

Construction Management Plan Wellesley High School



Submitted by: Turner Construction Company
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1. Introduction

Project Description

The new 280,000 square foot Wellesley High School Building will be constructed in one phase. The administration offices, cafeteria, 700-seat auditorium, and performing arts spaces are located on the ground floor. The gymnasium and physical education spaces are located on the second floor. The academic wings are four stories each. The consolidated building footprint maximizes the efficiency of single phase construction while effectively maintaining the existing school operation. Parking will be displaced and an operation plan has been developed to address the parking during construction. This work is scheduled to start in the summer of 2009 and be complete by the start of school in September 2012. The entire existing building will be demolished upon completion of the new building. Site work associated with the demolition of the existing high school is expected to take place in the spring of 2013.

Project Team

Permanent Building Committee:

Chairman: Michael Eby

School Building Committee:

Chairman: Katherine Babson

School Committee:

Chairman: Suzy Littlefield

Owner's Project Manager (OPM):

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Safety Director – Abdon Friend – 781-945-9167

2. Construction Methodology

Turner Construction Company will comply with the Orders of Conditions, Project of Significant Impact Order and Site Plan Review Order. We will review the logistics and staging plans with the governing authorities prior to each phase. The construction, while continuous, will comprise the following:

Wellesley High School

As currently envisioned, the construction schedule for the Wellesley High School Project will start 3rd quarter 2009 and go thru 2nd quarter 2013.

Table 1 summarizes the major phases of construction for the project.

Construction Schedule – Wellesley High School

The following is the Preliminary Schedule. Schedule to be further detailed after discussions with team.

Phase	Schedule	Duration
Site Parking – Relocation	June 2009 – August 2009	8 Weeks
Excavation/Foundation for High School	September 2009 – February 2010	6 Months
Construction of High School	March 2010 – February 2012	24 Months
Existing Bldg Demolition and Site work	September 2012- May 2013	9 Months

Construction Activity Schedule

Normal construction hours within the project site will be from 7:00 A.M. to 5:00 P.M., Monday through Friday and from 8:00AM to 4:00PM on Saturdays. There will be some construction activities that may require construction to take place outside of the normal working hours and this will be coordinated with the Town of Wellesley. Please see Section under communication for more information.

Construction Staging Areas

Turner will utilize the Wellesley Police Department at certain phases of the project to assist in managing the traffic flow between the construction site and existing high school operations. More detailed information is provided in the Site Logistics Section.

The proposed staging plans will be designed to isolate the construction while providing safe access for pedestrians, students, faculty and automobiles during normal day-to-day activities and emergencies. The initial site mobilization will include installation of an 8-foot-high, chain-link fence with screening. All staging will occur within the area bounded by the project fence; only occasionally will adjacent areas be needed for particular construction activities. The construction fencing will include 2 vehicle gates off Rice Street and 1 vehicle gate off Seaver Street. All gates will be locked at the end of each work day. Turner field staff will be responsible for unlocking and locking the gates daily. Keys will be given to the Wellesley Police and Fire Departments.

It is Turner's recommendation to have both management and subcontractor trailers located at the front of the site adjacent to State / Rice Street. Our desire is to have our trailers and gates positioned so that we can better manage the front of the site and not be disconnected from the subcontractors.

Turner will manage all construction activities, deliveries, and stockpiles so that they have the least amount of impact on the school and local community. The project superintendent will be responsible for the coordination and timing of major deliveries, hauling activities, and placement of large stock piles with the OPM. Strict adherence to agreed upon staging areas will be maintained throughout construction. The general superintendent will have support staff to help monitor these activities on a daily basis. Turner's field staff will monitor trucking deliveries by having multiple staff onsite under the General Superintendents direction to ensure that delivery trucks follow the Construction Management Plan.

