

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 4/13/18

Project Name: MMC East Tower & Visitor Garage & Helipad

Project Address: 22 Bramhall Str.

Site Plan ID Number: # 2017-289

Planning Board Authority Approval Date: 3/27/18

Site Plan Approval Date: 3/27/18

Performance Guarantee Accepted: 4/2/18

Inspection Fee Paid: 4/5/18

Infrastructure Contributions Paid: None

Amount of Disturbed Area in SF or Acres: 0

MCGP/Chapter 500 Stormwater PBR: N/A for this Phase

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 4/9/18

Conditions of Approval Met: \_\_\_\_\_

As-Builts Submitted: \_\_\_\_\_

Public Services Sign Off: \_\_\_\_\_

Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) \_\_\_\_\_

Performance Guarantee to Defect Guarantee: \_\_\_\_\_

Defect Guarantee Released: \_\_\_\_\_

# CITY OF PORTLAND, MAINE

## PLANNING BOARD

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Sean Dundon, Chair  
Brandon Mazer, Vice Chair  
Elizabeth Boepple  
David Eaton  
Carol Morrissette  
Maggie Stanley  
Lisa Whited

March 29, 2018

Maine Medical Center  
22 Bramhall Street  
Portland, ME 04102  
Attn: Alexander Green

William Conway, Sebago Technics  
75 John Roberts Road  
South Portland, ME 04106

Project Name: **MMC East Tower and Visitor Garage Vertical Expansion  
and Relocation of Heliport**  
Project ID: #2017-289  
Address: 22 Bramhall Street, Portland CBL: 053 D007; 054H001; 064C001  
Applicant: Maine Medical Center  
Planner: Jean Fraser

Dear Mr. Green:

On March 27, 2018, the Planning Board considered the Level III site plan application for vertical extensions to the existing East Tower (two stories; approximately 60,000 sq ft) and to the existing Visitor's Garage on Congress Street (3 stories to provide an additional 225 parking spaces). The application includes the relocation of the heliport to the roof of the East Tower.

The Planning Board reviewed the proposal for conformance with the site plan standards of the land use code and the requirements of the MMC IOZ Regulatory Framework. The Planning Board voted 6-0 (Stanley absent) to approve the application with the following conditions as presented below:

### DEVELOPMENT REVIEW

The Planning Board voted 6-0 (Stanley absent) that on the basis of the application, plans, reports and other information submitted by the applicant; findings and recommendations contained in the Planning Board Report for the public hearing on March 27, 2018 for application 2017-289 (MMC East Tower and Visitors Garage Overbuild and Relocated Helipad at 22 Bramhall Street) relevant to the site plan regulations; and the testimony presented at the planning board hearing, the planning board finds that the plan is in conformance with the site plan standards of the land use code and the MMC IOZ Regulatory Framework, subject to the following conditions of approval:

- i. That the documentation of the land transfers and street acceptances associated with the sites shall be completed prior to the Certificate of Occupancy;
- ii. That the applicant shall submit evidence from the FAA that the location and height of the construction equipment is acceptable prior to the operation of this equipment, and that the

overbuild heights and helipad relocation is acceptable prior to the Certificate of Occupancy for the overbuild or operation of the helipad whichever is sooner;

- iii. That within 9 months of the date of this site plan approval the applicant shall submit a "Sound Measurement Plan" for review and approval by the Planning Authority, for assessing the actual changes in sound impacts on nearby properties between the helipad operating at the existing site and at the new location, including criteria for mitigation where such impacts are severe based on appropriate national standards. The "Sound Measurement Plan" is required in the event that the predicted sound levels are incorrect, and it shall be approved and implemented at least 2 months before the helipad is relocated;
- iv. That the applicant shall undertake all construction associated with this site plan in accordance with the Turner CMP dated March 21, 2018 and Detour Plan (MOT) dated March 21, 2018 unless agreed in writing with Planning Authority, including: *Greg Schuler*
  - a. Provision of alternative parking for any parking displaced by the construction either on or off the MCC campus; and
  - b. Coordination with the Seadogs and other event organizers, and with METRO, to ensure safety of all users; and
  - c. Incorporate ongoing monitoring and adjustments in consultation with city representatives; and *Keith, Rhonda, Corey*
  - d. That the Park and Weymouth signal shall meet MUTCD requirements and include pedestrian accommodations, ADA compliance and have full vehicle detection; and *Jeremiah Bartlett*
  - e. Minor ROW adjustments such as curb radii at Boynton/Forest Streets, ADA ramps and bus stop pads; and *Keith & Bruce - need details of Fed crossing @ Temp. signal when will we set plan*
  - f. Repairs to Weymouth Street prior to/after the detour as agreed with the Department of Public Works.
- v. That the applicant is solely responsible for all activities (physical modification to the ROW, monitoring, revisions to the CMP etc) associated with CMP/detour plans referred to in condition iv. above; *monitoring*
- vi. That the applicant shall take steps as necessary to minimize construction impacts on neighbors, including businesses, in the vicinity of the project, and implement the Communications Plan generally as outlined; *monitoring* *M-F 7-7?* *S 8-6?* *working hours?*
- vii. That the applicant shall comply with the submitted Construction Schedule which notes a Congress Street closure between Monday May 7th to Thursday, June 28th 2018 inclusive. This closure period is dependent upon 1) the City of Portland issuing building permits in a timely manner and 2) the absence of other events beyond the control of the applicant ("force majeure"), including, without limitation, acts of God, war, fire, flood, acts of a sovereign nation or any state or political subdivision or any department or regulatory agency. Unless otherwise justified by 1) or 2) above, if Congress Street is not open to through traffic and pedestrian access on June 29th, that penalties of \$10,000/day will apply for each day of delay; *monitoring*
- viii. That the stormwater system for the Congress Street Hospital Entrance shall add detention capacity in lieu of stormwater separation in order to reduce the burden of the existing and proposed development on the City's infrastructure. As part of the site plan application for the Congress Street Hospital Entrance the applicant shall set out the strategy and associated

Nett  
Phase

proposals for achieving additional detention or for contributions to other measures that achieve the same objective;

- Next Phase*
- ix. That the applicant shall finalize a TDM Plan that addresses the Regulatory Framework and Site Plan requirements, for review and approval by the Planning Board prior to the issuance of a Certificate of Occupancy for the East Tower;
- x. That the applicant shall develop a long term public Pedestrian Network Plan (both on and off the ROW) showing the integration of the upper level MMC campus with the Congress Street corridor, including measures to address CPTED principles, for implementation when the retail space beneath the Visitors Garage is available for lease or sale; such plan to be submitted for review and approval by the Planning Authority prior to the issuance of a building permit for the Congress Street Hospital Entrance;
- xi. That the applicant shall implement the following upgrades in the ROW prior to the issuance of a Certificate of Occupancy:
- a. Update the four (4) pedestrian light fixtures along the Congress Street frontage of the Visitors Garage to LED, and for each add the bracket and LED light fixture at the top of the existing poles.
  - b. Install ADA pedestrian ramps at 4 locations where there are crosswalks near the East Tower. *Bruce Hyman - Transportation Program Manager 874-8717*
- xii. That the applicant shall submit an assessment of the existing bicycle parking near the East Tower to confirm whether it meets the City's Technical Standards for the location, number and design of bicycle parking to serve the East Tower as expanded, and add to/relocate or replace bicycle parking as necessary to meet the standards prior to the issuance of a Certificate of Occupancy for the East Tower; *Bike parking study*
- xiii. That the final parking layout of the Visitors Garage shall meet the City's Technical Manual Standards and all applicable State and Federal standards regarding handicap accessibility; *Coordinate w/ Jean Fraser*
- xiv. That the applicant shall submit the ability to serve letter regarding wastewater prior to the issuance of a building permit for the East Tower overbuild;
- xv. That any new signage relating to the East Tower or Visitors Garage shall be subject to separate site plan review in the context of the Regulatory Framework and IDP Design Standards by the Planning Authority prior to installation; and *will need a signage plan*
- xvi. That the applicant shall submit a strategy ensuring the space on Congress Street beneath the Visitors Garage is occupied as soon as Turner vacates the space, to be coordinated with the Pedestrian Network Plan subject of condition x. above; such strategy to be submitted for review and approval by the Planning Authority prior to the issuance of a Certificate of Occupancy for the Congress Street Hospital Entrance.

*done 4/5/18*

The approval is based on the submitted plans and the findings related to site plan review standards and the requirements of the MMC IOZ Regulatory Framework contained in the Planning Board Report for application #2017-289 which is attached.

#### STANDARD CONDITIONS OF APPROVAL

Please Note: The following standard conditions of approval and requirements apply to all approved site

plans:

1. Develop Site According to Plan The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. Separate Building Permits Are Required This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Permitting and Inspections Department.
3. Site Plan Expiration The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. Performance Guarantee and Inspection Fees A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. Defect Guarantee A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Preconstruction Meeting Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. Construction Management Plans The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.
8. Department of Public Works Permits If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permit (s) is required for your site. Please contact the Department of

Public Works Permit Clerk at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

9. As-Built Final Plans Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser, Planner, at (207)874-8728 or jf@portlandmaine.gov

Sincerely,



Sean Dundon, Chair  
Portland Planning Board

**Attachments:**

1. Planning Board Report
2. Performance Guarantee Packet

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Stuart G. O'Brien, City Planning Director, Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager, Planning and Urban Development  
Jean Fraser, Planner, Planning and Urban Development  
Philip DiPierro, DRC, Planning and Urban Development  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Permitting and Inspections  
Jonathan Rioux, Deputy Director, Permitting and Inspections  
Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections  
Chris Branch, Director of Public Works  
Keith Gray, Senior Engineer, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Jane Ward, Engineering, Public Works  
Rhonda Zazzara, Construction Engineering Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Transportation Systems Engineer, Public Works  
William Scott, Chief Surveyor, Public Works  
Mike Thompson, Fire  
Danielle West-Chuhta, Corporation Counsel  
Jennifer Thompson, Corporation Counsel  
Victoria Volent, Housing Program Manager, Housing and Community Development  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Christopher Huff, Assessor

# MAINE MEDICAL CENTER - DETOUR AND TRAFFIC CONTROL IMPLEMENTATION SCHEDULE

## EAST TOWER PHASE 1 TRAFFIC IMPLEMENTATION

	START	STOP
Receive building permit from City of Portland	4/9/2018	4/9/2018
Install no parking (both sides of street ) signage on Crescent Street- Combination of barrels and posts on sidewalk with " No Parking- Tow Zone " Portland Public Works Standard Posters - Notification given to residence prior - Install Thursday prior to making it a 2 way on Monday	4/5/2018	4/6/2018
Install 2 Way traffic signage on Crescent Street	4/9/2018	4/9/2018
Install site fencing on Westcott Street - 2 Flaggers needed for delivery of fencing and barriers	4/9/2018	4/11/2018
Westcott Street construction zone remains the same until steel crane assembly - Phase 2 Traffic Implementation below	4/11/2018	5/24/2018

## VISITORS GARAGE ADDITION

	START	STOP
City/MMC directed work at Congress Street sidewalk crossings - New ramps on either side - Crosswalk painted - Date to start undetermined		
City/MMC directed work at Weymouth Street - ( Patching - Paving ) - Date to start undetermined		
Meeting with MDOT to establish acceptable locations of message boards		
Remove and relocate overhead secondary power feed spanning across Congress- Central Maine Power	4/8/2018	4/10/2018
Remove and relocate overhead Spectrum cable service	4/10/2018	4/10/2018
Pour new concrete pad for Metro bus stop on Park Ave.	4/10/2018	4/12/2018
Mark out proposed plan locations of detour and traffic signage- review by City/MMC/TURNER	4/11/2018	4/11/2018
Congress Street Detour Route signage, message boards, radar trailer - In place 1 week prior to shut down - Signs on poles and bases will be in place and bagged up until 7:00 am on May 7th	4/30/2018	5/2/18
Temp signal at Park and Weymouth installed - Flashing yellow until May 4th, Friday before Congress Street shutdown.	4/30/2018	5/4/18
City/MMC/Turner site review of in-place signage	5/2/2018	5/2/18
Police Detail arrives on site morning of May 7th to help direct initial detoured traffic routing (1 detail on Congress street and St. John and 1 detail at Congress and Weymouth)	5/7/2018	5/7/18
Install signage and barriers at either ends of Congress Street closure limits	5/7/2018	5/7/2018
Install site fencing and barriers at Congress street closure	5/7/2018	5/18/2018
Monitor traffic flow - Weymouth and Park St. - Valley St and Congress - St.John St. and Congress St. and Park St.	5/7/2018	5/9/2018
Adjust traffic signals based on monitored data	5/11/2018	5/11/2018
Remove existing light poles within Congress street closure	5/9/2018	5/11/2018
Precast Crane assembly to start - Police Details Needed	5/8/2018	5/8/2018
Assist crane arrives on site to assemble pad areas	5/8/2018	5/8/2018

Precast Crane pieces arrive and crane is assembled Police Details Needed 5/8/2018 5/11/2018  
 Precast crane inspection 5/12/2018 5/12/2018  
 Precast pieces begin to be delivered - Police Details Needed 5/14/2018 5/14/2018

**EAST TOWER PHASE 2 TRAFFIC IMPLEMENTATION**

**START STOP**

Communicate and implement signage for Ambulance traffic and Ellsworth street vehicle traffic coming east to hospital -  
 Either end of Westcott street blocked due to crane assembly 5/24/2018 5/24/2018  
 Install " NO PARKING " signage for all on street parking spots needed for trucking route 5/24/2018 5/24/2018  
 Assist crane arrives on site for pad and crane assembly 5/25/2018 5/25/2018  
 Steel crane pieces arrive and are assembled 5/26/2018 5/30/2018  
 Set up signage and barricades on ends of Westcott St. for crane assembly 5/29/2018 5/29/2018  
 Move fencing out on ends of Westcott St. to accommodate last pieces of crane assembly 5/30/2018 6/1/2018  
 Crane is assembled and Inspected 6/1/2018 6/1/2018  
 Ends of Westcott street fencing is moved back to allow traffic flow at Ellsworth street and Ambulance entrance 6/1/2018 6/1/2018  
 Steel Deliveries 6/4/2018 6/4/2018



**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performer**

Name of Project: Wescott Dr  
 Address/Location: \_\_\_\_\_  
 Application ID #: \_\_\_\_\_  
 Developer: \_\_\_\_\_  
 Form of Performance Guarantee: \_\_\_\_\_  
 Type of Development: Subdivision \_\_\_\_\_ Site Plan (Level I, II or III)

Site Inspection  
 Fee total  
 \$ 4,832.32  
 PG total  
 \$ 241,616.19

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK				<del>_____</del>	<del>_____</del>	<del>_____</del>
Road/Parking Areas	4600 <sup>sq</sup>	5	23000	<del>_____</del>	<del>_____</del>	<del>_____</del>
Curbing (Rem <sup>n</sup> Road)	370LF	25	9250	<del>_____</del>	<del>_____</del>	<del>_____</del>
Sidewalks	1453 <sup>sq</sup>	110	15950	<del>_____</del>	<del>_____</del>	<del>_____</del>
Esplanades	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Monuments	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Street Lighting	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Street Opening Repairs	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
*** Other	143	10700	10700	<del>_____</del>	<del>_____</del>	<del>_____</del>
2. EARTH WORK				<del>_____</del>	<del>_____</del>	<del>_____</del>
Cut	510 <sup>cu</sup>	15	7650	<del>_____</del>	<del>_____</del>	<del>_____</del>
Fill	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
3. SANITARY SEWER				<del>_____</del>	<del>_____</del>	<del>_____</del>
Manholes	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Connections	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Main Line Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
House Sewer Service Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Pump Stations	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
4. WATER MAINS				<del>_____</del>	<del>_____</del>	<del>_____</del>
5. STORM DRAINAGE				<del>_____</del>	<del>_____</del>	<del>_____</del>
Manholes	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Catchbasins	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Detention Basin	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Stormwater Quality Units	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>

** 6.	SITE LIGHTING	5 EA	1500	7500	<del>_____</del>
7.	EROSION CONTROL				
	Silt Fence	-	-	-	
	Check Dams	-	-	-	
	Pipe Inlet/Outlet Protection	-	-	-	
	Level Lip Spreader	-	-	-	
	Slope Stabilization	-	-	-	
	Geotextile	-	-	-	
	Hay Bale Barriers	-	-	-	
	Catch Basin Inlet Protection	4 EA	125	500	
8.	RECREATION AND OPEN SPACE AMENITIES	-	-	-	
# 9.	LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	1 Ls	35000	35,000	_____
10.	MISCELLANEOUS	-	-	-	_____
	TOTAL:		\$109,550		_____
	GRAND TOTAL:				_____

total \$ 109,550 ~~OK~~  
4/2/18

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 2,191. <sup>00</sup>		\$ 2,191. <sup>00</sup>
or			
B: Alternative Assessment:			
Assessed by:	<u>Phil W...</u> (name)	<u>[Signature]</u> (name)	4/2/18

\* Remove & Replace Trees & shrubs  
 \*\* " " Lights  
 \*\*\* Mill & overlay Wescott @ completion

**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performance Guarantee**

Date: \_\_\_\_\_

Name of Project: Weymouth Park

Address/Location: \_\_\_\_\_

Application ID #: \_\_\_\_\_

Developer: \_\_\_\_\_

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Level I, II or III) \_\_\_\_\_

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
* Road/Parking Areas	1956 sq	24.06	47061.36	<del>_____</del>	<del>_____</del>	<del>_____</del>
Curbing	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Sidewalks	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Esplanades	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Monuments	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Street Lighting	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Street Opening Repairs	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other Temp Signal	1 h.s	74,000	74,000	<del>_____</del>	<del>_____</del>	<del>_____</del>
2. EARTH WORK						
Cut	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Fill	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
3. SANITARY SEWER						
Manholes	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Connections	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Main Line Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
House Sewer Service Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Pump Stations	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
4. WATER MAINS						
_____	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
5. STORM DRAINAGE						
Manholes	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Catchbasins	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Detention Basin	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Stormwater Quality Units	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>

\* Mill Overlay Weymouth

6. SITE LIGHTING	<u>        </u>	<u>        </u>	<u>        </u>
7. EROSION CONTROL			
Silt Fence	<u>        </u>	<u>        </u>	<u>        </u>
Check Dams	<u>        </u>	<u>        </u>	<u>        </u>
Pipe Inlet/Outlet Protection	<u>        </u>	<u>        </u>	<u>        </u>
Level Lip Spreader	<u>        </u>	<u>        </u>	<u>        </u>
Slope Stabilization	<u>        </u>	<u>        </u>	<u>        </u>
Geotextile	<u>        </u>	<u>        </u>	<u>        </u>
Hay Bale Barriers	<u>        </u>	<u>        </u>	<u>        </u>
Catch Basin Inlet Protection	<u>284</u>	<u>125</u>	<u>250</u>
8. RECREATION AND OPEN SPACE AMENITIES	<u>        </u>	<u>        </u>	<u>        </u>
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	<u>        </u>	<u>        </u>	<u>        </u>
* 10. MISCELLANEOUS	<u>143</u>	<u>3950</u>	<u>3950</u>
TOTAL:	<u>125,261.36</u>		
GRAND TOTAL:			

total \$125,261 <sup>all</sup> PAR  
41218

**INSPECTION FEE (to be filled out by the City)**

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	<u>\$2,505.00</u>	<u>        </u>	<u>\$2,505.00</u>
or			
B: Alternative Assessment:	<u>        </u>	<u>        </u>	<u>        </u>
Assessed by:	<u>Doug King</u>	<u>        </u>	<u>41218</u>
	(name)	(name)	

\* Temp CROSSWALK ? METRO BUS PAD

**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performance Guarantee**

Date: \_\_\_\_\_

Name of Project: Forest @ Bayston

Address/Location: \_\_\_\_\_

Application ID #: \_\_\_\_\_

Developer: \_\_\_\_\_

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Level I, II or III) \_\_\_\_\_

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas	22 SY	45	990	<del>_____</del>	<del>_____</del>	<del>_____</del>
Curbing	48 LF	40	1920	<del>_____</del>	<del>_____</del>	<del>_____</del>
Sidewalks	27 SY	110	2970	<del>_____</del>	<del>_____</del>	<del>_____</del>
Esplanades	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Monuments	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Street Lighting	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Street Opening Repairs	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
2. EARTH WORK						
Cut	15 CY	25	375	<del>_____</del>	<del>_____</del>	<del>_____</del>
Fill	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
3. SANITARY SEWER						
Manholes	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Connections	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Main Line Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
House Sewer Service Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Pump Stations	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
4. WATER MAINS						
	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
5. STORM DRAINAGE						
Manholes	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Catchbasins	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Piping	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Detention Basin	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Stormwater Quality Units	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>
Other	-	-	-	<del>_____</del>	<del>_____</del>	<del>_____</del>

6. SITE LIGHTING	-	-	-	-	-	-
7. EROSION CONTROL						
Silt Fence	-	-	-	-	-	-
Check Dams	-	-	-	-	-	-
Pipe Inlet/Outlet Protection	-	-	-	-	-	-
Level Lip Spreader	-	-	-	-	-	-
Slope Stabilization	-	-	-	-	-	-
Geotextile	-	-	-	-	-	-
Hay Bale Barriers	-	-	-	-	-	-
Catch Basin Inlet Protection	2	150	300			
8. RECREATION AND OPEN SPACE AMENITIES	-	-	-	-	-	-
9. LANDSCAPING <sup>Leam 3</sup> (Attach breakdown of plant materials, quantities, and unit costs)	143	250	260			
10. MISCELLANEOUS	-	-	-	-	-	-
TOTAL:		6805				
GRAND TOTAL:						

total \$6805  
41218

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 136.10		\$ 136.10
or			
B: Alternative Assessment:			
Assessed by:	<u>Dip Nino</u>		41218
	(name)	(name)	



# Memorandum

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## Portland Public Works - Engineering

**To:** Jean Fraser, Planner

**From:** Keith Gray, PE – City Engineer, Jeremiah Bartlett, PE - Transportation Systems Engineer and Water Resources

**Date:** 2-23-19

**Subject:** 22 Bramhall Street\_MMC East Tower & Visiting Parking (2017-289)

---

The following comments/concerns are in regards to the Level III Site Application prepared by Sebago Technics, on behalf of the applicant, Maine Medical Center, with last plan revision submitted on February 22, 2018. Please feel free to contact me with questions.

