

Tighe&Bond

Mill Plaza Redevelopment
Durham, NH

Preliminary Construction Management Plan

Prepared For:

**Colonial Durham Associates, LP
7 Mill Road, Unit L,
Durham, NH 03824**

December 1, 2021

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Section 1

Contact Information & Responsible Parties

1.1 General Contractor (GC)

Company: TBD
Contact: TBD
Address: TBD
Telephone Number: TBD
Email: TBD

1.2 Property Manager

Contact: TBD
Address: TBD
Telephone Number: TBD
Email: TBD

1.3 Management Company (Owner)

Company: Colonial Durham Associates, LP
Address: 7 Mill Road, Unit L, Durham, NH 03824

1.4 Civil Engineer of Record

Company: Tighe & Bond, Inc.
Contact: Joseph Persechino, PE
Address: 177 Corporate Drive, Portsmouth, NH 03801
Telephone Number: 603-433-8818
Email: JMPersechino@tighebond.com

Section 2

Project Description

The proposed project consists of the demolition of approximately 24,000 square-feet of retail space and the associated parking field at 7 Mill Plaza in Durham, New Hampshire adjacent to the eastern border of the University of New Hampshire campus and construction of a mixed-use development with 258-beds and associated site improvements. Site improvements include off-street parking, underground utilities, site lighting, landscaping and a stormwater management system that consists of catch basins, a rain garden, gravel wetland, and an underground detention system.

The proposed project will result in approximately 7.9 acres of disturbance. Construction is anticipated to commence in the spring of 2022.

Section 3

Construction Operations

The proposed project is detailed on the site plans prepared by Tighe & Bond, Inc. and Harriman. Additional construction operations and site management requirements are listed in the 2017 Construction General Permit (CGP) and conditions of approval of permits received for the project. The Preliminary Construction Phasing Plans (CP-1, CP-2 and CP-3) in Appendix A present the limit of work, erosion and sediment control requirements, and general sequence and timing of work. The GC will prepare and maintain the Stormwater Pollution Prevention Plan (SWPPP) throughout the duration of the project.

3.1 Project Mobilization and Duration

The GC shall provide the Town of Durham with a projected completion plan for the construction of the entire project, which will be kept current by the Owner at all times. It is anticipated that the project will begin immediately following Town approval and the issuance of a building permit. The expected overall construction schedule is 18 months in duration. The projected start date is in the Spring of 2022 with substantial completion in the fall of 2023.

3.2 Hours of Construction

The Owner acknowledges and agrees that the hours of construction and deliveries will be limited to that permitted by the Town Ordinances, including the Chapter 85 Noise Ordinance. The regular work week shall be between the hours of 7:00am to 6:00pm, Monday through Friday. Blasting, chipping of stone, or the use of hoe or rock hammers are restricted to 9:00am to 4:00pm Monday through Friday. Work during Holidays will be discussed on an individual basis as needed. Any work outside of the regular work hours required to limit the impact to existing businesses shall be coordinated and approved by the Building Inspector. No work is permitted on weekends without prior authorization of the Building Inspector.

3.3 Pre-Construction Meeting

Prior to commencing construction, the Owner shall hold a Pre-Construction Meeting for abutters to the project. The purpose of the Pre-Construction Meeting is to inform abutters of the nature of the Project, the estimated construction schedule, and the types of impacts that might be expected (e.g. street or sidewalk closures, utility interruptions, delivery schedules, etc.); and to identify any special concerns or needs that should be addressed. Notice shall be sent to abutters at least ten (10) days in advance of the scheduled meeting.

3.4 Site Security

Appropriate construction signage will be posted throughout the site indicating "NO TRESPASSING", Hard Hat Requirements, Authorized Personnel Only, visitor, and delivery information. Security cameras may be installed to monitor the site for safety, security, and construction progress.

3.5 Site Safety

The GC shall maintain a copy of their comprehensive Safety and Health Program on site at all times. The project shall be managed in accordance with this Program.

Section 4

Stormwater Best Management Practices (BMPs)

Stormwater management devices and best management practices shall be installed and implemented in accordance with NHDES standards, the approved site plans, any conditional use permit, and the 2017 CGP. These include but are not limited to stabilized construction entrances, silt sock, silt sacks, a gravel wetland, a rain garden, and temporary slope stabilization. The GC will be responsible for following NHDES and/or EPA best management practices and filing required notices and permits.

