



*Office of the Executive Vice President
and Chief Operating Officer*

June 28, 2013

Ms. Carol Morrisette
Portland Planning Board
389 Congress Street
Portland, Maine 04101

Site Plan Application / Supplemental Submission
22 Bramhall Street
CBL 53-D1,2,7;CBL 53-E1,2,10,13;CBL 53G-1,13;CBL 54-H-1;CBL 64-C1,2

Dear Chair Morrisette and Members of the Portland Planning Board:

Maine Medical Center is pleased to submit the following responses and updated materials to assist your review of the Bean 2 Roof Addition Site Plan Application. These responses are based upon continued review by staff. As you are aware we have submitted twenty six (26) exhibits/ tabs to date, therefore, this submission adds new exhibits/ tabs as noted herein:

I. ADDITIONAL REQUEST FOR INFORMATION, EMAIL FROM JEAN FRASER DATED JUNE 21, 2013

Items requested by Planning Board members:

How does the project fit into future MMC plans?

Maine Medical Center has been evaluating multiple master facility plan alternatives over the past several years. This work has been led by an ad hoc committee of our Board of Trustees. The focus of this group has been to evaluate and recommend alternatives to upgrade our procedural suites and to continue to move our inpatient rooms to private occupancy.

Given the current environment in the industry regarding health care reform and local and regional utilization patterns, MMC has decided to delay master facilities planning and associated projects until the longer-term health care and economic environment becomes clearer.

In place of a larger facility project, which we have seen announced in other communities in Maine, MMC has decided to take a more measured approach to upgrading the Bramhall campus. The Bean 2 project for which we are seeking approval includes an expansion and modernization of our operating rooms. The "Bean 2" project underscores our commitment to bring the best care to the northern New England community in a manner that balances immediate needs with long-term investments.

What times would the corridor lighting be on?

There are no public corridors on the perimeter of the proposed expansion. On the northwest perimeter wall there is a corridor leading to the operating rooms that would close down at the same time as the operating rooms, 5 pm on weekdays. Staff support functions are located on the northeast perimeter wall and normally would go dark no later than 10 pm on weekdays.

What are the operational hours of the operating rooms?

Normal hours are 7 am to 5 pm, Monday through Friday.

Total number of employees based at the Bramhall Street campus?

4,755

Rendering that shows reflectivity of louvres and metal panels (accurately in comparison with the glass/fritted glass) on the north elevation.

The new metal panels will match the existing panels installed on the East Tower. MMC would be happy to arrange a site visit for the City Planning Board members and/or staff to review this material. Perkins + Will, project architects, will be bringing a sample of the metal material as well as fritted and spandrel glass samples to the Public Hearing. We believe that these approaches will provide a more accurate representation of the materials being used than any rendering could achieve.

Staff requests (some already alluded to at the Workshop)

Photometric information recently submitted: please clarify what assumptions were made regarding the internal lighting sources/levels for the "Bean 2 Roof lights only" photometric plan;

This calculation is run using the light generated from the interior lights of the Bean Roof addition ONLY, to establish baseline footcandles the addition transmits to the ED courtyard area. For the basis of this calculation, all perimeter interior lights are ON, and all other adjacent lighting is OFF.

Traffic Permit 1998 (further documentation please):

- Where is the 49,150 sq ft medical office building which is permitted by the 1998 permit?

887 Congress Street, across from existing parking garage.

- The permit contains a number of conditions regarding revised on-street parking/signal timing/signage etc- have these conditions been complied with?

Yes, these conditions have been either met or removed from the permit – see Tab 27 for Gorrill Palmer letter dated June 25, 2013 with attachments.

- The permit requires monitoring ("3t") at the intersection of Forest Street and Park Avenue- has that monitoring taken place, and what did it conclude?

Yes, this monitoring has taken place, which concluded that a traffic signal at this location was not warranted – see Tab 27 for Gorrill Palmer letter dated June 25, 2013 with attachments.

- As mentioned at the Workshop, we would like a chronological list or table showing each separate change in the MMC Bramhall campus since 1998, stating the specific year of the change and the numbers of floor space /employees /patient beds that changed that year.

There have been 3 projects on MMC's Bramhall campus that have increased building square feet / employees / clinical capacity:

- 2008 - East Tower becomes operational (Ground, 2nd, 3rd & 4th floors), Licensed capacity increases from 630 beds to 637, Average Daily Census increases by 10, 150,000 square feet plus 27,000 sf of penthouse, peak hour trip generation increases of 19 (am) and 25 (pm)
- 2008 – Emergency Department Expansion becomes operational (East Tower basement fit out), 27,000 sf, 30 FTEs (4 new staff positions 24 hrs./ 7 days / week and 2 new day time positions, 28 new exam areas to decompress MMC's Emergency Department, no change to inpatient beds.

- 2009 – Central Utility Plant becomes operational, 4-story 18,500 sf mechanical building, no increases in staff or clinical capacity.

On average MMC performs approximately seventy to eighty facility renovation projects per year, roughly 75% of those projects occur on MMC's Bramhall campus. With the exception of these three projects identified above, none of these projects has resulted in increases in square footage, employees or clinical capacity.

- FAA: Please submit confirmation from the FAA that they are aware of the architecture of the proposed building and have no concerns regarding the intensity of skyglow within flightpaths, or glare/reflections from north elevation as seen from the runway (at other times of year when sun is lower than in the submitted illustration). The FAA submitted documents appear to pertain only to the cranes used for construction.

We have contacted FAA and requested that they provide a response to address this concern. FAA responded that it is their policy not to respond to specific questions during their review process. We subsequently send them information pertaining to the building architecture and lighting photometric data. See Tab A for evidence of this correspondence. Tab A also includes the application filed and notification of acceptance of the application pertaining to the building.

MMC is comfortable to accept, as a condition of approval, that a building permit cannot be issued until evidence of approval by the FAA is provided to the City.

Also I think it would be helpful to staff and Planning Board members who were not at the Workshop, to have sight of the Perkins + Will Workshop presentation slides, and would appreciate if these (or most of these where they do not duplicate the ones in the final submission) could be submitted asap; a paper version would be fine.

PDF files of the 6-11-13 Workshop presentation are enclosed in Tab B. Tab B also contains the building elevation "nighttime" rendering as requested in your email to Will Conway dated June 26, 2013.

Thank you for your continued review of this application; we look forward to presenting this information at the July 9, 2013 Planning Board Meeting.

Sincerely,



Jeffrey D. Sanders

Executive Vice President and Chief Operating Officer

Cc: Jean Fraser
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