

Construction Management Plan Narrative

**CVS/pharmacy
Washington Street and
Swanton Street
Winchester, Massachusetts**

Prepared for:

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Date: June 20, 2013

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Construction Management Plan

Overview:

This Construction Management Plan narrative has been prepared for the construction of an 11,955 sf CVS pharmacy with sixty-three parking spaces situated at the southwest corner of the intersection with Washington ST & Swanton St in Winchester, MA. The site is located within the General Business 1 (GB-1) zoning district and abuts residential properties along the southerly property boundary. Residential homes surround the project site to the north, east and west.

Construction at the site includes the demolition of three (3) existing structures totaling 11,800 sf in aggregate area, abandonment of existing utility services and the removal of existing bituminous pavement. The redevelopment of the site consists of the construction of an 11,955 sf building with a 2,405 sf mezzanine with sixty-three (63) parking spaces to be constructed to support the use of a CVS/pharmacy. Additional upgrades to the site include new utility services including the construction of a subsurface infiltration basin, site lighting and landscaping which includes the creation of a twenty foot (20') wide landscape buffer along the southerly property line.

The contractor shall be made aware that the site abuts residential homes around its perimeter and as such the contractor's means and methods to be implemented at the site must take into account the potential impacts to the adjacent residential properties.

The contractor will be required to adhere to the following guidelines as it pertains to all aspects of construction activities to be performed at the site. These guidelines are required to be implemented and adhered to for the duration of building and Sitework construction.

I. Start Work Notice

Prior to the start of any construction related activity, the Contractor is to provide the Building Department, Engineering Department and DPW Department with the contact name and cell phone number of the full-time Project Manager and On-Site Superintendent assigned to this project. The Superintendent must be a full-time person who will be on-site for the entire duration of construction. Should there be a change in the construction management team assigned, the contractor is to notify in writing the Building, Engineering and DPW Departments.

II. Pre Construction Meeting

Prior to the start of any construction related activity, the Contractor will be required to schedule and hold a preconstruction meeting at the site. The preconstruction meeting is to include but not be limited to representatives from the Town of Winchester's Building Department, Engineering Department, DPW Department, Police and Fire Departments, the Architect, the Engineer and the Project Proponent.

The purpose of the preconstruction meeting is to review and understand the site permit conditions imposed on the project, construction schedule and address comments received from the Town representatives.

III. Pest and Rodent Control

Prior to the start of any construction related activity, a licensed exterminator shall inspect the site for evidence of any pest and/or rodent activity occurring on-site and prepare a written report summarizing its findings. The pest control report is to outline measures the contractor will be required to implement for the duration of construction to minimize pest and/or rodent activity on site.

IV. Construction Hours

Hours of construction will be Monday through Friday 7:00 am to 5:00 pm, Saturday 8:00 am to 5:00 pm. Work is prohibited on Sundays and/or legal holidays. No work is permitted within the public right-of-way (i.e. Washington street and/or Swanton Street) during weekends and/or legal holidays.

Any deviation from the hours noted herein will require prior written approval from the Department of Public Works.

V. Street Closings/Construction within Public Right-of-Way

Washington Street and Swanton Street are to remain open and operational for public use for the duration of construction. If temporary closure of Washington and/or Swanton Street is required, the Contractor will be required to obtain prior approval from the Public Safety Department prior to performing road closure. Contractor will be required to comply with conditions imposed by the Public Safety Department as a result of the closing and/or partial closing of a public street including the use of police details and/or flagmen. Should the work within the public roadway require more than one day to complete trench excavations shall be backfilled and compacted to existing grade at the end of each work day. Trench excavations shall be either temporarily patched with bituminous pavement or roadway plates shall be installed over the excavation area should the work not be completed prior to the on-coming weekend.

The contractor will be required to obtain a street opening permit from the Department of Public Works prior to commencing any work within the public right-of-way.

VI. Blasting

Based on the test pit excavations and soil borings performed on site, blasting is not anticipated for the construction associated with the CVS development and as a result is a prohibited activity on-site unless the Contractor obtains prior approval from the Building, Fire and Police Departments.

VII. Environmental Remediation & Asbestos Abatement

Prior to the start of any construction related activities, the site shall be inspected by a Licensed Site Professional (LSP) for evidence of asbestos containing materials and/or other types of hazardous building materials including but not limited to fuels, solvents, storage tanks, florescent light bulbs, etc. If hazardous materials are encountered on-site, said materials are to be removed and disposed of by a licensed contractor under the direction of a LSP. The LSP is to prepare a written report which document the hazardous materials encountered on site and their disposal. The handling and disposal of all hazardous materials encountered on site must be performed in accordance with all applicable local, state and federal regulations. A copy of the LSP's written report to be submitted to the Building, DPW and Engineering Departments.

