

Construction Management Plan Narrative
Florida Ave Extension

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 City's goal for a construction management 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 Robert & Christine Rodney & Kelsey Grover (The Applicants) and their contractor will adhere to in order 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

The Applicants and their 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 minimizes impacts to areas surrounding the construction site. 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, the applicants and their 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 and Street Occupancy Permits:** Street opening and street occupancy permits will be required for this project. Construction activity in the public right-of-way are controlled by Chapter 25 and sewer and stormwater system connections are controlled by Chapters 24 and 32 of the Land Use Code. All required permits shall be obtained through the Department of Public Works and the requests shall conform with the approved construction management plan.
2. **Blasting:** Ledge is present on site; however, the necessity of blasting has yet to be determined. In the case that blasting is required, blasting 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.

3. **Building Code:** The contractor will employ the best practices, as applicable, of Chapter 33 Safeguards During Construction, from the 2009 International Building Code.

D. Construction Administration and Communication

The Applicants and their 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 Applicant and their contractor and who is available 24 hours:

Contractor and Contact Person:

To Be Determined

Owner and Contact Persons:

Robert & Christine Rodney
Owners
(207) 329-8529

Kelsey Grover
Owner
(207) 380-1605

2. The contractor will have construction signage posted on the site with their contact information for issues at all times of day during the construction period.
3. All construction site signage is temporary and shall be removed at project completion.

E. Construction Schedule

1. Construction Schedule:
 - Commencement of Construction: TBD, upon approval
 - Duration of Construction: Approximately 1 month
 - Northwest side of road will be closed during the first half of construction for road extension, street opening, and reconstruction. Southeast side of road will be closed during the second half of construction for road extension, street opening, and reconstruction.

2. **Hours of Construction:** Construction may occur from 7:00 AM to 7:00 PM with no construction activity beginning before 8:00 AM on a Saturday, Sunday, or legal holiday as defined in Section 17-18. Construction Activities for Building permit and Section 25-129. Noise, dust and debris.
3. **Extended Hours or Night Work:** There is no anticipated extended hours or night work on this project.
4. **Material Deliveries:** Delivery of materials and boxed goods may only occur during normal hours of construction to the designated staging area indicated on the construction management plan.

F. Security & Public Safety

1. The Construction Management Plan depicts all proposed barriers with the intent of separating pedestrian and vehicle circulation from the construction site.
2. This project does not include the construction, alteration, or demolition of structures.
3. The Applicants and their contractor will develop a fire safety and emergency protocol plan and contact the nearest Fire Station to advise them of the ongoing construction project. Essential items to be emphasized include the following:
 - 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
 - Consideration of special hazards resulting from previous occupancies
 - Protection of existing structures and equipment from exposure fires resulting from construction, alteration, and demolition operations
4. 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.
5. There is no temporary security lighting anticipated for this project.

G. Construction Permitting and Traffic Control Plans

1. **Construction Activity in Public Streets:** Construction activity in the Florida Avenue right-of-way will abide by Chapter 25 Article VII of the City Code of Ordinances and the Rules and Regulations for Excavation Activity available through the Street Opening Clerk at the Department of Public Works. At no time will construction activity close or block streets or affect public safety access without prior notice and approval of the Department of Public Works.

2. **Sewer and Stormwater:** Required permits for new connections and/or abandonment of existing connections will be obtained through the Street Opening Clerk at the Department of Public Works. Construction will abide by the Rules and Regulations for these utility systems available through the City Engineer's office of the Department of Public Works and in Section II of the Technical Manual.
3. **Traffic Control Plans:** Construction activity will be controlled to protect the safety of the construction workers and all modes of the traveling public.

Maintenance of Traffic (MOT) plans shall provide for the safe passage of the public through or along the construction work zone. The street will only be closed 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 will not be placed where they are an obstruction to bicycles or pedestrians.
- Flaggers may be required during construction and will be provided by the contractor.

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 will be eliminated without the express approval of the Department of Public Works.

- Traffic control of bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycle and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and /or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.
- ADA compliance shall be maintained.

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. Any additional permitting required will be applied for by The Applicants and their contractor.

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.
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.
 - 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 and Sat/Sunday/Holidays.

I. Erosion Control and Preservation of Trees

1. The 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.
2. There are no tree or landscape preservation measures necessary within the area of construction.
3. The storage location of materials is identified on the Construction Management Plan and will avoid being located under/near trees.

J. Construction Staging Area

1. The Construction Management Plan depicts the location of the material staging areas and the location of onsite truck delivery holding areas. Open storage areas are shown on the plan.
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 will make every attempt to avoid queueing 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 marshalling area will be utilized for trucking. The designated off-site location will be identified in the construction management plan.

K. Parking During Construction

1. **Construction Parking:** Adequate parking for construction workers shall be provided on site. The parking arrangements are included in the construction management plan.
2. **Parking:** The project will not affect existing parking facilities.
3. **Truck Routes and Volumes:** Trucks will enter and exit the site from the intersection of Florida Ave and Texas Street. Given the scope of the project, low volumes of truck deliveries are anticipated.

L. Special Measures as Necessary

No special measures of construction are anticipated for this project.