

**Construction Management Plan
General Template
Cport Credit Union
Landry/French Construction Co.**

This document and its subsequent attachments comprise the Construction Management Plan being submitted to the City of Portland for the Cport Credit Union project, located at 50 India Street. This plan is being submitted by Landry/French Construction on behalf of the Cport Credit Union. The Construction Management plan contains information pertaining to the overall planning and coordination of the project.

This project includes a new 4-story ground up construction to include the Credit Unit and (2) residential spaces. The project is located on the corner of India and Middle Streets on the North/West corner.

A. Construction Management Principles

The impact of this project during construction will be minimized via the following management practices and principals:

- The Construction Zone will be secured with fencing and gates, preventing any access into the site from public.
- All Construction activities will be performed within the limits of the site fence to ensure public is never exposed to any risks caused by the construction activities
- All deliveries will be scheduled and coordinated to ensure there is no off-site queuing required.
- All construction activities will occur within the sound ordinance times.
- Due to the small footprint of this project and direct concern for public safety, we request the closing of the sidewalks along India and Middle Street depicted in Exhibit A of the Logistics plan attached. This will ensure the safety of all pedestrians.
- Prior to start of piles, we will be performing a site survey of the adjacent structures and installing monitoring points that will be reviewed on a weekly basis and as needed.

B. Development Review of Construction Management Plan

Landry/French has developed a comprehensive management plan to identify logistics, safety, and closures required as part of the Cport project.

- Exhibit A – Logistics Plan
- Exhibit B – Crane Set up Plan

Landry/French utilizes a site-specific safety policy for all workers on-site. Each member will complete a job specific orientation prior to starting work activities. At no point with the public have access to the project site within the fencing limits.

C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits

All fees, building permit fee and guarantees will be paid/issued prior to construction commencing. All street opening permits will be pulled by the selected site contractor upon award and in hand prior to opening work in the street.

There is no blasting anticipated for this project.

D. Construction Administration and Communication

The contact person for all construction activities for the project will be:

Matt Gagnon – Project Manager

(207) 219-0015

mgagnon@landryfrench.com

Signage will be posted onsite with additional emergency contact information for the selected Superintendent that will be the site contact at the project.

E. Construction Schedule

The schedule for the project starts in October 2017 and runs through September of 2018

- Exhibit C of this document is the current schedule for construction

All construction activities will be completed in accordance with the City of Portland Noise ordinance timeframes allowed. All deliveries for this project are anticipated for normal working hours 7:00 – 3:30.

F. Security & Public Safety

Please refer to exhibits A and B for the site fencing/gates, traffic and pedestrian routing plan to be used for the duration of the project. We will install Knox pad locks at each gate for fire department emergency access.

The fire safety program on-site will consist of the following:

- Fire Extinguishers placed throughout the construction site for the duration of the project.
- There will be a new Fire Alarm and Fire Suppression System being installed as part of the project scope.
- All employees on-site will be orientated to the site-specific plan that will include an emergency evacuation plan.

G. Construction Permitting and Traffic Control Plans

This project will require occupancy permits for parking spaces and sidewalk rentals along Middle and India Streets and reconfiguring the lanes of traffic on Middle Street at the intersection of India Street outlined in Exhibit A for the timeframe outlined in the exhibit. This Maintenance of traffic conforms to MUTCD guidelines

This project will require a lane closure of the West Bound lane of Middle Street between India Street and Franklin Street outlined in Exhibit B during crane set ups needed to erect the structure and load roofing and HVAC equipment.

This project will include new utilities. All street opening permits will be applied and approved prior to start of utility work in the street.

H. Site Management and Controls

Landry/French will adopt the following site management and maintenance activities through the duration of the project:

- Trash and Desbris will be contained within the project fencing and changed out on a regular basis.
- Street cleaning will not be required on a regular basis, but reviewed on a daily basis and cleaned as required to remove dirt/desbris caused by the construction effort on India and Middle Streets.
- Noise will be in compliance of Section 17 and 18 of the City Code and Section 25-129.
- Water will be used to control dust during the sitework and masonry activities of the project. We do not anticipate any other activities that will require dust control measures.
- On-Site snow removal will be the responsibility of Landry/French

I. Erosion Control and Preservation of Trees

We will comply with the approved erosion and sedimentation control plan and provide inspections weekly and after every storm to ensure the systems are in working order.

