

October 1, 2010

**BOSTON TRANSPORTATION DEPARTMENT**

Boston City Hall, Room 721  
Boston, MA 02110

Re: Construction Management/ Transportation Management Plan  
Boston College – 129 Lake Street, Boston, MA

Dear Sir;

Enclosed please find our Construction and Transportation Management Plan for your review and acceptance.

By your signature below, please acknowledge acceptance of the Plan by the Boston Transportation Department of the enclosed Boston College, 129 Lake Street Construction and Transportation Management Plan, dated October 1, 2010

As set forth in the Plan, we look forward to working closely with you and the Boston Transportation Department throughout the construction of this project.

Sincerely,

**BOND**

  
William G. Cunniff  
Sr. Project Manager

  
Paul Butler  
Superintendent

ACKNOWLEDGED AND ACCEPTED:

By: 

Boston Transportation Department

  
Date

## **COSNTRUCTION MANAGEMENT AND TRANSPORATION MANAGEMENT PLAN**

### **1. Project Description**

#### **a. Scope**

The Boston College 129 Lake Street Renovation project, also known as Bishop Peterson Hall, consists of interior demolition and renovation of the existing building for new administrative offices. Work includes interior demolition, new roof and windows, interior finishes, upgrades to Elevator and MEP systems. Exterior work includes upgrades to the Fire Protection water service piping and drainage improvements.

#### **b. Schedule**

The expected occupancy date is for September 2011.

#### **c. Hours of Operation**

Construction activity is planned between the hours of 7:00 am and 4:30pm Monday through Friday. Work hours shall include any time necessary to perform equipment warm-up, and no warm-up period shall occur before the 7:00am starting time. As needed, work may be scheduled for Saturdays, with approval from Boston College and the City of Boston inspectional Services Department. No Saturday work shall start before 9:00 a.m.

### **2. Site Logistics Plan & Drawings**

#### **a. Location**

The project is located at 129 Lake Street, on the Boston College Brighton Campus. The site is bordered by Lake Street and Commonwealth Avenue, both classified as City of Boston public ways. The Commonwealth Avenue entrance to the site will be posted and required to be utilized as both the entrance and also the exit from the site. No vehicles will access the site from Lake Street or Foster Street.

Please refer to the enclosed Site Logistics Plans.

**b. Site Fence and Gates.**

A post driven site fence will encompass the construction limits of the work area within the project site. Fence gates will be provided at this area. The site fence will be completely wrapped in scrim to assist in dust control. Proper Construction signage will be posted around the fence line. Temporary site lighting will be attached as necessary to the site fence to ensure pedestrian safety at night.

**c. Entry and Exit Gates**

All construction vehicles will enter and exit off Commonwealth Avenue. Personnel will arrive at the job site, either by MBTA, or by personal vehicles.

**d. Staging Area**

The staging area for a limited management parking, truck queuing, and lay down of materials will be within the Fenced in area of the construction limits of the project site.

**f. Equipment and crane locations**

Hydraulic cranes will be necessary throughout the project duration to assist in loading materials to the building – roofing, HVAC Equipment, etc., and will be set up around the building perimeter as necessary.

**g. Concrete Truck and Pump Locations**

Project concrete work is minimal. Concrete truck Locations will be set up within the site fence.

## **h. Wheel Wash**

Truck wheel wash downs will be performed during the site utilities and excavation phases of the project to minimize off-site dirt and dust transport. The location of the wheel wash down will be within the fenced area of the construction limits.

## **3. Truck Routes**

### Major deliveries / Truck Queuing

Truck Queuing, Entrance and Exit Plan – During the site utilities, excavation and concrete phases of the project, trucks for earth removal as well as trucks for major deliveries will enter the site at the Commonwealth Street entrance/exit. Trucks will exit the site at the same location after wheel wash down.

No queuing of trucks on any surrounding City Streets is planned.

No trucks will be allowed to arrive on site prior to the 7:00 am start.

Any trucking unable to immediately access the job site upon arrival shall be directed to an off-site staging area that is NOT on a public way. **Subcontractors' contracts shall include the requirement to retain off site staging as needed.**

## **4. Parking**

The numbers of workers required during the construction period will vary with an estimated work force ranging from approximately 40 workers during a typical period to as many as 60 workers during the peak of construction. Because the construction workers will arrive and depart during off-peak traffic periods, they are not expected to significantly affect traffic conditions in the project area.

