

# McLean Adolescent Campus Construction Management Plan

*January 27, 2024*

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## TABLE OF CONTENTS

1. GENERAL INFORMATION .....	3
2. CONSTRUCTION ACTIVITY OVERVIEW .....	4
3. SCHEDULE MANAGEMENT .....	5
4. SITE LOGISTICS .....	6
5. NOISE AND VIBRATION CONTROL .....	9
6. CONSTRUCTION DEBRIS AND DUST CONTROL .....	10
7. CONSTRUCTION AIR QUALITY AND ODOR CONTROL .....	11
8. EROSION CONTROL AND TREE PROTECTION .....	12
9. REUSE AND RECYCLING .....	13
10. RODENT CONTROL .....	14



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## GENERAL INFORMATION

The McLean Adolescent Campus Project is located at the McLean Hospital Campus in the Zone 4 accessed from Pleasant Street, in Belmont, MA 02478. The project includes three new building structures, a 4 story residential building (59,000 SF), a 2 story classroom building (29,000 SF) and a grade plus 2 story 223 space parking garage. The project additionally includes utilities, landscaping, hardscape and surface parking.

The following Construction Management Plan (CMP) is a description of how the site and the surrounding areas will be utilized during construction and the procedures that will be implemented to minimize the impacts construction has on the surrounding area. Compliance with this CMP will be monitored through field inspection, meeting minutes, and periodic updates as required by Suffolk Construction (Contract Manager) and McLean Hospital (Owner)

Owner:	McLean Hospital 115 Mill Street Belmont, MA 02478
Construction Manager:	Suffolk Construction 65 Allerton Street Boston, MA 02601 (617)-602-4402



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## CONSTRUCTION ACTIVITY OVERVIEW

**Work Hours:**

**Monday-Friday**

**7:00 AM – 5:30 PM**

\*Weekend activity, if required, will be scheduled with Suffolk and McLean. The following are the major construction activities.

### Overall Construction Duration

October 2025-June 2027

### Sitework – Enabling work, Excavation, Blasting

October 2025-February 2026

-In summary, early construction involves establishing the site perimeter, temporary utilities, excavation of building footprint. To provide a safe environment for patients, employees and the general public, the perimeter will be established driven fence with mesh scrim.

### Building Erection – Concrete/Steel/Vertical Construction Phase

February 2026-October 2026

- This phase will include pouring of concrete footings, structural steel erection, decking and concrete slab installation.

### Building Enclosure – MEP and Finish Construction

July 2026-March 2027

This Phase includes the installation of the façade, mechanical, electrical, plumbing work, drywall, millwork, and other miscellaneous interior finishes.



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## SCHEDULE MANAGEMENT

### A. Suffolk PLANNING

-Developing a realistic construction progress schedule requires input and buy-in from subcontractors. Subcontractors will be expected to provide input to progress schedules as the project progresses.

-We require each subcontractor's field supervisor to meet on site with our superintendent one month in advance of their on-site work start date. This allows for a finalization of our planning effort for each subcontractor. We insist that the subcontractors come to us with a plan and truly think about the job. We assist them with their plan and together develop a team approach.

-By completing the Suffolk planning requirements, all subs are committing to their task and durations. Suffolk and its subcontractors build the job on paper prior to construction. We identify issues in advance and work together to develop solutions that work.

-Suffolk will also be implementing voyage control for the project. Voyage control requires scheduling of all deliveries to the site through a central register. Unscheduled deliveries will be turned away.

## SITE LOGISTICS

-Project Detailed Site Logistics Plans describe our plans to manage the site. These plans include major schedule activities and time frames that are tied to our master schedule.

-The adjacent McLean Hospital facilities and surrounding parking areas will be conducting business as usual. Every effort will be made not to obstruct employees, patients, and the public at all times. All disruptions to surrounding services or access will be scheduled and communicated well in advance of any interruption.

### A. CONTRACTOR'S ACCESS TO SITE

- Access to the site will be primarily from Pleasant Street and Olmstead Drive. Any deliveries from Mill street will be scheduled well in advance and should be limited.

