

The Construction Management Plan

55 Summer Street Walpole, MA 02071

1. Project Description

- The 55.7-acre site contains a mix of woodlands, wetlands, open grassed areas, rock outcroppings and a stream that forms the western property line. The area is bound by the town owned Cedar Hill/Cedar Swamp Conversation area to the North, a railroad to the east, Summer Street and residential areas to the south and single family residential to the west.

2. Construction Site Plan

- The construction schedule will allow for multiple trades of construction to actively work on site without creating dangerous conditions, while maintaining any/all wetland conditions as approved by the Conservation Committee.

3. Construction Site Access

- Proposed site access via curb cut onto Summer Street per approved plans. No construction travelled allowed at proposed “emergency” access road per plan. The construction entrance will be constructed with a large area of gravel/crushed stone to minimize the impact of soil being tracked onto Summer Street. Street sweeping will be available at all times during the construction hours of operation.

4. Construction Hours of Operation

- 8:00 am – 7:00 pm M-F, 7:00am – 7:00pm Sat., 7:00am – 7:00pm No School days.

5. Construction Truck Routes

- Construction vehicles larger than a pickup truck will not be allowed to pass by the Boyden School (1852 Washington Street) during its pickup (8:00a-9:00a) and drop off (3:00p-4:00p) times.

6. Construction Site Office, Material Storage and Laydown Area

- The construction site office will be located on site near the entrance to the project. All material storage and lay down areas will be located as close to the point of construction as possible. These areas will be monitored and revised as the project progresses without impact to abutters and wetlands/buffers.

7. Construction Worker Parking

- All construction worker parking will be on site in designated areas as directed by on site staff. Construction workers will be notified that parking on adjacent neighborhood streets is strictly prohibited.

8. Construction Phasing

- Site preparation, Erosion Control, Tree Clearing.
- Cut/Fill Grading, Foundations and Utilities.
- Concrete podiums, Wood Panel Framing and Building Envelopes.
- Interior building mechanicals and finishes.
- Hardscape and Landscape finishes.

9. Construction Schedule

- Construction is anticipated to be two phases.
 - Site Fence, Erosion Control and Tree Clearing beginning last quarter 2022.
 - Building Construction expected to be 28 months, completing 3rd quarter 2025.

10. Fire Safety

- Fire truck access will be maintained throughout the entire construction process. Fire Lanes will be provided and maintained to ensure that work areas and fire hydrants are accessible to fire fighting apparatus. The site access gate will be constructed to accommodate firefighting apparatus.