

**Construction Management Plan**  
Ocean Gateway Addition Project  
Cianbro Corporation

This document and its subsequent attachments comprise The Construction Management Plan being submitted to the City of Portland for the Ocean Gateway Addition Project, located at 167 Fore Street. This plan is being submitted by Cianbro Corporation on behalf of the Owner of the property, 167 Fore Street LLC. The Construction Management plan contains information pertaining to the overall planning and coordination of the project.

The Ocean Gateway Addition Project involves the vertical addition of (6) six levels to an existing single level retail space. The project is located on the south side of the existing Ocean Gateway Garage. At the completion of the project, the building will consist of retail space on the ground floor, (6) six levels of office space, and a roof top patio.

**A. Construction Management Principles**

The impact of this project on the public will be minimized via the following construction management principles:

- The construction zone will be fully secured with hard barriers/fencing preventing any access into the site by the public.
- All construction activities will occur within the construction barriers/fencing to ensure the public is never exposed to any risks caused by the activities.
- There will be an onsite staging and unloading area for all deliveries which will prevent any impacts caused by offsite staging of trucks.
- All deliveries will be coordinated and scheduled to ensure that there is no off site queuing required.
- All construction activities will occur within normal working hours to minimize sound impacts to the surrounding area.

**B. Development Review of Construction Management Plan**

Cianbro has developed a comprehensive logistics plan specific to this project. The logistics plan includes a lane closure for east bound traffic on Fore Street between Hancock Street and India Street.

- **Exhibit A** of this document is the site logistics plan.
- **Exhibit B** of this document is the approved MOT as outlined by MUTCD guidelines.
- **Exhibit C** of this document is the approval email from the City of Portland for the lane closure outlined in Exhibit B.

Cianbro will also utilize a site specific safety program for all team members who work on the construction site. Each team member will complete a job specific orientation before starting work on the project site. The public will not be put at risk at any point throughout this project, as all work will be completed within the fenced off jobsite. At no point of the project will the public have access to this job site.

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

All fees, permits, and guarantees will be paid/issued prior to construction commencing.

Cianbro has received permission from the city to proceed with a lane closure as outlined in **Exhibit A** and **Exhibit B** of this document.

This project will not involve any street opening or blasting permits.

#### **D. Construction Administration and Communication**

The contact person for all construction activities for the project will be:

Clay Maker: Project Manager  
(207) 416-2959  
[Cmaker@cianbro.com](mailto:Cmaker@cianbro.com)

Signage will be posted onsite with additional contact information for the contractor.

#### **E. Construction Schedule**

The schedule for the project starts in July of 2017 and runs through March of 2018.

- **Exhibit D** of this document is the current construction schedule.

All construction activities will be completed during daytime hours, there will be no need for night work. All deliveries for this project will also occur during normal daytime hours.

#### **F. Security & Public Safety**

See **Exhibit A** and **Exhibit B** for fencing and barriers to be used to isolate the construction site from the public. All gates into the project will have Knox locking devices to allow for emergency access.

The fire safety program onsite will consist of the following:

- Fire extinguishers placed throughout the construction site for the duration of the project.
- The new fire alarm system installation will be ongoing throughout the project duration.
- The existing fire alarm system in the parking garage attached to the new building will remain active throughout the project duration.
- All team members will be briefed on the emergency evacuation plan for the project site prior to starting work.

#### **G. Construction Permitting and Traffic Control Plans**

This project will require a lane closure of the east bound lane of Fore Street between Hancock Street and India Street. **Exhibit B** is the lane closure plan in accordance with the MUTCD guidelines. This plan has been submitted to and approved by the City of Portland. Please see **Exhibit C** for this approval.

This project will have no impact on the existing sewer storm water systems.

#### **H. Site Management and Controls**

The following actions will be taken by Cianbro as regular site management and control activities:

- Trash and debris will be removed from site via a construction dumpster which will be changed out as needed on a regular basis.

- Street cleaning not be required on a regular basis, but if it is deemed necessary Cianbro will coordinate the cleaning of any excess dirt that has resulted from construction activities.
- Water will be used to control dust during the demolition phase of the project. There will be no other construction activity which requires dust control measures.
- Onsite snow removal will be Cianbro's responsibility.

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

No erosion control measures will be required for this project as there is no civil work associated with the project.