- Gate signage will be provided to insure access for emergency vehicles onto project site will be maintained and easily coordinated with clear numbering coordinated with the first responders.

-The construction vehicle access route for contractor personnel, supplies, materials, and removal of excavation materials for the project shall be limited to the truck routes set forth on the Truck Routing Plan.

-Trucking operations are to be performed in such a manner that on-site truck queuing and idling are limited and as approved by Suffolk. Off site staging will be provided if required.

-Necessary signage will be provided around the immediate site and at other points around campus as needed as part of our continued effort to communicate with and provide direction for the surrounding areas, subcontractors and project deliveries. These routes will be mandated as part of all subcontractors' contracts for the Project.

-Truck idling limits imposed by state law will be set forth in all subcontractors' contracts, and compliance with the set time limits will be monitored by Suffolk. "No Idling" signs shall be posted at the project site entrance. Normal hours of operation will be 7:00 AM to 5:30 PM Monday through Friday.

### B. CONSTRUCTION PARKING

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-Construction employee parking will be provided within the site as required. If additional parking is required off site parking will be coordinated and provided by the subcontractors.

### C. PEDESTRIAN PATHWAYS

-It is not anticipated that pedestrian traffic will need to flow through the fenced construction site limits.

### D. STORAGE OF MATERIALS & EQUIPMENT

-All construction material and equipment will be stored in designated areas as directed by Suffolk. There will be no storage of materials or equipment on public ways or along public sidewalks.

### E. DUMPSTER LOCATION AND MATERIAL LOADING

-Dumpsters will be located within the construction staging area. Dumpsters will be secured and will have proper permitting. Dumpster pick-ups to be done during normal construction hours and will avoid peak traffic periods.

-Loading and unloading of the dumpsters and materials will take place within the proposed fence areas.

### F. EMERGENCY VEHICLE ACCESS

-Access to the site for emergency vehicles will be maintained at all times. The proposed staging plan is designed to isolate the construction while providing safe access for workers and emergency personnel.

-Refer to CMP drawings for Emergency vehicle access

- Primary emergency access will be through Gate A

- Secondary access will be through Gate C

-All construction material delivery trucks will be loaded and unloaded inside the construction fence throughout the course of the project. Trucks and equipment will follow the designated truck route and be staged at the designated areas.

### G. SAFETY

-Suffolk will develop a site-specific safety plan for this project once the final design is approved to proceed. The safety plan will be reviewed with all subcontractors, the Town of Belmont and implemented prior to construction.



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-Suffolk will strictly adhere to and monitor all procedures to protect the public while construction activities are underway. The project site will be enclosed with construction fencing as necessary. Signage will be posted to maintain a safe environment for pedestrians.

-Suffolk pre-plans critical activities to ensure safety – for example crane picks and crane set ups; meetings are held with crane operator, project managers, safety officers of subcontractors, addressed prior to any crane activity on the construction site. Suffolk's goal is to work out the best and safest approach to the task at hand.

-Any unsafe action is stopped immediately, and the worker will undergo reeducation and training, if unsafe practices continue that individual is permanently removed from the jobsite. At the end of the day, we want everyone to go home safely to their families.

## NOISE AND VIBRATION CONTROL

-To monitor and mitigate vibration the owner may implement a seismic monitoring program to ensure minimal disruption to abutting buildings and occupancies during construction

-Construction noise impacts are related to the intensity of the noise sources and their distance from sensitive receptors. All construction activity on the project site shall be conducted in compliance with the developed protocols. Suffolk and its subcontractors will employ the following best management practices on site and make every effort to prevent nuisance noise conditions:

- The use of truck and equipment mufflers, including periodic inspections to ensure proper operations.

- Low-pitch back-up alarms

- No truck or equipment idling

- Maintain roadway surfaces on construction site and public ways to prevent unnecessary noise from potholes and irregularities.