### **Construction Management Plan:**

The applicant has proposed to close Congress Street for an eight (8) duration for the vertical expansion construction of the existing visitor parking garage. As presented today, the Department of Public Works, along with Kleinfelder, has reviewed the constructability options and determined that the closure is the best approach to mitigate long term community and safety impacts. It should be noted that we have reflected that this closure may well have been avoided with strategic planning from the applicant prior to Site Plan submission but that time has passed and we are moving forward with the closure.

We have reviewed the draft MMC detour plan associated with the Congress Street closure and offer the following comments:

- 1.) Weymouth Street is in poor condition, and with the significant increase in traffic, including heavy vehicles, the infrastructure is not capable of accommodating additional traffic. In order to maintain a tight construction schedule, the applicant shall pursue a two-step course of action.
  - a. First, a short-term paving/patching project shall be considered to stabilize Weymouth during the course of the detour project.
  - b. Second, a more comprehensive outcome shall be constructed post detour, which would ideally address the unusual crown of the road. As with any paving project done in Portland, ADA considerations shall be part of the outcomes.
- 2.) Paving conditions for Forest and Boynton Streets shall also be investigated and any interventions/mitigation identified for those streets included in outcomes.
- 3.) More detail needs to be provided on the temporary traffic signal to be located at Weymouth Street and Park Ave. The signal shall meet all state and federal requirements for operation, and accommodation of pedestrians. Details shall be provided on timing and potential time of day or direct coordination with adjacent signals at St. John Street and Deering Ave. The location shall be monitored to determine operation and a count completed after two weeks to determine if the location is

operating as intended. Consideration shall be given to whether this location would likely make a more permanent signal location candidate.

**Combined Sewer Overflow Comments:**

The City's ordinance does require the Department of Public Works approval prior to stormwater discharge connections into a storm sewer, combined sewer or natural outlet. The Department, through the development review process, has historically requested that new developments and redevelopments make connections to the separated storm drain systems when they are present or at a minimum provide separate service lines to the street when a combined system exists. There is a separated storm drain available in Gilman Street and we would request that the applicant tie into the storm drain due to the City's ongoing requirements and efforts to mitigate CSO activity. The City's Chapter 24 Sewer ordinance states:

*"(c) Stormwater shall be discharged to such sewers as are specifically designated as combined sewers or storm sewers, or to a natural outlet approved by the Department of Public Works. Industrial cooling water or unpolluted process waters may be discharged, on approval of the Department of Public Works, to a storm sewer, combined sewer or a natural outlet. (Ord. No. 263-96, 5-20-96; Ord. 129-14/15, 1-21-2015, Effective 1-1-2016)"*

The applicant's visitor parking garage facility drains into a combined sewer. This combined sewer is tributary to the City's most active CSO, CSO location #17, which overflows at the intersection of Marginal Way and Preble Street. The City is under an EPA mandated Long Term Control Plan to mitigate CSO activity around the City. The City's current CSO permit focuses on reducing CSO activity in the Back Cove South sewer service area. The CSO # 17 is located in this target service area.

It should be noted that the City is currently in the process of conducting a City wide sewer inflow and infiltration study as required by the EPA. One of the outcomes of this study could result in the City to look at changing the City Ordinance to require private property owners to separate stormwater flows out of the combined sewers when a separated storm drain is available in the street, regardless of development.





Philip DiPierro &lt;pd@portlandmaine.gov&gt;

---

**DPW role re Congress Street Closure and start of construction for the buildings**

1 message

---

Jean Fraser <jf@portlandmaine.gov>  
To: Keith Gray <kgray@portlandmaine.gov>  
Cc: "DiPierro, Philip" <pd@portlandmaine.gov>

Fri, Apr 6, 2018 at 5:55 PM

Keith

The building permits for both projects were issued today and the Phil is conducting a **PRECON meeting on Monday 4/9 at 11am (at 131 Chadwick- MMC Planning offices).**

One of the concerns that Phil and I have is whether you have identified people to do the tasks that the MMC Turners Schedule (attached) have listed/implied as being done by city early next week, such as:

- Review sign locations (painted in orange) on 4/11
- Give permit for them to close part of Westcott Street 4/9 (they are installing fencing that day)
- OK the concrete pad for Metro on Park Street 4/10

And also a bit later:

- Direct work on new ped crossings in Congress- date not yet confirmed
- Direct work at Weymouth - date not yet determined
- Inspect ROW after Turners does all of the changes in ROW - ongoing
- Inspect ROW during detours/closure - May 7th to June 28th
- Inspect ROW after detours finish June 29th

(etc)

Hopefully you and your ROW inspectors have already met with Turner and are aware of the expectations and schedule, but Phil would like to be clear regarding responsibilities at the Monday PRECON meeting if possible.

Hopefully you will be able to attend. I believe Tuck will be there and maybe me.

Thanks  
Jean

--  
Jean Fraser, Planner  
City of Portland  
874 8728

---

 **MMC Implementation Schedule leading up to Congress closure 3.15.18.pdf**  
55K

**Maine Medical Center  
Phase 1: Communication Tree  
March 28, 2018**

**Daily Public Communication to Turner Construction  
207-233-3328**

**Detour (traffic/parking), Turner Construction related issues M-F for Visitor Garage or East Tower, call:**

- 1) Scott Griffin (General Superintendent): 203-943-0950
- 2) Chris Rodenhizer (Project Superintendent): 617-312-9039

**Detour (traffic/parking), Turner Construction related issues Sat-Sun for Visitor Garage or East Tower, call:**

- 1) Chris Rodenhizer (Project Superintendent): 617-312-9039
- 2) Adam Parys (Project Manager): 617-201-0710

Managerial/Process related issues for construction detours (not immediate emergency) for Visitor Garage or East Tower, call:

- 1) Adam Parys (Project Manager) 617-201-0710
- 2) Gregg Scholar (Project Director) 203-219-4022

**24/7 Communication to EMS / R.E.M.I.S. (ambulance/helicopter)  
207-662-2950**

Managerial/Process related issues for EMS/R.E.M.I.S. (not immediate emergency) for Visitor Garage or East Tower, call:

- 1) Christopher Pare (MMC EMS/R.E.M.I.S. Manager): 207-662-7011

EMS/R.E.M.I.S. will text and page the Turner Construction team with all inbound ambulances and helicopters.

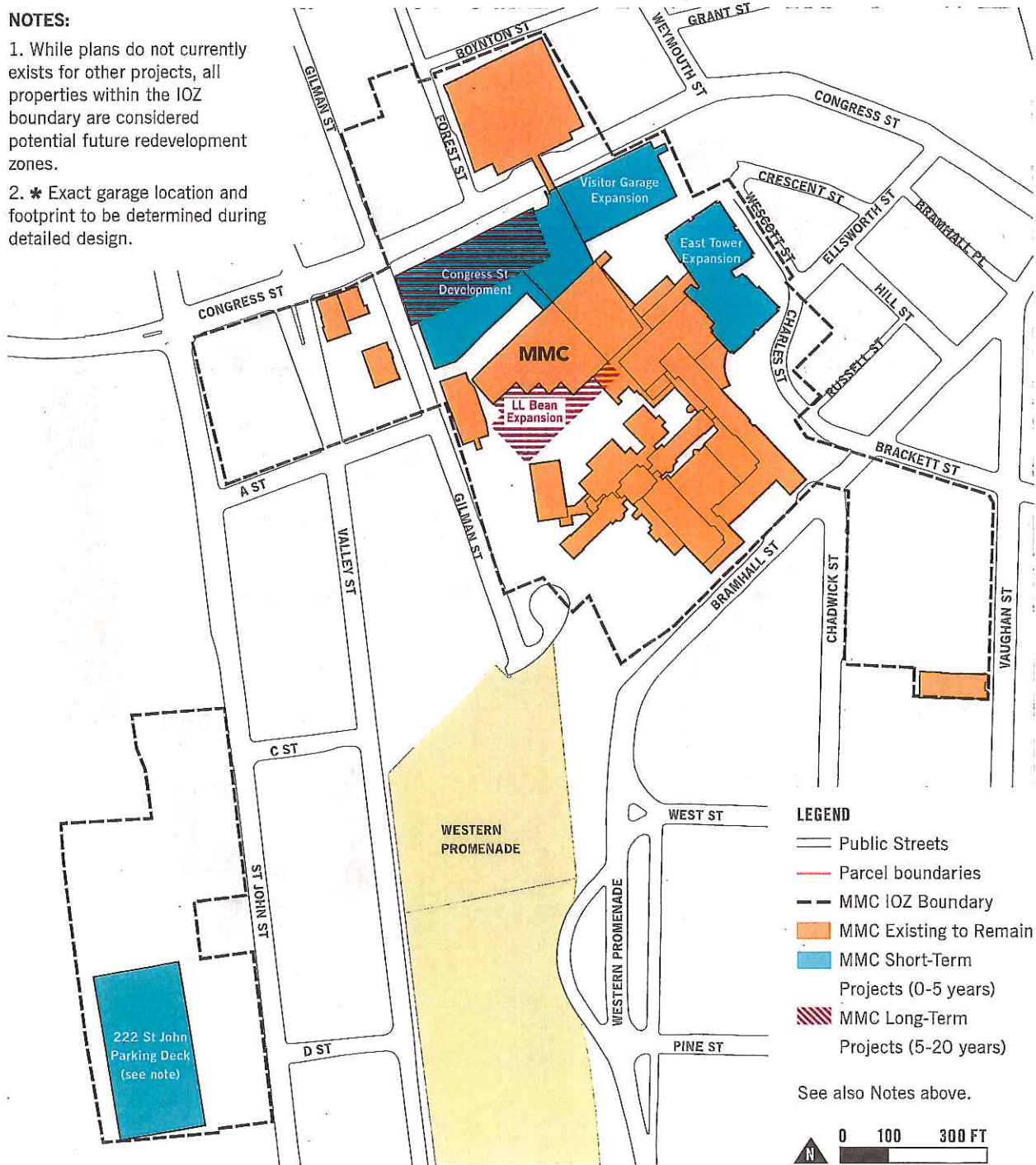
Lifeflight's Med/Com will have a dedicated radio frequency that Turner Construction and both crane operators will be tuned into on 8 dedicated radios. Inbound notification will be provided as soon as it is known and protocols are being established as to measures to be taken.

# Context Information from approved Institutional Development Plan

**Fig.2.6 MMC Facilities Master Plan: Projects**

**NOTES:**

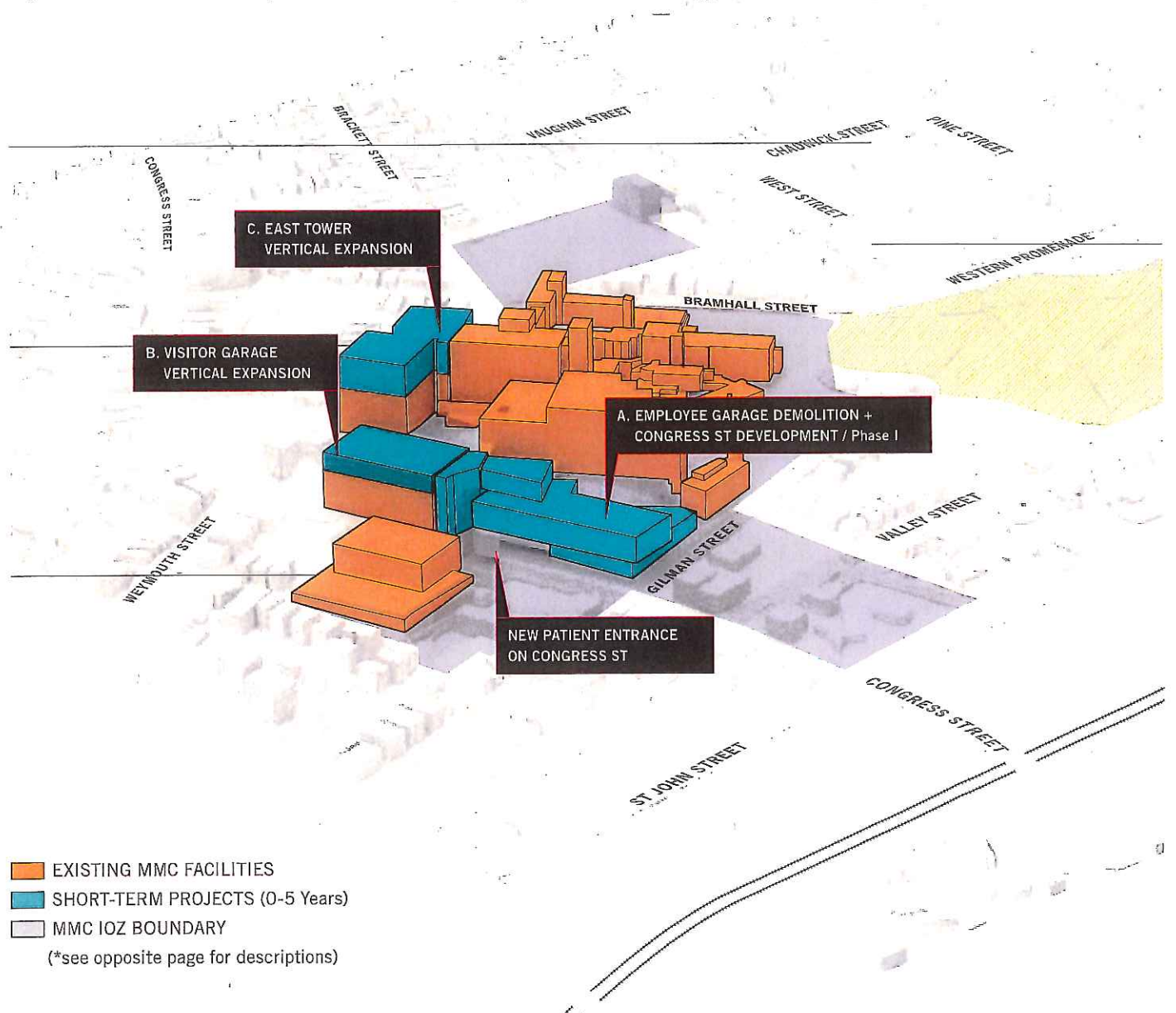
1. While plans do not currently exist for other projects, all properties within the IOZ boundary are considered potential future redevelopment zones.
2. \* Exact garage location and footprint to be determined during detailed design.



## SHORT-TERM PROJECTS (0-5 YEARS)

A series of short-term projects are in the planning stages to meet MMC's current needs and to improve the efficiency of care delivery. These do not represent the only projects that could be proposed within this timeframe: due to the various factors impacting healthcare planning and their short time horizons (0-3 years), there may be other projects proposed within this timeframe.

Fig.2.7 MMC Bramhall Campus: Short-Term Projects



## Demolitions

### A. Employee Garage Demolition

The 2015 building assessment does not recommend continued investment in this structure (see Fig.2.5 on page 39).

## Additions / New Construction

### A. Congress St Development, Phase I (285,000 GSF)

New six-story building along Congress St on former site of the Employee Garage, plus two-story connector to the LL Bean Building. Building program includes: a new patient entrance, universal, private inpatient beds and new procedure rooms. The new entrance changes the campus's orientation to Congress St.

### B. Visitor Garage Vertical Expansion

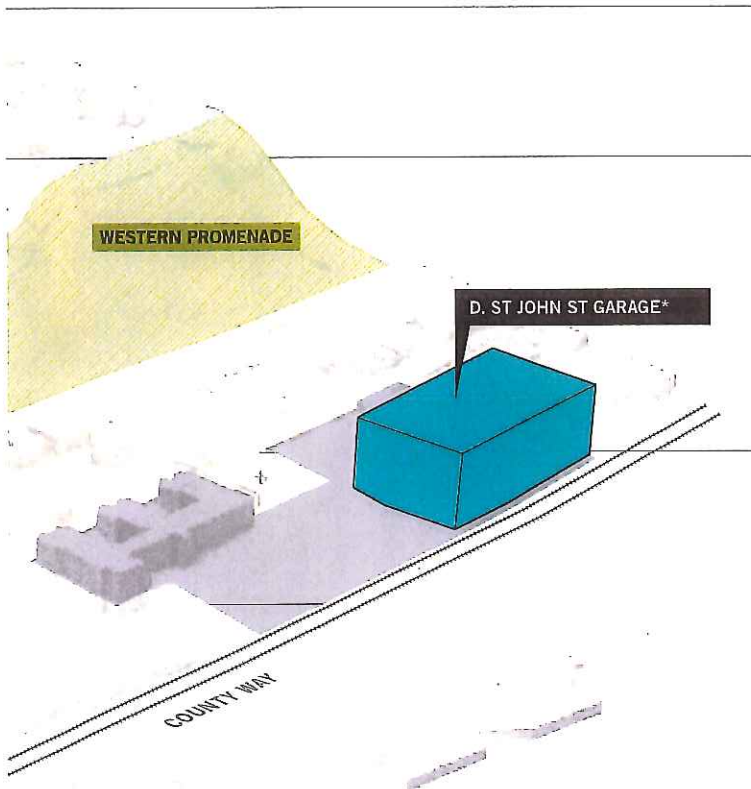
Addition of three floors at top to accommodate 225 new parking spaces.

### C. East Tower Vertical Expansion (60,000 GSF)

Addition of two floors at top to accommodate 64 inpatient beds and relocated heliport.

### D. St John St Garage

New 10-story, free-standing garage at 222 St John St to accommodate roughly 2,200 new parking spaces. The garage replaces spaces lost in the Employee Garage, in addition to consolidating parking from multiple surface lots owned or leased by MMC. (See Chapter 3. Transportation Plan for details).



\* NOTE: The exact location, footprint and height of St John St Garage to be determined during detailed design.

