
8. CONSTRUCTION MANAGEMENT PLAN

The proposed development will be constructed in a single phase. On-site work for this project is anticipated to begin in late Fall 2019. Construction activities will be closely coordinated with the adjacent Portland Square development. All erosion and sediment control measures will be installed prior to any soil disturbance. Enclosed please find a draft of the detailed construction management plan. A Logistics Plan has been attached to this Section, which notes the sequence and layout for construction activities.

8.1 CONSTRUCTION ACCESS & TRAFFIC

All pavement areas impacted by construction will be repaved, resurfaced with brick sidewalk, or stabilized with landscaping. Traffic impacts to Commercial Street and Center Street during construction will be minimized to the greatest extent possible. Maintenance of access to adjacent properties will be a priority during this project. A draft construction management plan prepared by Wright-Ryan is attached and shows project sequence as well as methods for maintaining access and connectivity for the duration of the project. Work affecting circulation, i.e. underground utility work, grading, and drainage will be conducted during low traffic seasons to reduce impacts to circulation.

8.2 PEDESTRIAN CONTROL

The Contractor will be required to provide adequate safety fencing and signage directing pedestrians safely around the construction area. The Contractor's construction management plan outlines proposed pedestrian control measures.

8.3 ATTACHMENTS

- Draft Construction Management Plan
- Logistics Plan

Construction Management Plan [Wright-Ryan Construction – Center Street Hotel]

The following is the Construction Management Plan for the Center Street Hotel building located at the intersection of Center Street and Commercial Street in Portland, Maine. This building will be a new 135 key, six story hotel.

Due to the compact urban site and the possibility of construction happening in the adjacent lots on Fore Street, we are proposing this Construction Management Plan with ample room for laydown and logistics.

A. Construction Management Principles

All phases of the proposed Construction Management Plan are configured to lessen the impact of the construction activities on Center and Commercial Streets, abutters, and the surrounding neighborhood. Below is a list of control measures being taken:

- A temporary construction site fence will be used to control pedestrian and vehicle access to the site for the safety of pedestrians and workers alike. The temporary fence will remain during all phases of construction management. Signage will be utilized to inform pedestrians to cross the street as the sidewalk will be closed during the construction of this building.
- Traffic control during this project will be crucial.
 - We are assuming that we will enclose the sidewalk, diagonal parking spaces (approximately 13 spaces) and the right turn only lane on the project side of Commercial Street. This area will be used for laydown, job trailer, dumpsters and the crane during the erection of the building. The laydown area will be protected during construction to avoid damaging the pavement on Commercial Street which is in a 5 year moratorium.
 - We are assuming that we will enclose the sidewalk, parallel parking spaces (approximately 10 spaces), and one traffic lane on the project side of Center Street. During the construction of this project, Center Street will be a one-way road with traffic traveling Southeast.
 - Signage will be used to control vehicular traffic as well as pedestrian traffic. There will be signs on Commercial Street alerting pedestrians that the sidewalk is closed, and they will need to cross the street. There will also be signs on Commercial Street alerting drivers that there will be no turning onto Center Street from Commercial Street during construction of this project. On Center Street, there will be signage alerting drivers to the construction project and also alerting pedestrians that the sidewalk is closed, and they will need to cross.

B. Development Review of Construction Management Plan

Wright-Ryan will submit this construction management plan which outlines the logistics and safety measures being taken to protect the city and its residents as well as the workers during construction of this building.

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

1. **Street Opening Permit:** A street opening permit will be needed for the hook up of domestic water, sprinkler, sanitary, storm water, electrical, and gas. These will happen on Center Street. Please refer to the plan for specific locations and durations.
2. **Street Occupancy Permit:** Street occupancy permits will be needed for the occupation of parking spaces and traffic lanes on both Commercial Street (right turn only lane) and Center Street (Northwest bound traffic lane) for the duration of this project.
3. **Blasting:** Blasting is not anticipated for this project.

D. Construction Administration and Communication

Wright-Ryan Construction will work diligently to ensure that communication with all parties involved is paramount. We intend to assist the developer in conversations with abutters before and during construction to inform them of the work that is happening and make sure that they are being affected as little as possible during the construction of this building. We will also provide construction signage with the contact information of our company so we can be contacted should any issues arise. For city use, we propose the following contact persons for this project:

1. Project Manager: Assignment Pending Start Date
2. Project Superintendent: Assignment Pending Start Date

Note: These are subject to change based on Wright-Ryan personnel availability, but the final construction management plan will be up to date with the actual persons of contact. Also, until this project reaches the construction phase, contact should be limited to the Wright-Ryan Preconstruction Department which can be reached at 207-773-3625.

