

## Construction Management Plan

118 Congress Street


Wright-Ryan plans on doing a phased fit-up for the 118 Congress Street Condo project. Wright-Ryan intends on getting a CO for units 401, 402, 403, 404, 202, 204 along with the balance of the building. The remaining 6 units (201,203, 301,302,303,304) will be completed over the next 12 weeks. The intent will be to have each of the remaining 6 units inspected and signed off on an individual basis as the work is completed for that unit. Below is a summary of steps we will be using to complete the fit-up work for the remaining 6 units.

1. **Sequence of work:** The intent is to try to do 2 units at a time, however, they may be completed on an individual basis depending on the timing of material deliveries for the custom cabinets and flooring, appliances, etc. Wright-Ryan will call for a Co inspection on a unit by unit basis as the work is completed and signed off by the architect.
2. **Work Hours:** The work will not begin earlier or later than allowed by city ordinance. Work hours will potentially be further restricted as deemed necessary by the condo association. We will work hand in hand with the condo association to reduce any potential disturbances to occupied spaces. The Condo association has notified any potential condo owners of the sequence of work.
3. **Staffing:** Wright-Ryan Construction will have a full time supervisor on-site until the completion of the work. This supervisor will be responsible for sub management and building access for vendors/subcontractors. The supervisor will be in daily contact with the condo association manager to assure they are clear on the daily activities.
4. **Building Access/Deliveries:** Building access will be monitored by the site supervisor. The supervisor will also be responsible for scheduling deliveries in a manner that does not impede on the occupied spaces. Subs/Vendors will not have free access to the building and will need to coordinate access with the site supervisor. Access to the building will be limited to tenants with keys or the site supervisor.
5. **Public Areas:** The public areas (Corridors/public stairs/lobbies) will be maintained free and clear of materials. Storage of materials will not be allowed in these areas at any time. Wright-Ryan has been given (2) parking spots within the garage that we can use for temporary material storage until the product can be delivered/installed into the condo unit.

- 6. 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 system will remain active throughout the duration of the fit-up work inside the condo units.

if there any further questions please feel free to contact me at any time.

Sincerely,



Tom Carey

Project Manager

Wright-Ryan Construction, Inc.

*Building Maine's Great Spaces*

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