

Construction Management Plan

Forefront Hoteliers, LLC – Hotel at Thompson’s Point

A. Construction Management Principles

The following narrative provides an overview of the construction management principles that the Forefront Hoteliers, LLC and Opechee Construction 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.

B. Development Review of Construction Management Plan

Forefront Hoteliers, LLC and Opechee Construction submits this 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. Minimizing impacts to areas surrounding the building/construction site will be primary considerations in the process.

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

Prior to scheduling a preconstruction meeting and the issuance of any city required permits, Placemaker Partners and Opechee Construction will meet all of the requirements contained in Section 14-530, Development Review Fees and post approval requirements and 14-532, General requirements and enforcement of Portland’s Land Use Code.

Other permits, as applicable, include

1. **Street Opening and Street Occupancy Permits:** These permits will not be required due to the location of the project.
2. **Blasting:** Blasting will not be required.
3. **Building Code:** Employ the best practices, as applicable, of Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

D. Construction Administration and Communication

Opechee Construction 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. The final construction management plan shall provide for the following:

1. Contact Person for Forefront Hoteliers, LLC is the designated construction owner’s representative. Owner’s Representative is Dale Akeley (Ph. 207-831-1180) eproject@maine.rr.com. Contact Person for Opechee Construction is TBD
2. Construction Signage will be posted on the site with Contact Information for Opechee Construction.
3. Opechee Construction’s full time site project manager will be in constant contact via email or phone with the Owner’s Representative. The Owner’s Rep will provide weekly and additional as need construction updates to neighboring business to inform them of any work that could possibly impact their day to day operations.

4. All construction site signage is temporary and will be removed at project completion.

E. Construction Schedule

1. The project will break ground approximately mid-March 2018 and be completed mid-June 2019. This project will not be phased. See the preliminary construction schedule in Attachment 1.
2. Hours of Construction. Construction will occur during the daytime hours as defined in Section 17-18. Construction Activities for Building permit (Attachment 2) and Section 25-129, Noise, dust and debris (Attachment 3).
3. Extended Hours or Night Work: Pursuant to Section 17-18, this section not apply to emergency utility work or “Situations where the public works authority or the office of building inspections determines that the construction activity is of a unique character which cannot reasonably be completed or performed during the permitted hours and which is not of a recurring nature, provided that prior to engaging in such activity the contractor or his representatives gives notice of the time and scope of such proposed activity, the notice to be given in a manner approved by the public works authority.”
4. Material Deliveries: Deliveries will take place between 7:00 a.m. and 5:00 p.m. Deliveries will be received in the designated laydown areas as shown on the Construction Management Plan.

F. Security & Public Safety

1. The Construction Management Plan (Attachment 4) depicts proposed construction fencing and access gates. Gates will have Knox locking devices. Fencing separates the construction site from all other surrounding uses.
2. The adjacent Brick South Building connection will require minor construction, alteration, or demolition operations. These activities will comply with NFPA 1 Chapter 16.
3. Fire Safety Program.
 - Good Housekeeping: All subcontractors are required per contract to clean up after their work on a daily basis.
 - On-site security: Chain link fence system with locked gates will be installed around the perimeter of the construction site.
 - Installation of new fire protection systems as construction progresses: Fire extinguishers will be located on each floor per OSHA standards and IBC 2009. A standpipe system per IBC Section 3311.1 will be provided concurrent with building construction.
 - Preservation of existing systems during demolition: There are no existing systems.
 - Consideration of special hazards resulting from previous occupancies: There are no special hazards from previous occupancies.
 - Protection of existing structures will be accomplished with a fire wall.
4. Blasting will not be required
5. Temporary on-site security lighting will be provided upon the request of the owner.

G. Construction Permitting and Traffic Control Plans

1. Construction Activity in Public Streets: There will be no construction in Public Streets for this project.
2. Sewer and Stormwater: Sewer connections are controlled by Chapters 24 of the City Code of Ordinance. There will be no new connections to the City of Portland Sanitary System. Required permits for new connections to the existing private line have been obtained through the City Site Plan review process. Stormwater connections will be made to a private stormwater line and discharged to the Fore River pursuant to city and state permits previously approved. The Stormwater system has been designed to meet Chapter 32 of the City Code of Ordinance.
3. Traffic Control Plans: Construction activity will not impact public streets due to the location on the project being completely surrounded by land owned by ownership.