4.1 SWPPP Requirements

The GC will prepare and maintain the Stormwater Pollution Prevention Plan (SWPPP) throughout the duration of the project and shall keep a record with photos of any items required to be addressed throughout construction. The site shall be inspected with 24 hours of a storm with 1/2 inch or more of rainfall intensity. Any damage shall be immediately corrected. Erosion collection/sedimentation areas shall be checked weekly and shall be repaired or replaced as required to maintain good working order.

4.2 Stabilization

An area shall be considered stable when one of the following has occurred: Base gravels have been installed in areas to be paved, a minimum of 85% vegetated growth has been established, a minimum of 3" of non-erosive material such as stone or rip-rap has been installed, or erosion control blankets have been installed on any slope greater than 3:1.

When construction activity permanently or temporarily ceases within 100 feet of nearby surface waters or delineated wetlands, the area shall be stabilized within seven (7) days or prior to a rain event.

The site shall be stabilized for the winter no later than November 15.

4.3 Sediment Control

Prior to the start of construction, the Owner shall inspect and remove sediments from catch basins on-site and in adjacent public streets and rights of ways that may be affected by the work. At the completion of the project, the Owner and GC shall inspect the same catch basins as well as any new basins installed as part of the project and remove any accumulated sediments.

Stabilized construction entrances, silt socks, and perimeter shall be installed as shown on the Preliminary Construction Phasing Plans (CP-1, CP-2 and CP-3) in Appendix A and maintained in accordance with the SWPPP.

If sediment has tracked out from the site onto the public way it must be removed by the end of the day during normal working hours. The sediment may be removed by power sweeping, shoveling, or vacuuming, or by other effective means of sediment removal. Hosing or sweeping sediment into any surface water, storm drain, or stormwater conveyance is strictly prohibited unless it is connected to a sedimentation basin or trap.

Stockpiles of sediment and soil shall be stabilized or covered, protected with a silt barrier, and placed in location to minimize exposure to stormwater runoff.

4.4 Dust Control

The GC shall be responsible to control dust throughout the construction period. Dust control methods shall include but are not limited to sprinkling water on exposed areas, covering loaded dump trucks leaving the site, and temporary mulching. Dust control measures shall be utilized so as to prevent the migration of dust from the site to abutting areas.

4.5 Concrete Washout Area

Concrete washout areas shall be located a minimum of 100 feet away from surface waters or delineated wetlands. Washout areas shall be inspected daily to detect leaks or tears and to identify when materials need to be removed

Section 5

Pollution Prevention Standards

5.1 Spill Prevention

The GC shall be familiar with spill prevention measures required by local, state, and federal agencies and will be responsible for the proper cleanup of any accidental spills or leaks on site during construction. Hosing down the area of a spill is strictly prohibited. All spills shall be reported to the Town and to NHDES if required.

5.2 Fueling and Maintenance of Equipment or Vehicles

The GC shall perform all equipment or vehicle maintenance off site to the maximum extent practical. If fueling or maintenance is required on site, the GC shall provide a dedicated on-site fueling area that is clean and dry and shall be located a minimum of 100 feet away from any surface water or delineated wetland. A spill kit with drip pans, drip cloths, and/or absorbent pads shall be kept at the fueling and maintenance area at all times.

5.3 Hazardous Products

Hazardous products shall be kept in their original containers unless they are not resealable. If storing hazardous products in a resealable container is not feasible, the product shall be stored in a covered shed or with plastic sheeting to prevent contact with rainwater.

Original labels and Material Safety Data Sheets (MSDS) shall be kept on site for any hazardous product used.

All excess hazardous products shall be disposed of according to manufacturer's instructions and state and local regulations.

5.4 Construction and Domestic Waste

All waste materials shall be recycled or collected in metal dumpsters from a waste management company licensed in New Hampshire. All waste shall be transferred to an approved solid waste facility licensed to accept municipal solid waste and/or construction and demolition debris. No construction waste shall be buried on site.

5.5 Sanitary Waste

A sufficient number of portable toilets shall be placed throughout the Project area and shall be properly secured to prevent tipping over. All sanitary waste shall be disposed of by a company licensed in New Hampshire to accept sanitary waste.

5.6 Daily Housekeeping

The GC shall inspect the Project area at the end of every workday and remove any trash and debris that could unreasonably threaten or impact the public.

Section 6

Construction Traffic and Parking Management Plan

6.1 Deliveries

Deliveries shall be scheduled during periods of low activity on-site and shall not inhibit the access of any existing business or homes. Any deliveries outside the normal business hours listed in Section 3 shall be coordinated and approved with the Building Inspector.