E. Construction Schedule

1. The preliminary timeline for this project is as follows:
 - a. Proposed Construction Start: October 1, 2019
 - b. Proposed Final Completion: Certificate of Occupancy Mid-March 2021
2. Hours of construction are currently foreseen as being limited to 7:00am to 5:00pm, Monday-Friday.
3. Extended hours or night work are not foreseen at this time, but the city will be notified if these are required at any point during construction.
4. Material deliveries will take place from Center Street, Commercial Street and Cross Street depending on location of the crane and materials being delivered. Each of these streets will have access gates in the temporary construction fence which will allow delivery drivers to drive onto the site for deliveries which will minimize impact on active traffic in the streets.

F. Security & Public Safety

1. The construction management plan drawings show where temporary construction fences will be located during construction of this building. These fences will both secure the site as well as protect pedestrians from the construction equipment and work.
2. This construction project will be operated in accordance with all OSHA regulations.

3. A Fire Safety Program will be developed and adhered to during construction of this building.

G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets: Construction activity in public streets will have traffic control in place during working hours. This includes for any open excavations or construction equipment/vehicles temporarily parked on the side of the road. If open excavations will be left overnight, these excavations will be covered with steel plates and signage will alert drivers and pedestrians of the work.
2. Sewer: Sewer will need to be hooked up to city services for this project. Applicable street opening and work permits will be pulled prior to the start of this work.
3. Traffic Control Plans: See above for specific traffic control plans.

H. Site Management and Controls

This construction site will have dumpsters stored near the construction entrance on Center Street and will be changed out on a normal basis.

Noise will be confined to normal work hours. This noise will consist of normal vehicle traffic, a crane for erecting the building, and normal construction noises such as banging and the sounds of power tools. This should not disturb the surrounding neighborhood.

Wright-Ryan will be responsible for snow removal inside of the construction site and any closings of streets. We will rely on the city to plow all accessible public roads.

I. Erosion Control and Preservation of Trees

1. Erosion control measures and protection of trees is not foreseen for this site.
2. We will use sediment control measures to prevent dirt and dust from our site from flowing into storm drains during inclement weather or melting.

J. Construction Staging Area

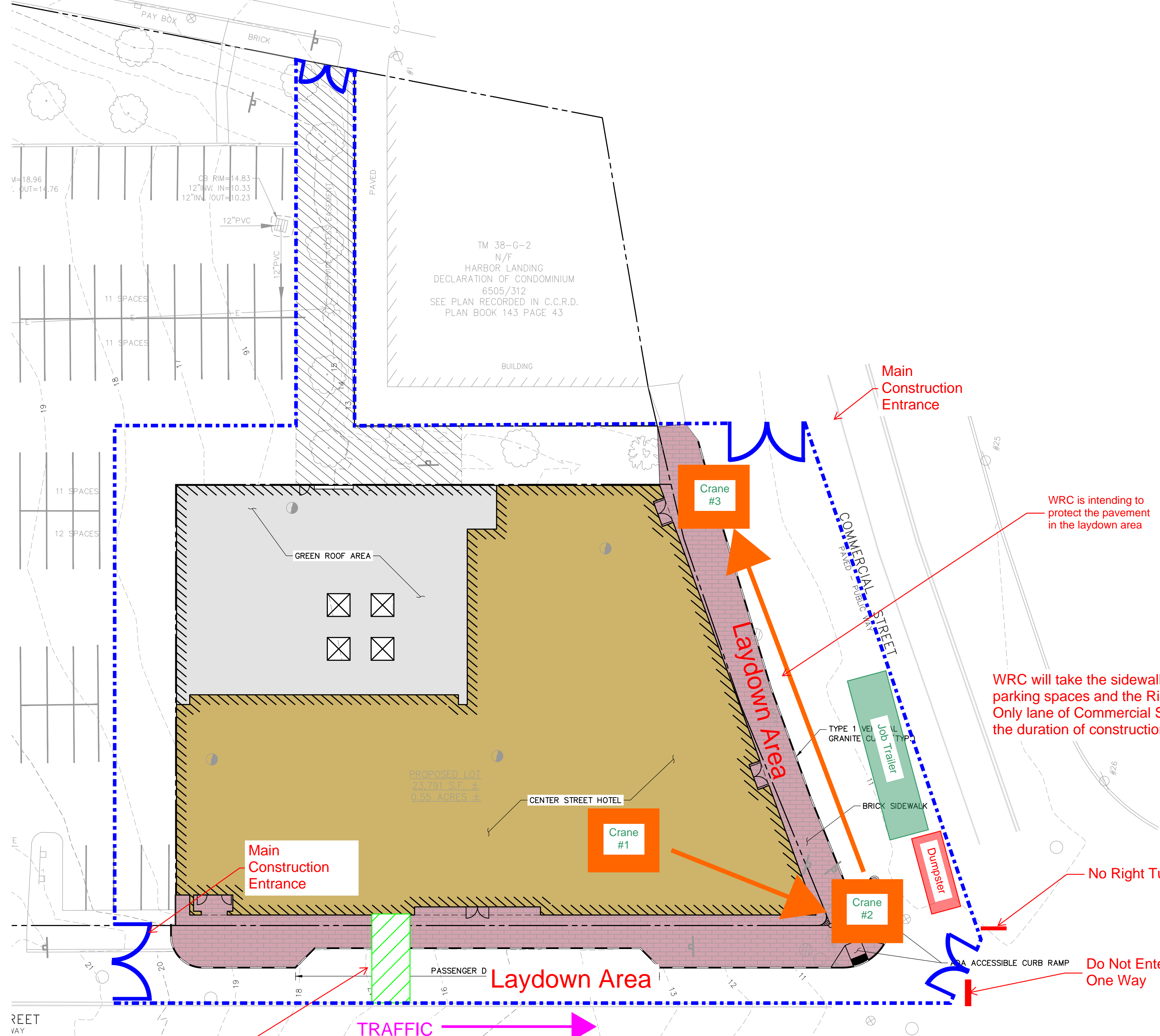
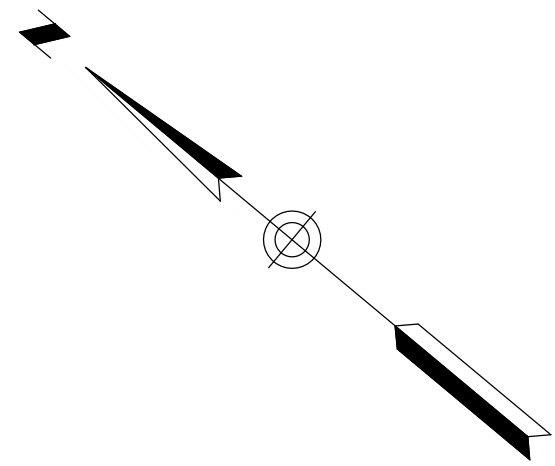
Staging for vehicle overload will be confined to the Northwest bound lane of Center Street. Ideally, we will have enough space within the construction fence to handle vehicle overload. In the event we do not have the space, we will have construction vehicles stage on the Northwest bound lane of Center Street outside of our construction fence to the intersection with Fore Street.

