



BOSTON REDEVELOPMENT AUTHORITY



Economic Development and Industrial Corporation of Boston



Submittal Requirements for Tenant Improvements, Construction, and Roadway Closures on BRA/EDIC Properties

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INTRODUCTION

The purpose of these Tenant Submission Guidelines is to establish easily understood requirements for all tenants conducting improvements in the Raymond L. Flynn Marine Park, formally the Marine Industrial Park Charlestown Navy Yard, Long Wharf and other BRA/EDIC sites. They are for the use of tenants, architects, engineers, contractors and whosoever may have an interest in modifications to the buildings within the Raymond L. Flynn Marine Park, Charlestown Navy Yard and Long Wharf Improvements. It is not intended to unduly increase design and/or construction costs, but to clarify the proper procedures for all submittals and to define long term interests of the Boston Redevelopment Authority (BRA) / Economic Development and Industrial Corporation (EDIC) of Boston as Building/Land owner.

It must be understood that it is important to the BRA/EDIC to keep accurate records of the modifications to our buildings, utilities and site improvements, as well as it is required by the Commonwealth of Massachusetts. These guidelines should clarify what is already required by each Tenant's lease conditions and to simplify the issues of what is required and under what circumstances additional information is required in order to complete the BRA/EDIC approval process. These submissions do not exempt any Tenant from any other permitting procedures. Compliance with all applicable state, Federal and City of Boston codes, laws, and ordinances is the sole responsibility of the tenant, as is the acquisition of required permits and licenses. The tenant shall perform all work in strict accordance with all rules, regulations, standard codes, ordinances or laws of local City, State and Federal authorities having lawful jurisdiction, and be responsible for compliance therewith, such authorities include but are not limited to the Massachusetts State Building Code including subsequent mechanical and electrical codes, the BRA/EDIC Lease Conditions and Construction Guidelines and/or lease conditions, the City of Boston, the Massachusetts Department of Public Safety and the Occupational Safety and Health Act of 1970, and the American Disabilities Act.

SUBMITTAL PROCEDURES

I: GENERAL

Prior to obtaining construction permits from all other governing authorities, all Tenants must submit to the BRA/EDIC Capital Construction Department, detailed architectural/engineering plans and specifications depicting the complete scope of the work to be performed must be submitted as a condition of the lease.

The BRA/EDIC's approval of drawings and specifications will be normally completed within twenty (20) maximum business days of receipt and shall be returned management company for the building, the A/E firm and/or Tenant with our written approval/rejection including all comments. Construction shall proceed based on the approved plans and specifications of BRA/EDIC's conditioned absolutely on the approval letter. Any deviation from the approved documents or significant revisions made to the plans and specifications will trigger a resubmission of documents for further approvals. Any construction changes or revisions made without the approval of EDIC is in violation of the Tenant's lease agreement. EDIC reserves the right to have any and all work, which does not conform to these guidelines and/or applicable codes, immediately removed at the sole expense of the tenant.

All Submissions must be made to: Paul Osborn or Marla Cumming
Capital Construction Department
EDIC of Boston
22 Drydock Avenue, Suite 201
Boston, MA 02210

or via email at marla.cumming@boston.gov (limited by file size)

All Exterior Building Modifications, Sign Proposals or Type B and Type C submissions shall be also submitted to:

David Carlson
Senior Architect / Executive Director BCDC
Boston Redevelopment Authority
1 City Hall Square, Suite 938
Boston, MA 02201

or via email at david.carlson@boston.gov (limited by file size)

II: PERMITS

EDIC of Boston's requires that copies of any and all permits required by all governing authorities having jurisdiction such as, state, federal and City of Boston codes laws and ordinances be submitted to the BRA/EDIC/Capital Construction Department five (5) days prior to the start of construction. All applicable permits, licenses, inspections and certificates must be obtained, requisite notices given to the proper authorities including the City of Boston Inspectional Services Department and/or any other governing agency. Copies of all permits must be submitted to BRA/EDIC to the attention of marla.cumming@boston.gov or at 22 Drydock Avenue, Suite 201, Raymond L. Flynn Marine Park , Boston, MA 02210.

III: INSURANCE

All Tenants must provide Certificates of Insurance for themselves and for all contractors that they employ to work in or around the building. The Insurance Certificates must be submitted to BRA/EDIC five (5) days prior to the start of construction. Insurance Certificates must contain the following:

1. General Liability Limits for each occurrence and workman compensation limits. Two Million for personnel injury and two million for property damage. If construction costs are larger than two million insured amounts shall be increased.
2. The Certificate of Insurance must name the building lease holder or Management Company as additionally insured and shall also name the Boston Redevelopment Authority/EDIC of Boston as additionally insured with no exceptions or written contract required. The Certificates must be dated within the length of period of the project/
3. An authorized representative must sign the certificate. A faxed or email copy is acceptable to commence work but an original must be mailed.
4. Additionally insured parties must be notified in advance if there is a change or lapse or termination of coverage.

IV TYPES OF IMPROVEMENTS AND THEIR SUBMITTAL PROCESS

All Tenants are required to submit the improvements to the BRA/EDIC, Owner of the building, land and all utilities. See drawing requirements for the required drawings, specifications and other submittals in section V. There are three types of submittals.

TYPE A: SIMPLE

- A. Tenant Improvements interior to an existing building without changes to the exterior façade, roof, building envelope, or exterior signing.
 1. Submit a complete set of Architectural/Engineering Drawings, Specifications and Schedule of Construction (bar graph) to BRA/EDIC, 22 Drydock Avenue, Suite 201, Boston, MA 02210 to the attention of Paul Osborn, Director of Capital Construction and/or Marla Cumming, Tenant Construction and Permitting for review and approval.

TYPE B: COMPLEX

- B. Tenant Improvements interior to an existing building with changes to the exterior façade, roof, building envelope, windows or exterior signing, including HVAC systems.
1. Submit one (1) complete set of detailed Architectural/Engineering Drawings, Specifications and Schedule of construction (bar graph) to the BRA/EDIC, 22 Drydock Avenue, Suite 201, Boston, MA 02210 to the attention of Paul Osborn and/or Marla Cumming for a complete review and approval.
 2. Submit one (1) complete set of drawings to the Boston Redevelopment Authority, One City Hall Plaza, Suite 938, Boston, MA 02201 to the attention of David Carlson, Director of Urban Design for review and approval of the modifications to the exterior building.
 3. All HVAC rooftop installations/modifications shall be accompanied by a roof section showing the surface of the roof, height of equipment platform, height of equipment, height of parapet, and the height of the overall building.
 4. All Signing proposals shall be accompanied by a sign manufacturers drawings renderings and a photo simulation of the proposed appearance and size in relationship to the building.
 5. All louver and stack installations shall be accompanied by an up to date building elevation, including all existing conditions.

TYPE C: NEW CONSTRUCTION OR MAJOR RENOVATIONS

- C. Tenant Improvements including Building development on and existing parcel, building additions, site improvements and/or new construction:
1. Submit one (1) complete set of Architectural/Engineering drawings and specifications to BRA/EDIC Capital Construction Departments, 22 Drydock Avenue, Suite 201, Boston, MA 02210 to the attention of Paul Osborn, Director of the Capital Construction Department (CCD).
 2. Submit one (1) complete set of Architectural/Engineering drawings including all proposed Building Elevations shall be sent to David Carlson, Director of BRA/EDIC Urban Design Department (UDD), at One City Hall Plaza, Suite 938, Boston, MA 02201, for an Article 80 review and approval of the modifications/appearances of the building. All other permit requirements of the City of Boston shall also be submitted in addition to these BRA/EDIC requirements.
 3. When the project has preliminary approval by the BRA/EDIC and all lease conditions are completed by the Real Estate Department, the Tenant shall submit one (1) complete final set of drawings to Marla Cumming, Tenant Construction and Permitting, BRA/EDIC, 22 Drydock Avenue, Suite 201, Boston, MA 02210 for facility logistics and engineering reviews and approvals.