There are no existing plantings on the project site.

J. Construction Staging Area

Exhibit A of this document is the site logistics plan for the project identifying laydown, staging, deliver and dumpster locations. An offsite marshalling area will not be required for this project.

K. Parking During Construction

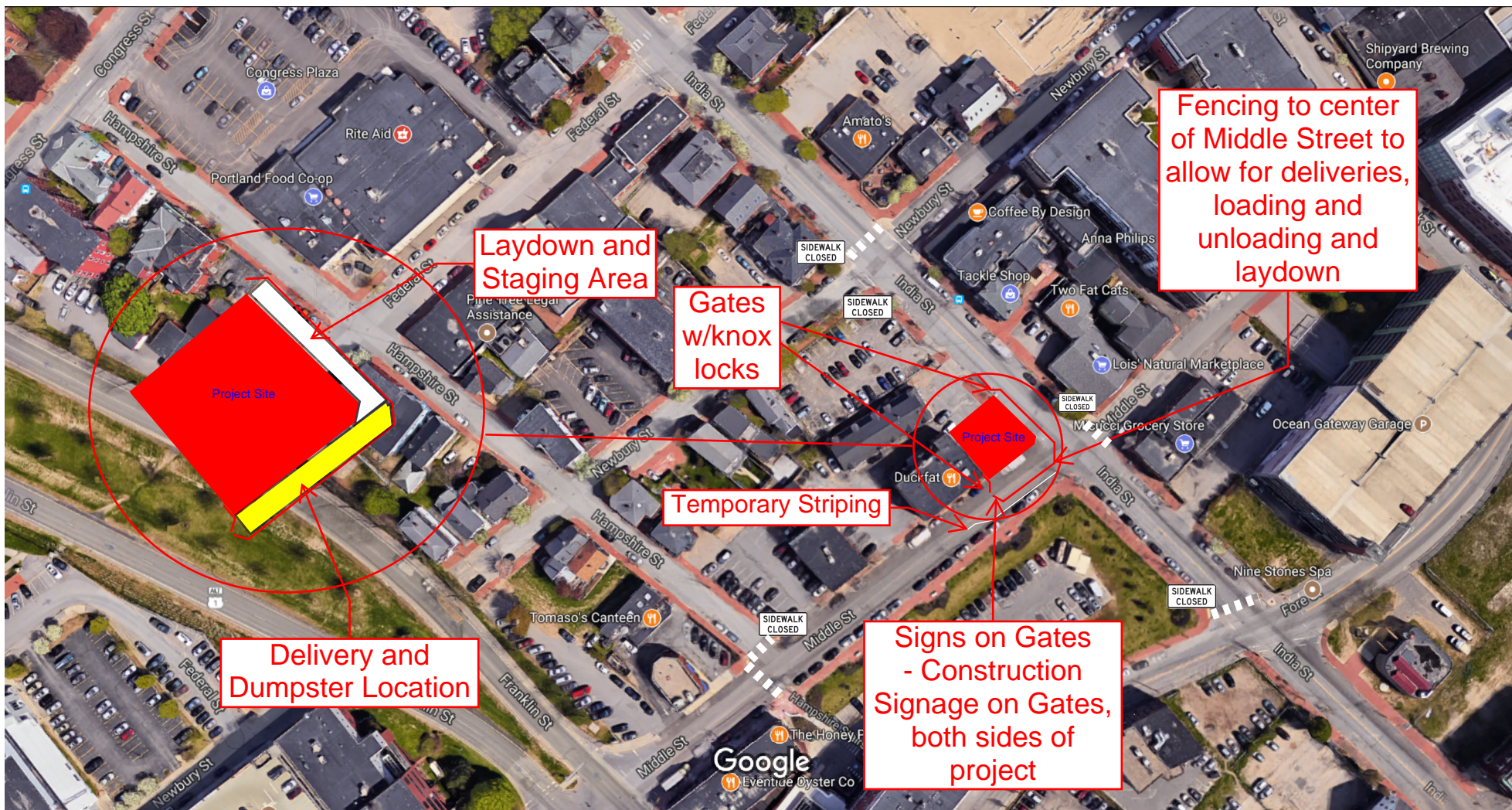
No on-site parking will be allowed unless parking to unload vehicles. Landry/French will obtain occupancy permits for all parking spaces needed per the Exhibit A and B plans. Employee parking will be provided by employers utilizing legal parking methods.

