

**Renovations to 40 Upton Street
Boston, MA**

Construction Management Plan



Prepared for:
Pine Street Inn & Planning Office for Urban
Affairs

February 23, 2011

1. CONSTRUCTION ACTIVITY SCHEDULE

The construction period for the project is expected to last 7 months. Typical construction hours will be from 8:00 AM to 5:00 PM, Monday through Friday. Weekend work and extended weekday hours are not anticipated at this point. Should weekend work be required it will be provided for in writing for approval as detailed in the supplemental conditions.

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|-----------------------|-----------|
| Start of Construction | 2/23/2011 |
| End of Construction | 9/17/2011 |

NEI will provide and post a detailed construction schedule for the project. Monthly updates of the construction schedule including a two-week look ahead schedule will be issued to the On-Site Building Management as well as to the Construction Update board on a weekly basis.

2. CONSTRUCTION SITE ACCESS

Construction vehicle access will be principally conducted on Draper's Lane. Use of the three rear parking spaces will be required for daily incidental use and scheduled significant use. In all cases, clear access will be provided for neighborhood residents, except when specifically scheduled. Scheduled shut-downs or interruptions to Upton Street, Ivanhoe or Draper's Lane will be monitored by Northeast interiors directly or the subcontractors or Police details.

NEI will coordinate with POUA's on-site management team to ensure that all vehicular traffic scheduled during a driveway shutdown/interruption can safely fit and navigate through the existing passageway. NEI will also coordinate with POUA's on-site management team to schedule, coordinate and provide all communications with all applicable vehicular operators.

3. CONSTRUCTION SEQUENCING

The proposed sequencing of the renovation work is designed to isolate the construction operations while maintaining a safe work site for the neighbors and the present residents of Upton St. The present resident front door access off Upton Street will not be interrupted.

In order to renovate the building in the fastest and safest manner, the following general schedule of construction is anticipated:

- NEI will utilize the parlor of the first floor of @ 38 Upton for the field office.
 - Access to the parlor will be limited to the existing opening at 40 Upton entry vestibule.
- Hazardous Material Abatement will be conducted prior to any other trades being on site.

- Make-safe and Selective Demolition will be the first work commenced upon hazardous material abatement is completed.
- Utility work will commence upon completion of demolition.
 - Portions of the new utility connection work and site drainage system will require Police details and flagmen of both Upton Street, Ivanhoe and Draper's Lane for approximately 3 weeks. See Construction Site Access.
 - Exterior finish site work, masonry and landscaping.
- All safety provisions to protect adjacent residents and all neighbors will be implemented while exterior work is to be performed.
 - Complete staging on the front of the building will be erected prior to exterior work and will be tagged by OSHA showing compliance to all safety regulations.
- Concurrent work on the exterior shall include Masonry, Window Replacement, Roofing and Misc. Metals.
- Rough Carpentry and rough MEPS
- Building interior finishes.
- Final stair mechanical and FA systems will be installed and commissioned at a later date.

4. PERIMETER PROTECTION/RESIDENT SAFETY

NEI will strictly adhere to and monitor all procedures for the protection of the residents on a daily basis. The routes of egress will be kept clear and remain illuminated at all times. NEI will regularly inspect the means of egress with the Pine Street Inn & POUA management team to ensure they remain in safe operational condition.

The project site will be provided with signage to maintain a safe environment for pedestrians. Sidewalk areas and walkways near the construction work will be well marked to protect pedestrians and ensure their safety. To the extent required, pedestrian protection will be erected and maintained as required for the work. Police details will also be used to direct traffic and access if so required.

5. MATERIAL HANDLING/DELIVERIES

To the maximum extent possible, deliveries will be received on Draper's Lane and stocked directly into the building. Materials may be stockpiled for periods in the Patio or 3 parking spaces adjacent to the building. Sheetrock and other materials will be boomed into upper level windows from either Draper's or the rear parking area. The (3) parking spaces adjacent to the rear of the project will be utilized for the full duration of the project. The (3) parking spaces at the end of the driveway will also be inaccessible for periods during deliveries, unloading,

staging, excavation and other associated with the project. Project regular construction dumpsters will be located in the 3 parking spaces or will be loaded 'live' on Draper's Lane with appropriate City permits, supervision, flagmen or details.

6. CONSTRUCTION NOISE

Every reasonable effort will be made to minimize the noise impact of construction activities. Mitigation measures will include:

- Locating noisy equipment as far as possible from sensitive areas.
- Maintaining the present divider wall barrier to 40 Upton Street and abutting tenants.
- Performing demolition activities during the day work hours.
- Turning off idling equipment.
- Selecting the quietest of alternative items of equipment, when applicable. (electric and hydraulic tools vs. diesel and impact tools).

7. RODENT CONTROL

NEI will follow the requirements of Mass State Sanitary Code and the State Building Code established that extermination of rodents shall be required for issuance of permits of demolition, excavation, foundation, and basement rehabilitation.

A Rodent Control Plan will be implemented to both eliminate the rodent population on and around the project site prior to the start of construction and to monitor and maintain the rodent free environment throughout the construction period to avoid any negative impact on adjacent areas. This plan will be developed and submitted for approval and will comply with City of Boston regulatory agencies having jurisdiction.

8. UTILITIES/SHUTDOWNS

To the maximum extent possible utility shutdowns will occur during off-peak or off-hours and the shutdowns will be arranged with the affected parties with proper written notice provided in advance. Specific connections to the existing street services will be coordinated with the proper utility companies.

9. CONSTRUCTION AIR QUALITY/DUST PROTECTION

Given the close proximity of the existing residents to the new construction, NEI will meet with Pine Street Inn & POUA and applicable City Agencies or Neighborhood Associations in advance of the start of any construction to outline general temporary protections. Once the requirements are established, and

agreed to, NEI will regularly inspect and maintain the temporary protections. NEI will adhere to a number of general mitigation measures. These measures will include:

- Wetting agents will be used to control and suppress dust.
- Mitigating the dust from abutting units.
- All trucks for transportation of construction debris will be fully covered.
- Trash chutes will be located away from the abutting tenants, and will help control dust scatter.
- Street and sidewalks will be cleaned as required.

10. CONSTRUCTION WORKERS PARKING

On-site parking, when available, will be only for NEI's staff, project owner, architect, visitors, and City Inspectors.

The construction workforce will be directed to use public transportation or utilize public parking facilities in the area.

11. RESIDENT OUTREACH PLAN

Periodic meetings with the Neighborhood associations and building management will be conducted on-site as required. This meeting will discuss and provide an update of present construction activities, progress, look ahead of future work, utility shutdowns, etc.; and most importantly discuss any concerns and/or problems that either the residents or building management has relative to the project.

12. TRUCK ROUTING

Construction truck access to and from the Project site for personnel, supplies, materials, and removal of demolition material for the project shall be conducted from Draper's Lane, via access from Ivanhoe.

13. REPAIR TO ADJACENT IMPROVEMENTS

NEI will provide thorough existing conditions documentation of both interior and exterior 40 Upton Street conditions. All existing conditions will be reviewed in advance with the Pine Street Inn & POUA's on-site management team.

14. CONTACT INFORMATION FOR NORTHEAST INTERIORS, INC.

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