



MAINE MEDICAL CENTER

Construction Projects at the East Tower, Visitor Garage, Central Utility Plant

Construction Management Plan

December 15, 2017

[Updated for 1/23/18 Planning Board Meeting]

Prepared for: Portland Department of Planning & Urban Development Department

Project Proponent: Colliers International

Construction Manager: Turner Construction

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Plan 12.15.17

Purpose Statement

The purpose of this document is to provide the details of the first phase of construction for MMC's Master Facility phase IIB. This document outlines Turner Construction's plan for controlling impacts from noise, ground movement, truck traffic, and other construction related factors to the surrounding neighborhoods and buildings.

Maintaining normal campus operations and Public Safety are high priorities during the construction phase. This plan will be presented to the appropriate City and Neighborhood representatives. The City of Portland Planning Board will approve the final plan. It has been the goal of these programs to define the construction plan before construction begins. Turner's experience on projects with similar logistic constraints has proven that pre-planning and constant communication are necessary for a smooth efficiently run, incident free project.

It is Turner Construction's full intent to follow the guidelines set by the contract documents.

Turner Construction and its subcontractors shall schedule and conduct operations in a manner that will control the disturbance to the public in areas adjacent to the work and to occupants of buildings in the vicinity.

1.0 CONSTRUCTION MANAGEMENT PLAN

This Construction Management Plan (CMP), submitted to the Portland Department of Planning & Urban Development for approval by the City of Portland Planning Board prior to the start of construction, includes specific mitigation measures and staging plans to minimize impacts to surrounding residences and businesses. The Construction Manager and its trade contractors will be bound by the CMP.

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Project Engineer : Rick Martineau
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Project Director: Gregg Scholler
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2.0 CONSTRUCTION SCHEDULE & WORK HOURS

Construction work hours will be in accordance with Section 17-18 and Section 25-129.

2.1 Work Hours

- The construction period for the project is expected to be approximately 20 months in duration.
- It is anticipated that the project is estimated to start on or about Spring 2018 and last through Fall 2019.
- Work hours will be 7AM to 7 PM Monday thru Friday.
- Workers will gather at their workplace from 6 AM to 7AM.
- Saturday work will be required on a periodic basis with hours from 7 AM to 6 PM.

2.2 Construction Timeline

2.2.1 Spring 2018 to Fall 2019

East Tower – Crescent Street

A new 60,000 SF addition is being added to the top of the East Tower. The addition consists of two new floors, level 6 and 7. On the roof is a helipad system capable of landing two helicopters. The exterior wall at Level 5 is being replaced in conjunction with

a new exterior wall for Level 6 and 7. This project is expected to start in March 2018 and complete by October 2019. (20 Months)

Visitor Garage- Congress Street

Three new floors of parking are being added to the Visitor Garage. These floors will be Level 8, 9 and 10. The added floors are precast and are being added to a garage which has been designed for this expansion. The added parking capacity is 220 cars. This project is expected to start in May 2018 and complete in November 2018. (6 Months)

Central Utility Plant – Gilman Street

The Central Utility Plant is increasing cooling capacity by adding one 2,400 ton chiller and two cooling towers. This project is expected to start in November 2018 and complete in March 2019. (5 months)

2.3 Construction Updates Reporting

The following shall be reported to Maine Medical as a part of the CMP.

- Monthly “look ahead” schedules and narrative for upcoming construction activities.
- Schedule of over-size deliveries to the site that will impact roadways
- Schedule of deliveries that will be outside the City of Portland’s allowable work hours.
- Proposed schedule for utility connection or work in public roadways or sidewalks as a part of Turner work.
- Proposed off-hours or Saturday work.
- Construction activities that may impact the neighborhood in an adverse way, including noise, dust, on-street parking or work outside construction limits or times. Also, proposed options to mitigate these impacts.
- An estimate of the number of vehicles that will require off-site parking.

2.4 Construction Logistics

The proposed Logistics Plans included in the CMP are designed to isolate the construction while providing safe access for pedestrians, hospital operations, and automobiles during normal day-to-day activities and emergencies. Interaction with the public will occur mainly along Congress Street and Gilman Street. The logistics plan define the timeline of construction activities and the location of cranes, gates, access for each Phase. Each site will be secured by an 8-foot high fence with privacy screening in accordance with the Logistics Plan.

Logistics plans on the construction sequencing for East Tower Overbuild are Slides 2 to 9.

Logistics plans on the construction sequencing for Visitor Garage Overbuild are Slides 10 to 21.

Logistics plans on the construction sequencing for Central Utility Plant cooling upgrade Slides 22 to 24.

2.5 Perimeter Protection / Public Safety

- Turner Construction will work to ensure the sidewalk protection minimizes impact to pedestrian and vehicular flow.
- The specific configuration of sidewalk protection and pedestrian access around the site will vary depending on the phase of the work being performed.
- In general, secured fencing will be used to isolate construction areas from pedestrian traffic.
- Flagmen or Police Details will be provided at all active gates when there are deliveries.
- Construction procedures will be designed to meet all OSHA safety standards for specific site construction activities.
- Subcontractors will implement and manage their own Health and Safety Program for the project.
- All Subcontractors are required to wear appropriate personal protective equipment.
- Snow removal and ice treatment will be provided on the surrounding area within the construction fence.
- Sidewalks will be cleaned of trash and debris as needed.
- If existing street lights need to be removed for the duration of the project,
- Turner Construction will provide sufficient temporary site lighting to ensure the safety of all pedestrians accessing the sidewalks around the site, including lighting at all covered pedestrian walkways, until permanent street lights are installed Light levels will be tested prior to temporary removal of site lighting.

2.6 Worker Parking & Traffic Impacts

- Turner Construction and its subcontractors shall encourage the use of public transportation by their workers.
- Jobsite personnel will be required to park at an offsite parking area and will be shuttled to the construction site.
 - Jobsite personnel will be required to park at MMC's Scarborough Campus
 - Subcontractors who violate this requirement will be fined \$500 per offense
 - The following language will be included in the contracts with all subcontractors
 - *“Parking: There shall be absolutely no parking on the project site, in the Hospital Parking Garages and / or Hospital Surface Parking lots, and on street parking adjacent to the Hospital. This is including but not limited to employee vehicles, company vehicles, delivery trucks, trucks containing equipment such as welders, etc. Turner to provide remote parking location, and transportation to and from the jobsite. Any workers found in violation of this policy will be subject to permanent removal from the project and the subcontractor shall be assessed a \$500*

fine per incident.”

- Worker parking shall not be allowed on site except for company vehicles required to perform the work.
- Turner will qualify subcontractors' with a legitimate reason to park onsite and manage that parking within the construction fence and not impact parking in the surrounding area.
- No personal vehicles will be allowed to park at the project construction site or in the adjacent residential streets.

The number of workers required during the construction will vary by Construction Phase.

Construction Phase - March 2018 to September 2019

- Spring 2018- Fall 2018 – average workers – 40 to 50
- Fall 2018 – Spring 2019 – average workers – 70 - 90
- Spring 2019- Fall 2019 - average workers – 100

2.7 Truck Routes and Volumes – Refer to Site Logistics Plans

All street opening and occupancy in the public right of way will be in accordance with Chapter 25 of the City of Portland Land Use Code

- Truck traffic will vary throughout the construction period, depending on the activity.
- An offsite marshalling area will be utilized for large deliveries such as precast and structural steel.
- All trucks will be brought to the construction areas at MMC by experienced dedicated drivers from the marshalling lot.
- Radio and cell phones will be utilized to coordinate all trucking.
- Trucks routes must be submitted and approved by the City of Portland and the Owner before the start of construction.
- Truck idling will be held to a minimum on-site, to minimize the impact to adjacent properties..
- Turner Construction and its subcontractors shall ensure that haul routes, debris and soil removal, and staging areas are conducted in a manner that minimizes the impacts to the abutting communities,
- Wheel wash stations will be installed and maintained by Turner and its subcontractors as needed and maintained at construction site exit areas.
- Street sweeping / vacuuming of all impacted City streets and sidewalks shall be performed by Turner Construction and its subcontractors on an as-needed basis.
- Streets, sidewalks, bicycle ways or other means of travel may not be obstructed or closed without permission from the Owner and other authorities having jurisdiction. The Owner shall be notified one week in advance of any such obstructions or closures.

**Construction - East Tower Overbuild –
(Refer to Logistics Slides 2 thru 9)**

All street opening and occupancy in the public right of way will be in accordance with Chapter 25 of the City of Portland Land Use Code

- All truck traffic will be directed to enter the site utilizing Ellsworth Street to Wescott Street. **(Refer to Logistics slide 9)**
- Turner will install way finding signage at strategic locations identifying no travel zones for construction vehicles
- All subcontractors and vendors will be provided with pamphlets indicating the appropriate truck routes to access the site.
- Trucks will be brought within the fence line.
- During crane erection a portion of Ellsworth Street and Wescott will be closed. **(Refer to logistics slide 8)**

**Construction Visitor Garage Overbuild –
(Refer to Logistics Slides 10-22)**

All street opening and occupancy in the public right of way will be in accordance with Chapter 25 of the City of Portland Land Use Code

- All truck traffic will be directed to enter the site utilizing Congress Street.
- During an eight week period when precast erection is occurring, Congress Street will need to be closed at the location of the Visitor Garage. Detailed logistics plans are included to identify the street closure requirements.**(refer to logistics slides 16-21)**
- This street closing will be coordinated with the City of Portland.
- All subcontractors and vendors will be provided with instructions prior to their project start indicating the appropriate truck routes to access the site.

**Construction - Central Utility Plant –
(Refer to Logistics Slides 22-24)**

All street opening and occupancy in the public right of way will be in accordance with Chapter 25 of the City of Portland Land Use Code

- All truck traffic will be directed to the Central Utility Plant utilizing a truck path from Congress Street to Gilman Street, and an exiting path from A Street. **(refer to logistics slides 23-24)**
- During a two week period when the chillers and cooling towers are installed, trucks and a crane will be set up on Gilman Street. This is expected to occur in Fall/Winter 2018. Police detail will be fulltime during this period. Gilman Street will remain open.
- Lane closing will be coordinated with the City of Portland.
- All subcontractors and vendors will be provided with instructions prior to their project start indicating the appropriate truck routes to access the site.

3.0 Air Quality & Noise

3.1 Dust Control

To reduce emission of dust and minimize impacts on the local environment, the construction contractor will adhere to a number of strictly enforced mitigation measures. These include:

- Wetting agents will be used regularly to control and suppress dust that may come from the construction materials.
- All trucks used for transportation of construction debris will be fully covered with tarps intended to keep material in the truck.
- Construction practices will be monitored to ensure that unnecessary transfers and mechanical disturbances of loose materials are minimized and to ensure that any emissions of dust are negligible.
- Street and sidewalks will be cleaned to minimize dust accumulations as needed.
- Stock piles of soils will be covered with tarps and/or poly when they are not being utilized for current site activities.

3.2 Noise

- The project will require the use of equipment that can be heard from off-site locations. This project will strive to mitigate construction noise impacts, to the extent possible.
- Increased community sound levels are an unavoidable consequence of construction activities.
- Construction will occur during the daytime hours as defined by the City of Portland Code of Ordinances (7:00 a.m. to 6:00 p.m. Monday through Friday).
- In some instances, a second shift, off hour, holiday and weekends may be required.
- When these events arise, all required permits will be obtained and notification will be posted in accordance with section 2.3
- Work shall be performed so as to prevent nuisance noise conditions that are preventable (e.g., unmaintained equipment, brake squeal, etc.).
- Turner Construction and all subcontractors shall use all reasonable efforts to implement noise reduction methods listed below to minimize construction noise emission levels. Noise reduction methods shall include, but not be limited to:

Use of:

- Tie to local power grid to reduce the use of on-site generators.
- Noise-deadening / isolating surrounds around exceptionally noisy work equipment or operations
- The maintenance of the access roadways to minimize the “bouncing” of construction vehicles within the construction site.
- Enforcing the site logistics plan, so as to maximize to every extent possible the forward movement of construction vehicles. This will, in turn, minimize the sound of back-up alarms.

Attaching:

- Intake / exhaust mufflers, shields or shrouds
- Noise-deadening material to equipment and fencing

Maintaining:

- Equipment mufflers and lubrication
- Pre-cast decking and plates to avoid rattling
- Smooth surfaces on construction sites and public ways to prevent unnecessary noise from surface irregularities.

Minimizing

- Noise from the use of backup alarms, using measures that meet OSHA regulations. The construction logistics has been designed such that the backing-up of equipment and trucks is limited.
- Use of self-adjusting ambient-sensitive backup alarms.
- Manually adjustable alarms on low setting
- Scheduling of activities so that alarm noise is minimized

3.3 Air Monitoring

- Turner Construction and its subcontractor's shall employ dust, odor, and gas control measures to minimize the creation of airborne dusts, odors, and gases during the entire construction process. At a minimum, standard dust control techniques shall be employed where heavy equipment will be traveling, standing, or loading, such as watering down the site or utilizing dust control measures. All measures shall be taken in accordance with Turner's approved Health & Safety plan.
- Turner Construction and its subcontractors shall perform dustless street sweeping / vacuuming for all construction activities including demolition, excavation, slurry / soil mixing operations on an as needed basis.
- An air monitoring plan shall be developed by the Owner based on site contaminants of concern, particulate quantities / densities, and risk-based evaluations. The plan will be developed for off-site impacts. Turner Construction and its subcontractors will be responsible for on-site health and safety issues.
- The Owner will engage a qualified consultant to monitor for dust along the perimeter of the construction site. Results of this monitoring that indicate exceedances of air quality criteria will be immediately brought to the attention of Turner Construction. Turner and its subcontractors shall immediately address the site condition, including terminating construction activities to remedy the site conditions to the satisfaction of the Owner.
- Ductwork snorkels will be installed as required on building air intakes surrounding the job-site to minimize the amount of dust and construction vehicle gases being taken in through the air handling systems. The maintenance of the filters is by the individual building managers.

4.0 Communication Strategies

4.1 Contacts, Distribution Lists

- Turner Construction shall develop a project contact list (e-mail addresses, office and cell phone numbers), to be posted by MMC on the project web site and supplied to Maine Medical Center (MMC) for 24/7 contacts.
- Turner Construction will request similar contact lists from the neighborhood associations. (e-mail addresses, and phone numbers) of key contacts for the specific project.
- Turner Construction will set-up a project bulletin board for each Phase. These boards will be used as communication tools to the surrounding community. There will be a project website thru MMC, developed that also will communicate construction related activities to the community.
- Any last minute changes to the project schedule that may impact the neighborhood or Maine Medical Center (MMC) community will be communicated per section 2.3.
- Turner Construction will participate in the neighborhood council meetings as needed to discuss progress and issues.
- Turner shall maintain a log of all construction-related concerns, via the MMC website.
- MMC shall communicate final resolution of all complaints and concerns to the neighborhood, Maine Medical Center (MMC) community, and when appropriate, to the City of Portland.
- MMC has created an email distribution list in order to maintain open communications throughout the process and provide regular project updates. Any interested can sign up for the email on MMC's website - <https://mainehealth.org/maine-medical-center/newsroom/modernization>.
- MMC and Turner construction continue to explore additional methods of communication with neighboring residences and businesses.

