

**Construction Management Plan**  
Canal Landing New Yard – Phase IV – Building E  
Canal Landing, LLC

This document and its subsequent attachments comprise The Construction Management Plan being submitted to the City of Portland for the Canal Landing development at 400 West Commercial Street. The Construction Management Plan contains information pertaining to the overall planning and coordination of Phase IV of the project.

Phase IV involves the construction of a new 12,000 SF maintenance building to be located within the shorefront parcel. The building will be used for marine repairs and vessel maintenance. Site improvements include parking, utilities, and yard work.

**A. Construction Management Principles**

The impact of this project on the public will be minimized via the following construction management principles:

- The construction zone for the building will be fully secured with hard barriers/fencing preventing any access into the site by the public. Barriers are not expected to extend into the Public R.O.W.
- All construction activities will occur within the construction barriers/fencing to ensure the public is never exposed to any risks caused by the activities.
- There will be an onsite staging and unloading area for all deliveries which will prevent any impacts caused by offsite staging of trucks.
- All deliveries will be coordinated and scheduled to ensure that there is no offsite queuing required in West Commercial Street. The Owner plans to schedule as many deliveries as possible in the early morning to limit impact on the surrounding area.
- All construction activities will occur within normal daytime working hours to minimize sound impacts to the surrounding area.

**B. Development Review of Construction Management Plan**

The Owner will use a site-specific safety program for all team members who work on the construction site. The public will not be put at risk at any point throughout this project, as all work will be completed within the fenced off jobsite. At no point of the project will the public have access to this job site. Minimizing impacts to areas surrounding the building/construction site will be a primary consideration in the process.

The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan or require a condition of approval that states an applicant shall coordinate a project's construction schedule with the timing of nearby construction activity, in order to avoid cumulative impacts on a neighborhood. Such a condition may involve a delay in commencement of construction, if necessary.

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

All fees, permits, and guarantees will be paid/issued prior to construction commencing.

This project will require no anticipated public street openings for utility tie-ins. If found to be necessary, all required permits will be requested and granted by the Department of Public Works prior to any street openings occurring. MUTCD plans will be submitted to and approved by the City of Portland for any traffic disruptions caused by street openings or interruptions to West Commercial Street traffic.

### **D. Construction Administration and Communication**

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

**Phineas Sprague**  
**207-653-1414**  
**phin@portlandyacht.com**

Temporary signage will be posted onsite with additional contact information for the contractor.

### **E. Construction Schedule**

The preliminary construction schedule for the project starts in Fall 2018 and runs through Spring 2019.

All construction activities will be completed during daytime hours, there will be no need for night work. All deliveries for this project will also occur during normal daytime hours.

### **F. Security & Public Safety**

See the Site Plans for fencing and barriers to be used to isolate the construction site from the public. All gates into the project may have Knox locking devices to allow for emergency access.

The fire safety program onsite will consist of the following:

- Fire extinguishers placed throughout the construction site for the duration of the project.
- The new fire alarm system installation will be ongoing throughout the project duration.
- All team members will be briefed on the emergency evacuation plan for the project site prior to starting work.

### **G. Construction Permitting and Traffic Control Plans**

1. Construction Activity in Public Streets: This project will not require street openings on West Commercial Street.
2. Sewer: This building will need to connect to the public sewer system via an existing on site service connection. All required permits will be submitted for and approved by the Sewer Connection Clerk at the Department of Public Works.

3. Traffic Control Plans: There will be periods of time throughout the project where construction activity may impact the existing public street system although this is expected to be very limited. Prior to any interruptions, a MUTCD plan will be created and submitted to the City for approval. The MUTCD will ensure that traffic and safe passage for the public is maintained in a satisfactory manner.

#### **H. Site Management and Controls**

The following actions will be taken by the Owner as regular site management and control activities:

- Construction site signage will be provided, installed, and maintained by the Owner throughout the duration of the project.
- Access to the site will be controlled.
- Trash and debris will be removed from site via a construction dumpster which will be changed out as needed on a regular basis.
- Street cleaning will not be required on a regular basis, but if it is deemed necessary the Owner will coordinate the cleaning of any excess dirt that has resulted from construction activities.
- Onsite snow removal will be the Owner's responsibility.

#### **I. Erosion Control and Preservation of Trees**

Erosion control measures will be installed onsite prior to any work commencing. A complete erosion control plan will be put together and reviewed with the City at the preconstruction meeting. Some of the measures that will be taken are utilization of silt fences to protect to surrounding area from any silt run off from the site. The control measures will be maintained daily and inspected weekly or after any major rain event. The inspections will be documented for review by the City of Portland, Maine Department of Environmental Protection, or the U.S. Environmental Protection Agency.

All stored materials onsite will be located away from any trees or vegetation.

#### **J. Construction Staging Area**

All trucks will be unloaded within the construction site's footprint to avoid impacts on public traffic. An offsite marshalling area will not be required for this project. All materials will be stored onsite and in a manner to avoid impacts to ongoing Boat Yard operations and emergency vehicle access to the property.

#### **K. Parking During Construction**

Construction parking will be provided onsite. No parking of construction vehicles will be allowed in the West Commercial Street R.O.W.

#### **L. Special Measures as Necessary**

There will be no special measures necessary for this project.

Please do not hesitate to contact me with any comments, questions, or concerns regarding the Canal Landing Phase IV project and subsequent Construction Management Plan.