

CM Site Control Narrative:

The construction site will be secured with a temporary construction fence installed along the West side of the building, with appropriate gates providing jobsite access. The fence will be positioned to maintain the existing North-bound Maine State Pier travel lane and adjacent parallel parking. Our intent is to stay within the fence perimeter for day to day building construction activities, and adjust the fence as necessary to perform site activities such as sidewalk installation.

Material deliveries will follow the typical traffic pattern of the pier, arriving via the South-bound travel lane, making the wide U-turn before Compass Park, and entering the jobsite via the gates in the construction fence along the North-bound travel lane. Intermittent short-term closures will be required while moving equipment and/or materials along the building and during day to day deliveries, which will employ traffic control/flaggers as needed. Large deliveries, crane setups, etc. will be scheduled and coordinated. Any more significant impedance on the travel lane as a result of utility tie-ins and excavations for structural work will also be scheduled and coordinated, ensuring constant vehicular and pedestrian traffic to and from the Maine State Pier. Prior to any road closure a "Street Closure Plan" will be prepared and submitted to local agencies as required for review and approval. All work shall meet the requirements of the United States Department of Labor Manual on uniform Traffic Control (MUTC).

The current painted crosswalk from the South East corner of the parking garage that crosses the Maine State Pier and runs adjacent to the jobsite toward Commercial Street will be closed. A new temporary crosswalk will be painted across the entrance/exit from the parking garage, allowing pedestrian traffic to use the sidewalk adjacent to the parking garage. The existing crosswalk at the North East corner of the garage, which will be repainted, will be utilized for pedestrian traffic to cross the pier. Signage will be utilized at the North East end of this crosswalk indicating "CROSSWALK CLOSED AHEAD – CROSS HERE", for pedestrian traffic entering the pier.

As there is currently no parking in the area to be secured by the temporary fence, we do not anticipate any loss of parking spaces as a result of construction. Construction vehicles will be required to park within the temporary fence or off site. Material storage will also be within the temporary fence or off site.

Exterior work on the East and North side of the building will be coordinated with the cruise-ship schedule so as not to interfere with pedestrian traffic and customs activities. Access to docked vessels (e.g. tug boats) will be provided at all times, unless a shutdown is required, which will be scheduled and coordinated as required.

Upon completion of the project, all temporary fencing and signage will be removed, and the temporary crosswalk eliminated with black striping paint. Any damages that have occurred to the surrounding areas as a direct result of construction activities will be repaired and/or replaced as necessary.

Site Construction Costs

The anticipated cost of site improvements are broken down as follows:

Site removals and Demolition	\$15,000
Concrete ramps and pads	\$36,000
Brick Pavers with Asphalt Base	\$30,000
Pavement Patch and striping	\$3,500
Bollards	\$12,000

Construction Schedule

Anticipated Construction Start	8/1/15
Replacement of 2 nd Floor Skin	8/1/15 – 2/1/16
Interior Demolition	9/1/15 – 11/1/15
Interior Fit-out	11/1/15 – 9/1/16
Exterior Sitework / New Main Entrance	3/1/16 – 9/1/16
Occupancy	9/30/16

Due to limited access to the site, the fenced in area will remain in place from 8/1/15 – 9/1/16.