



## Construction Management Plan 7 Cumberland Lofts

### Project Narrative

The applicant/developer is proposing a six (6) unit condominium building on Cumberland Avenue in the City of Portland. The project sits on a 4,476 SF lot and work will include:

- Demolition of current building (Completed)
- Installation of Street Utilities (Completed)
- Installation of erosion control measure
- Construction of new building
- Driveway reconstruction to get rid of unused driveway aprons
- Sidewalk reconstruction
- Construction of Parking area at rear of building
- Installation of site landscaping

### Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

As a Level III Site Plan review, the developer of the project will be required to submit a performance guarantee for the proposed work. This performance guarantee and site development inspection fees will be based upon a cost estimate submitted and approved by the City. The form and of the guarantee will be a letter of credit from an approved bank or credit union, a deposit in a bank-held escrow account or a deposit in a City- held escrow account. These fees/guarantees will need to be paid/in place prior to scheduling the pre-construction meeting.

The contractor will be responsible for obtaining street opening and street occupancy permits form the Department of Public Works. All construction in the right-of-way shall conform to Chapter 25 and all sewer and stormwater construction/connections shall conform to Chapters 24 & 32 of the Land Use Code.

### Construction Administration and Communication

This project will be managed by a representation of the developer, Banner Properties LLC along with a project manager from Cornerstone Building and Restoration.

1. Contact Person and contact information  
Developer – Mike Boissonneau, 5-7 LLC – 207-332-3038  
Contractor – Tom Gagne, Cornerstone Building and Restoration – 207-712-8850
2. Construction Signage will be posted on the site with Contact Information for Contractor
3. Construction Manager will work closely and inform adjacent abutters, businesses and all other parties, as far in advance as possible, of scheduled work
4. All construction site signage is temporary and shall be removed at project completion.



**CITY OF PORTLAND  
APPROVED SITE PLAN**

Subject to Conditions of Approval  
and Special Conditions

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PO Box 8235, Portland, ME 04104 • 30 Danforth Street, Suite 213, Portland, ME 04101

DATE of APPROVAL May 24, 2017

PLANNER Matthew Grooms

PROJECT NO. 2017-045



### Construction Schedule

Site Plan Approval: September 2017  
Preconstruction Meeting; September 2017

Estimated Construction Time-----	8 Months
Building Demo -----	Complete
Street Utilities-----	Complete
Erosion Control Measures Placed-----	Week 1
Foundation-----	Week 2-3
Framing-----	Week 4-8
Building Envelope Close In-----	Week 8-12
Interior Work -----	Week 13-27
Sidewalks-----	Week 28-29
Site Landscaping-----	Week 30

1. From September 1st to May 31st, no person shall engage in construction activities generating noise exceeding fifty (50) decibels, between the hours of 7:00 p.m. and 7:00 a.m., of the following day within five hundred (500) feet of any buildings. From June 1st to August 31st construction activity may continue until 8:00 p.m.
2. Extended Hours or Night Work: Pursuant to Section 17-18, this section does not apply to emergency utility work or "Situations where the public works authority or the office of building inspections determines that the construction activity is of a unique character which cannot reasonably be completed or performed during the permitted hours and which is not of a recurring nature, provided that prior to engaging in such activity the contractor or his representatives gives notice of the time and scope of such proposed activity, the notice to be given in a manner approved by the public works authority."
3. Pursuant to Section 25-129: "Each permittee shall conduct and carry out excavation work in such manner as to avoid unnecessary inconvenience and annoyance to the general public and occupants of neighboring property. To the fullest extent practicable, the permittee shall take appropriate measures to reduce noise, dust and unsightly debris in the performance of the excavation work. Excavation work, including the use of any tool, appliance, or equipment, shall be performed between the hours of 7:00 a.m. and 10:00 p.m. only, exclusive of emergency work. Time waiver requests may be submitted to the public works authority for work outside of this time period and will be subject to neighborhood concerns. Excavation work shall not occur on Sundays, holidays or on major holiday weekends, unless expressly authorized by the public works authority or as a result of emergency need.
4. If allowed, no construction activity shall begin before 8:00 a.m. on a Saturday, Sunday or legal holiday.
5. All deliveries for materials will comply with the noise requirements listed above or be restricted to the hours allowed for construction work.

### Security & Public Safety

1. Prior to commencing construction, site contractor shall install "Construction Ahead" sign to warn bicyclists and motorists of construction with the area.
2. Contractor shall be responsible for the setup of construction staging area before construction begins. Contractor may provide fencing for staging area at their discretion.



