



## LUMINATO CONDOMINIUM CONSTRUCTION MANAGEMENT PLAN DURING PHASED OCCUPANCY

1. **Staffing:** Landry/French Construction Company will have a fulltime Site Superintendent on the job site until completion of the work. This Superintendent will be responsible for subcontractor management and building access for all vendors and subcontractors. The Superintendent will be in daily contact with the Manager of the Condominium Association to ensure clear communication about each day's activities.
2. **Building Access/Deliveries and Circulation:** Building access will be monitored by the Superintendent, and the Superintendent will be responsible for scheduling deliveries in such a way that they do not impede on or damage occupied spaces. Subcontractors and vendors will not have free access to the building, and will need to coordinate access with the Superintendent. Access to the building will be limited to occupants with keys and the Superintendent. During the phased occupancy, occupants will enter and leave the building from Newbury Street, and use parking spaces on the basement level only, where the main entrance, lobby area, mailboxes, storage and trash rooms are located. Vendors and subcontractors will enter and leave the building from Federal Street, and use the first floor parking area only for deliveries, layout, and material storage. Use of Stair A and the elevator will be restricted to occupants only, and use of Stair B will be restricted to vendors and subcontractors only, but available for emergency egress if required.
3. **Public Areas:** All public areas, including corridors, public stairs, lobby, and community rooms will be maintained free and clear of materials. Storage of materials will not be allowed in these areas at any time.
4. **Work Hours:** The work will not begin earlier or continue later than allowed by city ordinance. Work hours will potentially be further restricted as deemed necessary by the Manager of the Condominium Association. Landry/French Construction Company will work closely with the Luminato Condominium Association to reduce any potential disturbances to occupied spaces, and the Manager of the condominium association will keep the occupants informed of the sequence of the work.



5. **Fire Alarm/Life Safety/Area of Refuge/Sprinkler:** All fire alarm, sprinkler and life safety systems are active, have been tested and signed off. All systems will remain active throughout the duration of the fit-up work inside the remaining condominium units. Additionally, fire alarm devices within units under construction will be covered during the day while construction is underway to prevent damage and false alarms. Landry/French Construction Company will ensure that these device covers are removed at the end of each day to ensure that all devices are functioning properly and as designed during the phased occupancy.