REFERENCE -

Submitted  
Dec. 2017 - Jan 2018



# **MAINE MEDICAL CENTER**

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

**Construction Management Plan**

**December 15, 2017**

**Prepared for: Portland Department of Planning & Urban Development Department**

**Project Proponent: Colliers International**

**Construction Manager: Turner Construction**

TABLE OF CONTENTS  
CONSTRUCTION MANAGEMENT PLAN

1.0 CONSTRUCTION MANAGEMENT PLAN.....	4
2.0 CONSTRUCTION SCHEDULE & WORK HOURS .....	4
2.1 Work Hours.....	4
2.2 Construction Timeline.....	4
2.2.1 Spring 2018 to Fall 2019.....	4
2.3 Construction Updates Reporting .....	5
2.4 Construction Logistics .....	5
2.5 Perimeter Protection / Public Safety .....	6
2.6 Worker Parking & Traffic Impacts .....	6
2.7 Truck Routes and Volumes – Refer to Site Logistics Plans.....	7
3.0 Air Quality & Noise.....	8
3.1 Dust Control.....	8
3.2 Noise .....	9
3.3 Air Monitoring.....	10
4.0 Communication Strategies .....	10
4.1 Contacts, Distribution Lists.....	10
5.0 Vibration Monitoring – Not Applicable.....	11

# **MAINE MEDICAL CENTER**

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

### **Construction Management**

#### **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, vibrations, 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.

Turner Construction Contacts:

Project Superintendent: Scott Griffin  
Email: [SGriffin@tcco.com](mailto:SGriffin@tcco.com) / Cell - 203-943-0950

Project Manager: Adam Parys  
Email: [AParys@tcco.com](mailto:AParys@tcco.com) / Cell – 617-201-0710

Project Engineer : Rick Martineau  
Email: [RMartineau@tcco.com](mailto:RMartineau@tcco.com) / Cell – 617-438-1263

Project Director: Gregg Scholler  
Email: [GScholler@tcco.com](mailto:GScholler@tcco.com) / Cell – 203-219-4022

# 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 19 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, vibration, 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 expected to park at an offsite parking area to be determined and will be shuttled to the construction site.
- Worker parking shall not be allowed on site except for company vehicles required to perform the work.

**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

- No personal vehicles will be allowed to park at the project construction site or in the adjacent residential streets.

## **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.

## **5.0 Vibration Monitoring – Not Applicable**

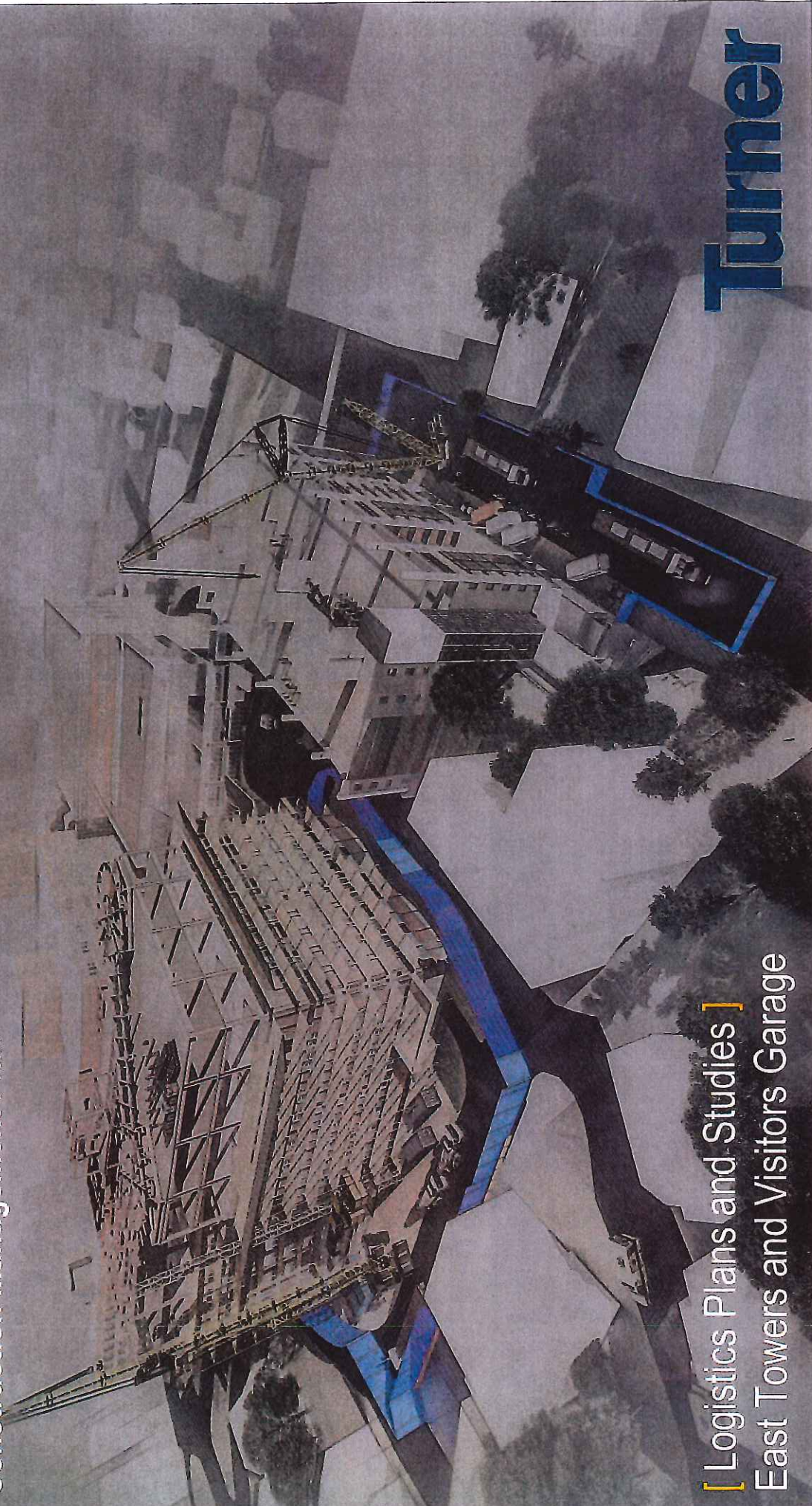


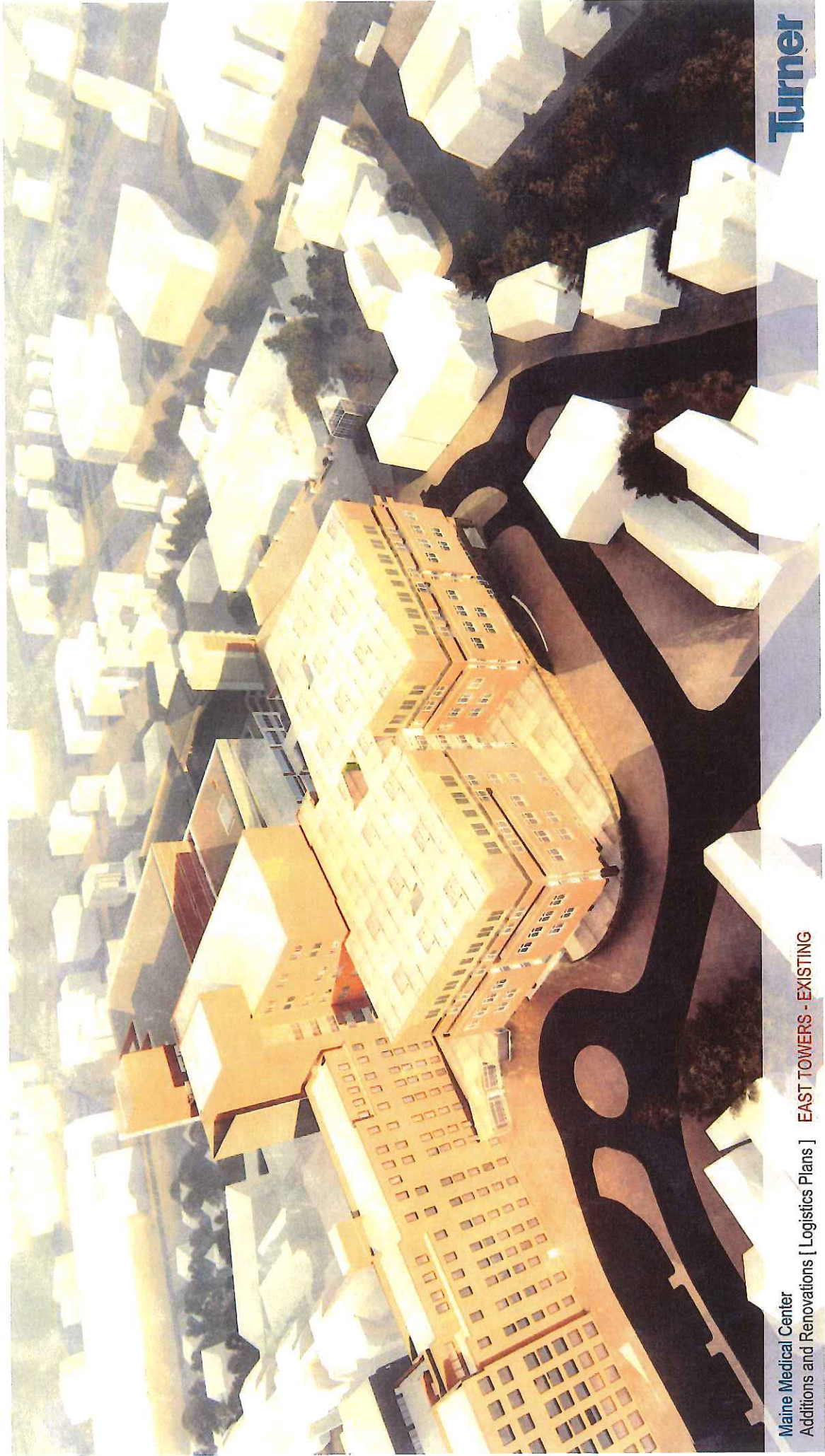


# Construction Management Plan

[ Logistics Plans and Studies ]  
East Towers and Visitors Garage

# Turner





Maine Medical Center  
Additions and Renovations [ Logistics Plans ] EAST TOWERS - EXISTING

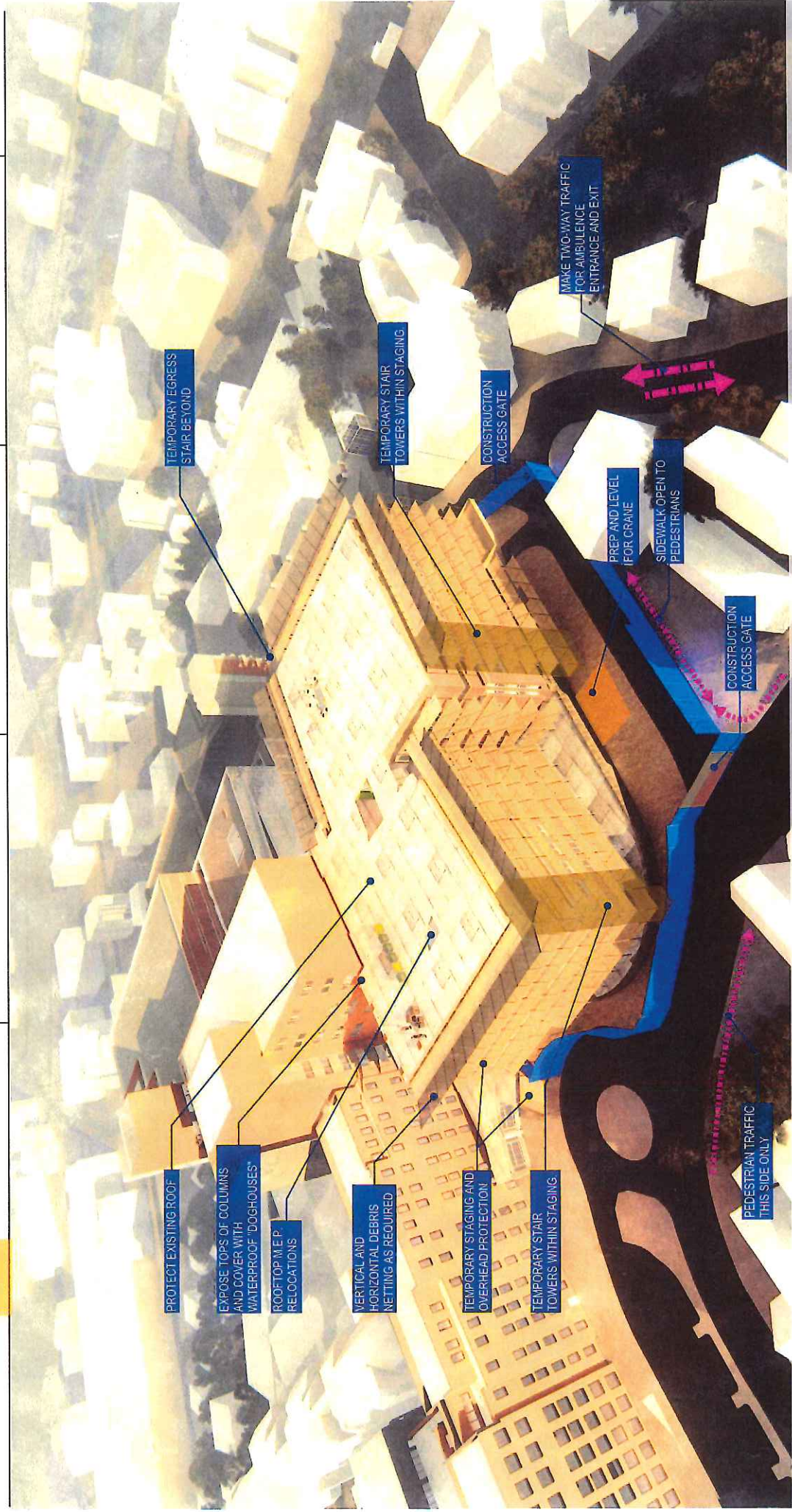
2018 2019 2020 2021 2022  
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EAST TOWERS

Enabling Steel Envelope Fitout

GARAGE OVERBUILD

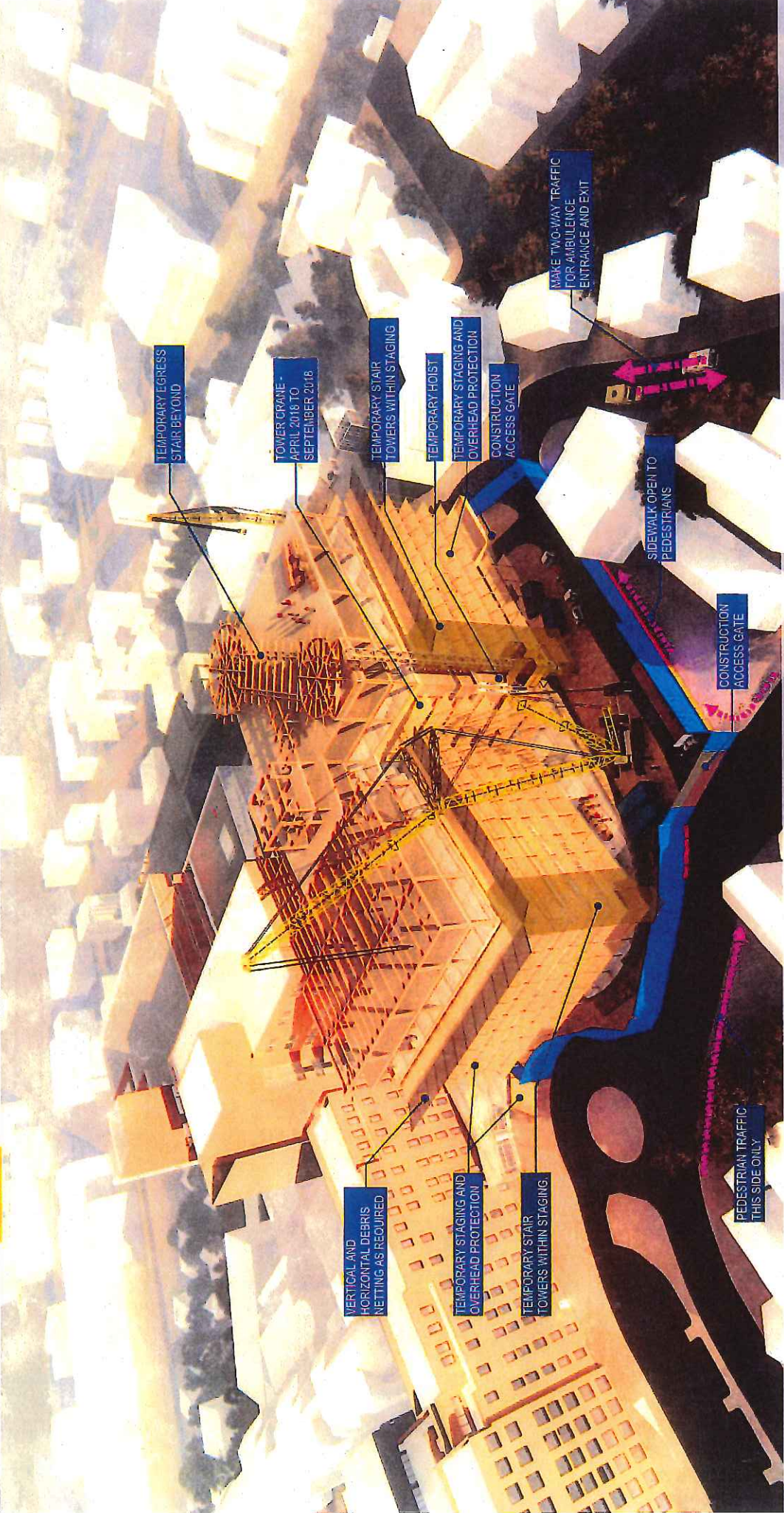
Enabling Structure Finishes



Maine Medical Center Additions and Renovations [ Logistics Plans ] EAST TOWERS - ENABLING



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GARAGE OVERBUILD	Enabling			Envelope			Flout			Finishes							

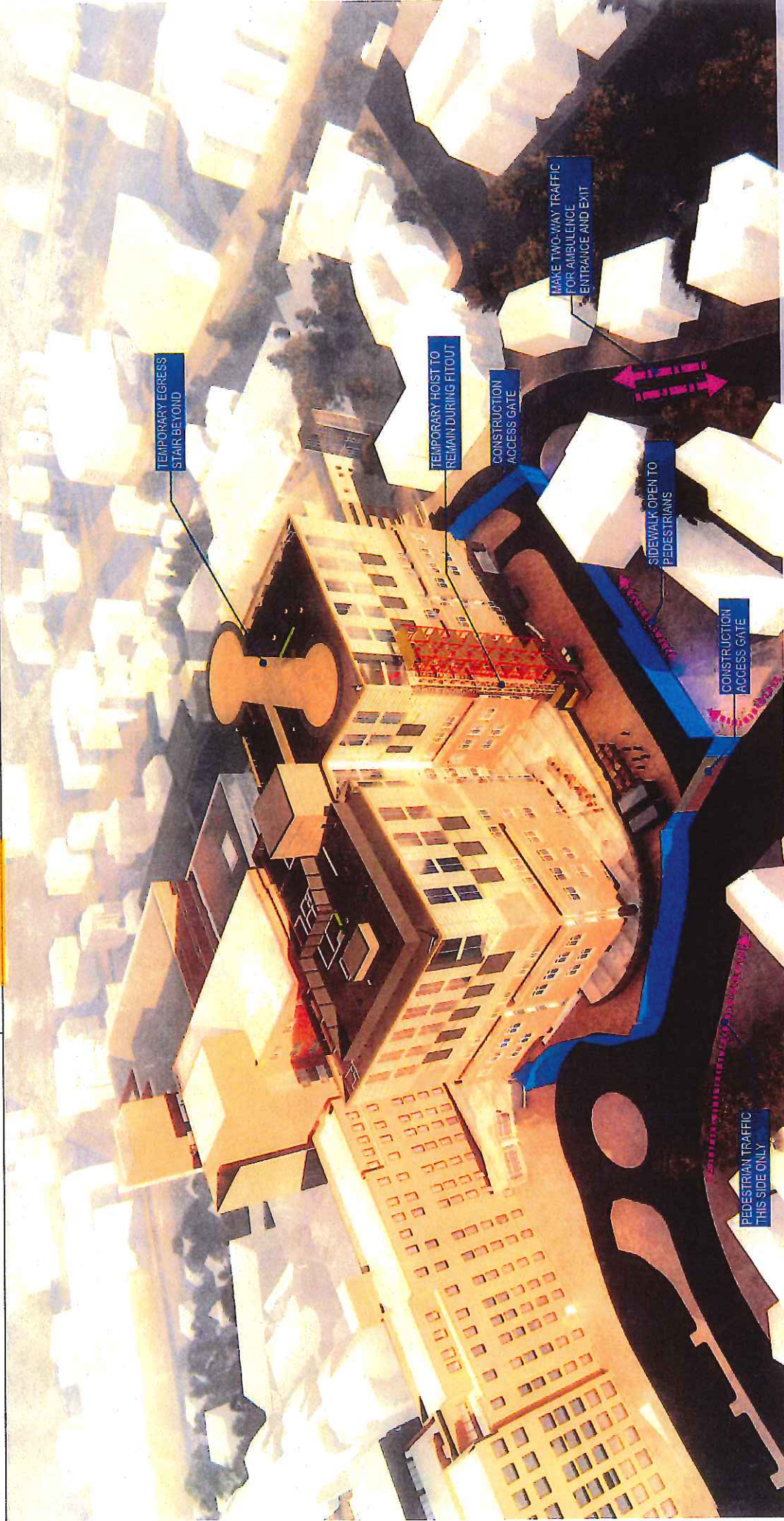


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	Enabling	Structure	Finishes	
GARAGE OVERBUILD				