L. Special Measures as Necessary

This project includes driven piles that will require a pre-construction survey of the adjacent foundation and brick buildings. We will establish a surveyed baseline that will be monitored throughout the piles, site and building erection phases.



East Bayside
Site Logistics Plan



Imagery ©2017 Google, Map data ©2017 Google United States 50 ft

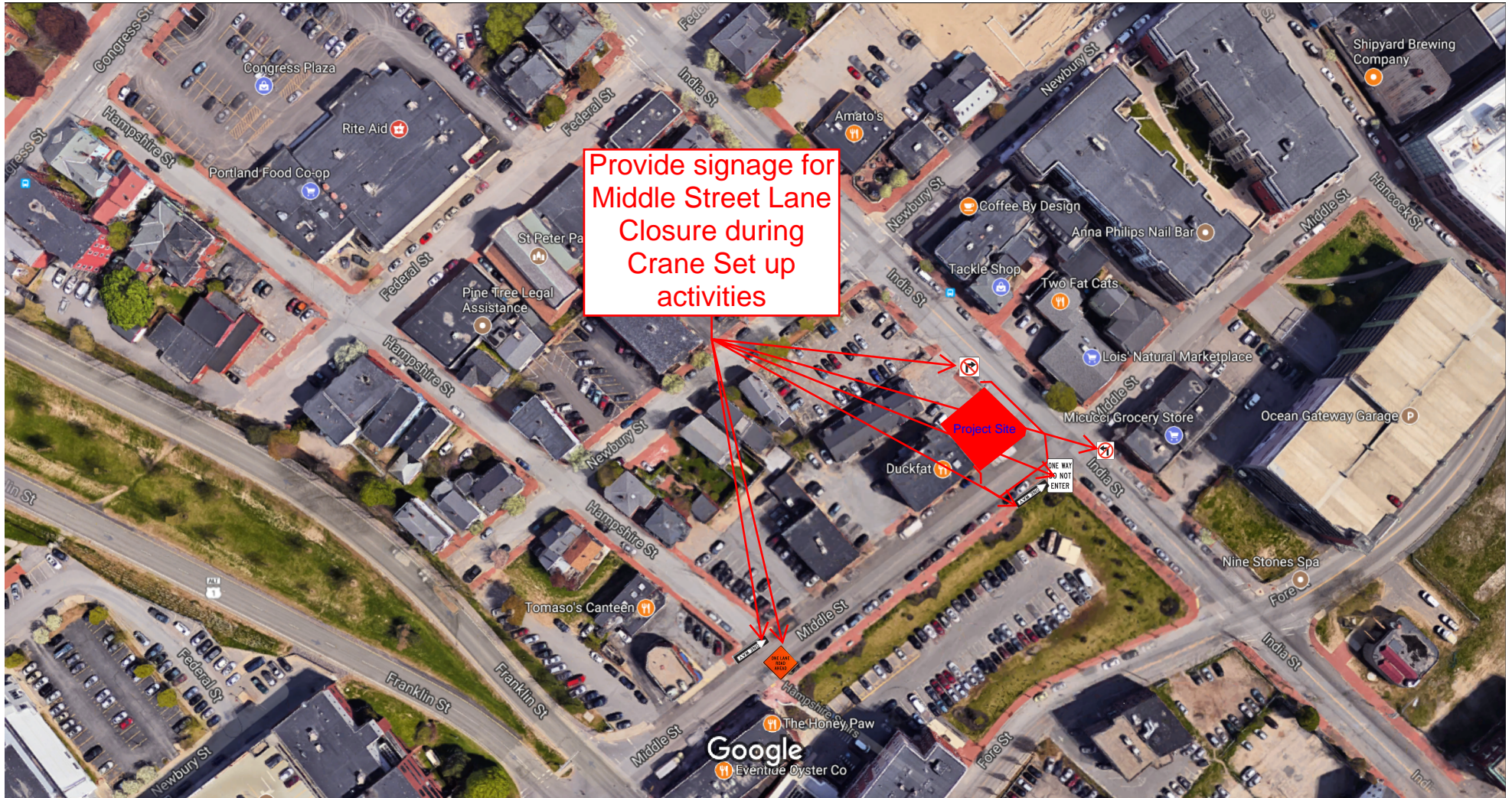
SIDEWALK CLOSED = Temporary sidewalk closure anticipated from October 2017 - August 2018

For safety reasons, the sidewalk along India and Middle Street must be closed and re-routed for the duration of the project.



