CONSTRUCTION MANAGEMENT PLAN

Mixed Use DEVELOPMENT 1299 BEACON STREET BROOKLINE MA

Date: May 29, 2019

Prepared for:

Town of Brookline

Developer:
Brighton Allston Properties LLC
1299 Beacon Street
Brookline, MA 02446

Architect:
CBT architects
110 canal street, Boston ma 02114
cbtarchitects.com

Prepared by:
Hass Construction Company Inc.

Selected General Contractor will develop final management plan to be submitted to the Town of Brookline for approval. Before receiving the permit, the General Contractor shall demonstrate to the satisfaction of the Building Commissioner that:

1. Final site plans and architectural plans indicating facade design color, windows, materials, rooftop details, landscaping plans indicating: plant types and sizes and an adequate plan for maintaining, and replacing as necessary, the plantings on the Site; location of, height of, and materials for fences, walls, and driveway; exterior lighting; location of utilities, mechanicals, parking spaces, and bicycle storage; location of trash, recycling, and snow storage. Plans shall be reviewed and approved by the **Assistant Director for Regulatory Planning**.
2. The **Director of Engineering and Transportation** has reviewed and approved the final site and lighting plans. All exterior lighting on the site shall be installed and maintained so that no direct light or glare shines on any street or any nearby homes and headlight glare from vehicles entering or leaving the site or parking on the site shall be shielded in accordance with local by-laws. Contractor shall provide the Director of Engineering and Transportation with a report and photographs of the condition of pavement surfaces along truck routes before construction commencement and then again prior to issuance of a certificate of occupancy to ensure construction traffic does not adversely affect the pavement.
3. **Public Works Department's approval** of the erosion control plans, final stormwater management, drainage plans, water service, and sewage service.
4. It has paid all fees and funded all improvements required.
5. It has initiated and participated in a pre-construction meeting to discuss the proposed construction schedule with its contractor and the Town, including but not limited to the **Building Commissioner, Director of Engineering and Transportation, and the Fire Chief**.
6. All required local, state and federal approvals and permits have been obtained and it has obtained
7. The **Building Commissioner** has approved the Construction Management Plan to include but not be limited to: designation of truck routes; a survey of existing trees on the site and measures to ensure tree protection during construction; limit of work areas; where construction vehicles, materials and equipment will be stored; parking hours and locations for construction workers' vehicles; location of portable toilets; rodent and insect control plan; dust/airborne particle control; security fencing; trash areas; construction trailer locations; the timetable for excavation and overall earthwork operation; and the number of necessary truck trips.
8. The **Chief of Environmental Health** has reviewed and approved the rubbish and recycling plan.
9. The **Subsidizing Agency** has granted the Subsidy as provided in 760 CMR 56.05(8)(c)(l).

10. The **Assistant Director for Community Planning** has reviewed the final plans in accordance with Twenty percent of the units shall be available to households earning at or below 50% percent of the AMI, adjusted for household size, as published by the U.S. Department of Housing and Urban Development.
11. **The Fire Chief** or his designee has reviewed and approved the final site plan to ensure that fences and landscaping do not impede firefighter access to the lower windows. The new building will meet current NFPA codes and have direct fire alarm notification to the fire department.
12. The **Town Arborist** has reviewed a plan to protect existing street trees or add new street trees.
13. The **Director of Engineering and Transportation** has inspected the treatment system during dewatering to ensure proper dewatering practices were conducted in accordance with the Environmental Protection Agency's (EPA) purview.
14. The **Director of Engineering and Transportation** has inspected the waterproofing system and verified that it was installed in accordance with the design.
15. The Applicant has submitted proof to the Town that governing authority has granted an approval for the curb cut specified on the plans.
16. The Applicant has provided proof to the **Director of Planning and Community Development** that the age-related deed restriction was filed with the Norfolk County Registry of Deeds in accordance with Condition 79.
17. Locate existing utilities, any buried structures on the site. The contractor will call **Dig Safe** and obtain all required permits and approvals before starting construction. Utility connections are subject to the approval of and granting of permits by the Town of Brookline.

