

CONSTRUCTION MANAGEMENT PLAN

A Construction Management Plan has been prepared by 1006 Congress, LLC and is included with this submission.



Construction Management Plan

1006 Congress, LLC



CONSTRUCTION MANAGEMENT PLAN

1006 Congress Street, Portland
1006 Congress, LLC

THE PROJECT

The 1006 Congress Street project consists of a mixed-use renovation and/or modification of existing commercial, to accommodate build to suit tenant needs, and develop market rate residential units.

This Construction Management Plan depicts the overall planning, coordination, and control of the construction site, from beginning to completion. The plan’s intent is to support a safe construction site and protect the public safety, accessibility (including preserving accessible pedestrian, bicycle, and vehicular modes of transport throughout the city), and welfare during construction. In addition, the construction management plan shall minimize construction impacts in their duration and magnitude to the surrounding area and develop an effective communication process for resolving concerns and conflicts.

1. SCHEDULE

Construction will occur immediately upon permit approval, and is anticipated to be completed in completion December 1, 2019.

2. ACCESS

a. Main Entrance/Public ROW

All construction access is proposed to be routed through the Main Entry/Exit at Westfield Street via Congress. (See Exhibit A, Access, Delivery/Staging and Parking Areas).

Disruption to public walkways will be strictly avoided. The contractor shall provide a traffic management plan to the department for approval prior to any sidewalk and/or street closing and commencing work in the right-of-way. Every effort will be made to schedule any work within the Public Right-of-way shall be performed during off-peak or evening hours.

b. Site and Truck Routes

Construction traffic will circulate from the Park Avenue and Congress Street. Access and egress will be from the Main Entry/Exit at Westfield via Congress Street, utilizing the Delivery and/or Staging Areas. (See Exhibit B, Site Routes and Exhibit C, Truck Routes)

The Side Entry/Exit will be utilized only when necessary, to avoid detrimental impact to Atlantic Hardwoods. (See Figure 1)



Figure 1 Side Entry/Exit

c. Delivery/Staging Area

Material deliveries will be directed to the main Delivery/Staging Area off Westfield Street. Supplementary Staging Areas are provided on the adjacent property via a written agreement with 17 Westfield, LLC. (See Exhibit A, Access, Delivery/Staging and Parking Areas).

- On-site - On days when the construction activities require multiple truck deliveries, every attempt will be made to stagger the delivery schedules, avoiding impacts to traffic or tenant access.
- Off-Site - If adequate on-site area for holding of trucks is not available overflow parking will be provided at the adjacent 17 Westfield site, through a written agreement. Adequate on-site area for the holding of the trucks until they can be unloaded is assured.



3. PARKING DURING CONSTRUCTION

All worker or delivery vehicles will be brought within the designated site boundaries, making every attempt to avoid queueing on public streets. (See Exhibit A, Access, Delivery/Staging and Parking Areas.)

4. ACCESSIBILITY

Project design, construction and approved uses will comply with the following:

- IEBC 2015
- Maine Human Rights Act, Sub Chapter 4.
- Department of Justice ADA Title III regulations.
- Federal Fair Housing Act does not apply.
- First floor units shall be ANSI 117.1 Type B units with ADA compliant access.

5. UTILITIES

Should there be a need to modify existing utility infrastructure (including connections to Water and Stormwater), the appropriate permitting will occur, and traffic control measures will be coordinated as directed by the City of Portland.

6. STORAGE

Construction materials will be stored as follows:

- Offsite – Storage container located at 17 Westfield, Portland, Maine per written agreement.
- Rear Loading Dock/Staging Area
- Basement Floor
- Construction Floor

7. ADMINISTRATION

Management during the construction period will be overseen by the following individuals/entities:

- Owner
 - 1006 Congress, LLC
Jennifer Packard, Principle
207-388-8123 | jp@pkrealtymgmt.com

- Administrative
 - PK Realty Management
Rich Gill, Property Manager
207-747-8985 | rg@pkrealtymgmt.com

- Construction
 - NE Services
Nick Elias, General Contractor
207-749-0069 | nick@ne-services.biz

8. COMMUNICATION

Temporary construction signage and Tenant notifications will provide a 24-hour customer service line. This automated system will notify all responsible parties immediately via telephone, text and email.

- Customer Service - (866) 996-7573

9. CONSTRUCTION HOURS

Construction will occur during the hours specified in the approved building permit. All structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 1 Chapter 16. *Safeguarding Construction, Alteration, and Demolition Operations*.

10. FIRE SAFETY PROGRAM

The 1006 Congress Street building complies with all Fire Safety code requirements.

