

**PLYMOUTH REIT  
56 MILLIKEN STREET, PORTLAND, MAINE**

**TAB 7 - CONSTRUCTION MANAGEMENT PLAN NARRATIVE**

**Construction Management Principles**

This Construction Management Plan depicts the overall planning, coordination and control of construction activities related to the new 72,000 square foot warehouse facility and related site construction located at 56 Milliken Street in Portland, Maine. The goal of this Construction Management Plan is to support a safe construction site and protect public safety. Impacts of the proposed construction activities shall be minimized in their duration and magnitude to the surrounding area.

**Development Review of Construction Management Plan**

This Construction Management Plan shall be reviewed and approved by the City of Portland Planning Authority and the Portland Department of Public Works.

**Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits**

Prior to the start of construction, the contractor and the applicant shall provide the City of Portland performance guarantees as stated in the Planning Authority approval and shall meet the requirements of Section 15-530, Development Review Fees and Post Approval Requirements and Section 14-532, General Requirements and Enforcement of Portland's Land Use Code.

A preconstruction meeting shall be coordinated by the contractor with the City of Portland staff to review this Construction Management Plan, approval requirements and to establish communication contacts for the contractor and the owner.

Contractor shall obtain a Street Opening Permit from the City of Portland prior to the start of any construction in Riverside Industrial Parkway or Milliken Street.

Blasting is not anticipated for this site and building construction. If ledge is encountered during construction and blasting is necessary, then the contractor shall prepare a blasting plan in accordance with the City of Portland Technical Manual and applicable State and Federal regulations.

Contractor shall employ the best practices, as applicable, of Chapter 33 Safeguards during Construction, from the 2009 International Building Code.

**Construction Schedule**

Contractor shall submit a construction schedule to the City of Portland at the preconstruction meeting. Hours of construction shall occur in Monday through Friday between 7:00 am and 7:00 pm. If a construction activity is required to be conducted outside these hours, then the contractor shall notify the City and provide a written explanation of the activity and state the reasons for work

outside the allowable window. The contractor shall receive written approval from the City prior to construction activities outside the allowable window. Exception shall be made for an emergency activity necessary by an unforeseen event.

Contractor to submit a Fire Safety Program at the preconstruction meeting. The Fire Safety Program shall include:

- ◆ Good Housekeeping
- ◆ On-site security
- ◆ Installation of new fire protection systems as construction progresses
- ◆ Preservation of existing systems during demolition
- ◆ Organization and training of an on-site fire brigade
- ◆ Development of a pre-fire plan with the local fire department
- ◆ Rapid communication
- ◆ Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations

Contractor shall provide temporary lighting where necessary. Temporary lighting shall be full cut-off fixtures.

### **Security and Public Safety**

Refer to the Construction Management Site Plan for temporary construction fencing to separate pedestrian and vehicle circulation from the construction site.

### **Construction Permitting and Traffic Control**

Construction Activity in Public Streets: Construction activity in the public right-of-way is controlled by Chapter 25 Article VII of the City Code of Ordinances. Required licenses and permits, restrictions on activity, and fees & area are outlined in that Chapter. Rules and Regulations for Excavation Activity are available through the Street Opening Clerk at the Department of Public Works. At no time can construction activity including delivery vehicles close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.

Construction traffic shall be restricted to the new access driveway during construction. Contractor to maintain adequate access during construction for emergency vehicles to the site.

### **Site Management Controls**

Contractor to implement Site Management Controls as outlined below:

1. Regular trash and debris removal at the end of each work day. Contractor shall not allow construction debris to migrate from the site into neighboring sites or onto public ways.
2. Contractor shall maintain a construction entrance/exist for all construction vehicles and shall provide street sweeping on adjacent public ways.
3. Dust controls- The construction shall comply with Portland's requirements under Section 25-129 on Noise, dust and debris
4. Noise: The construction shall comply with Portland's requirements under Section 17- 18 of the City Code and Section 25-129 on Noise, dust and debris.
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.

#### **Erosion Control and Preservation of Trees**

Contractor 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.

Contractor shall maintain all tree and landscaping preservation measures as depicted on the site plan within the area of construction.

The storage of materials shall not be located under/near trees.

#### **Construction Staging Area**

Construction staging shall be the area in front of the proposed building as shown on the Construction Management Site Plan. All construction deliveries shall be by the new access drive from Riverside Industrial Parkway. Contractor shall identify any offsite staging, storage or delivery truck holding areas at the preconstruction meeting.

#### **Parking During Construction**

Parking of construction vehicles and construction employee shall be located on site as shown on the Construction Management Site Plan.

#### **Special Measures as Necessary**

No special measures are foreseen at this time.