



HANOVER COMPANY

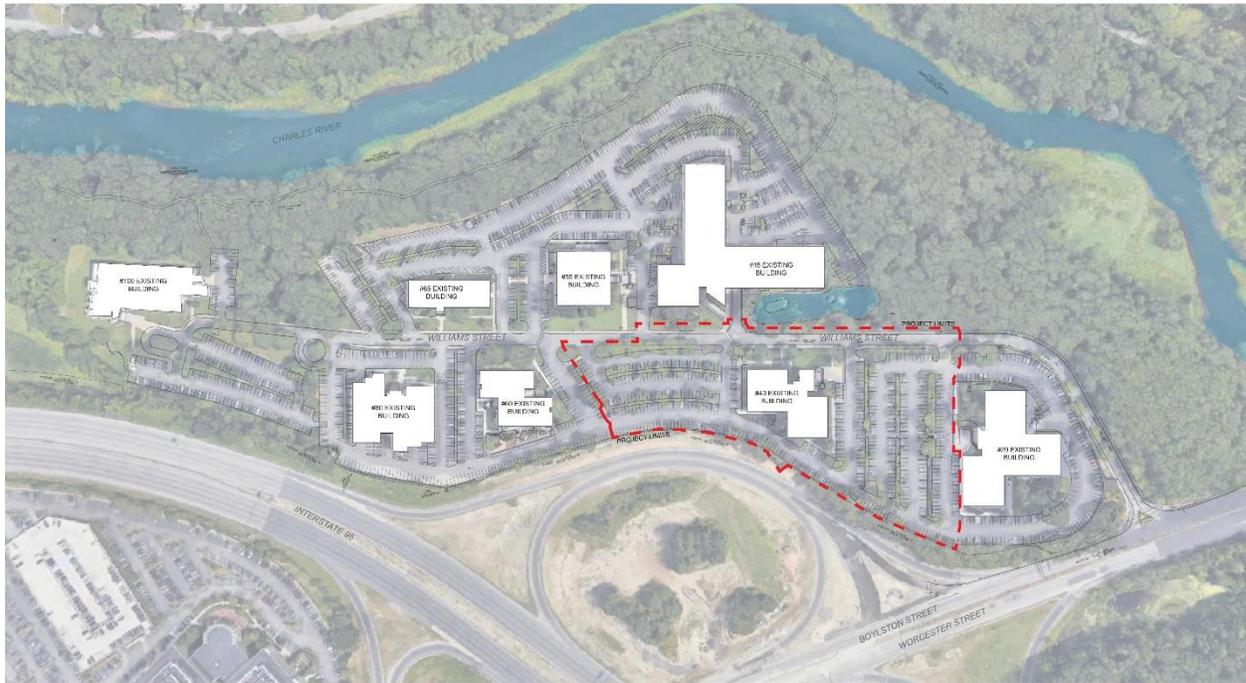
Construction Management Plan

(Preliminary Draft – November 14, 2019 – Updated November 26, 2019)

Hanover Wellesley

40 William Street

Wellesley MA



Construction Management Plan

General Information

Project Address:	40 William Street Wellesley, MA
Owner:	John Hancock Life Insurance Company (U.S.A.), a Michigan Corporation
General Contractor:	Hanover R.S. Construction, LLC
Architect:	Cube 3
Landscape Architect:	GWH Landscape Architects
Civil Engineer:	Stantec
Structural Engineer:	SCA Consulting Engineers
Mechanical Engineer:	Wozny/Barbar & Associates, Inc.

PROJECT DESCRIPTION:

Demolition of an existing 3 story office building on site. New construction of a mixed-use building consisting of 350 residential units, resident clubhouse, retail space, bike storage and an open-air vehicle parking garage for 591 vehicles. The building gross square footage is 425,238 sf, it consists of 5 stories of residential (construction type IIIA) with a concrete podium below (construction type IA), the construction types are separated by a 3-hour horizontal separation.