6.2 Construction Parking

A dedicated area shall be provided for contractor parking during the construction period. If contractor parking cannot be met onsite due to site constraints, the GC will arrange for offsite parking locations for workers to carpool to the site. The Owner and GC shall coordinate with the Police Department should any proposed off-site parking and shuttling be required.

6.3 Roadway and Sidewalk Closures

The GC shall apply for the appropriate permits required for the temporary closure of any sidewalk located within the Town right-of-way (ROW). For any operations that will impact street traffic, traffic control shall be coordinated with the Town of Durham Department of Public Works (DPW). A minimum 48-hour notice shall be provided to the Town prior to any impacts to street traffic.

The GC shall provide adequate personnel, signs, barricades and equipment to properly regulate traffic at times when the work interferes with the normal flow of traffic on Town streets. This will be done in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) and performed according to NHDOT construction standards and the any permits issued for the project.

A Temporary Traffic and Pedestrian Control Plan shall be prepared by the GC for review with the Town prior to any work within the Town's sidewalk or streets.

6.4 Jobsite Trailers

Temporary jobsite trailers may be used on site in locations approved by the Owner. All jobsite trailers will be equipped with power, telephone, computers, and a fax machine. Visitor parking areas will be designed adjacent to the jobsite trailers if required.

Section 7

Blasting Plan

7.1 Requirements

It is expected that blasting will be required on-site. A Blasting Plan shall be prepared by the GC in accordance with the project plans and specifications. The Blasting Plan shall include the location and identification of any drinking water wells located within 2,000 feet of the proposed blasting and a groundwater quality sampling program approved by NHDES in accordance with NHDES Env-Wq 1510 *Best Management Practice for Blasting*. The Blasting Plan shall also conform to the Town of Durham Site Plan Regulations, Part III, Article 3.8, *Blasting*.

Appendix A

Preliminary Construction Phasing Plans

SPECIAL NOTE:
CONTRACTOR TO INSTALL INLET PROTECTION BARRIERS (SILT SACK OR APPROVED EQUAL) ON EXISTING CATCH BASINS WITHIN THE LIMIT OF WORK, REGARDLESS IF THEY ARE TO REMAIN AFTER CONSTRUCTION OR NOT. THE INLET PROTECTION BARRIER SHALL BE MAINTAINED UNTIL THE BASIN IS REMOVED OR UNTIL THE AREA DRAINING TO THE BASIN IS STABILIZED.

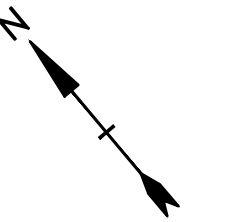
Tighe & Bond
Engineers | Environmental Specialists



HARRIMAN

AUBURN	PORTLAND	PORTSMOUTH	BOSTON
Harriman Project No.		16117	

PERMIT DRAWINGS
NOT FOR CONSTRUCTION



SCALE IN FEET

0 40' 80'

GRAPHIC SCALE

Mill Plaza Redevelopment

Colonial Durham
Associates, LP

7 Mill Road, Unit L
Durham,
New Hampshire 03824

[illegible]

MARK	DATE	DESCRIPTION
PROJECT NO:	M1529-002	
DATE:	12/1/2021	
FILE:	M1529-002_PHASE.dwg	
DRAWN BY:	EGD	
CHECKED:	JMP	
APPROVED:	JMP	