East Bayside

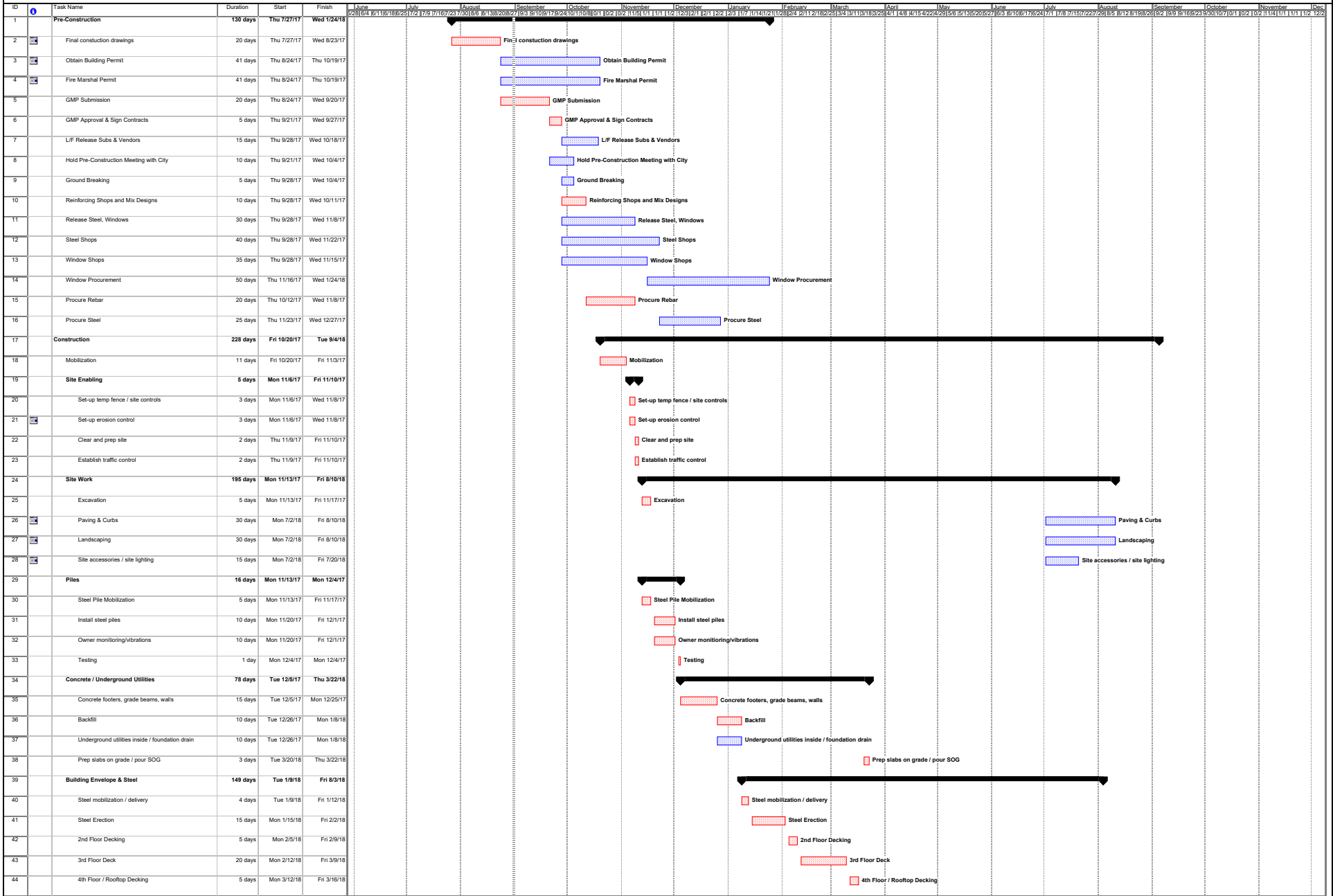
Middle Street Temporary Lane Closure Plan



Pedestrian routing plan in Exhibit A will remain the same

Exhibit C - Schedule

Pre-Construction Schedule cPort Credit Union



Project: cPort Credit Unit Pre-Constu
 Date: Thu 8/31/17

Legend:

 Task: Progress (Blue), Milestone (Red)