V DRAWINGS SUBMITTAL REQUIREMENTS

Submission of Plans must include; a complete set of Architectural and Engineering Drawings on Bond Paper or Mylar, an exact electronic version in Adobe Reader (.pdf) of the drawings submitted including the stamp and signature and an AutoCAD Drawings (.dwg) of the final floor plan and/or building floor plans and site plans. Drawings and specifications must be complete and include all trades required for construction by the Massachusetts State Building Code (amended IBC), and shall be accurate, legible, and definitive of all aspects of the intended construction. A complete set of Architectural/Engineering drawings and specifications includes the following:

1. All construction documents submitted for BRA/EDIC's review must be dated and bare the professional stamp and signature of an independent Professional Architect and/or Engineer registered in the Commonwealth of Massachusetts.
2. Plans regarding individual Suites must include a location or key plan noting its location within the building showing the limit of work for each floor where the Tenant's Contractor will be working, storing material or equipment.
3. For Suite construction, an Architectural Floor Plan in electronic file format compatible with AutoCAD version 2016 or lower and accompanied by an Adobe Reader file (.pdf) to confirm no xrefs are missing to the email address marla.cumming@boston.gov (limited by file size)
4. All plans submitted for Type C Projects or new construction shall note the total square footage of each floor plan. Architectural drawings of Floor Plans, Roof Plans, and Site Plan shall be submitted in electronic file format compatible with AutoCAD version 2016 or lower and be accompanied by Adobe Reader files (.pdf's) to confirm no xrefs are missing.
5. Plans shall be a maximum size of 30"x42" and shall be drawn to scale. Building sites shall be an engineering scale and Building Floor plans shall be an architectural scale. Plans must note the square foot area of each floor and/or Suite.
6. The Adobe Reader files (.pdf) shall be actual size and not a reduced size or "scale to fit" file.
7. Drawings must be accompanied by a Tenant Improvement Submission Form completely filled out, including the approximate costs associated with the project. See Section VIII, Forms and Appendixes.
8. Any modifications to the approved set of drawings shall be resubmitted and are required to note the revisions made to the specific drawings. No revisions shall be noted on drawings with no change. Only modifications, additions, and/or revisions to the contract drawings must be recorded and easily identifiable on the drawings, showing area(s) affected, initials of individual(s) making the change(s), and date the change(s) was/were made.

VI AS-BUILT DRAWINGS REQUIREMENTS

Upon construction completion the following is required:

1. At the completion of the construction project, a set of field conditions documented and must be recorded thereon the as-built drawings and should be complete, accurate and, legible incorporated into a set of As-Built Plans. These plans are required by the lease conditions.
2. One reproducible complete set of drawings of the construction documents depicting "As-Built" clearly stamped in the lower right hand corner. These reproducible drawings shall be Mylar and all sets shall be stamped and signed by an Architect and/or Engineer registered in the Commonwealth of Massachusetts.
3. All As-Built Plans are required to submitted with exact Adobe Reader files of the mylars and shall be labeled clearly "As-Built" with date and shall also be stamped and signed by a professional Engineer/Architect registered in the Commonwealth of Massachusetts.
4. Tenant improvements that are Type A and B shall submit an Architectural Floor Plan in electronic file format compatible with AutoCAD version 2016 or lower and accompanied by an Adobe Reader file (.pdf) to confirm no xrefs are missing.
5. Tenant Improvements which are Type C or new construction shall submit a complete set of Architectural and Engineering drawings in AutoCAD version 2016 or lower, including xrefs, images, fonts, plot configurations files in order for the drawing to open correctly.
6. For all Type C or New Construction; all BWSC stamped and signed permit drawings shall be submitted in hard copy and Adobe Reader (.pdf).

VII OPERATIONS TAKING PLACE OUTSIDE LEASED PREMISES

All operations/deliveries necessary to take place outside the leased premises requires a Roadway Lane Closure Permit. One lane must be kept open at all times. All required paper work shall be submitted to the BRA/EDIC forty-eight (48) hours minimum in advance of scheduled work. The BRA/EDIC reserves the right to reject dates submitted due to other events or operations that may be occurring in that area at the same time. Contractors, Utilities and Tenants shall be responsible for all costs associated with the roadway lane closure and Municipal Protective Services Details. The procedures for this are as listed below:

TYPE 1 - STREET CLOSURE

Any deliveries, cranes, riggers or/and temporary dumpsters operating or being staged outside the leased premises or taking place in the BRA/EDIC streets or property areas of the Raymond L. Flynn Marine Park, Charlestown Navy Yard and areas of Long Wharf will require a Roadway Lane Closure Permit. See Location Specifics on page 11. At no time will street access be completely shut down, only one lane will be allowed to be closed. Submit completed Roadway Lane Closure Form and subsequent required items as listed below:

- a. A Roadway Lane Closure Request Form and Emergency Contact List completely filled out. See Section VIII, Forms and Appendixes.
- b. A plan showing location of work and equipment placement and Traffic Managements Plan.
- c. The non-refundable fee for a street permit is a company check or money order in the amount of fifty dollars (\$50.00).
- d. The check must be made out to “EDIC of Boston” for work in the Raymond L. Flynn Marine Park or The check must be made out to “Boston Redevelopment Authority” for areas of work in BRA owned streets in the Charlestown Navy Yard and Long Wharf areas.
- e. A Certificate of Insurance from all contractors working outside the lease premises, naming Boston Redevelopment Authority/EDIC of Boston as additionally insured with no exceptions and no written contract required.
- f. A Municipal Protective Services Detail is required and shall be requested 48 hours minimum in advance of the scheduled work at sgtbmps@gmail.com and john.f.obrien@boston.gov including all billing information, location of work and Traffic Management Plan.
- g. All required Roadway Lane Closure Forms, Emergency Contact List, Traffic Management Plan, Company check, Certificate of Insurance and proof of Municipal Detail shall be submitted to marla.cumming@boston.gov for review and if approved the Permit may be picked up at the front desk at 22 Drydock Avenue, Suite 201, Boston, MA 02210 Monday through Thursdays, 7 AM to 2:30PM. The Permit must be at the project site and in clear view.

TYPE 2 - EXCAVATION

Any excavation done on the property of the Boston Redevelopment Authority/Economic Development Industrial Corporation of Boston will also require a Roadway Lane Closure Form and Emergency Contact List. Locations are as noted on page 11. Excavations must comply with the following:

- a) Submit a plan for BRA/EDIC approval regarding the excavation and a traffic management/safety plan showing location of work and equipment placement.
- b) The non-refundable fee for the excavation permit is a company check or money order in the amount of One Hundred Fifty dollars (\$150.00).
- c) The check must be made out to “EDIC of Boston” for work in the Raymond L. Flynn Marine Park.
- d) The check must be made out to the “Boston Redevelopment Authority” for work in BRA owned streets/property in the Charlestown Navy Yard and Long Wharf areas.
- e) A Certificate of Insurance from all contractors working outside the lease premises, naming Boston Redevelopment Authority/EDIC of Boston as additionally insured.
- f) A Municipal Protective Services detail is required and shall be requested 48 hours in advance of scheduled work at sgtbmps@gmail.com with all billing information included and location of work. Notify John O’Brien at john.f.obrien@boston.gov of the area of work and project name.
- g) All required Roadway Lane Closure Forms, Emergency Contact List, Traffic Management Plan, Company check, Certificate of Insurance and proof of Municipal Detail shall be submitted to marla.cumming@boston.gov for review and if approved the Permit may be picked up at the front desk at 22 Drydock Avenue, Suite 201, Boston, MA 02210 Monday through Thursdays, 7 AM to 2:30PM.
- h) The BRA/EDIC do not allow Temporary Pavement Patches. Permanent Pavement Patches are required. All patches shall be made Permanent when the seasonal conditions allow. There is currently a pavement moratorium on most Raymond L. Flynn Marine Park streets. All pavement patches shall comply with the Raymond L. Flynn Marine Park Typical Pavement Patch 2012 through 2017.
- i) All construction shall be in accordance with the Construction Standard Details. See Section IX.
- j) A Roadway Lane Closure Request Form and Emergency Contact List completely filled out. (Attached)

LOCATIONS OF REQUIRED PERMITS

EDIC of Boston Property:

1. All areas of the Raymond L. Flynn Marine Park, formally the Marine Industrial Park, property owned and operated by the Economic Development and Industrial Corporation of Boston or EDIC of Boston.

Boston Redevelopment Authority Property:

1. Charlestown Navy Yard Streets: Baxter Road, Terry Ring Way, Second Avenue, Ninth Street (south of First Avenue) and Thirteenth Street (south of First Avenue), Shipyard Park, Pier 3 and Pier 4, property owned and operated by the Boston Redevelopment Authority.
2. All areas of Long Wharf with the exception of Atlantic Avenue and portions of State Street are property owned and operated by the Boston Redevelopment Authority

VIII
FORMS AND APPENDIXES



Tenant Improvement Submission Form

Submission Date: _____
Date on Drawings: _____ No. of Drawings: _____

Tenant/Business Name: _____
Tenant/Business Address: _____

Tenant Contact: _____
Tenant Contact Telephone No.: _____
Tenant Contact email address: _____

Tenant Floor: _____
(Please note if project is within the ID Bldg. whether it is a portion of the Floor, i.e. East, West etc.)

