

Construction Management Plan
Tim O'Donovan / 314-316 Presumpscot Street Business Park
Prepared by:
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This document has been prepared to meet the requirements of the City of Portland's Site Plan Review Construction Management Plan.

- A. Construction Management Principles:** The project consists of the construction of two metal buildings (9,000 s.f. footprint & 1,600 s.f. footprint), associated parking and utility installation. The Contractor, Biskup Construction, who has completed many projects in the City of Portland will adhere to all City regulations and construction industry standards to minimize disturbance to the surrounding community while the project is under construction.
- B. Development Review of Construction Management Plan:** The project site is large enough that all construction with the exception of the curb and sidewalk will be contained within the site. Construction for the project will begin in the early spring as soon as all permits have been obtained and is anticipated to take approximately five months to complete. The project will require a fairly limited amount of sitework with the majority of this work happening in the first month and a half of the project so truck traffic in and out of the site is expected to be limited and will adhere to typical workday hours.
- C. Performance Guarantees, Inspection Fees, Preconstruction Meeting, and Permits:** The Owner/Applicant will attend all required preconstruction meetings and will obtain all necessary permits prior to beginning construction. The construction of a curb and sidewalk is the only proposed work within the Presumpscot Street right of way at this time. We do not anticipate blasting at this time. However, should blasting be required the blasting will conform to all City Blasting regulations.
- D. Construction Administration and Communication:** The Construction Manager (Biskup Construction) anticipates that the project will begin in early spring after all City permits have obtained and will take approximately five months to complete. The construction work day will adhere to all City requirements. The Construction Manager is Biskup Construction of Windham, Maine (contact Jim Biskup). A construction sign with the construction manager's contact information will be posted at the site.
- E. Construction Schedule:** The anticipated 5 month construction schedule:
- Begin work early spring with work proceeding in the following order:
 - Sitework

- Foundations
- Steel
- Roof
- Base Coat Paving
- Sidewalls/Trim & Floor Slab
- Interior work
- Landscaping
- Surface Course Paving

- F. Security & Public Safety:** The proposed construction site is primarily out of the Presumpscot Street Right of Way and in the interior of the lot. There is no reason for pedestrians or non construction vehicles to be in the construction area. No additional lighting is believed to be needed or proposed.
- G. Construction Permitting and Traffic Control Plans:** Work within the public Right of Way consists of the construction of approximately 120 lineal feet of curb and sidewalk. The contractor will adhere to all City regulations for work in the Right of Way and making sure that traffic can pass by the curb and walk construction safely. The project is connecting to the existing on site sanitary sewer system and there is no connection to the existing Municipal stormwater system. Should traffic control be needed during the installation of the curb and sidewalk the Contractor will provide for it.
- H. Site Management and Controls:** The contractor shall maintain a clean and orderly project site with the regular removal of trash and debris. The existing entrance drive will be swept as needed to minimize sediment tracking off site. The project will adhere to the City's requirements to control dust and noise produced by the project. The contractor will remove snow, sand and salt the entrance drive as needed to provide a safe entrance/exit.
- I. Erosion Control and Preservation of Trees:** The contractor shall follow the erosion control measures and notes shown on the plans. The Contractor is responsible for taking all erosion control measures necessary to ensure that sediment leaving the site is minimized. There are no trees to be preserved within the work site.
- J. Construction Staging Area:** the construction manager shall organize the site so that materials can be delivered and stored on site in an organized manner. This may change as the project construction progresses. The site is large enough that there is ample room within the construction site for these activities.
- K. Parking During Construction:** We believe there is ample room within the project site for contractor parking. No parking will be allowed on the Presumpscot Street.

- L. **Special Measures as Necessary:** The project should take approximately five months to complete no special measures are proposed at this time.