The Contractor shall be made aware that the petroleum impacted soil and groundwater present at the site (see Dwg No C-1) must be managed in accordance with the Massachusetts Contingency Plan (MCP) under a Release Abatement Measure (RAM) plan (prepared by Ransom Environmental) and at the direction of a Licensed Site Professional (LSP). The contractor shall obtain a copy of the approved RAM plan from the Owner prior to the commencement of demolition activities.

VIII. Site Safety/Access

Prior to the start of any construction related activities, the contractor will be required to install a construction fence around the perimeter of the site to the limits shown on Dwg. C-0, Construction Management Plan. Access

to the site will be via a site entrance located off Washington Street and a second entrance located off Swanton Street. At the end of each work day, the access gates are to be closed and secured with a chain and lock. Parking areas for construction employees will be established on site as soon as practicable after building demolition activities have been completed,

To the extent practicable, trench excavations shall be backfilled and compacted at the end of each work day. Excavations that cannot be backfilled, the contractor will be required to stabilize their side slopes and install temporary barricades round the perimeter of excavation. All earthwork activities associated with these activities is to be performed in accordance with local, state, federal & OSHA regulations.

Contractor shall be advised that truck deliveries to the site must utilize the Washington Street entrance. The Swanton Street entrance is limited to construction employees and emergency personnel.

IX. Erosion and Sediment Control Measures

The project will require the disturbance of more than one (1) acre of land and as a result, the Owner will be required to file with the EPA a Notice of Intent for Stormwater Discharges Associated with Construction Activities under an NPDES General Permit program and prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the NPDES permit requirements. The purpose of the SWPPP is to outline the erosion control best management practices (bmp's) to be installed and maintained by the contractor during the duration of construction for the purposes of preventing construction related sands/sediments discharging onto adjacent properties. Prior to the commencement of site work construction, the engineering team will review with the Owner and Contractor their respective roles and responsibilities as it pertains to the implementation, inspections, modifications to the erosion control bmp's and record keeping requirements of the SWPPP documents as required under the 2012 NPDES General Permit.

The construction activities associated with a project of this size and magnitude will require the contractor to implement a variety of erosion control best management practices (bmp's) designed to remove pollutants from stormwater runoff during the duration of construction. To achieve these measures during construction, the contractor will be required to minimize the area of exposed soil, control the rainfall discharge runoff rate and direction, and provide for stabilization of exposed areas upon the conclusion of earthwork activities. To minimize the potential for construction related impacts to adjacent properties, the erosion control bmp's will be inspected and maintained regularly as outlined in the SWPPP report and until such time the site has been stabilized with permanent ground cover.

Design, installation, and maintenance of soil erosion and sediment control best management practices (bmp's) implemented during construction will meet the performance standards outlined in the Massachusetts Stormwater Management Policy Guidelines and shall conform to the Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas. The erosion control bmp's will also be designed, installed and be maintained in accordance with the guidelines for coverage under the EPA NPDES 2012 General Permit for Stormwater Discharges Associated with Construction Activities.

Prior to construction activities being undertaken, straw wattles will be installed around the perimeter of the proposed work area to the limits shown on Dwg No C-1. The erosion control line will act as a barrier in preventing the migration of construction related sand/sediment onto adjacent properties as well as act as a demarcation point for the contractor in identifying the limit of work. Straw wattles will be placed around the perimeters of storm inlet sediment traps and filter bags will be installed underneath the grates of all new catch basins being installed. These bmp's will prevent the migration of exposed soils into the stormwater drainage system.

In addition to installing and maintaining the erosion control bmp's as depicted on the Demolition and Erosion Control Plan (Dwg. C-1) and outlined within the project's SWPPP plan, the Contractor will be required to implement and maintain the following erosion control measures:

- a. A Straw wattle barrier will be installed around the perimeter of soil stockpiles.
- b. Erosion prone areas left exposed for extended periods of time will be stabilized with mulch or seeded for temporary vegetative cover.
- c. No area subject to erosion will be left undisturbed or unstabilized for periods longer than is necessary to carry out that portion of the contractor's work.
- d. All slopes steeper than 3:1 will be stabilized with an erosion control blanket or jute mesh upon the completion of loaming and seeding activities.
- e. At the conclusion of all site work activities, all exposed areas will be graded, mulched or re-vegetated with appropriate groundcover. The wattle barrier along the perimeter of the project will remain in place until ground cover is established.
- f. Upon completion of construction, and prior to the opening of the store to the public, all on-site catch basin sumps will be pumped cleaned of all sand and sediments.