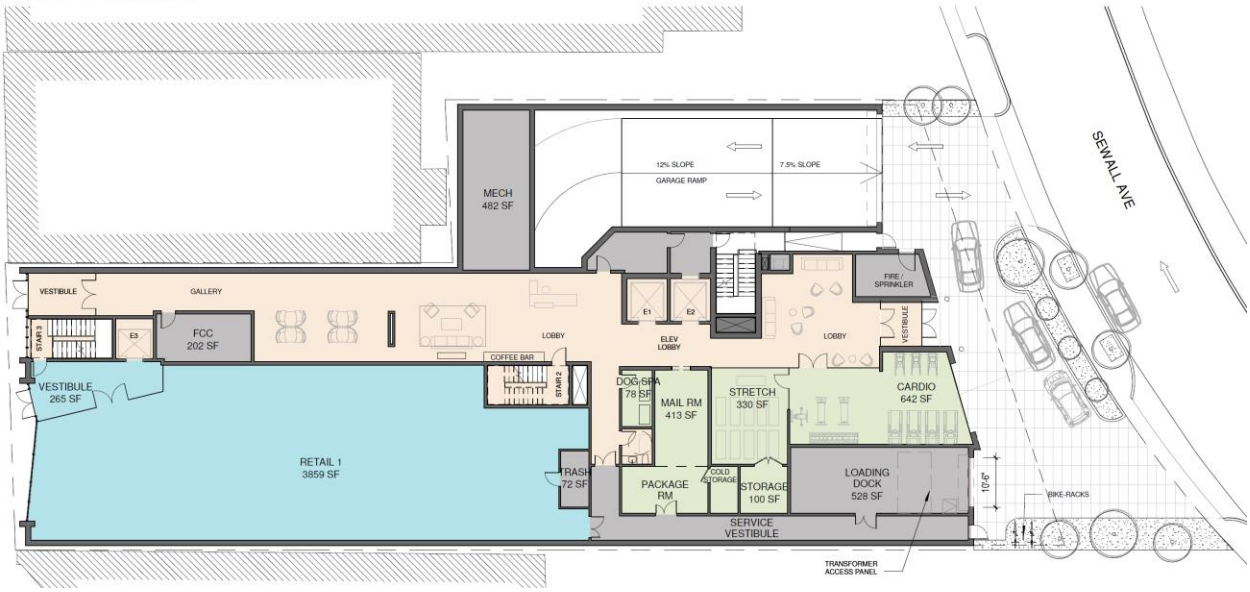
Introduction Summary

The proposed development anticipates a 9-story mixed use structure with 8 levels of residential over 1 level of retail. There will be 65 residential units and 52 parking spaces. The project includes 2 levels of below grade parking. This Construction Management Plan (CMP) is produced for submission to the developer, Brighton Allston Properties LLC and the Town of Brookline Planning Department as a statement of methodology and constructability for a planning application and approval prior to the start of construction and to comply with Town of Brookline regulations. This CMP includes specific mitigation measures and staging plans to minimize impacts to abutters and to the general public while construction is underway. The Contractor will adhere to the CMP and all conditions as outlined. This document should not be used for any other purposes.

The evaluation is based on the following documents:

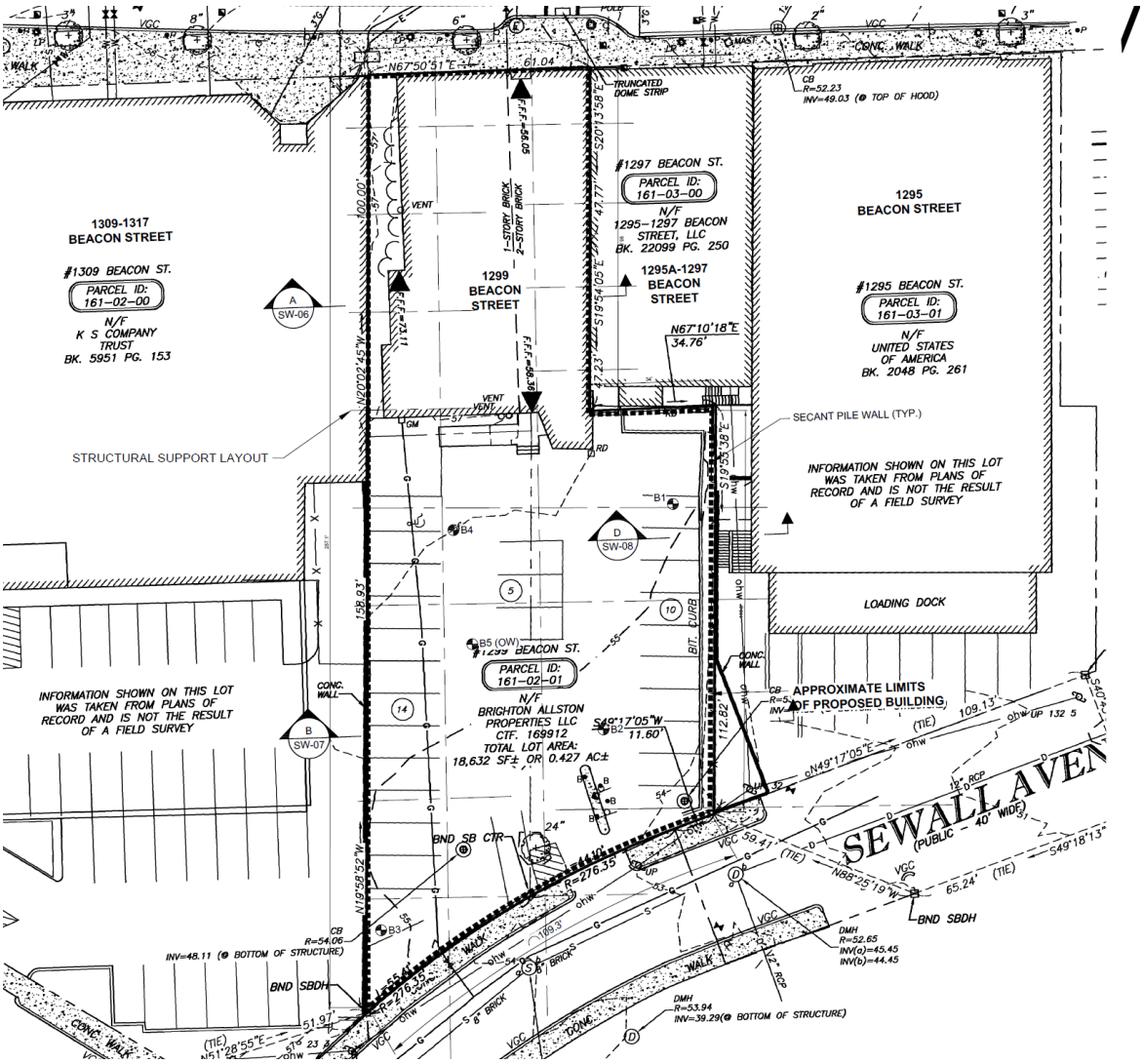
Geotech report by GEI Jan 2019
Drainage report by Nitsch dated January 11, 2019
Civil Drawing C100 dated Jan 2019
GEI retaining drawings SW01-SW08 dated Feb 27, 2019

Level 1 Floor Plan



Description Of 1299 Beacon Street and Adjoining Properties:

The existing property incorporates a one and two-story brick building with surface parking between Beacon Street and Sewall Avenue. The adjoining existing properties includes a two-story brick building located at 1297 Beacon street, The Trader Joes building located at 1309 – 1317 Beacon street with an alley between, and Post Office at 1295 Beacon street.



