Construction Management Plan Narrative
977 Brighton Avenue
Avesta Housing Development Corporation

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 Avesta Housing Development Corporation 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

Avesta Housing Development Corporation 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, Avesta Housing Development Corporation and its contractor shall 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 Permits:** A street opening permit will be required for all subsurface utility connections within Wessex Street (including water, gas, and electric/ communications, and curbing). Schedule and duration of work are unknown at this time.

2. **Blasting:** No blasting is anticipated for this project.

D. Construction Administration and Communication

Avesta Housing Development Corporation 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 Avesta Housing Development Corporation and its contractor and who is available 24 hours.
   Contractor and contact person: Unknown at this time

   Developer/owner contact person: Avesta Housing Development Corporation
   Greg Payne
   (207) 553-7780 x3341

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: 12 months**
   - **Schedule of major construction events: See construction timeline at end of document**

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.
   <u>Deliveries may only occur during normal hours of construction and must be taken on-site. No deliveries are allowed to occur from Wessex Street.</u>

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 exterior walls of the building and for the site work.
2. Structures undergoing construction, alteration, or demolition operations, including those in underground locations, shall comply with NFPA 1 Chapter 16.
3. Demolition of the existing house and garage and other associated site items will occur. A demolition fire safety program is needed and will be prepared and supplied when a contractor is selected.
4. Avesta Housing Development Corporation 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. <u>Construction Activity in Public Streets:</u> Will occur when making connection to utilities within the adjacent street and when new curbing is set. All required permits will be obtained at the responsibility of the general contractor. Traffic and bicycle flow will be maintained and controlled as necessary for this work to occur. Reconstruction of Wessex Street will require maintaining one way emergency traffic.

2. <u>Sewer and Stormwater</u>: All sewer and stormwater water system connections will be per the City's requirements/standards and are controlled by Chapters 24 and 32 of the City Code of Ordinance. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Works. Rules and Regulations for these utility systems are available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual. Sewer connection is required for this project.

   <u>Other utilities:</u> All other utilities (gas, water, underground electric/communications) will be per the utility provider requirements/standards. Required permits for new connections and/or abandonment of existing connections are available through the Street Opening Clerk at the Department of Public Works.

3. Traffic Control Plans: Construction activity that impacts the existing public street system must be controlled to protect the safety of the construction workers and all modes of the traveling public. Projects that will occur along arterial and or collector streets are required to submit a satisfactory 'maintenance of traffic" (MOT) plan prior to any site plan, subdivision, or street opening permit approval. MOT plan is required for this project for reconstruction of Wessex Street.

   Maintenance of Traffic (MOT) plans shall provide for the safe passage of the public through or along the construction work zone. On a case-by-case basis, applicants may be allowed to close a street and/or detour a mode of traffic when absolutely necessary for safety. MOT plans shall employ the appropriate techniques and devices as called for in the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

   - Construction speed signing may be used as needed to slow traffic
   - Traffic Control signs shall not be placed where they are an obstruction to bicycles or pedestrians.
   - Flaggers will be used during utility connection within the adjacent streets.
   - No police detail or lighted intersections are anticipated for this project.

   All existing modes of travel in work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Works. The MOT should also address on-street parking impacts, including deliveries and parking for adjoining businesses and property owners, analysis of roadway capacity or diversion capacity if street closure or change to roadway capacity is required, and coordination with other on-going or future construction or utility projects in the vicinity.

   - Typical construction fencing will be used to secure the site. Alternate sidewalks are available on the other side of the adjacent streets.
   - ADA compliance shall be maintained.
   - A short duration sidewalk relocation on Brighton Avenue is anticipated.

   Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works. Avesta Housing Development Corporation and its contractor shall apply for the necessary permits.

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. Avesta Housing Development Corporation's selects contractors that 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. 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 on onsite temporary construction job trailers, the location on onsite truck delivery/holding areas, the location onsite parking, the general location of the construction security fence, temporary toilets, and the general location of temporary construction dumpsters.
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 well 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 will be identified in the construction management plan (side of Wessex Street).

K. Parking During Construction

1. Construction Parking: Parking for construction workers is provided on site. If it is found that more parking is required separate arrangements for off-street parking at an off-site location shall be provided (at one of the many nearby private or public parking lots.
2. Parking: The existing site has parking available and will be expanded as part of the first phase of construction.
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 Wessex Street. All deliveries will be made on site within the secure construction fence. Delivery volumes will vary depending on construction sequencing but will only occur during allowable hours of operation.

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.