5.0 Vibration Monitoring – Not Applicable



Maine Medical Center
MaineHealth

Construction Management Plan



[Logistics Plans and Studies]
East Towers and Visitors Garage





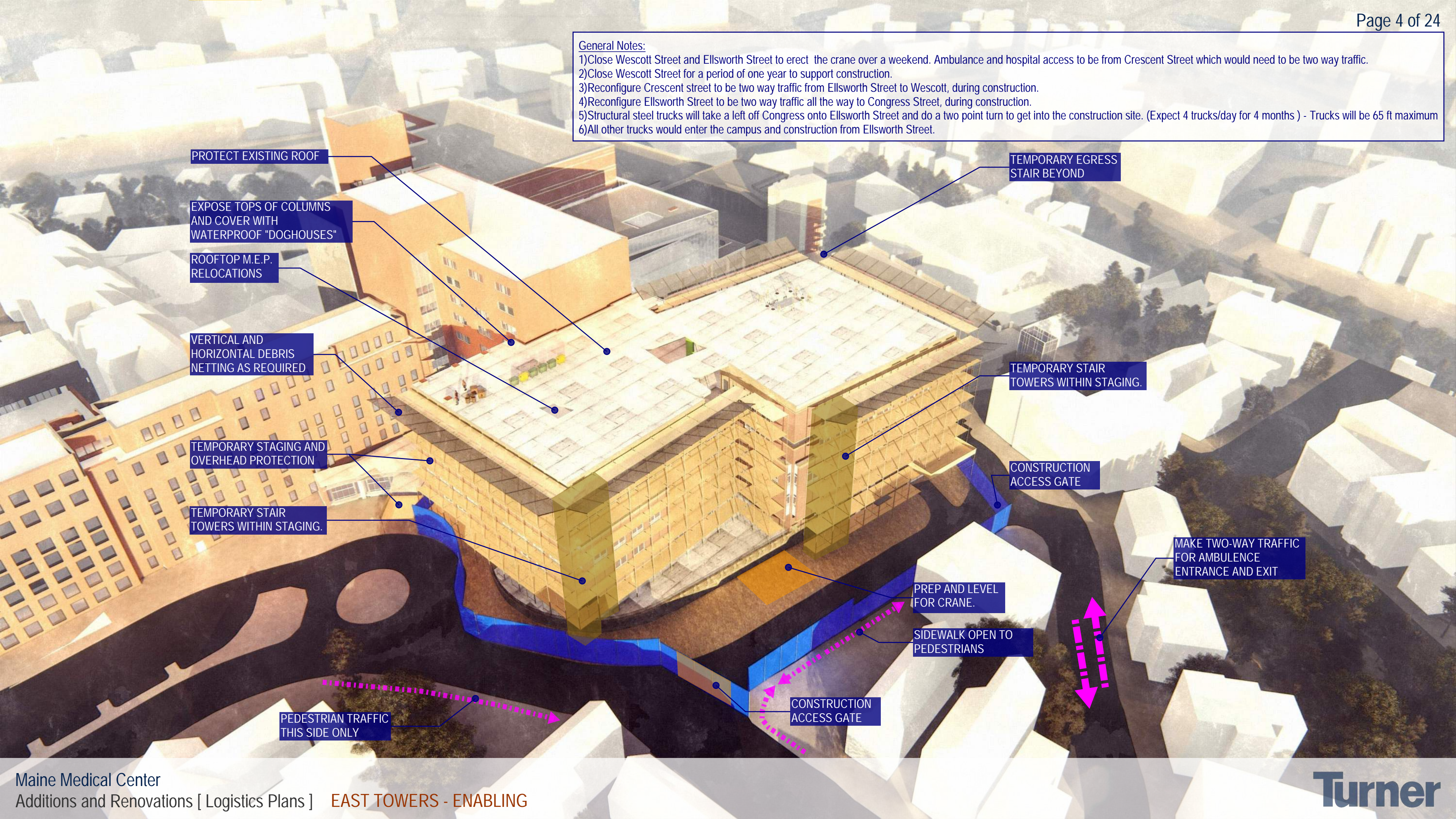
[East Towers] Logistics Plans and Studies





General Notes:

- 1) Close Wescott Street and Ellsworth Street to erect the crane over a weekend. Ambulance and hospital access to be from Crescent Street which would need to be two way traffic.
- 2) Close Wescott Street for a period of one year to support construction.
- 3) Reconfigure Crescent street to be two way traffic from Ellsworth Street to Wescott, during construction.
- 4) Reconfigure Ellsworth Street to be two way traffic all the way to Congress Street, during construction.
- 5) Structural steel trucks will take a left off Congress onto Ellsworth Street and do a two point turn to get into the construction site. (Expect 4 trucks/day for 4 months) - Trucks will be 65 ft maximum
- 6) All other trucks would enter the campus and construction from Ellsworth Street.



PROTECT EXISTING ROOF

EXPOSE TOPS OF COLUMNS AND COVER WITH WATERPROOF "DOGHOUSES"

ROOFTOP M.E.P. RELOCATIONS

VERTICAL AND HORIZONTAL DEBRIS NETTING AS REQUIRED

TEMPORARY STAGING AND OVERHEAD PROTECTION

TEMPORARY STAIR TOWERS WITHIN STAGING.

PEDESTRIAN TRAFFIC THIS SIDE ONLY

TEMPORARY EGRESS STAIR BEYOND

TEMPORARY STAIR TOWERS WITHIN STAGING.

CONSTRUCTION ACCESS GATE

PREP AND LEVEL FOR CRANE.

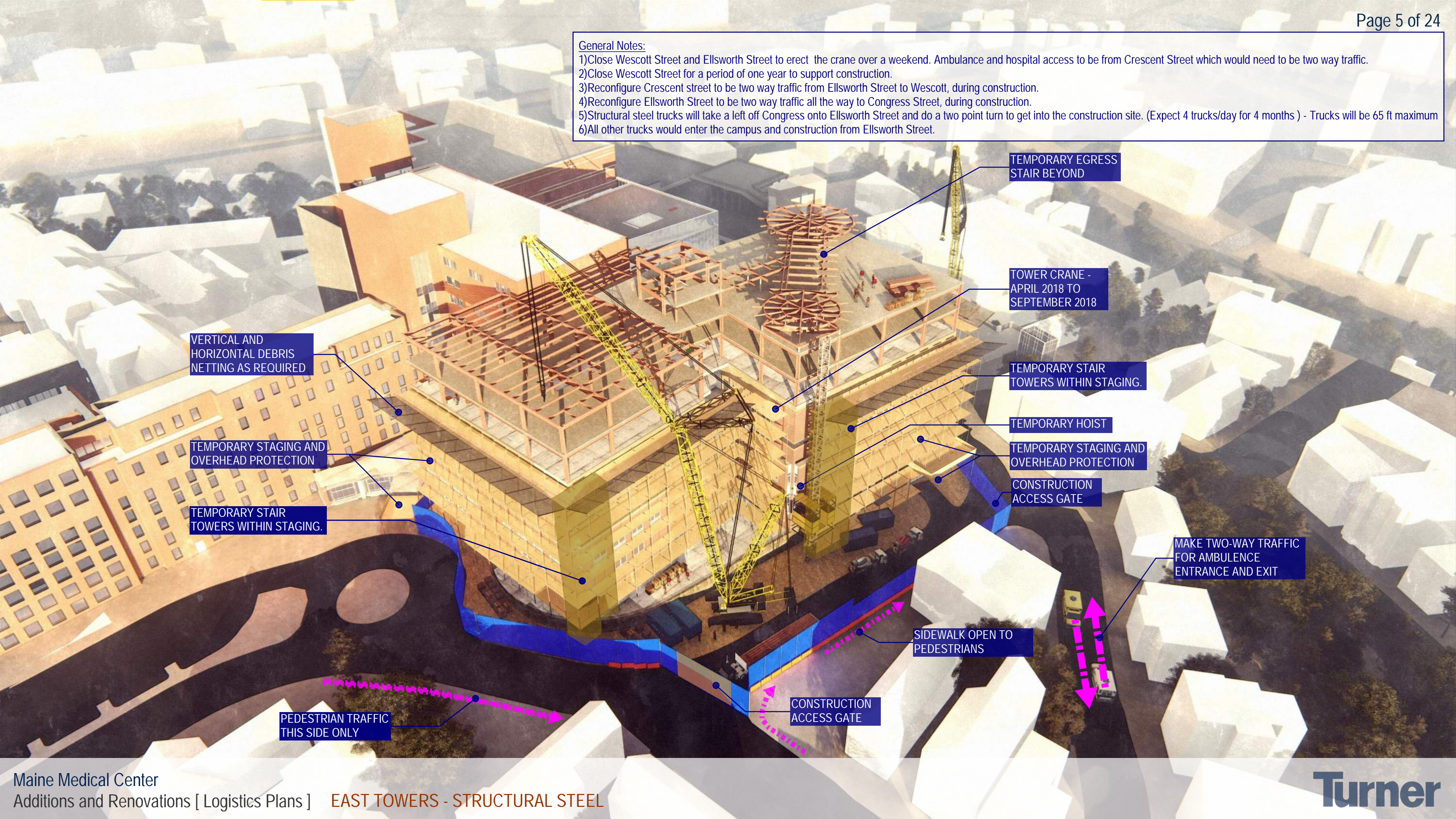
SIDEWALK OPEN TO PEDESTRIANS

CONSTRUCTION ACCESS GATE

MAKE TWO-WAY TRAFFIC FOR AMBULANCE ENTRANCE AND EXIT

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VERTICAL AND HORIZONTAL DEBRIS NETTING AS REQUIRED

TEMPORARY STAGING AND OVERHEAD PROTECTION

TEMPORARY STAIR TOWERS WITHIN STAGING.

PEDESTRIAN TRAFFIC THIS SIDE ONLY

TEMPORARY EGRESS STAIR BEYOND

TOWER CRANE - APRIL 2018 TO SEPTEMBER 2018

TEMPORARY STAIR TOWERS WITHIN STAGING.

TEMPORARY HOIST

TEMPORARY STAGING AND OVERHEAD PROTECTION

CONSTRUCTION ACCESS GATE

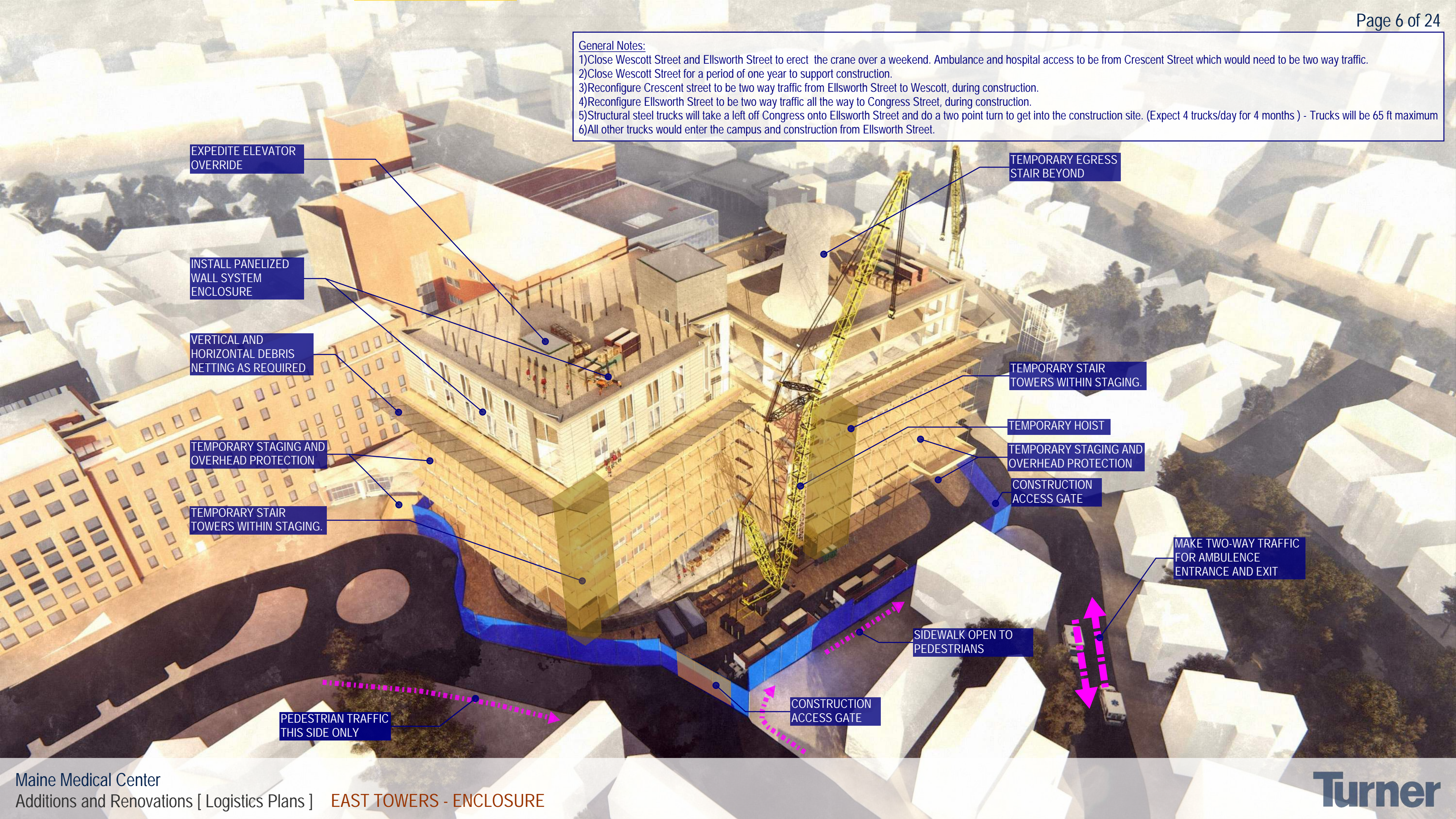
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EXPEDITE ELEVATOR OVERRIDE

TEMPORARY EGRESS STAIR BEYOND

INSTALL PANELIZED WALL SYSTEM ENCLOSURE

TEMPORARY STAIR TOWERS WITHIN STAGING.

VERTICAL AND HORIZONTAL DEBRIS NETTING AS REQUIRED

TEMPORARY HOIST

TEMPORARY STAGING AND OVERHEAD PROTECTION

TEMPORARY STAGING AND OVERHEAD PROTECTION

TEMPORARY STAIR TOWERS WITHIN STAGING.