Building Management Company Contact Name: _____
Telephone No.: _____

A/E Firm: _____
A/E Firm Contact: _____
A/E Firm Address _____
A/E Firm Telephone No. _____

Construction Contractor: _____
Contractor Contact: _____
Contractor Address: _____
Contractor Telephone No. _____

Type of Submittal: A _____ B _____ C _____
No exterior building work; Includes exterior bldg. work; New Construction

What is being submitted to City Hall: (Type B and C only) _____

Approximate cost of project: \$ _____ \$ _____
Construction Costs Design Costs

CHECKLIST FOR TENANT IMPROVEMENTS

This Checklist is provided for Tenants, Architects, Engineers and Contractors' convenience only. All are urged to read the Submission Procedures Section of this document carefully and use this form as an aid in the preparation of their submission.

CHECK ITEMS

- ___ The detailed Architectural and Engineering Drawings, specifications or Construction Documents include all trades employed in order to perform the construction of the project in accordance with all federal, state and City regulations having jurisdiction and is a complete set of drawings.
- ___ The detailed Architectural and Engineering Drawings are dated, signed and bear the stamp of a Professional Architect/Engineer registered in the Commonwealth of Massachusetts.
- ___ The detailed Architectural and Engineering Drawings are to scale and are not a reduced size drawing.
- ___ The detailed Architectural Drawings include a key or location plan showing the location of the work or Suite on an overall floor plan of the specific building.
- ___ The detailed Architectural and Engineering Drawings are in hard copy bond or Mylar (preferred). The Adobe Reader format (.pdf) are on a CD or flash drive and the complete set is one file or each drawing is an individual file. The AutoCAD files are complete and not missing any xrefs, fonts or ctb files.
- ___ The detailed Architectural and Engineering Adobe Reader Files are actual print/scale size and are not reduced (scale to fit) drawing.
- ___ The construction schedule in a bar graph format and shows the intended length of the project.
- ___ If the project includes the replacement of windows, installation of louvers and/or exhaust stacks, a building elevation must be included in the drawing set which portrays the current existing conditions and highlights the proposed new work. These additional drawings must be submitted in addition to the complete set to David Carlson, Director of the BRA Urban Design Department and Executive Director of the Boston Civic Design and Marla Cumming, Capital Construction Department BRA/EDIC
- ___ If roof equipment is being installed or modified in any way, a roof plan and section/diagram of the roof surface and height of equipment, height of the platform in relation to the parapet to 1/4" min. scale. These additional drawings must be submitted in addition to the complete set to David Carlson, Director of the BRA Urban Design Department and Executive Director of the Boston Civic Design and Marla Cumming, Capital Construction Department BRA/EDIC.
- ___ If the project is new construction, two (2) complete set must be submitted including Renderings of the proposed building or photo simulations. These drawings must be submitted to David Carlson, Director of the BRA Urban Design Department and Executive Director of the Boston Civic Design and Marla Cumming, Capital Construction Department BRA/EDIC.
- ___ If the project includes exterior signing, two (2) complete sets (2) sets must be submitted. Renderings and photo simulations of the proposed signing should be included. These drawings must be submitted to David Carlson, Director of the BRA Urban Design Department and Executive Director of the Boston Civic Design and Marla Cumming, Capital Construction Department BRA/EDIC.
- ___ David Carlson is located at Boston Redevelopment Authority, One City Hall Plaza, Suite 938, Boston, MA 02201
- ___ Paul Osborn or Marla Cumming of the Capital Construction Department is located at BRA/EDIC, 22 Drydock Avenue, Suite 201, Raymond L. Flynn Marine Park, Boston, MA 02210.
- ___ Anything submitted to the Boston Redevelopment Authority at City Hall must also be submitted to the EDIC at 22 Drydock Avenue in the Raymond L. Flynn Marine Park for our records.
- ___ The Tenant Improvement Submission Form has been completed and is accompanied the required drawing submission.

BRA/EDIC CAPITAL CONSTRUCTION DEPARTMENT

Roadway Lane Closure Request

Permit No. _____

For official use only

Date Submitted: _____

Job Name: _____

Contractor Performing Work: _____ Representative: _____

On-Site Contact: _____ Phone/Radio/Cell/Pager: _____

Location and Description of Work, and Requested Closure (Attach Traffic Control Plan of Closure)

EMERGENCY VEHICLE ACCESS IS REQUIRED AT ALL TIMES.

Provide an emergency vehicle detour plan; notify all appropriate agencies, i.e. EDIC, Boston Fire Department, State Police, Boston Police and Municipal Protective Services.

Traffic Control Plans, signs, control devices, etc. must conform to the Manual on Uniform Traffic Control Devices (MTUCD) regulations. Control devices left overnight shall have flashing warning lights or better.

Notes:

1. Submit Plan showing area of work, traffic management, Certificate of Insurance, Company Check and these forms to: marla.cumming@boston.gov or bring all documents to Marla Cumming, 22 Drydock Avenue, Suite 201, Raymond L. Flynn Marine Park, Boston, MA 02210. Allow **48 hours** in advance of construction. Permits may be picked up Monday through Thursday 7AM to 2:30 PM. Permits must be kept on site.
2. To request a Municipal Protective Services Detail, email john.f.obrien@boston.gov and sgtbmps@gmail.com 48 hour in advance of work. Include all billing information, specific location of the project work, and Traffic Management Plan Failure of a Municipal Detail will result in the project being shut down.
3. Checks shall be made payable to EDIC of Boston for all work in the Raymond L Flynn Marine Park.
4. Checks shall be made payable to the Boston Redevelopment Authority for all work on BRA owned Streets at Charlestown Navy Yard and Long Wharf areas.
5. The cost for Roadway Lane Closure Permits is a nonrefundable, onetime fee per project of \$50.00 cash or company check.
6. The fee for Excavation Permit is a non-refundable, \$150.00 cash or company check based on minimum trenching.
7. Submit a Certificate of Insurance naming the Boston Redevelopment Authority/EDIC of Boston as additionally insured.
8. No roadway closure can be extended beyond the authorized date or time without prior approval or renewal.
9. Approvals are subject to clear weather and current traffic conditions and location of work area. BRA/EDIC reserves the right to reject dates submitted due to other events or operations that may occur in the project area.

Contractors/Utilities/Tenants shall be responsible for all costs associated with the roadway lane closure & MPS Detail.

All work regarding the Boston Water and Sewer Commission shall submit a copy of BWSC stamped & approved drawings.

Day	Date	Time	Type of Closure
Monday		Fr: To:	
Tuesday		Fr: To:	
Wednesday		Fr: To:	
Thursday		Fr: To:	
Friday		Fr: To:	
Saturday		Fr: To:	
Sunday		Fr: To:	

Reviewed By: _____ Date: _____

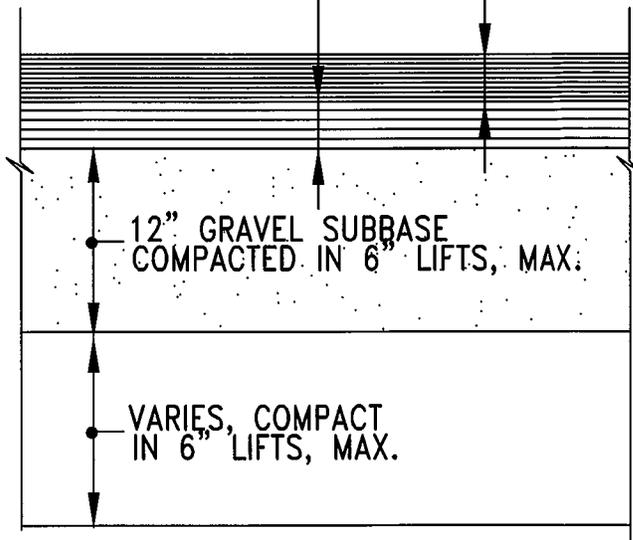
For Official Use: BRA PROPERTY	<input type="checkbox"/>
EDIC PROPERTY	<input type="checkbox"/>

IX CONSTRUCTION STANDARD DETAILS

(SITE CONSTRUCTION AND EXCAVATIONS ONLY)