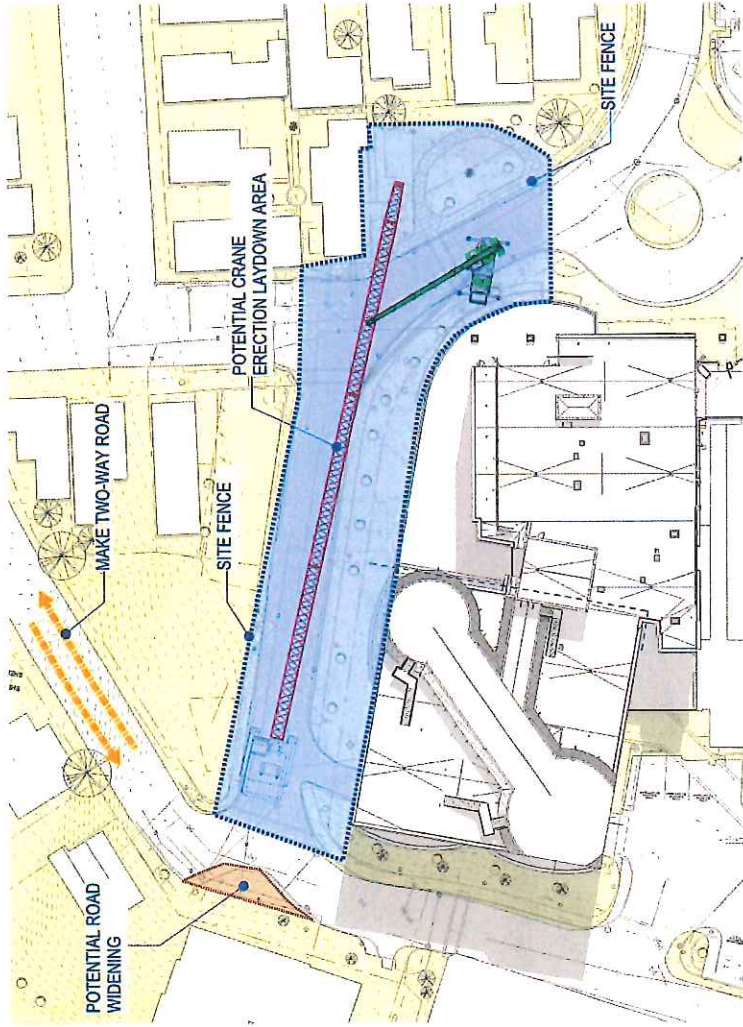


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EAST TOWERS	Enabling												Steel												Envelope																																			
GARAGE OVERBUILD	Enabling												Structure												Finishes																																			

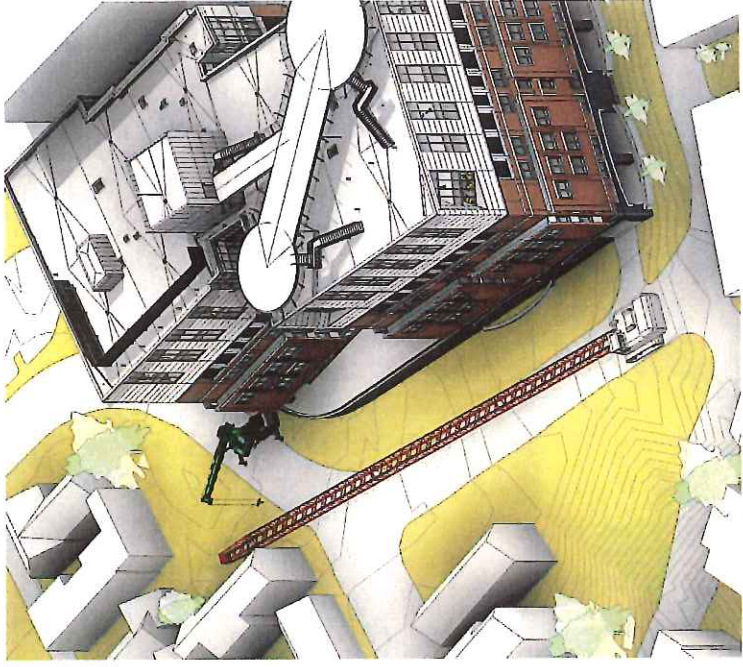


**Turner**

Maine Medical Center  
Additions and Renovations [ Logistics Plans ] EAST TOWERS - FITOUT

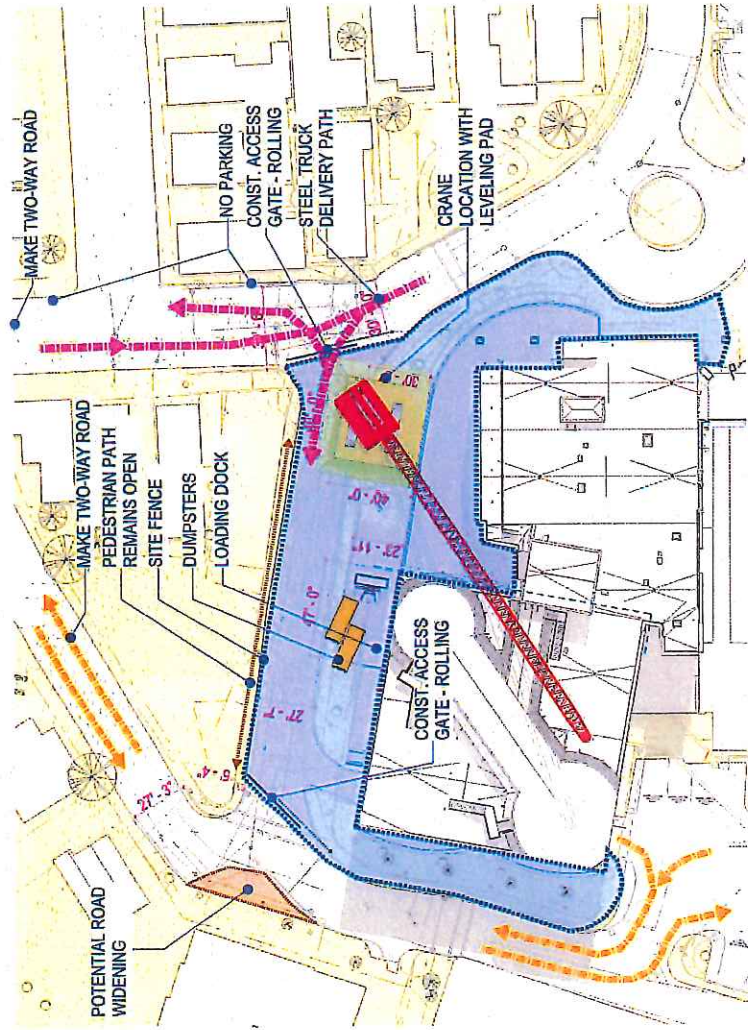


① EAST TOWERS - CRANE LOGISTICS

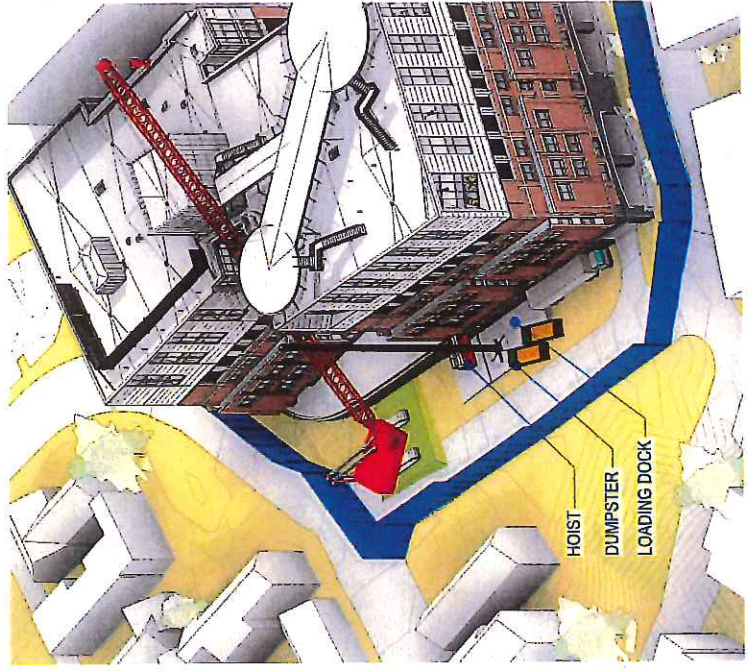


② EAST TOWERS - CRANE LOGISTICS

Maine Medical Center, Portland Maine  
 Additions and Renovations [ Wescott Street Crane Erection Plan ]



① EAST TOWERS - CRANE LOGISTICS

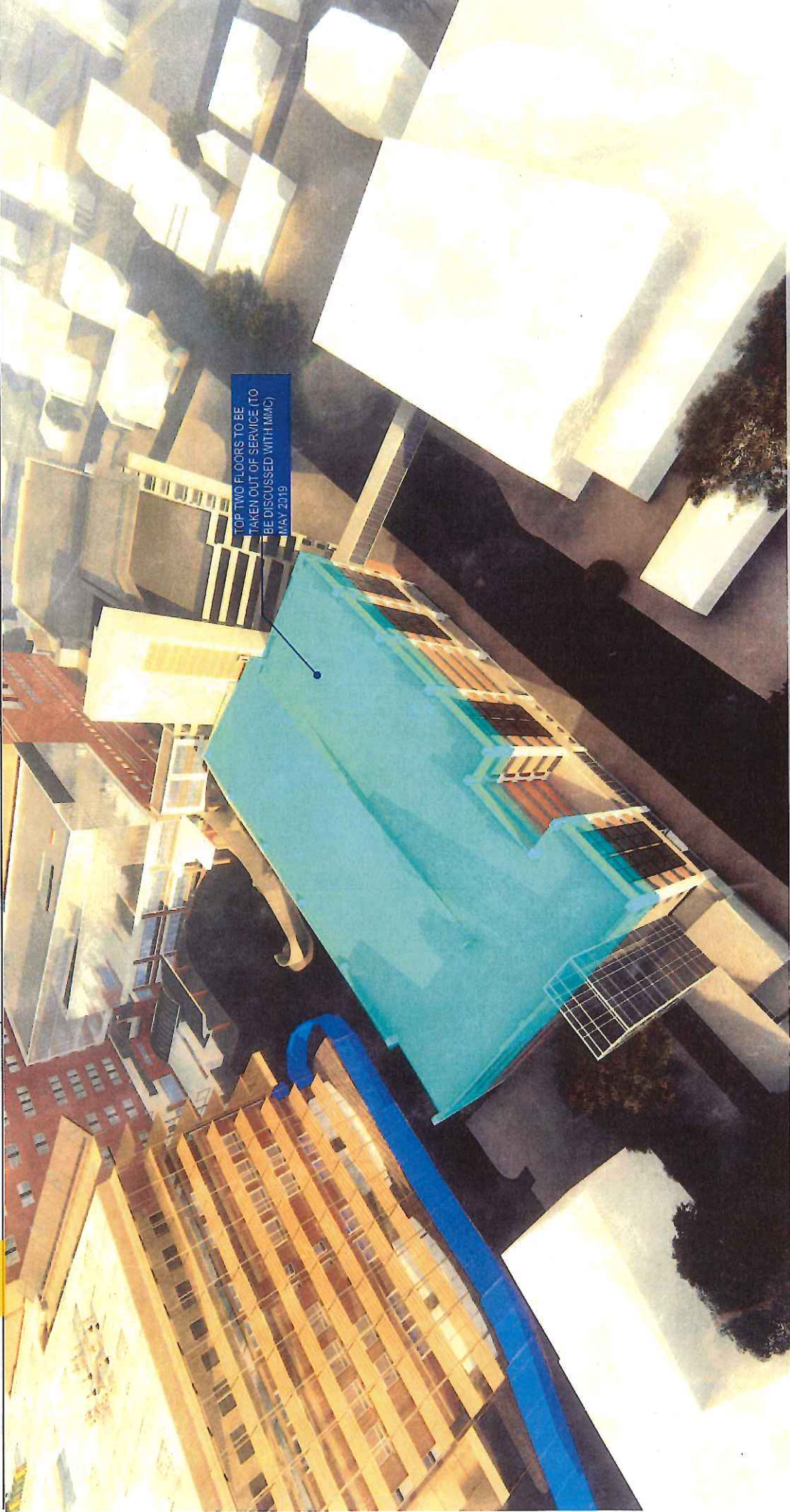


② EAST TOWERS - CRANE LOGISTICS

Maine Medical Center, Portland Maine  
 Additions and Renovations [ Wescott Street Crane and Logistics Plan ]



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EAST TOWERS	Enabling												Envelope												Flout																																			
GARAGE OVERBUILD	Enabling												Structure												Finishes																																			



Maine Medical Center Additions and Renovations [ Logistics Plans ] VISITORS GARAGE OVERBUILD - ENABLING



2018 2019 2020 2021 2022  
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EAST TOWERS	Enabling	Envelope	Fitout
	Enabling	Core	Finishes
GARAGE OVERBUILD	Enabling	Core	Finishes



TEMPORARY PEDESTRIAN BRIDGE IN PLACE (BEYOND)

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

TEMPORARY VEHICULAR GARAGE ACCESS THROUGH E.I.D. ENTRANCE EXT 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

Maine Medical Center Additions and Renovations [Logistics Plans] VISITORS GARAGE OVERBUILD - ENABLING [ MAY 2018 ] & PRECAST START [ JUNE 2018 ]



	2018												2019												2020												2021												2022																						
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EAST TOWERS	Enabling												Steel												Fitout																																														
GARAGE OVERBUILD	Enabling												Structure												Finishes																																														



NEW PRECAST STRUCTURE INSTALLATION

TEMPORARY VEHICULAR GARAGE ACCESS THROUGH ED ENTRANCE ONLY

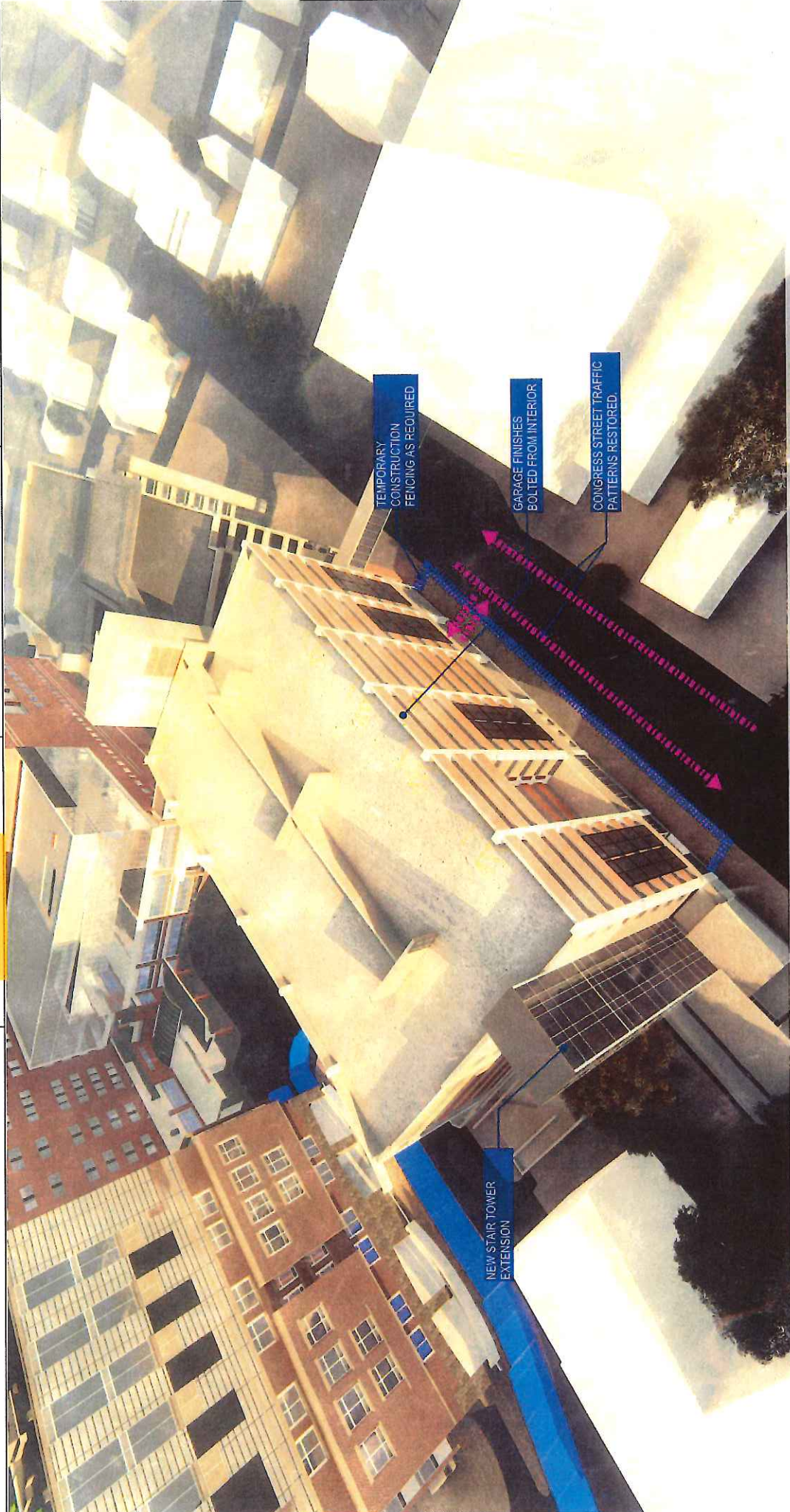
RELOCATION OF PEDESTRIAN WALKING PATH  
NO VEHICULAR TRAFFIC ON THIS PORTION OF CONGRESS STREET