CONSTRUCTION ACCESS GATE

MAKE TWO-WAY TRAFFIC FOR AMBULANCE ENTRANCE AND EXIT

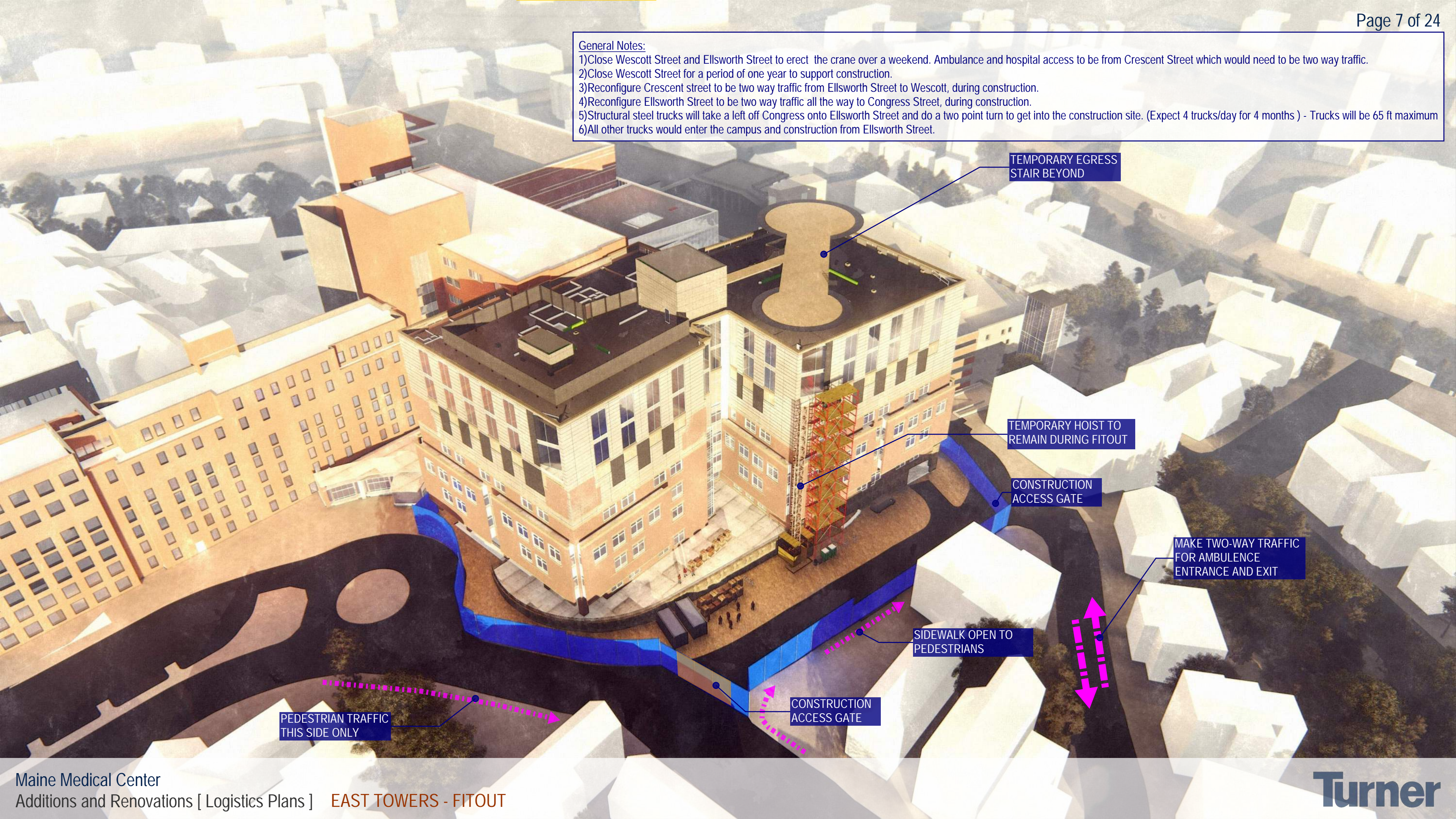
SIDEWALK OPEN TO PEDESTRIANS

PEDESTRIAN TRAFFIC THIS SIDE ONLY

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TEMPORARY EGRESS STAIR BEYOND

TEMPORARY HOIST TO REMAIN DURING FITOUT

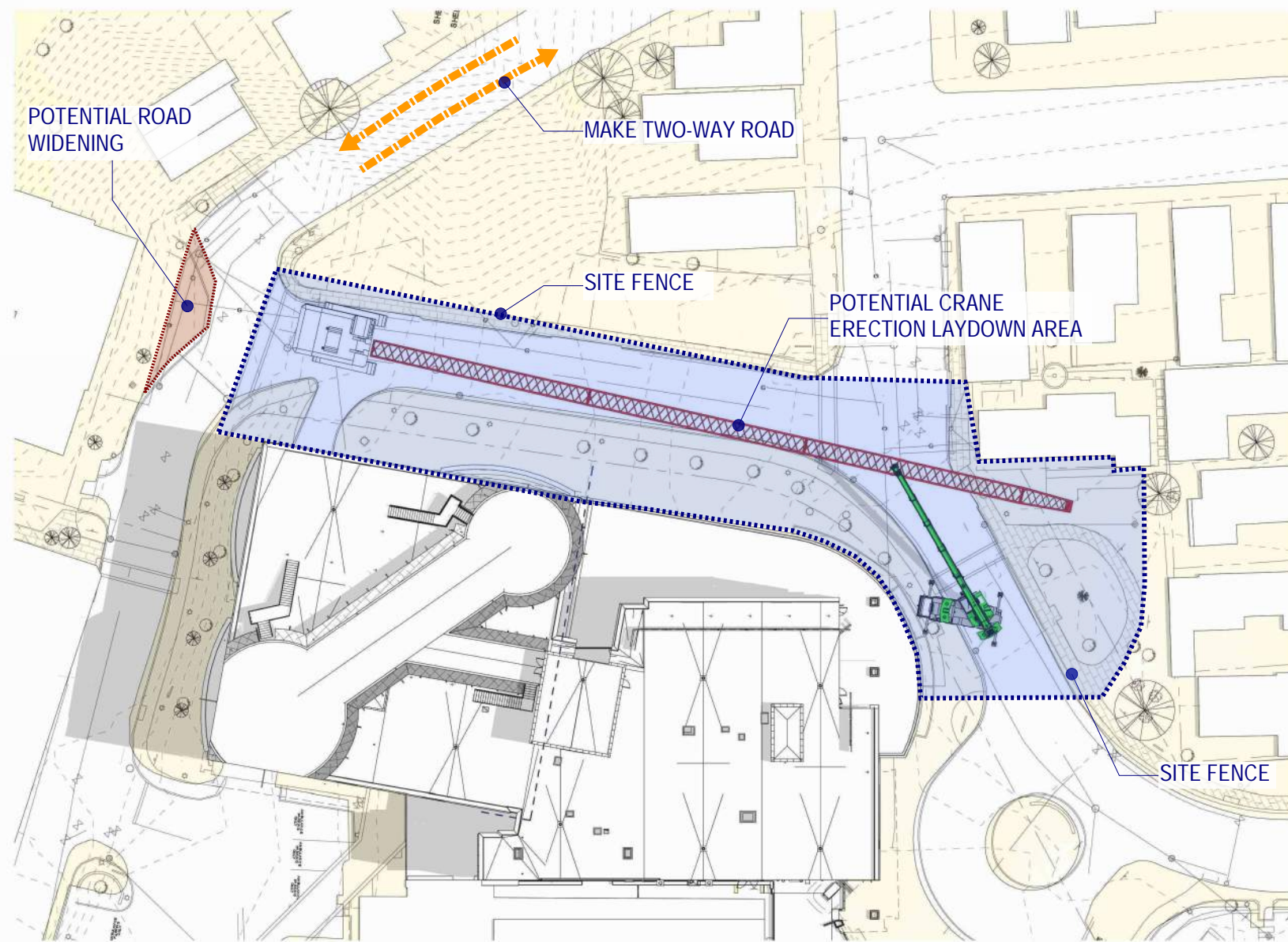
CONSTRUCTION ACCESS GATE

MAKE TWO-WAY TRAFFIC FOR AMBULANCE ENTRANCE AND EXIT

SIDEWALK OPEN TO PEDESTRIANS

CONSTRUCTION ACCESS GATE

PEDESTRIAN TRAFFIC THIS SIDE ONLY



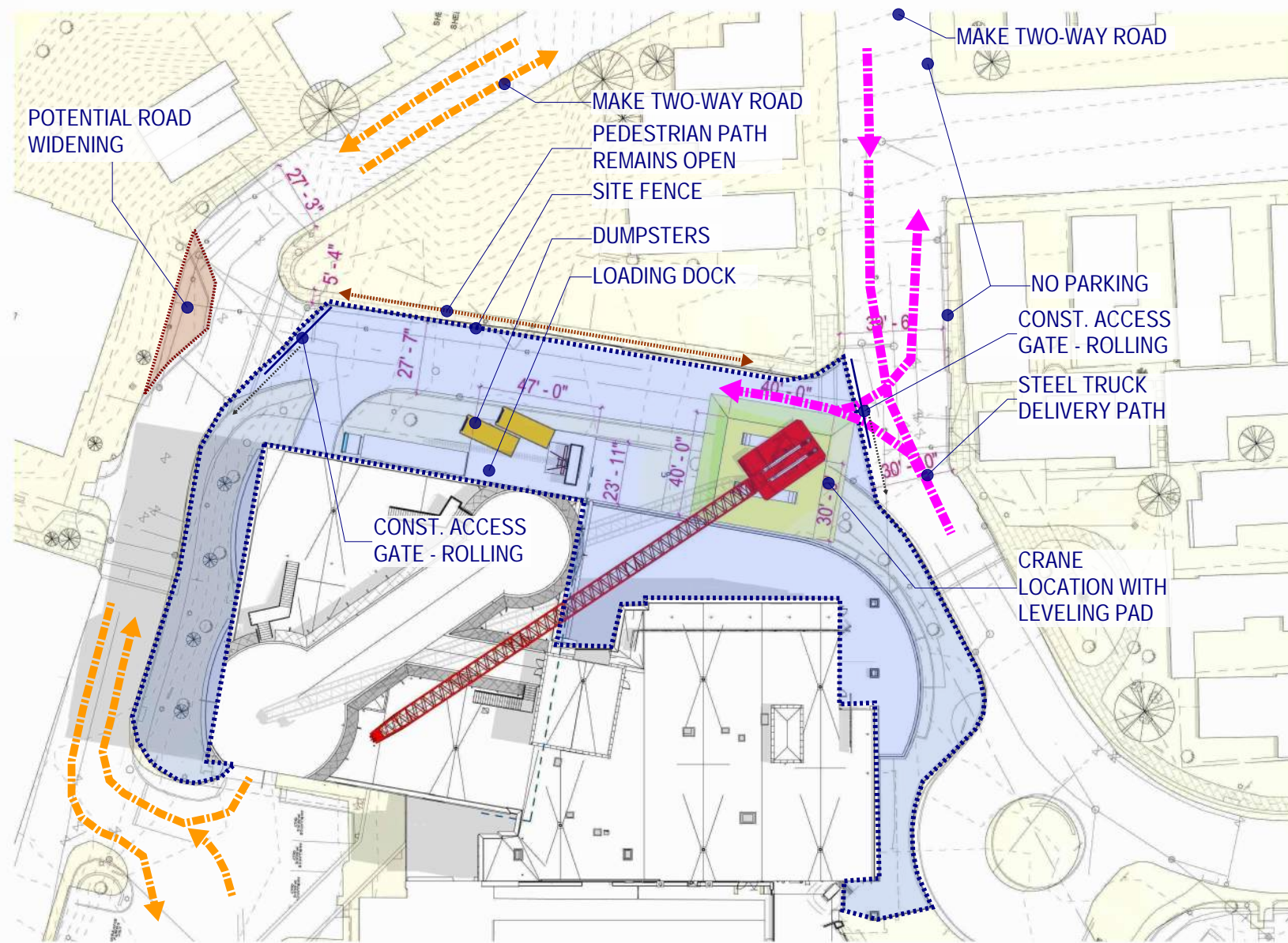
1 EAST TOWERS - CRANE LOGISTICS
3/8" = 1'-0"



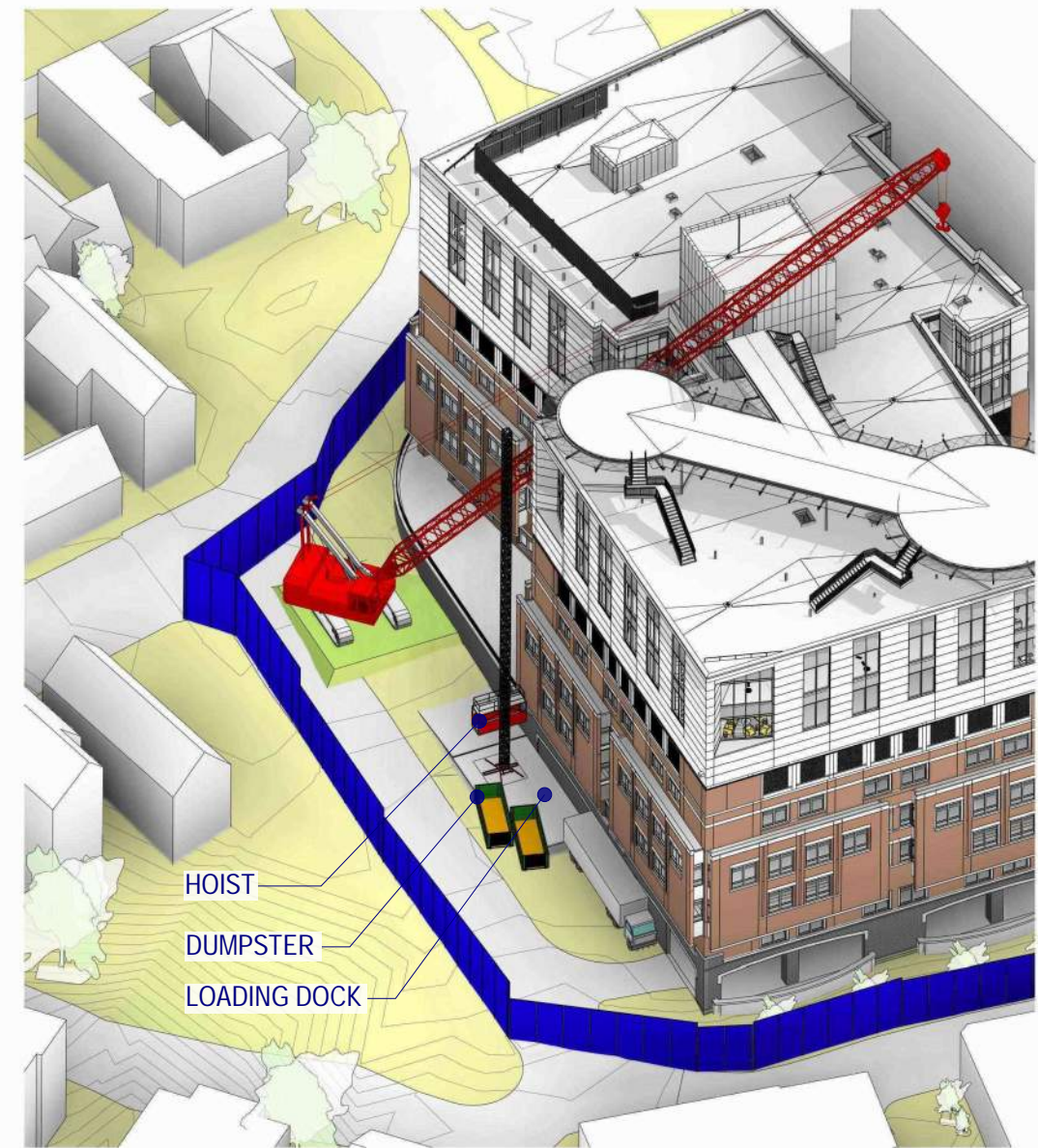
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1 EAST TOWERS - CRANE LOGISTICS
3/8" = 1'-0"



2 EAST TOWERS - CRANE LOGISTICS

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[Visitors Garage] Logistics Plans and Studies



General Notes:

1)Congress Street has to be closed for a period of 8 weeks.)

- a. Week one – build crane.
- b. Week 2-7 – erect precast garage.
- c. Week 8 – dismantle crane.

2)Precast truck traffic path and quantities.

- a. Up to 10 trucks per day for 30 days - up to 85 ft length.
- b. Trucks travel off Park Street onto Weymouth Street).
- c. At Congress Street truck takes a two point turn and backs into the construction site.

3)Congress Street closure affects the following properties or entities:

- a. Visitor garage Congress street entrance- will be closed for eight weeks. Access to garage will be off Crescent Street or off Gilman Street traveling thru the Staff Parking Garage.
- b. Medical Office Building garage entrance on Congress- will be closed for 8 weeks. Access to garage will be the entrance off Forest Street. Main pedestrian access from Congress Street and bridge access remains open.
- c. 867 Congress Street-(Church) - parking and access not affected during 8 weeks of Congress closure.
- d. 873 Congress Street – parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks.
- e. 878 Congress Street - parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks. For weeks 2-7 access to parking could utilize the driveway of 873 Congress. Some landscape and temporary road path would be provided. A second parking option would be to continue the same temporary parking provisions in week 1 thru week 8.
- f. Visitor Garage west stair tower remains open during the eight weeks.