## CONSTRUCTION DEBRIS DUST CONTROL

-Any construction activities that generate dust will be addressed in the following manner:

- Water will be used to control dust at the Project site
- Crushed stone driveways and entrances along with wheel washes will be provided onsite to ensure that all dust and particulates are eliminated as much as possible from truck tires
- Trucks used for the transportation of the construction debris will be covered before exiting the project site.
- A street sweeper will be utilized as needed to ensure the streets stay clean during construction activities.
- Direct abutters will be given a contact to call when any concerns may arise and Suffolk will maintain a log of any such events.
- Catch basins will be protected by means of filter fabric or other means as required by the Town of Belmont. Catch basins and other drainage will be maintained so that blockages and flooding will not occur due to construction activities.

## CONSTRUCTION AIR QUALITY & ODOR CONTROL

-A significant effort will be made to ensure the air quality is acceptable and odors are controlled. In order to control the air quality, we will implement the following:

- No construction-related vehicles will be allowed to idle unnecessarily while on site. There will be “No Idling” signage posted at the Project site. Suffolk will strictly monitor compliance with state’s idling laws.

- Cranes will be located in areas to minimize air quality impacts on surrounding buildings. Crane exhaust will be muffled or filtered if necessary.

- All trucks leaving the site with potential airborne materials will be covered.

- Suffolk will mitigate odors in the event they are generated during excavation and throughout the construction process on the Project site.

- Any confined space activities will have an air monitoring plan based on containments of concern and perform a risk analysis prior to construction.

- No smoking will be allowed onsite; all violators will be removed from the jobsite

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## EROSION CONTROL AND TREE PROTECTION

-Prior to commencement of construction activities the existing site will be protected from runoff, erosion and damage to existing natural areas to remain. The following items will be implemented to insure protection of the surrounding area:

- Submittal of required permitting documentation to the AHJ's
  - Storm Water Pollution Prevention Plan (SWPPP)
  - National Pollutant Discharge Elimination System (NPDES)
- Implementation of required erosion control per the SWPPP including silt socks, catch basin filters, dust control and wheel washes as required.
- Protection fencing and tree protection(girdles) will be installed to protect natural areas and specimen trees to remain.
- Swales, check dams, haybales and silt fencing will be used to limit runoff from disturbed areas.
- Stored soil stockpiles will be stabilized as required.
- Inspections will be completed as required by the SWPPP guidelines and after periods of heavy rainfall.
- Street Sweeping as required for soil and mud tracking



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## REUSE AND RECYCLING

-Materials generated from demolition and excavation activities, such as concrete and bituminous pavement, shall be recycled to the greatest extent possible. Concrete will be trucked to a crusher plant or other facility to be recycled and reused. Bituminous concrete will be removed and trucked to a bituminous plant for reuse.

-A licensed waste hauler will be used for disposal of all construction waste throughout the project. Suffolk will work with this hauler to develop the construction waste management plan for the project.

-Suffolk will require all subcontractors to maintain a clean and orderly site free from accumulation of waste materials or rubbish. In addition, Suffolk will have laborers on staff to perform continuous cleaning activities.

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## RODENT CONTROL

-In accordance with the Massachusetts State Sanitary Code, Chapter 11, 105 CMR 410.550 and the State Building Code, Section 108.6. Suffolk will establish a rodent control program as outlined below.

-Suffolk rodent control program will both eliminate any rodent population on or around the Project site prior to the start of construction and to monitor and maintain the established rodent-free environment throughout the construction period to avoid any negative impacts on adjacent areas. The rodent control program will include three key components:

- Sanitation- Minimizing trash and debris, making sure trash receptacles and dumpsters are emptied regularly and keeping the site free of tall grass and weeds.

- Exclusion- Covering vents w/ ¼" hardware mesh and securing gaps around pipes and opening.

- Preventative Rodent Devices – Placing catch traps and/or bait stations around the site to minimize the population

-Suffolk will contract with a specialty vendor to provide this program.

-Copies of the rodent control reports will be made available to the owner.