

Construction Management Plan (CMP)

For Construction Activities At:

74 Main Street
Clark Properties, LLC
Durham, NH
(603)-312-3643

CMP Prepared For:

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CMP Preparation Date:

7 / 19 / 2021

Estimated Project Dates:

Project Start Date: 08 / 30 / 2021
Project Completion Date: 10 / 24 /2022

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Appendix B – Demolition Plan

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SECTION 1: CONTACT INFORMATION/RESPONSIBLE PARTIES

1.1 Project Management

General Contractor:

Company: Martini Northern
Contact: Peter Middleton
Address: 10 Main St. PO Box 164
City, State, Zip Code: Newfields, NH 03856
Telephone Number: 603- 431-6664 x202
Fax/Email: pmiddleton@martininorthern.com
Area of control (if more than one operator at site): N/A

Subcontractor(s):

Company or Organization Name: Unknown
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of control (if more than one operator at site):

Company or Organization Name: Unknown
Name:
Address:
City, State, Zip Code:
Telephone Number:
Fax/Email:
Area of control (if more than one operator at site):

1.2 Civil Engineer of Record

Position: CER
Name: Mike Sievert
Telephone Number: 603-828-6655
Email: msievert@horizonsengineering.com

SECTION 2: INTRODUCTION

This document outlines a Construction Management Plan for the construction of the redevelopment project at 74 Main Street and associated offsite work. The contents of this document include a brief description of the project, construction sequencing and phasing, installation and management of stormwater best management practices and erosion controls, noise and vibration, air quality, and pedestrian and vehicle traffic management, and parking.

SECTION 3: COMPLIANCE WITH OTHER LOCAL, STATE & FEDERAL REQUIREMENTS

This project requires permits from local, and state agencies. The following permits are required;

Permitting Authority	Permit/Approval Type	Permit Number/Approval Date
NHDES Wastewater Engineering Bureau	Sewer Connection Permit	
Town of Durham Planning Board	Site Plan Approval	
Town of Durham DPW	Sewer Connection Permit	

All work completed for this project shall be in accordance with the CMP and all other plans, permits and approvals. Any conflicts shall be brought to the attention of the General Contractor (GC) and Civil Engineer of Record (CER). For general purposes the more stringent regulation shall apply.

SECTION 4: CONSTRUCTION MANAGEMENT

4.1 Storage and Loading Areas

There will be one trucking lane and three storage/loading areas. The trucking lane will encompass 5 parking spaces as well as the sidewalk along Pettee Brook Lane next to 74 Main Street. This area will be required for the majority of the construction duration and will be blocked off by fencing and jersey barriers. Trucks will have one gate entrance 1 to enter and they will leave out gate #2 to move with the same flow of traffic as Pettee Brook Lane. Unloading / Staging Area 1 is within the existing park on the corner of Main St and Pettee Brook Lane. This area will have job site trailers as well as a staging area. The unloading / staging area 2 is the Pettee Brook Lane side of the existing parking lot. Staging area 3 will be at the back side of the exiting parking / dumpster location. The entire project area will be secured with fencing.

4.2 Traffic Management

Sidewalk Closures: The sidewalk on Pettee Brook Lane along the side of 74 Main Street will be required to be fully closed during construction. All other sidewalks on Pettee Brook Lane and Main St. will remain open and be

accessible during construction with proper signage. Per conversation with planning and building department. They suggest that the fencing be installed prior to UNH students returning.

Road Closures: Pettee Brook Lane and Main street will not require any lane closures due to construction, pending resolution of sewer main completion. We will require to occupy 5 parking spaces along Pettee Brook Lane for the duration of construction, however, we will not block traffic.

4.3 General Construction Sequencing

Demolition: The demolition will be completed in two phases. The first phase is building demolition and this work is anticipated to begin around the first week of September 2021. A roll-off dumpster will be required for this phase and will be located on site, in storage/loading area #2. The complete project fence and barricades will be set up prior to an demolition per our construction management plan. All sidewalk closed signs will be placed. The second phase will be demolition of site lighting, parking pay station and plantings.