- Fire Security
 - Cunningham Security
Michael Major
207-329-6111 mmajor@cunninghamsecurity.com

- Designated Safety Monitor
 - PK Realty Management
David Packard
207-939-3130 dp@pkrealtymgmt.com

- Site Inspections
 - Site Inspections will occur daily to ensure site is maintained in accordance with safety requirements, and permit specifications.
 - The General Contractor will be notified of any issues requiring resolution.
- Fire Safety inspections on site will include, but not be limited to:
 - Maintaining accessibility to the site from the perimeter, including streets and hydrants for apparatus placement
 - Maintaining ingress and egress doors, stairs, and corridors in a usable condition
 - Ensuring ignition sources and processes such as smoking, heating units and hot work, including flammable gases, are properly permitted, stored and used appropriately
 - Good management of accumulation and location of combustible construction and waste materials
 - Ensuring utility shutoffs and controls for electric, gas and fuel oil are readily accessible
 - Ensuring permanently fixed or temporary alarms, standpipe and sprinkler systems and portable extinguishers are in place for immediate use

11. TRAFFIC CONTROL PLANS

Construction activity is not proposed to impact the existing public street system nor public right of ways.

12. SITE MANAGEMENT AND CONTROLS

- Trash removal services have been contracted through Casella Waste with regularly scheduled pickups, and construction debris will be managed off hours by NE Services. Additional services will be contracted as needed.
- Debris and dust will be controlled within the interior of the building and are not expected to impact local streets.
- The construction shall comply with Portland's requirements under Section 17-18 of the City Code (Attachment 1) and Section 25-129 on Noise.
- Snow removal onsite (1006 Congress and 17 Westfield) is managed by Seabreeze Property Services. Snow remove on Westfield Street is managed by the City of Portland.
- Protective fencing will be installed around trees within the construction site and storage areas.

EXHIBIT A – ACCESS, DELIVERY/STAGING AND PARKING AREAS



EXHIBIT B – SITE ROUTES

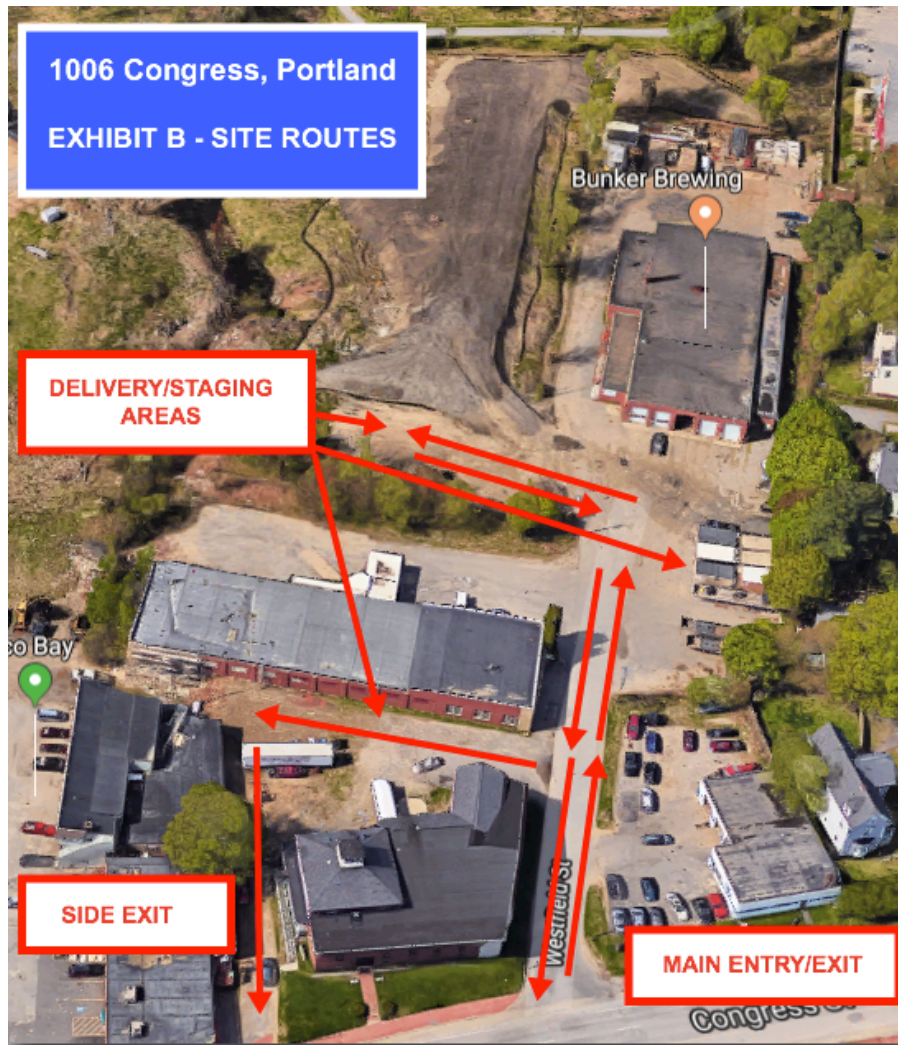


EXHIBIT C – TRUCK ROUTES

