

J CONSTRUCTION MANAGEMENT PLAN

502 Deering Center

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 Plan shall govern the construction and development of a new mixed use building at 502 Stevens Avenue in Portland Maine.

2.0 PROJECT LOCATION

2.1 DISTURBANCE AREA

The Site Grading Plan describes 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

502 Stevens 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 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.

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. On street parking will be discouraged. Subcontractors will be encouraged to park off site and 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 and originate from Stevens Ave whenever possible. Access to the site will be via the existing curb cut between 502 and 510 Stevens Avenue. Flagging, or traffic direction will be deployed as necessary to alert normal vehicle traffic.

7.0 PEDESTRIAN PROTECTION

7.1 GENERAL

Signage directing pedestrians to use the sidewalk on the opposite side of Stevens Avenue 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 Management and Erosion Control Plan has been submitted as part of the City of Portland Site Plan Approval process and will be maintained throughout construction.

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.