

The Residences at Bel Mont Construction Management Plan

Introduction:

Northland Residential Corporation (“NRC”), along with its successors and assigns, shall develop a residential apartment and townhouse community, the “Project”, located on Olmsted Drive in Belmont. The Project will consist of two subdistricts. Subdistrict A will contain 38 new townhouses and 2 rehabilitated units in the Samuel Eliot Memorial Chapel and Subdistrict B will contain a 112 units in 2 3-4 story buildings. Access to the Project shall be from Pleasant Street via Olmsted Drive. Construction vehicles will utilize this access point exclusively.

Construction of the Project shall be managed so as to minimize impacts to the community, abutting property owners, and local resource areas. As part of the construction process, this Construction Management & Phasing Plan (“Construction Management Plan”) shall guide all aspects of the development of this Project.

This Construction Management Plan shall guide all contractors and vendors working on the Project. It shall be the responsibility of the contractors to become familiar with the plan as well as the requirements set forth in the Storm Water Pollution Prevention Plan (SWPPP). In addition, the NRC owner’s representative and the general contractor shall be responsible for overseeing all work on the project to control and mitigate impacts to the surrounding community and direct abutters from the construction activities. Once the NRC project management team is in place, it shall inform the Town of the responsible individuals for this project and provide phone numbers and 24/7 contact information in order for them to be contacted.

Within a reasonable time of regulatory permits required to develop this Project being obtained, the owner’s representative and general contractor shall begin site preparation work for the Project. This Construction Management Plan is intended to be a flexible document. As necessary, it will be reviewed and updated, based upon the applicable requirements of the permits and a review of the onsite conditions by members of the NRC construction team, with input from appropriate Town officials and agencies. It is estimated that site work will begin in the forth quarter of 2021.

Pre-Construction Site Coordination:

Pre-construction activities will include site visits to review specific existing conditions and the required control measures for tree protection and environmental considerations. Pre-construction meetings will be held with all parties involved with the Project including the Office of Community Development’s Planning, Engineering, and Building Divisions, the Fire and Police

Departments, McLean Hospital and local utility companies. In addition, all immediate abutting property owners, as well as the Homeowners Trust of The Woodlands at Belmont Hill II, shall be notified by email **48 hours prior to** commencement of site work, particularly work involving tree clearing and the hauling of soil materials into or out of the site. It is at these meetings that responsible parties for all construction activities will be identified and their contact information will be forwarded to the appropriate Town authorities.

Prior to the start of construction activities, an on-site meeting will be held with the general contractor, the site subcontractor, the architect, the landscape architect, and the civil engineer to review the limits of site construction and to establish and coordinate the installation of temporary construction fencing.

After the Project team is familiarized with the site and the construction program, the Storm Water Pollution Prevention Plan shall be implemented and the temporary construction fencing shall be installed. These controls will protect trees intended to be saved during site construction, provide and establish limit of work lines, erosion control measures, and provide temporary drainage structures for sedimentation and storm water management.

Initial Construction Activities

Project Access:

- The primary access route for construction vehicles traveling to the site shall be from Pleasant Street via Olmsted Drive.
- Trips during peak traffic times shall be minimized and no queuing or idling of trucks shall be permitted along any of the Project access routes.
- Truck routes and timing shall be selected and scheduled to avoid conflicts with school bus transportation including bus stops and major bus routes as identified by the school department.

Work Hours:

Hours of operation shall be 7 am to 4:30 pm daily, Monday through Friday, and Saturdays from 9 am to 3 pm. Wherever possible, other deliveries shall be made after the morning commuting hours and before the afternoon commuting hours. Entities making such deliveries shall be so notified.

Construction Signage:

All construction signage describing limit of work boundaries, parking/staging area designation, traffic routing and safety precautions shall be in English, Spanish and Portuguese.

Employee Parking:

Construction parking shall be on site under the control of the owner's representative and general contractor, who will provide an onsite employee parking in predetermined and prescribed Staging Areas by phase. These areas shall also include edge of roadway, driveways, and in future building footprint areas. No equipment, materials, staging or worker (employee) parking is permitted within the drip line of retained trees, groves of trees or outside of the defined Limit of Work areas. No employees of either the general contractor or the subcontractors shall be permitted to park on public roadways surrounding the project. Most construction workers should be onsite by 7:30 am and most should leave the site prior to peak afternoon traffic periods. An orientation shall take place with employees to review safety rules, routes to and from the site, hours of operations, lunch trash disposal and noise controls.

Project Construction Controls:

NRC shall have an onsite representative (the "owner's representative") present daily during construction. The owner's representative shall be responsible for managing the general contractor, who, in turn shall oversee construction during the entire construction period of the project, from the initial pre-construction meeting to the final walk through with the owner. The owner's representative shall also be the liaison to the Town. The owner's representative will provide to appropriate Town agencies and officials written reports on the progress of construction and an update on prospective construction activities on a quarterly basis, which will be posted on the Town's website.