#### **J. Construction Staging Area**

**Exhibit A** of this document is the site logistics plan for the project. This plan shows the location of the onsite staging area for materials. The logistics plan also depicts the onsite truck unloading/staging area. All trucks will be unloaded within the construction site's foot print to avoid and impacts on public traffic. An offsite marshalling area will not be required for this project.

#### **K. Parking During Construction**

Construction parking will be provided in the Ocean Gateway Parking Garage.

**Exhibit E** is the truck route that will be followed by deliveries for the project.

#### **L. Special Measures as Necessary**

There will be no special measures necessary for this project.

Please do not hesitate to contact me with any comments, questions, or concerns regarding the Ocean Gateway Addition Project and subsequent construction management plan.

Sincerely,

**Clay Maker**  
**Project Engineer**  
**Building**  
**CIANBRO**  
**Direct (207) 992-9374**  
**Mobile (207) 416-2959**

OCEAN GATEWAY ADDITION PROJECT  
CONSTRUCTION LOGISTICS PLAN

March 3, 2017

EXHIBIT A  
JUNE 19, 2017



ENTRANCE GATE WITH KNOX BOX

MOBILE CRANE LOCATION

DELIVERY UNLOAD AREA

ONSITE MATERIAL LAYDOWN AREA

ROAD LANE CLOSURE FOR DELIVERIES AND LAY DOWN

EXIT GATE WITH KNOX BOX

PARKING FOR SUBCONTRACTORS WILL BE PROVIDED IN EXISTING PARKING GARAGE

EXHIBIT B  
JUNE 19, 2017



CONSTRUCTION  
BARRIER AND  
FENCE

ROAD  
CLOSED

ROAD  
CLOSED

ROAD  
CLOSED

ROAD  
CLOSED

ROAD  
CLOSED

ROAD  
CLOSED

ROAD  
CLOSED

OCEAN GATEWAY ADDITION PROJECT  
TEMPORARY LANE CLOSURE PLAN  
JUNE 19, 2017

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**To:** Clay Maker  
**Subject:** RE: Ocean Gateway Project: Proposed Fore Street Closure

**From:** Jeremiah Bartlett [<mailto:jbartlett@portlandmaine.gov>]  
**Sent:** Tuesday, June 6, 2017 4:30 PM  
**To:** Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)>  
**Cc:** Gagnon, Gretchen <[ggagnon@portlandmaine.gov](mailto:ggagnon@portlandmaine.gov)>  
**Subject:** Re: Ocean Gateway Project: Proposed Fore Street Closure

Very good. I am all set with this application.

On Tue, Jun 6, 2017 at 4:09 PM Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)> wrote:

Yes, traffic would be rerouted completely. The current plan shows the traffic and detour taking them down to Thames street and then back up to the Fore Street via India street.

Thank You,

**Clay Maker**

**Project Engineer**

**Building**

**CIANBRO**

**Direct (207) 992-9374**

**Mobile (207) 416-2959**

**From:** Jeremiah Bartlett [<mailto:jbartlett@portlandmaine.gov>]  
**Sent:** Tuesday, June 6, 2017 4:07 PM

**To:** Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)>  
**Cc:** Gagnon, Gretchen <[ggagnon@portlandmaine.gov](mailto:ggagnon@portlandmaine.gov)>  
**Subject:** Re: Ocean Gateway Project: Proposed Fore Street Closure

I may be misunderstanding the proposed plan. Is the plan to reroute westbound traffic entirely? Would it be to middle Street?

On Tue, Jun 6, 2017 at 4:05 PM Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)> wrote:

Jeremiah,

Why is there a need for flaggers if all signage is installed properly with the detour clearly marked and the construction area fenced in with jersey barriers and fencing? This lane closure is going to be for a long period of time.

Please advise.

Thank You,

**Clay Maker**

**Project Engineer**

**Building**

**CIANBRO**

**Direct (207) 992-9374**

**Mobile (207) 416-2959**

**From:** Jeremiah Bartlett [mailto:[jbartlett@portlandmaine.gov](mailto:jbartlett@portlandmaine.gov)]

**Sent:** Tuesday, June 6, 2017 4:03 PM

**To:** Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)>

**Cc:** Gagnon, Gretchen <[ggagnon@portlandmaine.gov](mailto:ggagnon@portlandmaine.gov)>

**Subject:** Re: Ocean Gateway Project: Proposed Fore Street Closure

Thanks Clay. You will need flaggers and Ped detour signage.