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. Trash and debris removal management will be provided by separating recyclable and non-recyclable wastes into multiple construction dumpsters. Trash will be separated, disposed of in a proper waste facility, and documented pursuant to LEED Standards.
2. Street cleaning and damage controls: This project will have construction entrances at the entrances to the site. Due to the remote proximity there should be no dirt tracked or damage caused to city streets. All sediment tracked off the project site and onto private drives will be swept daily and disposed of onsite in accordance with the approved erosion and sediment control plan. A truck washdown station may be required at the discretion of the owner or its assigned personnel.
3. Dust controls: The construction will comply with Portland's requirements under Section 25-129 on Noise, dust and debris (Attachment 3).
4. Noise: The construction will comply with Portland's requirements under Section 17-18 of the City Code (Attachment 2) and Section 25-129 on Noise, dust and debris (Attachment 3).
5. Rodent Control will not be needed as this is new construction.
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 sight 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. Opechee Construction will 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. Opechee Construction will 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. Opechee Construction will 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. There currently are no trees or landscaping within the limits of construction.
3. Storage areas are indicated on the Construction Management Plan (Attachment 4).

J. Construction Staging Area

1. The Construction Management Plan depicts location of the material staging areas, the location on onsite temporary construction trailers, the location on onsite truck delivery holding areas, the location onsite truck washing stations, masonry mixing stations, the general location of the construction security fence and the general location of temporary construction dumpsters. An open storage areas is shown on the plan.
2. Delivery Truck Holding Areas On-Site: The delivery holding area is shown on the plan and will 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 Thompson's Point all vehicles will be brought within the fence line. There will be no queueing on public streets or common area (privately owned) roadways without prior notice and coordination with the owner. Construction truck traffic will not alter normal traffic patterns or emergency vehicle access to or around the Thompson's Point Campus.
3. Delivery Truck Holding Areas Off-Site: An offsite holding area may be designated by the owner with prior approval from the owner. Offsite holding areas shall be minimized to short term parking only and will not prevent the normal operations of the site.

K. Parking During Construction

1. Construction Parking: Adequate parking for construction workers will be provided on site. The parking areas have been indicated on the Construction Management Plan.
2. Parking: There are no existing parking spaces available to the public within the construction limits that will remain operational during construction.
3. Truck Routes and Volumes: The Construction Management Plan indicates the designated truck routes. Truck volume is expected to be 3-4 trucks per week.

L. Special Measures as Necessary

Construction will take approximately 15 months. Construction will involve pilings. Construction is not located near sensitive uses (e.g. medical care facilities, schools).

ATTACHMENT 1

Preliminary Construction Schedule (Subject to Change)



Schedule

TP Hotel - Portland, ME

2018

2019

ITEM DESCRIPTION	18-Mar	1-Apr	15-Apr	29-Apr	13-May	27-May	10-Jun	24-Jun	8-Jul	22-Jul	5-Aug	19-Aug	2-Sep	16-Sep	30-Sep	14-Oct	28-Oct	11-Nov	25-Nov	9-Dec	23-Dec	6-Jan	20-Jan	3-Feb	17-Feb	3-Mar	17-Mar	31-Mar	14-Apr	28-Apr	12-May	26-May	9-Jun	23-Jun	7-Jul		
Paving/Landscaping					Base									Landscaping, Finish, Pavers																							
Sitework and Utilities																																					
Rammed Aggregate Piers																																					
Foundations Building																																					
Erect Steel Building																																					
Building Enclosure/Windows																																					
Roofing																																					
Masonry and Exterior Façade																																					
Floor Slabs																																					
Interior Wall and Ceiling Framing																																					
Rough Mechanical & Electrical																																					
Elevator																																					
Wall and Ceiling GWB																																					
Interior Painting and Finishes																																					
Flooring																																					
Millwork																																					
Fixtures and Trim																																					
Closeout and Cleaning																																					

BUILDING PERMIT

Windows

CURBS

UGP&E

GEN RTU

ATTACHMENT 2

Sec. 17-18. Construction activities.

(a) Within the R-zones, from September 1st to May 31st, no person shall engage in construction activities generating noise exceeding fifty (50) decibels, between the hours of 7:00 p.m. and 7:00 a.m., of the following day within five hundred (500) feet of any building used for residential, hospital or nursing home purposes. From June 1st to August 31st construction activity may continue until 8:00 p.m. Any other language notwithstanding, no construction activity shall begin before 8:00 a.m. on a Saturday, Sunday or legal holiday.

(b) Construction activities shall include, but not be limited to, the following:

- (1) The use or operation of power or heavy equipment in connection with road, street, or bridge construction, reconstruction or repair;
- (2) The use or operation of power or heavy equipment in connection with the installation or repair of utility lines, pipes, wires or cables;
- (3) The use or operation of power or heavy equipment in connection with the construction of buildings, including specifically excavation for foundations or landscaping work of any kind;
- (4) The renovation, repair, remodeling or demolition of the exterior or foundation of any building or structure

(c) This section shall not apply in the following situations:

- (1) Emergency repair work on any utility line, pipe, wire or cable required to restore normal utility service;
- (2) Situations where the public works authority or the office of building inspections determines that the construction activity is of a unique character which cannot reasonably be completed or performed during the permitted hours and which is not of a recurring nature, provided that prior to engaging in such activity the contractor or his representatives gives notice of the time and scope of such proposed activity, the notice to be given in a manner approved by the public works authority.