Egress pathways along the southwestern and southeastern sides of the existing school will have a covered walkway from all egress points to open areas outside the construction areas. This will protect any students or faculty exiting the building during construction. This covered walkway will have egress lighting and exit signage. In addition there will be several gates established along this area to allow for emergency evacuation from the school into the construction site if deemed necessary by the Fire or Police Departments. If this type of evacuation is required all work on site will stop and construction workers will precede to their established rally points for roll call and further direction.

See attached Staging plans and Site Logistics Section for further information.

Signage

Directional and speed reduction signs will be placed on local roads and intersections to designate the approved construction traffic plan. These signs will help manage the flow of construction traffic to and from the job site. All gates will be labeled according to AGC standards and site specific orientation signs will be placed so that traffic on site will flow in a safe and orderly fashion. Task specific safety and informational signs will be placed where required as the work

progresses and will meet or exceed OSHA requirements. All visitors to the construction site will be required to sign in and obtain a badge at the construction site office.

Turner will prepare signage plans for the Town of Wellesley, Fire and Police Departments to review prior to installation. The signage will adhere to town regulations.

CORI Background Screening

All construction workers and management staff will be required to pass a CORI check prior to working on the site. CORI forms will be submitted to The Wellesley Public School Department. The Wellesley Public School Department will inform Turner Construction of the outcome of each employee. Once the approval has been received the employee will be badged for the site. Badges will be color coded to differentiate workers and senior management. The different colors will designate who can be outside of fence lines and in what areas. We will work with the school officials to determine the coding outline.

Project Site Safety Plan

Turner maintains a comprehensive health and safety program that is the standard for all of our construction sites. This base plan is then tailored to establish a Site Specific Health and Safety Plan that addresses the unique aspects of each individual site, and will be fully developed prior to the beginning of any construction activities. This plan will be made part of all subcontracts and they will be financially and contractually committed to all applicable provisions. Turner will also require each subcontractor to submit their own safety plan that addresses the potential hazards that are directly related to the individual aspects of their work. This tiered approach to managing safety has proven to be most effective. A copy of the Site Specific Health and Safety Plan will be submitted to the Permanent Building Committee prior to awarding of any subcontracts.

The monitoring and management of a safe working environment is the primary responsibility of all Turner employees. The General Superintendent and the site safety superintendent will ensure that strict adherence to the plans is maintained at all times. The two main tools that will be employed to manage the rules and requirements of the project will be the site orientation program and the pre-task plan. Prior to commencing work on the site, each worker will attend a site specific orientation that highlights the safety requirements of the project. All work tasks will be evaluated for potential hazards and submitted by the subcontractor to Turner in the form of a Pre-task Plan. This plan will be reviewed by the safety superintendent for approval. All Safety plans will be closely monitored and amended as the work progresses to provide a safe working environment for all.

Additional General Public Safety Items to be incorporated in Health and Safety Plan

1. Any person not regularly involved with the on-site construction of the Turner Project must report to the Turner Construction Office to obtain permission to enter. Visitors will not be allowed access to the site without signing a visitor's release, obtaining a visitor's badge (if applicable), and wearing proper personal protective equipment. In addition, Turner may require visitors to be escorted at all times during their visit. .
2. Prominent project signage at the perimeter fencing that outlines the proper entrances and exits, check in policy to enter the site and the proper protection gear that is required.
3. Site Security
 - a. 8' High Fence with Scrim. The perimeter fences will not have openings greater than 4" between vertical supports. This 4" requirement will also include the gap between the bottom of the fence and the ground to ensure perimeter security.
 - b. Construction gates – Construction gates will be kept closed; to the greatest extent possible and the gates are to be locked after normal working hours.
 - c. Turner and all subcontractors to remove keys, kill switches, ect from all vehicles, lifts, equipment, and machinery at the end of the work day and ensure machinery is effectively "locked out".
 - d. Turner Staff person to walk the site at the end of the day. Checklist to be filled out and signed at the end of every work day. Turner Staff person to verify gates are closed, no gaps in fence, machines are turned off and keys removed, no running water, all personnel have left the jobsite, ect.
4. Dumpsters will be covered at the end of the work day. This will be incorporated in the above mentioned checklist to be verified by Turner staff person.
5. Student/Faculty Safety
 - a. Maintain safe egress during construction. Covered walkway staging to maintain safe egress at all time.
 - b. No smoking or swearing allowed in or around the site.
 - c. Coordinate Site logistical and traffic management plan to protect the students.
 - d. Establish gathering areas and routes for emergency conditions.
 - e. Communicate clear weekly updates on planned activities to coordinate the site schedule with the high schools academic and sports activity schedule.
 - f. Prominent signage within the construction site will be provided to remind construction workers to "Think Like a Parent".
 - g. Develop "Code of Conduct" language to be incorporated in Health and Safety Plan. Any violation of this plan will result in immediate discharge.
 - h. In our weekly and monthly meetings, make school/community safety a priority agenda item to monitor how our plan is working and make the appropriate adjustments if necessary.

