



Construction Management Plan Narrative
Trefethen Evergreen Improvement Association
Shoreline Stabilization, Deck Pier Stabilization, and Boat Ramp Replacement
10 Trefethen Avenue - Portland, Maine

A construction management site plan has been prepared and is attached to this document.

The Construction Management narrative and plan depict the overall planning, coordination, and control of a construction site, including phases as applicable, from beginning to completion. The goal for the plan 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.

A. Construction Management Principles

The following narrative provides an overview of the construction management principles that the Trefethen Evergreen Improvement Association (TEIA) and its contractor has identified to minimize impacts from the construction, such as noise, vibrations, ground movement, truck traffic, and other construction related factors to the surrounding building and communities.

The following details define the intended approach to the successful management of the project construction and the construction management plan will address the general conditions contained below.

B. Development Review of Construction Management Plan

TEIA and its contractor shall submit a construction management plan that provides a comprehensive logistics and safety program for the construction project, which will be reviewed and approved as part of the site plan review process. The plan minimizing impacts to areas surrounding the building/construction site will be primary considerations in the process. The following details define the intended approach to the successful management of the project construction and the construction management plan will address the general conditions contained below.

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

Prior to scheduling a preconstruction meeting and the issuance of any city required permits, TEIA and its contractor shall meet all of the requirements contained in Section 14-530. Development review fees and post approval requirements and 14-532, and general requirements and enforcement of Portland's Land Use Code.

Other permits, as applicable, include:

1. **Street Opening Permits:** A street opening permit will be required for the shoreline stabilization work within the Trefethen Avenue Right of Way. Schedule and duration of work are unknown at this time.
2. **Blasting:** No blasting is anticipated for this project.

3. **Building Code:** The contractor shall employ the best practices for site work in accordance with Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

D. Construction Administration and Communication

TEIA and its contractor will work diligently to implement a communication strategy as outlined below. The communication strategy is intended to ensure that all construction operations are performed in accordance with all agreements, ordinances and special permits applicable to this project. The Construction Manager will work closely with adjacent abutters, businesses and all parties informed, as far in advance as possible, of scheduled work, particularly work anticipated to cause significant noise, vibrations, or dust.

1. Contact Person and contact information for the TEIA and its contractor and who is available 24 hours.

Contractor and contact person:

Unknown at this time

Developer/owner contact person:

Trefethen Evergreen Improvement Association

Paul Castle – Assistant Treasurer

(404) 502-9729

2. Contractor will have a project sign with the contact information.
3. Phone numbers will on sign and available for issues at all times of day during the construction period.
4. All construction site signage is temporary and shall be removed at project completion.

E. Construction Schedule

1. The contractor shall submit a schedule or time line for the construction project, including any Phasing.

Construction schedule:

- Commencement of construction: spring/summer of 2018
 - Duration of construction: 1 month
2. Hours of Construction: 7:00 AM – 7:00 PM Monday – Friday. Construction activities shall start no earlier than 8:00 AM on Saturdays, Sundays or Holidays. Construction may occur during the daytime hours as defined in Section 17-18. Construction Activities for Building permit and Section 25-129. Noise, dust and debris.
 3. There is no anticipation of night work on this project.
 4. All deliveries for materials will comply with the noise requirements listed above or will be restricted to the hours allowed for construction.
 5. Material Deliveries: Schedule and designated location for delivery of materials and boxed goods.
 - Deliveries may only occur during normal hours of construction and must be taken on-site.

F. Security & Public Safety

1. The site construction fence will be placed either on the property line, at back of curb, or at limit of work; as depicted on the plan to allow for construction equipment and construction employees to access the area for the site work.
2. The project does not include the construction or demolition of structures.
3. The project does not include the construction or demolition of structures.
4. TEIA and its contractor shall develop a fire safety and emergency protocol plan and contact the nearest Fire Station to advise them of the ongoing construction project.
5. Blasting, if required, shall conform with all measures of Article VIII. Regulation of Explosives in the Land Use Code and Section 3.7 Standards for Blasting and Regulation of Explosives in Portland's Technical Manual. (not anticipated)
6. Any proposed temporary security lighting shall be shown on the CMP and all fixtures shall be full cutoffs. (not anticipated)

