



## *Construction Management Plan*

**459 Main Street, Reading, MA**

August 1, 2022

August 1, 2022

*Prepared for*

**Town of Reading; Community Planning and Development**

*Project Developer*

**GC Fodera**

28 Harbor St

Danvers, MA 01923

*Contractor*

**Genesis Construction and Development**

**325B N Main St**

**Middleton, MA 01949**

---

## **TABLE OF CONTENTS**

- 1. General Project Information**
    - 1.1. Purpose of Report
    - 1.2. Project Description
    - 1.3. Codes and Standards
    - 1.4. Involved Parties
    - 1.5. Emergency Contact List
  
  - 2. Project Duration**
    - 2.1. Phasing
      - 2.1.1. Phase i
      - 2.1.2. Phase ii
      - 2.1.3. Phase iii
  
  - 3. Utility Connections**
  
  - 4. Pre-Construction**
    - 4.1. Meeting with Municipal Departments
    - 4.2. Site Walk
    - 4.3. Stormwater Pollution Protection Plan
    - 4.4. Rodent Control
  
  - 5. Project Logistics**
    - 5.1. Work Hours
    - 5.2. Erosion and Dust Control
    - 5.3. Concrete Washout
    - 5.4. Spill Prevention and Response
    - 5.5. Truck Access and Deliveries
    - 5.6. Signage
    - 5.7. Material Staging
    - 5.8. Construction Staff Parking
    - 5.9. Field Office
    - 5.10. Debris Removal
    - 5.11. Noise and Adjoining Properties
    - 5.12. Snow Removal
  
  - 6. Communication**
-

## 1. GENERAL PROJECT INFORMATION

### 1.1 Purpose of Report

This Construction Management Plan is intended to provide in a preliminary manner the intended construction process for the proposed development of 459 Main Street, Reading, MA. Until final selections of contractors have been made, this report should be considered a draft and used for consultation purposes for the permitting process and consideration of proposed conditions. A final report shall be submitted prior to site activities.

### 1.2 Project Description

The proposed project (project) at 459 Main Street, Reading, MA (property) will consist of a single 4-story building containing twelve residential units on three stories above a ground floor level containing a commercial space and a parking area.

Access to the property is currently provided via driveways on Main Street and Washington Street.

Construction of the project shall be managed so as to minimize impacts to the community and abutting properties. As part of the construction process, this plan may be updated as conditions of the project change. It is the responsibility of the contractors to become familiar with this plan as well as requirements set forth in the final project approval and Storm Water Pollution Prevention Plan (SWPPP).

### 1.3 Codes and Standards

Unless otherwise specifically indicated, work and materials shall conform with all applicable codes and ordinances, as well as all conditions of the DSGD plan review permit.

### 1.4 Involved Parties

**Developer:**

GC Fodera Contracting  
28 Harbor Street  
Danvers, MA

**Architect:**

**General Contractor:**

Genesis Construction  
and Development Inc  
325B N Main St.  
Middleton, MA

**Site Contractor:**

---

Olinger Architects  
77 Pleasant Street  
Cambridge, MA

To Be Determined

**Civil Engineer:**

Fodera Engineering  
28 Harbor Street  
Danvers, MA

**Transportation Consultant:**

The Engineering Corp  
146 Dascomb Road  
Andover, MA

**1.5 Emergency Contact List**

- Gaetano Manganiello, Managing GC Principal: 617-515-0005
- Giuseppe Fodera, Developer: 617-877-7130
- **TBD, Site Foreman: xxx-xxx-xxxx**

**2. PROJECT DURATION**

**2.1 Phasing**

It is anticipated that project commencement will be within a reasonable time after all regulatory permits are obtained. The exact duration of construction will be determined by many factors; however, it is expected to last approximately 16 months. Final project phasing will be determined once a general contractor has been selected for the project and a building permit is granted. However, based on reasonable assumptions, we anticipate the general phasing to be approximately as follows:

**2.1.1 Phase I (1 month)**

- Establish construction entrance
- Install erosion control measures per the SWPPP
- Establish and mark limits of work
- Install site security, fencing, and signage

**2.1.2 Phase II (3 months)**

- Site clearing and demolition of existing structures
  - Site excavation for building foundations and infrastructure
  - Connect site utilities
-

- Install drainage systems

### **2.1.3 Phase III (12 months)**

- Building construction
- Install driveways and parking areas
- Landscaping

## **3. UTILITY CONNECTIONS**

Utilities for this project will be provided by tying into existing public infrastructure. Utility work within public streets will be completed in a safe and expeditious manner, working in conjunction with the utility companies, DPW, and Reading Police. All necessary street excavation and connection permits will be in place prior to work commencing. A safety and traffic plan will be reviewed with the Reading Police Department and all necessary traffic control measures will be utilized during the work.

