

Construction Management Plan

194 Pond Road, Wellesley, MA

Intent: The purpose of the Construction Management Plan (CMP) is to provide an overview of the approach to be taken to manage the construction effort for the above referenced property. The Project Team is listed as contacts to address any issues that arise during the construction process.

Project Description: 194 Pond Rd. will involve the building of a new, single family home. As the site was previously vacant/undeveloped a new septic system, water recharge, driveway, patio, stonewall and yard/landscaping will be created. The architectural and site plans have been proposed in accordance with Wellesley Large House Review by-laws.

Project Team:

Owner: Pond Road LLC
10 Post Office Sq. 8th floor
Telephone: 781-727-7678
Email: Joe@Bostonrealestatecapital.com
Fax: 617-209-7626
Contact: Joe Hassell

Contractor: PM Gallagher INC
103-105 Collins St. Lynn MA 01902
Telephone: 781-241-3727
Email: Pmgallagherco@verizon.net
Contact: Paul Gallagher

Architect:

Choo & Company, Inc.
1 Billings Road
Quincy, MA, 02171

Contact: Marc Sullivan
Telephone: 617-786-7727
Email: marc@choo-design.com

Landscape Architect:

Zen Associates
10 Micro Drive
Woburn, MA, 01801

Contact: Tim Houlihan
Telephone: 800-834-6654
Email: thoulihan@zenassociates.com

Civil Engineer:

DGT Associates
10171 Worcester Road
Framingham, MA, 01701

Contact: Bert Corey, P.E.
Telephone: 508-879-0030
Email: bcorey@dgtassociates.com

Contact: Joe Losanno, E.I.T.
Telephone: 508-879-0030
Email: jlosanno@dgtassociates.com

Operations:

Secure access: The site will be fenced in and locked to prevent damage to the scenic road layout as well as trespassing, no trespassing signage will be posted throughout the site.

All construction activities; parking, storage, and delivery of all trailers, machinery, equipment and materials, including personal vehicles will be confined to private property. There will be no parking on Pond Rd. itself

Maintenance: The site will be maintained in accordance with the approved engineering/CMP/scenic road plans from DGT associates. The property frontage of 194 Pond Road is of particular importance and the scenic road buffer as well as additional preserved natural landscape will be protected to prevent damage during all phases of construction. The road in front of the property will be swept and cleaned of debris as needed. Sediment control stones will be installed at the front of the property. The approved new driveway will be the only primary access to the site to prevent any damage of natural landscape. It will serve as the construction entrance pad. Site clean up will be done on a regular basis to maintain natural landscape on this and surrounding properties. A dumpster will be located on site for all waste and emptied in a timely manner as needed. A designated concrete truck wash-down area will be at the top left of the new approved driveway.

Stockpiles: Foundation installation/excavation will be done in phases to allow for efficient storage of materials and backfill grading onsite by starting in the rear and moving towards the front. All materials will be stored outside of protection zones and will leave room for parking and deliveries. Any material to be used for backfill will be mainly stored in the rear yard or taken off site if needed to provide extra room for parking/materials. All excavation will be done in compliance with any and all safety regulations. In the event of overflow the site next door at 196 Pond Rd. is being developed in a similar manner and can be used if space on the property becomes an issue. There is also an option for extra overflow space at 200 Pond Rd. if needed. We do not anticipate this being an issue with space.

Deliveries and Material Removal: Material to be removed 194 Pond Rd. will be loaded on site and exited to the left onto RT. 135. All Deliveries will be required to use the same route to minimize congestion on the narrow scenic road. There will be approximately 60+/- trucks needed to remove the material from the site (earthwork estimates located on CMP plan) All site activities will be during the normal approved hours of 7:00 AM and 5:00 PM, Monday –Friday and from 8:00 AM to 4:00 PM on Saturdays. Materials delivered to the site will be uploaded on site. All possible efforts will be maintained throughout the project in order to minimize traffic interruptions in the surrounding area of the site.

Construction Hours: Site activities will take place between the hours of 7:00 AM and 5:00 PM, Monday –Friday and from 8:00 AM to 4:00 PM on Saturdays. Noise levels will be minimized as much as possible. Wellesley’s noise ordinance will be observed.

Construction Phasing/Onsite Car Counts

1. Excavation and Foundation Installation: 2 Months (2-5 cars)
 2. Framing and Roofing: 2 months (6-10 cars)
 3. Rough Mechanicals: 1.5 months (3-6 cars)
 4. Insulation and Utilities: 1 month (3-6 cars) *part of rough mech.
 5. Board and Plastering: 1 month (5-7 cars) *part of finish
 6. Interior finish/ Exterior Siding/paint: 2 months (5-7 cars)
 7. Finish Mechanicals / Interior Painting: 1 month (5-7 cars)
 8. Lights & Landscape/paving: 1 month (2-5 cars)
- Total duration (activities that overlap are noted with *) 9-12 months

Please see attached CMP plan and exhibit map with designated areas for all activities described above as well as the truck routes.