

Phasing Plan

Boston Pinnacle Properties (The Developer) and Synergy Construction Group (The Contractor) are aware of the impact's construction projects present to the surrounding area. The Developer and Contractor will work with all municipal agencies to ensure a seamless transition between phases.

It is understood that proper construction phasing, scheduling and staging plans will aide in minimizing the disturbance construction activities present to neighboring businesses and residents. There will be six overall phases of construction over 20 months.

Working Days	Working and Delivery Hours
Monday- Friday	7am to 5pm
Saturday	By permit only 8am-4pm
Sunday	No work

Construction Phasing and Scheduling

Phase 1: Site Preparation and Demolition

Estimated Duration: 6 Weeks

Notification:

1 week

Notification of project start will be drafted on company letter head and hand delivered to all abutters.

CMP/TMP Set up:

1 week

Furnish and install all temporary construction control measures prior to demolition start per City of Somerville approved Construction Management Plans and Traffic management plan.

The following should be expected:

- Street Occupancy Permit
- Cored in place, 6' tall chain link fencing around the entire perimeter of job site with fence screening.
- Project information and contact information posted on fencing.
- Construction gates will be located as approved
- Install all barriers and pedestrian control devices as approved
- CMP/TMP will remain in place for phases 2-5.

Demolition

3 weeks

- Demolition of existing structures following local and state codes.

- Excavators will be used to demolish the building down to its foundation. There will be a hydrant meter present onsite and used during demolition to eliminate airborne pollution.
- Roll off dumpsters and dump trucks will be used to haul away demolition debris to the approved disposal facilities. Stockpiling of debris will be limited to a 24-hr. window.
- The existing foundation will be excavated and hauled away by dump trucks.
- Detail cops will be used throughout this phase.
- TMP/CMP will remain in place.

Phase 2: Excavation:

Estimated Duration: 16 Weeks

A geotechnical study will reveal if a deep foundation is required and groundwater levels. If required, it will be incorporated into the phase 2 timeline. SOE is not expected to be required where there is no proposed basement at this time.

Excavators, dump trucks, and other supporting equipment will be used to complete this phase. All activities will be confined to the perimeters of the site as much as possible.

- Police details will be used during active trucking.
- CMP/TMP will remain in place.

Phase 3: Foundation

Estimated Duration: 12 Weeks

A conventional spread footing with full depth walls is assumed at this time. To complete this phase there will be need for concrete trucks, concrete pumps and other support equipment.

- BPD Details will be used during delivery days.
- CMP/TMP will remain in place

Phase 4: Structure Erection and MEP Roughs

Estimated Duration: 24 Weeks

A crane will be used to hoist all building materials into the site.

MEP activities will be conducted within the confines of the building. All deliveries will be handled at the approved delivery gate.

- BPD details will be used as necessary
- TMP/CMP will remain in place.

Phase 5: Interior Fit out and Façade

Estimate Duration: 26 Weeks

This phase includes all finishes on the interior and exterior of the building.

- This work will be conducted within the confines of the construction fencing.
- All deliveries will be coordinated at the approved delivery gate.

- Scaffolding and man lifts will be used on the exterior of the building for the façade installation.
- Police details will be called in on delivery days.
- TMP/CMP will remain in place.

Phase 6: Final Conditions and Restorations

Estimated Duration: 4 weeks

Upon completion of the construction project, all sidewalks, curbs and curb cuts will be reinstated per Somerville PWD standards.

All temporary controls and signage will be removed.

Environmental and Transportation Considerations:

- Street Occupancy permits will be pulled for Phase 1 and kept in place through Phase 5
- SCG, will hold Pre-Construction meetings will be held with all subcontractors prior to their anticipated start to explain the procedures and rules for working on the site.
- The jobsite will be always enclosed with temporary fencing and staging area will be confined to within the fencing as much as possible.
- All OSHA standards and procedures will be followed throughout construction.
- Pedestrian and vehicle signage will be always visible.
- All dumpsters will be located within the staging areas and will be equipped with order/dust mitigation measures.
- Street opening permits for utility connections will be coordinated with BWSC and BTB.
- Street cleaning will take place daily
- Hydrant meters will be present onsite and used when necessary to reduce dust pollution.
- Snow removal will be SCG's responsibility at all public sidewalks and temporary pedestrian routes affected by their work.
- Rodent control measures will be put in place during Phase One and will be monitored throughout construction.