 Summary: Rolled Up Task (Black), Rolled Up Milestone (Blue)

 Rolled Up Critical Task: (Black arrow)

 Rolled Up Progress: (Red arrow)

 Split: (Diamond)

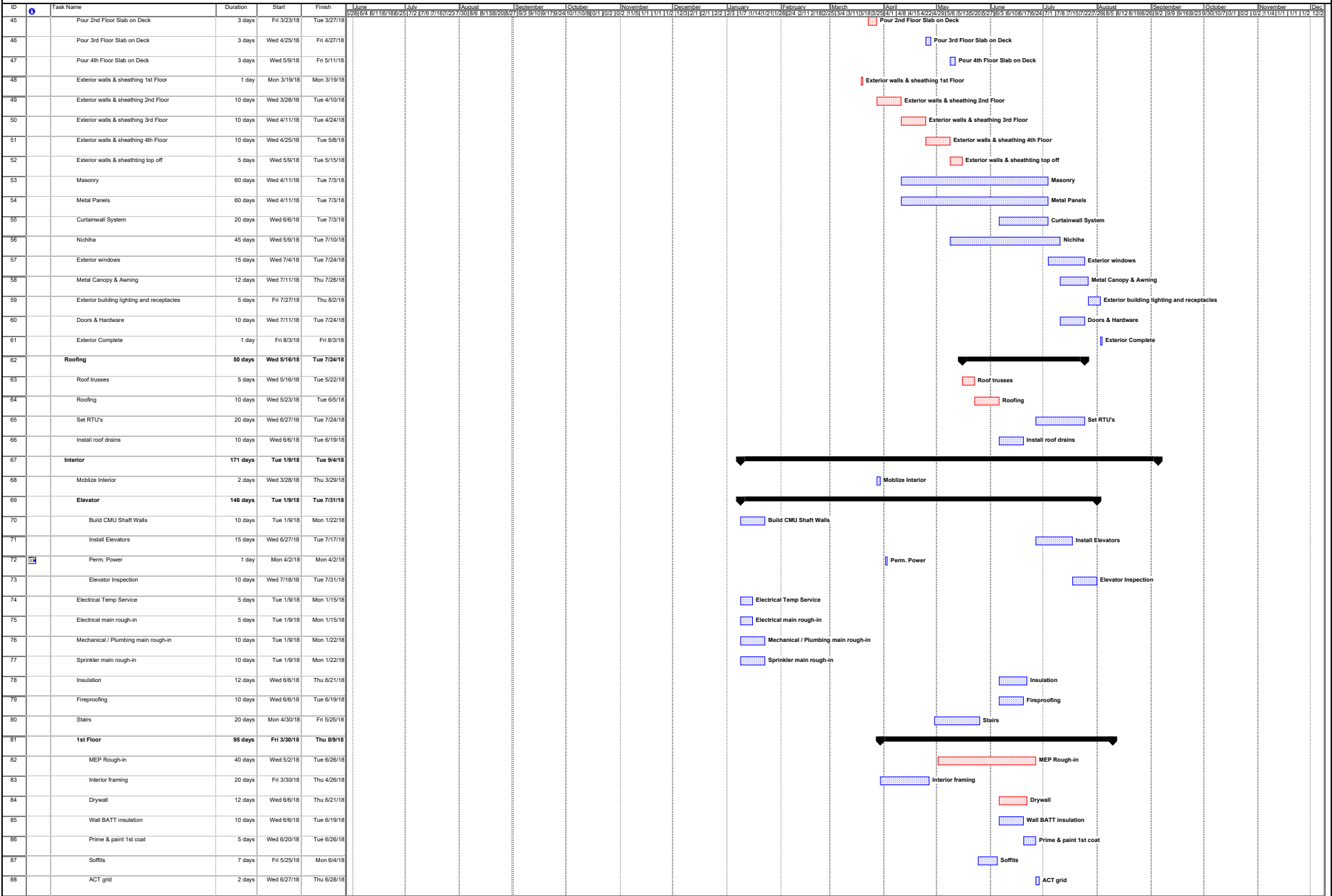
 External Tasks: (Grey bar)

 Project Summary: (Grey bar)

 Group By Summary: (Down arrow)

 Deadline: (Green arrow)