Construction Communication

A project website will be utilized to help facilitate communication between the project team members and local community. The website will be updated weekly for the most current information related to the project activities. An overall project schedule and weekly updates will be provided so that planning for any impacts to the local community can be coordinated or minimized. Through this website we will set up an email alert system so that any last minute communication whether it is for emergencies or changes in plan can be distributed as soon as we are aware of it. The email would go out to all parties that signed up for the alert system and would be immediate notification. If in the event a local resident does not have internet capabilities we will accommodate these individuals via a courier or staff person to deliver a written alert. For regular updates we will utilize the US Postal System.

Coordination with Wellesley High School

School Activities

Turner is currently coordinating with the Wellesley High School on test dates, school activities, sporting events and special activities. Currently the Wellesley High School is establishing calendars and events for the upcoming years. Turner will work with the High School to coordinate as much work in and around certain events as possible.

Emergencies

In case of emergencies in the existing high school or the construction site we set up a protocol so that all parties are notified immediately. Turner will establish this with the school officials prior to the start of construction. In case the existing school must evacuate all faculty and students all construction activities will be stopped until the situation has been rectified. This will be incorporated into our Health and Safety Plan with all subcontractors.

Coordination with Utility Shutdowns

It is our intent during the earthwork/foundation phase to tie into the existing utilities to provide services to the construction area. These services include electrical, water, sewer and gas connections. All work associated with these tie ins will be closely coordinated by the Site Superintendent with the DPW, MLP, Gas Company, Wellesley Police, Fire and Wellesley High School. This work will be scheduled and coordinated to minimize impacts to the existing neighborhoods and High School. Per the Construction Communication Section of this plan Turner will also communicate any utility shutdowns through the Project Website or written documents. All utility shutdowns will include a pre-task plan as outlined in the Health and Safety Section above. All parties involved and/or affected by the shutdown will be included and copied on the pre-task plan.

3. Perimeter Protection/Public Safety

Contractor Obligations

Turner's Site Incident Prevention Plan (SIPP) will be implemented as the formal communication document for work that has the potential to disrupt the normal operation of the school. This document is the instrument used to gain approval and input on critical construction processes. The depth and breadth of this process will be established and managed as the work progresses.

Secure fencing and barricades will be used to isolate construction areas from pedestrian traffic around the site. All fencing will include a fabric screen to aid in dust and noise abatement. In addition, sidewalk areas and walkways between the existing high school and construction activities will be well marked and lighted to protect pedestrians, faculty and students to ensure their safety. Police details will be provided as required by the Town for certain construction activities to facilitate traffic flow and pedestrian safety. Construction procedures will be designed to meet all OSHA safety standards for specific site construction activities.