There will also be designated areas on Boston College property for trade worker parking. Personnel will arrive at the job site either by



MBTA or by personal vehicles. No personal vehicles will be allowed to park at the project construction site or on any of the surrounding City Neighborhood Streets. The Contractor will encourage the use of public transportation to each of its subcontractors, and whenever possible carpooling as another commuting option.

## **5. Road Way Maintenance**

### **a. Fire Lanes**

The Fire lanes on the campus property will be strictly maintained and enforced throughout the construction duration. No Parking in these areas will be posted and enforced.

### **b. Noise & Dust Control**

The site contractor will be required to maintain dust control measures during the earthwork/ utility operations. Dust control during site work will be achieved using water sprayed on grade and/or debris as required.

All equipment will be maintained and inspected on a daily basis to insure that it is operating within the manufacturer's specifications relative to engine mufflers and alarm devices.

### **c. Snow Removal**

Boston College will perform snow removal for access drives and roads within their campus property. The contractor will perform snow removal for areas impacted by its work

#### **d. Police Details**

Boston College Campus Police details and/or Flagmen shall be provided as needed during on campus roadway utility operations on a daily basis, at all active construction gates during deliveries, and during equipment egress/access.

City of Boston Police details will be posted during all utility connections in any City of Boston Roadway.

#### **e. Nuisance Odor Control**

Methods that shall be used by the Contactor to control nuisance odor emissions associated with earthwork include:

- Improving site drainage in order to minimize standing water from 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 Contactor 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 idling while waiting to load or unload material for 5 minutes or more.
- The use of Low Sulfur Diesel Fuels and Diesel Engine Exhaust Scrubbers.
- Keeping all combustion engines away from sensitive receptors such as fresh air intakes, air conditioners and windows.

**f. Rodent Control**

The City of Boston has declared that the infestation of rodents in the city is a serious problem. In order to control the infestation, the City enforces the requirements established under the Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550 and the State Building Code, Section 108.6. Policy Number 87-4 established that the extermination of rodents shall be required for the issuance of permits for demolition, excavation, foundation, and basement rehabilitation. The construction manager will implement a rodent control program for the project prior to its construction start.

**6. Utilities**

**a. Location of New Utility Connections.**

All Utility connections for new underground water, storm drainage, chilled water and electric, to service the renovated facility, occur on Boston College property.

Campus Traffic will be maintained in service during these connections. Campus Police details will be required to assist with traffic flow around the construction equipment and safety apparatus.

**Street plates, as approved by city, will cover all openings before permanent replacement is completed.**

**b. Dewatering**

It is anticipated that no dewatering will be required for this project, but should dewatering be necessary, it will be achieved through the use of catch basins located on site and as directed by the Geotechnical Engineer ,MWRA and BW&S. Proper sedimentation controls will be utilized. All necessary permits will be in effect.

