

## **6. CONSTRUCTION MANAGEMENT PLAN**

The following information is provided in accordance with the City of Portland Code of Ordinances Chapter 14 Land Use, Section 14-527(g)(1).

### **6.1 CONSTRUCTION MANAGEMENT PLAN**

Earle W. Noyes & Sons is seeking to commence construction during the spring 2017 and complete work by the summer/fall 2017. The construction will involve demolition, site work and building construction. The attached construction plan outlines the anticipated timeline and sequence of activities.

### **6.2 ATTACHMENT**

Attachment F – Construction Management Plan

**ATTACHMENT F**

**Construction Management Plan**

## **PROPOSED CONSTRUCTION MANAGEMENT PLAN FOR THE 191 MARGINAL WAY REDEVELOPMENT PROJECT**

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### **CONSTRUCTION APPROACH NARRATIVE:**

The core element of the plan is to have the project management team and the field supervision team working together out of an onsite construction office. This team will be linked directly to the General Contractor's project management and job cost accounting systems. The goal of this arrangement is to ensure clear and timely communication within the General Contractor team and seamless coordination of project activities. Project management will be overseen by a Senior Project Manager working out of the General Contractor's home office. The General Contractor will locate a Project Manager and one or more Superintendents on the site for direct oversight and management of the Infrastructure work, site work and building.

The work involves the redevelopment of the existing site to construct a small-scale retail and medical office building. This work will require coordination with the General Contractor, owner, Project Environmental Consultant, governing utility companies, City of Portland, and the adjacent property tenants.

Key issues to be addressed include:

- Public safety and continued accessibility along the adjacent streets;
- Communication with abutters;
- Traffic management;
- Parking for workforce;
- Coordination of material deliveries;
- Laydown and material storage areas – based on the site size, we anticipate that all materials storage and laydown space can be accommodated on the property;
- Waste management;
- Construction office areas – a field trailer may be necessary although space within the existing NAPA store may also be available for administration during construction;
- Designated areas for stockpiled materials; and
- Snow removal.

The General Contractor will work with the City of Portland, owner and other entities to coordinate with the various off site construction activities including all work within the Public Right of Ways.

## OUTLINE CONSTRUCTION SCHEDULE

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<b>TIMELINE</b>	<b>WORK ITEMS</b>
April 2017 to May 2017	Mobilization Begin Demolition Site Preparation
June and July 2017	Site Utilities Foundation Construction
July 2017	Begin Building Construction Site Grading & Paving Preparation
September 2017	Site Paving & Curbing Landscape Installation Sidewalk Construction
September to December 2017	Building Construction (Interior) Finishes