Street sweeping will occur daily except when sediment is not evident on the streets. During heavy earthwork activities daily street sweeping will take place to remove any debris along the truck route. A wheel wash program will be established for the trucking operation during the cut/fill phase and any time the site soils subject the trucks to tracking. A wheel wash will consist of steel grates over a temporary settling basin/pit. All water used for wheel wash will be recharged to the site. Settling basin material will be considered clean and disposed/reused accordingly. In areas of arsenic soils the water and soil to be treated according to the LSP's written recommendation. Truck tires will be washed before leaving the site at each gate. We are planning to leave as much of the existing asphalt in place as possible to help control the dirt and dust during the foundation and structure phases. Any street cleaning required due to construction work will be the responsibility of the contractor and will be cleaned immediately. The Turner field staff under the direction of the general superintendent will monitor the local streets and roadways throughout the day during all trucking operations. All staff will be responsible for ensuring that the subcontractors keep roadways and surfaces clean of dirt, debris and other construction material.

Within the secured site Turner Construction will occupy multiple trailers for their management and subcontractor staff. These trailers are proposed to be located along Rice Street so that all activities in and around the entrance to the site and existing school can be monitored. There will be access & parking provided at the trailers and main entrance for visitors. All visitors will be required to report to Turner upon entering the site. All visitors will be required to be escorted at all times.

Building and site lighting will be provided at a minimum for emergency egress through the construction site. All non-emergency lights will be turned off at the end of the work day by a Turner staff member.

4. Material Handling

Construction Waste

Turner Construction takes great pride in maintaining a clean well organized construction site. Construction debris that migrates outside of our fence line will be collected immediately and the perimeter of the site will be policed daily. A clean site inside and outside of the fence line promotes safety and productivity which are two of our most valued commodities. On a large scale construction waste management involves the separation of waste materials, trash chutes, and roll off containers. Many of our suppliers are carrying units with integral metal covers that roll back and help mitigate dust and debris migration. Units will be swapped out on a regular basis during normal business hours, and dumpsters will be located away from the existing school during the build phase. All dumpsters will be covered at the end of every work day.

Turner Construction Company will take the lead role with regard to diverting construction and demolition debris from landfills. Turner will pursue on site separation when it can be done efficiently and effectively to raise the recycling percentages. For mixed loads, Turner will provide the latest historical recycled content monthly averages from waste haulers. The disposal contract will include specification requirements that will ensure that construction procedures allow for the necessary segregation, reprocessing, reuse, and recycling of materials. For those materials that cannot be recycled, solid waste will be transported in covered trucks to an approved solid waste facility, per the Department of Environmental Protection (DEP) Regulations for Solid Waste Facilities, 310 CMR 16.00. This requirement will be specified in the disposal contract. Construction will be conducted so that materials that may be re-used on the Project Site are segregated from those materials to be removed. Non-recyclable materials will be disposed at an approved solid waste facility. The project requirement of 90% construction recycling will be met, in accordance with the project goals relative to the MA CHPS guidelines.

5. Construction Traffic Impacts

Worker Parking

Because the bulk of construction workers will arrive prior to AM peak traffic periods and depart after the PM peak periods, the everyday worker commute is not expected to greatly affect existing traffic conditions. Workers are expected to be on-site prior to 7:00AM and will be leaving the site between 3:15PM and 5:00pm, after the high school student pickup. This traffic will be closely monitored and managed with the Wellesley Police Department to ensure that traffic flow and queuing does not compromise public safety.

All Construction Workers are required to park within the fence line for the entire duration of the project. Turner will manage lay down and storage areas as required to handle the peak parking load which is expected to be approximately 155 workers. Turner will limit the number of company vehicles allowed and will promote carpooling. Each construction worker will be given a numbered parking pass so that all vehicles are registered, approved, and accounted for in our overall parking management plan. As the construction project progresses areas will be designated for construction parking. These areas will change with the work. Workers will be required to double/triple park in designated areas provided and monitored by Turner field staff.

Site Logistics and Truck Routes

Reference “Truck Routing Plan” attached for logistical and trucking information.