On Tue, Jun 6, 2017 at 3:57 PM Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)> wrote:

Jeremiah,

I understand your concerns. I will retract my recent request to close down both lanes in the area and resubmit the attached plan to only close down the lane closest to Ocean Gateway Garage. I have reviewed this plan with the adjacent hotel construction project and they too are in agreement that this will not negatively impact their project.

Please review and approve said plan or provide further comments.

Thank You,

**Clay Maker**

**Project Engineer**

**Building**

**CIANBRO**

**Direct (207) 992-9374**

**Mobile (207) 416-2959**

**From:** Jeremiah Bartlett [mailto:[jbartlett@portlandmaine.gov](mailto:jbartlett@portlandmaine.gov)]

**Sent:** Tuesday, June 6, 2017 3:54 PM

**To:** Clay Maker <[CMAKER@cianbro.com](mailto:CMAKER@cianbro.com)>

**Cc:** Katherine Earley <[kas@portlandmaine.gov](mailto:kas@portlandmaine.gov)>; Gautreau, Keith <[kng@portlandmaine.gov](mailto:kng@portlandmaine.gov)>; Zazzara, Rhonda <[rjz@portlandmaine.gov](mailto:rjz@portlandmaine.gov)>; Christopher Branch <[cbranch@portlandmaine.gov](mailto:cbranch@portlandmaine.gov)>

**Subject:** Ocean Gateway Project: Proposed Fore Street Closure

Hi Clay,



I have discussed the full closure of Fore Street with the City Engineer, and DPW will not support such a closure. The number of other construction projects taking place in the India Street neighborhood, including directly across the street from the Ocean Gateway project, makes such a closure highly problematic from a transportation and safety standpoint. Included in this email is Assistant Chief Gautreau with the Fire Department, whom I have also spoken with on this matter.

I urge you to proceed with the original CMP that was provided to the City and keep street impacts to one lane of occupancy.

Jeremiah J. Bartlett, PE, PTOE

Transportation Systems Engineer

Department of Public Works

City of Portland, Maine

[jbartlett@portlandmaine.gov](mailto:jbartlett@portlandmaine.gov)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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Transportation Systems Engineer

Department of Public Works

City of Portland, Maine

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Jeremiah J. Bartlett, PE, PTOE