TOP TWO FLOORS TO BE
TAKEN OUT OF SERVICE (TO
BE DISCUSSED WITH MMC)
MAY 2019

General Notes:

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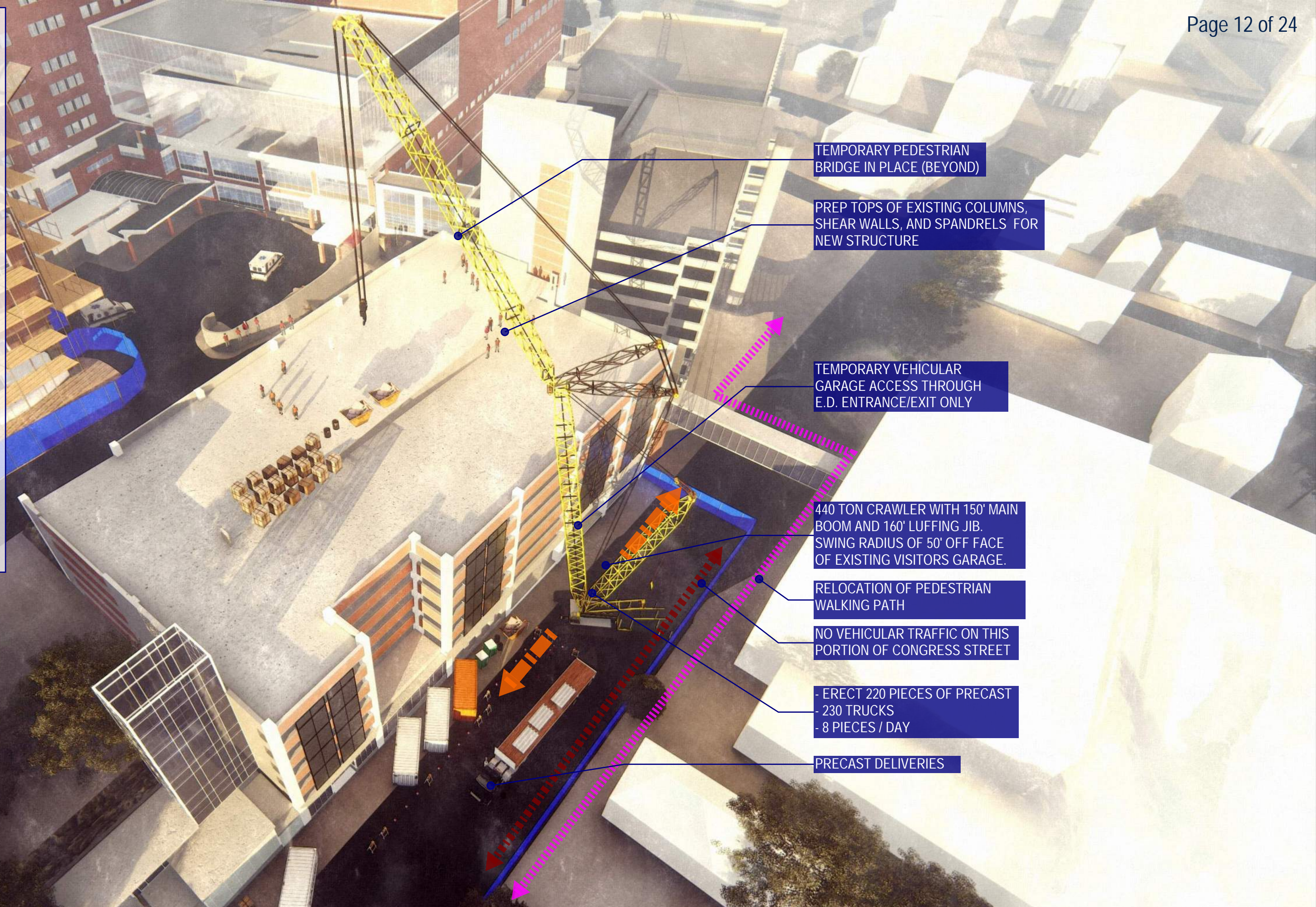
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- f. Visitor Garage west stair tower remains open during the eight weeks.



TEMPORARY PEDESTRIAN BRIDGE IN PLACE (BEYOND)

PREP TOPS OF EXISTING COLUMNS, SHEAR WALLS, AND SPANDRELS FOR NEW STRUCTURE

TEMPORARY VEHICULAR GARAGE ACCESS THROUGH E.D. ENTRANCE/EXIT ONLY

440 TON CRAWLER WITH 150' MAIN BOOM AND 160' LUFFING JIB. SWING RADIUS OF 50' OFF FACE OF EXISTING VISITORS GARAGE.

RELOCATION OF PEDESTRIAN WALKING PATH

NO VEHICULAR TRAFFIC ON THIS PORTION OF CONGRESS STREET

- ERECT 220 PIECES OF PRECAST
- 230 TRUCKS
- 8 PIECES / DAY

PRECAST DELIVERIES

General Notes:

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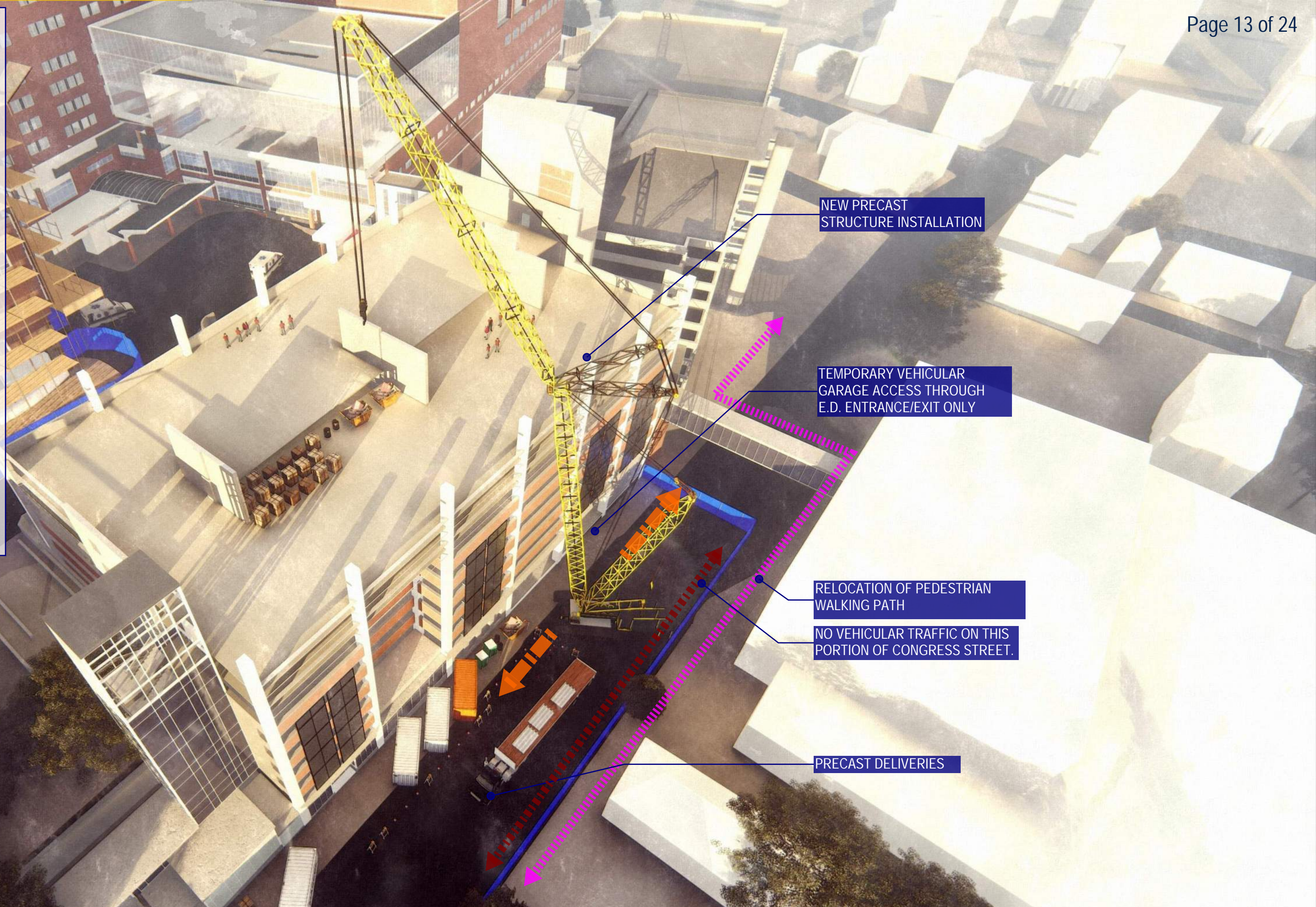
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- b. Week 2-7 – erect precast garage.
- c. Week 8 – dismantle crane.

2)Precast truck traffic path and quantities.

- a. Up to 10 trucks per day for 30 days - up to 85 ft length.
- b. Trucks travel off Park Street onto Weymouth Street).
- c. At Congress Street truck takes a two point turn and backs into the construction site.

3)Congress Street closure affects the following properties or entities:

- a. Visitor garage Congress street entrance- will be closed for eight weeks. Access to garage will be off Crescent Street or off Gilman Street traveling thru the Staff Parking Garage.
- b. Medical Office Building garage entrance on Congress- will be closed for 8 weeks. Access to garage will be the entrance off Forest Street. Main pedestrian access from Congress Street and bridge access remains open.
- c. 867 Congress Street-(Church) - parking and access not affected during 8 weeks of Congress closure.
- d. 873 Congress Street – parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks.
- e. 878 Congress Street - parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks. For weeks 2-7 access to parking could utilize the driveway of 873 Congress. Some landscape and temporary road path would be provided. A second parking option would be to continue the same temporary parking provisions in week 1 thru week 8.
- f. Visitor Garage west stair tower remains open during the eight weeks.



NEW PRECAST STRUCTURE INSTALLATION

TEMPORARY VEHICULAR GARAGE ACCESS THROUGH E.D. ENTRANCE/EXIT ONLY

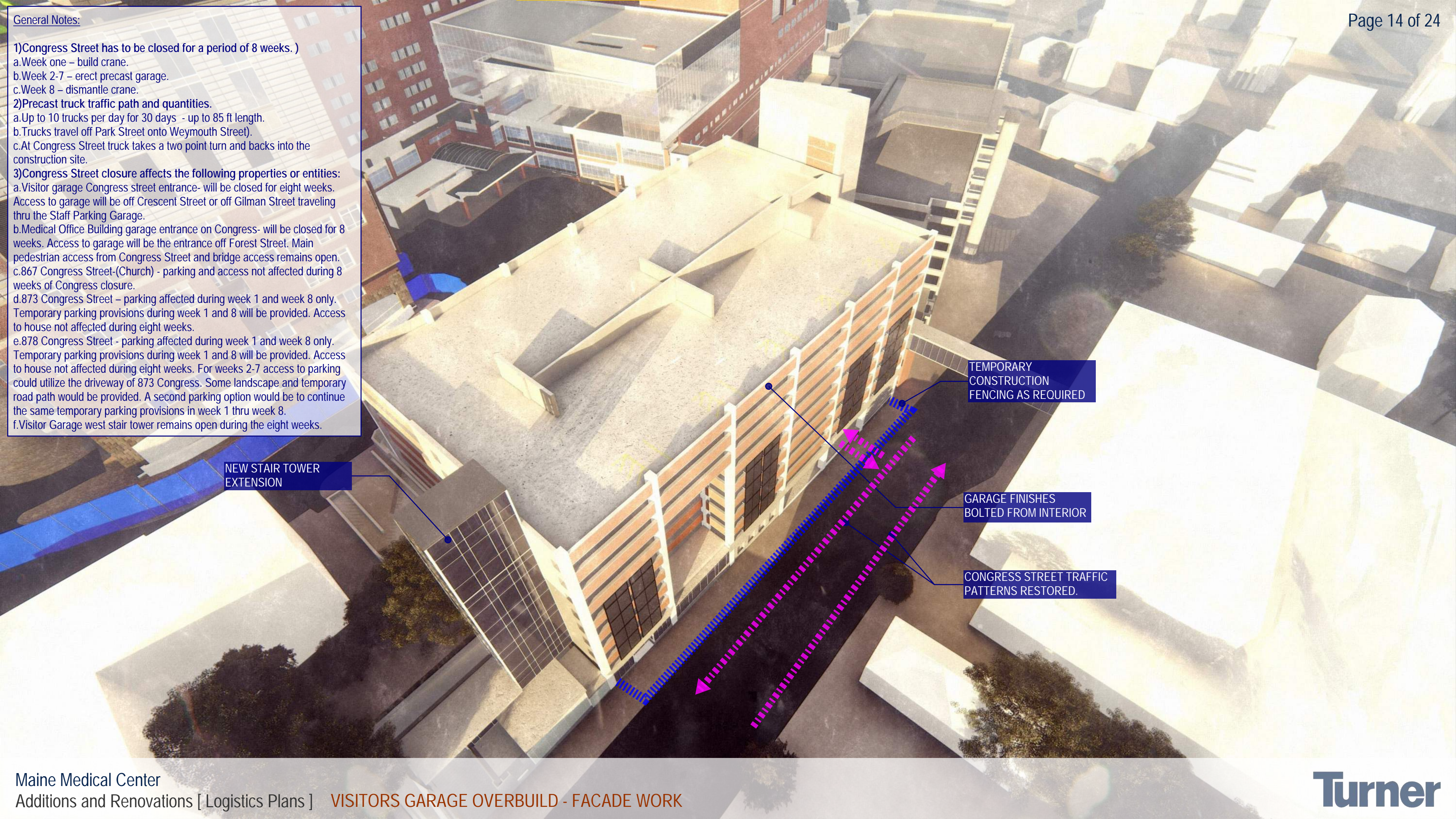
RELOCATION OF PEDESTRIAN WALKING PATH

NO VEHICULAR TRAFFIC ON THIS PORTION OF CONGRESS STREET.

PRECAST DELIVERIES

General Notes:

- 1)Congress Street has to be closed for a period of 8 weeks.)
 - a.Week one – build crane.
 - b.Week 2-7 – erect precast garage.
 - c.Week 8 – dismantle crane.
- 2)Precast truck traffic path and quantities.
 - a.Up to 10 trucks per day for 30 days - up to 85 ft length.
 - b.Trucks travel off Park Street onto Weymouth Street).
 - c.At Congress Street truck takes a two point turn and backs into the construction site.
- 3)Congress Street closure affects the following properties or entities:
 - a.Visitor garage Congress street entrance- will be closed for eight weeks. Access to garage will be off Crescent Street or off Gilman Street traveling thru the Staff Parking Garage.
 - b.Medical Office Building garage entrance on Congress- will be closed for 8 weeks. Access to garage will be the entrance off Forest Street. Main pedestrian access from Congress Street and bridge access remains open.
 - c.867 Congress Street-(Church) - parking and access not affected during 8 weeks of Congress closure.
 - d.873 Congress Street – parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks.
 - e.878 Congress Street - parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks. For weeks 2-7 access to parking could utilize the driveway of 873 Congress. Some landscape and temporary road path would be provided. A second parking option would be to continue the same temporary parking provisions in week 1 thru week 8.
 - f.Visitor Garage west stair tower remains open during the eight weeks.



NEW STAIR TOWER EXTENSION

TEMPORARY CONSTRUCTION FENCING AS REQUIRED

GARAGE FINISHES BOLTED FROM INTERIOR

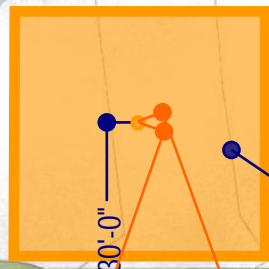
CONGRESS STREET TRAFFIC PATTERNS RESTORED.

NO VEHICULAR TRAFFIC ON THIS PORTION OF CONGRESS STREET FOR 8 WEEKS.