PRECAST DELIVERIES

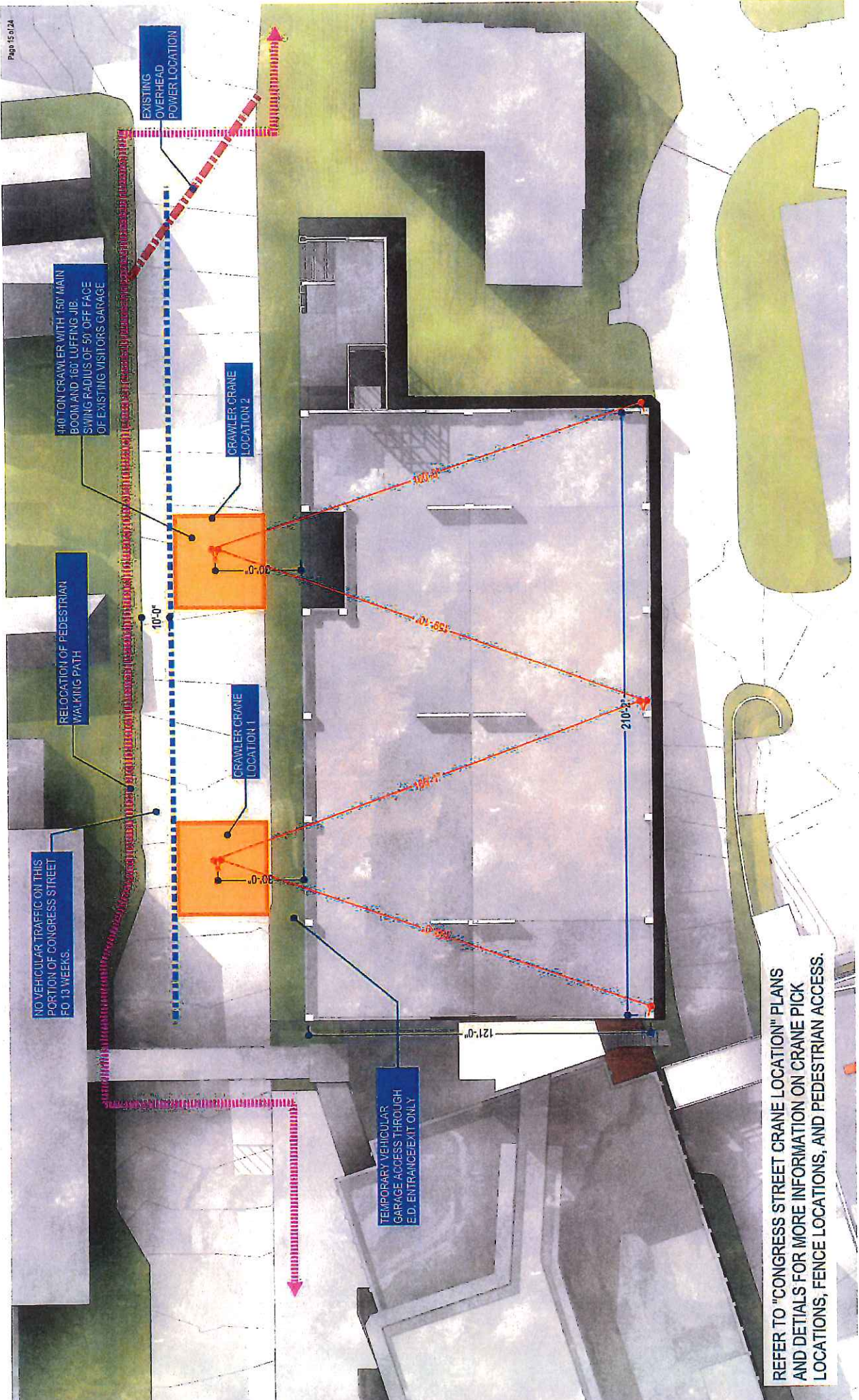
Maine Medical Center Additions and Renovations [ Logistics Plans ] VISITORS GARAGE OVERBUILD - PRECAST STRUCTURE

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 J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M J

EAST TOWERS	Enabling	Steel	Envelope	Project
	Enabling	Structure	Finishes	
GARAGE OVERBUILD	Enabling	Structure	Finishes	
	Enabling	Structure	Finishes	



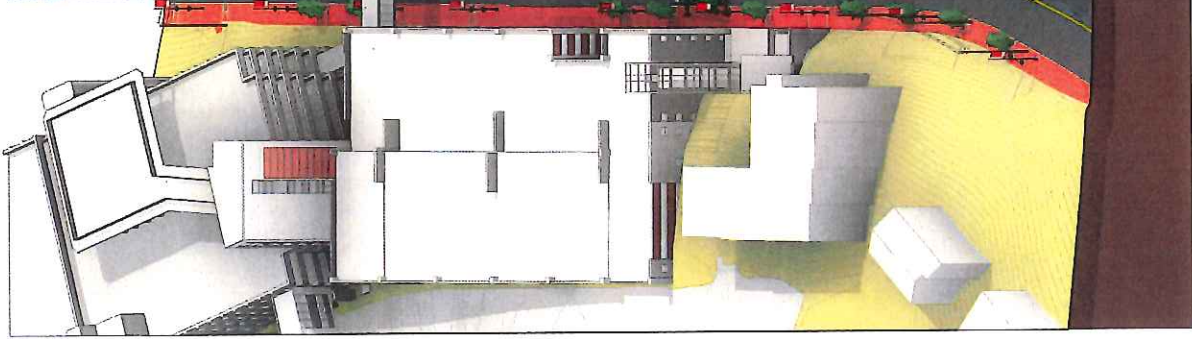
Maine Medical Center Additions and Renovations [ Logistics Plans ] VISITORS GARAGE OVERBUILD - FACADE WORK



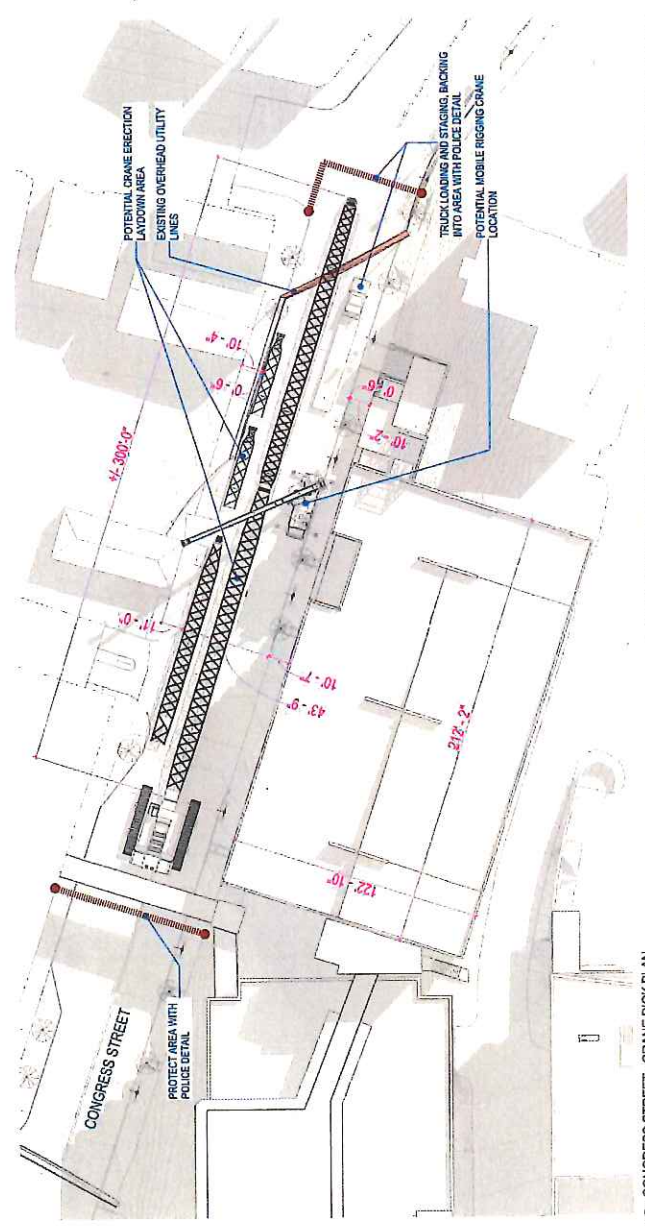
REFER TO "CONGRESS STREET CRANE LOCATION" PLANS AND DETAILS FOR MORE INFORMATION ON CRANE PICK LOCATIONS, FENCE LOCATIONS, AND PEDESTRIAN ACCESS.

18-000

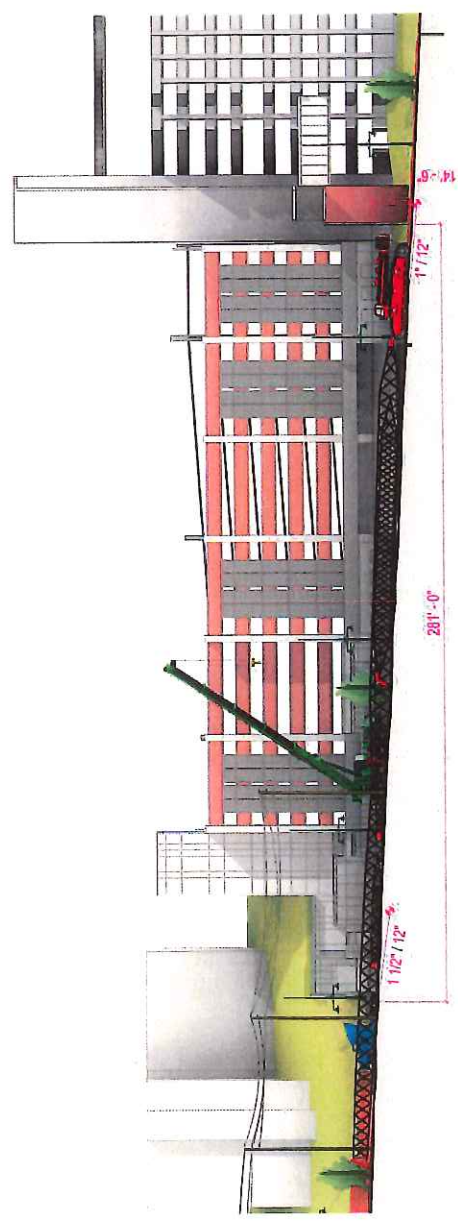
	<b>NO ENTRY</b> CONSTRUCTION SITE
	<b>CONSTRUCTION SITE SAFETY</b> SCHEDULE REQUIRED BY ALL ACCESS GUARD
	<b>SAFETY</b> CONSTRUCTION SITE SAFETY
	<b>SAFETY</b> CONSTRUCTION SITE SAFETY
	<b>SAFETY</b> CONSTRUCTION SITE SAFETY
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	<b>SAFETY</b> CONSTRUCTION SITE SAFETY



3 CONGRESS STREET - AXON VIEW



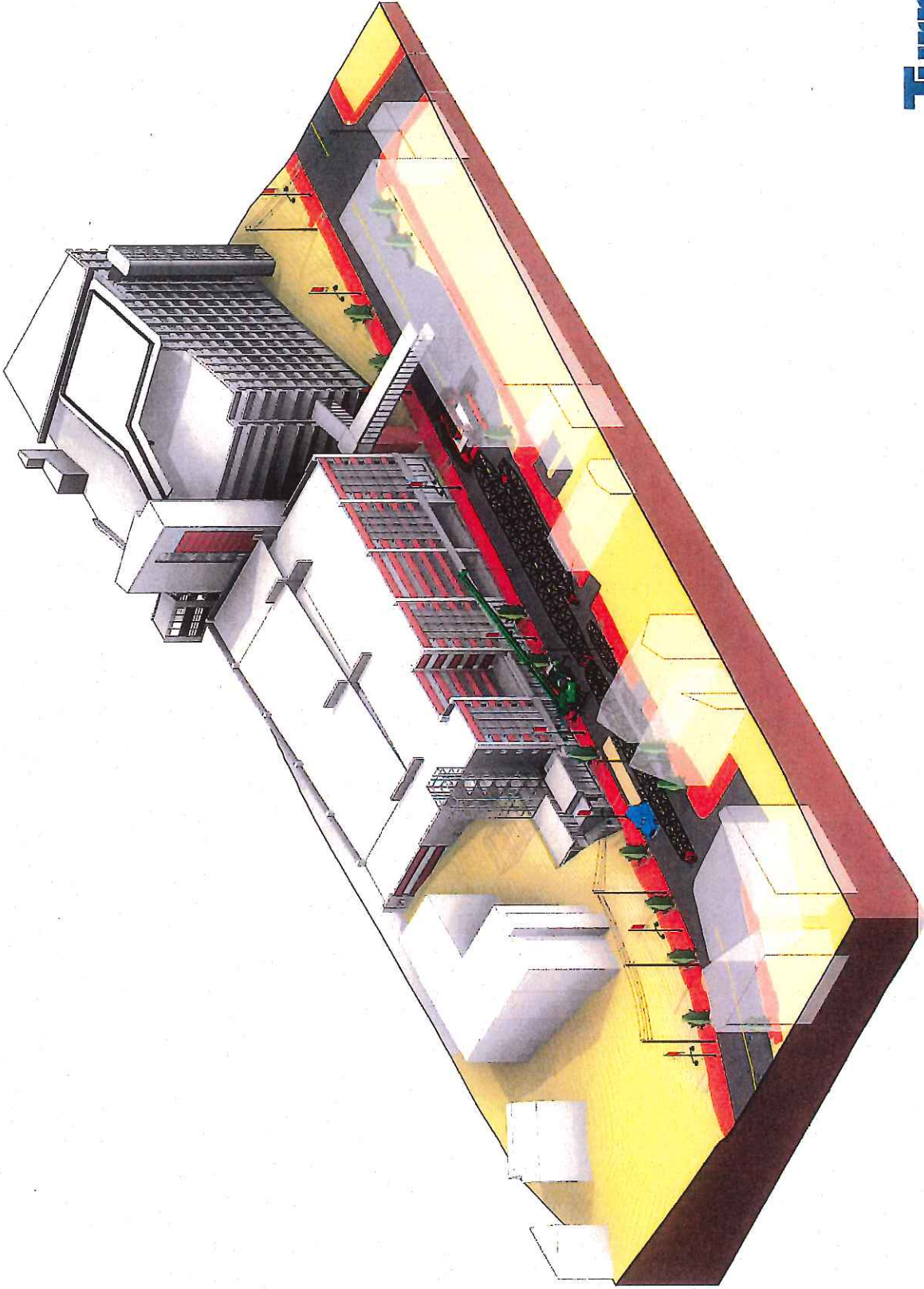
1 CONGRESS STREET - CRANE PICK PLAN



2 CONGRESS STREET - SITE SECTION

Maine Medical Center, Portland Maine  
Additions and Renovations [ Congress Street Crane Enabling ]

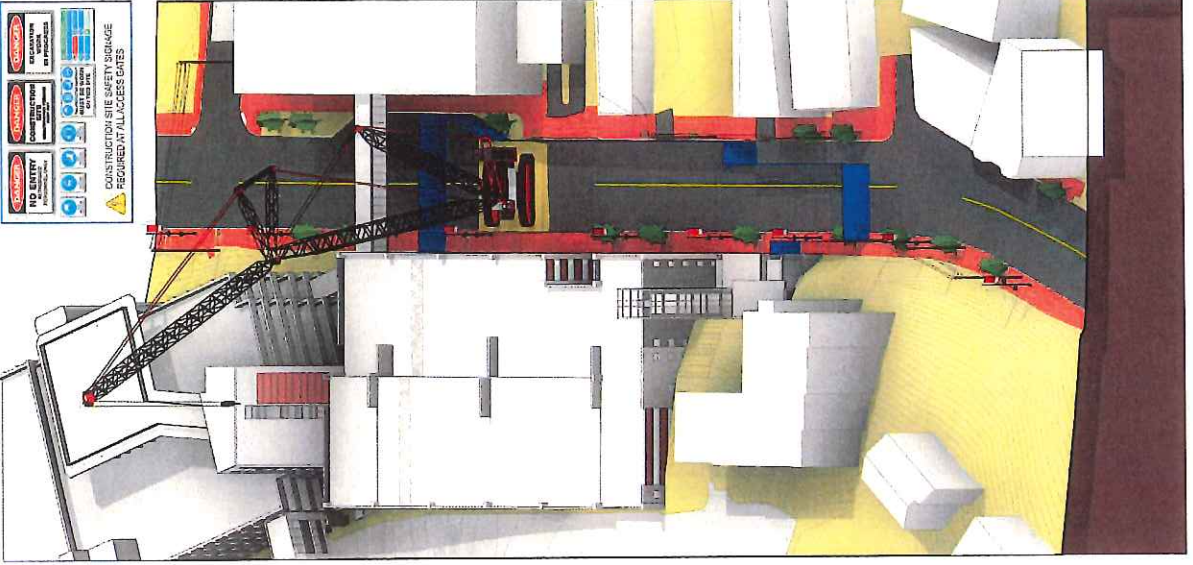




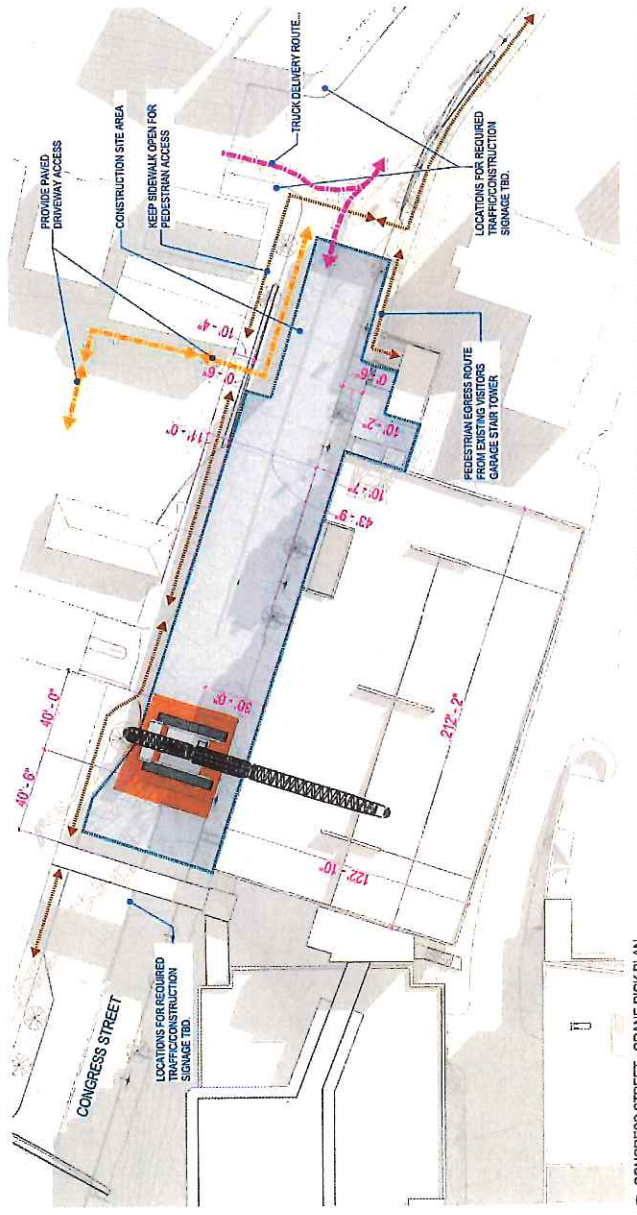
Maine Medical Center, Portland Maine  
Additions and Renovations [ Congress Street Crane Erabling ]

