

40 Thorndike Street / Courthouse Redevelopment

Construction Mitigation

Submission to Planning Board

February 27, 2014

Leggat McCall Properties will develop a specific program around construction mitigation that will be reviewed with City staff and the neighborhood prior to being formalized as part of any building permits. This plan must adhere to City regulations regarding construction hours of operation, noise requirements, dust control and other procedures.

Communication during Construction

Leggat McCall is committed to:

1. Setting up and maintaining a **project website** during construction that provides updated project information and is programmed for automatic notices to area residents and businesses about forecasted construction activities. We have currently contracted with CoUrbanize to assist with the organization and administration of the website.
2. Providing a **primary contact person** (along with back-up contacts) who will be available 24/7 during construction to field and address issues and concerns. Contact list will include representatives from Leggat McCall (the Developer) and John Moriarty & Associates (the General Contractor).
3. Hosting **regularly scheduled meetings with neighborhood representatives** to review current and future activities, and to discuss/address specific concerns.

Construction Mitigation Plan

Based on the current design submitted to the Planning Board under the Project Review Special Permit Application dated November 21, 2013, Leggat McCall is committed to the following mitigation measures during construction. This serves as a direct response to suggestions made by Ms. Roberta Goto at the Planning Board Meeting on January 7, 2014 which were also submitted to the Planning Board in writing. Leggat McCall has spoken with Ms. Goto and recently reviewed the plan and commitments represented below:

1. In accordance with the Cambridge Municipal Code, Chapter 8.16: Section 080, construction hours will be 7:00AM – 6:00PM Monday through Friday, and 9:00AM – 6:00PM on Saturdays. Any construction activities outside these time frames will require a special permit and prior discussion with neighborhood representatives.

2. No deliveries or pick-ups will occur during non-construction hours.
3. Construction activities that could potentially cause the ground to vibrate and disturb the neighborhood will be avoided as much as possible. This includes, but is not limited to, heavy weight vehicles and equipment, and materials that will “dumped” onto the construction site.
4. In accordance with the General Laws of Massachusetts, Chapter 90: Section 16A, no trucks or motor vehicles will be allowed to idle in excess of five minutes.
5. Construction workers will be prohibited from parking on the site or adjacent public streets. The construction manager will police and enforce this requirement, and will also require subcontractors to park in alternative areas or use public transportation.
6. During the phases of construction involving exterior building and site work activities, all streets and sidewalks surrounding the project (Second St, Thorndike St, Third St, Spring St, and Lopez Ave) will be swept and watered down (weather permitting) on an as needed basis to maintain the cleanliness of these areas. This includes the collection of street trash that results from construction activities and workers.
7. Construction Manager and all construction activities on the site will be subject to noise control as stipulated in the Cambridge Municipal Code, Chapter 8.16: Sections 070 and 080.
8. Generators shall be run during construction hours, unless they are required for emergency purposes or that neighborhood representatives have been notified for good reason that a generator needs to be operated outside of construction hours. In any event, construction manager will take all measures to muffle the noise emitting from generator motors to minimize the impacts on the surrounding neighborhood.
9. Sidewalk snow removal will occur as required by snow emergencies and city regulations. To the greatest extent possible, sidewalk snow removal will be avoided between 11:00PM and 7:00AM to minimize neighborhood disturbances. Additionally, no snow removal with pick-up trucks or other large plowing trucks will be allowed between 11:00PM and 7:00AM, unless required by city regulations or for snow emergencies.
10. Construction lighting will be put on timers to shut-off non-essential lighting during non-construction hours. Limited lighting is required to remain on throughout the project for security and safety reasons, per OSHA Standard 1926.56: Illumination.
11. The construction manager will implement a documented vermin/rodent control program, which will follow the requirements of the Massachusetts State Sanitary Code, Chapter 11: Section 108.6.