

Construction Management Conditions

Ad Hoc Monitoring Group for Waterfront
Construction

March 17, 2015



Construction Management Conditions

2. Submit a construction management plan to the Directors of P&Z, T&ES and Code Administration prior to final site plan release. The plan shall:
 - a. Include an analysis as to whether temporary street or site lighting is needed for safety during the construction on the site and how it is to be installed.
 - b. Include an overall proposed schedule for construction;
 - c. Include soils management plan for import, export and stockpiling of fill during construction, including identifying control measures to control fugitive dust from leaving the site;**
 - d. Include a plan for temporary pedestrian circulation;
 - e. Include a preliminary Maintenance of Traffic Plan (MOT) as part of the construction management plan for informational purposes only, to include proposed controls for traffic movement, lane closures, construction entrances and storage of materials.
 - f. Copies of the plan shall be posted in the construction trailer and given to each subcontractor before they commence work. (P&Z)(T&ES)



Construction Management Conditions

3. Provide off-street parking for all construction workers without charge to the construction workers. Construction workers shall not be permitted to park on-street. **For construction workers who carpool (3 or more per vehicle) the applicant shall subsidize 50% of the fuel cost.** For the construction workers who use Metro, DASH, or another form of mass transit to the site, the applicant shall subsidize a minimum of **80%** of the fees for mass transit. Compliance with this condition shall be a component of the construction management plan, which shall be submitted to the Department of P&Z and T&ES prior to final site plan release. This plan shall:
 - a. Establish the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of mass transit.
 - b. Provide for the location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes.
 - c. If the off-street construction workers parking plan is found to be violated during the course of construction, a correction notice will be issued to the developer. If the violation is not corrected within five (5) days, a "stop work order" will be issued, with construction halted until the violation has been corrected.



Construction Management Conditions

8. Prior to commencing **demolition**, clearing and grading of the site, the applicant shall hold a meeting with notice to all adjoining property owners, **including** civic associations **and businesses**, to review the location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued.

9. **Provide a Building Monitoring Plan for adjacent and nearby structures that is approved by the Director of T&ES to detect building movement, settlement, and/or damage directly or indirectly attributed to the excavation or construction activities. The Building Monitoring Plan shall include a baseline survey prior to commencement of construction and a post-construction survey. All properties within 200 feet of any property boundary of the subject site shall be afforded the opportunity to participate in the pre- and post-construction surveys. Adjacent property owners shall be named as additional insured.**



Construction Management Conditions

Three Hauling Options under consideration by City:

Option A: **Truck** all fill and excavated soil

Option B: **Barge** all Fill and excavated soil

Option C: Combination of hauling soil by **barge & truck**



Hauling Options

Option A: Truck

All fill and excavation material shall be conveyed to and from the site by **truck** subject to the following:

- a. Provide a Building Monitoring Plan for structures which abut the approved haul route through the City to detect building movement, settlement, and/or damage directly or indirectly attributed to the hauling of debris or fill materials. The Building Monitoring Plan shall include a baseline survey prior to commencement of construction and a post construction survey. All properties which abut the haul route shall be afforded the opportunity to participate in the pre- and post-construction surveys. Adjacent property owners shall be named as an additional insured;
- b. Identify a person who will serve as a dedicated person to monitor truck stacking and compliance with all erosion and sediment control requirements throughout the duration of construction. The name and telephone number, including and emergency contact number, of this individual shall be provided in writing to the Directors of P&Z and T&ES;



Hauling Options

Option A: Truck (continued)

- c. Mill and overlay from curb to curb the residential streets portion of the haul route between the project site and Route 1 to the satisfaction of the Director of T&ES;
- d. All loaded dump trucks conveying material to and/or from the construction site shall be fully and securely covered to prevent any debris from leaving or falling from the dump truck;
- e. The cost of these conditions is in addition to the monetary and/or in kind contributions as stated in the Waterfront Plan;



Hauling Options

Option B: Barging

All excavation and fill earth material is to be conveyed to and from the site by **barge** subject to the following:

- a. Demolition debris and construction materials may be conveyed to and from the site by barge or truck;
- b. Identify a person who will serve as a dedicated person to monitor truck stacking and compliance with all erosion and sediment control requirements throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to the Directors of P&Z and T&ES;
- c. The cost of these conditions is in addition to the monetary and/or in kind contributions as stated in the Waterfront Plan.



Hauling Options

Option C: Barge & Truck

All fill material and uncontaminated fill excavation shall be conveyed to and from the site by barge subject to the following:

- a. All loaded dump trucks conveying material from the construction site shall be fully and securely covered to prevent any debris from leaving or falling from the dump truck;
- b. Identify a person who will serve as a dedicated person to monitor truck stacking and compliance with all erosion and sediment control requirements throughout the duration of construction. The name and telephone number, including an emergency contact number, of this individual shall be provided in writing to the Directors of P&Z and T&ES;



Hauling Options

Option C: Barge & Truck (continued)

- c. Mill and overlay from curb to curb Union Street as determined necessary by Director of T&ES;
- d. Provide a Building Monitoring Plan for structures which abut the approved haul route through the City to detect building movement, settlement, and/or damage directly or indirectly attributed to the hauling of debris or fill materials. The Building Monitoring Plan shall include a baseline survey prior to commencement of construction and a post construction survey. All properties which abut the haul route shall be afforded the opportunity to participate in the pre- and post- construction surveys. Adjacent property owners shall be named as an additional insured;
- e. The cost of these conditions is in addition to the monetary and/or in kind contributions as stated in the Waterfront Plan.

