

Ducas Construction Inc.

CONSTRUCTION MANAGEMENT PLAN
415 Cumberland Ave – Station 415
PREPARED FOR CITY OF PORTLAND, MAINE
May 31st, 2016

Purpose:

This construction management plan has been developed to provide sufficient information to the City Of Portland on how the project will interface with the surrounding neighborhood.

Project Synopsis:

The renovation of the existing building to be re-purposed as a modern day co-working office space, and (4) residential apartments.

Construction Administration:

1. Contractor Information

Ducas Construction Inc
500 Congress Street – Suite 2
Portland, ME 04101

Phone: 207-536-0838

Project Executive: Patrick Ducas

2. Ducas Construction shall maintain the following hours.

- Job site hours are to begin at 7:00 AM – 7:00 PM, Monday – Friday.
- Saturday 8:00 AM – 5:00 PM.
- Off Hours by Work Permit Only.
- No Sunday and Holiday Work.

Neighborhood Interface:

Overview

- This project is confined to the limits of the existing site. The work will include new utility services but should otherwise have very little impact on the surrounding public infrastructure.

Demolition

- The building will be gutted from the inside, but the exterior envelope will remain structurally intact with very few changes. A few cosmetic updates will be made to the siding to improve the building aesthetic.
- Debris will be direct loaded onto trucks and removed from the site.

Site Work

- Utility connections will be coordinated with the city, and Ducas Construction will supervise and enforce flagging, street and sidewalk closures and pedestrian re-routing as required for the safe and timely execution of the work.
- All trucks entering and exiting the site will be accompanied by flagmen, and trucking will be limited to neighborhood friendly hours.

Waste Water Handling

- Ducas Construction will disconnect the existing roof drain that currently is run into the sewer system as part of the initial demolition phase. This rain leader will be intercepted and the water re-directed out of the building in the direction of the nearest downhill storm drain so that it is managed according to the city request.

Exterior Improvements

- Scaffolding may be required for the masonry restoration and installation of new siding materials. Sidewalk permits will be obtained, and Ducas Construction will provide the required signage to divert traffic to the other side of the street where there is also a sidewalk.

Site Access

- All Deliveries will be scheduled for none “rush hour” times Monday – Friday, and after 8:00 AM on Saturdays.
- No idling or start-up of equipment before 7:00 AM Monday-Friday, and before 8:00 AM on Saturdays.

Storage/Parking/Ancillary Services

- Ducas Construction shall take appropriate steps to eliminate dust generation. These steps shall include but are not limited to: wetting down material, placing stone mats where necessary, and requiring all equipment transporting materials that create dust, to be covered.
- Ducas Construction will provide adequate sanitary facilities within the construction fence.
- Temporary drinking water will be provided.
- Dumpsters on site will be located within the construction fence. Removal and replacement will take place during construction hours.
- Ducas Construction will post appropriate signage including but not limited to the following: Parking Restrictions Construction Entrance, Staging Area, Site Phone Number, and Contact Information.
- A Pre-Construction meeting will be held with the Owner, Architect, Ducas Construction, and Subcontractors. It will outline, Ducas Construction Policies, and all necessary rules and procedures.

We feel this plan represents practical and safety conscious solutions that will ensure this project fits in to the neighborhood while creating minimal disturbance to others in the vicinity of the site.

Respectfully

Patrick Ducas