

DRAFT
Construction Management Plan

459 Main Street, Reading, MA

April 5, 2022

GENERAL PROJECT INFORMATION

Purpose of Report

This Construction Management Plan is intended to provide in a preliminary manner the intended construction process for the proposed development of 459 Main Street, Reading, MA. Until final selections of contractors have been made, this report should be considered a draft and used for consultation purposes for the permitting process and consideration of proposed conditions. A final report shall be submitted prior to site activities.

Project Description

The proposed project (project) at 459 Main Street, Reading, MA (property) will consist of a single 4-story building containing twelve residential units on three stories above a ground floor level containing a commercial space and an indoor parking area.

Access to the property is currently provided via driveways on Main Street and Washington Street.

Construction of the project shall be managed so as to minimize impacts to the community and abutting properties. As part of the construction process, this plan may be updated as conditions of the project change. It is the responsibility of the contractors to become familiar with this plan as well as requirements set forth in the final project approval and Storm Water Pollution Prevention Plan (SWPPP).

Codes and Standards

Unless otherwise specifically indicated, work and materials shall conform with all applicable codes and ordinances, as well as all conditions of the DSGD plan review permit.

Involved Parties

Developer:

GC Fodera Contracting
28 Harbor Street
Danvers, MA

General Contractor:

To Be Determined

Architect:

Olinger Architects
77 Pleasant Street
Cambridge, MA

Site Contractor:

To Be Determined

Civil Engineer:

Fodera Engineering
28 Harbor Street
Danvers, MA

Transportation Consultant:

The Engineering Corp
146 Dascomb Road
Andover, MA

PROJECT DURATION

Phasing

It is anticipated that project commencement will be within a reasonable time after all regulatory permits are obtained. The exact duration of construction will be determined by many factors; however, it is expected to last approximately 16 months. Final project phasing will be determined once a general contractor has been selected for the project and a building permit is granted. However, based on reasonable assumptions, we anticipate the general phasing to be approximately as follows:

Phase I (1 month)

- Establish construction entrance
 - Install erosion control measures per the SWPPP
 - Establish and mark limits of work
 - Install site security, fencing, and signage
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Phase II (3 months)

- Site clearing and demolition of existing structures
- Site excavation for building foundations and infrastructure
- Connect site utilities
- Install drainage systems

Phase III (12 months)

- Building construction
- Install driveways and parking areas
- Landscaping

UTILITY CONNECTIONS

Utilities for this project will be provided by tying into existing public infrastructure. Utility work within public streets will be completed in a safe and expeditious manner, working in conjunction with the utility companies, DPW, and Reading Police. All necessary street excavation and connection permits will be in place prior to work commencing. A safety and traffic plan will be reviewed with the Reading Police Department and all necessary traffic control measures will be utilized during the work.

PRE-CONSTRUCTION

Meeting with Municipal Departments

Prior to the commencement of construction, a pre-construction meeting will be held with Town of Reading engineering, building, public works, fire, and police departments.

Site Walk

A site walk will be scheduled with Town staff to review erosion control measures and limits of work to ensure all areas are well marked and clearly protected prior to the commencement of construction.

Stormwater Pollution Protection Plan (SWPPP)

The general contractor and site contractor shall review the SWPPP, prepare, and submit any necessary state or federal permit applications. Prior to the start of construction activities, all required erosion control measures shall be installed as shown on the construction documents and per the SWPPP. These measures shall be visually inspected on a weekly basis and after rain events as required by the plan. The contractor is responsible for the maintenance of these measures for the duration of the project.

Rodent Control

Prior to any demolition, excavation, or construction, the construction contractor will initiate a rodent control program, which will be filed with the Reading Health Department. Rodent inspection monitoring and treatment will be carried out before, during, and at completion of foundation work for the proposed project, in compliance with local regulations. During the construction process, regular service visits will be made in order to maintain effective rodent control results.

PROJECT LOGISTICS

Work Hours

Project construction hours shall comply with all applicable Town of Reading Bylaws, including deliveries and mobilization time. No work is anticipated to be performed on holidays.

In the event a temporary overage is anticipated, the project construction manager shall contact the Town immediately and advise regarding the amount of time required and reason the overage has been incurred, and request special permission for outside of regular construction hours work.

Erosion and Dust Control

The general contractor and site contractor are responsible for the implementation of the SWPPP as well as any other erosion control measures listed in the construction documents. Prior to the start of construction activities, all required erosion control measures shall be installed as shown on the construction documents and per the SWPPP. These measures shall be visually inspected on a regular basis and after rain events as required by the plan. The contractor is responsible for the maintenance of these measures for the duration of the project. Particular attention must be paid to stockpiled materials.

The contractor is required to provide and maintain a stabilized construction entrance, which is to be maintained and repaired/replaced as necessary throughout the duration of the project, or until pavement is installed at this entrance. The contractor shall provide street sweeping when silt or sediment is tracked onto public streets in accordance with the SWPPP. Wetting agents will be used regularly to control and suppress dust created by construction activities.