4" CLASS I BIT. CONC.
PAVEMENT TYPE I-1
(BASE COURSE)

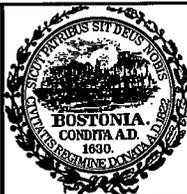
3" CLASS I BIT. CONC.
PAVEMENT TYPE I-1
(1 1/2" TOP COURSE OVER
1 1/2" BINDER COURSE)



TYPICAL
ROADWAY PAVEMENT
NOT TO SCALE

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
CORPORATION OF BOSTON



CAPITAL CONSTRUCTION DEPARTMENT
22 DRYDOCK AVENUE, SUITE 201
BOSTON, MASSACHUSETTS 02210
(617) 722-4300

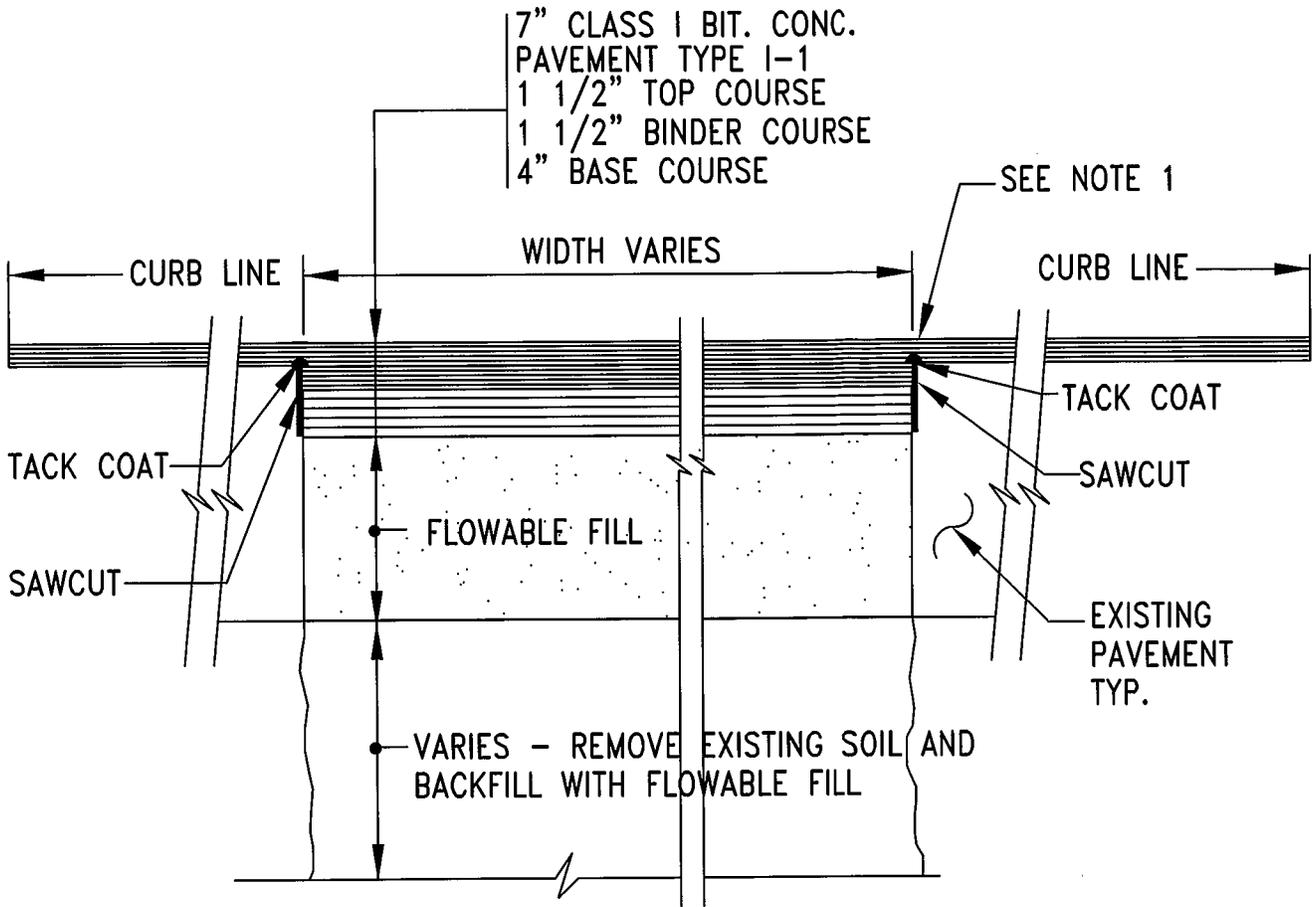
DWG. NO.

SK-1

Martin J. Walsh, Mayor of Boston
Brian Golden, Director

DATE: APRIL 2015 NOT TO SCALE CK: SJH
APPRVD: P. OSBORN DRN: M. CUMMING

SHEET 1 OF



TYPICAL STREET MORATORIUM PERMANENT PAVEMENT PATCH

NOT TO SCALE

NOTES:

1. REMOVE 1 1/2" EXISTING TOP COURSE AND INSTALL NEW 1 1/2" TOP COURSE FROM CURB TO CURB LINE. LENGTH ALONG STREET TO BE DETERMINED BY THE BRA/EDIC DIRECTOR OF ENGINEERING & FACILITY MANAGEMENT DEPT.
2. THIS DETAIL REFERS TO ALL STREETS RECENTLY PAVED IN 2012. MORATORIUM EXPIRES IN 2017. FID KENNEDY AVENUE WEST, ACCESS ROADS A & B WILL BE UNDER MORATORIUM UNTIL 2018.

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
CORPORATION OF BOSTON

Martin J. Walsh, Mayor of Boston
Brian Golden, Director



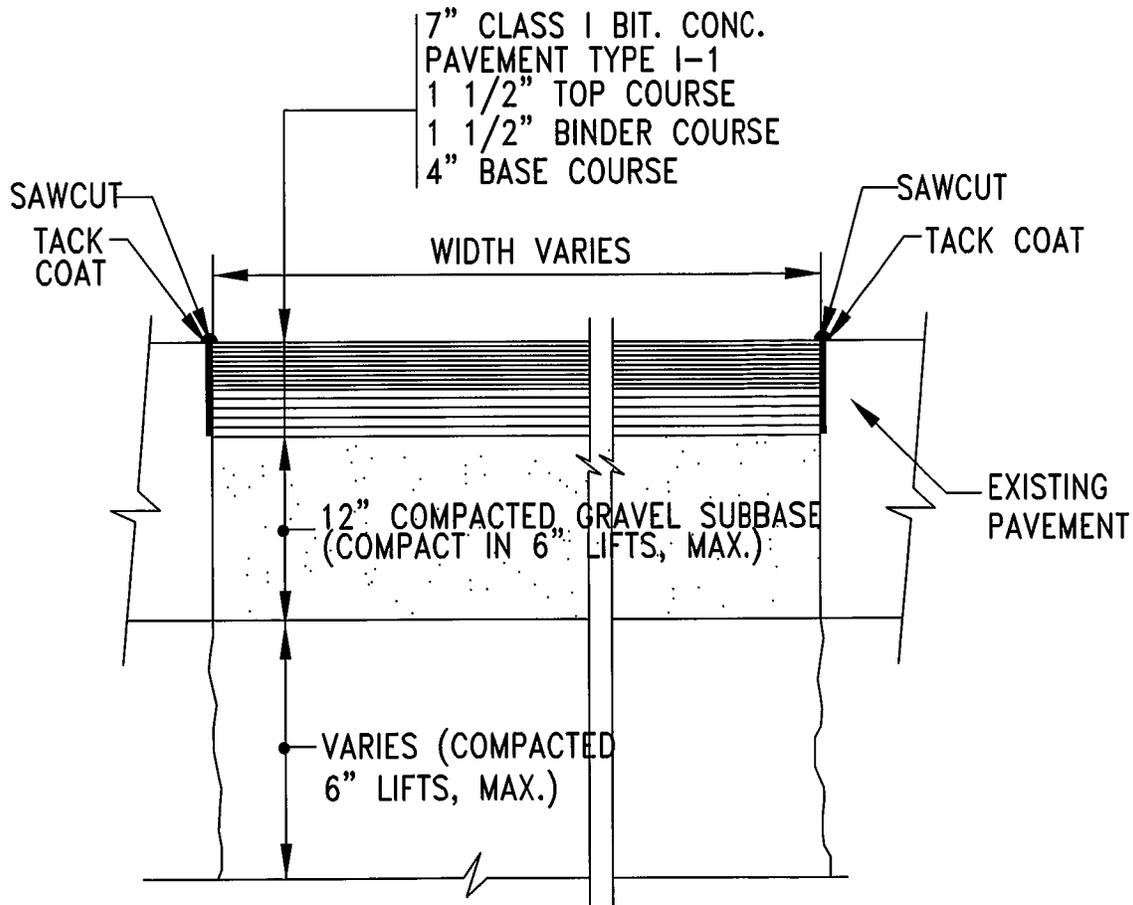
CAPITAL CONSTRUCTION DEPARTMENT
22 DRYDOCK AVENUE, SUITE 201
BOSTON, MASSACHUSETTS 02210
(617) 722-4300

DATE: APRIL 2015 NOT TO SCALE CK: SJH
APPRVD: P. OSBORN DRN: M. CUMMING

DWG. NO.