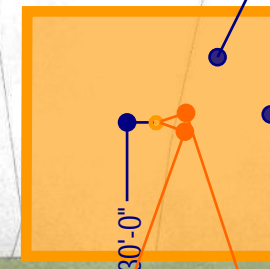
RELOCATION OF PEDESTRIAN WALKING PATH

440 TON CRAWLER WITH 150' MAIN BOOM AND 160' LUFFING JIB. SWING RADIUS OF 50' OFF FACE OF EXISTING VISITORS GARAGE.

EXISTING OVERHEAD POWER LOCATION

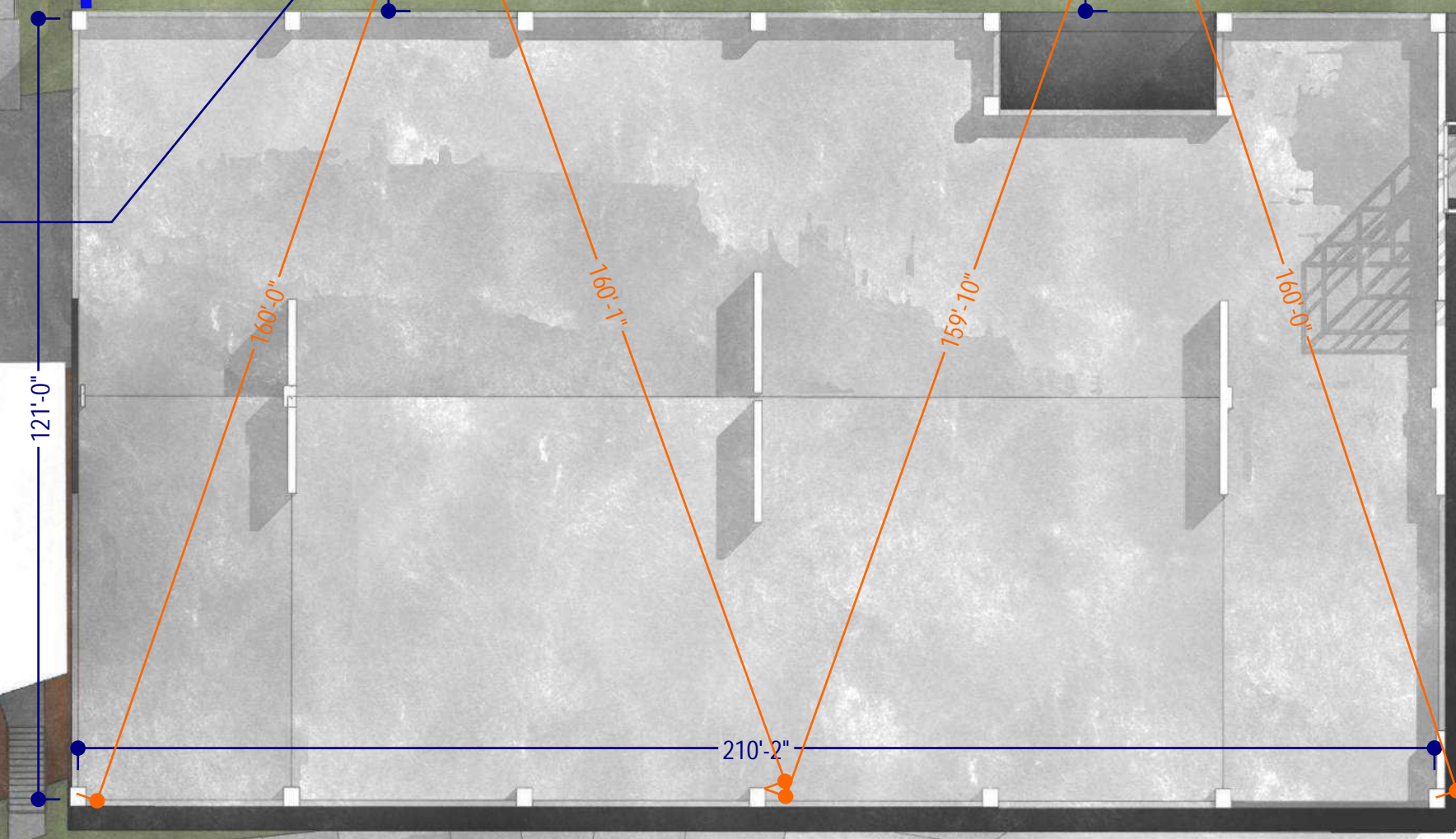


CRAWLER CRANE LOCATION 1

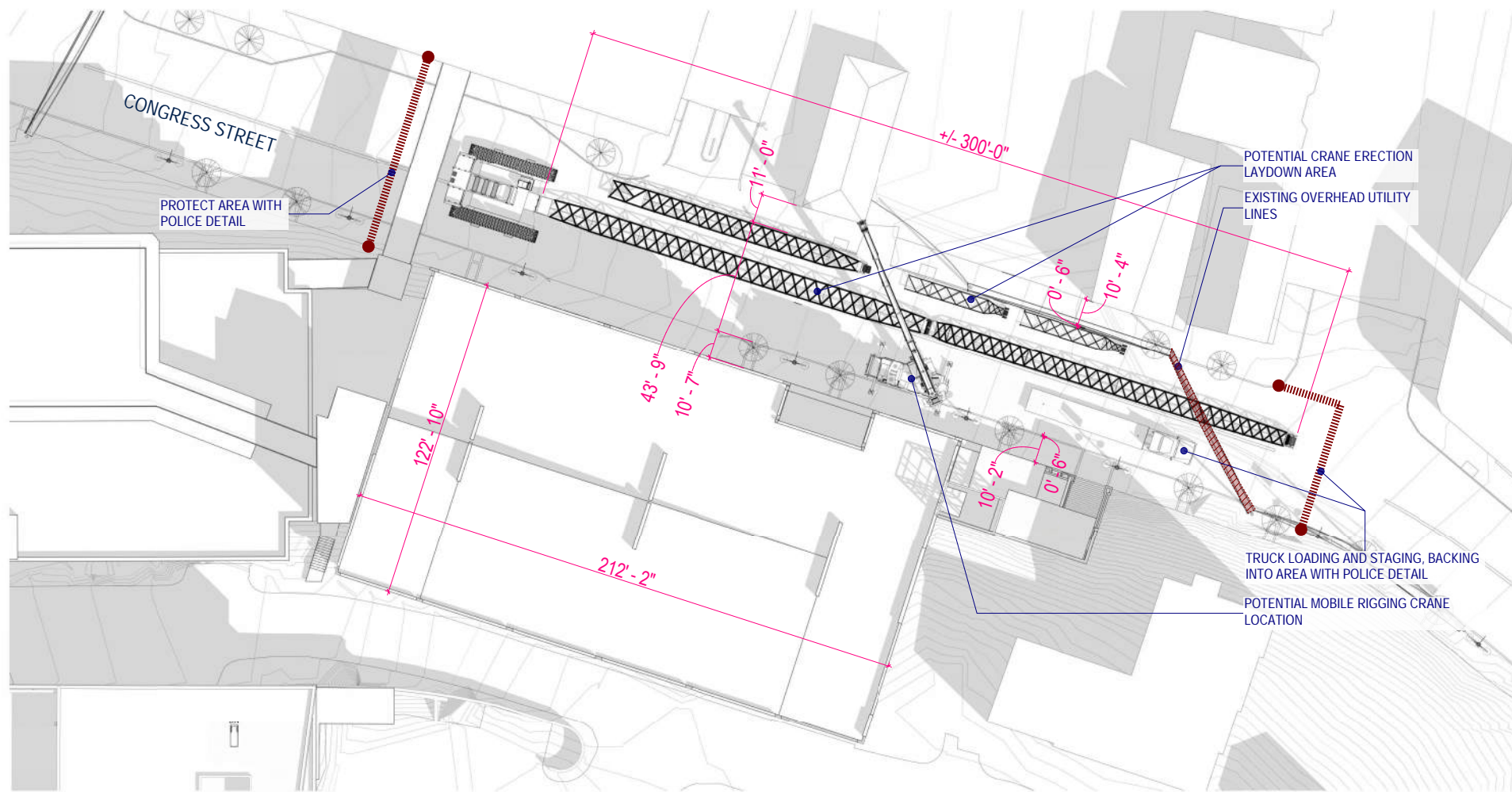


CRAWLER CRANE LOCATION 2

TEMPORARY VEHICULAR GARAGE ACCESS THROUGH E.D. ENTRANCE/EXIT ONLY



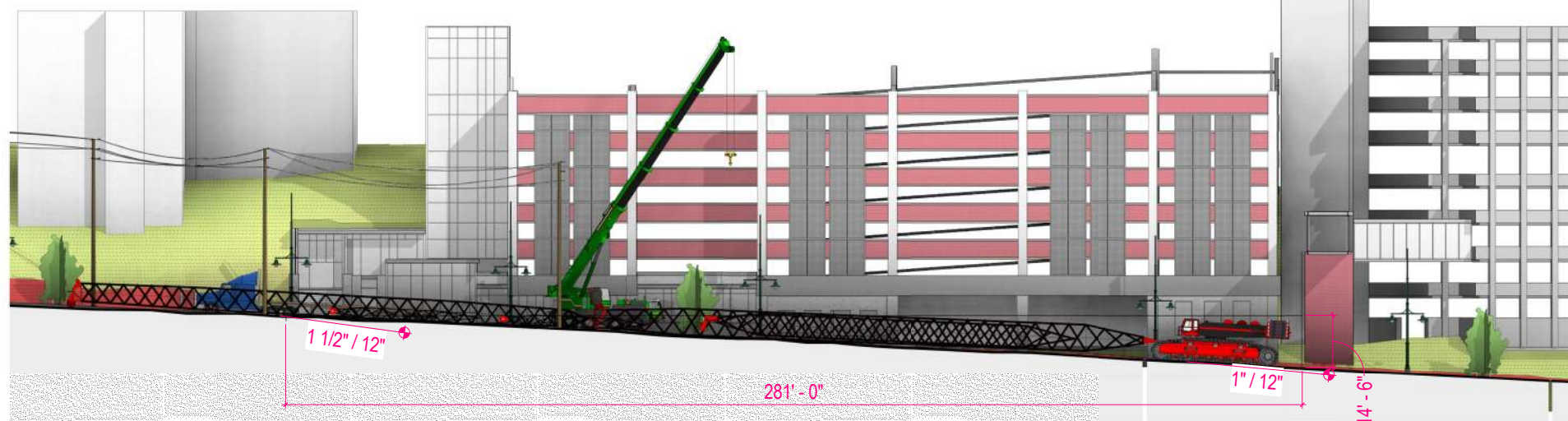
REFER TO "CONGRESS STREET CRANE LOCATION" DRAWINGS FOR MORE INFORMATION AND DETAILS.



1) CONGRESS STREET - CRANE PICK PLAN
3/64" = 1'-0"

General Notes:

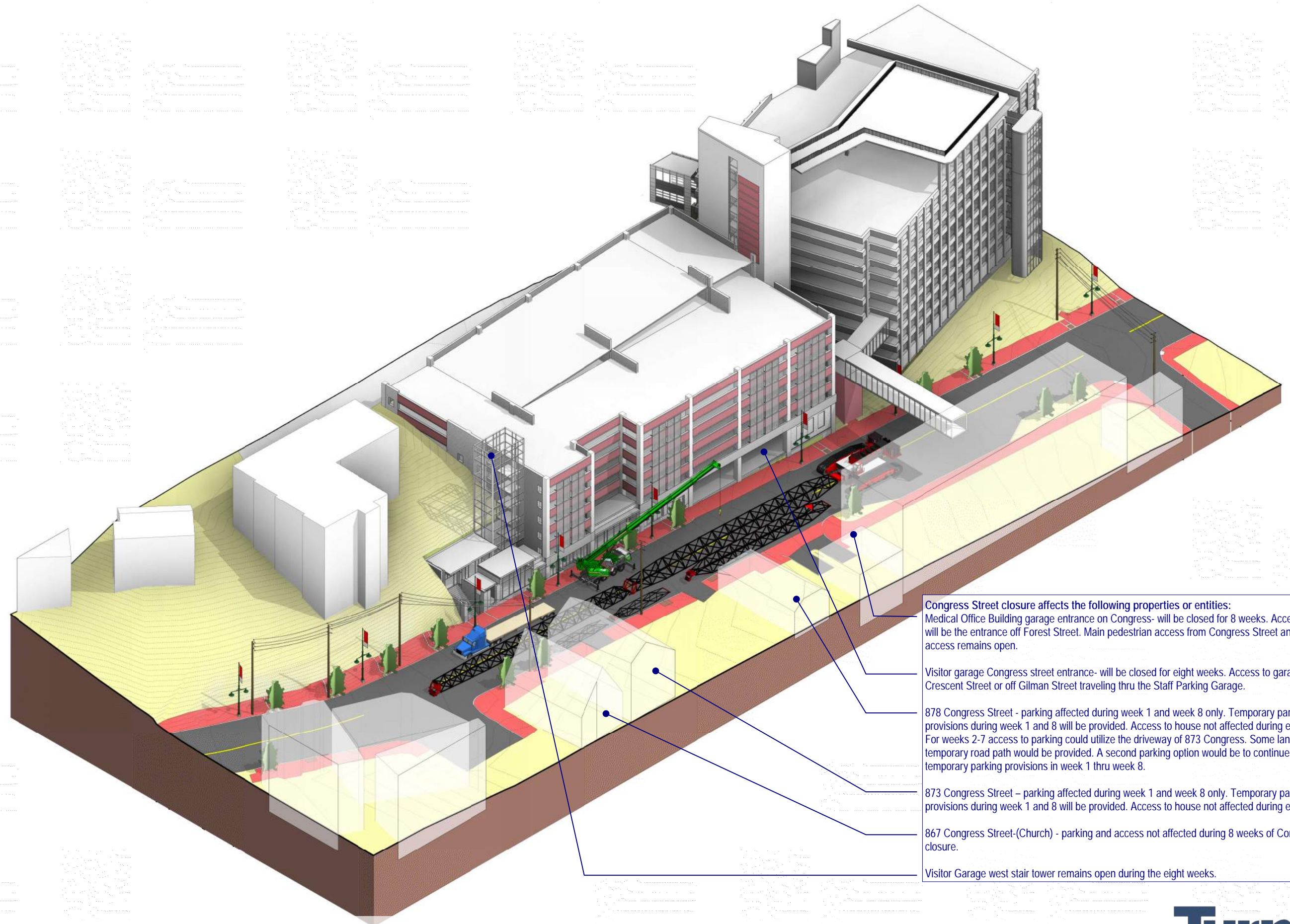
- 1) Congress Street has to be closed for a period of 8 weeks.)
 - a. Week one – build crane.
 - b. Week 2-7 – erect precast garage.
 - c. Week 8 – dismantle crane.
- 2) Precast truck traffic path and quantities.
 - a. Up to 10 trucks per day for 30 days - up to 85 ft length.
 - b. Trucks travel off Park Street onto Weymouth Street).
 - c. At Congress Street truck takes a two point turn and backs into the construction site.