ATTACHMENT 3

Sec. 25-129. Noise, dust and debris. Each permittee shall conduct and carry out excavation work in such manner as to avoid unnecessary inconvenience and annoyance to the general public and occupants of neighboring property. To the fullest extent practicable, the permittee shall take appropriate measures to reduce noise, dust and unsightly debris in the performance of the excavation work. Excavation work, including the use of any tool, appliance, or equipment, shall be performed between the hours of 7:00 a.m. and 10:00 p.m. only, exclusive of emergency work. Time waiver requests may be submitted to the public works authority for work outside of this time period and will be subject to neighborhood concerns. Excavation work shall not occur on Sundays, holidays or on major holiday weekends, unless expressly authorized by the public works authority or as a result of emergency need.

ATTACHMENT 4
Plan Sheet C-6.0 Erosion Control and Construction Management Plan

EROSION AND SEDIMENT CONTROL NOTES:

- ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT TURBIDITY IN ALL DISCHARGE TO THE FORE RIVER. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WATTLES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE
- ALL CATCH BASINS TO HAVE 1" UNDERDRAIN PER DETAIL 'L' ON SHEET C-8.5
- ALL SUBSURFACE DETENTION AREAS ARE NOT TO BE PLACED "ON-LINE" UNTIL TRIBUTARY AREA IS STABILIZED WITH PAVEMENT OR 75% VEGETATION COVERAGE
- STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED AS REQUIRED BY THE PROJECT SPECIFICATIONS
- THE CONTRACTOR SHALL TREAT DISTURBED AREAS AND CONSTRUCTION HAUL PATH WITH DUST CONTROL BMPs TO LIMIT ALL FUGITIVE DUST
- ALL EXCESS COMMON BORROW SHALL BE PLACED IN DESIGNATED STOCKPILE ON PANHANDLE DETAILS INCLUDED IN SEPARATE PLAN SET BY REFERENCE.

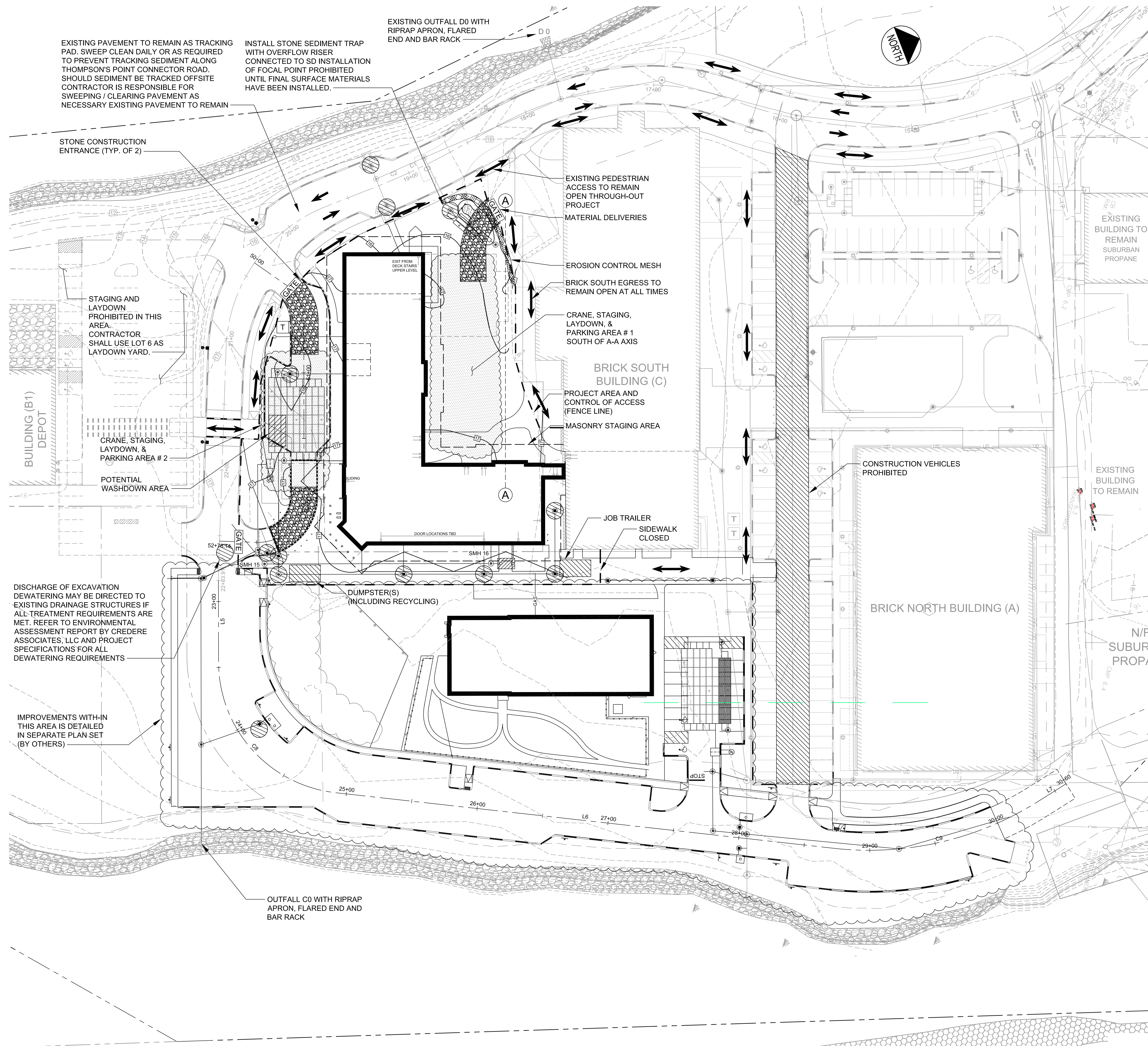
Summary of Storm Water Discharges					
Discharge ID	Approximate Drainage Area (Ac)	Full Build Out 25 Yr Peak Flow (CFS)	Outlet Pipe Size (in)	Description	*Minimum Required Riprap D50 (in)
CO	TBD	TBD	TBD	RCP Flared End W/ Bar Rack, Riprap Slope Apron	12

