
8. EVIDENCE OF FINANCIAL & TECHNICAL CAPACITY

8.1 Financial Capacity

Attached to this Section is a summary from MMC demonstrating that the organization has the financial capacity to support the proposed project.

8.2 Technical Capacity

Becker Structural Engineers is the lead designer for the proposed parking garage. Winton Scott Architects is the architect for the project and Woodard & Curran is the civil engineering firm completing the site design and permitting. Becker Structural Engineers, Woodard & Curran and Winton Scott Architects all have significant experience completing similar types of development projects in Maine, and specifically in Portland.

Resumes or additional company information for Woodard & Curran, other consultants referenced within this application, or key personnel involved in preparing this application can be provided upon request.

The design team includes the following professionals:

- Owners Project Manager – Colliers, Boston, MA
- Structural Engineer – Becker Structural Engineers, Portland, ME
- Civil Engineer & Permitting – Woodard & Curran, Portland, ME
- Architect – Winton Scott Architects, Portland, ME
- Landscape Architect – MBLA, Freeport, ME
- Construction Contractor – Consigli, Portland, ME
- Traffic Engineer – Gorrill Palmer, Portland, ME
- Traffic Engineer – VHB, Portland, ME
- Surveyor – Owen Haskell, Portland, ME
- Geotechnical Engineer – SW Cole, Portland, ME
- Mechanical/Plumbing – Ripcord, Portland, ME
- Electrical – Bartlett Design, Bath, ME

8.3 Attachments

- Financial Capacity Summary

MAINE MEDICAL CENTER LEVEL III SITE PLAN APPLICATION

Employee Parking Garage | 222 St. John Street, Portland, Maine

Section 8 | Evidence of Financial & Technical Capacity

The exact proportions of funding sources are yet to be determined. MMC's financial capacity to establish and operate the project

The health care landscape has been in a state of change, particularly since the signing of the Affordable Care Act (ACA). Given the recent changes in the executive and legislative branches of the federal government and continued references to "repealing" the ACA, it is nearly impossible to anticipate the scope of future changes. Maine Medical Center's strategic financial plan assumes continued market basket increases at or near 3% annually. Additionally, the strategic financial plan assumes the following:

- Little or no increase in Medicare or Medicaid payments
- Stable payer mix
- No expansion to the Medicaid program
- Achievement of operational efficiencies based on analyses of national benchmark data
- Stable utilization of hospital services
- Continuation of provider-based billing at existing locations
- Stable levels of bad debt and charity care

Minor changes in the law or regulatory environment impacting these assumptions will likely not jeopardize the overall strategic financial plan. Substantive changes, however, will need to be monitored closely to ensure support of the project.

MMC is fully licensed and accredited, and has been providing services of this scale and scope for years.

Through multiple building projects throughout the history of the organization, MMC has demonstrated its ability to develop new and renovated facilities that meet all licensure and accreditation requirements.

The proposed project's program, and design, developed by a team of health care architects and engineers, and hospital physicians and staff, are in conformance with Guidelines for Design and Construction of Health Care Facilities, 2006 Edition, Facilities Guidelines Institute, (American Institute of Architects, Washington, DC, 2006) as required by the State of Maine Department of Health and Human Services' Division of Licensing and Regulatory Services. In addition, the guidelines for Design and Construction of Health Care Facilities, 2014 Edition, Facilities Guidelines Institute, (American Institute of Architects, Washington, DC, 2014) were also used in the proposed project's design.