Construction: Construction of the new building will follow the demolition with excavation and foundation construction. The utility construction includes water service, gas and drainage structures and pipe. Steel Framing for the first and second floors will follow the completion of the foundation. Then start erecting the timber framing and pre-manufactured wall panels for the 2nd through 4th floors via a crane. The remaining site construction including grading, curbing, sidewalk construction and paving.

The following is the general construction timing:

The estimated start of construction is August 30, 2021 and the estimated end of construction is October 24, 2022, pending town approvals.

- | | |
|---|---------------------------|
| • Demolition: | August 31 – September 3. |
| • Excavation, Ledge removal: | September 7 – November 2 |
| • Foundation: | November 2 – December 14 |
| • 1 st & 2 nd floor Steel Erection: | December 14 – February 08 |
| • Timber and Panels: | February 08 – April 19 |
| • Exterior Siding, roofing, and Windows: | April 19 – June 14 |
| • MEP and Finishes: | June 14 – October 24 |

The Construction Management Plan Appendix A, and Demolition Plan in Appendix B gives a visual indication of the overall construction sequence and timing of work.

If blasting is required for the construction of the project, all blasting shall follow the procedures as set forth in the Durham Site Plan Regulations, Article 3, Construction Practices, Section 3.8 Blasting.

SECTION 5: STORMWATER SYSTEMS & EROSION AND SEDIMENT CONTROLS

5.1 Temporary Best Management Practices

5.1.1 Perimeter Control

Temporary sediment control materials will be maintained on-site throughout the duration of the project, to allow implementation of temporary sediment controls in the event of predicted rain, and for rapid response to failures or emergencies. This includes implementation requirements for active areas and non-active areas before the onset of rain.

Locations of temporary sediment control BMPs are shown on the Construction Plans in Attachment A. Silt sock will be used as the perimeter control during construction.

Silt sock shall be installed prior to earth moving operations for perimeter sediment control along those perimeter areas of the site that will receive stormwater from earth-disturbing activities. These locations are depicted on the Construction Plans. The silt sock shall be in a functional condition at all times and it shall be routinely inspected. If the silt sock has been damaged, it shall be repaired, or replaced if beyond repair. Remove sediment before it has accumulated to one-half of the above ground height of the silt sock.

5.1.2 Sediment Track-Out

The contractor must remove the sediment from public ways by sweeping, shoveling, or vacuuming these surfaces, or by using other similarly effective means of sediment removal. At a minimum, sweeping shall take place at the end of each workday during construction. The contractor is prohibited from hosing or sweeping tracked-out sediment into any stormwater conveyance (unless it is connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water.

5.1.3 Stockpiled Sediment or Soil

No soil shall be stockpiled on site. All soil shall be removed from the site during construction by placement into a truck and removed from the site. Soil delivered to the site may be temporarily dumped in the fenced area if space is available, and then used immediately but shall not be stockpiled for more than a day's use. Do not hose down or sweep soil or sediment accumulated on pavement or other impervious surfaces into any stormwater conveyance (unless connected to a sediment basin, sediment trap, or similarly effective control), storm drain inlet, or surface water. During construction, repair damage silt sock as necessary and remove sediment before it has accumulated to one-half of the above ground height of the silt sock.

5.1.4 Minimize Dust

Dust shall be controlled on site during construction by implementing various dust control measures to prevent blowing and movement of dust from exposed soil surfaces. The following dust control measures shall be implemented as necessary on-site during construction;

- Use mechanical sweepers on paved surfaces.
- Use fine water sprays. Fine water sprays are intended to dampen the surface of bare soils in order to reduce airborne dust associated with earth moving or demolition operations. It is important to establish an application rate suitable for each site that provides adequate dampening of the soils but does not generate runoff. The weather conditions will dictate the frequency of site watering needs.
- Cover surfaces with crushed stone or coarse gravel.

