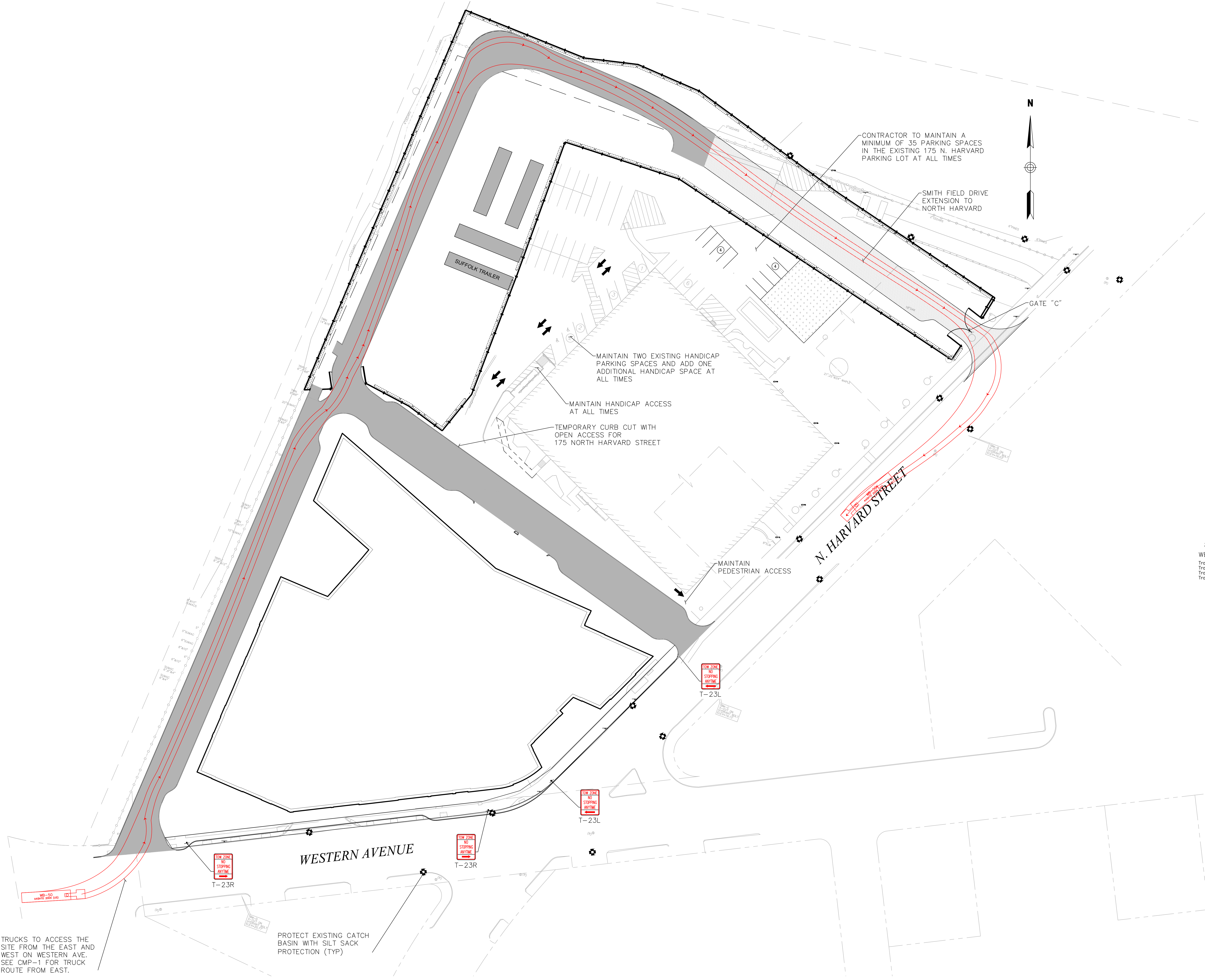
Construction
Management Plan

Drawing Number

CMP-5

Sheet of 5

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TRUCKS TO ACCESS THE SITE FROM THE EAST AND WEST ON WESTERN AVE. SEE CMP-1 FOR TRUCK ROUTE FROM EAST.

