
415 Cumberland Ave - Revised CMP

13 messages

Joseph Santos <joes@ducasconstruction.com>
To: Christian Roadman <croadman@portlandmaine.gov>
Cc: "jkeen@portlandmaine.gov" <jkeen@portlandmaine.gov>

Mon, Sep 17, 2018 at 3:21 PM

Hi Christian,

Please see revised construction management plan for 415 Cumberland Ave. Please review and get back to me with any comments.

Thank you,

Joe Santos

Project Manger

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 917.6916091

JoeS@ducasconstruction.com

www.ducasconstruction.com

 **REVISED CMP.pdf**
2046K

Christian Roadman <croadman@portlandmaine.gov>
To: Bruce Hyman <bhyman@portlandmaine.gov>, Rhonda Zazzara <rjz@portlandmaine.gov>
Cc: Jodie Keene <JKEENE@portlandmaine.gov>

Mon, Sep 17, 2018 at 4:48 PM

Hello Bruce and Rhonda,

Per our conversations earlier, I'm providing the construction team's new proposal for 415 Cumberland. I'll check in with you each individually, but would like this as an aide to facilitate conversation.

I've copied Jodie on this email as well.

Thanks!
Christian

--
Christian Roadman
Planner
207.874.8984

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101
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 **REVISED CMP.pdf**
2046K

Jodie Keene <jkeene@portlandmaine.gov>

Thu, Sep 20, 2018 at 5:00 PM

To: Joseph Santos <joes@ducasconstruction.com>, Christian Roadman <croadman@portlandmaine.gov>, Rhonda Zazzara <rjz@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, Gregory Vining <gvining@portlandmaine.gov>

Hi Joe,

Thanks so much for working through this with us and for your patience as we've run this by some folks here.

Given that that this is a heavily used pedestrian corridor; that Forest Ave is a densely traveled roadway; that you will be reconstructing entire sections of the sidewalk; that there are street trees and street lights that create choke points within the existing sidewalk; and that we would like some separation for pedestrians from overhead work, please use Jersey barriers to create a 42" pedestrian walkway immediately adjacent to the existing sidewalk along Forest Ave for the duration of exterior work (as shown, but narrower than on your original CMP attached). Please also provide a bituminous ramp to allow ADA access to this pedestrian corridor, as shown on your original CMP. This narrower pedestrian corridor will provide sufficient lane width for larger vehicles travelling southeast along Forest Avenue, alleviating the original concern expressed during the pre-construction meeting.

This will allow your team to access the full width of the sidewalk for staging, lifts, and materials as needed.

Please let me know if you have any questions or concerns. Thanks again for your help on this!

Jodie

Jodie W. Keene, Development Review Coordinator
City of Portland Planning and Urban Development Department
389 Congress Street, 4th Floor, Portland, Maine 04101
T: 207.874.8632 | F: 207.756.8258



On Mon, Sep 17, 2018 at 3:23 PM, Joseph Santos <joes@ducasconstruction.com> wrote:

Joe Santos

Project Manger

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 917.6916091

JoeS@ducasconstruction.com

www.ducasconstruction.com

----- Forwarded message -----

From: Joseph Santos <joes@ducasconstruction.com>

To: Christian Roadman <croadman@portlandmaine.gov>

Cc: "jkeen@portlandmaine.gov" <jkeen@portlandmaine.gov>

Bcc:

Date: Mon, 17 Sep 2018 19:21:26 +0000

Subject: 415 Cumberland Ave - Revised CMP

Hi Christian,

[Quoted text hidden]

Rhonda Zazzara <rjz@portlandmaine.gov>

Fri, Sep 21, 2018 at 11:56 AM

To: Jodie Keene <jkeene@portlandmaine.gov>, Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Cc: joes@ducasconstruction.com, Christian Roadman <croadman@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, Gregory Vining <gvining@portlandmaine.gov>

I am not allowed to approve TCP/CMP, That would be others to do, including Jeremiah who I have included in my response. but I have concerns approaching the intersection of Forest and Cumberland and using the sidewalk access ramp.

I don't want pedestrians walling around the manlift. If you look at the attached google image, you will see there is not a lot of sidewalk real estate there for an 8'x8' manlift, mast pole and the slope of the ADA panel.

Watching pedestrians walk this, I don't see many issues walking on Forest Ave providing the Jacks /guardrail system allow an unobstructed 4 feet at the footprint and has reflective/visible tape on the setup.

I do have concerns rounding the corner. The first is visibility and the second is walking from Cumberland Ave going to Forest Ave. People naturally hug the building side of the sidewalk and with me just standing at the corner, people walked into the street than stepped back onto the sidewalk on Forest Ave at the tree well. It was scary for me to watch. A lot of vehicle movement at this intersection.

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--

Rhonda J Zazzara

2 attachments



415 Cumberland Ave C.M.Plan.JPG
133K



Pump jack image.JPG
53K



Christian Roadman <croadman@portlandmaine.gov>

Fri, Sep 21, 2018 at 12:04 PM

To: Rhonda Zazzara <rjz@portlandmaine.gov>

Thanks Rhonda!