G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets: Construction in the Trefethen ROW will occur during the shoreline stabilization portion of the project; however there is no proposed work within the traveled way. No traffic control is anticipated to be necessary to complete the project. A license will be obtained by the Applicant from the City during the Site Plan permitting process. A street opening permit will be obtained by the contractor if necessary.
2. Sewer and Stormwater: No sewer, stormwater, or other utility connections are proposed for this project.
3. Traffic Control Plans: Traffic control is not anticipated to be necessary to complete this project

H. Site Management and Controls

The final Construction Management Plan will address maintaining the site in a safe condition and will include the following:

1. Regular trash and debris removal
2. Street cleaning and damage controls
3. Dust controls: The construction shall comply with Portland's requirements under Section 25-129 on Noise, dust and debris (Attachment 2).
4. Noise: The construction shall comply with Portland's requirements under Section 17- 18 of the City Code (Attachment 1) and Section 25-129 on Noise, dust and debris Attachment 2).
5. Rodent Control will be provided, if applicable, by a professional exterminator and consistent with Chapter 22 of the City Code.
6. Snow Removal: Pursuant to Section 25-173 Contractors to ensure a safe means of travel within the work zone.
 - 1) Snow/ice removal or commence automatically from (1" of snow and up) or Ice
 - 2) Remove snow as needed within the work zone, including parking spaces & not to block any driveways or site lines with the piles of snow.
 - 3) Clear all walks & ramps with the work zone
 - 4) Sand or Salt as needed

- 5) Clear all basin or drainage to help snow melt
- 6) This would include Monday-Friday Sat/Sunday/Holidays

I. Erosion Control and Preservation of Trees

1. TEIA's selected contractor shall install all erosion and sedimentation controls as depicted on the approved erosion and sedimentation control plan prior to the pre-construction meeting for inspection by the City. The contractor shall regularly inspect the control measures, no less than weekly and after significant storm events, and maintain any installed temporary or permanent stormwater management systems in working order. The contractor shall document all inspection activities and corrective actions and be prepared to provide these documents for inspection by the City, Maine Department of Environmental Protection or the U.S. Environmental Protection Agency upon request.
2. No existing trees are located within the work area.
3. The storage of materials shall be identified and avoid being located under/near trees.

J. Construction Staging Area

1. The Construction Management Plan depicts locations of the material staging areas, the location of onsite truck delivery/holding areas, the location onsite parking, and the general location of the construction security fence.
2. Delivery Truck Holding Areas On-Site: The delivery holding area is shown on the plan and shall not be blocked during construction. On days when the construction activities require multiple truck deliveries, these deliveries will be carefully scheduled so that there is always adequate on-site area for the holding of the trucks until they can be unloaded. Once at the site all vehicles will be brought within the fence line and will make every attempt to avoid queuing on public streets.
3. Delivery Truck Holding Areas Off-Site: In the event that adequate on-site area for holding of trucks is not available, an off-site marshaling area will be utilized for trucking. The designated off-site location is identified in the construction management plan (TEIA gravel parking lot).

K. Parking During Construction

1. Construction Parking: Parking for construction workers is provided on site.
2. Parking: Adequate parking exists outside of the proposed contractor staging and parking area.
3. Truck Routes and Volumes: The Construction Management Plan shall address the designated truck routes and expected truck volumes. All deliveries to the site shall be via Trefethen Avenue. It is anticipated that not more than two trucks will be delivering products to the site at any given time.

L. Special Measures as Necessary

For construction work that will take place over a long period (e.g. 12 months or more), involve major demolition/deep excavation/ piling and/or special construction techniques, or are located near sensitive uses e.g. medical care facilities, schools), the Construction Management Plan should provide details and demonstrate that all appropriate special measures have been taken to avoid, minimize, or possibly compensate for potential impacts. This may include taking baseline measurements before construction, such as arranging to photograph the foundations of nearby properties upon consent of the owners, in order to assess any future impacts of vibration, noise, etc.

No special measures of construction are anticipated for this project.