5.1.5 Storm Drain Inlets

The purpose of inlet protection is to collect and contain the majority of soil particles conveyed in storm water runoff prior to the runoff entering a drainage structure inlet (catch basin, manhole opening, culvert, etc.). This project employs the Siltsack™ which is to be installed at all catch basin frame/grate openings receiving runoff from the site. The Siltsack™ is placed in the opening of the catch basin and functions as a filter. Maintenance of this shall be in compliance with the manufacturer's requirements. The Siltsack™ shall be emptied once filled to 2/3 capacity, rinsed to release all fines, and reinstalled back in the catch basin. Care shall be taken to prevent puncture of the filter. A Siltsack™ showing signs of any tears, rips, or punctures shall be immediately repaired or replaced with a new Siltsack™.

5.1.6 Dewatering Practices

If during construction, site conditions dictate the need for dewatering, water will be pumped to a tank or tank truck and removed from the site. Alternate systems must be approved by the CER.

5.1.7 Concrete Washout/Boom

Concrete washout or boom cleaning shall not be completed on site, unless the washout waste is collected in a tank or bin and removed from the site. Any washout shall be completed off site.

5.1.8 Site Stabilization

Site Stabilization Practice

☐ Vegetative ☒ Non-Vegetative
☐ Temporary ☒ Permanent

Description of Practice

- In areas to be paved, placement of base course gravels meeting the gradation requirements of NHDOT Standard Specification for Road and Bridge Construction, 2006, item no. 304.1 or 304.2 have been installed. These areas will comprise all proposed areas to be paved.

Installation

- Base course gravels will be placed, graded and compacted prior to final paving.

Site Stabilization Practice

☐ Vegetative ☒ Non-Vegetative
☐ Temporary ☒ Permanent

Description of Practice

- A minimum of 3" of pavement has been installed.

Installation

- All disturbed areas shall be paved or receive concrete as the final finished surface.

SECTION 6: POLLUTION PREVENTION STANDARDS

6.1 Spill Prevention and Response

The GM is responsible for the proper clean up of any accidental spills or leaks on site during construction. The necessary equipment and materials needed in the event of a spill or leak shall be kept on site. Do not clean surfaces or spills by hosing the area down. Containment, removal, and reporting of the spill shall be in conformance with all local, state and federal regulations. All spills shall be reported to the Town of Durham.

6.2 Fueling and Maintenance of Equipment or Vehicles

Fueling of construction equipment will occur on paved surfaces. A spill kit will be available during the refueling process. Fueling shall not be performed adjacent to surface water or stormwater collection BMP's.

6.3 Washing of Equipment and Vehicles

Vehicles shall not be washed on this site.

6.4 Storage, Handling, and Disposal of Construction Products, Materials, and Wastes

6.4.1 Building Products

Building products, which include but are not limited to asphalt sealants, adhesives, flashing, roofing materials and concrete admixtures shall be covered with plastic sheeting to prevent contact with rainwater.

6.4.2 Establish Proper Building Material Staging Area

Construction equipment and maintenance materials will be stored at storage and loading area #1 & 2. Silt sock will be installed around the perimeter. A watertight container will be used to store hand tools, small parts, and other construction materials.

Nonhazardous building material such as packaging material (wood, glass, plastic) and construction scrap material (brick, wood, steel, metal scraps, and pipe cuttings) will be temporarily stored in the storage area and covered if required. All hazardous waste materials such as oil filters, petroleum products, paint and equipment fluids will be stored in structurally sound and sealed containers under cover or within the building for proper removal. Very large items, such as framing materials and stockpiled lumber, will be stored in the open in the material storage area. Such material shall be elevated on wood blocks to minimize contact with runoff. The storage area will be inspected weekly and after storm events. The storage areas will be kept clean and organized with proper functioning containment controls.

6.4.3 Diesel Fuel, Oil, Hydraulic Fluids, Other Petroleum Products, and Other Chemicals

Chemicals shall be stored in water-tight containers and covered with plastic sheeting to prevent these containers from coming into contact with rainwater. Spill kits shall be available in the event of a spill. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly. Do not clean surfaces or spills by hosing the area down. Eliminate the source of the spill to prevent a discharge or a continuation of an ongoing discharge.