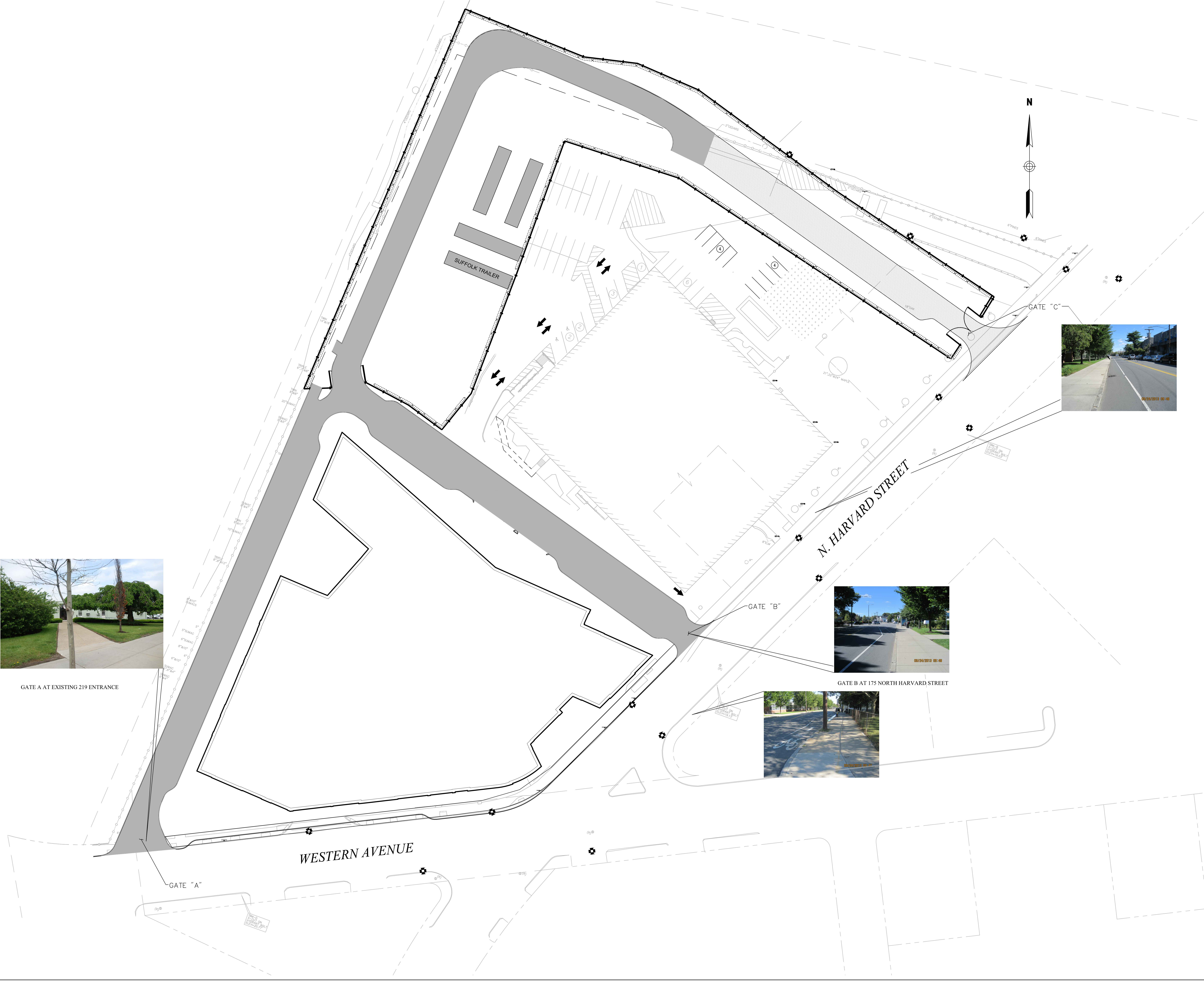
PROTECT EXISTING CATCH BASIN WITH SILT SACK PROTECTION (TYP)



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GATE A AT EXISTING 219 ENTRANCE



GATE B AT 175 NORTH HARVARD STREET



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CMP-6

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