--
Christian Roadman
Planner
207.874.8984

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

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Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Fri, Sep 21, 2018 at 12:18 PM

To: "Zazzara, Rhonda" <rjz@portlandmaine.gov>

Cc: Jodie Keene <jkeene@portlandmaine.gov>, joes@ducasconstruction.com, Christian Roadman <croadman@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Ladd, Jennifer" <jwl@portlandmaine.gov>

I will echo Rhonda's points on this. Thanks for flagging it.

Jeremiah J. Bartlett, PE, PTOE, IMSA II
Transportation Systems Engineer
Department of Public Works
City of Portland, Maine
jbartlett@portlandmaine.gov
(207) 874-8891

On Fri, Sep 21, 2018 at 11:57 AM Rhonda Zazzara <rjz@portlandmaine.gov> wrote:

[Quoted text hidden]

Joseph Santos <joes@ducasconstruction.com>

Fri, Sep 21, 2018 at 3:39 PM

To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>, "Zazzara, Rhonda" <rjz@portlandmaine.gov>

Cc: Jodie Keene <jkeene@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Ladd, Jennifer" <jwl@portlandmaine.gov>

Hi all,

Thanks for considering this. I have a few questions.

We will be using a man lift with a long reach so saying that, it would be possible for us to keep the man lift off of the Forest ave sidewalk. Our man lift will sit on the Cumberland ave sidewalk. Placing the lift here will eliminate the choke points on forest ave and avoid pedestrians from walking into Forest Ave. If you agree to this condition can I would assume there is no longer a need for the jersey barriers. Please let me know your thoughts on this.

Thank you,

Joe Santos

Project Manger

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 917.6916091

JoeS@ducasconstruction.com

www.ducasconstruction.com

From: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Sent: Friday, September 21, 2018 12:18 PM

To: Zazzara, Rhonda <rjz@portlandmaine.gov>

Cc: Jodie Keene <jkeene@portlandmaine.gov>; Joseph Santos <joes@ducasconstruction.com>; Christian Roadman <croadman@portlandmaine.gov>; Bruce Hyman <bhyman@portlandmaine.gov>; Vining, Gregory <gvining@portlandmaine.gov>; Ladd, Jennifer <jwl@portlandmaine.gov>

Subject: Re: FW: 415 Cumberland Ave - Revised CMP

I will echo Rhonda's points on this. Thanks for flagging it.

Jeremiah J. Bartlett, PE, PTOE, IMSA II

Transportation Systems Engineer

Department of Public Works

City of Portland, Maine

jbartlett@portlandmaine.gov

(207) 874-8891

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On Thu, Sep 20, 2018 at 5:01 PM Jodie Keene <jkeene@portlandmaine.gov> wrote:

Hi Joe,

Thanks so much for working through this with us and for your patience as we've run this by some folks here.

Given that that this is a heavily used pedestrian corridor; that Forest Ave is a densely traveled roadway; that you will be reconstructing entire sections of the sidewalk; that there are street trees and street lights that create choke points within the existing sidewalk; and that we would like some separation for pedestrians from overhead work, please use Jersey barriers to create a 42" pedestrian walkway immediately adjacent to the existing sidewalk along Forest Ave for the duration of exterior work (as shown, but narrower than on your original CMP attached). Please also provide a bituminous ramp to allow ADA access to this pedestrian corridor, as shown on your original CMP. This narrower pedestrian corridor will provide sufficient lane width for larger vehicles travelling southeast along Forest Avenue, alleviating the original concern expressed during the pre-construction meeting.

This will allow your team to access the full width of the sidewalk for staging, lifts, and materials as needed.

Please let me know if you have any questions or concerns. Thanks again for your help on this!

Jodie

Jodie W. Keene, Development Review Coordinator

City of Portland Planning and Urban Development Department

[389 Congress Street, 4th Floor, Portland, Maine 04101](#)

T: 207.874.8632 | F: 207.756.8258

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Rhonda J Zazzara

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.

Jodie Keene <jkeene@portlandmaine.gov>

Fri, Sep 21, 2018 at 4:12 PM

To: Joseph Santos <joes@ducasconstruction.com>

Cc: Jeremiah Bartlett <jbartlett@portlandmaine.gov>, "Zazzara, Rhonda" <rjz@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Ladd, Jennifer" <jwl@portlandmaine.gov>

I still think you will need the Jersey barriers when you are reconstructing the sidewalk. I also have concerns about work occurring overhead of pedestrians and I would prefer there be some horizontal distance between the overhead work and the walkway.

Jeremiah - please weigh in here.

Jodie W. Keene, Development Review Coordinator
City of Portland Planning and Urban Development Department
389 Congress Street, 4th Floor, Portland, Maine 04101
T: 207.874.8632 | F: 207.756.8258



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Christian Roadman <croadman@portlandmaine.gov>
To: Jodie Keene <jkeene@portlandmaine.gov>

Fri, Sep 21, 2018 at 4:16 PM

Thank you!