Communication between the design team, consisting of the project architects, project site/civil engineers, project structural/geotechnical engineers, the construction team, including the general contractor's staff, site contractor and sub-contractors and NRC, shall be established early in the Project timetable. As the Project develops in pre-construction, the owner's representative and the general contractor shall be involved on a weekly basis along with the entire project team. The final construction documents and plans shall be developed with input from the project team and, as approvals are obtained, the bid process shall be initiated with approved work packages. Communications with the subcontractor market shall identify all project specific issues as well as the scope of work. Just prior to the start of construction, a partnering meeting shall be conducted involving all members of the total project team at which the project shall be reviewed in its entirety and goals shall be set by the team and shall be monitored throughout construction.

Tree Protection:

Protective fencing shall be placed around all trees that are intended to be saved. NRC shall install the protective fencing before mobilizing on the site. Tree protection work shall include pruning of branches and roots, fertilization, and clearing of adjacent trees not intended to be preserved in order to erect protective fencing and flagging. A meeting shall take place at the site with the civil engineer, landscape architect, Town officials and the contractors to review requirements in the

plan. No equipment, materials, staging or worker (employee) parking is permitted within the drip line of retained trees, groves of trees or outside of the defined Limit of Work areas.

Erosion Control:

Concurrently with implementation of the tree protection measures, the general contractor and the site contractor shall review the Storm Water Pollution Prevention Plan (SWPPP) and prepare the NPDES permit application for submission to EPA. Prior to the beginning of any construction activities, silt fences, staked haybale barriers and wheel wash and dust control measures shall be installed, as shown on the plans and in accordance with the SWPPP. The erosion control barriers will be inspected on a regular basis and after periods of rains of one half inch or more. During excavation and rough grading, siltation basins and temporary drainage swales shall be constructed to effectively direct runoff from disturbed areas and reduce the amount of runoff from the construction areas. Where water flow is concentrated, appropriate crushed stone check dams shall be installed as well as haybale check dams, as required. Stockpiled materials shall be properly stabilized as required in the SWPPP. NRC and its contractor shall street sweep Olmstead Drive as is required by site conditions.

Construction Staging:

In order to protect trees to be preserved and comply with the SWPPP, temporary construction staging areas will be established within the area of each building pod or pods that will next go under active construction. Site clearing and the installation of temporary construction entrances to each such building pod shall be undertaken with care given to preserve trees and comply with the SWPPP. Any required demolition of the existing building structures shall occur in accordance with the applicable local and state regulations.

At certain intervals during construction, connection to municipal water and sewer systems will be undertaken. During work on the new water system, adequate water service and fire protection shall be maintained within the surrounding community, in consultation with appropriate Town agencies and officials.

Temporary Utility Setups:

Any temporary utility connections that are required shall be installed to ensure that water and other services are available to the neighborhood during construction. The owner's representative and general contractor shall coordinate these efforts as required to insure uninterrupted service.

Construction Phase:

Demolition:

It is understood that an existing building on site will be demolished. Prior to the demolition of this building NRC shall properly terminate any and all utility services (sewer, water, gas and electric, if any), conduct a full environmental assessment to establish the presence of hazardous materials, perform a pest survey and apply for and receive a duly issued Building Permit of the demolition.

Site Development Phase:

The first phase of construction shall involve clearing, grading and associated site infrastructure work necessary to prepare the multi-family site for construction. This work will involve tree clearing, mass excavation, ledge & rock blasting and material management and tying into existing utilities (sewer, water and electric). Rough grading and tree removal associated with this work shall be conducted in accordance with the SWPPP and tree protection requirements. Protective fencing will be placed around all the drip lines of all trees that are to remain. This fencing will be inspected by the construction team on a regular basis in order to insure maximum tree protection. Reasonable dust control measures, including regular watering, shall be taken to minimize air-borne dust and to keep any such dust on site.

Noise:

Reasonable measures shall be taken to control unnecessary noise during construction activities. Idling of trucks shall be expressly prohibited. If radios or other such devices are in use, the volume shall be limited to keep the sound on site. In conducting their activities, insofar as reasonably possible, workers shall be respectful of the rights of neighboring residents to quiet enjoyment of their properties.

Earth Deposit and Removal:

Due to the topography of the site and the provision of underground storm water facilities and other utilities, both the import and export of soil will be required during project construction. Wherever practical, earth materials will be re-utilized on the site. All excess material that cannot be used on-site shall be transported offsite. The delivery and/or removal of materials shall primarily occur between 9 am and 3 pm to avoid impacting traffic during the morning and afternoon peak times and to avoid periods when school buses are active.