2) CONGRESS STREET - SITE SECTION
1/16" = 1'-0"

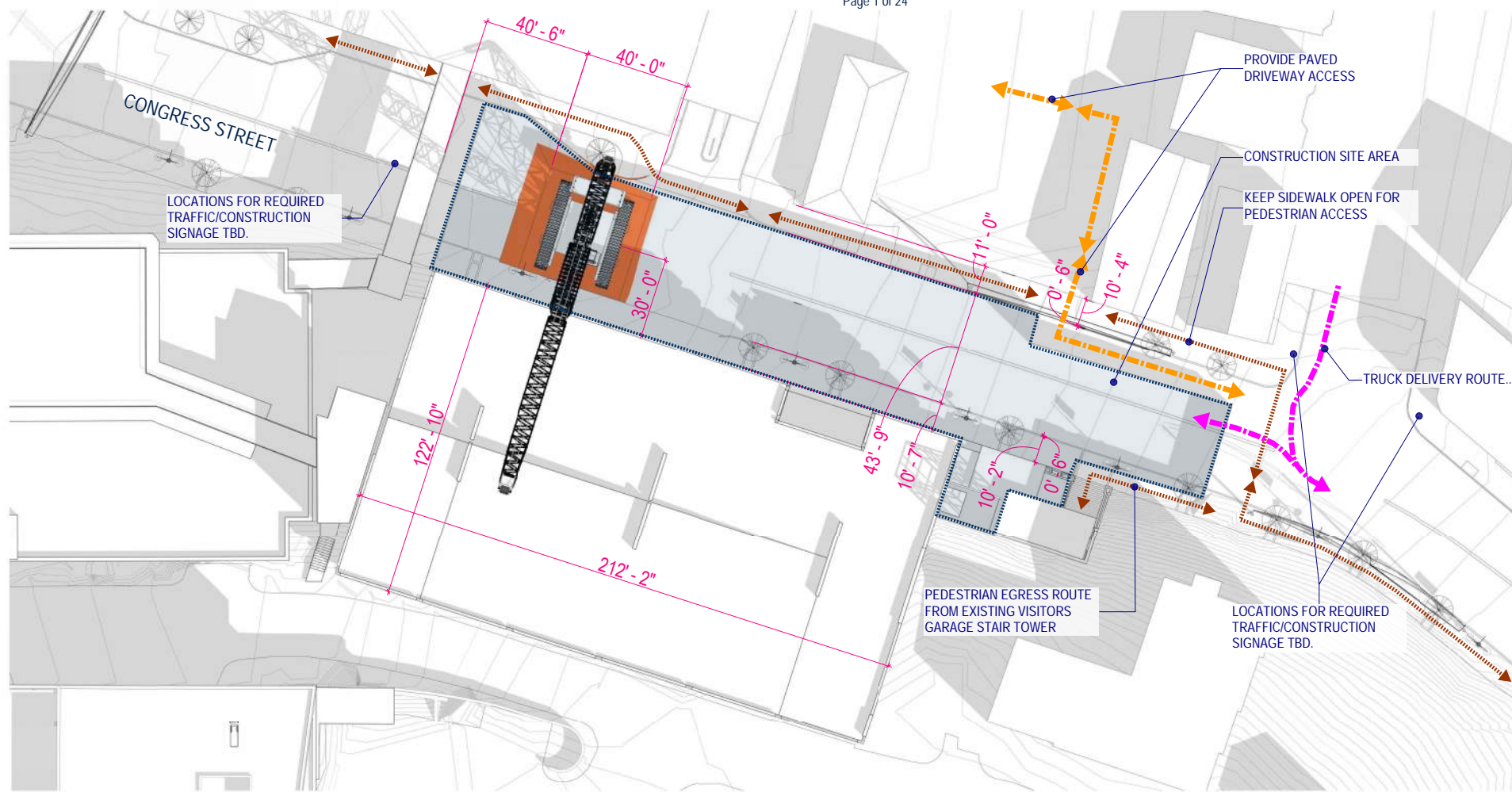


3) CONGRESS STREET - AXON VIEW



Congress Street closure affects the following properties or entities:

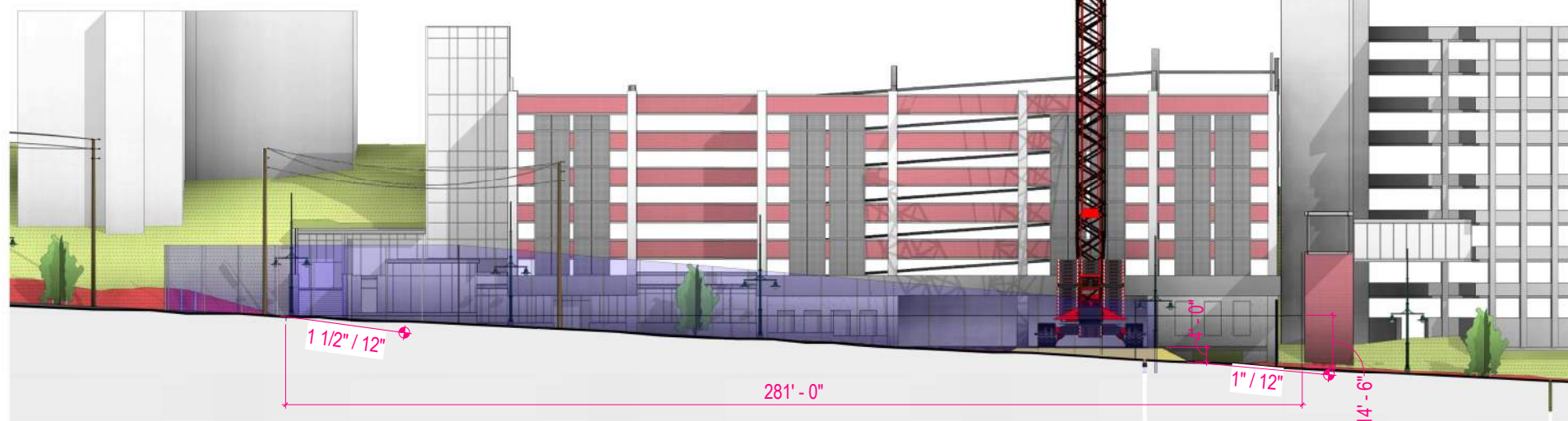
- Medical Office Building garage entrance on Congress- will be closed for 8 weeks. Access to garage will be the entrance off Forest Street. Main pedestrian access from Congress Street and bridge access remains open.
- Visitor garage Congress street entrance- will be closed for eight weeks. Access to garage will be off Crescent Street or off Gilman Street traveling thru the Staff Parking Garage.
- 878 Congress Street - parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks. For weeks 2-7 access to parking could utilize the driveway of 873 Congress. Some landscape and temporary road path would be provided. A second parking option would be to continue the same temporary parking provisions in week 1 thru week 8.
- 873 Congress Street - parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks.
- 867 Congress Street-(Church) - parking and access not affected during 8 weeks of Congress closure.
- Visitor Garage west stair tower remains open during the eight weeks.



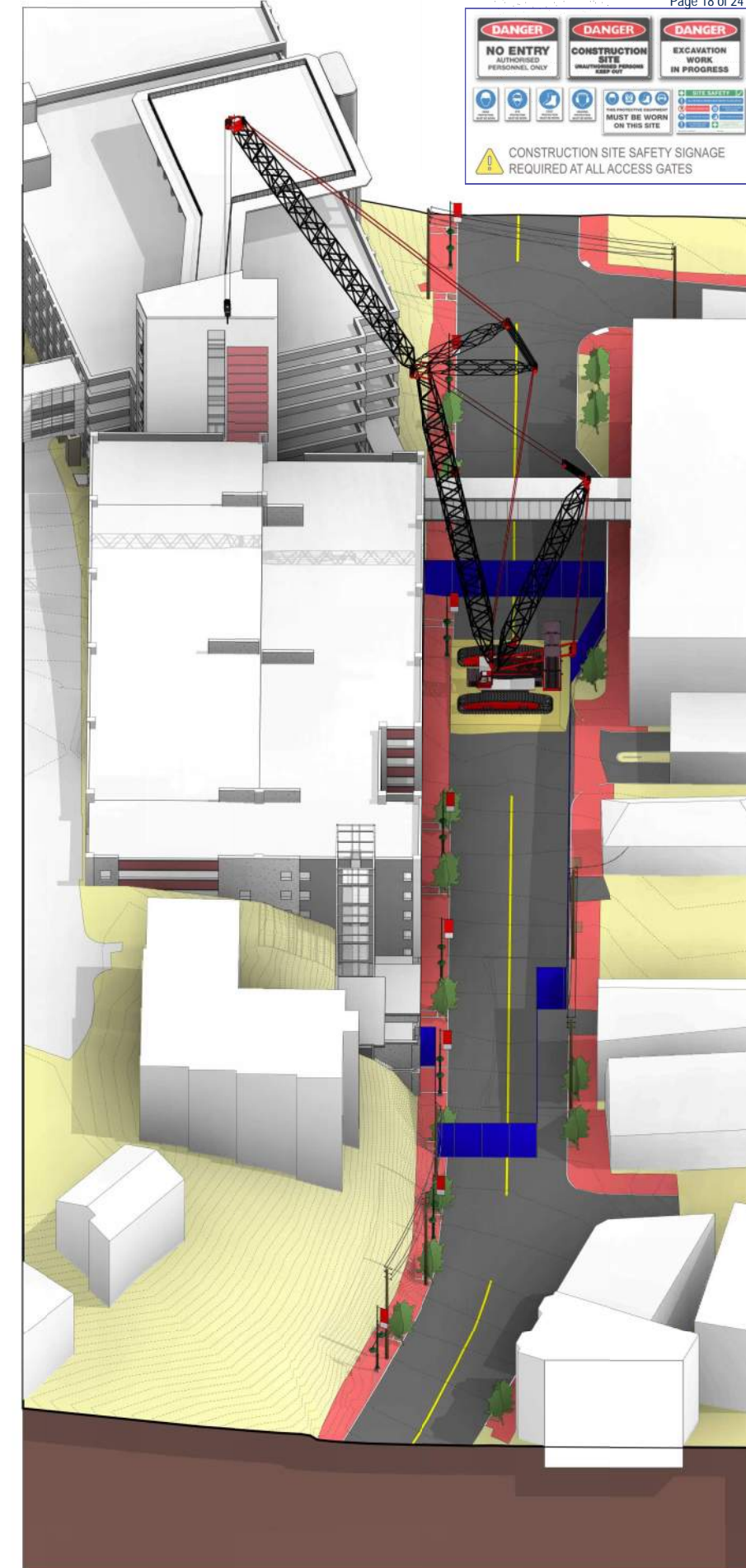
1 CONGRESS STREET - CRANE PICK PLAN
3/64" = 1'-0"

General Notes:

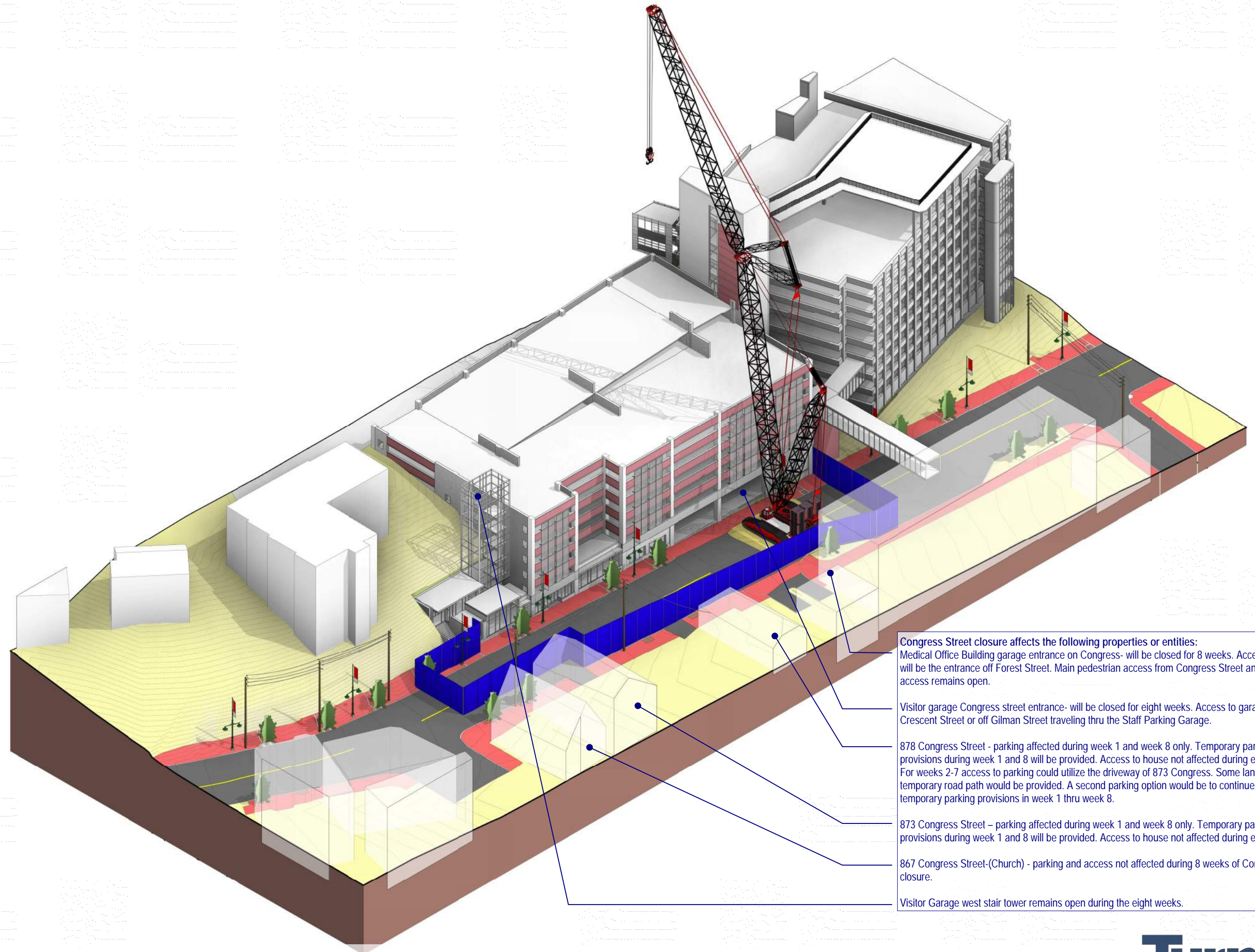
- 1) Congress Street has to be closed for a period of 8 weeks.)
 - a. Week one – build crane.
 - b. Week 2-7 – erect precast garage.
 - c. Week 8 – dismantle crane.
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 - a. Up to 10 trucks per day for 30 days - up to 85 ft length.
 - b. Trucks travel off Park Street onto Weymouth Street).
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2 CONGRESS STREET - SITE SECTION
1/16" = 1'-0"



3 CONGRESS STREET - AXON VIEW



Congress Street closure affects the following properties or entities:
 Medical Office Building garage entrance on Congress- will be closed for 8 weeks. Access to garage will be the entrance off Forest Street. Main pedestrian access from Congress Street and bridge access remains open.

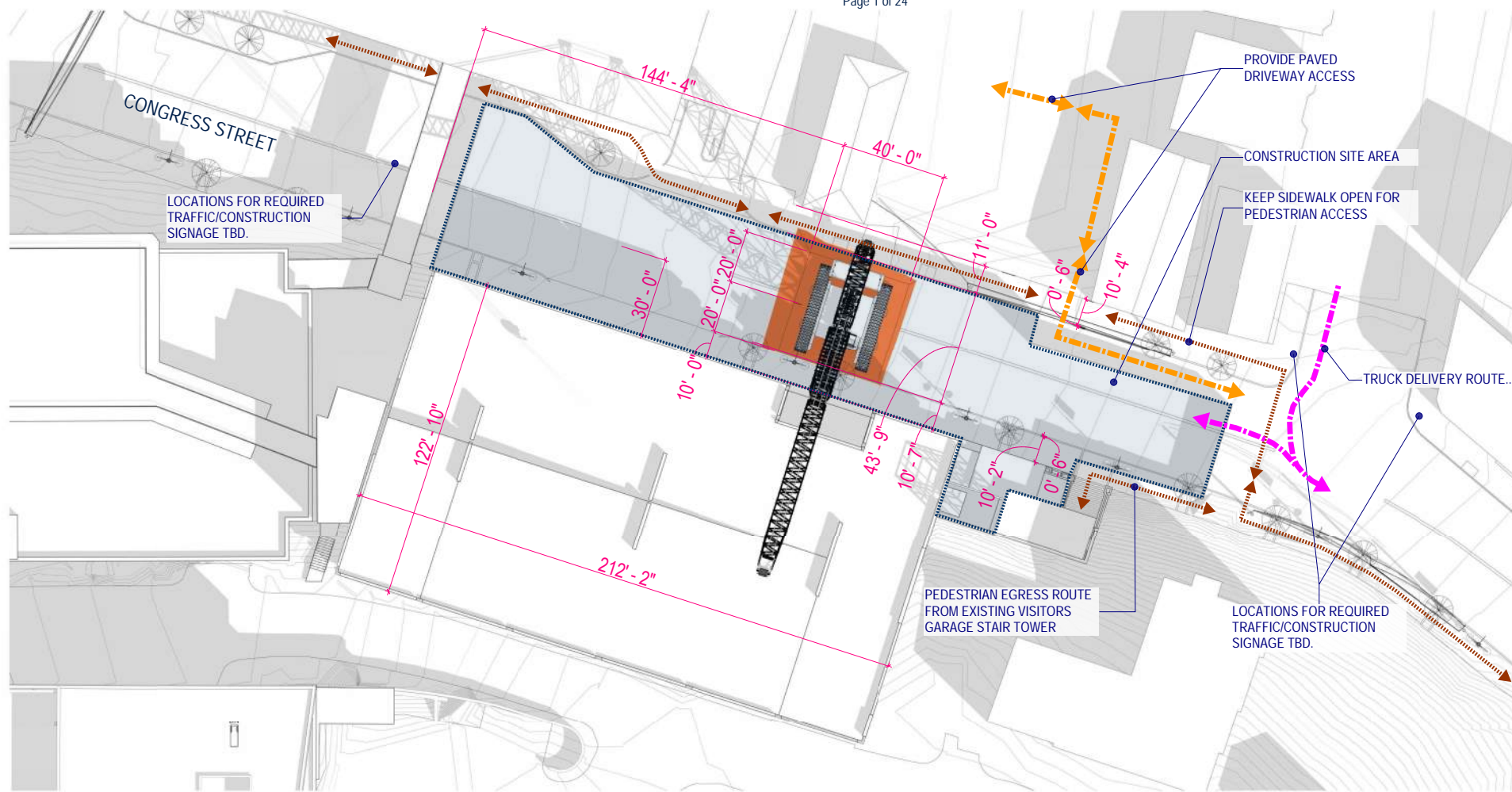
Visitor garage Congress street entrance- will be closed for eight weeks. Access to garage will be off Crescent Street or off Gilman Street traveling thru the Staff Parking Garage.