The attached “Truck Routing Plan” outlines daily commuter traffic routes, delivery routes, and the sequencing required for each. As subcontractors are awarded specific routing and staging plans will be further developed to manage concrete pours, soil removal, structural fill, steel erection, and demolition portions of the work. These plans will be vetted through the OPM, PBC, Police, DPW and Fire for final approval as they are more fully developed with the final design documents.

Truck traffic will vary throughout the construction period, depending on the activity. Construction truck access to and from the Project site for contractor personnel, supplies, material deliveries, and removal of materials for the Project shall be limited to the routes set forth on the, “Truck Routing Plan” of the Construction Management Plan. These routes will be mandated as a part of all subcontractors’ contracts for the Project.

See below for breakdown information by phases:

All deliveries will come from 128 to Rte 9 to Washington Street

Site Parking Relocation Phase

A separate CMP plan has been submitted for the Site Parking and Relocation Phase which further outlines sequencing and staging areas for the.

During this phase a majority of the work will occur at the 3 proposed lots: basketball court, tennis court and the State Street parking lot. There may possibly be some utility work in Rice Street in order to install the electrical, water and gas lines under the road prior to the 2009/2010 school year if approved.

Furthermore during this phase, the bus drop off area in front of the existing library will need to be completed to allow for the buses to turn and drop off. This phase will also include minor improvements at the front entrance. This work will include re-striping the parking spots in front of the school to make the area more efficient. Work will also be done on Paine Street to allow for more parking and an area for parent drop off. The current parking will be moved to both the south and north sides of the island that runs down the middle of Paine Street. A parent drop off area will be constructed along the school property side for parent drop off. Along with this work our intent is to install perimeter construction fence, gates and student egress path prior to the 2009/2010 school year.

The existing parking lot at the High School will remain accessible until the other 3 lots and areas around the school have been completed. Work on the main construction site prior to Sept 1st will include layout activities to establish the construction boundary lines, fence installation and staging for the protection of faculty and students evacuating the high school along the construction boundary.

Excavation/Foundation Phase

This phase is expected to start at the same time that the 2009/2010 school year begins. Turner will work with the Wellesley Police Department to provide proper enforcement during the first two weeks of school. This will help to establish proper traffic flows in the beginning that will be closely monitored and enforced by Turner field staff during the rest of the school year.

This phase includes all work associated with excavating the existing fill across the majority of the building footprint and removing the peat from selected areas. Based on current information it appears there will be large amount of material that will be required to leave the site. The most conservative approach indicates that it is possible to have 30 trucks a day for a period of 2-3 months during the hauling days. This work will need to be tightly coordinated with the High School drop off times and the Town of Wellesley. Police details are recommended during these heavy trucking periods at the intersection of Washington Street and Rice Street and at the Seaver Street exit. The intent at this time is to run trucks thru the site from Rice to Seaver because of the quantity of trucking. During the same time frame structural fill will also be brought in to prep the sub base for the foundation work.

The foundation work will overlap with the excavation work but will have less impact than hauling of material. It is expected that on foundation pour days there will be approximately 3-4 concrete trucks a day. This phase will also include driving the steel piles for the gymnasium foundation. The driving of the steel piles is expected to last approximately 4-6 weeks.

Site utility work will also be going on during this time frame. The intent is to relocate all utilities around the new building footprint prior to foundation work and install utilities under the new drive that runs around the south side of the site.

The site will be very active during this phase with excavation equipment, trucks, concrete ready-mix trucks and mobile cranes.

Construction of Main Building Phase

This phase will commence with the installation of structural steel. We will be utilizing a large mobile crane to erect and install the steel structure. There will be approximately 4-6 deliveries of structural steel a day. At no time will the steel swing over the existing high school with live loads attached. The steel will be erected either from within the new footprint of the building or from the southern side.

Once the steel is far enough along we will start with the slab on deck pours. There will be approximately 12-14 slab pours. These pours will need to start first thing in the morning and will go into the evening hours for finishing of the slabs. It is expected to pour around 300 yds for each slab pour which equates to 30+ concrete trucks. We will work with the Police Department to schedule details as required to facilitate the concrete deliveries and to extend working hours as required. The finishing operation will need to go into the night hours. We will utilize an additive in the concrete mix which will help speed up the curing process.