**Turner**

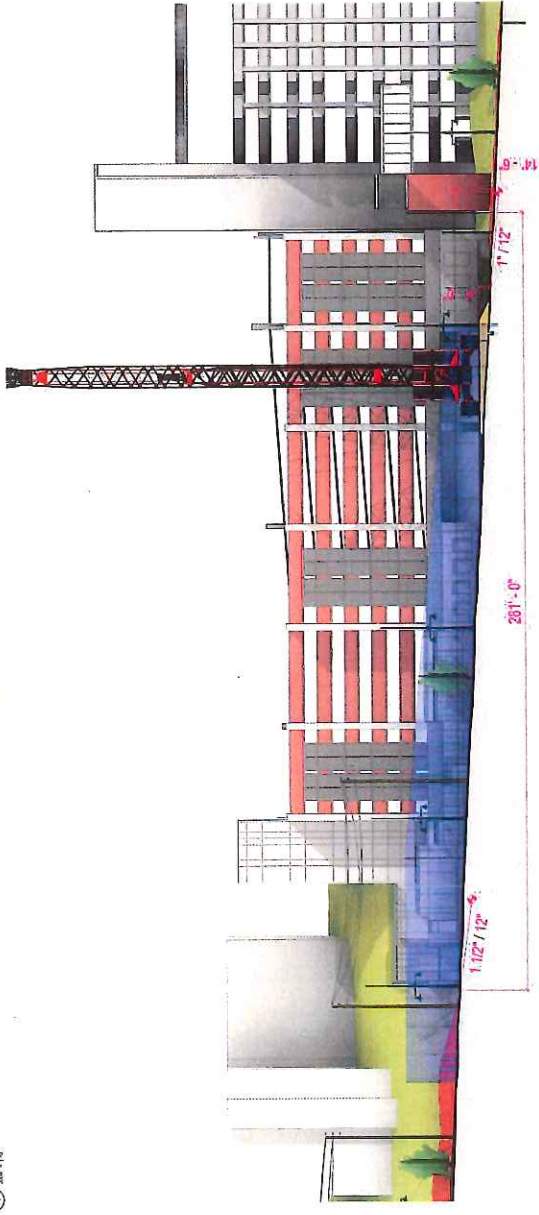
12/10/18



3 CONGRESS STREET - AXON VIEW



1 CONGRESS STREET - CRANE PICK UP

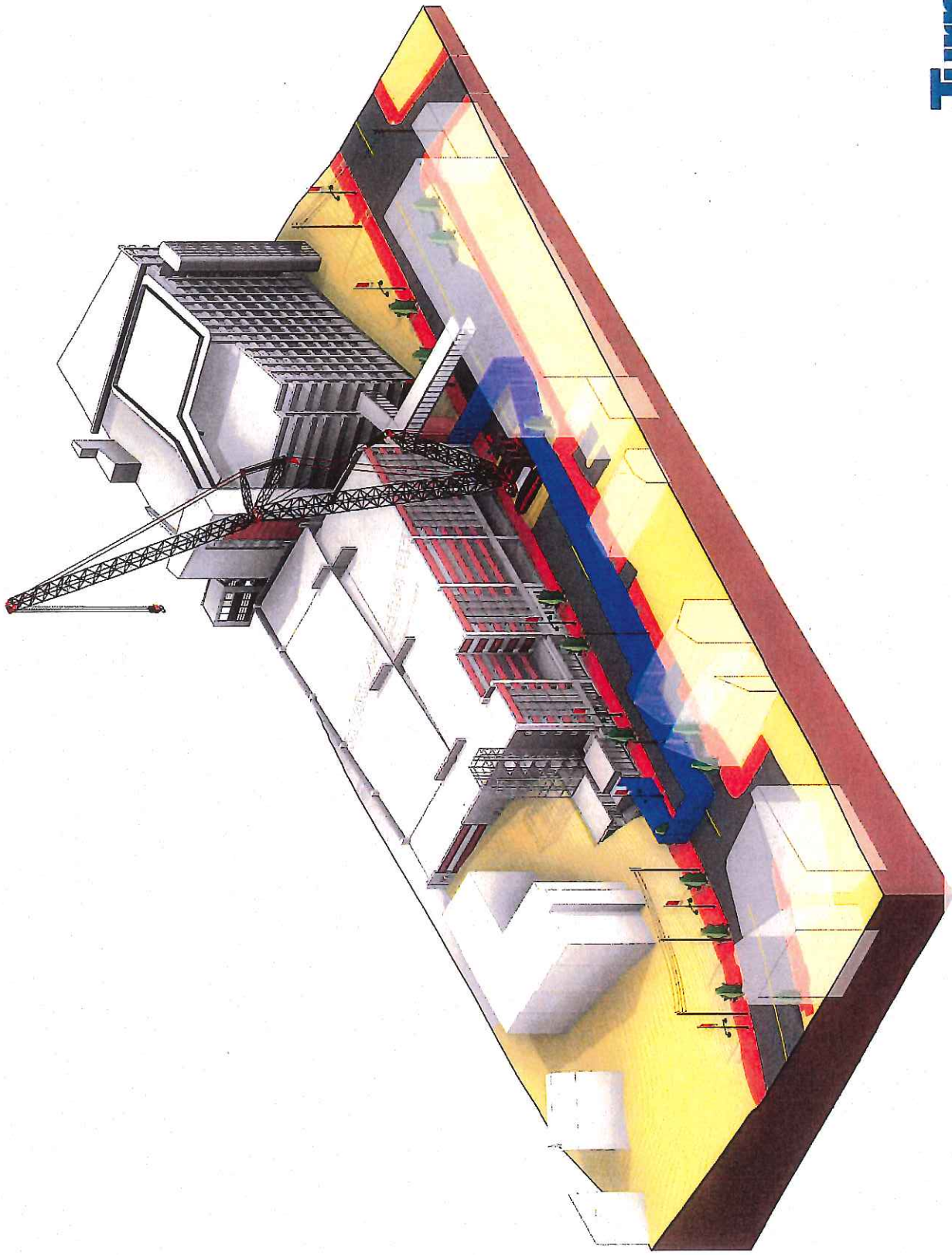


2 CONGRESS STREET - SITE SECTION

Maine Medical Center, Portland Maine  
Additions and Renovations [ Congress Street Crane Location 1 ]



Turner



Maine Medical Center, Portland Maine  
Additions and Renovations [ Congress Street Crane Location 1 ]

**Turner**

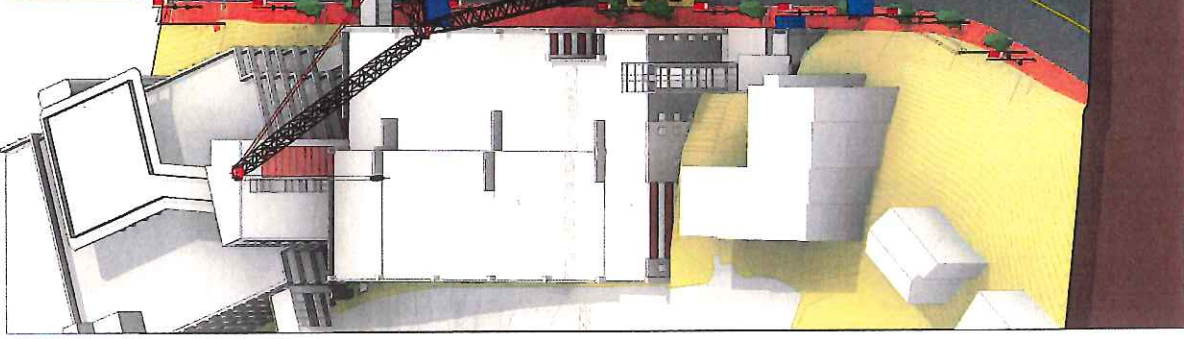
10/20/18

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No Pedestrians

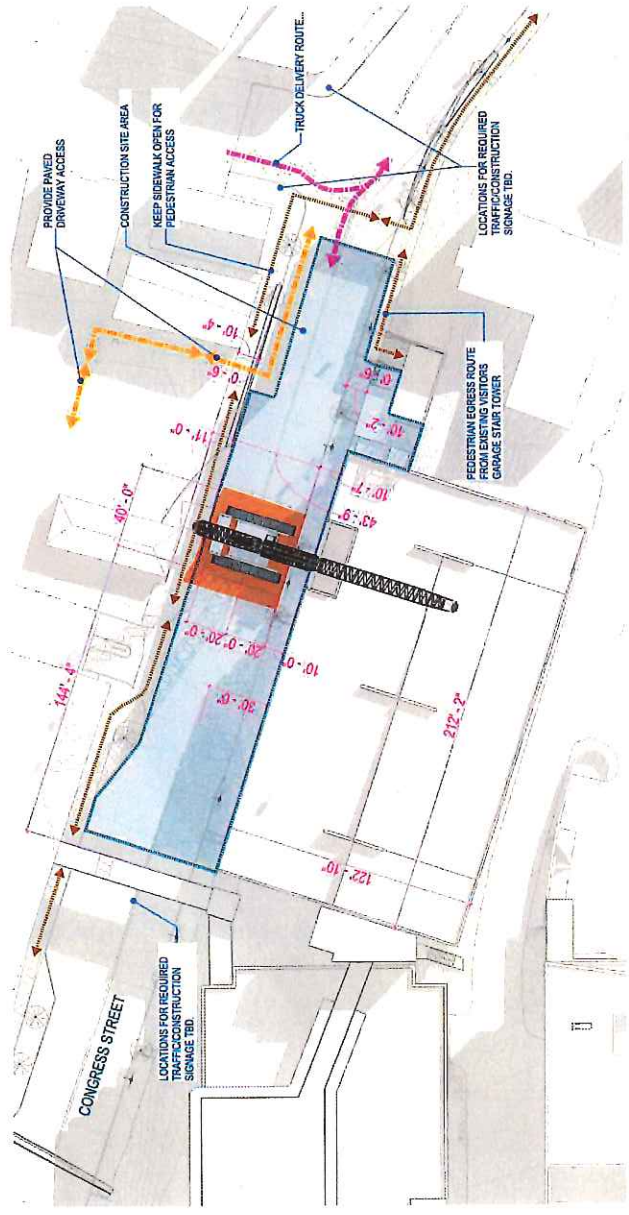
**CONSTRUCTION SITE SAFETY SIGNS**  
REQUIRED AT ALL ACCESS GATES

**CONSTRUCTION SITE SAFETY SIGNS**  
REQUIRED AT ALL ACCESS GATES

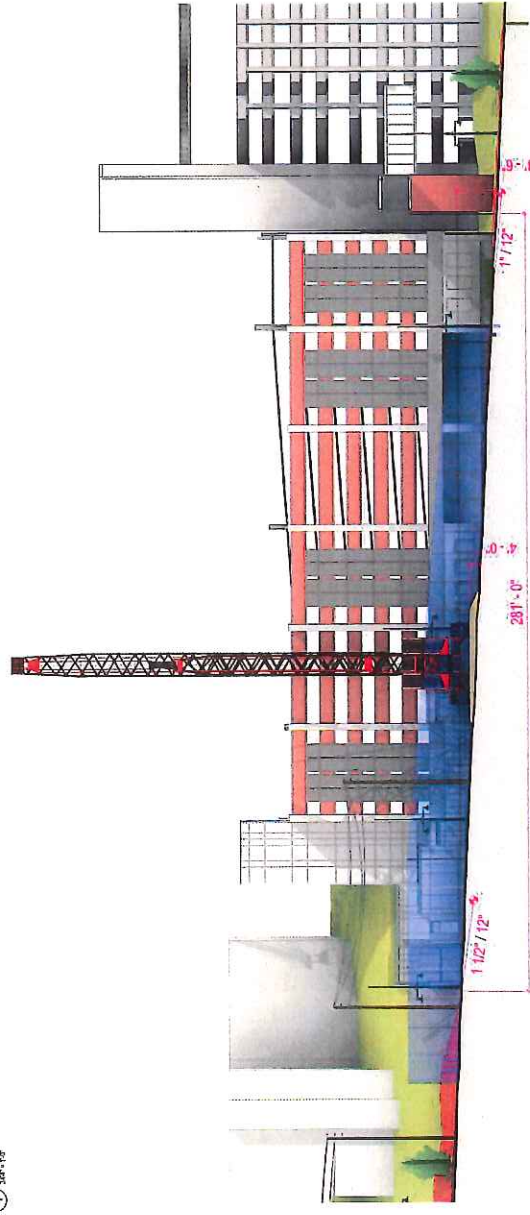
**CONSTRUCTION SITE SAFETY SIGNS**  
REQUIRED AT ALL ACCESS GATES



③ CONGRESS STREET - AXON VIEW



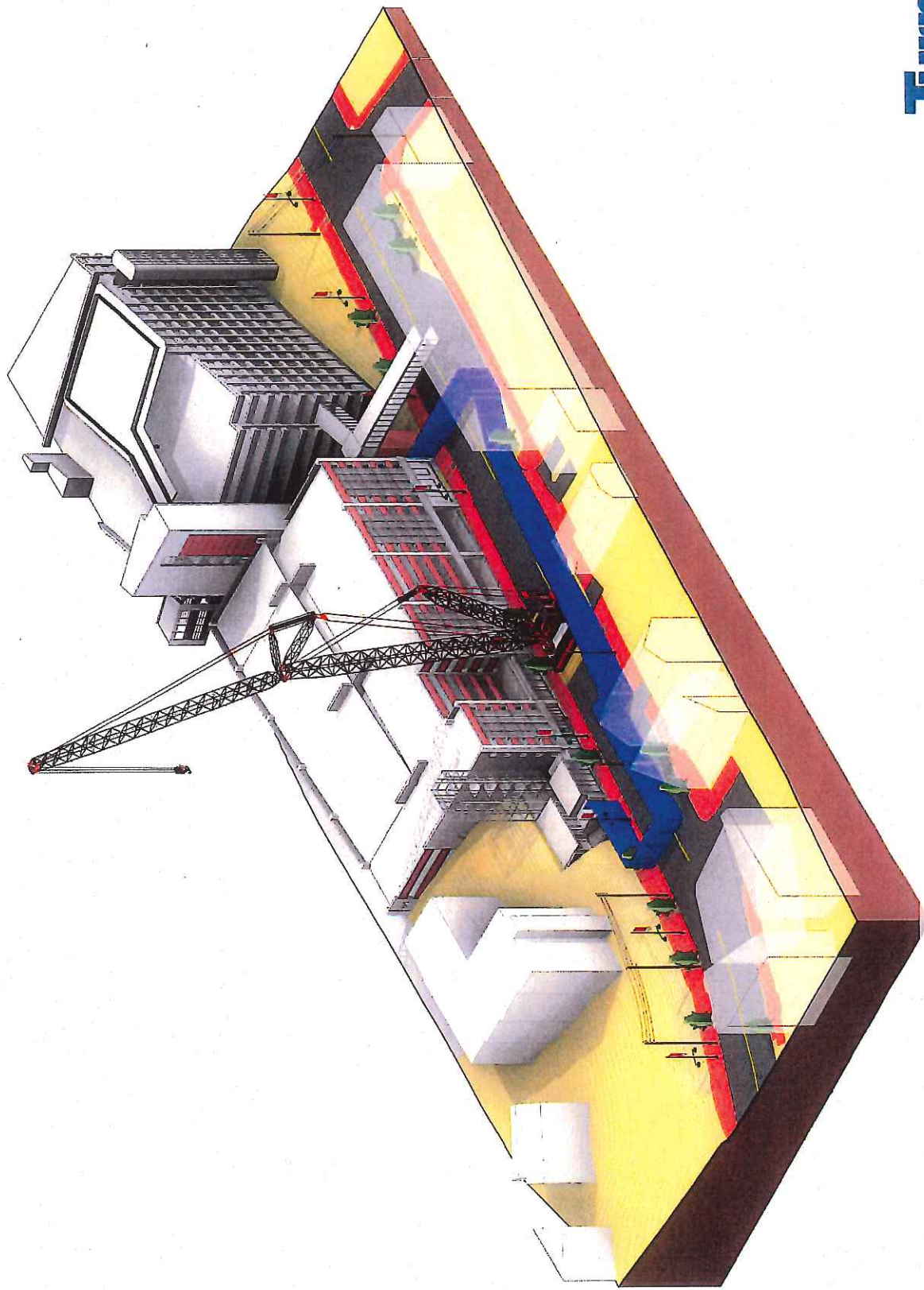
① CONGRESS STREET - CRANE PICK PLAN



② CONGRESS STREET - SITE SECTION

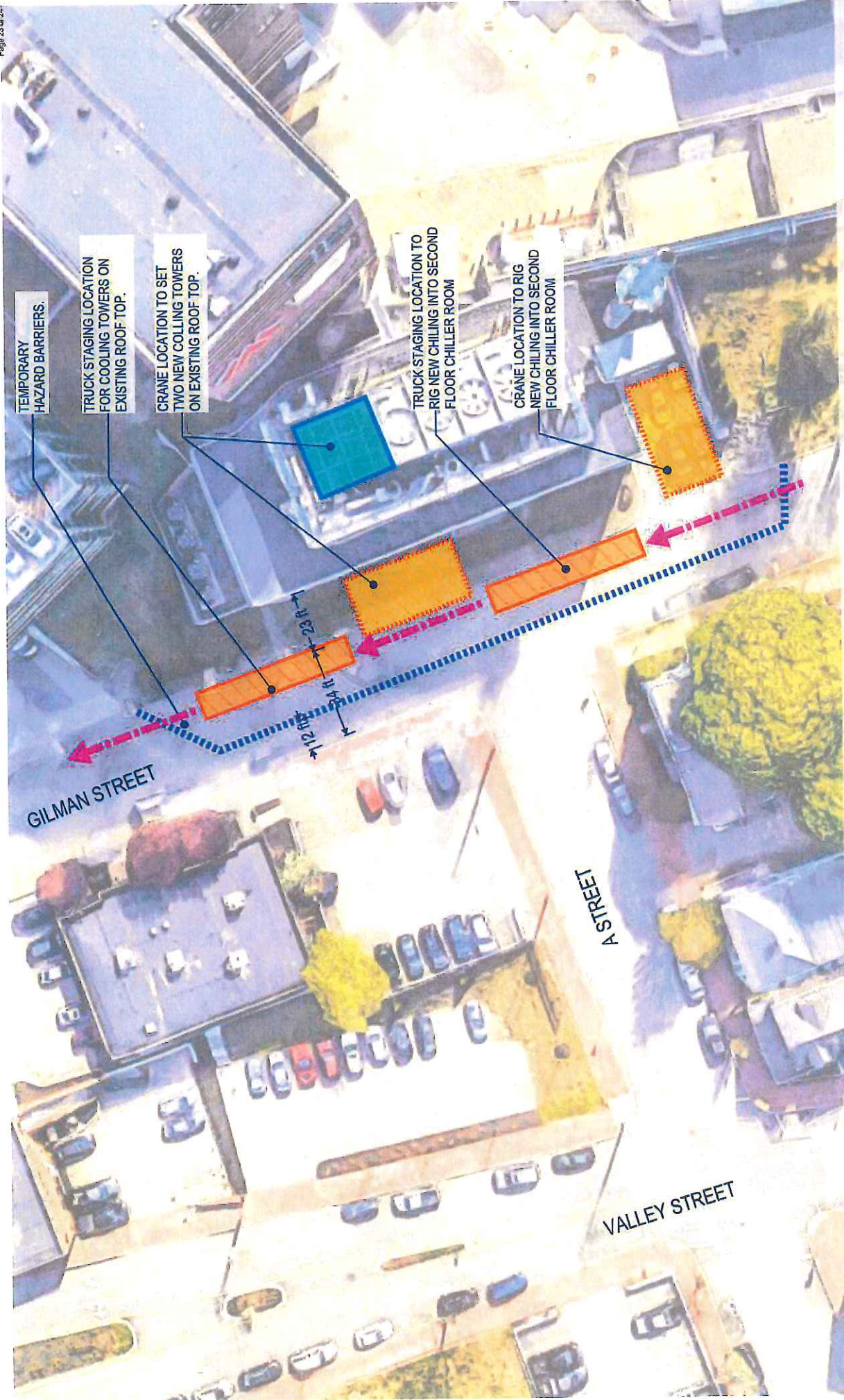
Maine Medical Center, Portland Maine Additions and Renovations [ Congress Street Crane Location 2 ]





Maine Medical Center, Portland Maine  
Additions and Renovations [ Congress Street Crane Location 2 ]

**Turner**





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

TRUCK STAGING LOCATION  
FOR COLLING TOWERS ON  
EXISTING ROOF TOP.

TEMPORARY  
HAZARD BARRIERS.

Maine Medical Center  
Additions and Renovations [ Logistics and Crane Rigging Plan - Typical Both Locations ] Central Utility Plant

**MAINE MEDICAL CENTER  
CONSTRUCTION MANAGEMENT PLAN  
TRAFFIC AND ROAD CLOSURE STUDIES**

The CMP was developed in accordance with City of Portland requirements. The closing of Congress Street was the last option studied.

**MMC VISITOR GARAGE OVERBUILD: ADD THREE FLOORS TO EXISTING GARAGE- FLOOR 9, 10, 11**

**FACTS:**

PRECAST SECTION HEAVIEST WEIGHTS - 30 Tons

PRECAST TRUCK LENGTH - 85 Foot cab to trailer end

CRANE SIZE REQUIRED - 440 Ton minimum crane

TOTAL NUMBER OF PRECAST PIECES - 210

TOTAL DURATION TO BUILD CRANE, SET PRECAST, and DISMANTLE CRANE- 8 CONSECUTIVE WEEKS

**OPTIONS RESEARCHED TO STUDY HOW TO ERECT PRECAST**

1. Cast in place Concrete Garage
  - a. The structural engineer determined immediately that the weight of the Cast in Place structure while placing the concrete exceed the structural limits of the Garage.
2. Immediately Precast was the only solution. Turner started to meet with crane companies.

**SOUTH SIDE OF VISITOR GARAGE ANALYSIS**

**CRANE:**

To install the precast from the south side of the project at the Emergency Department Ambulance Entrance, a large crane - size 45 foot by 40 foot had to park in the Emergency Department loading / unloading turnaround. The crane had to be within 25 feet of the south edge of the Visitor garage to load precast within the crane limits..

The surcharge of the crane exceeded the strength limits of the retaining walls at the south side of the Visitor Garage. The Structural Engineer required reinforcement to support the retaining wall. There is no physical access to install any reinforcement measures.

There is not enough room to erect the crane in the ED loading area, and down Crescent Street.

During crane erection and dismantle there would be no access to the Emergency Department and the south entrance to the Visitor Garage.