878 Congress Street - parking affected during week 1 and week 8 only. Temporary parking provisions during week 1 and 8 will be provided. Access to house not affected during eight weeks. For weeks 2-7 access to parking could utilize the driveway of 873 Congress. Some landscape and temporary road path would be provided. A second parking option would be to continue the same temporary parking provisions in week 1 thru week 8.

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867 Congress Street-(Church) - parking and access not affected during 8 weeks of Congress closure.

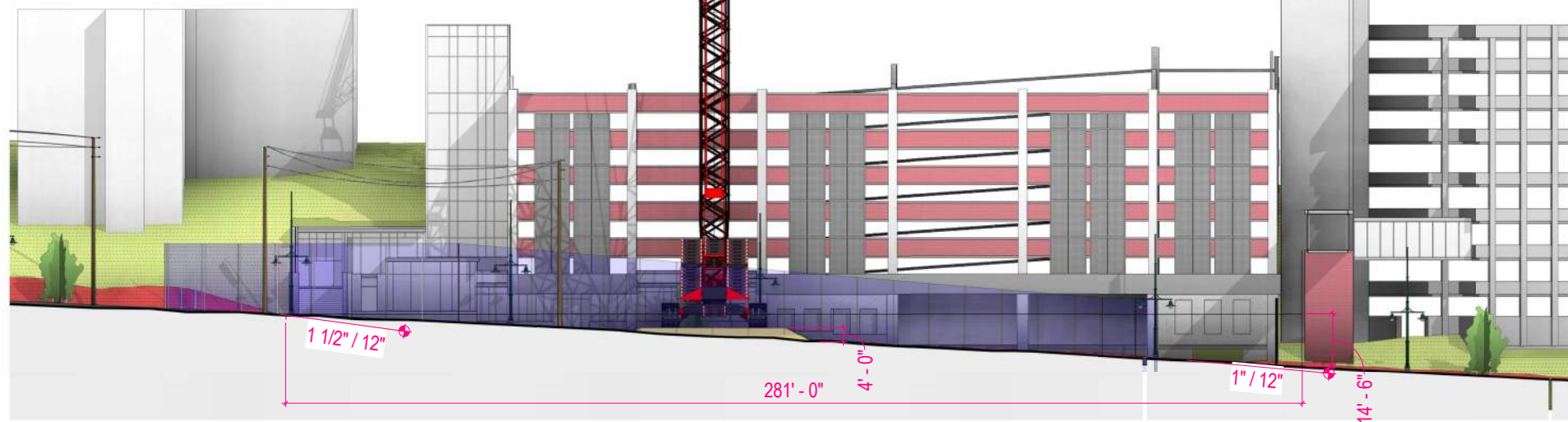
Visitor Garage west stair tower remains open during the eight weeks.



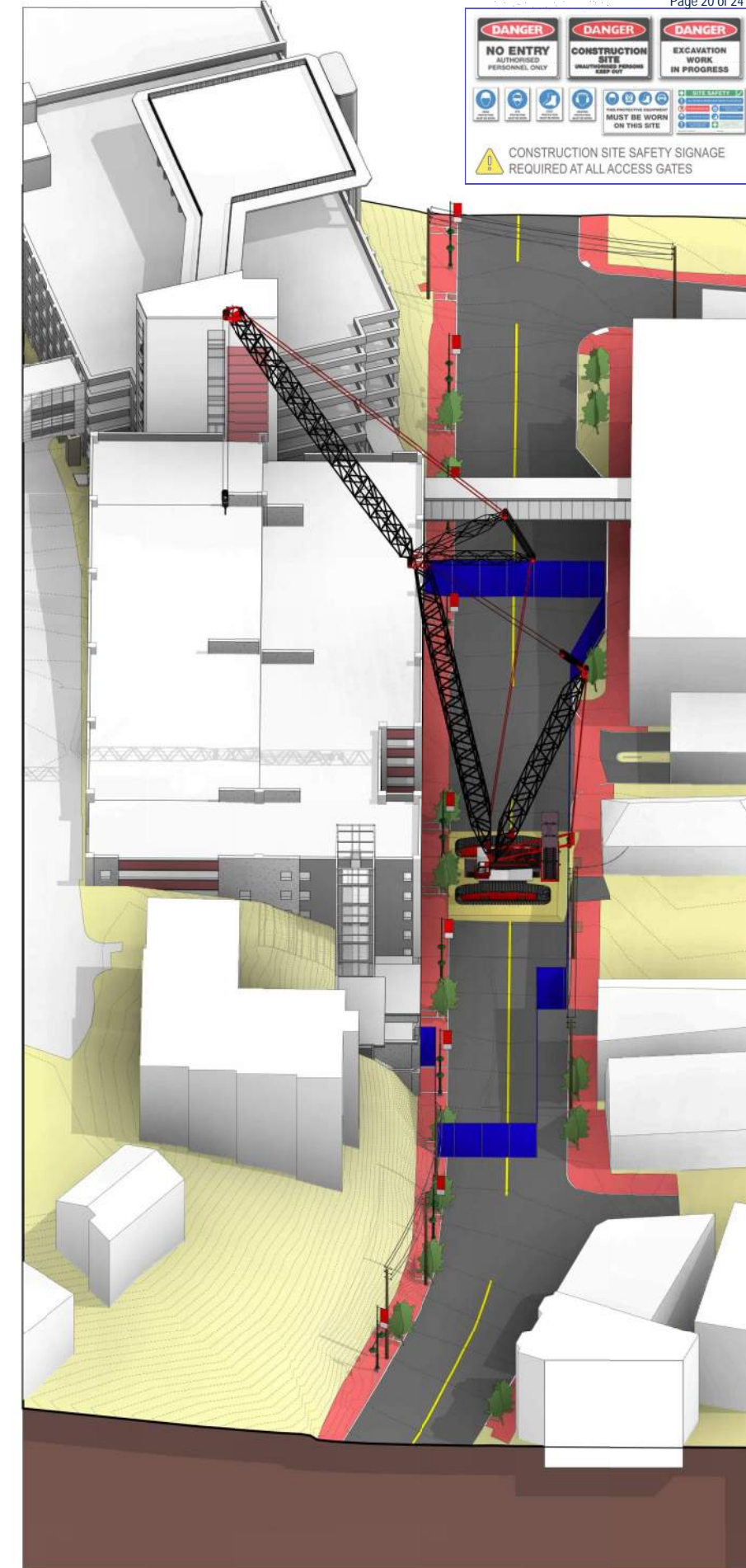
1 CONGRESS STREET - CRANE PICK PLAN
3/64" = 1'-0"

General Notes:

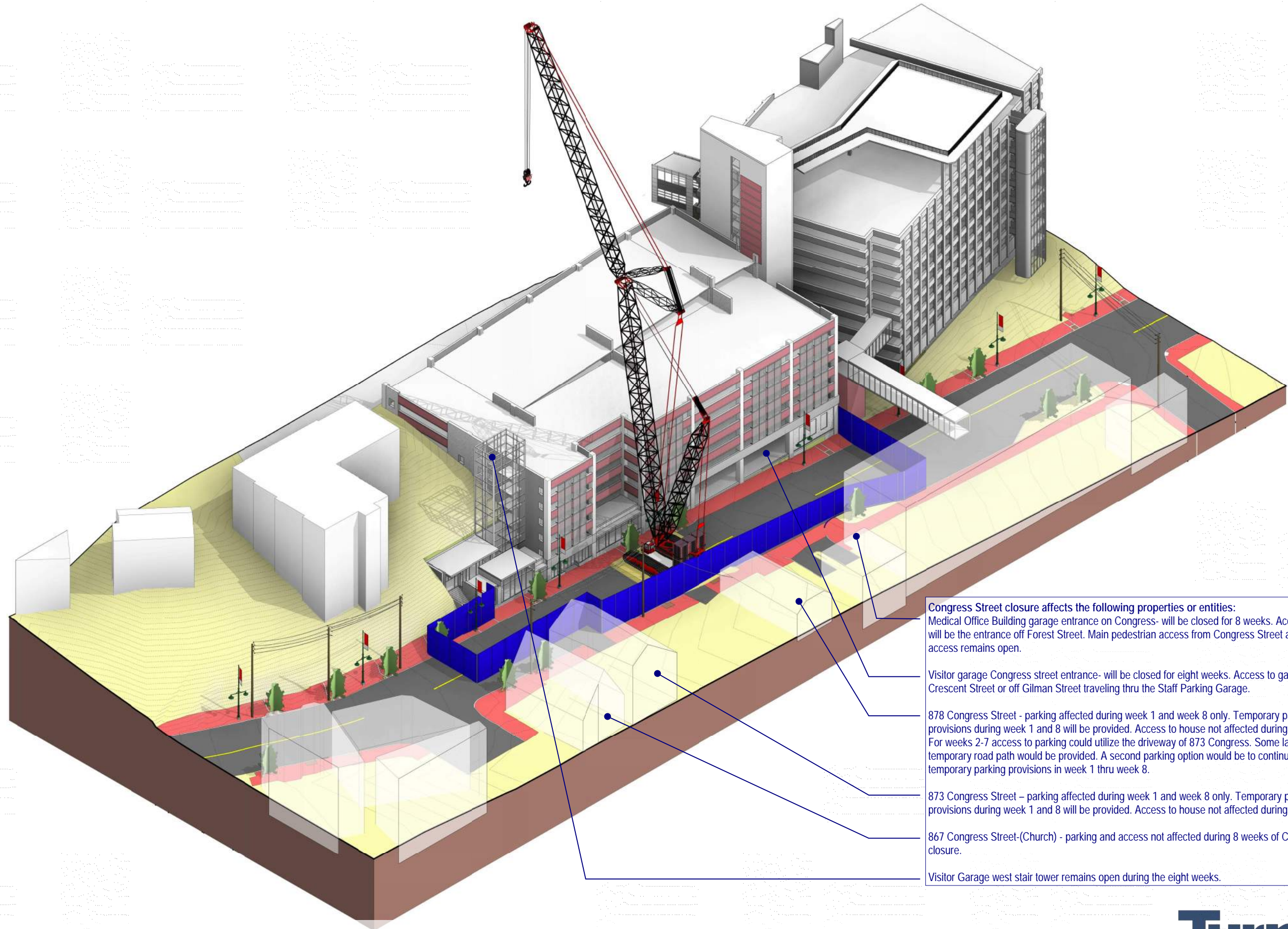
- 1) Congress Street has to be closed for a period of 8 weeks.)
 - a. Week one – build crane.
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2 CONGRESS STREET - SITE SECTION
1/16" = 1'-0"



3 CONGRESS STREET - AXON VIEW



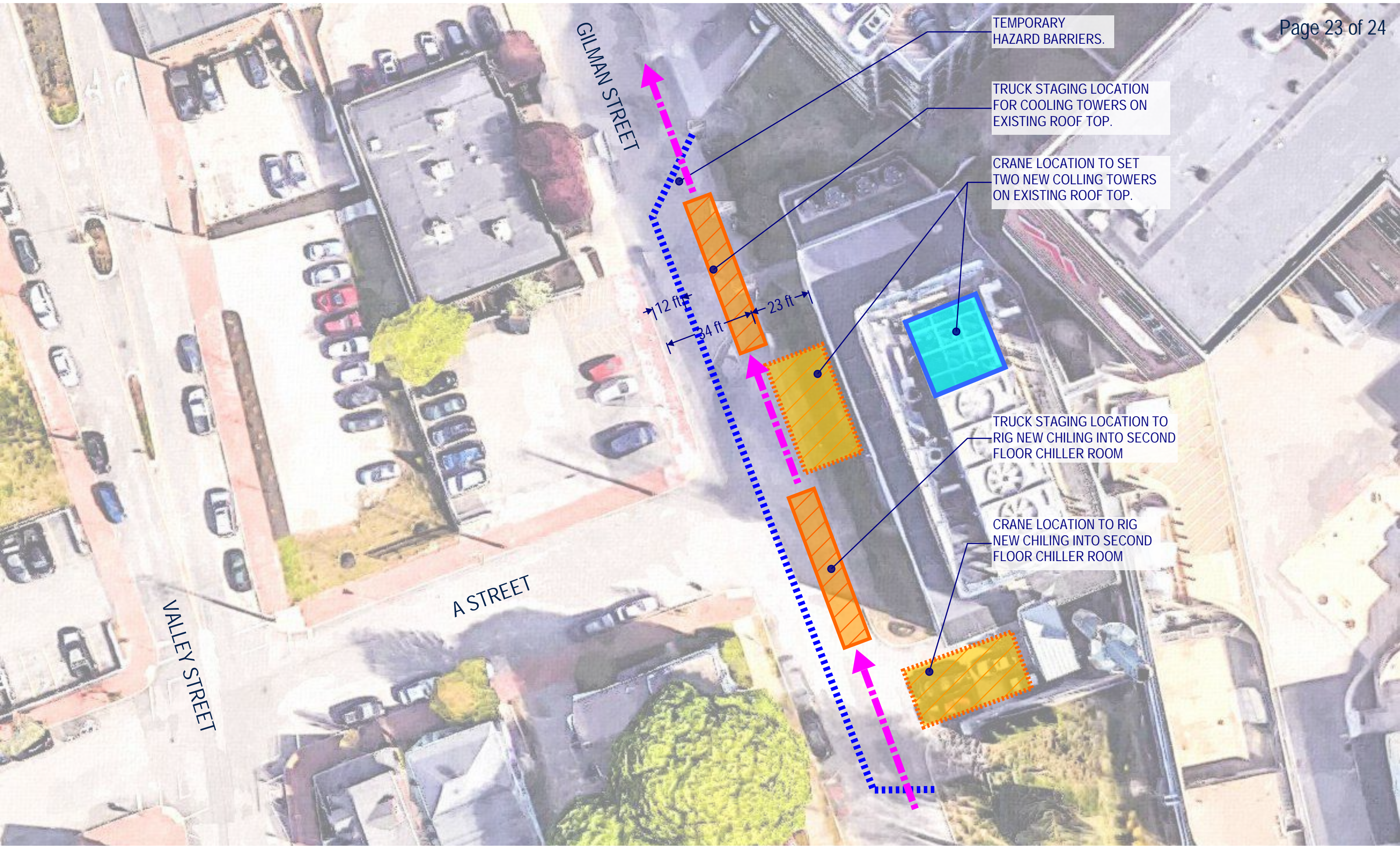
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[Central Utility Plant] Logistics Plans and Studies