Site Clearing:

Clearing and grubbing shall proceed initially along the proposed site roadways on a staggered basis. Only clearing necessary for the efficient management and completion of the building pods under construction shall be undertaken. Silt fencing, temporary drainage swales, haybale check dams and staked hay bales etc. shall be installed as shown on appropriate plans to prevent

sediment runoff and define the limits of work. All stockpiled soil shall be stabilized. Permanent slopes with gradients in excess of three-foot horizontal to one-foot vertical will be stabilized with erosion control fabric. Dust shall be controlled.

All vegetative debris shall be chipped on site except for the logs hauled off as marketable lumber. Stumps shall be removed or ground up on site without undue noise. Wood chip material shall be used for erosion controls on exposed slopes prior to their stabilization by revegetation. The loam shall be stripped, screened and stockpiled with dust controlled as the site construction progresses. At the designated areas containing trees to be preserved, where foundation cuts are in close proximity to the root structure of the trees, an earth retention system shall be used to minimize any movement of the root structure. The system depends on the depth of the cut and the proximity of the base of the tree. Typically, if a 45-degree angle can be achieved from the drip edge of the tree to the bottom of footing, earth retention may not be required, but in any event erosion of the slope shall be prevented.

Foundations:

The construction of each building shall be subject to the issuance of building permits by the Inspector of Buildings. Once building permits are obtained for one or more buildings, placement of building foundations will be located by survey prior to the commencement of excavation so as to be located as shown on the approved civil engineering plans. This protocol shall insure that each building has been placed in conformity with the civil engineering plans and that the required side line and buffer line setback dimensions are met.

Stormwater:

Storm water runoff during construction shall be controlled using a combination of temporary drainage structures prior to the installation of the permanent systems in accordance with the SWPPP. Existing and proposed catch basin inlets shall be protected using sediment traps, silt sacks, and staked hay bales. All stormwater control systems shall be inspected and maintained regularly to ensure that the system is functioning correctly throughout the construction process.

Utilities:

Site utilities, including any temporary service connections, shall be constructed in a coordinated fashion so as not to impede or interrupt services, including storm drainage and sewer to residents. The owner's representative and general contractor shall coordinate the efficient installation of all drainage, water and sewer installations as well as all private utility services (telephone, cable, electric, etc.).

Building Construction Phase:

Building construction will start first with the construction of the multifamily buildings and associated underground parking garage. Once weather tight building construction of the

townhouse portion of the site will commence. The progress of townhouse building pod construction will be subject to market conditions. The schedule shall be revised as may be necessary to reflect such conditions. It is anticipated that no more than four building pods will be actively under construction at any given point of time with, for example, one building pod being weather tight with interior buildout (finishes) work progressing with the fourth building pod being at foundation/framing stage of work. A nine month build cycle is projected for each building pod. Building pod site grading and landscape work shall take place simultaneously with the buildout of the individual units insofar as weather permits.

The renovation and rehabilitation of the chapel building will occur at the same time as the new townhome construction. NRC shall be required to properly maintain the building, both prior to and during renovation, from weather degradation, vandalism and neglect.

Rodent Control: The Owner/Applicant will contract with a licensed pest control contractor. Rodent control measures will be in place prior to and during demolition and 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 cleanup will be performed on a daily basis.

Portable Sanitary Facilities: Portable sanitary facilities will be provided on site at locations appropriate to the stage of construction. The facilities will be maintained on a regular basis to prevent off-site odor migration.

Construction Waste: The Owner/Applicant 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.

Dust and Wind Control: Dust control will be implemented as necessary. At least one mobile unit will be available to distribute water to control dust on the project area.

Materials Storage: The following good housekeeping practices will be followed on site during construction:

- Store only enough product required to do the job at each Phase.
- All materials stored on site will be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.

Trailer storage may be appropriate for materials that may be potential contaminants or otherwise hazardous. Hazardous materials and all other materials will be stored in accordance with manufacturer or Material Safety Data Sheet (MSDS) specifications.

Full Project buildout is projected at 48 months, weather and market conditions permitting.

Attachments:

Project Development Schedule

Time Period	Activity
Complete	Drafting, Review and Finalization of Warrant Article
Complete	Town Meeting
Complete	Attorney General's Statutory Review of Town adopted zoning Article and process
May '21 – Aug '21 (120 day period – approx.)	Design and Site Plan Approval Application, Submission & Public Hearing Review Period
Sept - Nov '21	Project Capitalization and Land Acquisition Closing
Dec '21	Site Mobilization, Layout/Control, Erosion Control, Tree Preservation
Jan '22 – Jun '22	Sub B site prep, mass excavation, blasting
July '22 – Sept '22	Sub B foundation placement and Sub A sewer line re-location
Oct '22 – May '23	Sub B vertical building construction – Sub A internal road construction
June '23 – Sept '23	Sub B building completion and opening – start of Sub A Townhouse Construction
Oct '23 – Oct '25	Sub A Townhouse Construction & Unit Sales
Dec '25	Project Close Out and Completion