

June 6, 2016

To: City of Portland Planning Authority
Re: 23 Ocean Mixed Use
Level III Final Application Submission

Construction management Plan

1.0 GENERAL

1.1 PURPOSE

The purpose of this Construction Management Plan Manual is to provide a consistent policy under which certain physical aspects of construction management will be implemented. These standards cannot anticipate all situations. They are intended to assist, but not to substitute for competent work by design and construction professionals. The construction management plan will be kept on site.

1.2 APPLICABILITY

This manual shall govern the construction and development of a new mixed use building at 23 Ocean Avenue in Portland Maine.

2.0 PROJECT LOCATION

2.1 DISTURBANCE AREA

The Landscape Plan describes and computes the total project disturbance area. Soil disturbance shall be kept to a minimum. Construction staging and phasing shall occur, where applicable, to minimize soil disturbance time.

2.2 LOCATION

23 Ocean Avenue, Portland ME

3.0 PROJECT DOCUMENTATION

3.1 PERMITS / OTHER DOCUMENTS

The contractor shall maintain all applicable local, state and federal licenses and permits that apply to the construction project.

3.2 PUBLIC NOTIFICATION

All public notification required by the City of Portland will be provided.

3.3 PROJECT SIGN

A project sign may be constructed and posted that may include the contractors name, the architects name, a project description, contact information, and any other applicable project information.

3.4 CONTACT DESIGNATION

The Final Application documents and building permit drawings shall include all applicable contact information.

4.0 PROJECT IMPLEMENTATION

4.1 DATES OF CONSTRUCTION

Dates of construction shall be specified in the Plan. Any work being performed within City ROW shall be completed as per the City of Portland Right of Way requirements.

4.2 HOURS OF CONSTRUCTION

Construction hours shall be limited to 7am – 5pm Monday through Friday and 9am – 5pm on Saturday. No construction is permitted on Sundays, 4th of July day and/or weekend if it falls on a Friday or Monday, Memorial

Day and Labor Day weekends, Thanksgiving Day, Christmas Day, and New Year's Day. During Presidents Day and during the Christmas week (12/26-12/31)

4.3 SEQUENCE (PHASING) OF CONSTRUCTION

A construction schedule including all project phasing shall be available from the contractor upon request.

4.4 ADJOINING PROPERTIES

No person shall excavate on land close enough to a property line to endanger any adjacent public street, sidewalk, and alley, other public or private property, or easement, without supporting and protecting the property from any damage that might result from construction operations.

4.5 PROJECT FENCING

All construction areas shall have a non-removable construction fence or other approved device securely placed around the areas to be protected. The fence shall be six feet (6') in height and constructed out of chain-link fence.

5.0 PARKING MANAGEMENT

5.1 EMERGENCY VEHICLE ACCESS

The contractor shall maintain continuous emergency vehicle access, on and around site, including but not limited to police, fire, and ambulance services.

5.2 CONSTRUCTION PARKING DETAILS

Specific construction parking may be provided on site or on street in compliance with the City parking regulations. Subcontractors will be encouraged to carpool whenever possible.

5.3 STAGING AREAS

Material and equipment staging will be accommodated within the project site.

5.4 CONSTRUCTION TRAILER, MATERIALS STORAGE, AND WASTE MANAGEMENT

There will be no job site trailer installed. Materials will be stored on site. Management of both construction waste and recycling will be accommodated on site or on an adjacent parcel upon agreement with the Owner.

6.0 TRAFFIC CONTROL

6.1 GENERAL

All traffic control operations shall be managed by the general contractor.

6.2 DELIVERY REQUIREMENTS

Deliveries to the project site will be via the public way. Cones, flagging, or traffic direction will be deployed as necessary to alert normal vehicle traffic.

7.0 PEDISTRIAN PROTECTION

7.1 GENERAL

Signage directing pedestrians to use the sidewalk on the opposite side of Ocean Avenue or Hersey Street will be posted throughout construction or at such times as necessary for safe pedestrian passage.

8.0 SEDIMENT AND EROSION CONTROL

8.1 REQUIREMENTS

A Storm Water Pollution Prevention Plan has been submitted as part of the City of Portland Site Plan Approval process.

9.0 EMISSIONS

9.1 GENERAL

All vehicles and equipment used on site will be properly maintained such that the engines will function within manufacture's standards or parameters.

9.2 IDLING

Contractors, Subcontractors, delivery drivers, and other visitors will be requested to observe a no idling policy.

10.0 NOISE SUPPRESSION

10.1 GENERAL

All construction equipment shall be adequately muffled and maintained to minimize project noise. The installation of noise barriers will be used to suppress noise when necessary. Portable loud equipment including generators, compressors, and cement mixers shall be located on the property to reduce impacts on individual neighbors. The use of radios on the site before 8:00 am is not allowed.