Preconstruction survey and construction monitoring

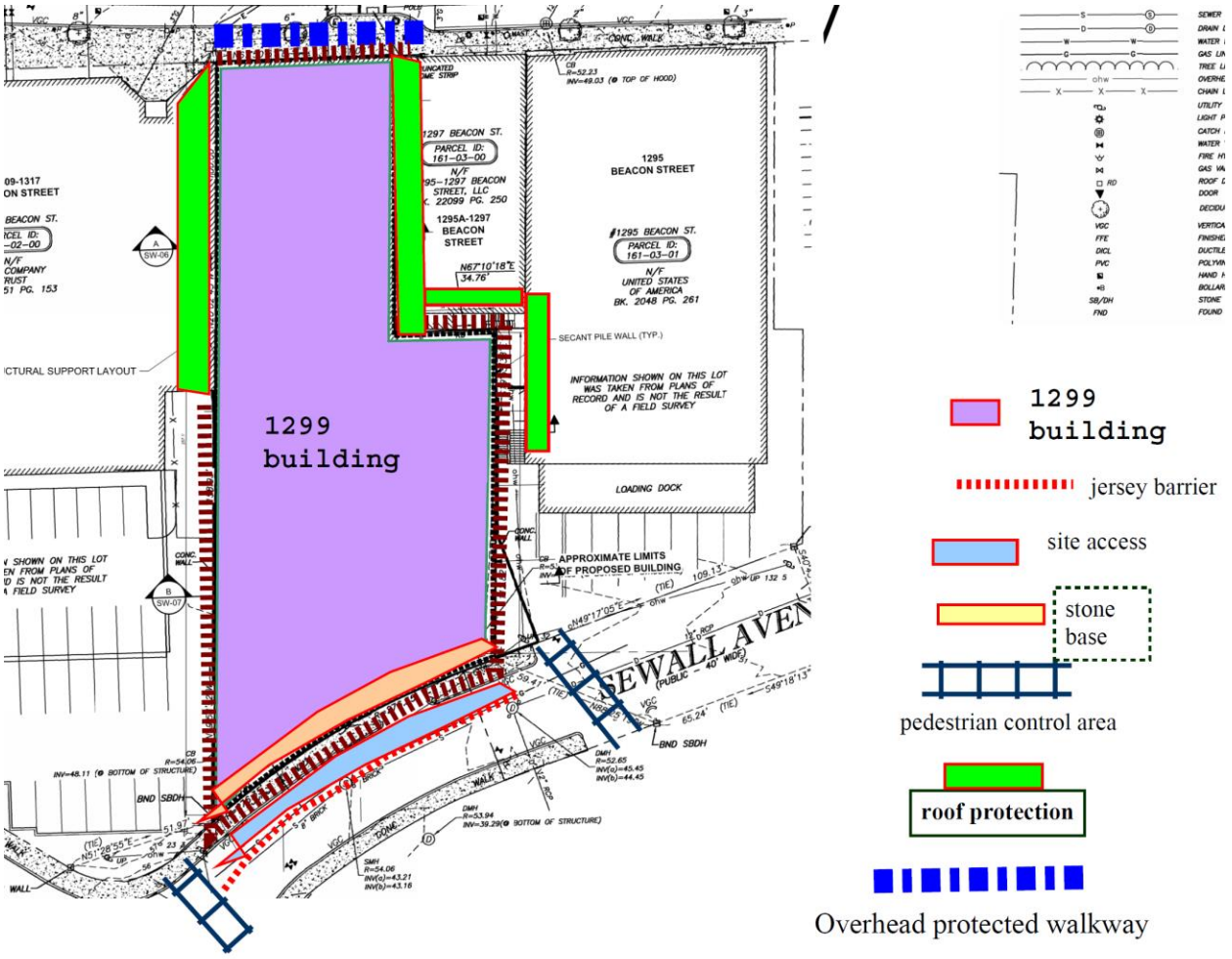
The contractor will perform pre- and post-construction conditions surveys to document the existing conditions of the adjacent buildings within 100 feet of the proposed construction. Crack gages will be installed at representative cracks observed in the adjacent structures during the pre-construction surveys. Buildings within 100 feet of the proposed construction will be monitored for construction induced vibrations and movements. The proposed building will be constructed immediately adjacent to buildings and retaining walls of abutting properties. If as-built foundation drawings of these structures cannot be located, the contractor will perform test pits or probes to expose and/or locate the foundations of these structures to evaluate if they will interfere with the proposed construction, to evaluate the condition of the foundations, and to evaluate construction impacts on the structures**.**