## **4. PRE-CONSTRUCTION**

### **4.1 Meeting with Municipal Departments**

Prior to the commencement of construction, a pre-construction meeting will be held with Town of Reading engineering, building, public works, fire, and police departments.

### **4.2 Site Walk**

A site walk will be scheduled with Town staff to review erosion control measures and limits of work to ensure all areas are well marked and clearly protected prior to the commencement of construction.

### **4.3 Stormwater Pollution Protection Plan (SWPPP)**

The general contractor and site contractor shall review the SWPPP, prepare, and submit any necessary state or federal permit applications. Prior to the start of construction activities, all required erosion control measures shall be installed as shown on the construction documents and per the SWPPP. These measures shall be visually inspected on a weekly basis and after rain events as required by the plan. The contractor is responsible for the maintenance of these measures for the duration of the project.

### **4.4 Rodent Control**

Prior to any demolition, excavation, or construction, the construction contractor will initiate a rodent control program, which will be filed with the Reading Health Department. Rodent inspection monitoring and treatment will be carried out before, during, and at completion of

---

foundation work for the proposed project, in compliance with local regulations. During the construction process, regular service visits will be made in order to maintain effective rodent control results.

### 5. PROJECT LOGISTICS

#### 5.1 Work Hours

Project construction hours shall comply with all applicable Town of Reading Bylaws, including deliveries and mobilization time. No work is anticipated to be performed on holidays.

In the event a temporary overage is anticipated, the project construction manager shall contact the Town immediately and advise regarding the amount of time required and reason the overage has been incurred, and request special permission for outside of regular construction hours work.

Due to the Project's location within a residential/business neighborhood and with the limited areas for material storage, the project team will introduce just in time deliveries to mitigate the need for material lay-down areas. Due to the proximity of residential/business neighbors, care will be taken to coordinate these deliveries.

#### 5.2 Erosion and Dust Control

The general contractor and site contractor are responsible for the implementation of the SWPPP as well as any other erosion control measures listed in the construction documents. Prior to the start of construction activities, all required erosion control measures shall be installed as shown on the construction documents and per the SWPPP. These measures shall be visually inspected on a regular basis and after rain events as required by the plan. The contractor is responsible for the maintenance of these measures for the duration of the project. Particular attention must be paid to stockpiled materials.

The contractor is required to provide and maintain a stabilized construction entrance, which is to be maintained and repaired/replaced as necessary throughout the duration of the project, or until pavement is installed at this entrance. The contractor shall provide street sweeping when silt or sediment is tracked onto public streets in accordance with the SWPPP. Wetting agents will be used regularly to control and suppress dust created by construction activities.

To reduce emission of fugitive dust Genesis Construction and Development Inc and its Subcontractors will adhere to several 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 covered by a tarp and their wheels cleaned before exiting the site.
-

- Construction debris will be placed in debris containers and will be removed from the site on a regular basis.
- Storage of construction debris will be within the fenced-in site.
- 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.

### 5.3 Concrete Washout

Concrete trucks will not be allowed to wash out or discharge surplus concrete on site to uncontrolled areas. The designated washout locations will be established and stabilized. Areas will be managed and spoils will be crushed or recycled when needed.

### 5.4 Spill Prevention and Response

The contractor is responsible for the proper cleanup of any accidental spills or leaks on materials on site during construction. The necessary equipment and materials needed in the event of a spill or leak shall be kept on site at all times. Containment, removal, and report of the spill shall be in conformity with local, state, and federal regulations.

### 5.5 Truck Access and Deliveries

Access to the project site shall be coordinated so as to minimize traffic impacts during weekday morning and evening rush hours. No construction vehicles will be allowed to park on Main Street or Washington Street unless work is being conducted on the street as part of utility connections and coordinated with the Town of Reading in accordance with local regulations. A construction entrance and tracking pad shall be installed in accordance with the SWPPP and the construction entrance shall be well marked for drivers.

To the extent practical, existing earth materials will be re-used on site. The exact trucking route for any materials needed for site work will depend on where such materials are sourced from or exported to. Sourcing of import material shall be through known vendors with bills of lading to confirm uncontaminated material import. The final building timeline will also determine when material is imported/exported. It is anticipated that most construction traffic will utilize Route 28 and 93, in order to avoid local streets. The final selection of truck routes will be based on; minimizing truck activity in residential neighborhoods, using specific roads where trucks are permitted, and access to major highways.

