



**GOLDA MEIR HOUSE EXPANSION  
CONSTRUCTION MANAGEMENT PLAN**

**4/27/2021**

During construction, the following provisions shall apply. Unless otherwise designated by 2-Life Communities, the Contractor shall be Colantonio, Inc.

**PROPERTY DESCRIPTION**

2Life Communities (2Life) proposes to construct two new additions to the existing Golda Meir House 199-unit affordable senior housing building. The construction adds 68 apartments to Golda Meir House, for a total of 267 apartments when complete, and will involve renovated and reconfiguration of several existing apartments in addition to the 68 new apartments. The Property is located at 160 Stanton Avenue, Auburndale, Massachusetts. The Property is located off Route 16 adjacent to the Woodland Ave T station and is shown on the Newton Assessor's Map as Section 43, Block 45, Lot 34. The project site also includes the land currently owned by the City of Newton at 160R Stanton Ave, which will be consolidated with 160 Stanton Ave, and a small parcel to be swapped with the adjacent Brae Burn Country Club.

**CONSTRUCTION ADMINISTRATION**

1. 2 Life Communities Contact Person:

Arthur Samuels  
2 Life Communities  
30 Wallingford Road  
Brighton, MA 02135  
617-383-4387

2. Colantonio, Inc. Contact Person:

Jacob Robitaille  
Colantonio, Inc.  
16 Everett Street  
Holliston, MA 01746  
[jrobitaille@colantonioinc.com](mailto:jrobitaille@colantonioinc.com)

3. Communications: Both 2Life and the Colantonio will establish means of ongoing communication with the neighborhood, City Councilors, and the Building Department. The purpose of such communication will be to advise the public of (a) start of construction, (b) start of structural framing (c)

changes to schedules (d) changes to any exterior conditions, and (e) any other matters which the construction team may deem appropriate. 2Life and Colantonio will hold a pre-construction meeting with all abutters and notify the Ward Councilors of the meeting. A separate preconstruction meeting will be held with the Associate City Engineer and City Inspector Chris Castro. Colantonio will prepare bi-weekly email updates to proactively provide neighbors with information on the types of work expected in the coming weeks. Weekly look-ahead will focus on potential neighbor impacts such as deliveries, noise, water or power disruption, or equipment arriving/leaving the site.

2Life will create a "Construction Updates" page for the project on its website that will include contact information such as the site Superintendent, the 2Life Construction Project Manager, and 2Life Director of Facilities. If desired by neighbors or other City stakeholders, the website can include pdfs of the updates that are distributed by email.

Three day advance notice to the Owner's team will be provided for all work impacting residents of Golda Meir House that can be anticipated in advance, such as utility disruptions or parking changes so that 2Life can write, translate, and distribute notices to residents at least one day in advance.

4. Hours of Construction: The hours of site and exterior construction shall be 7:00 a.m. until 5:00 p.m. Monday through Friday and 8:00 a.m. until 5:00 p.m. Saturday, excluding Sundays and holidays, unless extended with the approval of the Mayor.

## **SITE SAFETY**

1. Temporary Fence: A temporary construction fence shall be erected at the beginning of the project, along the perimeter of the new construction area. The exact location of this fence will be adjusted occasionally during the project to accommodate the phasing of the ongoing construction activities. However, always throughout the project, this fence shall be maintained in a secure condition to assure the public safety and to segregate the construction operations from the activities of the neighborhood. It shall not be removed until such times as these issues are no longer a concern. All fencing will have signs in English, Russian, and Chinese for "NO ACCESS" and to redirect residents to available entry points. (Construction Management/Phasing and Logistics Plan Phase 1)

## **EMERGENCY ACCESS**

1. Emergency Egress: At all times emergency exits from Stanton Ave are to be maintained and a clear evacuation route from them is to be provided to a safe and accessible location. Should it become necessary during the course of construction to relocate or alter these exits in any way that could affect the safety of the building occupants, these changes are to be approved by the City of Newton Inspectional Services Department and Newton Fire Department prior to being implemented.
2. Fire Department Access: The construction work is always to be phased so working hydrants and clear fire equipment access is provided to all areas front and rear of the occupied building.

### **SITE STAGING AND TRAFFIC CONTROL (Construction Management/Phasing and Logistics Plans Phase 1-4)**

1. Worker Vehicles. Construction worker and subcontractor vehicles will park in designated parking areas off site. Off Site Parking will be located at the Woodland Station Parking Garage. Signage will be posted on Stanton Ave. indicating that on-street parking by Colantonio staff and subcontractors will not be permitted. Site Superintendent will monitor and immediately address any violation of worker vehicle parking rules.
2. Deliveries. Will be scheduled with Colantonio project superintendent during normal business hours. A construction team member will be responsible for directing traffic on Stanton Ave during deliveries to ensure access to adjacent properties at all times.
3. Site Office Trailer: See Phase 1 drawing attached.
4. Delivery Truck Holding Areas: On days when the construction activities require multiple truck deliveries, such as for the placement of concrete or structural steel deliveries these deliveries will be carefully scheduled so that there is always adequate area on Stanton Ave or adjacent to the site for the holding of the trucks until they can be unloaded.
5. Traffic Pattern. The construction contract will require the general contractor to establish a traffic pattern for delivery and worker vehicles to access the site via Route 16 and Stanton Ave.

### **EROSION CONTROL**

Prior to the start of excavation or earth removal, erosion control measures shall be in place. These shall consist of silt fences; hay bales or whatever other means may be needed to properly control erosion. Catch basins downstream of the construction site shall be fitted with silt socks and maintained by Colantonio to prevent flooding during rain events. Erosion control shall be located wherever surface water runoff from the construction site is a potential. Temporary erosion control measures shall be removed only after permanent measures are fully established. Erosion control measures shall be implemented to prevent drainage and siltation from flowing on the construction access to abutting streets. Once siltation control is installed the contractor shall contact the Engineering Inspector for an inspection prior to commencement.

### **NOISE, PEST, AND DUST CONTROL/ABUTTING PROPERTIES**

1. During construction, the Contractor shall provide street cleaning on Stanton Ave. as necessary to remove mud or construction debris from streets abutting the site if requested by the Commissioner of Public Works. The Contractor shall repair damage to public ways caused by construction vehicles.
2. The Contractor shall take appropriate steps and initiate proceedings to eliminate dust generation during grading of the site, excavation, and construction (including, but not limited to, wetting down materials when appropriate), stone mats as appropriate, and shall

require subcontractors to place covers over any open trucks transporting debris and materials to and from the site.

3. Noise levels shall comply with the City of Newton's noise ordinances.
4. Properly covered disposal barrels for food and food containers will be provided in the designated eating area for the construction crews. Waste receptacles will be emptied regularly to prevent rodents.
5. Rodent Bait stations will be provided around the site for the duration of the project
6. No construction crew member will be allowed to smoke on site or in the neighborhood with the exception of the designated smoking shelter. Contractor must monitor and ensure compliance.

### **ANTICIPATED COMPLETION DATES AND MILESTONES**

1. Mobilization Construction start – June 7, 2021
2. Substantial Completion – January 13, 2023

### **DEWATERING DURING CONSTRUCTION**

1. McPhail Associates will determine design and locations for all dewatering. If dewatering is need, the Engineer of record shall submit a dewatering plan to Engineering for review and approval.

### **POLICE DETAILS DURING CONSTRUCTION**

1. Will be scheduled with Colantonio project superintendent during normal business hours as required.