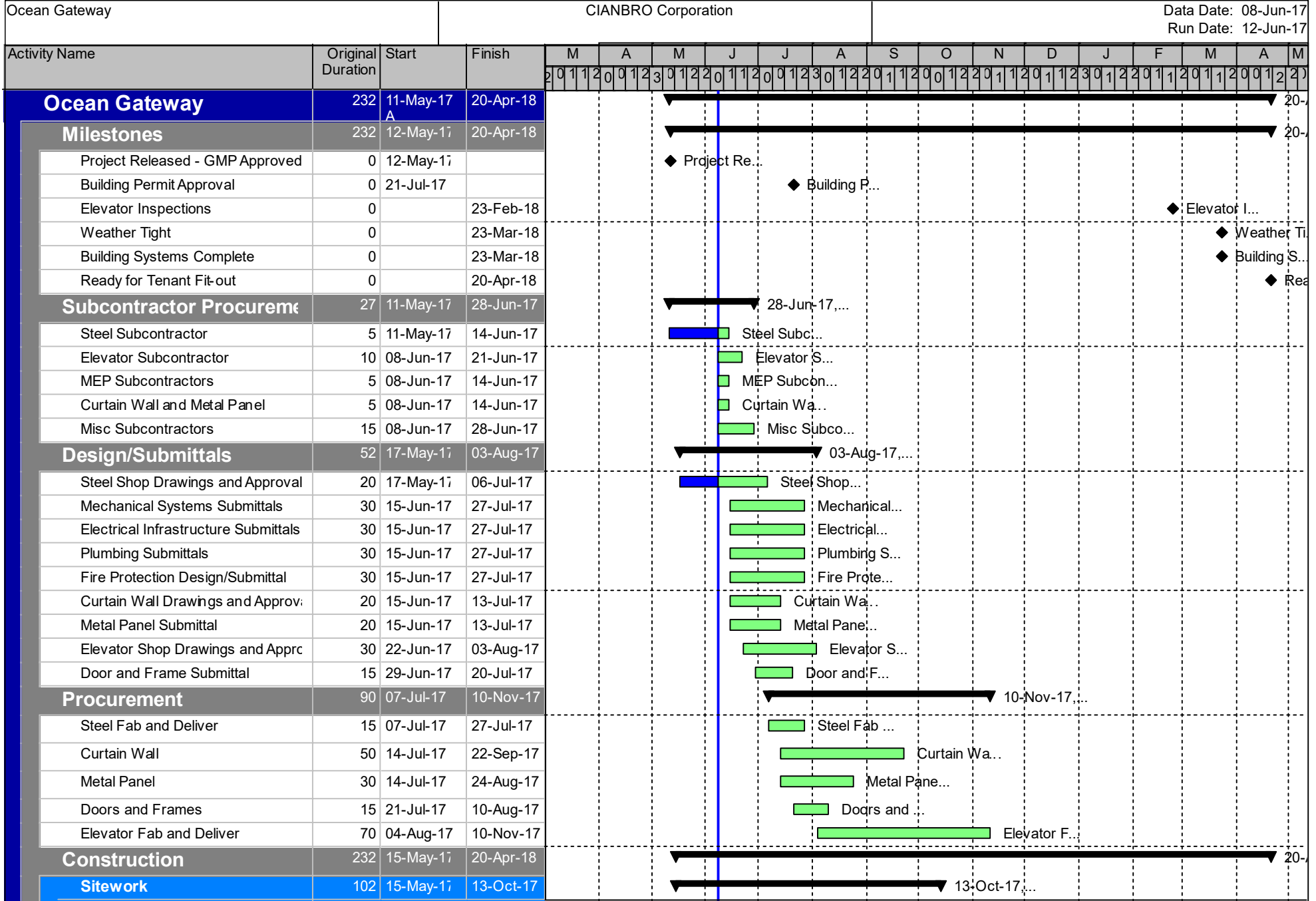
Transportation Systems Engineer

Department of Public Works

City of Portland, Maine

[jbartlett@portlandmaine.gov](mailto:jbartlett@portlandmaine.gov)

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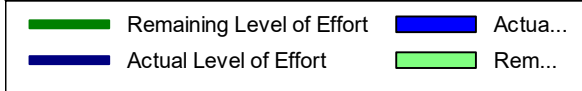
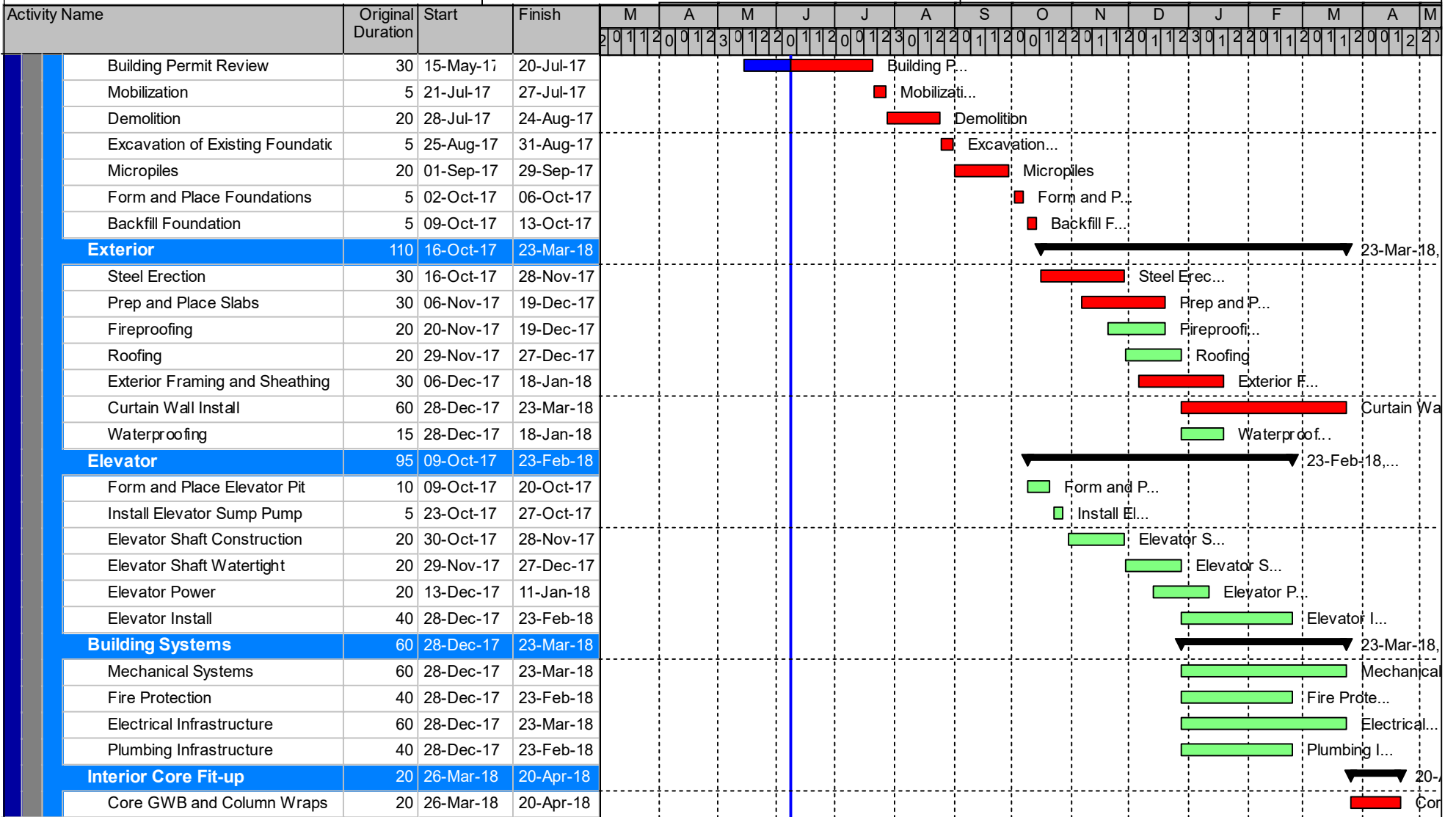