Concrete Washout

Concrete trucks will not be allowed to wash out or discharge surplus concrete on site to uncontrolled areas. The designated washout locations will be established and stabilized. Areas will be managed and spoils will be crushed or recycled when needed.

Spill Prevention and Response

The contractor is responsible for the proper cleanup of any accidental spills or leaks on materials on site during construction. The necessary equipment and materials needed in the event of a spill or leak shall be kept on site at all times. Containment, removal, and report of the spill shall be in conformity with local, state, and federal regulations.

Truck Access and Deliveries

Access to the project site shall be coordinated so as to minimize traffic impacts during weekday morning and evening rush hours. No construction vehicles will be allowed to park on Main Street or Washington Street unless work is being conducted on the street as part of utility connections and coordinated with the Town of Reading in accordance with local regulations. A construction entrance and tracking pad shall be installed in accordance with the SWPPP and the construction entrance shall be well marked for drivers.

To the extent practical, existing earth materials will be re-used on site. The exact trucking route for any materials needed for site work will depend on where such materials are sourced from or exported to. Sourcing of import material shall be through known vendors with bills of lading to confirm uncontaminated material import. The final building timeline will also determine when material is imported/exported. It is anticipated that most construction traffic will utilize Route 28 and 93, in order to avoid local streets. The final selection of truck routes will be based on; minimizing truck activity in residential neighborhoods, using specific roads where trucks are permitted, and access to major highways.

Truck routes and timing of deliveries shall be scheduled to avoid conflicts with school bus routes, the start and end of the school day, and peak commuter traffic. Truck traffic will vary throughout the construction period depending on the work activity. In the context of existing traffic volumes, project traffic is not expected to have a substantial impact.

Subcontractors and vendors will be required to coordinate deliveries with the on-site management team at least 24 hours in advance. The coordination effort will be to establish a delivery and pick-up schedule on weekdays. All attempts will be made to source materials locally to minimize traffic impacts to the community. Any site access, including deliveries, oversized vehicles, and cranes that may result in temporary disruption of public streets shall be coordinated with the Town of Reading in accordance with all applicable local regulations.

Signage

Site signage will be utilized throughout the construction area to provide safety instructions, vehicular direction, and provide protection of area not to be impacted by construction activities. Signage will be maintained and updated as construction progresses.

Material Staging

The contractor will ensure that materials are delivered and/or stockpiled on site as needed in a safe and orderly fashion. Storage areas will be well marked and allow for safe access around the site. They will not impede on to erosion control measures and will comply with the SWPPP. Proper protection or covering of materials will be used as necessary to prohibit dust and debris from carrying on to adjoining properties.

Construction Staff Parking

The general contractor will designate worker parking areas throughout the project based on the number of vehicles expected at that time. These parking areas will be planned as to not impact erosion control areas. Due to the limited space on site for parking, particularly during demolition, grading, and infrastructure work, it is anticipated that this may require the contractor to arrange for worker parking at off-site locations. Once the building's garage level has been constructed, this area will be used for worker parking on site. No construction vehicles will park on public roads or in short-term public parking areas for downtown Reading shops. Carpooling and the use of company vehicles will be encouraged. Construction workers tend to arrive and leave the jobsite outside of peak commuting hours, so minimal impact to community peak traffic times is anticipated.

Safety and Security

The general contractor is responsible to provide and maintain safety measures on the job site. The project manager shall regularly review safety measures and prepare safety reports as needed. Proper safety signage will be posted, and the contractor will comply with all OSHA regulations.

The site entry will be fully secured using chain link fencing with fabric netting to the maximum extent feasible. As needed, additional safety measures may be implemented including the installation of temporary lighting and/or surveillance equipment.

Field Office

The general contractor will establish a location and procedure for site visitors to check in before accessing the site.

Debris Removal

Construction dumpsters will be provided throughout the project. Trash and debris should be put in the dumpster on a regular basis and not stockpiled elsewhere. Protective measures will be taken to ensure the weather does not carry debris on to adjacent properties. Dumpsters must be removed from the site regularly and whenever full, with the trash removal arrangement to be filed with the Reading Health Department.

Noise and Adjoining Properties

Reasonable measures will be taken to control unnecessary noise during construction activities. Such measures include; turning off equipment when not in use, maintain radio volume at an acceptable level, locating noisy equipment away from sensitive areas and property lines, not allowing for trucks and equipment to be run outside of working hours. Normal construction noise resulting from OSHA requirements (i.e. audible alarms, etc.) should be anticipated.

Snow Removal

The general contractor is responsible for snow removal and maintenance of the jobsite. Snow is to be piled at safe levels and should not interfere with erosion control areas. To the extent required, excess snow must be trucked off site and disposed of in accordance with all legal requirements.

COMMUNICATION

A project sign will be erected at the entrance to the property. This sign will include contact information for the on-site project manager and an emergency contact number. A full project contact list will also be placed on file with the Reading Building Department.