--

Christian Roadman
Planner
207.874.8984

Planning & Urban Development Department
389 Congress Street
Portland, Maine 04101

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~WRD000.jpg
1K

Jeremiah Bartlett <jbartlett@portlandmaine.gov>
To: Jodie Keene <jkeene@portlandmaine.gov>

Sat, Sep 22, 2018 at 10:30 AM

Cc: Bruce Hyman <bhyman@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>, Joseph Santos <joes@ducasconstruction.com>, "Ladd, Jennifer" <jwl@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Zazzara, Rhonda" <rjz@portlandmaine.gov>

Yes Jodie. We need that physical separation regarding both potential overhead conflicts and accommodations in Forest Avenue. Jersey barriers will be a must here.

[Quoted text hidden]

--

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Joseph Santos <joes@ducasconstruction.com>
To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>, Jodie Keene <jkeene@portlandmaine.gov>

Thu, Oct 4, 2018 at 4:58 PM

Cc: Bruce Hyman <bhyman@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>, "Ladd, Jennifer" <jwl@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Zazzara, Rhonda" <rjz@portlandmaine.gov>

Hi All,

I have altered our construction management plan as follows. We would like to propose the following:

-We will be installing jersey barriers along the building on Forest Ave creating a 42" walkway between the curb and the barrier. A HC ramp that allows ADA access will be installed. (previously approved)

- The area in the front of the building on Cumberland Ave. will be occupied by a man lift. The sidewalk will be closed to pedestrians. Signage will be placed on the corners of Cumberland Ave and High Street as well as the NE corner of Cumberland Ave and Forest Ave. The signs will direct the pedestrians to cross the street at the existing crosswalks and tip downs, safely avoiding the work area on Cumberland Ave.

I have included the previously approved construction management plans (with revisions) as well as a plan indicating the path of the pedestrians for clarity.

Please review and let me know your thoughts on this revised plan so that we can implement it as quickly as possible.

A meeting has been set for Tuesday October 9th at 1:30 for further discussion if need be.

Thank you,

Joe Santos

Project Manger

Ducas Construction Inc.

3 Southgate Rd # 8, Scarborough ME 04074

O: 207.303-0634

C: 917.6916091

JoeS@ducasconstruction.com

www.ducasconstruction.com

From: Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Sent: Saturday, September 22, 2018 10:30 AM

To: Jodie Keene <jkeene@portlandmaine.gov>

Cc: Bruce Hyman <bhyman@portlandmaine.gov>; Christian Roadman <croadman@portlandmaine.gov>; Joseph Santos <joes@ducasconstruction.com>; Ladd, Jennifer <jwl@portlandmaine.gov>; Vining, Gregory <gvining@portlandmaine.gov>; Zazzara, Rhonda <rjz@portlandmaine.gov>

Subject: Re: FW: 415 Cumberland Ave - Revised CMP

Yes Jodie. We need that physical separation regarding both potential overhead conflicts and accommodations in Forest Avenue. Jersey barriers will be a must here.

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Jeremiah - please weigh in here.

Jodie W. Keene, Development Review Coordinator

City of Portland Planning and Urban Development Department

389 Congress Street, 4th Floor, Portland, Maine 04101

T: 207.874.8632 | F: 207.756.8258



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2 attachments

 **415 Cumberland ave pedestrian pathway.pdf**
4125K

 **Construction Managment Plan - v2.pdf**
162K

Jeremiah Bartlett <jbartlett@portlandmaine.gov> Thu, Oct 4, 2018 at 5:23 PM
To: Joseph Santos <joes@ducasconstruction.com>
Cc: Bruce Hyman <bhyman@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>, Jodie Keene <jkeene@portlandmaine.gov>, "Ladd, Jennifer" <jwl@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Zazzara, Rhonda" <rjz@portlandmaine.gov>

Hi Joe,

I support this plan. I am out of the office tomorrow. I don't see a need for a meeting Tuesday.

Thanks,
Jeremiah

[Quoted text hidden]

Joseph Santos <joes@ducasconstruction.com> Thu, Oct 4, 2018 at 5:29 PM
To: Jeremiah Bartlett <jbartlett@portlandmaine.gov>
Cc: Bruce Hyman <bhyman@portlandmaine.gov>, Christian Roadman <croadman@portlandmaine.gov>, Jodie Keene <jkeene@portlandmaine.gov>, "Ladd, Jennifer" <jwl@portlandmaine.gov>, "Vining, Gregory" <gvining@portlandmaine.gov>, "Zazzara, Rhonda" <rjz@portlandmaine.gov>

Great we put the signs up and order the jersey barriers as soon as tomorrow.

Thanks.

Joe Santos
Project Manger
Ducas Construction Inc.
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Scarborough ME 04074
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C: 917.6916091
JoeS@ducasconstruction.com
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Rhonda J Zazzara

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