#### **MATERIAL DELIVERIES- PRECAST TRUCKS:**

Turner met with Baldwin Crane, the same crane company that supplied the crane for the Visitor Garage construction in 2006. Baldwin confirmed that the precast truck access at the south side of Visitor garage was not possible.

Trucks carrying precast tees will be 85 feet long.

There is no street path through the residential neighborhood to accommodate that length of tractor trailer. The trucks would never be able to turn or maneuver on the roads of Crescent Street, Wescott Street and Emergency Department loading.

Baldwin crane confirmed that it was not possible for trucks to come up Gilman Street, then up the MMC service drive. a tractor trailer test run was made coming up Gilman Street and into the service road. The sharp hairpin turn is not navigable for 85 foot precast trucks, and is not navigable for 65 foot long trucks, without special trailer configuration. A 85 foot precast truck with no flexibility due the precast tees would never navigate the corner.

3. The closing of Congress Street became the only option to construct the Overbuild of the Visitor Garage.

#### **CONGRESS STREET PRECAST ANALYSIS**

The initial goal was to determine if one lane of traffic could remain open during precast erection.

Turner did significant Building Information 3 D Modeling to depict the entire road area of Congress at the MMC Visitor Garage. These 3D renderingss are included in the logistic plans in the CMP.

Baldwin Crane Company came to the area multiply times to take measurements and give Turner measurements to put into the Construction Management Plan logistics.

The crane size fully installed and in an upright crane position is 50 foot x 50 foot. The crane must be on a level footprint pad. Congress Street has an elevation change of 14-15 feet over the length of the Visitor garage, so leveling must take place on Congress Street. These dimensions eliminated the ability to keep a lane open for one way traffic on Congress Street.

#### **CMP and TMP**

Once Turner completed their full studies, the only way to build an extension to the Visitor Garage was with the crane on Congress Street with a shutdown of the road for a period of 8 weeks.

The CMP and TMP was created to show the conditions and requirements of the Congress Street road closure.

The eight weeks are consecutive.

**Maintenance of Traffic (MOT) – Phase I  
December 15, 2017**

**For**

**Maine Medical Center  
Bramhall Campus – Portland, Maine**

Prepared for:



Prepared by:





## Table of Contents

I. Introduction.....	3
II. Contacts .....	3
III. East Tower / Helipad .....	3
IV. Patient / Visitor Parking Garage.....	4
V. Utility Plant Upgrade .....	5
VI. Larger Vehicle Traffic .....	5

### Attachments:

- Plan 1 - Overall Location Plan
- Plan 2 - East Tower Traffic Control Plan
- Plan 3 - Patient / Visitor Garage Traffic Control Plan
- Plan 4 - Central Utility Plant Traffic Control Plan
- Plan 5 - General Notes and Signs

## I. Introduction

Maine Medical Center (MMC) recognizes the importance of maintaining continuity and safety of all modes of transportation in and around the construction activities. This Maintenance of Traffic (MOT) plan is submitted on behalf of MMC in support of proposed construction activities for Phase I of the MMC expansion. The proposed Phase I construction activities are focused on; East Tower expansion / Helipad construction, patient / visitor parking garage expansion, Central Utility Plant upgrade.

This MOT is intended to dovetail with the Construction Management Plan (CMP) and associated Logistic Slides provided by Turner Construction. The CMP / Logistic Slides focus on the immediate area around the construction sites whereas this MOT is intended to focus on the maintenance of traffic in the general area.

The intent of this MOT is to meet the standards / requirements of Section 6, Temporary Traffic Control from the latest edition (at time of submittal) of the *Manual on Uniform Traffic Control Devices* (MUTCD) as well as MOT requirements of the City.

## II. Contacts

The following are contacts during construction for the MOT:

### Primary

Name: Adam Parys  
Email: AParys@tcco.com  
Phone: (617) 201-0710

### Secondary

Name: MMC Security Dispatch  
Phone: (207) 662-2124

## III. East Tower / Helipad

As described and shown in the CMP / Logistic Slides (2-9), the key components include;

- Closure of Wescott St. (approx. one year)
- Allow two-way traffic on Crescent St. from Ellsworth St. to Wescott St. (approx. one year)
- Allow two-way traffic on Ellsworth St. from Crescent St. to Congress St. (approx. one year)

The key MOT items for the above are described in more detail as follows and shown on the attached Plan 2:

- 1) Closure of Wescott St. –
  - As described / shown in CMP / Logistic Slides 2-9
  - Erect “Detour” signs on each end of the closure directing traffic to Crescent St.
  - Erect “Detour” sign on Ellsworth St. at the east end of Crescent St. directing traffic down Crescent St.
  - Erect signs on Ellsworth St. on each approach to Crescent St. indicating “Road Work Ahead”
  - Erect sign on southbound Ellsworth St. with arrow to use Crescent St. to get to Hospital
- 2) Two-Way Traffic on Crescent St. –
  - Removal / Cover of conflicting signs such as “Do Not Enter” and “One Way”
  - Temporary removal of bump out at junction of Crescent / Wescott to allow for traffic flow
  - Erect No Parking Signs - No parking allowed on Crescent St. (Most buildings have driveways and Parking will be allowed in Patient / Visitor Parking Garage)
  - Erection of signs on each end of Crescent St. indicating two-way traffic flow
- 3) Two-Way Traffic on Ellsworth St. from Crescent St. to Congress St. –
  - Removal / cover of conflicting signs such as “Do Not Enter”, “One Way”, “Wrong Way”, and “Right Turn Only”
  - Erect No Parking Signs - No parking allowed on east side of Ellsworth St. between Crescent St. and Congress St.
  - Erection of signs on each end of this section of Ellsworth St. indicating two-way traffic flow

#### IV. Patient/Visitor Parking Garage

As described and shown in the CMP / Logistic Slides (10-21), the key components include;

- Closure of Congress Street between Forest Ave and Weymouth St. (approx. 8 weeks)
- Congress Access to Visitor Garage closed (identified in CMP / Logistic Slides), access to be from Crescent St. or Gilman St. through employee garage
- Medical Office Building Garage closed (identified in CMP / Logistic Slides), access off Forest Ave to be used instead

The key MOT items for the above are described in more detail as follows and shown on Plan 3:

**Closure of Congress St.**

- As described / shown in CMP / Logistic Slides 10 – 21
- Erect “Detour” Signs to detour local Congress Street traffic around the closure by using Forest St, Boynton St, Weymouth St.
- Larger non-construction vehicles will be detoured to use St. John St., Park Ave., Weymouth St. (See other section herein for larger construction vehicles)
- Some parking restrictions may be required in which case “No Parking” signs will be erected

**V. Utility Plant Upgrade**

As described and shown in the CMP / Logistic Slides (22-24), the key components include;

- Partial closure (reduction to one lane alternating traffic) of Gilman Street during daytime hours. Gilman will be returned to two way traffic each night and on weekends (approx. 5 months)
- Access to all locations will be maintained

The key MOT items for the above are described in more detail as follows and shown on the attached Plan 4:

**Partial Closure of Gilman St.**

- As described / shown in CMP / Logistic Slides 22-24
- A small portion of Gilman St will be maintained as an alternating one way street
- Traffic flow on Gilman St and A Street around the construction activity will be controlled using three (3) flaggers
- Appropriate signage will be placed on a daily basis according to MUTCD

**VI. Larger Vehicle Traffic**

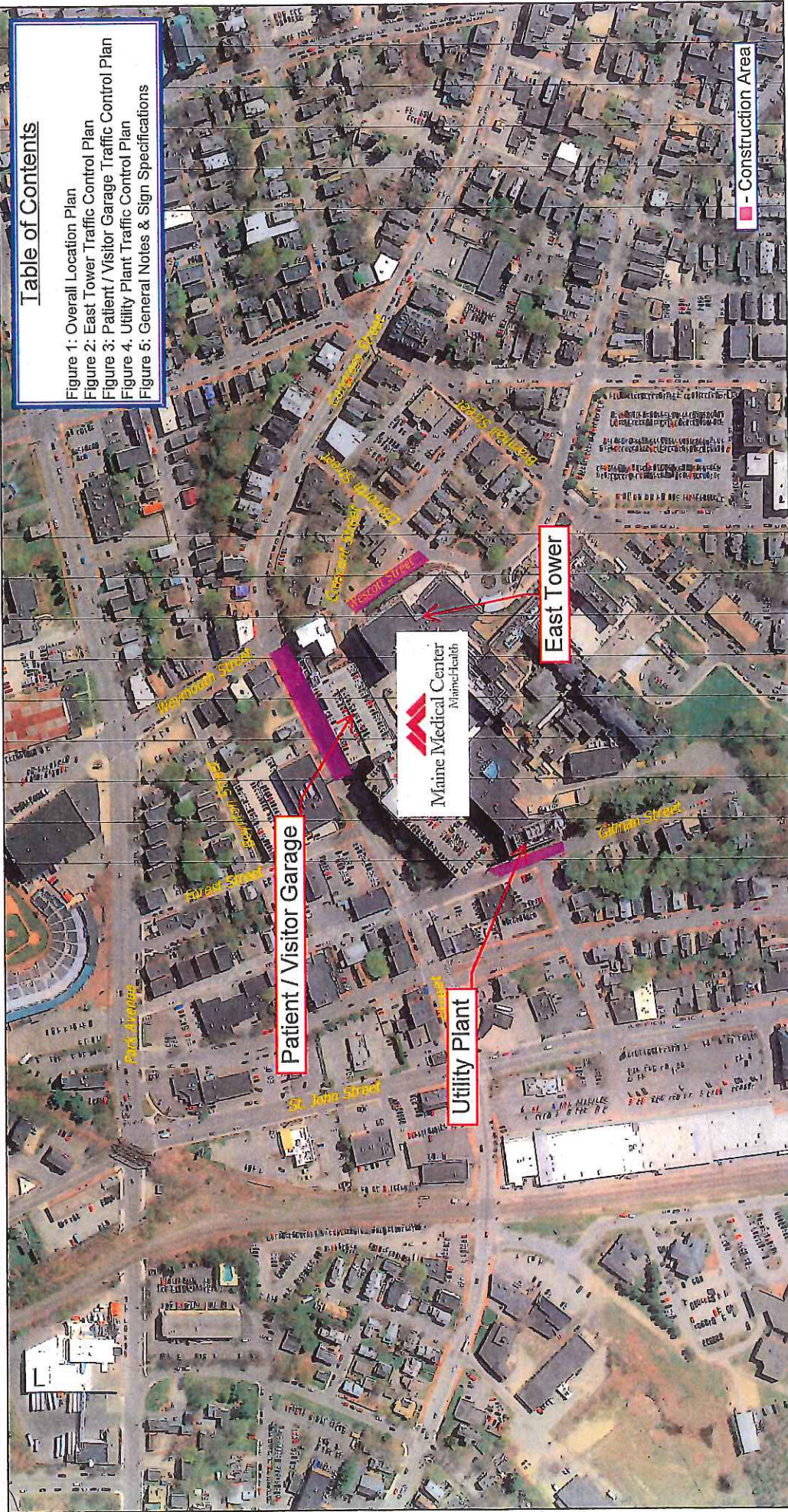
Companies involved with larger vehicle deliveries will be contacted in advance of the construction with specific directions and routes in which to take to make their deliveries. Flaggers may be used in temporary situations to assist with deliveries.

# Attachments

- Plan 1 - Overall Location Plan
- Plan 2 - East Tower Construction
- Plan 3 - Patient / Visitor Garage Construction
- Plan 4 - Central Utility Plant Upgrade
- Plan 5 - General Notes and Signs

Table of Contents

- Figure 1: Overall Location Plan
- Figure 2: East Tower Traffic Control Plan
- Figure 3: Patient / Visitor Garage Traffic Control Plan
- Figure 4: Utility Plant Traffic Control Plan
- Figure 5: General Notes & Sign Specifications

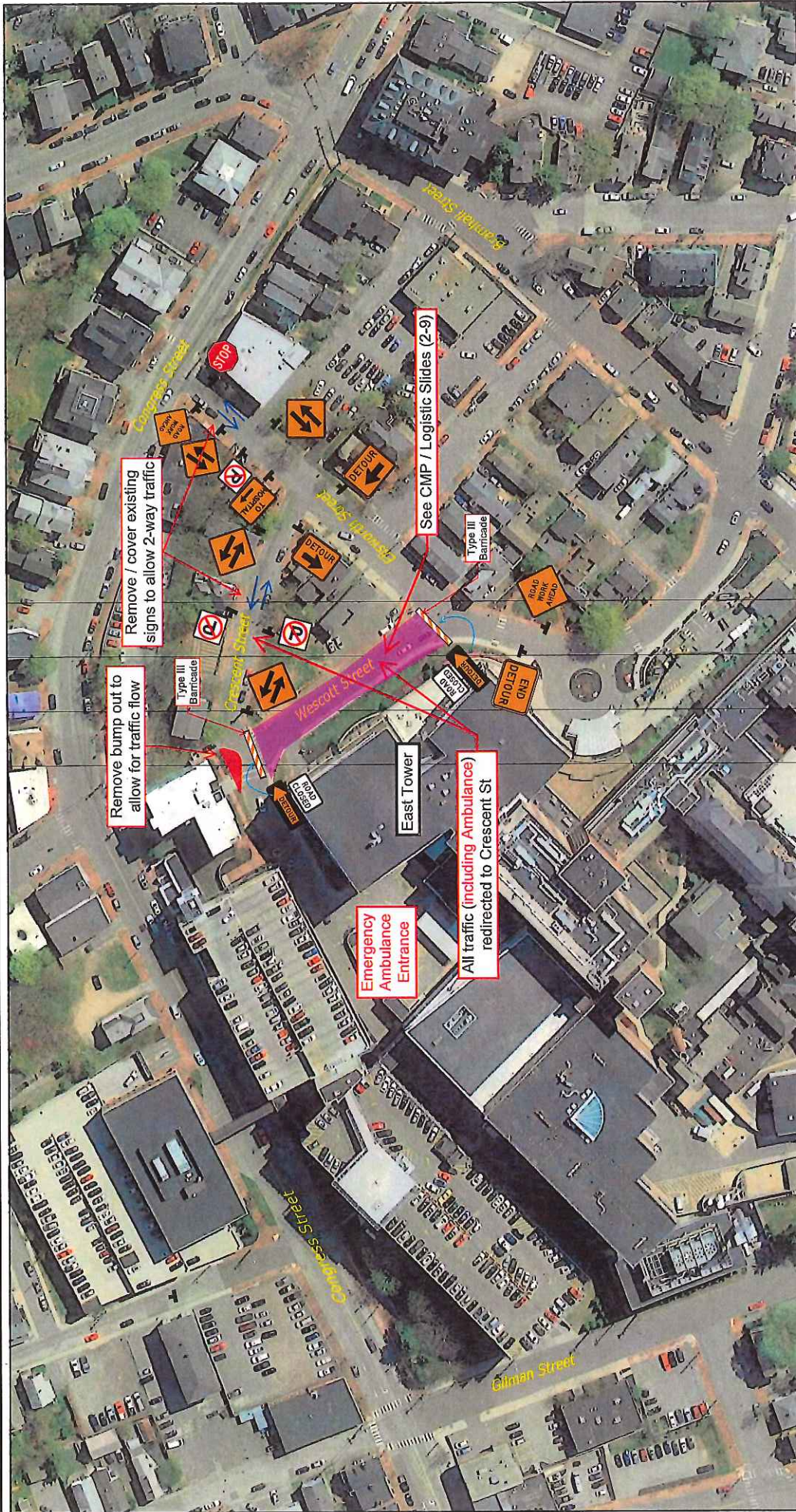


Maine Medical Center Expansion  
PORTLAND, MAINE

Design: ET  
 Draft: NONE  
 Check: DEC 2017  
 File Name: 2866-01-TRAFF.dwg



# East Tower Traffic Control Plan

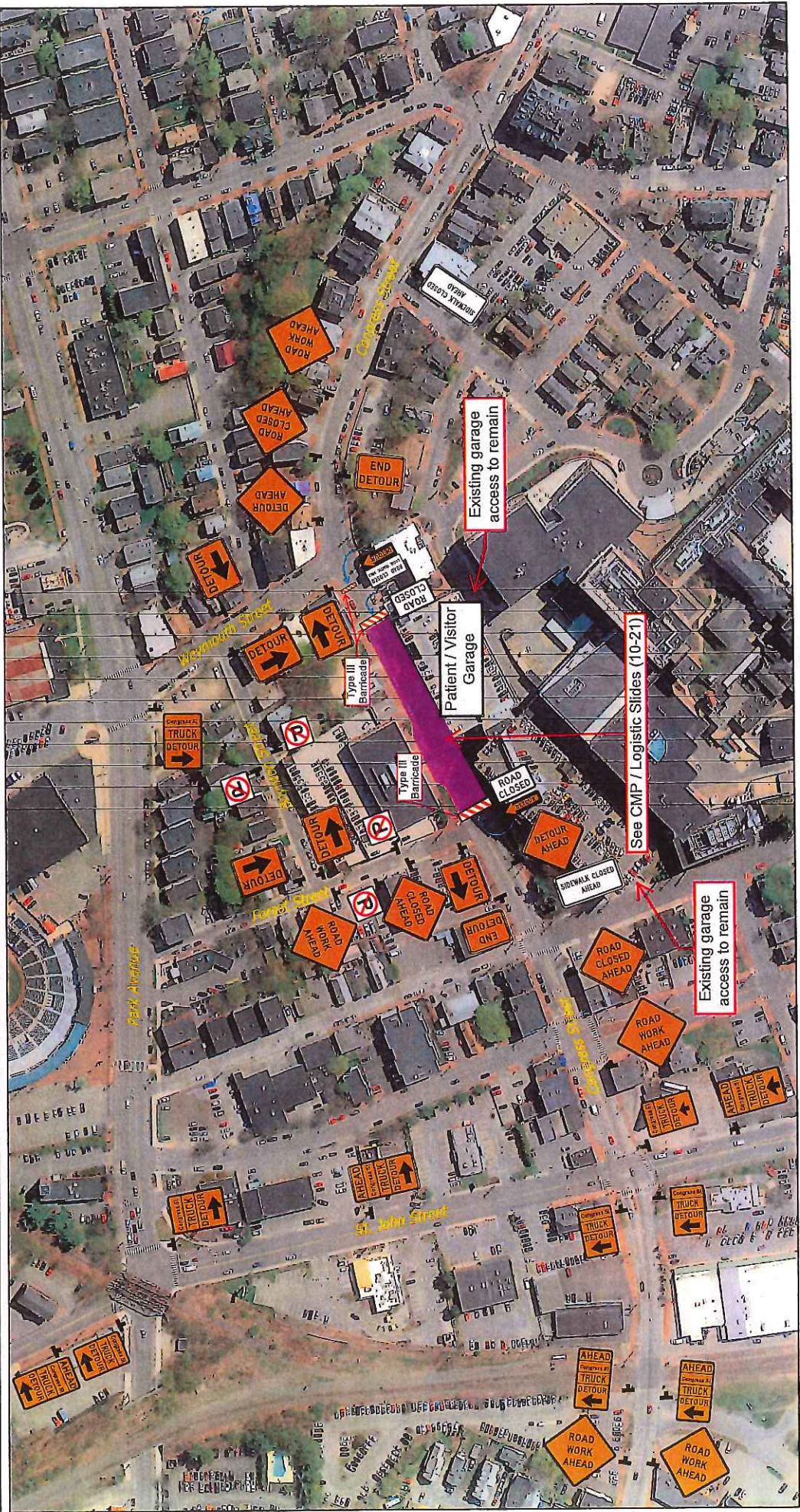


## Maine Medical Center Expansion PORTLAND, MAINE

Design: ET  
Draft: RED  
Checked: RED  
Scale: NONE  
Date: JAN 2019  
File Name: 2866-01-TRAFF.dwg