Milestone Schedule

Activity	Start	Finish	Duration	
Demolition and Abatement	4/1/2020	5/13/2020	6	weeks
Construction Start	5/13/2020			
Earthwork and underground utility relocation	5/13/2020	9/30/2020	20	weeks
Drilling and blasting	5/27/2020	7/8/2020	6	weeks
Garage foundations	7/8/2020	9/2/2020	8	weeks
Building foundations	7/29/2020	11/4/2020	14	weeks
Garage Precast erection	9/2/2020	11/25/2020	12	weeks
Garage detailing and mechanicals	11/25/2020	2/3/2021	10	weeks
Garage Occupancy (Phase 1)	2/3/2021	2/17/2021	2	weeks
Framing	10/5/2020	4/5/2021	26	weeks
Roofing	12/4/2020	4/19/2021	20	weeks
Exterior skin	12/4/2020	6/4/2021	26	weeks
MEP rough	12/18/2020	7/18/2021	31	weeks
Production drywall	2/16/2021	10/12/2021	34	weeks
Finishes (finish carp, flooring, painting, wallcovering, final detailing)	3/18/2021	6/30/2022	67	weeks
Landscape	4/15/2021	6/30/2022	63	weeks
Clubhouse and leasing offices and 109 units occupancy (Phase 2)	5/13/2020	12/4/2021	19	months
Bike Storage and 50 units occupancy (Phase 3)	5/13/2020	2/2/2022	21	months
92 units (Phase 4)	5/13/2020	5/18/2022	24.5	months
Retail and 99 units occupancy (Phase 5)	5/13/2020	8/31/2022	28	months
RT 95 Horizontal Directional Drilling/ Pump station**				
12" Watermain - +/- 400 LF	5/1/2020	8/7/2020	14	weeks
6" Sewer +/- 400 LF	5/1/2020	8/7/2020	14	weeks
Pump station replacement project	5/1/2020	10/30/2020	26	weeks
** This schedule is subject to approval by MA DOT and easements for the work being executed by all parties				

EMERGENCY CONTACTS

Project Manager:	Mike Innominato	914-522-5186
Project Executive:	Mike King	508-801-2313
Vice President (Boston office)	Tom Denney	978-408-1041
John Hancock Property Director	Jessica DeRoeve	781-640-4301

DETAILED INFORMATION

Work Hours: 7:00 AM – 5:00 PM (Mon – Fri), 8:00 AM to 5:00 PM (Sat)

Construction Office Trailer: Located on site and staffed with the Project Manager, Superintendent, Assistant Project Manager, 2 Assistant Superintendents and an Administrative Assistant.

Communications: Hanover will issue a weekly schedule including all major deliveries and potential impacts such as road work happening within the Wellesley Office park to all interested parties who provide an email address to the project management team.

Delivery and truck routes: See attached plan. During construction operations the deliveries will occur throughout the day, but major deliveries including precast concrete members and trusses will be coordinated to avoid the heaviest traffic times within the park.

Access Roadways: The project is accessible by fire department and emergency personnel apparatus by means of William Street which is greater than the minimum required 20 feet in width. Temporary accessways are provided around the project in the location of the permanent driveways.

The utility work required in William street includes the connection to drainage, water, electric and telephone. In addition to the utility work the curb line is reconfigured to accommodate street parking and sidewalks. Much of this work will take place during normal work hours with the aid of flagmen, this should not cause disruption to the flow of traffic in and out of the park. There are utility connections that cross William street that will need to be completed on the weekends or after hours to avoid traffic delays within the park. Any work within the street that causes delays will be managed with police details.

- Police Details:** Will be scheduled as required for any on street work, and as needed for accessibility to the site during heavy traffic periods. It is understood that the new infrastructure work under Rt 95 will require full time police details while this is ongoing.
- Construction Site Signage:** Signage will be hung on the construction fence with contact information on how to reach the project team 24 hours a day.
- On-street parking:** No street parking on William street will be permitted by construction vehicles.
- Pedestrian access:** Construction area will be secured with temporary fencing and barriers. Signage will be installed to direct pedestrians to a safe sidewalk access. The sidewalk directly in front of the site shall remain open for the initial stages of construction until the reconfiguration of the sidewalk to the final condition needs to take place, at that point we will construct a temp sidewalk on the opposite side of the street and direct pedestrians with signage.
- Parking for office tenants:** The office tenants at 20 William will continue to have access to the parking immediately around the building. The overflow parking will be located behind 45 and 55 William street, John Hancock/Manulife is considering providing a golf cart shuttle service to ease the disruption to the tenants in the park. Upon achieving a certificate of occupancy for the new garage for 40 William street, the office tenants will be granted access to park on the lower floors of the garage and no longer need the overflow parking behind 45 and 55 William street.
- Parking for Construction:** Parking on site will be limited until we have the garage completed and ready for occupancy. The construction workers will be encouraged to use carpools, and public transportation to ease on site congestion. All construction personnel will be required to park their vehicle on site (inside the construction fence). No construction personnel will be permitted to park outside of the controlled construction limits until the garage is complete. After completion of the garage the construction personnel as well as the tenants to 20 William Street will use the newly constructed garage for parking.
- Dust control:** Each entry will have a construction entrance mat constructed with rip rap, there will be daily sweeping on William street as needed. On site the construction team will utilize water to

reduce airborne dust, using a water truck, spray hoses or tire washdown as necessary.

