



Construction Management Plan

[Wright-Ryan Construction – Ronald McDonald House Renovations]

The following is the Construction Management Plan for the renovations to the (3) story building located at 63 Carleton Street in Portland, Maine and owned by the Ronald McDonald House. This building will contain (13) rooms for short/medium term family stay. This building is located on a tight urban site in the West End of Portland and will involve a single phase of construction.

Please see the attached:

- 1) a construction management site plan
- 2) a construction schedule (time frame)
- 3) a written narrative addressing the categories below.

A. Construction Management Principles:

All phases of the proposed Construction Management Plan are configured to lessen the impact of the construction activities on West End neighborhood. Below is a list of control measures being taken:

1. A temporary construction site fence will be used at times to control pedestrian access to the site for the safety of pedestrians and workers alike. Signage will be utilized to inform pedestrians to cross the street as the sidewalk will be closed during the construction of this building.
2. Traffic control during the project will be crucial. Signage will be provided to direct traffic accordingly.
3. We assume we will be able to use the sidewalk along Carleton Street and will intermittent lane closures on Federal Street for deliveries on a scheduled/permitted basis.

B. Development Review of Construction Management Plan

1. Wright-Ryan is submitting 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 and Street Occupancy Permits should not be needed for this project. We will apply for these if/when needed.
2. Blasting: Blasting will not be required for this project.
3. Building Code: Wright-Ryan intends on employing best practices, as applicable, of Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

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. Contacts:
 - a. Site Project Manager/Superintendent: Mike McCorry – (207) 653-0341
 - b. Project Manager: Luke Dionne – (207) 650-0950
 - c. 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.

E. Construction Schedule

1. The preliminary timeline for this project is as follows:
 - a. Proposed Construction Start: May 2019
 - b. Proposed Final Completion: December 2019
2. Hours of construction are currently foreseen as being limited to 7:00am to 5:00pm, Monday-Friday. Occasional weekend work is anticipated at this time, but if it is needed during the project, it will be limited to the hours allowed by the City of Portland.
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 via Carleton Street and limited to smaller delivery vehicles and early mornings when possible or when they will least impact the neighborhood.

F. Security & Public Safety

1. The construction management plan drawings show where the bounds of the “Construction Zone” will be monitored and maintained. Given that this is predominantly an interior renovation project and construction fence will not be utilized. All staging and on-site storage will be locked down on a nightly basis.

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.
4. No blasting required
5. No Security lighting proposed. Street and adjacent building will provide adequate lighting.

G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets:
 - a. 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 & Stormwater:
 - a. All pertinent permits and design will take place before any work effects sewer or stormwater systems.
 - b. Applicable Street Opening, and Excavation permits will be pulled prior to the start of this work if required.
3. Traffic Control Plans:
 - a. We anticipate deliveries will be taken via Carleton Street.

H. Site Management and Controls

1. This construction site will have dumpsters to be changed out on a regular basis.
2. Noise will be confined to normal work hours. This noise will consist of normal vehicle traffic, construction equipment, 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.
3. 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

1. Please see plan for site layout. No offsite parking or holding areas should be required.

K. Parking During Construction

1. Construction Parking: Will be available within the construction zone on site, and Parking will be coordinated by subcontractors for all other construction vehicles. Car pooling will be required of subcontractors.