The spray on fire proofing and exterior wall work will follow the concrete deck pours. The intent is to get the building closed in as much as possible for the 2011 winter. Once the building is weather tight most activities will occur inside the building which will help with any noise disturbances. All materials will be hoisted to the appropriate floors in the courtyard area by either truck or mobile cranes. Deliveries during this phase will be manageable and will need to be tightly coordinated because of the hoisting area. Turner will coordinate their deliveries closely. We expect around 15-18 deliveries a day during this time frame.

Demolition and Site work Phase

This is the final phase of the project. After all students, faculty and equipment have been relocated from the existing high school to the new school this phase will begin. A new construction fence will be installed around the existing school and construction access will be provided from Rice and Paine Street. At the beginning of the 2012 school year Turner will work with the Wellesley Police Department once again to enforce proper traffic flow for both the construction site and new high school. Emergency egress will still be provided from Seaver Street. Once the site is completely secured the abatement operations will start inside the building which will immediately be followed by the demolition activities. In the beginning stages of the demolition a lot of activity will occur inside the building with the use of bobcats and other machinery to get all loose and non-structural components out of the building including any recycled material. Please reference page 23 for the demolition site logistic plan. During demolition material will be segregated and stockpiled. Once enough material is gathered the trucking operation will start. It is expected that there will be 20-30 trucks a day removing material for 2 months.

Off-site Staging

It is expected that most material and equipment will be staged on site. We are currently evaluating utilizing 3 locations within Wellesley to stage trucks so that deliveries do not occur during the student drop off or pick up time frames. In order to do this we will need locations close by for the trucks to stage until 9:00AM. These areas will also be needed for the staging of operations during the soil hauling and concrete slab pours. Most deliveries can be coordinated during the drop off time frames. Concrete slab pours will be an exception. These deliveries will need to be closely coordinated. We will continue to discuss this approach with the Town of Wellesley Police and DPW departments to determine the best possible locations for off-site staging.

6. Construction Air Quality

Contractor Obligations

Impacts associated with construction activities may generate fugitive dust, which will result in localized increase in airborne particulate levels. Fugitive dust emissions from construction activities will depend on such factors as the properties of the emitting surfaces (e.g., moisture content and volume of spills), meteorological variables, and construction practices employed.

To reduce emission of fugitive dust and to minimize impacts on the environment, Turner Construction will adhere to a number of strictly enforced mitigation measures, including the following:

- Wetting agents will be used regularly to control and suppress dust that has the potential to become airborne by wind.
- All trucks for transportation of construction debris will be fully covered.
- Diesel-powered equipment will be required to meet the MA Diesel Retrofit Program for particulate matter emissions. Equipment that does not meet this criteria will be required to be retrofitted to include a particulate matter filter, scrubber.
- Storage of construction debris will be within the fenced-in site. All storage containers will be covered at the end of the work day.
- Construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and that any emissions of dust are negligible.
- Accumulation of soils on the construction site will be minimized, and seeded if stockpiled.
- Streets and sidewalks will be cleaned regularly to minimize dust accumulations.
- Dust monitoring will take place at construction fence lines. Canisters will be mounted to the fence that will track air quality 24 hours a day. The data will then be downloaded and monitored by Turner. Baseline monitoring will be conducted at the beginning the project.
- If any contaminated soil is encountered during excavation a Licensed Site Professional (LSP) will be on-site to oversee work associated with handling, treatment, stockpiling and removal of soil.
- Evaluate existing school air intakes and filter as needed. This can be done by providing charcoal filters mounted to the existing building unit ventilator louvers closet to the construction activities.