SK-2

SHEET 2 OF



TYPICAL PERMANENT PAVEMENT PATCH

NOT TO SCALE

NOTE:
SUBMIT COMPACTION REPORT TO
BRA/EDIC, M CUMMING,
22 DRYDOCK AVE, SUITE 201
BOSTON, MA 02210

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
CORPORATION OF BOSTON



CAPITAL CONSTRUCTION DEPARTMENT
22 DRYDOCK AVENUE, SUITE 201
BOSTON, MASSACHUSETTS 02210
(617) 722-4300

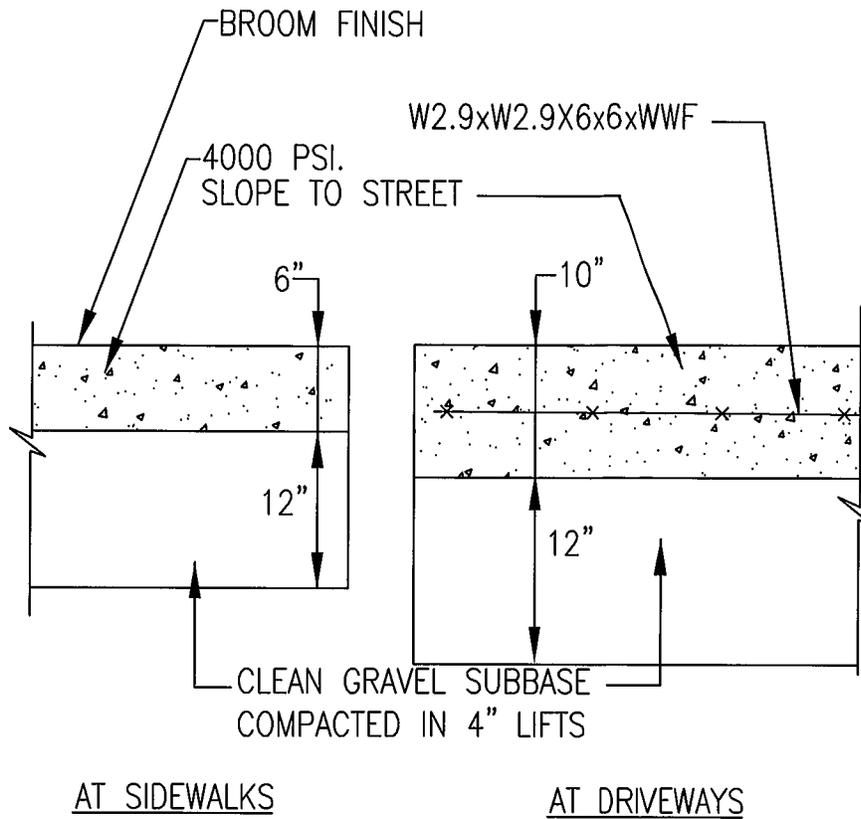
DWG. NO.

SK-3

Martin J. Walsh, Mayor of Boston
Brian Golden, Director

DATE: APRIL 2015	NOT TO SCALE	CK: SJH
APPRVD: P. OSBORN	DRN: M. CUMMING	

SHEET 3 OF



TYPICAL
SIDEWALK/DRIVEWAY
PAVEMENT
NOT TO SCALE

NOTE: SIDEWALKS AND DRIVEWAYS SHALL BE IN ACCORDANCE OF THE CITY OF BOSTON STANDARDS

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
CORPORATION OF BOSTON



CAPITAL CONSTRUCTION DEPARTMENT
22 DRYDOCK AVENUE, SUITE 201
BOSTON, MASSACHUSETTS 02210
(617) 722-4300

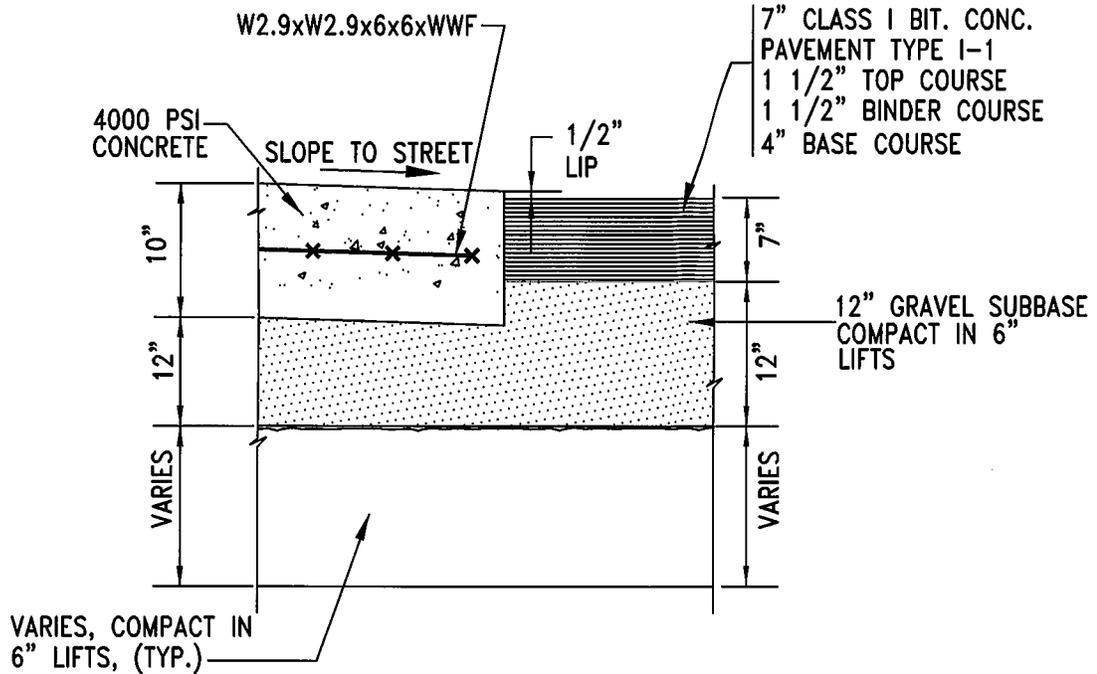
DWG. NO.