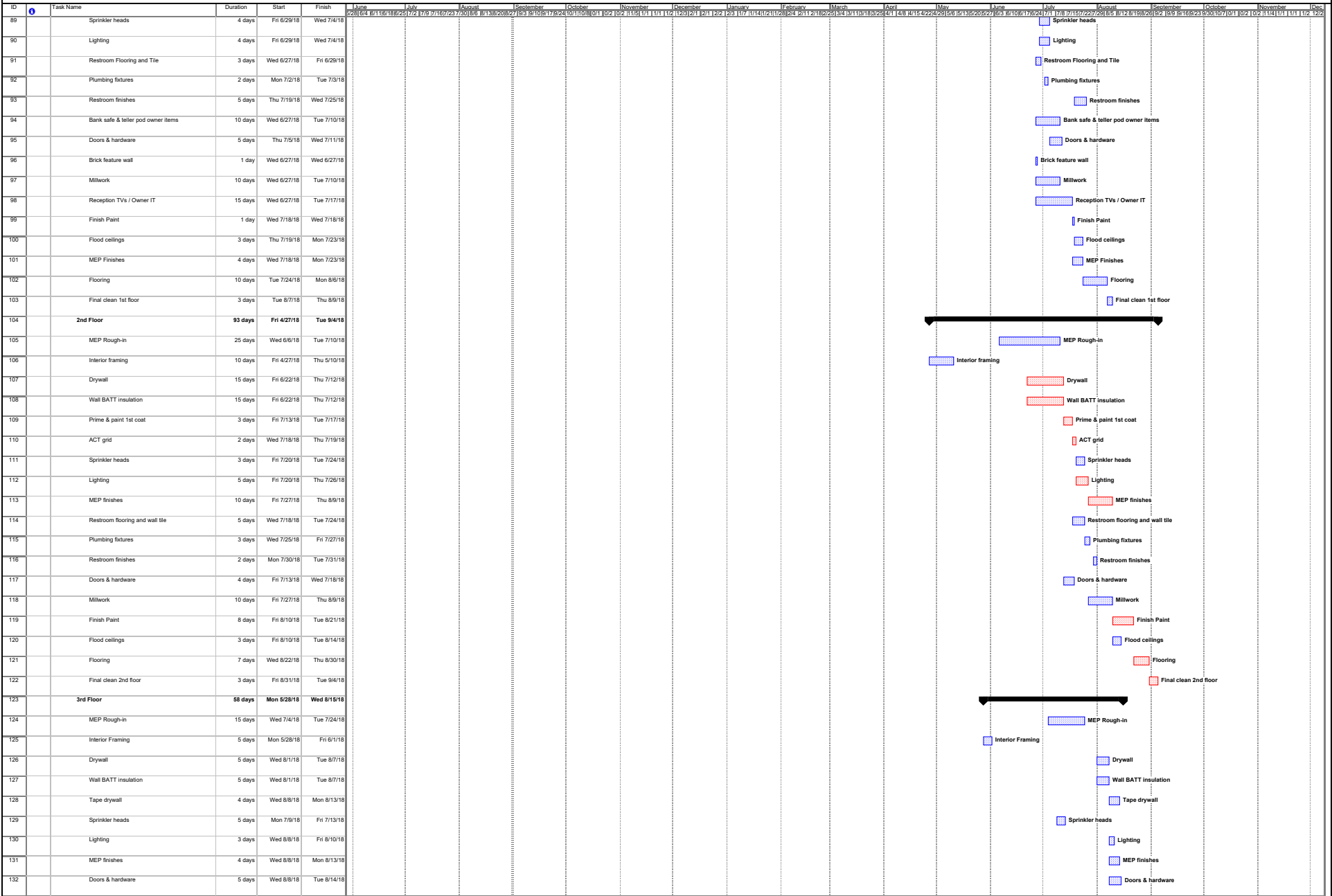
Pre-Construction Schedule
cPort Credit Union



Project: cPort Credit Unit Pre-Constu Date: Thu 8/31/17

Task Critical Task Progress Milestone Summary Rollup Up Task Rollup Up Critical Task Rollup Up Milestone Rollup Up Progress Split External Tasks Project Summary Group By Summary Deadline