Truck routes and timing of deliveries shall be scheduled to avoid conflicts with school bus routes, the start and end of the school day, and peak commuter traffic. Truck traffic will vary throughout the construction period depending on the work activity. In the context of existing traffic volumes, project traffic is not expected to have a substantial impact.

---

## CONSTRUCTION MANAGEMENT PLAN- 459 Main Street, Reading, MA

All oversized truck deliveries will be coordinated with RDP and DPW for a lane closure on MA-28 Northbound as depicted in the Traffic Management Plan attached.

Subcontractors and vendors will be required to coordinate deliveries with the on-site management team at least 24 hours in advance. The coordination effort will be to establish a delivery and pick-up schedule on weekdays. All attempts will be made to source materials locally to minimize traffic impacts to the community. Any site access, including deliveries, oversized vehicles, and cranes that may result in temporary disruption of public streets shall be coordinated with the Town of Reading in accordance with all applicable local regulations.

Construction truck access to and from the Project site for contractor personnel, supplies, materials, equipment, and removal of excavated materials / recyclables / waste required for the Project shall be limited to the truck routes noted below. These routes will be adopted contractually and mandated as a part of all Subcontracts for the Project.

The main traffic routes to the project site during demolition and construction will consist of the following:

### **Primary Entry Routes:**

Construction Deliveries coming from the North will take Route 28 South. Take a left into the project site. Alternatively, Construction vehicles coming from the South will take Route 28 North. Take a right into the project site.

The main traffic routes from the project site during demolition and construction will consist of the following:

### **Primary Exit Route:**

When exiting the project from the Main Street Gate, the construction vehicle will take a right onto Main Street and proceed along Route 28.

When exiting the Project from the Washington Street Gate, the construction vehicle will take a right on Washington Street and an immediate right/left on Main Street Route 28.

During all phases of construction all trucks and deliveries will utilize Main Street Gate.

## **5.6 Signage**

Site signage will be utilized throughout the construction area to provide safety instructions, vehicular direction, and provide protection of area not to be impacted by construction activities. Signage will be maintained and updated as construction progresses.

Signage will direct pedestrians, residents, and visitors around the site as well as direct truck traffic and deliveries. Proper signage will be placed at every corner of the site as well as areas that may be confusing to pedestrians and vehicle drivers. In addition, Project signage will be required of The General Contractor and shall contain the following:

---



- Official address of the site.
- The Owner and the intended use of the Project.
- The General Contractor's corporate name.
- The telephone number of the General Contractor's on-site office.
- A statement "Comments on Construction Impacts Welcome".

The signs shall be installed on the first day of occupation of the public way, including sidewalks at each location as determined by the DPW and Town staff, and shall be maintained throughout the entire Project length. The signs shall not be removed until the Certificate of Occupancy is approved, and all site work is complete. Failure to maintain signs may result in voiding of any existing street occupancy permits and or the ability to obtain street occupancy permits at a future date.

### 5.7 Material Staging

The contractor will ensure that materials are delivered and/or stockpiled on site as needed in a safe and orderly fashion. Storage areas will be well marked and allow for safe access around the site. They will not impede on to erosion control measures and will comply with the SWPPP. Proper protection or covering of materials will be used as necessary to prohibit dust and debris from carrying on to adjoining properties.

The proposed site logistics plans are designed to isolate construction activities while maintaining safe access for pedestrians and vehicles during normal day-to-day activities and emergencies. The initial site mobilization will include installation of a 6-foot-high chain-link fence with a debris scrim to isolate the construction area. Materials will be delivered on an as needed basis due to limited on-site storage. Materials will be stacked in an organized fashion to ensure safe access and movement throughout the site (reference logistics plan). The primary construction gates will be located per the logistics plan with man-gate located along Main Street as shown in the logistics plan. All staging will occur within the area bordered by the Project fence; only occasionally will adjacent areas be needed for specific construction activities. These occasional instances that require work outside the indicated fencing area for large equipment deliveries, utility work, or other pressing matters will be coordinated with the Reading Police Department (RPD) and Department of Public Works (DPW). Lane closure of MA-28 Northbound right lane will be coordinated with RDP and DPW as needed with Lane Closure signage and Advanced Traffic Management Signage installed as needed per the Traffic Management Plan. The site fence will provide safe access for pedestrian and automobile traffic adjacent to the Project. All construction activity will be kept within the designated areas approved by the Construction Management Plan (CMP). A crane staging area has been nominated on the Traffic Management Plan to allow for the offloading of oversized materials and construction of the project.