Schedule and Work Hours

The construction duration as noted is expected to last approximately 24 months. Construction hours will be from 7:00 AM to 5:00 PM Monday to Friday and Saturday 8:30 AM to 5:00 PM. It is expected that some additional off hours work will be required to reduce the impact on daily traffic. The Contractor acknowledges that the Town of Brookline ordinances will require special permits for weekend and nightly construction activities and will notify the appropriate departments of their intent to do so. During construction, the Applicant shall conform to all local, state, and federal laws regarding air quality, noise, vibration, dust, and blocking of any roads. The contractor shall at all times use reasonable means to minimize inconvenience to residents and businesses in the general area. The contractor shall provide the Police Department with the name and 24-hour telephone number for the project manager responsible for construction.

Phase I site logistics

Phase I work involves the demolition of existing structures, protection of existing buildings, installation of a secant pile system, the building foundation, and a dewatering system. Notices as per 780 CMR 5112.2 and 780 CMR 112.2 to all abutters will be sent out before any demolition permits are issued. All debris and spoilage will be removed from the building and site, immediately loaded into trucks located at the Sewall Ave entrance area. To ensure pedestrian safety, during construction, sidewalks and the parking lane will be closed as a safety precaution and pedestrians will cross at the existing cross walks to the opposite side of Sewall Ave. Jersey barriers will be installed on Sewall Avenue to separate a 12' continuous drive lane from the construction access drive.



Phase one Logistics

Rodent Control

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 Contractor will develop a rodent control program prior to its construction start. Prior to the commencement of construction, they will conduct a pre-existing survey of the surrounding areas to determine if any existing conditions may affect our rodent control program. Contractor shall engage a pest control operator who holds a license issued by The Massachusetts Department of Food and Agriculture and is certified by the Town of Brookline.

Protection of existing adjacent structures

A Secant pile system will be designed given the expected site conditions and depth of the proposed basement areas. It is not anticipated that underpinning of existing construction will be necessary as the Secant pile system will supply the necessary lateral support and stabilization for the existing buildings. Depending on the sequence of excavation and construction, the walls will be propped at various levels using temporary and permanent propping elements. GEI has developed the preliminary sketches for the earth retention system. Building regulation approval shall be obtained prior to the commencement of works on site. The work is to be carried out to the approval and satisfaction of the Building department, to accepted good building practice and with full compliance and in accordance with all relevant codes

Construction Erosion & Sediment Control Management Practices

Prior to Commencement of Construction, the Contractor shall provide the Director of Engineering and Transportation with plans showing that no erosion from the Site will cause deposition of soil or sediment upon adjacent properties or public ways. A stormwater management plan, erosion and sediment Control will be developed. Dewatering as required and disposal according to and in compliance with Brookline regulations. Further evaluation of the site may require a WellPoint system or deep well system. Part of the plan will include, drop Inlet protection, silt fence, hay bales, gravel construction entrances, containment areas for concrete equipment washouts, perimeter erosion and sediment control practices, develop construction entrance protocol, logistic plan, and site fencing.