- Provide increased filter changes for all roof top air handlers in the existing building closest to the construction activities.
- Establish dust monitoring procedures within the construction areas and existing high school and monitor on a daily basis.
- In addition we will work with the school and design to develop an indoor air quality program that will establish guidelines, procedures and maintenance requirements.

7. Construction Noise

Contractor Obligations

Every reasonable effort will be made to minimize the noise impact of construction activities. Work shall be performed in accordance with the Town of Wellesley regulations and MA State Law.

Mitigation measures will include:

- Instituting a proactive program to ensure compliance with the Town of Wellesley noise limitation policy.
- “No idling” signs will be posted at all loading/delivery and pick-up/drop-off areas and at surface parking spaces. Trucks may not idle of site for more than 5 minutes unless their operation is dependent on the vehicle to be running. Turner will follow regulations in the MA Sate Anti-Idling law.
- Locating noisy equipment as far as possible from sensitive areas.
- All fencing will include a fabric screen to aid in dust and noise abatement.
- Identifying and maintaining truck routes to minimize traffic and noise throughout the Project.
- Replacing specific construction techniques by less noisy ones where feasible (e.g., using vibration pile driving instead of impact driving, if practical).
- Maintaining muffling enclosures on continuously running equipment, such as air compressors and welding generators.
- Mandating that all equipment have the proper sound attenuation devices.
- Selecting quieter alternative items of equipment when possible (e.g. electric instead of diesel-powered equipment).
- Scheduling equipment operations to keep average levels low, to synchronize noisiest operations with times of highest ambient levels, and to maintain relatively uniform noise levels.
- Incorporating 10 quiet days per semester into all subcontractor contracts to be utilized at the direction of the schools for critical testing periods. We will perform work during these periods that will not generate disturbing noise.
- Work Shall be performed as to prevent nuisance noise conditions that are preventable (e.g., un-maintained equipment, brake squeal, act.).

- Work activities that generate unavoidable excessive noise will be included in the two-week look ahead schedule
- Turner Construction shall conduct base line and periodic testing of activities on the site for compliance of the 86 DBA at 50 feet (or fence line whichever is greater). Turner will utilize a hand held device to monitor readings. These readings will be tracked in a log book. This requirement does not apply to the pile driving or blasting operations. An independent protocol will be too developed to mitigate the effects of these noisy operations as much as possible.
- *Pile Driving Noise Mitigation – The piles will be vibrated to the greatest extent possible. The piles will then be driven to completion. Driving of the piles will be coordinated with “no driving times” established by Wellesley High School in advance. Depending on the quantity of “no driving times” the schedule will be adjusted accordingly.*

NO WORK, including equipment warm-up and truck queuing or idling, will be permitted at the site or on the community streets prior to 7:00 A.M.

8. Other Construction Mitigation Measures

Vibrations

All means and methods for performing work at the Project site will be evaluated for potential vibration impacts on adjoining property, utilities, and adjacent existing structures. Acceptable vibration criteria will be established prior to construction, and vibration will be monitored during construction to ensure compliance with the agreed-upon standard. Turner Construction will utilize the project website or written correspondence to notify all neighbors of activities that may have vibratory elements to them.

Turner will work with the design team to establish a vibration monitoring program that will be implemented on the project.

Groundwater

Temporary groundwater control will be required during construction to maintain a workable dry excavation. The groundwater control systems will be designed to prevent deleterious impacts on groundwater levels outside of excavation limits during construction. Dewatering will be limited to within the excavation of the foundation and utilities. It is expected that all water will be recharged in other areas of the site. Initial inquiries into the need for sedimentation and chemical treatment were that all dewatering efforts could be managed by simply recharging to the site. No well system or dewatering treatment stations have been incorporated in this plan.

Rodent Control

A rodent extermination certificate will be filed with the building permit application to the Town of Wellesley. Rodent inspection monitoring and treatment will be carried out before, during, and at the completion of all construction work for the proposed Project, in compliance with the Town of Wellesley requirements. Rodent extermination prior to work start-up will consist of treatment of areas throughout the Project site. During the construction process, regular service visits will be made.