The construction fence will have a windscreen to reduce dust leaving the site, erosion controls will be placed around the perimeter of the site as specified.

Stockpiled soils will be treated with water for dust control if the pile is being worked regularly, if the pile has been stockpiled in place for more than 30 days the contractor will spray with hydroseed and a tackifier.

Security:

During construction Hanover will erect a temporary 6' construction fence with windscreening, gates will be locked and secure after hours. As an added deterrent the project will employ site security guards during off hours and weekends as well as a Fedora camera system that monitors the site 24 hours per day, 7 days a week.

Traffic:

There will be no construction parking offsite, all construction vehicles will enter from William street, and either park on grade or within the precast parking structure once it is erected. Deliveries will not be permitted to idle in William street, all vehicles shall enter and exit through one of the construction gates. Hanover will monitor any dirt being tracked onto William street and schedule sweeping daily as needed. During major deliveries a flagman will be present to assist with the entering and exiting from the site.

The delivery of the precast concrete members for the parking garage may require a police detail to provide safe access to the site from Rt. 9, Hanover will work with the selected precast contractor and the Wellesley Police to provide safe access to the site with minimal impacts to the adjacent office tenants.

Blasting:

Limited blasting will take place in order to construct the building foundations, all permits for blasting to be issued through the Wellesley Fire Department in conjunction with MADOT.

Sequence of Blasting: All blasting operations will be strictly coordinated with Hanover's on-site representative, MADOT and Wellesley Fire Department. Emphasis will be on the safe and efficient removal of the rock existing on this project without impact to surrounding structures. Blasts will be developed to

create minimal ground vibrations and offer the greatest protection possible to the surrounding structures.

Blasting Procedures: 1. Blasting operations shall be conducted Monday through Friday between the hours of 9 a.m. to 5:00 p.m., except on state holidays.

2. Blasting will not be conducted at times different from those announced in the blasting schedule except in emergency situations, such as in electrical storms or when public safety considerations require a detonation outside of the approved blasting hours.

3. Warning and all-clear signals of different character that are audible within a range of one quarter mile from the point of the blast shall be given. All persons within the permit area shall be notified of the meaning of the signals through appropriate instructions and signs posted. Access will be restricted within 300-feet of the point of the blast.

4. Access to the blasting area shall be regulated to protect the public from the effects of blasting. Access to the blasting area shall be controlled to prevent unauthorized entry before each blast and until the perimeter's authorized representative has determined that no unusual circumstances exist after the blast. Access to and travel in or through the area can then safely resume.

5. Areas where charged holes are awaiting firing shall be guarded, barricaded and posted, or flagged against unauthorized entry.

6. Blasting mats shall be used for all blasts to prevent fly rock

7. In an effort to mitigate noise all blasted rock will be loaded out and not crushed on site.

Demolition:

Demolition will be a controlled removal of the building, the work will start with select demolition and removal of all equipment and lighting within the structure. All HVAC equipment will be evacuated prior to removal and disposal.

Prior to commencing the demolition of the structure, the subcontractor will submit an engineered plan and schedule for the removal and disposal of the 40 William street building. During

the building demolition the subcontractor will employ a water sprinkler system to suppress airborne dust

All Debris generated during the demolition operation will be loaded into trailers and trucked off to be recycled or disposed of depending upon the product.

Fire Protection:

In advance of the issuance of a building permit Hanover will develop and submit to the Wellesley Fire Department a NFPA-241 Plan for safeguarding construction and demolition operations. Specific items included in the plan are as follows:

Hot work- All welding, grinding or soldering will require a permit and a fire watch with trained personnel. A single hot work log will be maintained on site and will summarize all hot work operations for the project.

Construction Material Storage – minimal construction materials will be stored within the building. Wherever construction materials are being stored within the building, the building will be equipped with an active sprinkler system.