6.4.4 Hazardous or Toxic Waste

Hazardous or toxic waste including but not limited to solvents, paints, and petroleum based products shall be stored in sealed containers, which are constructed of suitable materials to prevent leakage and corrosion, and which are labeled in accordance with applicable Resource Conservation and Recovery Act (RCRA) requirements and all other applicable federal, state, tribal, or local requirements. Containers shall be stored in a covered area and a spill kit shall be available on site. Dispose of hazardous or toxic waste in accordance with the manufacturer's recommended method of disposal and in compliance with federal, state, tribal, and local requirements. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly. Do not clean surfaces or spills by hosing the area down. Eliminate the source of the spill to prevent a discharge or a furtherance of an ongoing discharge.

6.4.5 Construction and Domestic Waste

Provide dumpsters of sufficient size and number to contain construction and domestic wastes. On workdays, clean up and dispose of waste in designated waste containers and clean up immediately if containers overflow.

6.4.6 Sanitary Waste

Provide sufficient number of portable toilets and position portable toilets so that they are secure and will not be tipped or knocked over.

6.4.7 Washing of Applicators and Containers used for Paint, Concrete or Other Materials

Concrete equipment shall not be washed on site. Paint and other materials shall not be cleaned without directing waste into a proper sewer or container. Do not dump liquid wastes in storm sewers.

SECTION 7: CONSTRUCTION TRAFFIC/ ROAD CLOSURE MANAGEMENT PLAN

7.1 Objectives

To address traffic issues arising from construction of the project and to establish general guidelines and standards for road, lane and sidewalk closures. This section will also address notification of the public.

7.2 Management Issues

Construction will result in a workforce which will require off-site parking. The location of the site, consultation with the appropriate local enforcement personnel and careful management will ensure that conflicts between construction and local traffic and activities in the area will be avoided. Construction traffic at the project site is subject to constraints imposed by site conditions and public traffic movements. There will be no workforce parking at the site

The primary issues that affect construction projects include:

- General site access and egress;
- Interaction with existing facilities and operations;
- Pedestrian re-routing around construction area; and
- Signage and directions;

It is therefore proposed to manage the impact of construction traffic through the provision of the trucking lane and three storage/loading areas. These will be carefully coordinated to minimize conflicts with traffic and other activities.

7.3 Management of Parking

There is minimal parking at the site, and it will be limited to use by the GC or his designee. All other parking for construction workers will be offsite at the currently vacant lot at 65 main street, pending town approval, and will be coordinated through the town. Deliveries will be made within the trucking land to the designated loading/storage areas as noted on the construction management plan. Construction vehicles will load and unload within the trucking lane and parking at the main street log.

7.4 Management of Lane and Road Closures

Traffic management will be minimal as roads and lanes will not need to be closed. Signage shall be in place as shown on the construction and pedestrian plans when sidewalks are to be closed. Loading and unloading areas will be provided on Pettee Brook Lane as shown on the construction staging plan.

7.5 Materials Handling

Materials handling will be predominantly by hand, lulls, cranes, or an excavator. Should any out of hours deliveries be required this will be handled within the trucking lane within the loading/storage areas and be coordinated with the proper authorities prior to the delivery.