Patient / Visitor Garage Traffic Control Plan



Maine Medical Center Expansion  
PORTLAND, MAINE

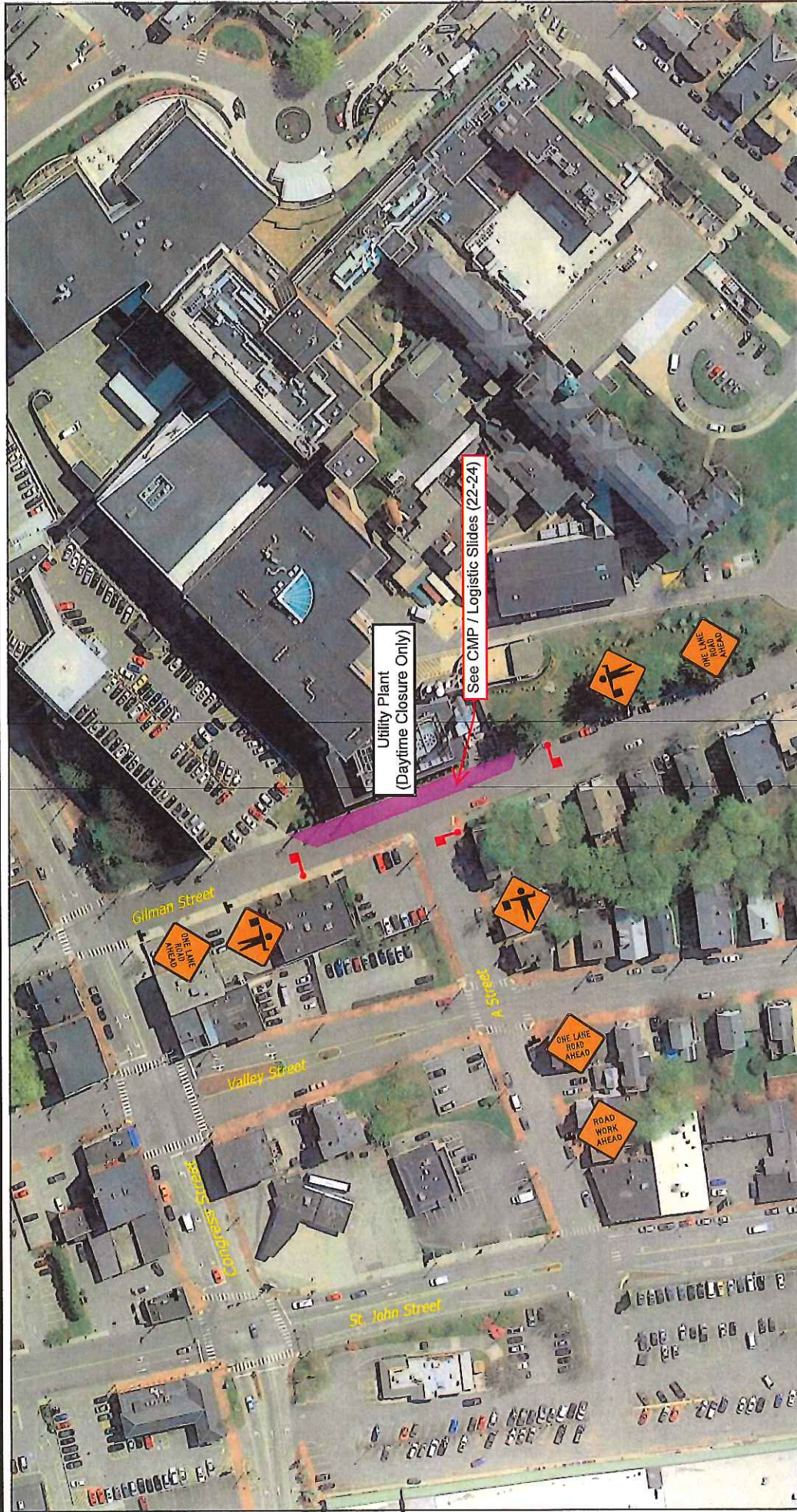


Relationship. Reimbursement. Results.  
www.gorrillpalmer.com  
207.777.2211

Design: ET Scale: NONE  
 Draft: Dates: JAN 2018  
 Checked: RED File Name: 2666-01-TRAFF.dwg



# Utility Plant Traffic Control Plan



## Maine Medical Center Expansion PORTLAND, MAINE

Design: ET  
Draft: RED  
Scale: NONE  
Date: DEC 2017  
File Name: 2866-01-TRAFF.dwg



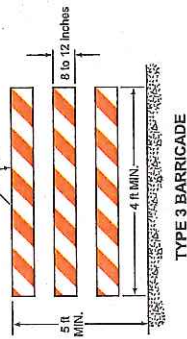
Relationships, Representations, Results  
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207.772.2315

# General Notes and Sign Specifications

## GENERAL NOTES:

- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS (MUTCD), USDOT, FHWA, LATEST EDITION, AND CITY STANDARDS.
- SIGN LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD AND APPROVED BY THE CITY.
- OTHER SIGNS MAY BE NEEDED AS DIRECTED BY THE CITY.
- ALL CONTROL DEVICES SHALL BE PLACED IN HIGHLY VISIBLE LOCATIONS.
- ALL CONSTRUCTION RELATED TRAFFIC CONTROL SIGNS NOT IN EFFECT SHALL BE COVERED OR TURNED FROM TRAFFIC VIEW UNTIL THEY ARE MADE ACTIVE. SIGNS SHALL BE COVERED OR REMOVED WHEN THE WORK IS NOT ACTIVE.
- ANY EXISTING SIGNS OR PAVEMENT MARKINGS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITIONS OR REPLACED AS NEEDED.
- ANY CONFLICTING SIGNS OR PAVEMENT MARKINGS SHALL BE COVERED OR REMOVED AS NEEDED.
- CHANNELIZING DEVICES SHALL BE PLACED PER MUTCD.
- POST-MOUNTED SIGNS SHALL BE A MINIMUM HEIGHT OF 7 FEET (TO THE BOTTOM OF THE SIGN) AND MUST BE CRASHWORTHY.

## SIGN SPECIFICATIONS:

NOTE: SIZES OF SIGNS AND LETTERING ON ALL SIGNS SHALL BE VERIFIED THAT THEY MEET MUTCD REQUIREMENTS PRIOR TO ORDERING AND INSTALLATION.

Maine Medical Center Expansion  
PORTLAND, MAINE



## Will Conway

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**From:** Will Conway  
**Sent:** Tuesday, January 02, 2018 4:00 PM  
**To:** 'Jean Fraser'  
**Cc:** 'Alexander M. Green'  
**Subject:** RE: East Tower and Visitors Parking Garage Site Plan  
**Attachments:** Written Submission A -1 East Tower Data Sheet.pdf; Written Submission A -2 Visitor Garage Data Sheet.pdf; Written Submission I -1 Construction Management Plan Update January 2.pdf; Written Submission S - 9A Maintenance of Traffic January 2.pdf; Written Submission S-10 Project Description.pdf; Plan 14C East Tower East Elevation January 2.PDF; Plan 14D East Tower North Elevation January 2.PDF; Plan 14E East Tower West Elevation January 2.PDF; Plan 14F East Tower South Elevation January 2.PDF; Plan 14K Visitor Garage East Elevation January 2.PDF; Plan 14L Visitor Garage North Elevation January 2.PDF; Plan 14M Visitor Garage West Elevation January 2.PDF; Plan 14N Visitor Garage South Elevation January 2.PDF

Jean - see responses below and note attachments/ new submissions. Regarding street closure times, to the best of our ability, we've projected closure dates. There are many variables that can impact these dates. Turner will follow the communication plan outlined in the CM Plan to communicate the schedule during the project.

Will

**From:** Jean Fraser [<mailto:jf@portlandmaine.gov>]  
**Sent:** Wednesday, December 27, 2017 10:46 AM  
**To:** Will Conway <[wconway@sebagotechnics.com](mailto:wconway@sebagotechnics.com)>  
**Subject:** MMC East Tower and Visitors Parking Garage Site Plan

Will

I am preparing for a long internal meeting with reviewers next Wed, Jan 3rd to explain the project and identify key issues for a meeting with Al Green, you and the contractors later that week or early the following week.

I have read through the submissions and we need the following information re the site plan (before the end of next Tuesday please):

- Project Description (including whether the site plan application includes the utility plant work that is described in the CMP?) See Written Submission S-10. The CUP scope of work is to upgrade internal equipment, no exterior alterations are proposed. We excluded the CUP upgrade from the application because there is no exterior work planned. Also, if the upgrade was completed independently, we determined that it would not require a site plan application / review. We included it in the CM Plan in order to be transparent about any impacts to the surrounding area related to the project. The lifting machines needed to install the new equipment requires a temporary lane closure on Gilman Street. Gilman lane closure duration 2 weeks, tentatively January 14-26, 2019.
- Separate data sheets for each building See Written Submission A-1 and A-2.
- Elevations that show the existing compared to the proposed (either annotate the proposed elevations, or send in existing elevations or matching existing photos); See revised Plans 14C – 14N dated January 2.
- Elevations need to show the average grade (measured in accordance with our ordinance). See revised Plans 14C- 14N dated January 2.

Please send the following info re the CMP (also before the end of next tuesday please):

- Overall program that includes a heading and time line for each the following:
  - Congress Street closure May 19 to July 14, 2018. Also see Written Description I-1 CMP Update on crane.
  - Any other street whole or part closures (list specific streets) Wescott Street between Bramhall Street and Crescent Street, April 9 – July 12, 2019.
  - Change in direction of streets (for how long and which streets) Bramhall Street becomes two way from Crescent Street to Congress Street, May 14-July 12, 2019. Crescent Street becomes two way from Bramhall Street to Wescott Street, May 14-July 12, 2019.
  - Ambulance route during construction Ambulances travel on Crescent Street in each direction from May 14-July 12, 2019. See Written Submission S- 9A Maintenance of Traffic Update dated January 2.
  - Revised access to visitor and other garages/buildings (vehicle and ped) Visitor Garage Congress Street access closed May 5- June 30, 2018 – vehicles to enter on Gilman Street and traverse through existing garage.
  - Closed or rerouted sidewalks See Written Submission I and S-9.
- Location of off-site marshaling area for deliveries MMC Scarborough Campus.
- Location of off-site parking for construction employees and sub contractors MMC Scarborough Campus.

I anticipate there will be many other questions but these are "basic" so that reviewers can understand the scope and potential impacts of the project.

Thank you

Jean

™  
*Jean Fraser, Planner*  
*City of Portland*  
874 8728

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.

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	Apr	May	Jun	Jul
184	CONSTRUCTION EAST TOWER	81.3 wks	Fri 3/29/18	Mon 9/14/19	CONSTRUCTION EAST TOWER																											
185	EAST TOWER OVERBUILD	81.3 wks	Fri 3/29/18	Mon 9/14/19	CONSTRUCTION EAST TOWER																											
186	Enabling Work	11 wks	Fri 3/29/18	Fri 6/25/18	CONSTRUCTION EAST TOWER																											
194	CONSTRUCTION	81.3 wks	Fri 3/29/18	Mon 9/14/19	CONSTRUCTION																											
195	Site Logistics Prep Work	68.3 wks	Fri 3/29/18	Mon 7/15/19	CONSTRUCTION																											
196	Remove Landscaping - Pave	5 wks	Fri 3/29/18	Fri 4/27/18	CONSTRUCTION																											
197	Site Fence	1 wk	Fri 4/6/18	Fri 4/13/18	CONSTRUCTION																											
198	Set up traffic barriers	1 wk	Fri 4/6/18	Fri 4/13/18	CONSTRUCTION																											
199	Install TMP Measures	1 wk	Fri 3/29/18	Fri 4/6/18	CONSTRUCTION																											
200	Westcott Street Closed	0 wks	Fri 4/6/18	Fri 4/6/18	CONSTRUCTION																											
201	Crescent Two way	0 wks	Fri 4/6/18	Fri 4/6/18	CONSTRUCTION																											
202	Westcott Street Opened	0 wks	Mon 7/15/19	Mon 9/18/19	CONSTRUCTION																											
203	Crescent Back to One Way	0 wks	Mon 7/15/19	Mon 7/15/19	CONSTRUCTION																											
204	Crane & Hoist	61.3 wks	Fri 4/6/18	Mon 6/12/19	CONSTRUCTION																											
205	Set up Mobile Crane	3 days	Thu 5/17/18	Mon 6/4/18	CONSTRUCTION																											
206	Setup Scaffold Stair Access	2 wks	Fri 4/6/18	Fri 4/20/18	CONSTRUCTION																											
207	HOIST	40 wks	Thu 5/4/18	Mon 6/18/19	CONSTRUCTION																											
208	Setup Hoist & Run	3 wks	Thu 5/4/18	Mon 6/18/19	CONSTRUCTION																											
209	Run Hoist	36 wks	Thu 5/24/18	Mon 6/18/19	CONSTRUCTION																											
210	Service Car Ready	0 wks	Mon 4/9/19	Mon 4/9/19	CONSTRUCTION																											
211	Remove Hoist	1 wk	Thu 6/14/18	Mon 6/18/19	CONSTRUCTION																											
212	Structural Steel/Concrete/SOFP	90 wks	Mon 6/4/18	Mon 9/22/19	CONSTRUCTION																											
220	Helpful Steel Structure	30 wks	Thu 5/4/18	Mon 6/18/19	CONSTRUCTION																											
224	Exterior Wall	61 wks	Thu 5/24/18	Mon 6/18/19	CONSTRUCTION																											
283	MEP ROUGHING/CRITICAL WALLS	20 wks	Thu 10/22/18	Mon 3/17/19	CONSTRUCTION																											
303	MECHANICAL ROOF TOP	35 wks	Thu 7/19/18	Mon 3/4/19	CONSTRUCTION																											
311	EXTENSION OF ELEVATORS	41 wks	Mon 10/8/18	Mon 7/29/19	CONSTRUCTION																											
338	Interior Floor	37.4 wks	Fri 1/10/19	Mon 7/22/19	CONSTRUCTION																											
450	Helpful Structure	4 wks	Thu 5/10/18	Mon 5/21/18	CONSTRUCTION																											
454	Commissioning & Life Safety	22 wks	Thu 3/15/19	Mon 6/18/19	CONSTRUCTION																											
484	Cleaning	5 wks	Thu 7/19/18	Mon 6/18/19	CONSTRUCTION																											
487	TCO FINAL Inspections	1 wk	Thu 8/13/19	Mon 8/13/19	CONSTRUCTION																											
488	MMC OCCUPIES EAST TOWER	0 wks	Mon 8/13/19	Mon 8/13/19	CONSTRUCTION																											
489	MMC OCCUPIES TOWER	0 wks	Thu 8/23/19	Mon 10/14/19	CONSTRUCTION																											
490	VISITOR GARAGE	63.4 wks	Fri 6/29/17	Thu 1/8/19	CONSTRUCTION																											
491	PRECONSTRUCTION	36.5 wks	Fri 6/29/17	Thu 6/12/18	CONSTRUCTION																											
492	V6 Construction Documents	17 wks	Fri 6/29/17	Fri 1/26/18	CONSTRUCTION																											
496	Visitor Parking Structure-Procurement	32.5 wks	Fri 10/27/17	Thu 6/12/18	CONSTRUCTION																											
498	Visitor Garage GMP	5 wks	Fri 6/29/17	Fri 6/29/17	CONSTRUCTION																											
510	CONSTRUCTION VISITOR PARKING GARAGE	26.3 wks	Fri 6/13/18	Thu 1/2/19	CONSTRUCTION																											
511	Project Start	0 wks	Fri 4/13/18	Fri 4/13/18	CONSTRUCTION																											
512	Logistics Setup	6.9 wks	Fri 4/13/18	Fri 6/25/18	CONSTRUCTION																											
513	Mobile	0 wks	Fri 4/13/18	Fri 4/13/18	CONSTRUCTION																											
514	Site Logistics-tending	1 wk	Fri 4/13/18	Fri 6/25/18	CONSTRUCTION																											
515	Establish Traffic Patterns	1 wk	Fri 4/13/18	Fri 6/25/18	CONSTRUCTION																											
516	Prep for precast connections	4 wks	Mon 4/16/18	Fri 5/11/18	CONSTRUCTION																											
517	Garage Precast Ready-210 pieces	0 wks	Fri 5/18/18	Fri 5/18/18	CONSTRUCTION																											
518	Precast Erection	17.5 wks	Fri 6/15/18	Mon 9/17/18	CONSTRUCTION																											
519	Cranes	8 wks	Fri 6/15/18	Fri 7/13/18	CONSTRUCTION																											
520	CONGRESS STREET	8 wks	Fri 6/15/18	Fri 7/13/18	CONSTRUCTION																											
521	CONGRESS STREET CLOSED	0 wks	Fri 6/15/18	Fri 6/15/18	CONSTRUCTION																											
522	Crane 1 - Congress Street -	4 days	Fri 6/25/18	Thu 6/25/18	CONSTRUCTION																											
523	Remove Congress Crane	4 days	Mon 7/9/18	Fri 7/13/18	CONSTRUCTION																											
524	Precast Erection-FROM CONGRESS	6.4 wks	Thu 6/21/18	Mon 7/9/18	CONSTRUCTION																											
525	Congress Street Precast -Level Elev 154'	6 days	Thu 5/17/18	Thu 6/7/18	CONSTRUCTION																											
526	ED Precast Level Elev 154'	6 days	Thu 6/7/18	Thu 6/14/18	CONSTRUCTION																											
527	Congress Street Precast -Level Elev 164'	5 days	Thu 6/14/18	Thu 6/21/18	CONSTRUCTION																											
528	ED Precast Level Elev 164'	4 days	Thu 6/21/18	Wed 6/27/18	CONSTRUCTION																											
529	Congress Street Precast -Level Elev 164'	4 days	Wed 6/27/18	Thu 7/5/18	CONSTRUCTION																											
530	ED Precast Level Elev 174'	4 days	Thu 7/5/18	Mon 7/9/18	CONSTRUCTION																											
531	PRECAST BEAMING	10 wks	Mon 7/9/18	Mon 9/17/18	CONSTRUCTION																											
534	East Stair Tower	8 wks	Thu 7/19/18	Thu 8/16/18	CONSTRUCTION																											
538	TEMP BRIDGE	6 wks	Thu 7/19/18	Thu 8/23/18	CONSTRUCTION																											
541	EXTERIOR CLADDING	8 wks	Thu 7/19/18	Thu 9/11/18	CONSTRUCTION																											
542	PLUMBING	10 wks	Thu 7/19/18	Thu 9/25/18	CONSTRUCTION																											
543	ELECTRICAL	10 wks	Thu 7/19/18	Thu 9/25/18	CONSTRUCTION																											
544	FIRE ALARM	4 wks	Thu 7/19/18	Thu 8/23/18	CONSTRUCTION																											
545	MISC METALS	8 wks	Thu 7/19/18	Thu 9/11/18	CONSTRUCTION																											
546	MEP Equipment Rooms	8 wks	Thu 8/23/18	Thu 10/2/19	CONSTRUCTION																											
547	SIGNAGE	1 wk	Thu 9/25/18	Thu 10/2/19	CONSTRUCTION																											
548	TCD Garage	3 days	Thu 10/2/19	Fri 10/5/19	CONSTRUCTION																											
549	OPEN GARAGE	0 days	Thu 10/5/19	Thu 10/5/19	CONSTRUCTION																											
551	CENTRAL UTILITY PLANT - CUP	66 wks	Fri 10/22/17	Fri 3/22/19	CONSTRUCTION																											
552	CUP Construction Documents	0 wks	Fri 10/22/17	Fri 1/26/18	CONSTRUCTION																											
553	CUP-Procurement	81 wks	Mon 1/22/18	Fri 3/22/19	CONSTRUCTION																											
556	Cooling Tower Award	36 wks	Mon 1/22/18	Fri 10/19/18	CONSTRUCTION																											
563	Chiller Award	37 wks	Mon 1/22/18	Fri 10/19/18	CONSTRUCTION																											
580	COOLING SEASON OVER	0 wks	Fri 1/10/19	Fri 1/10/19	CONSTRUCTION																											
581	Mechanical piping	12 wks	Mon 1/17/19	Fri 2/1/19	CONSTRUCTION																											
582	Electrical	12 wks	Mon 1/17/19	Fri 2/1/19	CONSTRUCTION																											
583	INSTALL EQUIPMENT	2 wks	Mon 1/17/19	Fri 1/19/19	CONSTRUCTION																											
584	Congress Street Lane Closure	4 wks	Mon 1/17/19	Fri 1/19/19	CONSTRUCTION																											
585	MEP Hookups	6 wks	Mon 1/21/19	Fri 2/22/19	CONSTRUCTION																											
586	MEP startup	5 wks	Mon 2/18/19	Fri 3/22/19	CONSTRUCTION																											
587	MEP CX	5 wks	Mon 3/11/19	Fri 3/22/19	CONSTRUCTION																											

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

