

THE CONSTRUCTION MANAGEMENT PLAN

Project Name:

1165R Mass Ave Residential Development

1165R Massachusetts Avenue

Arlington, Massachusetts 02476

Prepared for:

1165R Mass MA Property LLC

Prepared by:

Aberthaw Construction Company, Inc.

672 Suffolk Street, Suite 200

Lowell, MA 01854

JANUARY 21, 2022

PROJECT INFORMATION

Aberthaw Construction Company, Inc. of Lowell MA has entered into an agreement with 1165R Mass MA Property to perform the Construction Management Services for a project currently known as 1165R Mass Ave Residential Development, located in Arlington, Massachusetts.

PROJECT DESCRIPTION

The project includes two new buildings and the renovation of 2 existing structures. The project also contains a 'bridge replacement' that is being constructed over the Mill Brook Conduit.

The 18-month project, when completed, will upgrade the existing structures and feature 124 residential units.

Building work is expected to start in early 1st quarter, 2022.

PROJECT STAKE HOLDERS

Developer-Property Owner:

Developer

1165R Mass MA Property LLC
c/o Spaulding & Slye Investments
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Project Manager

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Construction Manager

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KEY CONSULTANTS

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Ben Wilson
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Structural Engineer

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Envelope Consultant

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Kyle Zick
617-451-1018

Bridge Engineer

Nitsch Engineering
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Boston, MA 02108
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Emad Elsakka
617-338-0063

Nathan Rosencranz
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Licensed Site Professional

To be determined.

Asbestos Survey

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Patricia E. Riley

PROJECT LOGISTICS

Preconstruction Meetings: Prior to obtaining the Building Permit for the project, Aberthaw understands the necessity to review the Construction Management Plan with the Town. That initial pre-construction meeting will include the Office of Planning and Community Development, Arlington Fire Department, the Department of Public Works (Arlington Water and Sewer Division and Engineering Division), and other Town staff and consultants as may be determined.

In addition, the Applicant and the site general contractor shall host a meeting open to all members of the public to review the construction schedule, hours, access, policies, procedures, and other neighborhood impacts at least fourteen (14) days prior to the start of construction. Written notice of such meeting shall be provided to parties in interest (pursuant to G. L. c. 40A, § 1) at least fourteen (14) days prior to such meeting. Additionally, the Applicant shall prepare a list of additional parties interested in notice, and shall provide notice to such parties.

Permit Applications: It is Aberthaw's intent to submit this Construction Management Plan, including the Transportation Management plan, as one document to the Town agencies for general review.

Before receiving the full building permit, Aberthaw plans to obtain a Demolition Permit, related to the application accepted by Arlington ISD on June 12, 2020. This allows the project to move forward while the full building permit application is under review..

Site Mitigation Plan: Minimal stock piling of material on-site will be enforced. An erosion control barrier (haybales, haysocks) will be placed around any stockpiled material.

In accordance with the Order of Conditions, no uncovered stockpiling of material will be permitted overnight within 100 feet of any waterway or water body.

At the end of each day, during bulk material removal / receiving, in an attempt to mitigate dust control, a street sweeper will be employed to remove dust from Ryder, Forest and Mass Ave as required.

During the demolition of the buildings, minimal sprayed water for dust control be used.

All dumpsters will be covered at the end of each workday.

Construction Access & Staging: Construction vehicle site access will be shared among the three vehicular access points, as shown in the Construction Management Plan, throughout the duration of the project and will be actively managed as part of the construction phasing.

Should vehicle wash down stations be employed, Aberthaw will contact the Arlington Conservation Commission to discuss and agree upon the location(s).

No heavy equipment will be stored overnight within 50 feet of a wetland and no refueling or maintenance will be allowed within the 100-foot Buffer Zone, 200-foot Riverfront of within any Resource area.

At times of heavy traffic an Arlington Police detail will be stationed at the gate. No construction traffic should occur on Ryder Street during the hours of 7:30AM-8:30AM and 3:00PM-4:00PM Monday-Friday.

Parking for construction workers will be provided on-site in designated areas only; no parking will be allowed on Ryder Street, Forest Street or other residential streets abutting the project site.

Project Duration: 18 Months. Anticipated commencement in Q1 2022 and anticipated completion in Q3 2023.

Work Hours: Work activity on site to be consistent will be typically 8am –6pm . Any weekend and off-hour shift if needed will be coordinated with the Town of Arlington transportation and building departments. Weekend hours are from 9:00 AM until 5:00 PM.

Site Security: Fencing will be set-up at the perimeter of the site. Gates will be locked at the end of each day and when not being used. Fencing location will be adjusted as required by the phase of work. This will be the first activity that Aberthaw undertakes on the site. This work will be coordinated with the Arlington Building Department and Arlington Fire Department.

Erosion & Sediment Control; Prior to the start of excavation or earth removal, erosion control measures shall be in place per approved plans. These shall consist of silt fences, hay bales and as shown in the Civil Drawings and as may be indicated in the SWPPP.

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 and into waterways and wetland resource areas.

Vibration Monitoring and Pre/Post Construction Surveys:

Vibration Monitoring The Applicant shall monitor vibrations in the vicinity of the properties adjacent to Ryder Street throughout the course of construction. Prior to the commencement of construction, the Applicant shall submit a plan/proposal for review by the Board for the monitoring of vibrations in the vicinity of the properties adjacent to Ryder Street.

