

### **3. Construction Management Plan**

**Project Address:** 31 Fore Street

**Project Description:**

The proposed project is a residential 4-unit redevelopment of an existing 3-unit building. The existing 3-story, wood frame building will be removed as part of the construction of the urban infill development.

**Project Team Summary:**

Owner:	Peninsula Property Development, LLC
General Contractor:	To be determined
Civil Engineer:	Acorn Engineering, Inc.
Architect:	Port City Architecture
Structural Engineer:	Structural Integrity

**Timeline and Schedule:**

Projected Start Date:	Spring 2016
Project Duration:	The duration of the project will be approximately one year.
Projected Completion:	Spring 2017
Street Interruption:	During the installation of utilities within the street.

**Emergency Contact:** Bob LeBlanc  
Cell (207) 776-0913

Work Hours:	7:00 am to 5:00 pm
Delivery Truck Access:	Contact Bob LeBlanc to coordinate.
Worker Parking:	On the street.

Peninsula Property Development, LLC and their contractor will work with the City of Portland, and adjacent landowners to minimize any project impacts.

The contractor will remain solely and completely responsible for enforcement of and compliance with 1) all contract plans and specifications and 2) all site working conditions and safety requirements, day and night, for both persons and property, in each case both by the contractor and its subcontractors. These include all OSHA, NIOSH, U.S. EPA, local ordinance and any other applicable governmental regulations.

## 11. Summary of Written Easements

- Existing Easements – The Existing Conditions Plan developed by Owen Haskell, Inc. did not note the presence of any existing easements.
- Proposed Easements – At this time we do not anticipate any temporary or permanent easements will be necessary during or after construction. The development team is proposing to use the existing foundation wall during construction adjacent to uphill abutter to mitigate the need for a temporary construction easement. The structural engineer will develop a method to reinforce the existing foundation wall during construction of the proposed building foundation.