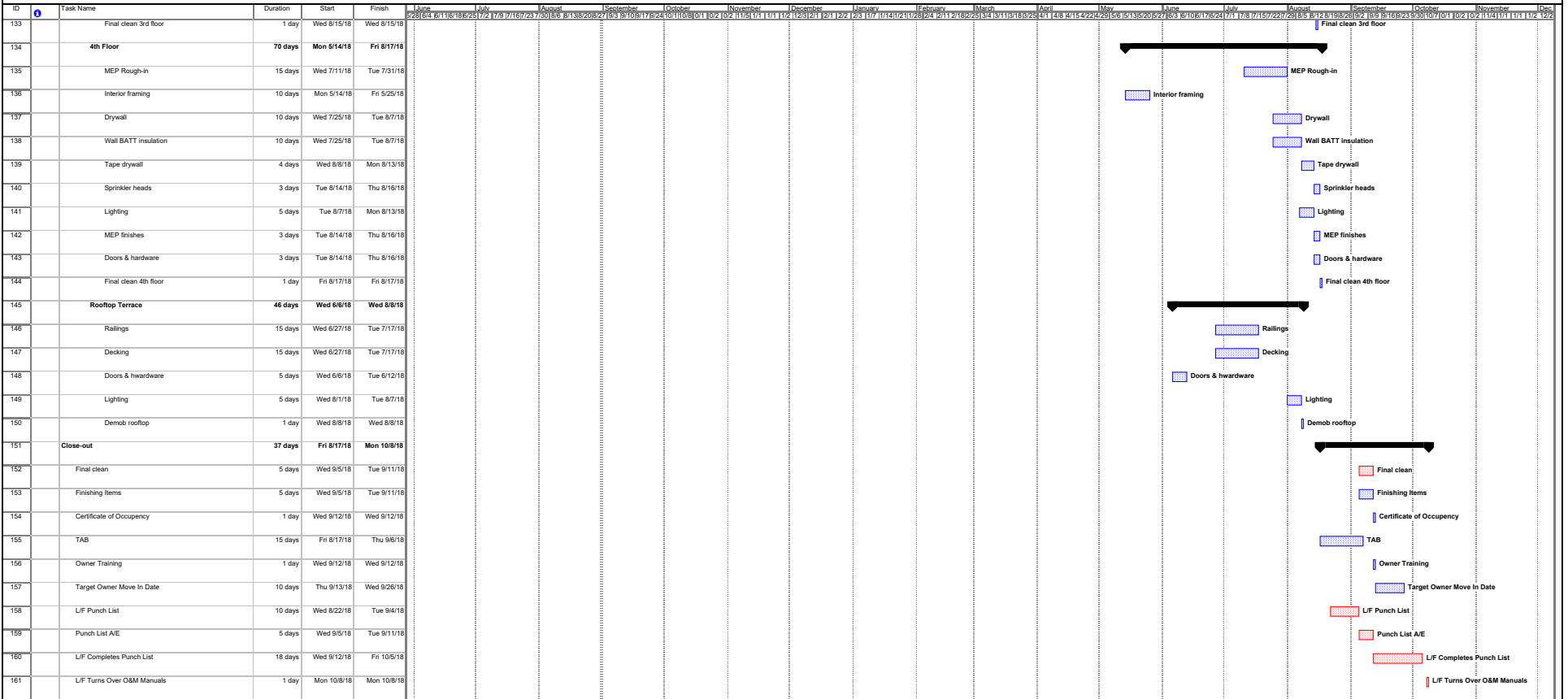
Pre-Construction Schedule
cPort Credit Union



Project: cPort Credit Unit Pre-Constu
 Date: Thu 8/31/17

Legend:
 Task: Progress (blue bar), Milestone (red bar)
 Summary: Rolled Up Task (black bar), Rolled Up Milestone (black bar with diamond)
 External Tasks: Project Summary (grey bar), Deadline (grey bar with arrow)
 Other: Rolled Up Critical Task (black bar with arrow), Split (dotted line)

Pre-Construction Schedule
cPort Credit Union



Project: cPort Credit Unit Pre-Constructu
Date: Thu 8/31/17

Task: Progress (blue hatched), Milestone (red hatched)

Summary: Summary (black bar), Rolled Up Task (black bar with diamond), Rolled Up Milestone (black bar with diamond)

Task: Rolled Up Critical Task (blue hatched with black outline), Rolled Up Progress (red hatched with black outline), Split (dotted line)

External Tasks: External Tasks (grey bar), Project Summary (grey bar)

Group By Summary: Group By Summary (grey bar), Deadline (grey bar with downward arrow)