

5. CONSTRUCTION MANAGEMENT PLAN

The following statement is made in accordance with the City of Portland Code of Ordinances, Chapter 14 Land Use, Section 14-525(c)(9).

5.1 CONSTRUCTION MANAGEMENT PLAN

PH Warren Ave, LLC is seeking to commence construction during summer 2014 and complete the work by late 2014. The commercial development construction will involve site preparation, foundation and building construction, utilities and final site restoration. The accompanying construction plan outlines the anticipated timeline and sequence of activities.

5.2 ATTACHMENTS

Attachment I – Construction Management Plan

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Construction Management Plan

421 WARREN AVENUE COMMERCIAL COMPLEX PROJECT

CONSTRUCTION MANAGEMENT PLAN

The Owner, Biskup Construction, and the field supervision team will work together onsite on a daily basis. This will ensure clear and timely communication with the Owner and seamless coordination of project activities. Project Management will be overseen by Biskup Construction working out of their home office in Windham, Maine. The Site Project Manager/Superintendent will be on site to oversee and manage the project during all phases of construction.

The work involves new construction of a multi-unit commercial complex on Warren Avenue in Portland with off-street parking available on the project site.

- Final Approvals and Building Permit. We anticipate final approvals for late May 2014. All necessary building permit documentation will be submitted to the City at this time.
- Construction. It is anticipated that construction will begin mid to late June, weather permitting.
- Work Hours. Work hours will be in accordance with City of Portland Regulations. Monday through Friday 7:00 AM to 7:00 PM and Saturday 8:00 AM to 3:00 PM.
- Site Mobilization and Construction Entrance. All construction access to site will be via Warren Avenue.
- Traffic Management. All traffic management for the site will be on Warren Avenue. Traffic management will occur during all phases of construction. This may include temporary construction signage on the street.
- Site Protection. Temporary fencing will be placed as needed along the Warren Avenue side of the project. Pedestrian access will be managed along Warren Avenue and protection may include fencing, construction signage and barricades where necessary for public safety and continued site accessibility.
- Parking for workforce will be located onsite or within the applicant's adjacent properties. Workers will avoid parking on Warren Avenue.
- City Coordination. Biskup Construction will work with the City of Portland, Portland Water District, Emergency Services and other entities to coordinate off site construction activities including all work within the public right of way. All traffic control, detours and signage will be in accordance with City requirements.

- Warren Avenue Right of Way Work. Utility and site drainage work along Warren Avenue is planned to occur in the early phases of the project. This work is anticipated to begin in the summer as street opening permits are issued and as weather permits. The Site Project Manager will notify the City of Portland, Portland Water District and Emergency Services of street openings and restriction to street access. Detour signage will be provided to direct traffic and pedestrians, if necessary. Right of way work will be coordinated for minimal interruption.
- Sidewalk Closure. During the Utility Right of Way work on Warren Avenue the public sidewalk will need to be temporarily closed to pedestrians. The sidewalk closure will be coordinated with the City of Portland and appropriate barriers and detour signage will be provided to direct pedestrians to the opposite side of the street.
- Waste management will be coordinated by the Site Project Manager. An appropriately sized dumpster or dump trailer will be stationed onsite for regular waste removal. Dumpster protection will be provided as necessary.
- Crane Usage. The use of a crane may be deemed necessary. If a crane is needed the Site Project Manager will adhere City of Portland Regulations.
- Management of excavated materials. The Site Project Manager will oversee the handling of all excavated materials and their appropriate disposal.
- Erosion control will be used and maintained throughout the site.
- Site Project Managers will coordinate materials deliveries. These deliveries will be received via Warren Avenue.
- Material storage and laydown areas will be on site. Materials will be protected as needed from weather and potential theft.
- Snow Removal, if necessary. Snow removal equipment will be brought on site on an as needed basis.
- Restoration of the site. Restoration includes loaming, seeding, mulching and landscaping per the landscaping plans.