SK-4

Martin J. Walsh, Mayor of Boston
Brian Golden, Director

DATE: APRIL 2015 NOT TO SCALE CK: SCALE:
APPRVD: P. OSBORN DRN: M. CUMMING

SHEET 4 OF



TYPICAL DRIVEWAY SECTION

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
 ECONOMIC DEVELOPMENT & INDUSTRIAL
 CORPORATION OF BOSTON

Martin J. Walsh, Mayor of Boston
 Brian Golden, Director



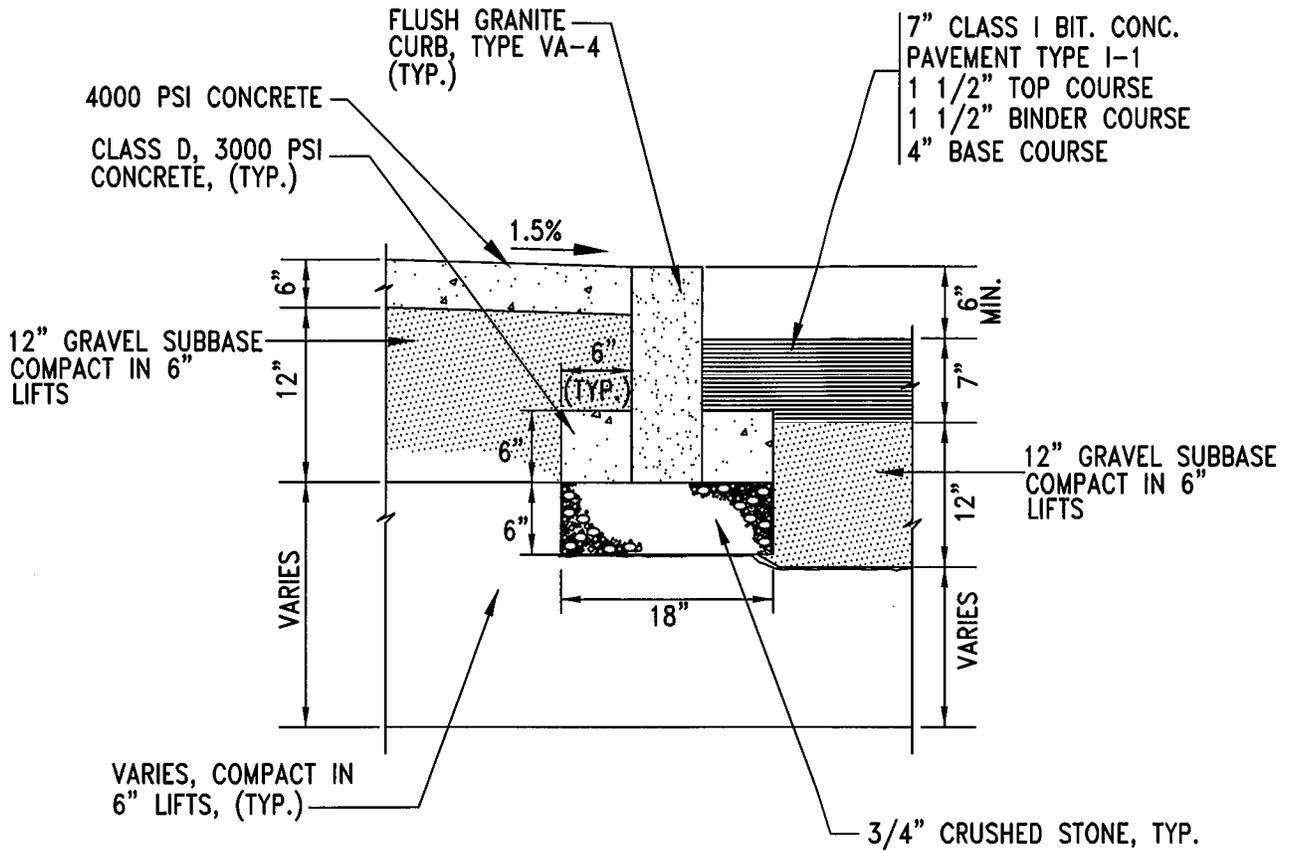
CAPITAL CONSTRUCTION DEPARTMENT
 22 DRYDOCK AVENUE, SUITE 201
 BOSTON, MASSACHUSETTS 02210
 (617) 722-4300

DATE: APRIL 2015 NOT TO SCALE CK: SJH
 APPRVD: P. OSBORN DRN: M. CUMMING

DWG. NO.

SK-5

SHEET 5 OF



TYPICAL SIDEWALK AND CURB SECTION

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
CORPORATION OF BOSTON

Martin J. Walsh, Mayor of Boston
Brian Golden, Director



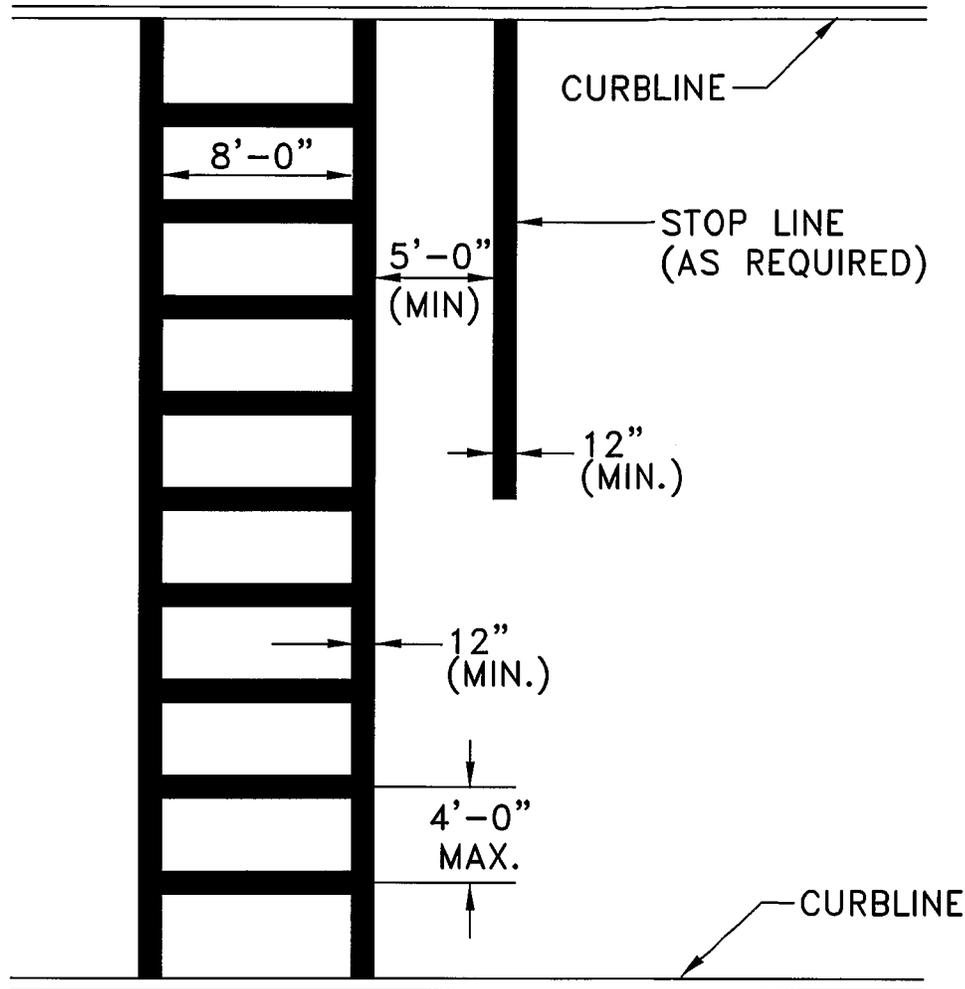
CAPITAL CONSTRUCTION DEPARTMENT
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BOSTON, MASSACHUSETTS 02210
(617) 722-4300

DATE: APRIL 2015 NOT TO SCALE CK: SJH
APPRVD: P. OSBORN DRN: M. CUMMING

DWG. NO.

SK-6

SHEET 6 OF



CROSSWALK (FOR NON-SIGNALIZED LOCATIONS) DETAIL SPECIFICATION

NOTEWELL:

1. ALL TWELVE INCH (12") THERMO-PLASTIC LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (i.e. TWO 6" LINES) WILL BE ACCEPTABLE.
2. LAYOUT OF CROSSWALKS SHALL BE APPROVED BY A BRA/EDIC ENGINEER PRIOR TO THERMO-PLASTIC BEING APPLIED.
3. ALL CROSSWALKS INSTALLED SHALL CONFORM TO THE RELEVANT PROVISIONS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT "STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGES" DATED 1988, SECTION 860 FOR REFLECTORIZED LINE (THERMO-PLASTIC) & MATERIAL SHALL M7.01.03, LATEST REVISIONS.
4. STOP LINE WIDTHS SHALL BE AS INDICATED UNLESS DIRECTED OTHERWISE BY A BRA/EDIC ENGINEER.