7.6 Pedestrian Movements

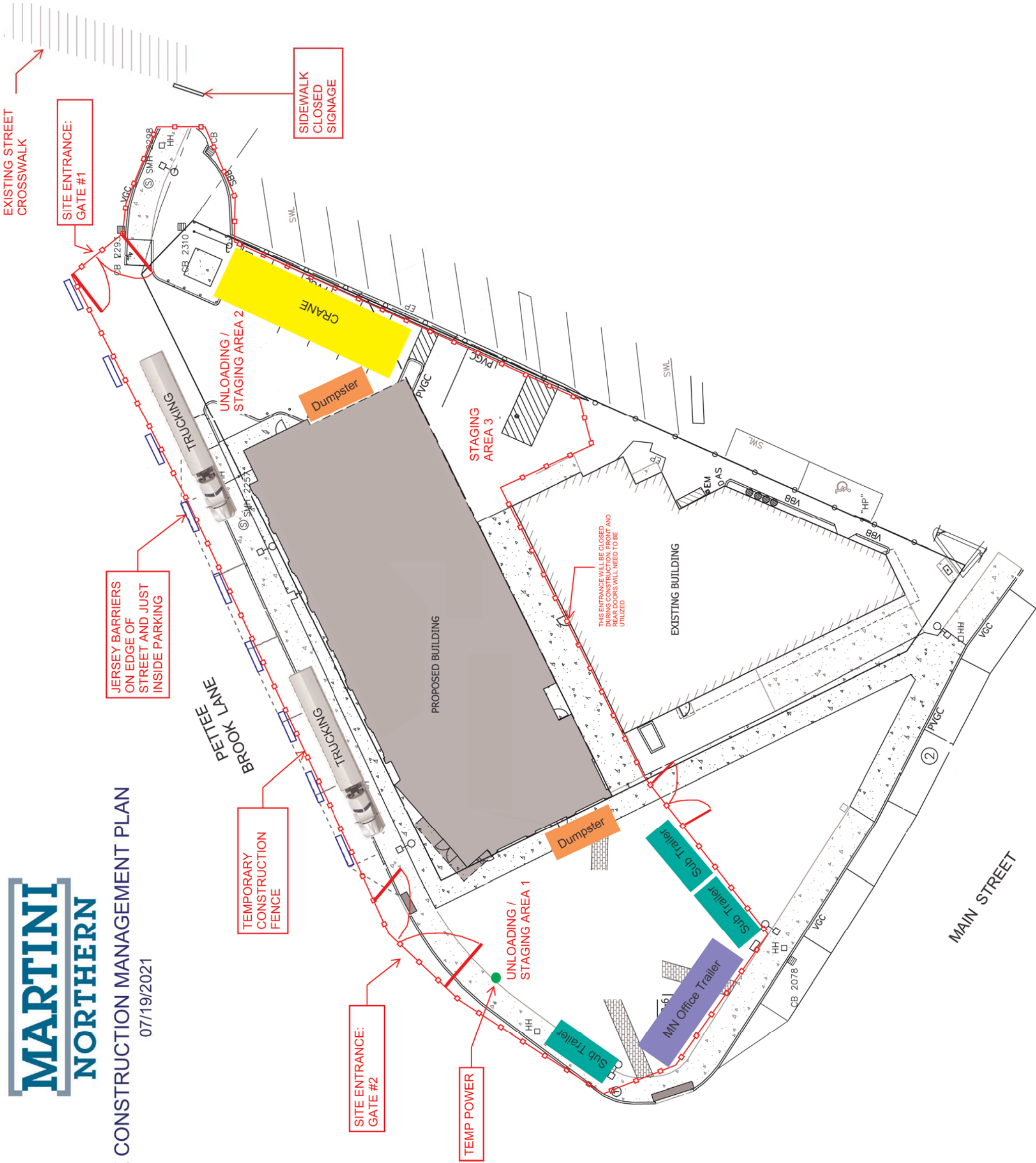
Pedestrian movement diversions will be necessary during the site construction. These diversions are detailed on the attached Construction Staging Plan and Pedestrian Access Plan contained in Appendix A&C. Appropriate directional signage will be provided to ensure pedestrians are diverted from areas of construction activity. It is not anticipated that any type of overhead protective scaffolding will be required for this project. The Pettee Brook Lane sidewalk adjacent to the building will be permanently closed during construction. An alternate pedestrian route will be maintained as shown on the Pedestrian Access Plan.

7.7 Signage

The General contractor will be responsible for providing the external directional signage regarding pedestrian and vehicle traffic management and the updating and maintenance of the signs as required. The signage shall be provided as required by the MUTCD and as shown on the Construction Staging Plan or as directed by the Town.

CMP APPENDICES

Appendix A – Construction Management/Staging Plan



Appendix B – Demolition Plan



Demolition Notes:

- 1. All plants and trees removed unless noted otherwise
- 2. Three light poles to be removed and salvaged
- 3. Parking pay station to be removed and relocated after construction
- 4. Sidewalk along Pettee Brook lane at 74 Main street to be removed and replaced
- 5. 74 Main street building to have hazmat removal before full demo of the building
- 6. Brick & asphalt sidewalks in the park to be removed. New sidewalk per new park plans



Demolition Plan
07/19/2021

Appendix C – Pedestrian Access Plan