The inspection and maintenance of the erosion and sediment control (bmp) measures is critical to their effectiveness. Maintenance will be an ongoing process for the duration of construction and will continue until the site has been deemed stabilized. As required by the NPDES permit, the erosion and sediment control measures will be inspected at the end of each workday, with repairs made as required and after each rainfall event of 0.25 inches or more. The contractor will be required to maintain an erosion control log book which documents the contractor's observations during inspection as well as document any changes and/or repairs made to the erosion control bmp's.

Throughout the duration of construction, the contractor will be required to have onsite extra straw wattle barriers to replace those that become damaged or deteriorated. Any erosion and sediment control measures that, upon inspection, are found to be damaged, deteriorated, or not functioning properly will be repaired, replace or corrected immediately after inspection.

X. Dust

Fugitive dust is particulate matter that is generated from the natural or mechanical disturbance of soil and rock. Generation of fugitive dust generally depends upon the specific type of operations, the silt and moisture content of the soil, local meteorological conditions (i.e.: wind speed and precipitation amount) and emission controls that are applied. The quantity of fugitive dust generated is proportional to the area of land being worked and the level of construction activity on the land. Fugitive dust emissions will be generated during building demolition, site preparation/excavation operations and the related on-site vehicle traffic.

The CVS project consists of constructing an 11,955 sf single story building with 63 at grade parking spaces on 1.2 ac of land. Site preparation activities will consist of the demolition of three (3) buildings totaling 11,800 sf in area, removal of existing bituminous paved areas, placement and compaction of fill material to bring the site to subgrade elevation and excavations for CVS's building footings and foundations. The generation of fugitive dust will be minimized by implementing dust mitigation measures. Dust mitigation measures to be implemented for this project include but are not limited to the following:

- a) Wet suppression to minimize the generation of dust from demolition activities, excavation operations and on-site vehicle traffic. The use of calcium chloride will also be permitted for use on site to control dust.
- b) Construction trucks hauling materials to and from the site will have their loads securely covered.
- c) Tops of stockpiles will be covered and/or seed with an erosion control mix.
- d) Monitor the construction means and methods to ensure disturbed areas are minimized and disturbed areas are stabilized as soon as earthwork activities are completed.

- e) A crushed stone tracking pad will be installed at the entrance to the construction site. The tracking pad will prevent mud and dirt from entering onto the surrounding roadway system.
- f) Should construction related sediment be tracked onto either Washington St and/or Swanton St, Contractor will be required to sweep streets as required to remove all sediment.

XI Noise

The construction of the project will result in a temporary increase in sound levels near the site. The construction process will require the use of equipment that may be audible from off-site locations. Construction activities will consist of building demolition, clearing and grubbing, rough and fine grading activities, foundation work, steel erection and finish work. Work associated with these activities will overlap. Building demolition, site excavation and grading activities are considered to be the loudest activities and is anticipated to last approximately five (5) months.

Efforts will be made to minimize the impact of noise resulting from the construction activities. The following noise mitigation measures will be implemented at the site and will remain in effect for the duration of construction:

1. All exhaust mufflers on construction equipment will be in good working order.
2. Contracts will include language requiring contractors to properly maintain their equipment.
3. Back-up alarms on vehicles and equipment will be adjusted as low as possible to reduce noise, without compromising safety.
4. When feasible, equipment that is not being used will be turned off.
5. Noise creating equipment on-site will be located as far as possible from sensitive receptors.
6. Engine housing panels on all equipment will be kept closed.
7. Electricity will be obtained from the electric grid as soon as feasible to reduce the use of portable generators.
8. No construction vehicle and/or equipment shall commence warming-up prior to the permitted hours of construction

XII Construction Period Solid Waste & Recycling

The CVS project will comply with all applicable Federal, State and local requirements regarding the handling, recycling and disposal of solid waste generated by the project.

The CVS project will require the demolition of three (3) existing structures totaling 11,800 sf in area with associated bituminous parking area and utilities which service these structures. The existing buildings will be inventoried by a Licensed Site Professional (LSP) for the presence of hazardous materials (i.e. lead, asbestos, and PCB's). Hazardous materials encountered will be removed and disposed of by a licensed contractor before demolition.

To the extent feasible, demolition materials will be segregated on-site for disposal. Construction materials that can be recycled will be placed in dumpsters and taken to a recycling facility for processing. Any materials that cannot be recycled will be placed in dumpsters and transported from the site and disposed of at an approved solid waste disposal facility.