CONSTRUCTION GUIDELINES

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
CORPORATION OF BOSTON

Martin J. Walsh, Mayor of Boston
Brian Golden, Director



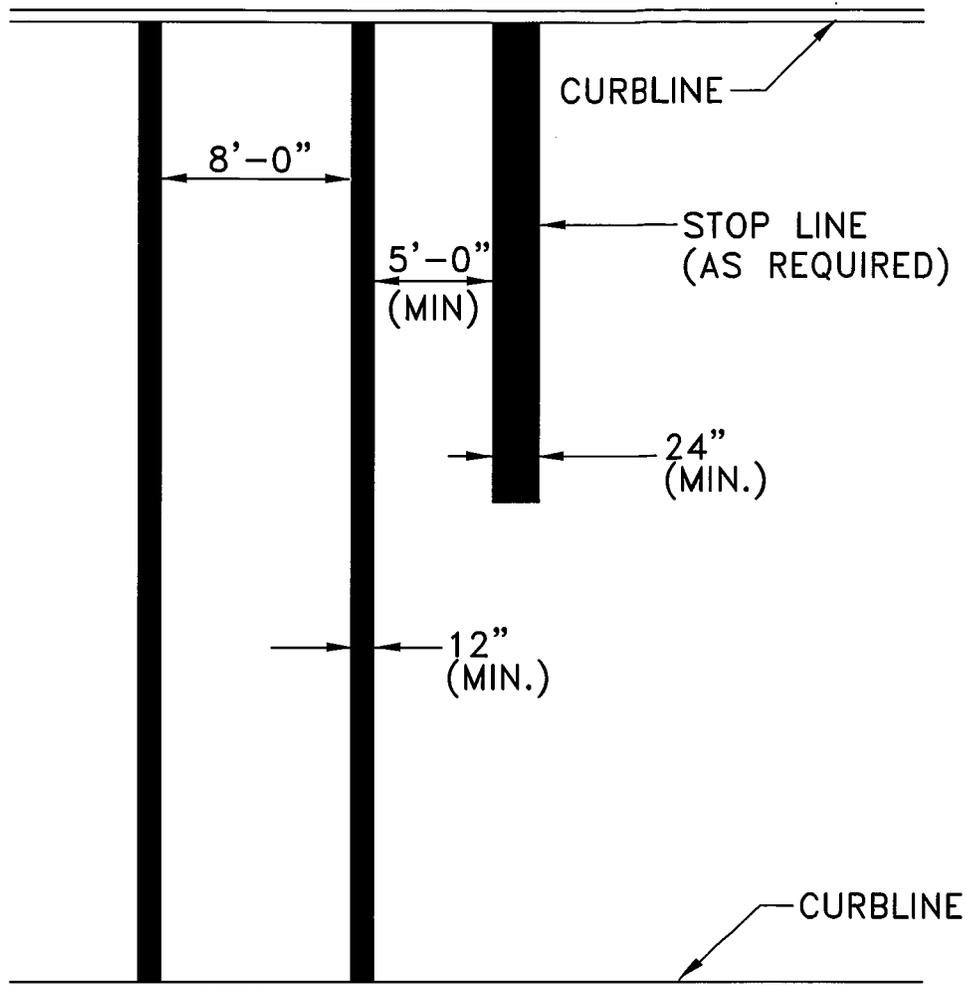
CAPITAL CONSTRUCTION DEPARTMENT
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(617) 722-4300

DATE: APRIL 2015 NOT TO SCALE CK: SJH
APPRVD: P. OSBORN DRN: M. CUMMING

DWG. NO.

SK-7

SHEET 7 OF



CROSSWALK (FOR SIGNALIZED LOCATIONS) DETAIL SPECIFICATION

NOTEWELL:

1. ALL TWELVE INCH (12") THERMO-PLASTIC LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (i.e. TWO 6" LINES) WILL BE ACCEPTABLE.
2. LAYOUT OF CROSSWALKS SHALL BE APPROVED BY A BRA/EDIC ENGINEER PRIOR TO THERMO-PLASTIC BEING APPLIED.
3. ALL CROSSWALKS INSTALLED SHALL CONFORM TO THE RELEVANT PROVISIONS OF THE MASSACHUSETTS HIGHWAY DEPARTMENT "STANDARD SPECIFICATION FOR HIGHWAY AND BRIDGES" DATED 1988, SECTION 860 FOR REFLECTORIZED LINE (THERMO-PLASTIC) & MATERIAL SHALL M7.01.03, LATEST REVISIONS.
4. STOP LINE WIDTHS SHALL BE AS INDICATED UNLESS DIRECTED OTHERWISE BY A BRA/EDIC ENGINEER.
5. LONGITUDINAL LINES MAY BE INSTALLED A "HIGH EMPHASIS" LOCATIONS AT THE DIRECTION OF THE BRA/EDIC ENGINEER.

CONSTRUCTION GUIDELINES

BOSTON REDEVELOPMENT AUTHORITY
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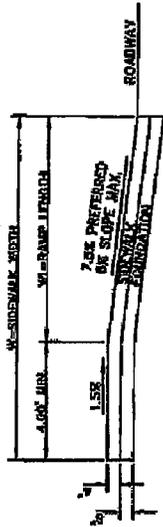
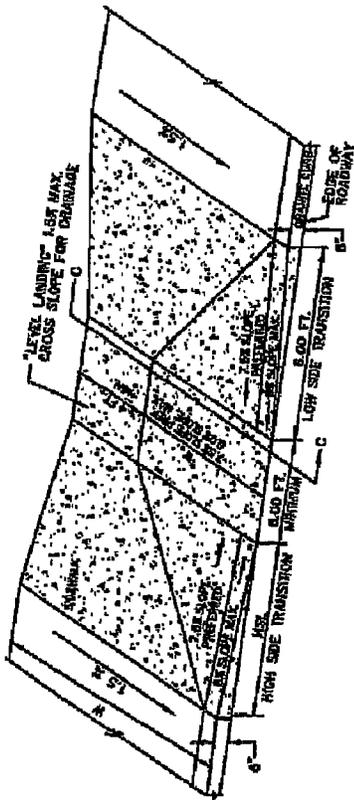
DWG. NO.

SK-8

Martin J. Walsh, Mayor of Boston
Brian Golden, Director

DATE: APRIL 2015 NOT TO SCALE CK: SJH
APPRVD: P. OSBORN DRN: M. CUMMING

SHEET 8 OF

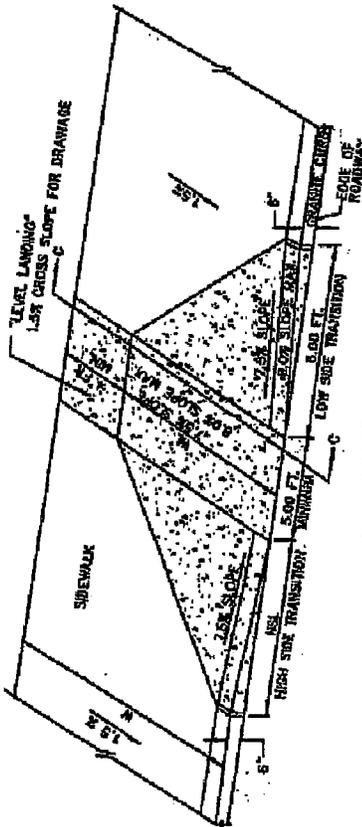


LEGEND:
 HSL = HIGH SIDE FRONT TRANSITION LENGTH (SEE TABLE THIS SHEET)
 W = SIDEWALK WIDTH
 W1 = PARALLEL RAMP LENGTH CENTERLINE OF RAMP IS TO BE ALIGNED PARALLEL TO THE CENTERLINE OF THE CROSSWALK.
 [Symbol] RAMP SURFACE MATERIAL SHALL BE THE SAME AS THE ADJACENT WALK.

SECTION C-C

ROADWAY PROFILE GRADE	HIGH SIDE TRANSITION LENGTH (AS FT.)	
	7.5% DESIGN SLOPE	8.0% DESIGN SLOPE
0	6.0	6.3
1	6.0	6.7
2	6.0	6.6
3	6.0	6.6
4	6.0	6.6
5	6.0	6.6

HSL = $(R/1000)/(TS-0)$
 = 6 INCHES
 = OR GREATER
 ACTUAL SLOPE FOR ROUNDED LENGTH = $(R/1000)/HSL+0$ HSL = HIGH SIDE TRANSITION LENGTH (AS FT.)
 R = RADIUS IN INCHES
 TS = ROADWAY PROFILE GRADE (% OR DECIMAL: 1/10)
 TS = TRANSITION SLOPE (% OR DECIMAL: 1/10)



LEGEND:
 HSL = HIGH SIDE TRANSITION LENGTH (SEE TABLE THIS SHEET)
 W = SIDEWALK WIDTH
 W1 = PARALLEL RAMP LENGTH CENTERLINE OF RAMP IS TO BE ALIGNED PARALLEL TO THE CENTERLINE OF THE CROSSWALK.
 [Symbol] LIMITS OF CONCRETE RAMP

SECTION C-C

HP SIDEWALK RAMP

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
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 Brian Golden, Director