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- shall be provided with gates passable by emergency vehicles and equipped with a Knox locking device.
- 3. Contractor shall be responsible for the safe storage of materials or equipment on-site.
- 4. Contractor shall have weekly meetings which shall include discussion relative to security and public security.
- 5. Contractor shall develop a fire safety and emergency protocol and contact the nearest fire station to advise them of the ongoing construction project.
- 6. All excavations within the right-of-way shall be filled or plated at night. Excavations within the site shall be provided with adequate barricades or warnings (i.e. construction area tape around excavation) at night.
- 7. Any proposed temporary security lighting shall be shown on CMP and all fixtures shall be full cutoffs.
- 8.

### Construction Permitting and Traffic Control Plans

- 1. Construction Activity in Public Streets: Construction activity in the public right-of-way is controlled by Chapter 25 Article VII of the City Code of Ordinances. Required licenses and permits, restrictions on activity, and fees & area are outlined in that Chapter. Rules and Regulations for Excavation Activity are available through the Street Opening Clerk at the Department of Public Works. At no time can construction activity including delivery vehicles close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.
- 2. Sewer and Stormwater: Sewer and stormwater water system connections are controlled by Chapters 24 and 32 of the City Code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Works. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.
- 3. Traffic Control Plans: Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public.
- 4. Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

### Site Management and Controls

- 1. Building contractors will be responsible for the site management on individual lots.
- 2. Contractor will be responsible for providing and maintaining waste removal during construction.
- 3. Contractor will maintain the construction entrance as shown on the plans and will maintain Merrill Street by including sweeping as necessary for removal of tracked materials.
- 4. Contractor shall be responsible for maintaining construction BMP's and executing good housekeeping measures as depicted on the approved plans and as included in the Inspection, Maintenance and Housekeeping Plan.
- 5. Dust controls: The construction shall comply with Portland's requirements under Section 25-120 on Noise, dust and debris.



6. Noise: The construction shall comply with Portland's requirements under Section 17-18 of the City Code and Section 25-129 on Noise, dust and debris. The Contractor and City will be responsible for adjusting work should noise become an issue.
7. Rodent Control is not expected for this project but should it become necessary, it will be provided, if applicable, by a professional exterminator and consistent with Chapter 22 of the City Code or City of Portland Public Works.
8. Snow Removal: Pursuant to Section 25-173 Contractors to ensure a safe means of travel within the work zone.
  - 1) Snow/ice removal or commence automatically from (1" of snow and up) or Ice
  - 2) Remove snow as needed within the work zone, including parking spaces & not to block any driveways or site lines with the piles of snow.
  - 3) Clear all walks & ramps with the work zone
  - 4) Sand or Salt as needed
  - 5) Clear all basin or drainage to help snow melt
  - 6) This would include Monday-Friday Sat/Sunday/Holidays.
9. Site management and controls shall be discussed at each tailgate meeting including maintenance of BMP's and good housekeeping measures.

### Erosion Control and Preservation of Trees

1. The site contractor shall install all erosion and sedimentation controls as depicted on the approved erosion and sedimentation control plan prior to the pre-construction meeting for inspection by the City. The contractor shall regularly inspect the control measures, no less than weekly and after significant storm events, and maintain any installed temporary or permanent stormwater management systems in working order. The contractor shall document all inspection activities and corrective actions and be prepared to provide these documents for inspection by the City, Maine Department of Environmental Protection or the U.S. Environmental Protection Agency upon request.
2. The site contractor shall maintain storage and of materials and equipment away from or under trees.

### Construction Staging Area

1. The Construction Management Plan depicts the location of the material (open storage) and equipment storage area. The exact location of these areas shall be up to the contractor but will be in the general area depicted on the CMP.
2. Delivery Truck Holding Areas On-Site: The delivery holding area shall be adjacent to the site storage area shown on the plan and shall not be blocked during construction. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of the trucks until they can be unloaded. Once at the site all vehicles will be brought within the property and will make every attempt to avoid queuing on public streets.
3. Delivery Truck Holding Areas Off-Site: In the event that adequate on-site area for holding of trucks is not available, the contractor shall provide an area along the adjacent shoulder of Cumberland Avenue for offloading. This area shall be provided within the buffer area of a maintenance of traffic area with the appropriate cones, advanced warning signs and flaggers as necessary. All off-loading shall occur from the project side of the truck and not within the roadway.

### Parking During Construction





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- 1. Construction Parking: Parking for construction workers shall be on the site as indicted on the Construction Management Plan. Workers will also utilize street parking.
- 2. Truck Routes and Volumes: All deliveries to and from site shall occur on the arterial roads to the ends of Cumberland Avenue and proceed up Cumberland Avenue to the site. Drivers for the contractor shall be advised weekly of the residential nature of Cumberland Avenue in the weekly tailgate meetings or by some other appropriate communication.



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