K. Parking During Construction

1. Construction Parking: Parking will be made available on the site depending on where the crane is and where materials are being stored.
2. Truck Routes and Volumes: The expected truck route will be from Franklin Street, right onto Commercial Street until they reach our site. Our site superintendent will then direct them to one of our three entrances to deliver their materials. Truck volumes are not expected to exceed the norm for the area.



Title: Construction Management Plan - Revision 1
Project: Center Street Hotel
Date: December 21, 2018



Sidewalk Closed Ahead (placed at intersection of Fore Street and Center Street). Sign to direct pedestrians to cross the street at this intersection

Street opening for utility hookup in Center Street

WRC will take the sidewalk, 10 parking spaces and 1 lane of center street for the duration of construction - Center Street will become one way toward Commercial Street

Sidewalk Closed Ahead (placed at intersection of Commercial Street and Center Street). Sign to direct pedestrians to cross the street at this intersection

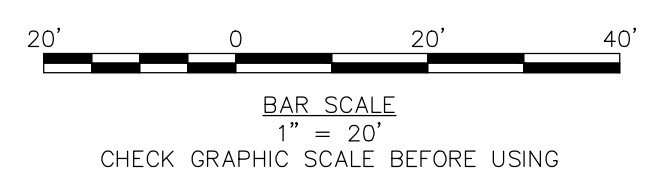
Sidewalk Closed Ahead (placed at intersection of Commercial Street and Union Street). Sign to direct pedestrians to cross the street at this intersection

WRC will take the sidewalk, 11 parking spaces and the Right Turn Only lane of Commercial Street for the duration of construction

WRC is intending to protect the pavement in the laydown area

No Right Turn

Do Not Enter One Way



NOT FOR CONSTRUCTION

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REV.	DESCRIPTION	DATE

CHECKED BY: LJS
DESIGNED BY: ANL
DRAWN BY: JBC

SITE PLAN

FATHOM CC, LLC
P.O. BOX 7486
PORTLAND, MAINE 04112-7486

PORTLAND SQUARE HOTEL

JOB NO.: 0231538.01
DATE: DECEMBER 2018
SCALE: 1" = 20'
SHEET: 2 OF 9

C-201

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