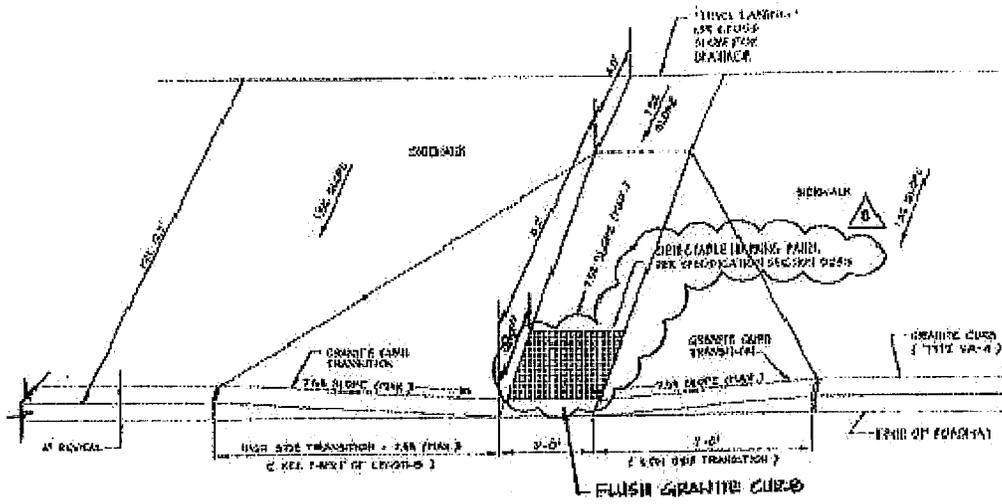
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 BOSTON, MASSACHUSETTS 02210
 (617) 722-4300

DATE: APRIL 2015 NOT TO SCALE CK: JOB
 APPRVD: P. OSBORN DRN: M. CUMMING

DWG. NO.

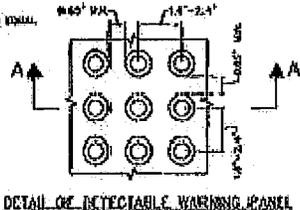
SK-9A

SHEET 9A OF



CONCRETE WHEELCHAIR CURB-CUT RAMP "TYPE A"
 NOT TO SCALE

1. DETECTABLE WARNING PANELS SHALL BE PERMANENTLY APPLIED TO THE RAMP.
2. DETECTABLE WARNING PANELS SHALL COMPRISE WHOLELY WITH THE ADJACENT SIDEWALK SURFACES FOR THE FOLLOWING COLOR REQUIREMENT: DARK GREY OR BROWN PEBBLED FINISH.
3. A 1/2" THICK (MIN.) CONC. PAD IS REQUIRED UNDER THE AREA OF EACH WARNING PANEL AT RAMP FORMATION RAMP.
4. DETECTABLE WARNING PANELS SHALL BE AS MANUFACTURED BY: ADA COMPLIANT, INC. OF NORTH BOSTON, MA OR AN APPROVED EQUAL.
5. DETECTABLE WARNING PANELS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.



DETECTABLE WARNING PANEL FOR PEDESTRIAN RAMPS
 NOT TO SCALE

* Wheelchair ramps constructed within the sidewalk shall have a detectable warning panel installed as shown on Mass. Highway Standard Drawing No. MSE 107.2.1F1 and MSE 107.6.5R, both dated December 2004 and as detailed on the Contract Drawings.

Materials

* Detectable warning panels shall have done generally in accordance with ADA Regulations for Detectable Warning on Curb Ramps. They shall be raised rectangular domes with a nominal diameter of 0.8-inches, a nominal height of 0.2-inches, and a center-to-center spacing of 1.5 inches to 2.4-inches. Panels shall be 24-inches deep in the direction of travel and the full width of the proposed wheelchair ramp. The panel shall be a homogeneous glass and carbon reinforced composite, which is colorfast, and UV stable. The panel is to be color of throughout and not a painted coating. The color is to be contrasted to the background sidewalk color. The panels shall have a compressive strength in excess of 10,000 psi, tensile strength in excess of 3,000 psi, and a slip resistance in excess of 0.80 wet or dry. Refer to Sheet 15 of 15 of the Contract Drawings for the detectable warning panel detail, color schedule, and an acceptable manufacturer. The Contractor may submit an equal product from another manufacturer for approval.

Construction Methods

* Concrete shall be placed and finished level, true and smooth to the required dimensions prior to placement of the warning panel. The warning panel shall be installed in accordance with the manufacturer's procedures. The tolerance for elevation differences between the panel and the adjacent surface shall not exceed 1/16-inch.

HP SIDEWALK RAMP - WARNING STRIP

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
 ECONOMIC DEVELOPMENT & INDUSTRIAL CORPORATION OF BOSTON



CAPITAL CONSTRUCTION DEPARTMENT
 22 DRYDOCK AVENUE, SUITE 201
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DWG. NO.
SK-9B

Martin J. Walsh, Mayor of Boston
 Brian Golden, Director

DATE: APRIL 2015 NOT TO SCALE CK: SJH
 APPRVD: P. OSBORN DRN: M. CUMMING

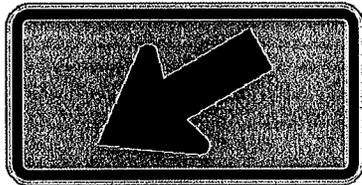
SHEET 9B OF



PEDESTRIAN CROSSING ROAD WARNING SIGN

PEDESTRIAN CROSSING WARNING SIGN - 24x24 - OFFICIAL MUTCD COMPLIANT W11-2 PEDESTRIAN CROSSING ROAD SIGNS - HIGH INTENSITY PRISMATIC REFLECTIVE SHEETING ON HEAVY GAUGE RUST-FREE ALUMINUM SIGN THIS SIGN MUST MEET FEDERAL MUTCD SIGN SPECIFICATIONS FOR THE W11-2 PEDESTRIAN CROSSING WARNING SIGNS.

- CONSTRUCTED OF RUST-FREE, HEAVY GAUGE, DURABLE ALUMINUM
- 3M HIGH-INTENSITY PRISMATIC REFLECTIVE SHEETING AND 3M INKS
- RATED BY 3M FOR AT LEAST 10 YEARS NO-FADE SERVICE
- SIGNS HAVE HOLES DRILLED AT TOP CENTER AND BOTTOM CENTER FOR EASY MOUNTING
- 3M'S HIGH-TECH POF PROTECTS SIGN FACES AGAINST FADING CAUSED BY THE SUN AND HARSH WEATHER AND MAKES GRAFFITI AND STICKER DEFACEMENT DAMAGE EASY TO CLEAR AWAY WITHOUT HARSH ABRASIVES.



PEDESTRIAN CROSSING CROSSWALK LEFT ARROW - 24x12. W16-7

SIGN FINISH SHALL MATCH FINISH AS NOTED ABOVE.

ARROW SHALL POINT TOWARDS CROSSWALK

SOME LOCATIONS MAY NEED THE PEDESTRIAN CROSSING CROSSWALK RIGHT ARROW.



SQUARE TUBE REFLECTIVE PANELS DIAMOND GRADE FLUORESCENT

1-3/4" WIDE x 72" LONG REFLECTIVE PANEL FOR USE ON 1-3/4" SQUARE TELESPAR SIGN POSTS.

REFLECTIVE PANEL SHALL FACE ONCOMING TRAFFIC.

PEDESTRIAN CROSSING SIGN DETAIL

NOT TO SCALE

CONSTRUCTION STANDARDS

BOSTON REDEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT & INDUSTRIAL
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Brian Golden, Director



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DATE: OCT. 2015	NOT TO SCALE	CK: SJH
APPRVD: P. OSBORN	DRN: M. CUMMING	

DWG. NO.

SK-10

SHEET 10 OF

FOR ADDITIONAL DETAILS REGARDING STANDARD STREET LIGHTING
POLES, STANDARDS, LIGHT FIXTURES,
RAILROAD CLEARANCE AND BUILDING ID SIGNS
CONTACT THE BRA/EDIC CAPITAL CONSTRUCTION DEPARTMENT

Additional Tenant Guidelines are available for

12 Channel Street,

Bronstein Industrial Center (ID Bldg.)

Boston Design Center

Drydock Center

Window Replacement Standards for Building 114

(Otherwise known as 17, 19, 21, 23, 25, 27 Drydock Avenue)

Raymond L. Flynn Marine Park Signing Guidelines

END OF
SUBMITTAL REQUIREMENTS
FOR
BRA/EDIC TENANT IMPROVEMENTS
AND NEW CONSTRUCTION