* D50 is a median rock size. Riprap should be a well graded mix of angular rock from about 1.5 to 0.25 times the size of the D50. The contractor shall protect existing riprap slope or replace rock to meet the minimum required D50 stone size.

LEGEND	
	INLET PROTECTION (STONE OR HAY SEDIMENT BARRIER)
	FILTERRA INLET PROTECTION (PER MANUFACTURERS REQUIREMENTS) (NOT REQUIRED IN THIS PHASE)
	RIPRAP OUTLET PROTECTION
	CURLEX BLANKET
	EROSION CONTROL MESH
	30' WIDE ACCESS ROUTE
	WASH DOWN AREA
	STONE CONSTRUCTION ENTRANCE

CONTRACTOR CONSTRUCTION MANAGEMENT NOTES:

- THIS PLAN IS PART OF AN OVERALL CONSTRUCTION MANAGEMENT PLAN APPROVED AS PART OF A CITY OF PORTLAND LEVEL III SITE PLAN APPLICATION. THE CONTRACTOR SHALL FOLLOW THE APPROVED CONSTRUCTION MANAGEMENT PLAN AND MAINTAIN A COPY IN THE JOB TRAILER.
- CONTRACTOR SHALL POST ALL PERMITS, EMERGENCY CONTACT INFORMATION, AND CONSTRUCTION SIGNAGE PRIOR TO THE PRE-CONSTRUCTION MEETING.
- THE FOREFRONT AT THOMPSON'S POINT IS AN ACTIVE DEVELOPMENT SITE WITH DAILY VISITORS FROM THE PUBLIC. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PEDESTRIAN AND VEHICULAR SIGNAGE TO PROMOTE THE SAFE PASSAGE OF THE PUBLIC AROUND THE HOTEL DEVELOPMENT SITE. A WRITTEN REQUEST FOR CLOSURES OF ANY KIND SHALL BE PROVIDED TO THE OWNER A MINIMUM OF 72 HOURS IN ADVANCE. THE OWNER MAY AT THEIR DISCRETION AND AT NO COST TO THE OWNER DELAY THE CLOSURE AS NOT TO DISRUPT OTHER BUSINESSES.



PRELIMINARY – NOT FOR CONSTRUCTION

			PROJECT: THE FOREFRONT AT THOMPSON'S POINT FOREFRONT HOTEL SHEET TITLE: EROSION CONTROL AND CONSTRUCTION MANAGEMENT PLAN CLIENT: FOREFRONT HOTELIERS, LLC		PLACEMAKER PARTNERS, LLC 501 DANFORTH STREET PORTLAND, ME 04102 bo@placemakerpartners.com	
1	11.09.15	SUBMITTED TO CITY FOR REVIEW	DESIGNED: BEK	DATE: AUG. 2017	SCALE: 1" = 30'	DRAWN: DB
REV	DATE	DESCRIPTION	FILE NAME: HOTEL-EROSION.dwg	SHEET: C-6.0		