PRELIMINARY CONSTRUCTION PHASING PLAN PHASE I

SCALE: AS SHOWN

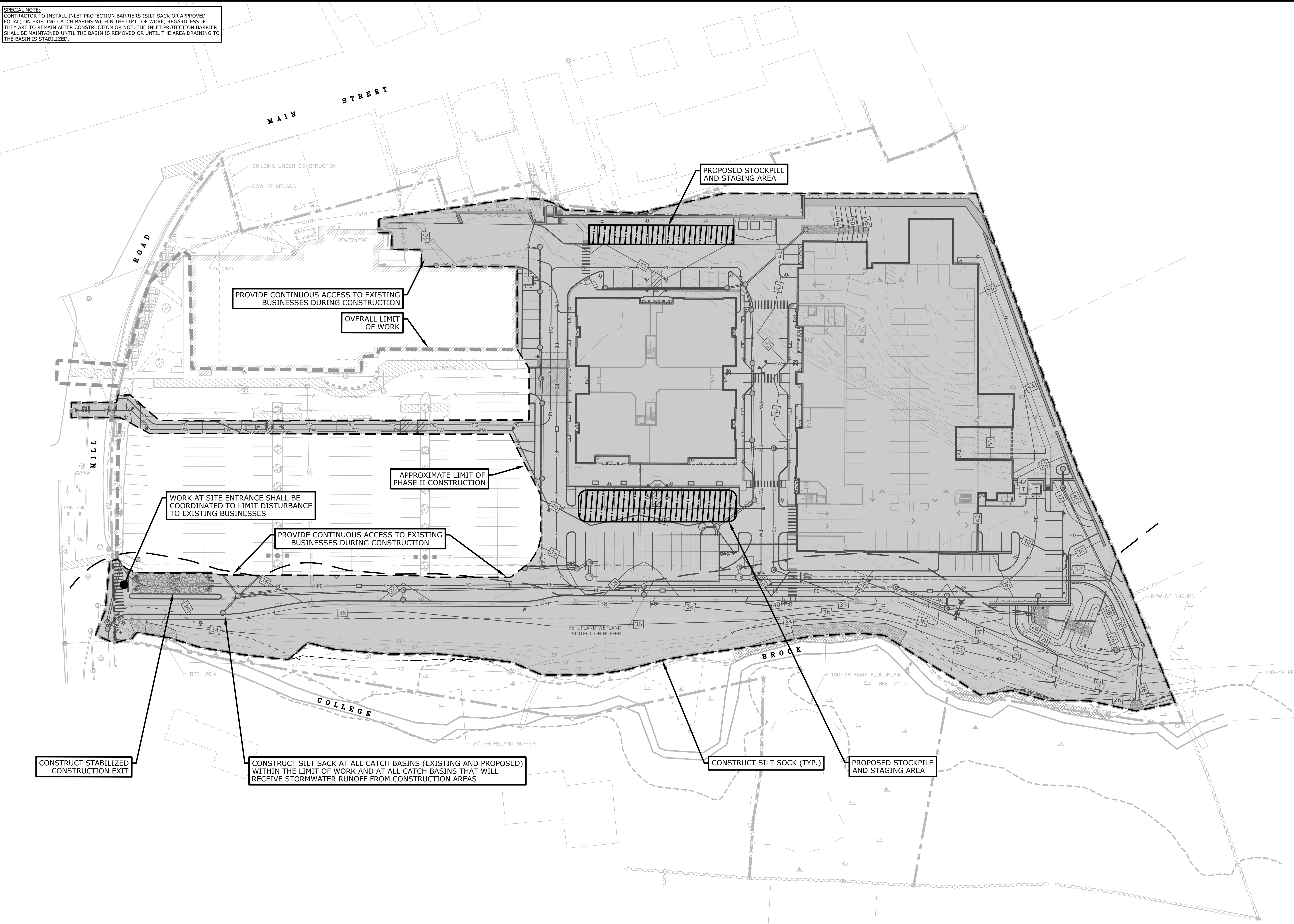
CP-1

SEE SHEET G-101 FOR
LEGEND AND NOTES

DRAFT

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SPECIAL NOTE:
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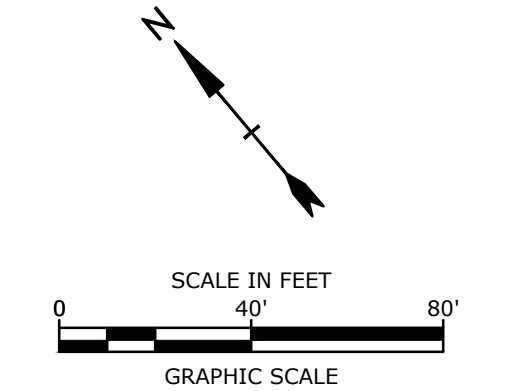
DRAFT