Genesis Construction and Development Inc. will work to ensure the staging areas minimize impact to pedestrian and vehicular flow. Secure fencing and barricades will be used to isolate construction areas from pedestrian traffic around the site. In addition, sidewalk areas and walkways near construction activities will be well marked and lighted to protect pedestrians and

---

ensure their safety. Genesis Construction and Development Inc. will follow procedures to meet all OSHA safety standards for specific site construction activities

### **5.8 Construction Staff Parking**

The general contractor will designate worker parking areas throughout the project based on the number of vehicles expected at that time. These parking areas will be planned as to not impact erosion control areas. Due to the limited space on site for parking, particularly during demolition, grading, and infrastructure work, it is anticipated that this may require the contractor to arrange for worker parking at off-site locations. Once the building's garage level has been constructed, this area will be used for worker parking on site. No construction vehicles will park on public roads or in short-term public parking areas for downtown Reading shops. Carpooling and the use of company vehicles will be encouraged. Construction workers tend to arrive and leave the jobsite outside of peak commuting hours, so minimal impact to community peak traffic times is anticipated.

The logistics construction map has designated ample parking during construction. All Subcontractors will be allotted 2 parking spots per trade. Should the need arise, Genesis Construction and Development Inc. will reduce Subcontractor parking spots to 1 per trade and require Subcontractors to carpool to and from the Site.

### **5.9 Safety and Security**

The general contractor is responsible to provide and maintain safety measures on the job site. The project manager shall regularly review safety measures and prepare safety reports as needed. Proper safety signage will be posted, and the contractor will comply with all OSHA regulations.

The site entry will be fully secured using chain link fencing with fabric netting to the maximum extent feasible. As needed, additional safety measures may be implemented including the installation of temporary lighting and/or surveillance equipment.

A Pedestrian covered walkway will be staged along the construction site on the Washington Street area to allow for Pedestrian access to the crosswalk. Pedestrian access along Main Street will be restricted during construction. Pedestrian Detour signs will be installed per the Traffic Management Plan attached.

### **5.10 Field Office**

The general contractor will establish a location and procedure for site visitors to check in before accessing the site.

### **5.11 Debris Removal**

Construction dumpsters will be provided throughout the project. Trash and debris should be put in the dumpster on a regular basis and not stockpiled elsewhere. Protective measures will be taken to

---

ensure the weather does not carry debris on to adjacent properties. Dumpsters must be removed from the site regularly and whenever full, with the trash removal arrangement to be filed with the Reading Health Department.

Genesis Construction and Development Inc. will take an active role regarding the processing and recycling of construction waste. 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 used on the Project are segregated from the materials not recyclable. Non-recyclable materials will be disposed at an approved solid waste facility.

### 5.12 Noise and Adjoining Properties

Reasonable measures will be taken to control unnecessary noise during construction activities. Such measures include; turning off equipment when not in use, maintain radio volume at an acceptable level, locating noisy equipment away from sensitive areas and property lines, not allowing for trucks and equipment to be run outside of working hours. Normal construction noise resulting from OSHA requirements (i.e. audible alarms, etc.) should be anticipated.

Methods that the Contractor shall use to control nuisance odor emissions associated with earthwork include:

- Improving site drainage in order to minimize standing water remaining in excavated areas, and pumping collected groundwater to sump locations.
- Covering stockpiles of excavated material with polyethylene sheeting and securing it with sandbags or an equivalent method to prevent the cover from being dislodged by the wind.
- Reducing the amount of time that excavated material is exposed to the open atmosphere.
- Maintaining the construction site free of trash, garbage, and debris.
- Methods that shall be used by the Contractor to control nuisance odors associated with diesel emissions from construction equipment include:
  - Turning off diesel combustion engines on construction equipment not in active use and on dump trucks that are waiting or more to load or unload material.
  - Locating combustion engines away from sensitive receptors such as fresh air intakes, air conditioners, and windows.

### 5.13 Snow Removal

The general contractor is responsible for snow removal and maintenance of the jobsite. Snow is to be piled at safe levels and should not interfere with erosion control areas. To the extent required, excess snow must be trucked off site and disposed of in accordance with all legal requirements.

---

## **6. COMMUNICATION**

A project sign will be erected at the entrance to the property. This sign will include contact information for the on-site project manager and an emergency contact number. A full project contact list will also be placed on file with the Reading Building Department.