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Submitted By

Boston College  
129 Lake Street Renovations  
Boston, MA  
10/12/2010

BOND

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



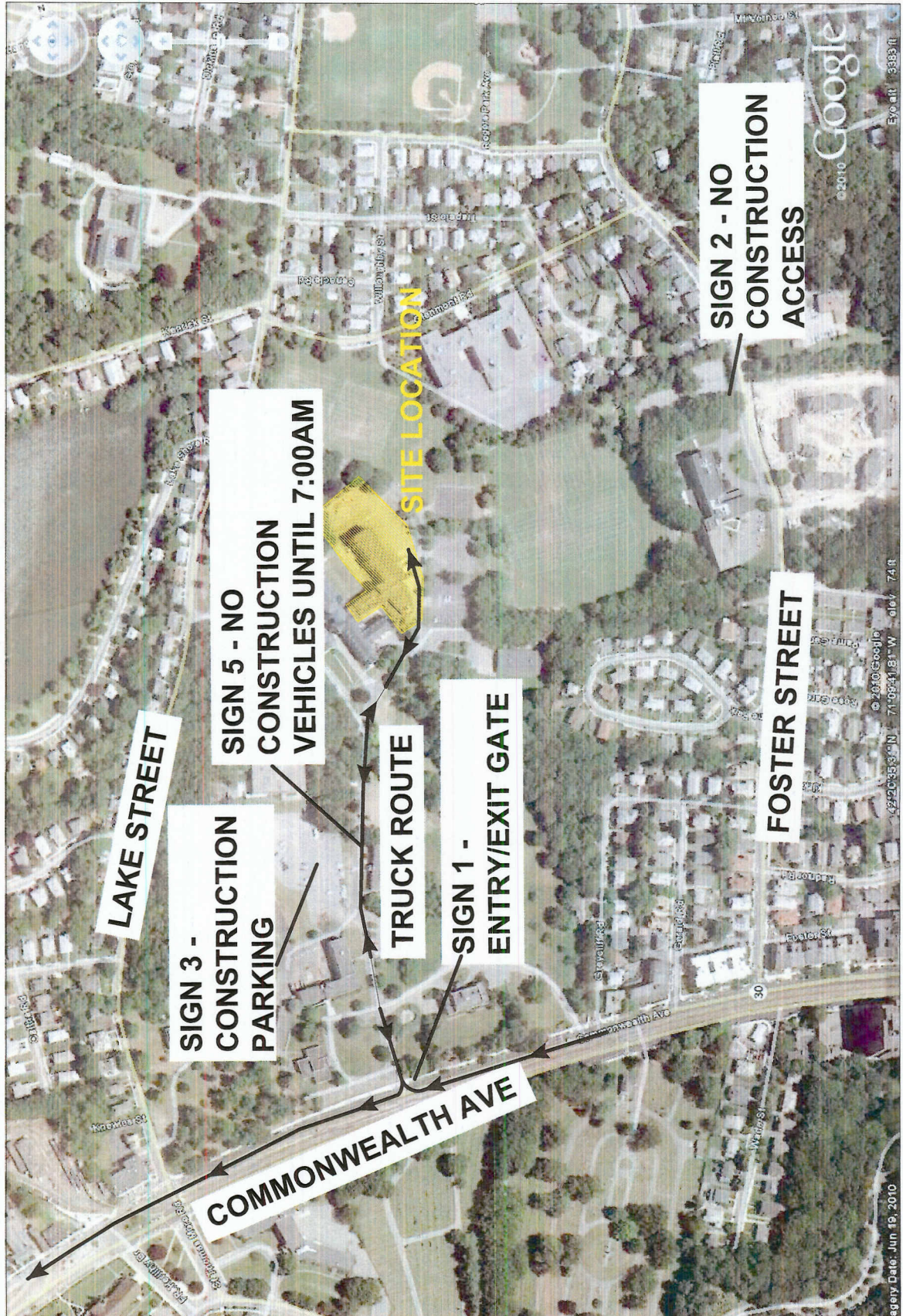
- Signage:
- Sign 1 (48"x96")  
Access to 129 Lake Street  
Construction Project
  - Sign 2 (24"x36")  
No Construction Vehicles  
Through This Gate
  - Sign 3 (24"x36")  
Parking for 129 Lake Street  
Construction Project
  - Sign 4 (12"x18" & 18"x24")  
No Construction Personnel  
Beyond This Point
  - Sign 5 (24"x36")  
No Construction Vehicles  
Beyond This Point Until  
7:00AM

BOSTON COLLEGE  
129 LAKE STREET

Site Traffic  
During  
Construction

Project Number	
Date	October 8, 2010
Drawn By	DDD
Checked By	

**CMP-01**





Boston College  
129 Lake Street Project

ACCESS TO  
129 LAKE STREET  
CONSTRUCTION  
PROJECT

**BOND**

[www.bondbrothers.com](http://www.bondbrothers.com)

Sign 1 - 48x96

Boston College  
129 Lake Street Project

NO  
CONSTRUCTION  
PERSONNEL  
BEYOND THIS  
POINT

**BOND**

[www.bondbrothers.com](http://www.bondbrothers.com)

Sign 4 - 24x36

Boston College  
129 Lake Street Project

PARKING FOR  
129 LAKE STREET  
CONSTRUCTION  
PROJECT

**BOND**

[www.bondbrothers.com](http://www.bondbrothers.com)

Sign 3 - 24x36



Boston College  
129 Lake Street Project

NO CONSTRUCTION  
VEHICLES THROUGH  
THIS GATE.

ALL ACCESS VIA  
COMMONWEALTH  
AVENUE GATE

**BOND**

[www.bondbrothers.com](http://www.bondbrothers.com)

Sign 2 - 24x36

Boston College  
129 Lake Street Project

NO  
CONSTRUCTION  
VEHICLES OR  
DELIVERIES BEYOND  
THIS POINT UNTIL  
7:00 AM

**BOND**

[www.bondbrothers.com](http://www.bondbrothers.com)

Sign 5 - 24x36