



July 15, 2019

Al Green  
Director of System Planning and Regulatory  
MaineHealth  
110 Free Street  
Portland, ME 04101

Re: MMC Employee Parking Garage Traffic Management Plan for Site Utility Installation

Al,

In preparation of the upcoming service utility work to take place in St. John St, we have prepared the following traffic management plan to appropriately sequence and schedule activities that will divert and affect daily commuters. The following sheets show two phases of the work including the installation of utilities (water, sewer, electric & communications) as well as the installation of a new right-hand turn lane, sidewalk and pavement overlayment for the use of future occupants of the garage. All of this scheduled work has previously been approved by the city as part of the initial site plan approval process and scheduled to begin in June 2019.

#### Phase 1: Site Utility Installation

The proposed parking garage will require that new services be brought to the building including storm drainage, electric power, fiber optics, telephone, cable TV, natural gas, domestic water, fire hydrant water and sanitary sewer. St. John St will be required to be barricaded into three lanes such that two-way traffic is maintained at all times with work being completed in the third lane. The use of flaggers and traffic signs will be used to warn and direct commuters to the appropriate lanes and around the construction work. At the end of each workday one lane of traffic will remain closed and barricaded with proper signage during off-hours. **On-street parking between 158 St. John St. and 222 St. John St. will not be allowed throughout the duration of the installation and sidewalk closures will be required. Up to 8 total spaces will be occupied between 6am – 6pm, Monday through Friday.**

The work will begin with the deepest utility, based on existing conditions, and work each line from the St. John St. intersection toward the project site. Each utility will be installed in three phases to complete the installation across the intersection utilizing the barricaded system and redirecting the oncoming traffic as required. It is anticipated that each utility will require one day to excavate, install and backfill each phase to cross to the street resulting in a four-week total duration of traffic lane reassignment from approximately June 17 – July 15, 2019.

Upon completion of the utility installation the road will be temporarily paved for the use of daily traffic until the permanent overlayment can be installed following the installation of the right-hand turn lane.

#### Phase 2: Right-hand Turn Lane Installation and St; John St. Overlayment

A right-hand turn lane and sidewalk are to be installed on St. John St. to facilitate the incoming employees of Maine Medical Center to use the parking garage. In similar fashion to the installation of the utilities, a barricaded traffic plan will be used to usher personal vehicles to the eastern portion of the street allowing adequate space for construction of the turn lane and sidewalk. Two-way traffic will be maintained in these lanes throughout the installation of the turn lane and no lane shifts are required. The installation of the turn lane and sidewalk is anticipated to take 2 weeks to complete.

Once the turn lane has been completed, work associated with the pavement and striping upgrades to St. John St. will occur. During this portion of the work the same barricaded traffic plan will be used to mill, overlay pavement and install striping one lane at a time. It is anticipated that 1 week will be needed for each lane to complete the scope of work. At the end of each workday, one lane will be closed to public traffic to maintain consistency and safety.

The installation of the turn lane, sidewalk and St John St. upgrades are tentatively scheduled for the end of September in coordination with the curtainwall installation at the elevator core. The work itself will take approximately 5 weeks to complete and will be completed no later than November 1, 2019. **On-street parking between 158 St. John St. and 222 St. John St. will not be allowed throughout the duration of the installation and sidewalk closures will be required. Up to**

**32 total spaces will be occupied between 6am – 6pm, Monday through Friday.** The work associated with the mill and overlay will require to occupy the most amount of spaces which can be coordinated with the neighborhood and MMC. This work is anticipated to take one day to complete if the street can be fully closed for the completion of the work. Consigli will continue to coordinate this work with MMC and the neighbors to communicate upcoming traffic detours and shut downs to minimize the impact. Advanced notice will be provided to those affected to allow adequate time to prepare.

#### Phase 3: Valley St Island

A new concrete island to facilitate a pedestrian crosswalk has been proposed and will be installed prior to the December 2019 turnover. This work includes the installation of a new concrete island and new brick sidewalks that turn the NW corner of Valley St and D St to match the existing condition. No underground utility work is required during this phase as all required utilities have previously been stubbed out of Valley St to accommodate future expansion.

Traffic management for this work will require the diversion of north and south bound traffic around the area of work. Both ways of travel will remain open throughout the construction. The installation of the island is anticipated to take no more than one week at which point the street would be returned to original use. All sidewalk work would occur without the requirement of deterring traffic however sidewalk closure will be required until completion.

Consigli has tentatively planned an onsite pre-operations meeting for May 15 to review the traffic management plan, scope of work, sequence and schedule of operations to more thoroughly detail the work to be performed within and adjacent to St. John St. All permits required to complete this work will be required within 30 days of the start of work currently scheduled for June 17, 2019.

#### Neighborhood Communication

Work associated with site improvements along St. John St and D St. will very likely impact the personal property of the adjacent residents. Consigli plans to directly communicate with the homeowners and businesses nearest to the work to facilitate schedule considerations and work within their property. To date two meetings were held to communicate schedule and impacts to the community.

- 1) A meeting was held at the residence of 189 St John St. to discuss scope of work and schedule. The property owner was in attendance and described sensitive areas of the property. Photo documentation was taken of the existing fence and plants that may be impacted as a result of removing an existing tree, installing a new traffic signal mast arm and installing a new sidewalk on D St. Currently, the contract drawings show the planting of new plants on the D St. side of the property that will be coordinated directly with the home owner. The owner informed the project team that she had contacted a fencing company to relocate the existing fence to be confined by the property line and accommodate the installation of a new sidewalk.
- 2) A meeting was held at the MMC Bramhall campus attended by the heads of the neighborhood associations including St. Johns Valley and West End. Members of Consigli and MMC review the project scope to include site utility work as well as road and sidewalk improvements to take plan on St. John St, Valley St, D St and A St. A high-level presentation was given to illustrate the traffic management plan that has been submitted and approved by the city.
- 3) Going forward we have planned conversations to take place with the Granite Company and Volvo dealership to discuss the logistics of their deliveries and identify areas of potential impact to the private property. All correspondence with the neighbors will be documented via email and shared with the MMC/Colliers representatives.

Should you have any questions or comments please feel free to contact me. Thank you.

Sincerely,



Travis Kirby  
Project Manager  
Consigli Construction

Cc: Dominic Gagnon, Colliers International  
Tim Braun, Maine Medical Center