

**Property: 99 Washington Street, Melrose, MA**

**Applicant: Oak Grove Mill, LLC**

## **Construction Management Plan**

11/26/19

### **Introduction**

This overview of Oak Grove Mill's Construction Management Plan (CMP) will provide an outline of measures to be implemented once a General Contractor (GC) has been formally hired to execute site construction. Interviews for the contractor are currently underway.

## **PUBLIC SAFETY**

### **Police Details:**

Police details will be provided during construction activities as required to facilitate traffic flow and pedestrian safety. Construction procedures will be designed to meet all Occupational Safety and Health Administration (OSHA) safety standards for specific site construction activities.

### **Perimeter Protection:**

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 to protect pedestrians and ensure their safety. Directional signage will be installed and regularly updated as site conditions change during construction.

### **Emergency Site Access:**

Access to the site for emergency vehicles will be maintained at all times. The site will be available for inspection by the police and fire departments upon completion of the site preparation and mobilization phase to ensure compliance of all emergency access and safety.

### **Snow Removal:**

The GC will be responsible for removing snow from all public sidewalks immediately adjacent to the Project. This will be done as required to ensure that all sidewalks are clear of snow and ice. Under no condition will the removed snow be disposed of on public property.

### **Street Cleaning:**

Street cleaning will take place daily or more frequently, as required.

## **ABUTTER AND AGENCY COORDINATION**

### **Abutter Coordination:**

All immediate abutting properties will be contacted to explain the project phasing, and to discuss any anticipated impacts due to the planned construction. Any potential impacts affecting access to the site off Washington Street will be mitigated throughout the construction period. Immediate abutters will be given updates on progress and expectations for construction activities as the project progresses. At all times during construction activity there will be management staff on-site and available for assistance.

### **Impacts on Existing Construction Projects:**

The GC will coordinate construction activities with the City of Melrose and other on-going construction projects in the area to minimize the impacts to the community.

### **Signage and Distribution of Information:**

Signage will direct pedestrians around the site as well as direct truck traffic and deliveries. Signage will be placed at each corner of the site as well as areas that may be confusing to pedestrians and automobile traffic. Construction and regulatory signage shall be provided.

The construction site will have a sign indicating the name of the GC and site Superintendent along with contact information including phone number and email address.

### **Utility Connections:**

Lateral utility connections into Washington Street will occur during the daytime off-peak hours, with all applicable permits, employing all necessary traffic controls.

## **CONSTRUCTION LOGISTICS**

### **Material Handling:**

Construction materials delivery trucks will be loaded and unloaded inside the construction fencing. On-site locations will be designated for temporary storage of construction materials (storage containers, palletized shipments, etc.). These will be located primarily at the rear of the site on the opposite side of the building from Washington Street. On-site locations may change to accommodate construction phasing. Trucks and equipment will follow designated truck routes that will be reflected in the traffic management plans.

### **Construction Waste:**

The GC will be responsible for processing and recycling of construction waste and will contract with a licensed waste hauler having off-site sorting capabilities. All construction debris will be taken off site by the waste hauler, sorted as either recycled debris or waste debris and sent to

the proper recycling center or waste facility. As necessary, construction debris will be wetted and covered to minimize air born dust particles.

**Construction Hours:**

Construction hours will be from 7:00 AM to 6:00 PM, Monday through Friday, except for legal holidays. After hours, weekend or holiday work will be performed only with required permits.

**Truck Movements During Construction:**

Construction of the Project will generate a certain number of truck trips per day. Due to ample construction materials storage capacity on site, bulk deliveries will reduce the number of overall truck trips necessary. An estimate for the number of trips, as well as daily trips, will be provided for the entire construction period once a GC has been hired. "Real-time" management practices will be employed for deliveries. Local streets will not be used for staging delivery trucks. Construction contracts will include provisions restricting truck travel to approved routes.

The impact of construction trucks in the evening peak hour is expected to be insignificant because most deliveries are completed prior to the end of the typical construction workday (6:00 PM).

Trucks coming to and from the site will be required to use major arterial roadways or highways and not local streets. The selection of proposed truck routes is based on the following criteria:

- Minimizing truck activity in the residential neighborhoods;
- Designating specific roads where trucks are permitted; and
- Providing access to and from the major arteries (e.g. Interstate 93, etc.)

Specific Truck routes off major highways will be provided once the GC has been retained.

**Construction Employee Trip Generation:**

Trip Generation by construction workers is directly related to the number of workers of the site at a given time. The number of workers per day will vary as construction proceeds. The average number of workers per day will be provided once a GC is retained.

The project has access to public transportation and many workers will use this transit option. The site is adjacent to Oak Grove "T" stop on the Orange Line. The GC will provide sufficient and secure on-site storage areas for workers' equipment to facilitate use of the "T". In addition to these factors, construction workers generally travel before the morning peak hour (working 7:00 AM to 6:00 PM) further lessening the impact that these workers will have on the adjacent street network during the morning and evening peak hours.

**Construction Worker Parking:**

Limited on-site construction worker parking will be allowed to encourage use of the "T".

**Portable Sanitary Facilities:**

Portable sanitary facilities will be provided on-site as required by applicable codes at locations shielded from public view by the building. The facilities will be maintained on a regular basis to prevent offsite odor migration.

**Air Quality, Dust and Odor Control:**

Environmental monitoring will be implemented during construction. The program will include air and dust monitoring, and provide action levels which, if exceeded, will trigger mitigation of dust, vapor migration and/or odors.

**On Site De-Watering and Drainage During Construction:**

Site dewatering is expected to be very limited as no excavation is required and will be conducted in accordance with the applicable Stormwater Pollution Prevention Plan. Detailed Construction drainage plans will be provided once a GC is retained.

**Rodent Control:**

The GC will contract with a licensed pest control contractor. Rodent control measures will be in-place prior to and during demolition and construction activities. The program will include performance of extermination and control procedures. Waste containers will be placed at worker gathering locations and emptied on a daily basis. Litter clean-up will be performed on a daily basis.

**Noise Control:**

All work will be performed in conformance with the Noise Control By-law of The City of Melrose.

Acoustic monitoring will be performed ahead of the commencement of on-site activities to establish baselines, and will continue to be performed during major activities, to assure continued conformance with permitted noise levels. Noise mitigation measures to be undertaken include:

- Performing work only during permitted hours.
- Use of appropriate mufflers on equipment and ongoing maintenance of intake and exhaust mufflers.
- Use of less noisy construction operations and techniques where feasible (e.g., mixing concrete off-site instead of on-site, use of electric or propane powered equipment instead of diesel powered.)
- Scheduling equipment operations to keep average levels low, and to synchronize noisiest operations with times of highest ambient levels.
- Prohibit idling of equipment.