Perimeter Protection/Public safety

Understanding that the 1299 Beacon street site is very tight and the area immediately outside of the fence will be in use for the project's duration, thus the contractor will take all necessary steps to insure the safety of all personnel, general public and workers during the construction. The contractor will work to secure the staging areas to diminish any impact to pedestrian and vehicular flow. Secure fencing and barricades will be used to segregate construction areas from pedestrian traffic around the site. Sidewalk areas and walkways near construction activities will be well marked to protect pedestrians and ensure their safety. Appropriate signage as required will be installed and regularly updated as site conditions change during the construction process. Pedestrian Access: Construction safety signs will be posted along the exterior fence indicating a construction work zone. Police detail will be provided during construction activities to facilitate traffic flow and pedestrian safety as needed and required. Construction procedures and activities to meet all Occupational Safety and Health Administration (OSHA) safety standards for specific site construction activities. The Site Superintendents will hold weekly "toolbox" safety meetings including the subcontractors. The Contractor will clearly post and maintain a "Zero Tolerance" drug and alcohol policy on all jobsites. All employees and Subcontractors are aware that the use of any alcohol or drugs, as well as the use of inappropriate language, will be grounds for immediate termination and/or dismissal from the site. Proper signage will be placed at the perimeter as needed to avoid confusing and to facilitate deliveries to the project. Construction and regulatory signage including emergency numbers for contacts shall be provided and posted as required and necessary. The construction site shall have a sign installed that shall list the name of construction company/general contractor, and their contact information including phone numbers. This sign shall be clearly visible to enable the public to call with any questions or concerns. Contractor personnel shall possess all required up to date safety certificates.

Construction noise mitigation

This construction project will require the use of equipment that can be heard from offsite locations. The area has significant ambient noise due to urban activities; however, paying careful attention to both the equipment and timeframes of particular construction activities will minimize the noise generated from this project. The Contractor will be committed to mitigate noise impacts of the construction activities by various methods including but not limited to the following:

- Turning off idling equipment and locating noisy equipment as far as possible from sensitive areas where feasible.
- Replacing specific construction operations and techniques with less noisy ones whenever feasible
- Scheduling equipment and construction operations to keep average noise levels low, to synchronize nosiest operations with times of highest ambient levels and to maintain relatively uniform noise levels

Construction waste management

The selected contractor will develop a plan regarding the processing and recycling of construction waste and will have in-place a Construction Waste Management Plan (CWMP) for the project. The plan will require a contract with a licensed waste hauler that has 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. Construction debris shall be wetted and covered to minimize air born dust particles.

Truck sequencing during Construction.

Truck requirements and activities shall vary throughout the construction period and will be synchronized as required. Trucks will be needed for material removal and delivery from and to the site as the project proceeds on an ongoing basis. Truck traffic related to this construction site is anticipated to access the site via Sewall street. The parking lane and sidewalk will be used for truck access and loading. A barrier will be constructed to separate the truck access and loading from a 12’ drive lane on Sewall Ave. Beacon street will be used on rare occasion. All construction material delivery trucks will be loaded and unloaded as practical inside the designated construction area throughout the course of the project. Trucks and equipment will follow the designated truck route and be staged at the designated areas. Emergency vehicle access will not be impacted by this project and police and fire

personnel will have access to the project throughout the duration of the construction period.

Construction Worker parking

The Site is adjacent to public transit system thus, employees will be encouraged to use the MBTA as well as carpooling. Once the parking garage is constructed, construction workers will use the garage area.

Street Cleaning/ Dust Control/Snow Removal

To minimize impacts on the local environment the designated Contractor, will strictly enforce mitigation measures to be employed, including but not limited to:

- Wetting agents will be used regularly to control and suppress dust that may come from construction activities.
- Trucks used for the transportation of construction debris will be covered before exiting the project site.
- Streets and sidewalks will be cleaned regularly using mechanical street sweepers to minimize accumulations.
- Trucks tires shall be hosed down prior to entering public streets.
- Contractor shall be responsible for removing snow from all public sidewalks affected by their work. This will be done daily and continuously to ensure that all sidewalks are clear of snow and ice and disposed of offsite.

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