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Harriman Project No. 16117

PERMIT DRAWINGS
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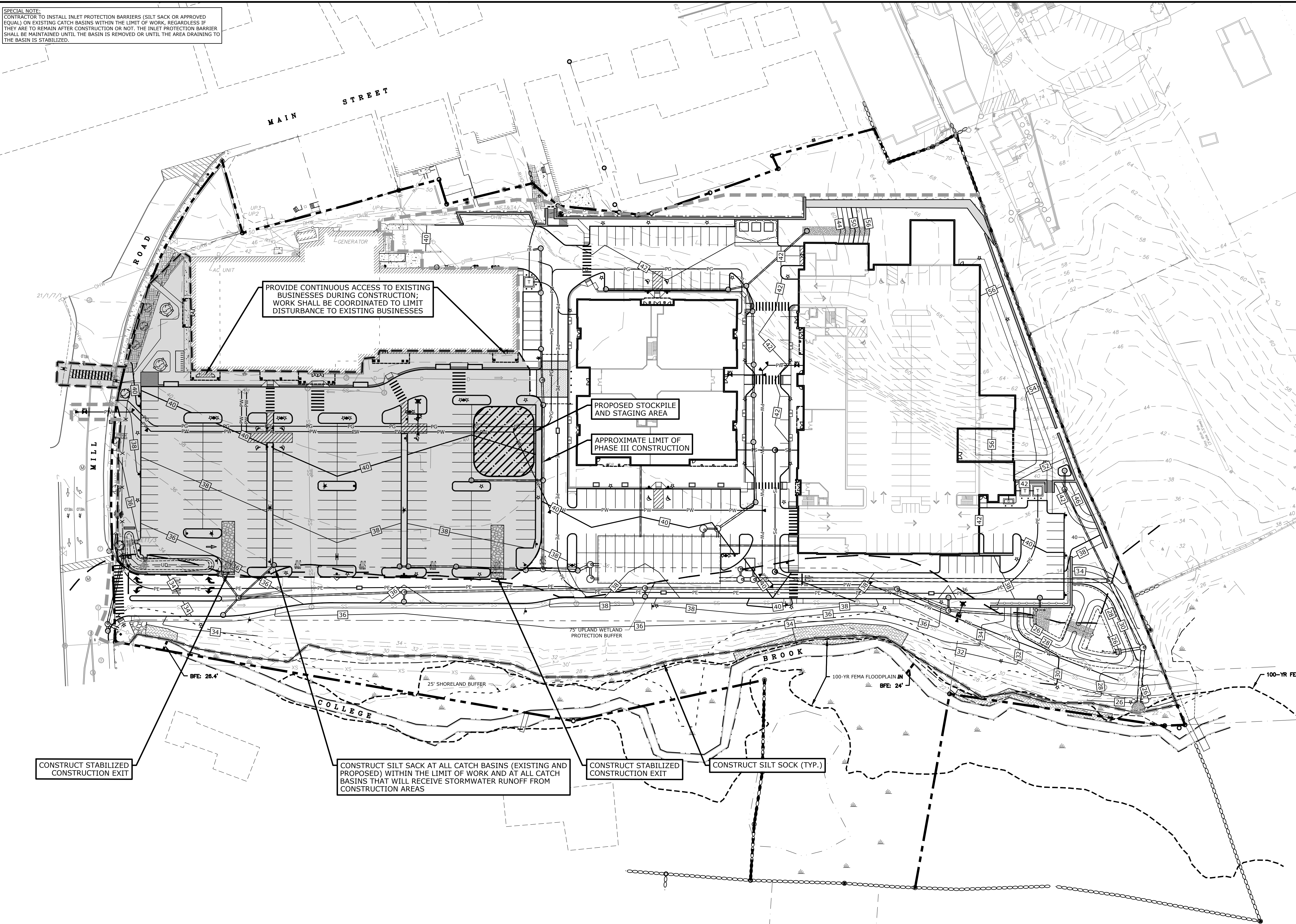
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CHECKED:	JMP	
APPROVED:	JMP	

PRELIMINARY CONSTRUCTION
PHASING PLAN
PHASE II

SCALE: AS SHOWN

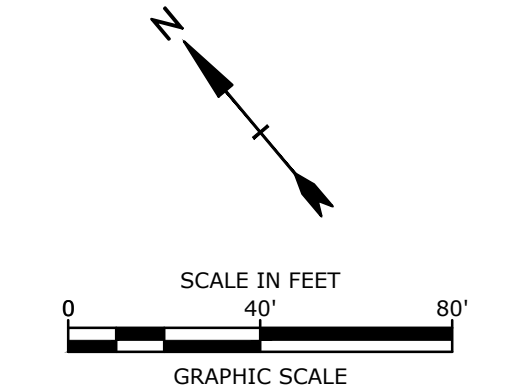
CP-2

SPECIAL NOTE:
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DRAFT

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Associates, LP

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Durham,
New Hampshire 03824

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FILE:	M1529-002_PHASE.dwg	
DRAWN BY:	EGD	
CHECKED:	JMP	
APPROVED:	JMP	
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SCALE:	AS SHOWN	
CP-3		

SEE SHEET G-101 FOR
LEGEND AND NOTES

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