

170 Needham Street
CONSTRUCTION MANAGEMENT PLAN

During construction, the following provisions shall apply. Unless otherwise designated by Needham Chestnut Realty LLC (the "Developer") the Contractor herein shall be _____:

CONSTRUCTION ADMINISTRATION

1. The Developer's Contact Person: The Developer shall designate a person responsible for the construction process with telephone and email contact information. That person shall be identified to the police department and the Commissioner of Inspectional Services and shall be contacted if problems arise during the construction process. The person initially appointed by the Developer is:

Name: Marc Kaplan
Tel. (781) 416-7007
Email: Marc@sanfordcustom.com

2. Contractor Contact Person: The contractor shall provide the name of its project manager and superintendent with telephone and email contact information. That person shall be identified to the police department and the Commissioner of Inspectional Services and may also be contacted if problems arise during the construction process. The person initially appointed by the Contractor is:

Tel. _____
Email: _____

3. Communications: The Contractor/Developer will periodically update the Ward Alderman and abutters 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/Developer shall respond timely to concerns raised by the community in relation to the construction and its impact on the adjacent neighborhood. The Contractor/ Developer 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.

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4. Hours of Construction: The hours of site and exterior construction shall be 7:00 a.m. until 6:00 p.m. Monday through Friday. 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.

SECURITY

Security Fence: A secure, 6' high, temporary construction fence shall be erected at the beginning of the project, along the perimeter of the new construction area. Throughout the project, this fence shall be maintained in a secure condition so as to assure the public safety and to segregate the construction operations from the activities of the Developer and the neighborhood. It shall not be removed until such times as these issues are no longer a concern.

SITE ACCESS AND TRAFFIC CONTROL

- 1 Worker Vehicles. Construction worker and subcontractor vehicles will park exclusively on the site and on Jaconnet Street adjacent to the Property.
- 2 Police Details. Police details shall be provided when any work on the project may impact the movement of traffic on Needham Street 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.
- 3 Stabilized driveway entrances will be maintained during construction which will provide a tire wash and mud removal to ensure that no dirt or mud enters Needham Street.

NOISE AND DUST CONTROL

1. The Contractor shall take appropriate steps and initiate proceedings to eliminate dust generation during grading of the site, excavation, and construction (including, but not limited to, wetting down materials when appropriate), stone mats as appropriate, and shall require subcontractors to place covers over any open trucks transporting debris and materials to and from the site.
2. Noise levels shall comply with Revised Ordinances Section 20-13.

EROSION CONTROL

Prior to the start of excavation or earth removal, erosion control measures shall be in place. These shall consist of silt fences, hay bales or whatever other means may be needed to properly control erosion. Erosion control shall be

located wherever surface water runoff from the construction site is a potential. Temporary erosion control measures shall be removed only after permanent measures are fully established. Erosion control measures shall be implemented to prevent drainage and siltation from flowing on the construction access to abutting streets.

DEWATERING

In the event that de-watering shall be required from the foundation area of the new building the Developer will require that the Contractor prepare a de-watering plan including without limitation necessary protections for entry of water into South Meadow Brook for approval by the City Engineer.

CONSTRUCTION STAGING AREAS

1. Site Office Trailer: Any required site office trailer will be located onsite, within the area of the perimeter fence. To the extent practical the construction office will be within the existing building and then moved to the new construction area
2. Delivery Truck Holding Areas: On days when the construction activities require multiple truck deliveries, such as for the placement of concrete or structural steel deliveries, these deliveries will be carefully scheduled so that there is always adequate area on the site or on Jaconnet Street, but in any event not on Needham Street for the holding of the trucks until they can be unloaded. No trucks will be permitted to stand on Needham Street or the neighborhood residential streets waiting for access to the site except during active unloading.

BLASTING

The Developer does not expect that the construction will involve blasting.

If blasting is to occur, all blasting and drilling for the driveway, utility trenches, and/or structures, whenever they are built, shall be carried out in accordance with federal, state and local blasting permit practices and in accordance with the following conditions:

a. Selection of the blasting contractor

A blasting contractor, acceptable to both the Developer and the Newton Fire Department, shall be selected after review of the qualifications of such contractor by a qualified independent geotechnical blasting consultant who shall also be acceptable to both The Developer and the Newton Fire Department.

b. Preblast survey

A preblast survey shall be done in accordance with State law for the interior and exterior of all including at least structures within 250 feet of the blast area.

c. Insurance coverage

The blasting contractor shall carry \$2 million in comprehensive liability insurance for damage to structures caused by underground explosion and collapse hazard. A certificate shall be submitted to the Newton Fire Department by the contractor documenting that the required coverage will be in force for the duration of the blasting at the site. If there is a general contractor or developer associated with the blasting, each shall carry a minimum of \$1 million of comprehensive liability insurance.

d. Blasting limits

The State blasting limits shall be observed.

e. Notification

Not less than 72 hours prior to the commencement of any period of blasting, The Developer shall send written notification to the persons subject to the pre-blast survey, stating when the blasting period will begin. Such notification shall include an explanation of the warning procedures for blasting including soundings. The Developer shall send another letter notifying the same people that the blasting period has been completed.

TREE PRESERVATION ORDINANCE

Petitioner shall provide a tree preservation/protection plan to define the proposed method for protection of existing trees on the site that are marked "to be preserved" on the tree preservation plan.

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.