

To: City of Portland Planning Authority

**Re: 23 Ocean Mixed Use
Level III Final Application Submission**

Date: January 25, 2017- Revised

Construction Management Plan

1.0 GENERAL

1.1 PURPOSE

The purpose of this Construction Management Plan 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 Approved Site 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 will be constructed and posted that will 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

Construction will begin within 30 days of receipt of a building permit. A construction schedule will be developed for the project and shall be available from the contractor upon request. Any work being performed within City ROW shall be completed as per the City of Portland Right of Way requirements and schedule.

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). Construction hours shall follow all city regulations regarding hours of construction and noise.

4.3 SEQUENCE (PHASING) OF CONSTRUCTION

A construction schedule including all project phasing will be developed by the Contractor and shall be available from the contractor on-site upon request. In general, the following Construction Sequencing will be followed:

1. Mobilization of equipment to the site
2. Site Preparation. Establish Site Limits, install Temporary Erosion Control and Construction Fencing
3. Clear and grub site, remove vegetation, demolish and remove structures and necessary materials within new building footprint
4. Excavate for building foundation
5. New Building Construction (Interior and Exterior)
6. Site Work, including utilities, grading, and hardscaping on site and within street
7. Install Landscaping and other site Improvements
8. Occupy new building
9. Renovation of existing building as necessary.

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 entire areas to be protected. The fence shall be six feet (6') in height and constructed out of chain-link fence. This fence shall be located as shown on the attached Logistics Plan.

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. On street parking shall be prohibited for all contractors and subcontractors. Subcontractors will be encouraged to park off site at the Woodfords Club and to carpool whenever possible. No on-street parking will be allowed on the north side of Hersey Street along the property frontage, except for short term deliveries as described below. See attached Logistics Plan.

5.3 STAGING AREAS

Material and equipment staging will be accommodated within the project site. See Attached Logistics Plan.

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.

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 and originate from Ocean Ave and Delivery drivers will be requested to avoid Hersey Street whenever reasonably possible. Access to the site will be via the existing curb cut on Hersey St. Cones, flagging, or traffic direction will be deployed as necessary to alert normal vehicle traffic. Short term parking (30 minutes or less) for delivery vehicles only shall be allowed on Hersey Street directly in front of the property if internal access is not feasible. See Logistics Plan

6.0 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. See Logistics Plan.

7.0 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.

8.0 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.

9.0 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.