These specifications will include all the following requirements:

- Turner Construction will conduct a thorough inspection of the site and provide an assessment of the site as it relates to pest control. A written assessment will be submitted listing pests present on the site, the extent of infestation, and if any activities in the area contribute to the potential pest problems. The report will also contain suggestions for remediation.
- Within an agreed amount of time after conducting the initial inspection and assessment, Turner Construction will present a Pest Management Plan for approval. The plan is to include details concerning:
 1. Training for appropriate parties about the plan.

2. Frequency of technician visits and the activities they will perform.
 3. A description of the pest-monitoring program.
- The Project Team will review and renew the Pest Management Plan as conditions warrant.
 - Turner Construction will provide Service Reports after each service visit, which should include a listing of the items used and at what location, results of the monitoring, description of any conditions that may be contributing to the pest problems, and/or any other actions that may have been taken.
 - Construction will use heavy-duty refuse containers with tight-fitting lids.
 - If a dumpster is necessary for temporary storage of garbage and trash associated with food, it will not have openings that allow access by rodents. The dumpster will have a drain plug if a drain is present, and the doors will be maintained in a tightly closed position.
 - Turner Construction will maintain construction and lay-down areas and their perimeters free of trash and garbage, and provide and enforce proper use of refuse containers to ensure rodents and other pests are not harbored or attracted.
 - Turner Construction will designate specific locations as lunch and coffee break areas to prevent random disposal of garbage and trash, and will keep those areas free of litter by providing the necessary number of heavy-duty refuse containers.

Pollution Control

Turner Construction will utilize electric welders and generators for the lifetime of the project once the temporary services have been provided in the early phase. It is the intent not to use diesel generators unless required by a certain trade contractor or for an emergency. All diesel equipment will utilize low sulfur fuel. All diesel equipment will be equipped with a mufflers and sound shrouds / shields.

9. Snow Removal

Contractor Obligation

Turner Construction and their subcontractors will remove snow from all areas within the site fence affected by their work. This will be done to ensure that work areas are clear of snow and ice. Snow will be stockpiled on site in various locations and will only be hauled off site if deemed necessary for ongoing work activities. These stockpiles will be placed as far away from wetland resources as possible. Depending on the time frame of the actual storm snow plowing operations may need to take place in the evening or early morning hours.

10. Enforcement of CMP

The site superintendent will be responsible for enforcing the staging areas and truck path with the subcontractors and delivery drivers. The superintendent will be responsible for onsite management of all construction activities and will maintain open communication with all subcontractors. All construction workers will be required to go thru a site specific orientation program where all requirements will be reviewed and explained. Contract language will be provided to ensure that delivery drivers supporting subcontractors adhere to the project requirements. If a worker violates any requirements they will be given a warning and if it happens a second time they will be removed from the site. Contractual language with the subcontractors will support this program. The Turner site superintendent will be responsible for managing the enforcement of street cleaning operations with the associated site subcontractor on a daily basis. Turner Construction will have an optional plan in place in case the subcontractor does not show up in a timely manner so that all roadways can be cleaned at the time that it is required. The site superintendent will also be responsible for monitoring idling of trucks when not in use. Appropriate signage will be installed at all project locations to reinforce the CMP guidelines with all onsite personnel. In the event that issues arise, the phone number of a Turner Representative will be posted on the web site and available to all parties, to deal with any issues as they arise.

This CMP will be included in all subcontracts and will be monitored for compliance. Turner will require each subcontractor to submit a schedule of value for this work so that monies can be withheld if the associated subcontractor is not following the Construction Management Program.

11. Approval

Submitted:

April		2009
Month	Day	Year

Approved:

April		2009
Month	Day	Year

Turner Construction Company

Town of Wellesley

Revision Process

Revisions to this agreement will be brought to the various Wellesley Departments and the Permanent Building Committee for their approval. Modifications will need to occur as the design of the site and further information is provided.



