

## **CONSTRUCTION MANAGEMENT PLAN**

Address: 72 Newtonville Ave. Newton MA 02458

Date of Plan: October 1<sup>st</sup> 2013

### **PROJECT OVERVIEW**

The removal of the existing driveway and the construction of the new retaining walls to support a new driveway will only begin after the city provides the working permit to do so. Once this is approved and a permit is obtained, and if time is permitting before the winter, the work will be scheduled. Once dates will be secured, the information will be emailed to the Ward Alderman.

### **CONSTRUCTION ADMINISTRATION**

#### **Contact Person**

Zion Yehoshua, the home owner, will be the site superintendent on site each day to direct the operation and coordinate the activities of the sub-contractors. He will also be the first line of response to deal with unforeseen circumstances and have overall responsibility for completing the project in a professional and timely manner. Mr. Yehoshua will be available on call day, night and weekends by phone at 617 548-4193.

#### **Communication**

The home owner will periodically update the Ward Alderman by letters and/or email. The purpose of such communication will be to advise of the schedule and progress of construction, any construction activities that may negatively impact the neighborhood, any changes in plans, or any other matter that may be of interest to the neighborhood.

The Contractor and/or home owners shall respond timely to concerns raised by the community in relation to the construction and its impact on the adjacent neighborhood. The Contractor/ home owner will take actions reasonably necessary to eliminate or mitigate to the greatest extent possible, any concern relating to the impact of the construction on the neighborhood.

#### **Dust, Dirt and Debris Control**

The Site Superintendent will actively supervise the delivery of materials so that trucks spend as not be allowed to idle or stand on Newtonville Street and to ensure that there will be no washout of concrete trucks on public property. To control the possibility that dirt and debris could be tracked from the site onto Newtonville Street, the truck tires will be cleaned off before leaving the site. Once the old buildings have been removed, a bed of crushed stone may be installed, if necessary, just back of the sidewalk. At this location trucks can be cleaned off before entering Newtonville Street. In addition, the Contractor/developer will endeavor to keep the streets as clean as possible by means of a sweeper during the site work phase. Other methods of dust control will include, but not be limited to, covering trucks for transportation of fill material, minimizing storage of debris on-site by regular use and pick-up of dumpsters, use of tarps or other suitable material to cover stored building materials and soil.

#### **Hours of Operation and Noise Control**

In accordance with section 20-13 of the City of Newton Municipal Code (The Noise Control Ordinance), the normal work day shall begin no earlier than 7:00 AM Monday through Friday. Exterior work shall not extend beyond the hours, nor exceed the maximum noise levels, specified in Section 20-13, and all material deliveries shall comply with the work hours and time restrictions noted therein. With the advent of late fall and diminished daylight hours, it may be expected that some work will be performed on Saturdays, to accelerate the project or make up for inclement weather delays. If work is to be done on Saturdays, that work shall not begin before 8:00 AM. Under no circumstances will work be performed on Sundays or holidays consistent with municipal ordinance. Noise-producing staging activities will be conducted only during the work hours as described in this section.

#### **Refuse Disposal**

Refuse resulting from the demolition activity will either be deposited onto dump trucks with a 20/30-yard capacity or larger for direct haul from the site or where feasible, segregated for recycling purposes prior to transport. During construction, waste materials and debris will be deposited/stored in secure containers for periodic pickup and

disposal off-site. At the end of each business day, all such containers shall be securely covered during those periods when not in active use (i.e., night and weekends) and during transport from the site. Said containers will be fitted with a closable lid to protect immediate residents from offensive odors and any breach of the facility. Trash pickups will be scheduled with sufficient regularity to ensure that the containers are not filled beyond their designated capacity

#### **Insurance Coverage**

The general contractor/owner shall carry one million dollars (\$1,000,000) in comprehensive liability insurance to indemnify abutting property owners from potential damage to adjacent structures and other tangible property, real and personal, caused by construction activities. The contractor shall submit a certificate to the Newton Fire Department documenting that the required coverage will be in force for the duration of the work at the site.

#### **TRAFFIC & PARKING**

Police details shall be provided when any work on the project may impact the movement of traffic on Newtonville Ave. or as may be required by the Chief of Police, Chief of Fire or the Traffic Engineer. This requirement may apply, but not be limited, to the following activities: deliveries, concrete pours, mobilization of equipment and any work in the street.

On street parking will be required for the period of the construction as the driveway will be demolished and re-build in a graded form. The home-owners will obtain a parking permit for their vehicle for the time of the constructions and subcontractors will be instructed to follow the street's parking restrictions and take into consideration handicap ramp and neighboring homes driveways.

#### **Construction Phasing**

Once the applicable building permits and sign-offs have been obtained from the relevant city departments, removal of the existing driveway should be accomplished within a 3-day period. The foundation for the retaining walls excavated, formed, poured and backfilled, likely involving several separate pours over two-week period. After which the installation of the drainage system will be performed and then the finishing work can begin. Based on the timing of when all proper permits from the applicable departments in the city are obtained the actual start date of the project can be determine taking into consideration seasonal implications.

#### **AMENDMENTS TO THE PLAN**

This Plan is intended to establish a baseline condition for protection of the neighborhood from the possible adverse effects that may result from, or during, construction. It may be augmented from time to time as circumstances warrant.