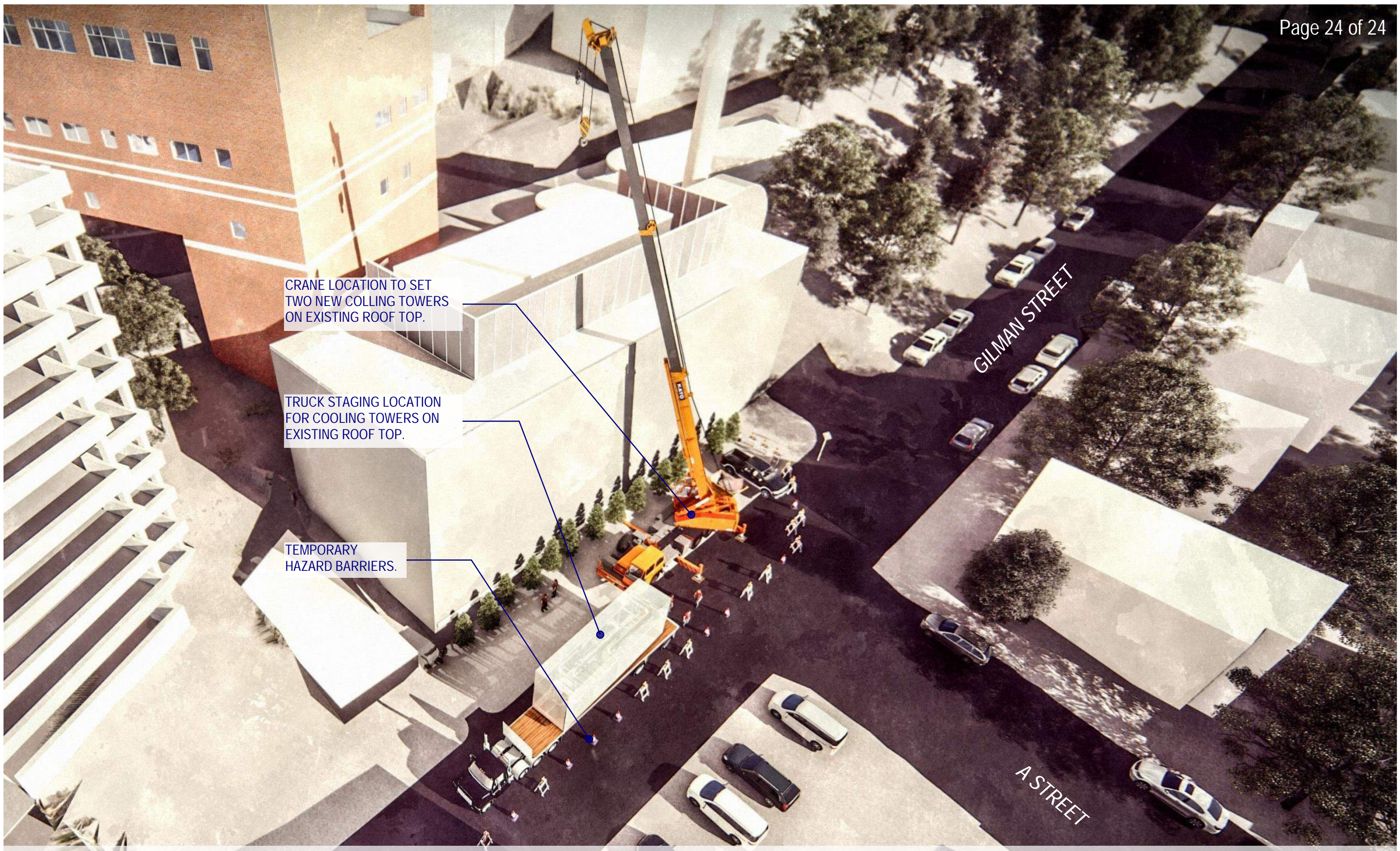
TEMPORARY HAZARD BARRIERS.

TRUCK STAGING LOCATION FOR COOLING TOWERS ON EXISTING ROOF TOP.

CRANE LOCATION TO SET TWO NEW COLLING TOWERS ON EXISTING ROOF TOP.

TRUCK STAGING LOCATION TO RIG NEW CHILING INTO SECOND FLOOR CHILLER ROOM

CRANE LOCATION TO RIG NEW CHILING INTO SECOND FLOOR CHILLER ROOM



CRANE LOCATION TO SET TWO NEW COLLING TOWERS ON EXISTING ROOF TOP.

TRUCK STAGING LOCATION FOR COOLING TOWERS ON EXISTING ROOF TOP.

TEMPORARY HAZARD BARRIERS.

MMC East Tower, Visitor Garage, CUP Work Estimated Schedule
 Friday, January 05, 2018

ID	Task Name	Duration	Start	Finish	2018												2019											
					Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
184	CONSTRUCTION EAST TOWER	83.3 wks	Fri 3/9/18	Mon 10/14/19	CONSTRUCTION EAST TOWER																							
185	EAST TOWER OVERBUILD	83.3 wks	Fri 3/9/18	Mon 10/14/19	EAST TOWER OVERBUILD																							
186	Enabling Work	11 wks	Fri 3/9/18	Fri 5/25/18	Enabling Work																							
194	CONSTRUCTION	81.3 wks	Fri 3/23/18	Mon 10/14/19	CONSTRUCTION																							
195	Site Logistics Prep Work	68.3 wks	Fri 3/23/18	Mon 7/15/19	Site Logistics Prep Work																							
196	Remove Landscaping - Pave	5 wks	Fri 3/23/18	Fri 4/27/18	Remove Landscaping - Pave																							
197	Site Fence	1 wk	Fri 4/6/18	Fri 4/13/18	Site Fence																							
198	Set up traffic barriers	1 wk	Fri 3/30/18	Fri 4/6/18	Set up traffic barriers																							
199	Install TMP Measures	1 wk	Fri 3/30/18	Fri 4/6/18	Install TMP Measures																							
200	Wescott Street Closed	0 wks	Fri 4/6/18	Fri 4/6/18	Wescott Street Closed																							
201	Crescent Two way	0 wks	Fri 4/6/18	Fri 4/6/18	Crescent Two way																							
202	Wescott Street Opened	0 wks	Mon 7/15/19	Mon 7/15/19	7/15 Wescott Street Opened																							
203	Crescent Back to One Way	0 wks	Mon 7/15/19	Mon 7/15/19	7/15 Crescent Back to One Way																							
204	Crane & Hoist	61.3 wks	Fri 4/6/18	Mon 6/10/19	Crane & Hoist																							
205	Set up Mobile Crane	3 days	Thu 5/31/18	Mon 6/4/18	5/31 Set up Mobile Crane																							
206	Setup Scaffold Stair Access	2 wks	Fri 4/6/18	Fri 4/20/18	Setup Scaffold Stair Access																							
207	HOIST	40 wks	Tue 9/4/18	Mon 9/10/19	HOIST																							
208	Setup Hoist & Run	3 wks	Tue 9/4/18	Mon 9/24/18	9/4 Setup Hoist & Run																							
209	Run Hoist	36 wks	Tue 9/25/18	Mon 6/3/19	9/25 Run Hoist																							
210	Service Car Ready	0 wks	Mon 4/8/19	Mon 4/8/19	4/8 Service Car Ready																							
211	Remove Hoist	1 wk	Tue 6/4/19	Mon 6/10/19	6/4 Remove Hoist																							
212	Structural Steel/Concrete/SOFP	20 wks	Mon 6/4/18	Mon 10/22/18	6/4 Structural Steel/Concrete/SOFP																							
220	Helipad Steel Structure	36 wks	Tue 9/4/18	Mon 5/13/19	9/4 Helipad Steel Structure																							
224	Exterior Wall	51 wks	Tue 7/3/18	Mon 6/24/19	7/3 Exterior Wall																							
283	MEP ROUGHING/CRITICAL WALLS	20 wks	Tue 10/23/18	Mon 3/11/19	10/23 MEP ROUGHING/CRITICAL WALLS																							
303	MECHANICAL ROOFTOP	35 wks	Tue 7/3/18	Mon 3/4/19	7/3 MECHANICAL ROOFTOP																							
311	EXTENSION of ELEVATORS	42 wks	Mon 10/8/18	Mon 7/29/19	10/8 EXTENSION of ELEVATORS																							
328	Interior Fitout	37.4 wks	Fri 1/12/18	Mon 7/22/19	11/2 Interior Fitout																							
450	Helipad Structure	8 wks	Tue 5/14/19	Mon 7/8/19	5/14 Helipad Structure																							
454	Commissioning & Life Safety	22 wks	Tue 3/12/19	Mon 8/12/19	3/12 Commissioning & Life Safety																							
484	Cleaning	5 wks	Tue 7/16/19	Mon 8/19/19	7/16 Cleaning																							
487	TCO FINAL Inspections	1 wk	Tue 8/13/19	Mon 8/19/19	8/13 TCO FINAL Inspections																							
488	MMC OCCUPIES EAST TOWER	0 wks	Mon 8/19/19	Mon 8/19/19	8/19 MMC OCCUPIES EAST TOWER																							
489	MMC OPERATIONAL	8 wks	Tue 8/20/19	Mon 10/14/19	8/20 MMC OPERATIONAL																							
490	VISITOR GARAGE	53.4 wks	Fri 9/29/17	Tue 10/9/18	VISITOR GARAGE																							
491	PRECONSTRUCTION	36.5 wks	Fri 9/29/17	Tue 6/12/18	PRECONSTRUCTION																							
492	VG Construction Documents	17 wks	Fri 9/29/17	Fri 1/26/18	VG Construction Documents																							
496	Visitor Parking Structure-Procurement	32.5 wks	Fri 10/27/17	Tue 6/12/18	Visitor Parking Structure-Procurement																							
506	Visitor Garage GMP	5 wks	Fri 3/9/18	Fri 4/13/18	Visitor Garage GMP																							
510	CONSTRUCTION-VISITOR PARKING GARAGE	25.3 wks	Fri 4/13/18	Tue 10/9/18	CONSTRUCTION-VISITOR PARKING GARAGE																							
511	Project Start	0 wks	Fri 4/13/18	Fri 4/13/18	Project Start																							
512	Logistics Setup	5.9 wks	Fri 4/13/18	Fri 5/25/18	Logistics Setup																							
513	Mobilize	0 wks	Fri 4/13/18	Fri 4/13/18	Mobilize																							
514	Site Logistics-fencing	1 wk	Fri 5/18/18	Fri 5/25/18	5/18 Site Logistics-fencing																							
515	Establish Traffic Patterns	1 wk	Fri 5/18/18	Fri 5/25/18	5/18 Establish Traffic Patterns																							
516	Prep for precast connections	4 wks	Mon 4/16/18	Fri 5/11/18	4/16 Prep for precast connections																							
517	Garage Precast Ready-210 pieces	0 wks	Fri 5/18/18	Fri 5/18/18	5/18 Garage Precast Ready-210 pieces																							
518	Precast Erection	17.2 wks	Fri 5/18/18	Mon 9/17/18	5/18 Precast Erection																							
519	Cranes	8 wks	Fri 5/18/18	Fri 7/13/18	5/18 Cranes																							
520	CONGRESS STREET	8 wks	Fri 5/18/18	Fri 7/13/18	5/18 CONGRESS STREET																							
521	CONGRESS STREET CLOSED	0 wks	Fri 5/18/18	Fri 5/18/18	5/18 CONGRESS STREET CLOSED																							
522	Crane 1 - Congress Street -	4 days	Fri 5/25/18	Thu 5/31/18	5/25 Crane 1 - Congress Street -																							
523	Remove Congress Crane	4 days	Mon 7/9/18	Fri 7/13/18	7/9 Remove Congress Crane																							
524	Precast Erection-FROM CONGRESS	5.4 wks	Thu 5/31/18	Mon 7/9/18	5/31 Precast Erection-FROM CONGRESS																							
525	Congress Street Precast -Level Elev 154'	5 days	Thu 5/31/18	Thu 6/7/18	5/31 Congress Street Precast -Level Elev 154'																							
526	ED Precast Level Elev 154	5 days	Thu 6/7/18	Thu 6/14/18	6/7 ED Precast Level Elev 154																							
527	Congress Street Precast -Level Elev 164'	5 days	Thu 6/14/18	Thu 6/21/18	6/14 Congress Street Precast -Level Elev 164'																							
528	ED Precast Level Elev 164	4 days	Thu 6/21/18	Wed 6/27/18	6/21 ED Precast Level Elev 164																							
529	Congress Street Precast -Level Elev 164'	4 days	Wed 6/27/18	Tue 7/3/18	6/27 Congress Street Precast -Level Elev 164'																							
530	ED Precast Level Elev 174	4 days	Tue 7/3/18	Mon 7/9/18	7/3 ED Precast Level Elev 174																							
531	PRECAST DETAILING	10 wks	Mon 7/9/18	Mon 9/17/18	7/9 PRECAST DETAILING																							
534	East Stair Tower	9 wks	Tue 7/3/18	Tue 9/4/18	7/3 East Stair Tower																							
538	TEMP BRIDGE	6 wks	Tue 7/17/18	Tue 8/28/18	7/17 TEMP BRIDGE																							
541	EXTERIOR CLADDING	8 wks	Tue 7/17/18	Tue 9/11/18	7/17 EXTERIOR CLADDING																							
542	PLUMBING	10 wks	Tue 7/17/18	Tue 9/25/18	7/17 PLUMBING																							
543	ELECTRICAL	10 wks	Tue 7/17/18	Tue 9/25/18	7/17 ELECTRICAL																							
544	FIRE ALARM	4 wks	Tue 8/28/18	Tue 9/25/18	8/28 FIRE ALARM																							
545	MISC METALS	8 wks	Tue 7/17/18	Tue 9/11/18	7/17 MISC METALS																							
546	MEP Equipment Rooms	6 wks	Tue 8/21/18	Tue 10/2/18	8/21 MEP Equipment Rooms																							
547	SIGNAGE	1 wk	Tue 9/25/18	Tue 10/2/18	9/25 SIGNAGE																							
548	TCO Garage	3 days	Tue 10/2/18	Fri 10/5/18	10/2 TCO Garage																							
549	OPEN GARAGE	0 days	Tue 10/9/18	Tue 10/9/18	10/9 OPEN GARAGE																							
551	CENTRAL UTILITY PLANT - CUP	66 wks	Fri 12/22/17	Fri 3/29/19	CENTRAL UTILITY PLANT - CUP																							
552	CUP Construction Documents	5 wks	Fri 12/22/17	Fri 1/26/18	CUP Construction Documents																							
555	CUP-Procurement	61 wks	Mon 1/29/18	Fri 3/29/19	CUP-Procurement																							
556	Cooling Tower Award	36 wks	Mon 1/29/18	Fri 10/5/18	Cooling Tower Award																							
563	Chiller Award	37 wks	Mon 1/29/18	Fri 10/12/18	Chiller Award																							
570	COOLING SEASON OVER	0 wks	Fri 11/9/18	Fri 11/9/18	11/9 COOLING SEASON OVER																							
571	Mechanical piping	12 wks	Mon 11/12/18	Fri 2/1/19	11/12 Mechanical piping																							
572	Electrical	12 wks	Mon 11/12/18	Fri 2/1/19	11/12 Electrical																							
573	INSTALL EQUIPMENT	2 wks	Mon 1/7/19	Fri 1/18/19	1/7 INSTALL EQUIPMENT																							
574	Gilman Street Lane Closure	2 wks	Mon 1/7/19	Fri 1/18/19	1/7 Gilman Street Lane Closure																							
575	MEP Hookups	5 wks	Mon 1/21/19	Fri 2/22/19	1/21 MEP Hookups																							
576	MEP startup	5 wks	Mon 2/18/19	Fri 3/22/19	2/18 MEP startup																							
577	MEP CX	3 wks	Mon 3/11/19	Fri 3/29/19	3/11 MEP CX																							