Pre-Construction (and Post-Construction) Condition Survey The Applicant shall perform a preconstruction and post-construction survey of properties on either side of Ryder Street and the property of Mr. Annese along Massachusetts Avenue, and shall also provide a preconstruction and post-construction survey of Ryder Street and the Massachusetts Avenue right of way including photographs and/or video in order to document preconstruction and post-construction conditions.

Abutter Notification: A monthly “newsletter” will be sent to direct abutters via email. Periodic meetings will be available for abutters to get updates on major construction activities and changes in phasing.

Contact Information: Contact number will be included on the site’s 4’x8’ project informational sign which will be posted in a conspicuous place on the site fence. The number will also be provided to direct abutters prior to starting construction and will be included in the “newsletter”.

Trash Removal: Trash removal from site will be utilizing construction 30-yard steel roll off dumpsters. There will be no long dumpsters on site during construction and will be removed on a regular basis. Only construction related debris will be allowed in these dumpsters. The dumpsters will be covered at the end of each day.

Rodent Control: In accordance with good Construction Practices, Aberthaw will contract with a licensed rodent control company. Rodent control measures will be placed along the project fence line and other areas as required. A log will be kept on a weekly basis of any activity. Traps will remain in place through-out the remaining of the project.

CONSTRUCTION SCHEDULE

The project is currently scheduled for an 18-month construction duration. The Milestone Activities are divided into the following Construction Phases (overlap between phases) and in Conjunction with the Phasing Plans 1-3;

Phase 1: Fencing; Erosion Control; Utility Cut & Cap; Abatement; Demolition; Site Prep for Foundations: (4-6 months.)

Phase 2: Building Foundations; Waterproofing; Slab-on-Grades; Backfill-walls (3-5 months)

Phase 3: Super Structure: Wood Framing, Roofing and Façade (3-5 months)

Phase 4: Rough & Finish Interiors (4-6 months)

Phase 5: Hardscape, Building Turnover & Project Close Out: (2-3 months)

No Off-Site Dewatering: During the excavation of building foundations, depending on the time of year, there is the chance of some localized dewatering. The current plan has a series of puddle pumps and hoses within the foundation hole and to dewater on-site. No pumping of water offsite and/or the use of sedimentation tanks is foreseen.

Should dewatering be required the operations will conform to the following:

- a) Notify the Conservation Commission that dewatering is required.
- b) Any catch basins, drain and outfalls to be used in dewatering operations shall be cleaned out before operations begin.
- c) Any water discharged as part of any dewatering operation shall be passed through filters, on-site settling basins, settling tank trucks, or other devices to ensure that no observable sediments or pollutants are carried into any Resource Area, street, drain, or adjacent property.
- d) Measures shall be taken to ensure that no erosion or scouring shall occur on public or private property, or on the banks or bottoms of water bodies, as a result of dewatering operations.

Construction Signage: Aberthaw is prepared to furnish and install any and all construction signage as required. This will include the project identification sign; phasing signage; pedestrian; and site access sign. These signs along with temporary construction fence and gates will be installed before Aberthaw and its trade subcontractors mobilize on the site and per the approved Construction Management Plan. Aberthaw will procure a sign with the DEP file job # on it and erect at the main entrances.

Temporary Facilities: A minimum of one ‘typical’ construction trailer office will be on-site throughout the project duration. These trailers will have temporary power which will be coordinated with Eversource; ideally a 300amp panel should be enough temp power for this project. At various time the use of a temporary gas generator may be required.

1. Follow Codes and AHJ’s for temporary facilities and utilities.
2. NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.
3. Comply with all requirements of authorities having jurisdiction, codes, utility companies, OSHA, and industry standards including, but not limited to the following:
 - a. ANSI-A10 Series, Safety Requirements for Construction and Demolition.
 - b. NECA National Joint Guideline NJG-6, Temporary Job Utilities and Services.
 - c. Electrical Service: NEMA, NECA, and UL
 - d. Temporary ‘Porta-Potties’ for men and women will be strategically placed throughout the project limits.

Fire Fighting Maintenance:

1. Maintain a clear and unobstructive path to all working fire hydrants.
2. Check with AFD, bag all out-of-service hydrants within the limits of construction permits.
3. Snow removal to these hydrants will be maintained by Aberthaw during the construction period.
4. Use of open flames will not be allowed on this project. On days when Acetylene and Oxygen are being used for demolition and cutting purposes, an Arlington Fire detail will be required.

Protection of Millbrook Conduit: Before, during and after the bridge repairs, Aberthaw will maintain adequate Millbrook protection. It has been observed that various time of the year the conduit is very dry and other times very wet. A plan addressing both scenarios will be submitted to AHJ’s.

Project Close Out

After Aberthaw has obtained the final Certificate of Occupancy, we will request a Certificate of Compliance, state WPA form 8a. Along with this requested, an engineered stamped and signed “as-built plan” to the Conservation Commission stating that all conditions have been satisfactorily completed in compliance with the plans and the Order. Once received, our Certificate of Compliance will be recorded at the Middlesex South Registry of Deeds, and the receipt sent to the Conservation Office, per the Wetlands Protection Regulations. If we will have any questions, we will be sure to contact mmusznski@town.arlington.ma.us or call the office at 781-316-3229.

END of CMP NARRATIVE