



DRAFT CONSTRUCTION MANAGEMENT PLAN

Prepared by Redgate Real Estate Advisors
November 20, 2012

CONSTRUCTION MANAGEMENT PLAN Boardwalk Residences at Marina Bay

Purpose

This construction management plan (“CMP”) has been developed to provide sufficient information to the City of Quincy and residents of Marina Bay on how the project will interface with the surrounding neighborhood throughout the construction periods.

Project Synopsis

The Boardwalk Residences at Marina Bay (“The Project”) is a new construction of a mixed use development consisting of two buildings with 382 total residential units, retail use on the ground level, and both enclosed and surface parking. The project entails the demolition of a night club, two neighboring warehouse structures used for boat repair and storage, and surface parking.

Construction Phasing

The Project will be constructed in two (2) Phases. The anticipated duration of construction for each Phase is approximately 18-20 months from construction commencement for such Phase. Each Phase will include the demolition of existing buildings, proposed site plan improvements and utility improvements. Please refer to Sheets C1.00 and C1.01, Site Preparation Plans- Phases One and Two, prepared by Howard/Stein-Hudson and submitted as part of the ***Special Permit, Supplemental Materials*** to the City of Quincy on November 20, 2012, illustrating the site preparation activities, including demolition instruction, prior to the construction of each phase.

Construction Administration

The Construction Manager shall maintain the following hours.

- Job site hours will be limited to 7:00 AM – 6:00 PM, Monday – Friday.
- Saturday 8:00 AM – 5:00 PM.
- Off Hours by Work Permit Only.
- No Sunday and Holiday Work without prior notice.

Neighborhood Interface

Overview

The Construction Manager will provide a bulletin board at the entrance to the job site. This board will include contact information and emergency phone numbers of the

project team. Bi-weekly activities will be distributed through email to the planning department and others.

The building will have construction lighting in accordance with the recommended levels from the developer's insurance company for everyone's safety. The Construction Manager will limit the neighbor's exposure to light, to the best of its ability.

Construction methodologies that ensure public safety will be employed for the Project components. Several of these measures are discussed throughout this CMP. Measures include providing appropriate construction site lighting, incorporating dust and noise controls, informing the neighborhood of the project team's contact information, and protecting pedestrian access and flow.

Truck Access and Waste Disposal

Trucks entering and exiting the site will be limited to a single access point. This measure will limit pedestrian and vehicular conflicts throughout the duration of the project's construction.

Trucks hauling material from and delivering material to the site will exit/enter the site from Haul Road. Please refer to Figure 1 prepared by Howard/Stein-Hudson and attached to this CMP, showing the complete truck route through the City of Quincy.

During construction, measures will be taken to minimize the amount of construction waste/debris disposed of in landfills.

Worker Parking

Construction workers will park their vehicles on site on off-street paved parking spaces, per Quincy Ordinance 5.1.12. For this project, the Boat Storage Lot will be made available for worker parking. In addition, tool storage will be made available for workers in order to encourage the use of car pools and public transportation.

Construction Trailer and Portable Toilets

In accordance with Quincy Ordinance 3.2.2.1, once a temporary occupancy permit is obtained, the construction field office trailer and portable toilets will be located on site within the project boundary.

Pedestrian Access & Pedestrian Signage

Pedestrian access and flow will be protected, if necessary, by the use of temporary sidewalks, fencing, directional signage, and protective barriers. Access to the site will be limited to construction personnel only, and all visitors will be required to check-in at the Construction Manager's field office.

Air Quality and Dust Control

The Construction Manager shall take appropriate steps to eliminate dust generation and dust control plans will be incorporated into construction specifications and permits. Trucks hauling soils material from the site will be required to cover the container with a tarp to prevent dust spread. Materials stored on site will be sprayed down with water or covered with aggregate as required to prevent dusting. A windscreen will be applied to the construction fence to limit dust spread.

Noise Control

In accordance with the Department of Environmental Protection’s noise regulations (310 CMR 7.10), noise mitigation measures will be implemented throughout demolition and construction activities. Mitigation measures may include combinations of scheduling operations (see job site hours provided in this CMP), project sequencing, equipment selection, and implementation of noise cancelling technologies. The Construction Manager shall take appropriate steps to eliminate dust generation and noise control plans will be incorporated into construction specifications and permits.

Pest Control

A rodent control plan will be submitted to the City of Quincy Department of Health for review and approval prior to construction. Per the New England Pest Management Association, Integrated Pest Management (“IPM”) practices will be implemented to avoid areas of access and harborage, including prevention of water stagnation and mosquito breeding. Construction sites will be cleaned on a regular schedule and trash kept in appropriate receptacles. The Construction Manager will engage the services of a qualified pest control subcontractor as required, to provide additional proactive strategies to control the rodent population and be on call in case further control efforts are required.

Construction Activities

Sitework

Public safety concerns are expected to be minimal for this project.

All of the debris removal and excavation will take place within the property footprint and should not affect vehicular traffic. Removal of debris and construction waste from the site will be coordinated, to avoid affecting early morning or afternoon traffic congestion periods.

All site clearing and tree removal will be in accordance with Quincy’s Tree Protection Ordinance 18.20.

Erosion and Sedimentation Control

The Contractor is responsible for implementing the erosion and sediment control plan to prevent the erosion and transport of sediment into resource areas and abutting

properties during construction. This includes the installation (prior to start of construction) and maintenance of control measures, such as filter berms and catch basins, and informing all parties engaged on the construction site of the requirements and objectives of the plan.