Temporary heating equipment – Temp heat will be installed, used and maintained in accordance with the manufacturer's instructions. Chimney or vent connections will be maintained at least 18" from combustibles and installed in accordance with NFPA 211. Heating devices will be situated so that they are secured to the building construction. The equipment will be monitored for safe operation and inspected daily while in use. CO detection will be provided adjacent to all temporary heating appliances.

Smoking is not permitted on site at any time.

Waste disposal – Combustible waste, dust and debris will be removed from the structure on a continuous basis during construction operations to an on-site dumpster and disposed of legally.

Sprinkler protection – During construction the building will be provided with sprinkler protection as soon as reasonably possible. Even though the building will be provided with sprinkler protection during construction fed from the permanent sprinkler

system infrastructure, the system will be temporary in nature. The temporary connection is provided in order to achieve sprinkler coverage as soon as possible which is before the fire protection utility and connections will be ready. The temporary shotgun riser is provided with a backflow preventer, indicating control valve, drain pipe, electric bell for local notification, and is monitored activation by the security company for off-construction hours. Example below:



During construction, the monitoring is performed by Fedora Security via vibration technology. If the system is activated via a sprinkler opening, the water will enter the pipe at 50PSI from the utility line and activate the Fedora monitoring as well as activate the electric bells throughout the site.

At the initial phased turnover TCO of the residential units, all floors will be fully sprinklered by the permanent condition sprinkler system and infrastructure. At Phase 2 TCO (the leasing offices and 109 units will become occupied, The stack of units immediately on the opposite sides of the firewalls will be used as a buffer zone and have fully functional life safety equipment and the remainder of the floors will also be fully sprinklered but still be awaiting the completion of the fire alarm system.

Fire Alarm- During construction, the building fire alarm system will not be installed throughout the building. All contractors working on the project must attend safety training prior to commencing work. If a construction worker identifies a fire or other emergency, they are instructed to first call 911 then alert the site superintendent who will blow the air horn three (3) times to signal the evacuation of the building. At each TCO, the fire alarm system will be provided, tested and approved throughout the occupied areas of the building as well as in the buffer units. On the construction floors which are not yet occupied, one manual

pull station and one speaker/strobe will be provided at the entrance to each stairway for construction workers.

- Means of Egress: Two separate, remotely located, means of egress will be provided at all times to all occupied portions of the project, as required by 780 CMR. The paths of egress must remain lit by emergency lighting and exit signage over the course of construction. All exit stairs will be provided with stair identification signs which include the floor level, stair designation, and exit path direction as required to provide for safe egress. Construction areas must also be provided with a sufficient means of egress system which must include at least one code compliant means of egress (stairway, door, ramp, etc.).
- Elevators: Elevators will be available to responding personnel in the occupied portions of the building. Those buildings under construction will not typically have the elevator in working order for first responders.
- Hydrants: Free access from the street to fire hydrants and to outside connections for standpipes, sprinklers, or other fire extinguishing equipment, will always be provided and maintained. No material or construction will interfere with access to hydrants, Siamese connections, or fire extinguishing equipment.
- Fire Extinguishers in Construction Areas: At least one approved fire extinguisher will be provided in plain sight on each floor at each usable stairway serving the areas under construction. Fire extinguisher placement will be in accordance with NFPA 10 and NFPA 241.
- Good Housekeeping: Subcontractors will be responsible for cleanup to a dumpster for general debris and construction waste on a daily basis. Hanover will coordinate clean-up efforts with all trades.
- Occupancy: Hanover has proposed that this project be delivered for occupancy in 5 phases as shown on the attached Phasing plan exhibits. The goal is to complete the garage early and achieve a certificate of occupancy for the garage to allow for the use of the tenants at 20 William street and the construction team on 40 William Street.

The phases in the residential building are broken up in a manner to allow access to the building and the garage while maintaining separation from the areas that are still under construction. At the initial phased turnover TCO of the residential units, all floors will be fully sprinklered by the permanent sprinkler system and infrastructure. At the first residential TCO the leasing offices and 109 units will become occupied, The stack of units immediately on the opposite sides of the adjacent firewalls will be used as a buffer zone and have fully functional life safety equipment; the remainder of the floors will also be fully sprinklered but still be awaiting the completion of the fire alarm system.

The residents and the construction team will always have 2 means of egress while at the same time maintaining separation between the residents and the remaining construction activities on the site.

40 William Street
Construction traffic

Legend

-  Second Baptist Church
-  TMI Executive Resources
-  William St



