

# **CONSTRUCTION MANAGEMENT PLAN**

March 5, 2024

## Property Owner / Responsible Party:

Armando Plata 11  
Landry Road  
Medford, MA 02155

This overview of 22 Montvale Street residential project Construction Management Plan (CMP) provides an outline of measures to be implemented during construction.

Project construction will comply with all local, state and federal regulations and requirements.

## Construction Logistics

### Site Material Handling:

For the method of ledge removal at the parking area, we drilled holes in a square grid of an approximate 12"x12" spacing utilizing a hand electric hammer drill HILTI TE 70-ATC-AVR with 1 3/8" drill bit then filling the holes with DEXSPAN; an expansive grout that breaks and splits the ledge safely by providing silent cracking. After ledge fractured, we removed the ledge by hand and loaded on a truck; some of the excavated material remained on site for the creation of stone retaining walls and some other material removed from the site. NO BLASTING WILL OCCUR ON SITE. Only hand tools for the removal of ledge for the access stairs where Required.

No other ledge removal will take place on the site.

### Material Handling:

Construction materials delivery trucks will be loaded and unloaded inside the newly created parking area.

### Construction Parking:

No vehicles will be parked on Montvale Street except inside the newly created parking area in front of the lot.

### Construction Employee Trip Generation:

Trip Generation by construction workers is directly related to the number of workers of the site at a given time. The maximum number of workers per day will be four (2 crews of 2).

Workers generally travel before the morning peak hour (working 7:00 AM to 6:00 PM) further lessening the impact that these workers will have on the adjacent street network during the morning and evening peak hours.

### Construction Waste:

The General Contractor will be responsible for processing and recycling of construction waste and will contract with a licensed waste hauler having off-site sorting capabilities. All construction debris will be taken off site by the waste hauler, sorted as either recycled debris or waste debris and sent to the proper recycling center or waste facility. As necessary, construction debris will be wetted and covered to minimize air born dust particles.

### Construction Hours:

Project construction hours shall comply with all applicable City ordinances, including deliveries and mobilization time:

Construction hours will be from 7:00 AM to 6:00 PM, Monday through Saturday. No after hours or holiday work will be performed, except with required permits.

#### Abutter Coordination:

Immediate abutters will be given updates on progress and expectations for construction activities as the project progresses. At all times during construction activity there will be management staff on-site and available for assistance.

#### Utility Connections:

Lateral utility connections into Montvale Street will occur during the daytime off-peak hours, with all applicable permits, employing all necessary traffic controls.

#### Portable Sanitary Facilities:

Portable sanitary facilities will be provided on-site as required by applicable codes at locations shielded from public view by the building. The facilities will be maintained on a regular basis to prevent offsite odor migration.

#### Air Quality, Dust and Odor Control:

Environmental monitoring will be implemented during construction. The program will include air and dust monitoring, and provide action levels which, if exceeded, will trigger mitigation of dust, vapor migration and/or odors.

#### On Site De-Watering and Drainage During Construction:

Site dewatering will be conducted during excavation in accordance with the applicable Stormwater Pollution Prevention Plan.

#### Rodent Control:

The General Contractor will contract with a licensed pest control contractor. Rodent control measures will be in-place prior to and during construction activities. The program will include performance of extermination and control procedures. Waste containers will be placed at worker gathering locations and emptied on a daily basis. Litter clean-up will be performed on a daily basis.

#### Noise Control:

All work will be performed in conformance with the Noise Control By-law of The City of Melrose.

Acoustic monitoring will be performed ahead of the commencement of on-site activities to establish baselines, and will continue to be performed during major activities, to assure continued conformance with permitted noise levels. Noise mitigation measures to be undertaken include:

- Performing work only during permitted hours.
- Use of appropriate mufflers on equipment and ongoing maintenance of intake and exhaust mufflers.
- Use of less noisy construction operations and techniques where feasible (e.g., mixing concrete off-site instead of on-site, use of electric or propane powered equipment instead of diesel powered.)
- Scheduling equipment operations to keep average levels low, and to synchronize noisiest operations with times of highest ambient levels.
- Prohibit idling of equipment.

## Public Safety

### Police Details:

Construction procedures will be designed to meet all Occupational Safety and Health Administration (OSHA) safety standards for specific site construction activities.

### Emergency Site Access:

Access to the site for emergency vehicles will always be maintained. The site will be available for inspection by the police and fire departments upon completion of the site preparation and mobilization phase to ensure compliance of all emergency access and safety.

### Snow Removal:

Under no condition will the removed snow be disposed of on public property.

### Street Cleaning:

Street cleaning will take place daily or more frequently, as required.