The job site will be surrounded by a 6' 0" Construction Fence with wind screen. Sedimentation controls will be located along the majority of the construction site perimeter, as shown on Sheets C1.00 and C1.01, Site Preparation Plans- Phases One and Two, prepared by Howard/Stein-Hudson, to contain eroded soil within the site.

In addition, the Contractor may utilize Best Management Practices in conformance with EPA Construction General Permit requirements, the Massachusetts Erosion and Sedimentation Control Guidelines, and the MA Stormwater Handbook.

Utility Installation

For utility work required outside the Project boundary, the Construction Manager will coordinate with MB Access. A minimum of 24 hours notice will be provided. Police details and public safety notifications will be provided when necessary.

Storage/Ancillary Services

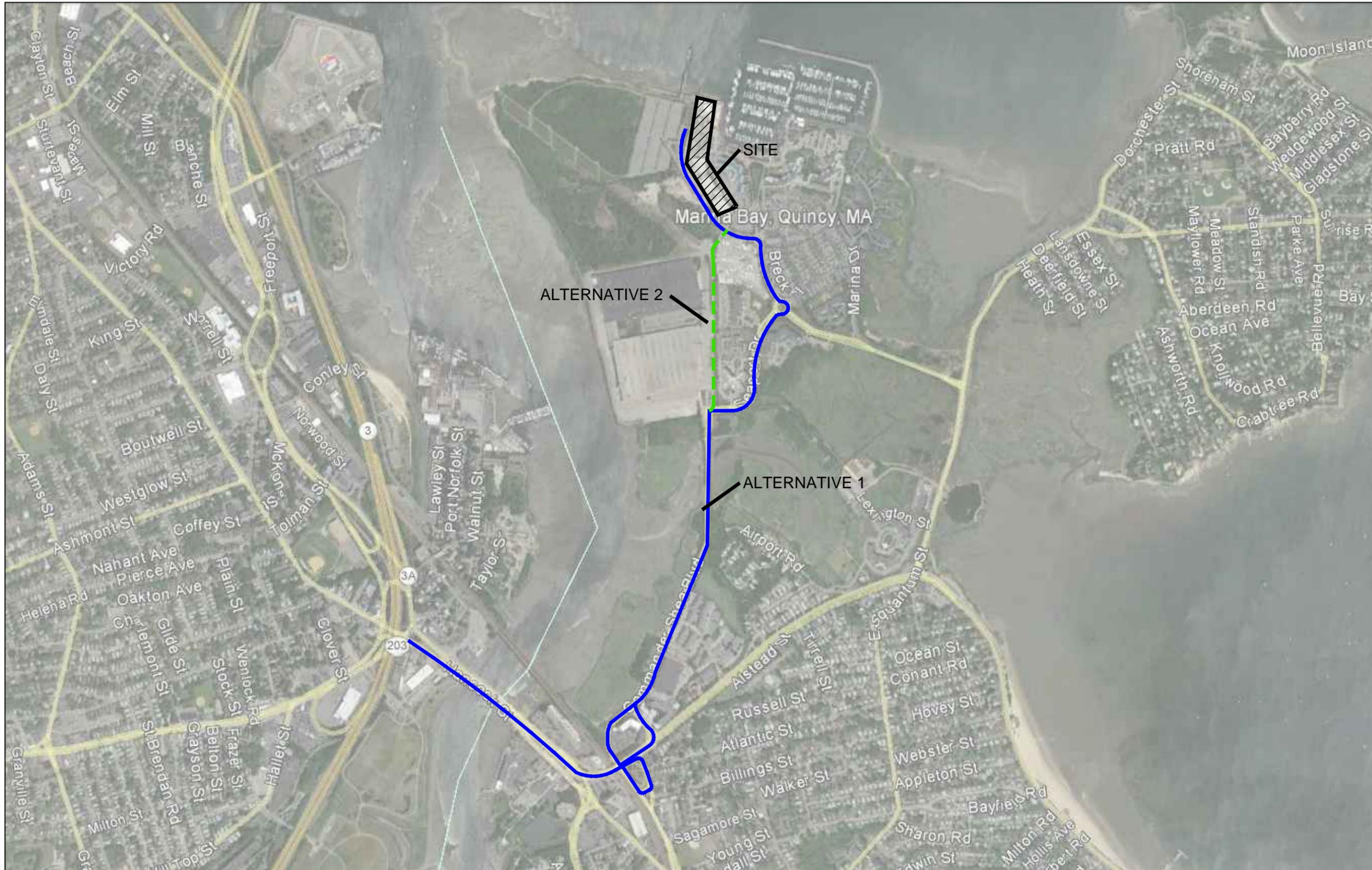
The Construction Manager will provide adequate sanitary facilities and temporary drinking water within the construction fence.

Dumpsters on site will be located within the construction fence. Removal and replacement will take place during construction hours.

The Construction Manager will provide its Safety Program for the record. All areas within the Project boundary will be cleared of snow as needed to continue work.

Regulatory Compliance

The City of Quincy will require various permits to be obtained prior to construction commencement. Such permits include, but are not limited to temporary occupancy permit for construction trailers.



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N
Not to Scale
Date: 11/14/2012

Figure 1. Proposed Truck Routing Alternative 1 and 2