█ Remaining Level of Effort    █ Actual Level of Effort  
█ Actual Level of Effort    █ Remaining Level of Effort

CIANBRO Corporation

Construction Schedule

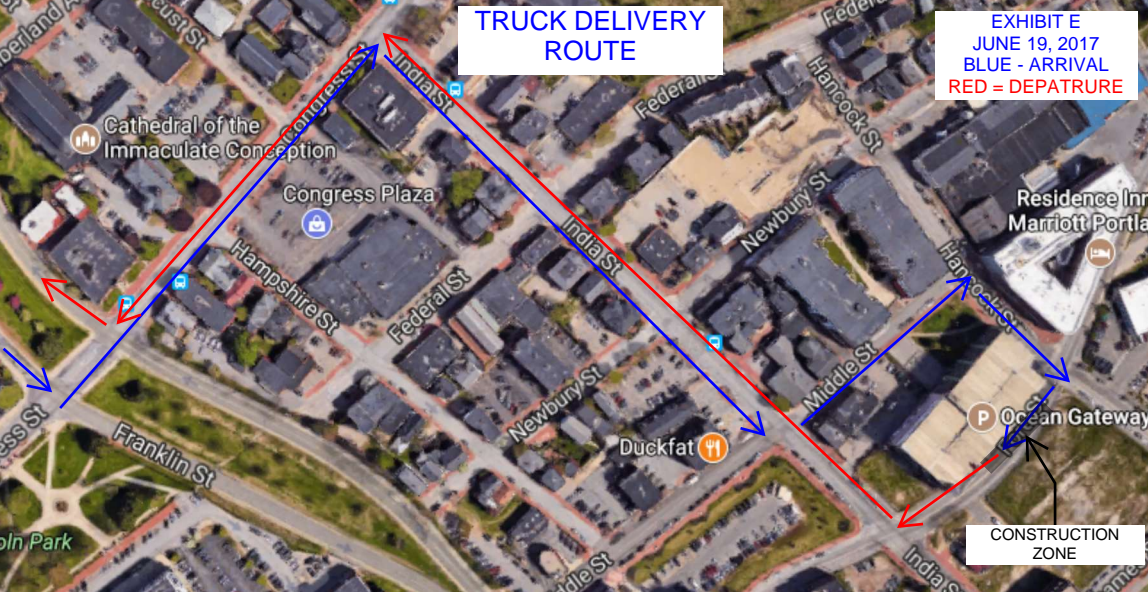
Date	Revision	Checked	Approved



Date	Revision	Checked	Approved

# TRUCK DELIVERY ROUTE

EXHIBIT E  
JUNE 19, 2017  
BLUE - ARRIVAL  
RED = DEPARTURE



CONSTRUCTION ZONE