



# Congress St Patient Tower

**City of Portland Planning Board**

Tuesday October 23, 2018

PATIENT  
CENTERED

RESPECT

INTEGRITY

EXCELLENCE

OWNERSHIP

INNOVATION

# Contents

- How we got here
- Site plan I,II,III overview
- Construction progress to date
- Overview of Site Plan III
- Design
- Construction
- Ongoing communications
- Closing

Act with  
kindness and  
compassion.

Be an active  
listener.

Be a role  
model.

Set high  
standards.

Take  
responsibility.

Embrace  
change.

# A Typical Day at the Medical Center

## Gassed Beds

Total Beds:	637
Patient condition closures:	44
Construction closures:	4
Staffing closures:	13
Open beds:	576
Held for assigned admits:	7
Census at 0700:	553
Beds remaining:	16

## Available Beds

Medical/Surgical:	0
Cardiac:	4
Intermediate Care:	0
Intensive Care:	4
Psychiatric:	1
Childrens:	12
Obstetrics:	21
Beds remaining:	42

## Patients Waiting for a Bed

In the ED:	17
In the ED waiting for P6 (excludes outside psych placement):	0
In the PACU:	2
Transfer from other facilities:	4
Total:	23

## Expected Admissions

ED admits:	45 - 55
Procedural admits:	45 - 50
Cath Lab admits:	1 - 4
Outside admits:	10 - 15
Total:	101 - 124

Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

# Building History



# Institutional Development Plan (IDP) & Regulatory Framework

- MMC's Master Planning document recently approved by the Planning Board includes:
  - Maine Medical Center Master Facility Plan (MFP)
  - Transportation Plan
  - Environment & Infrastructure Plan
  - Design
  - Neighborhood Engagement
- The Regulatory Framework was approved by the City Council and includes:
  - Revised Boundary
  - Maximum Heights
  - Snow Ban Parking
  - Neighborhood Integration
  - Healthy Communities

Act with kindness and compassion.

Be an active listener.

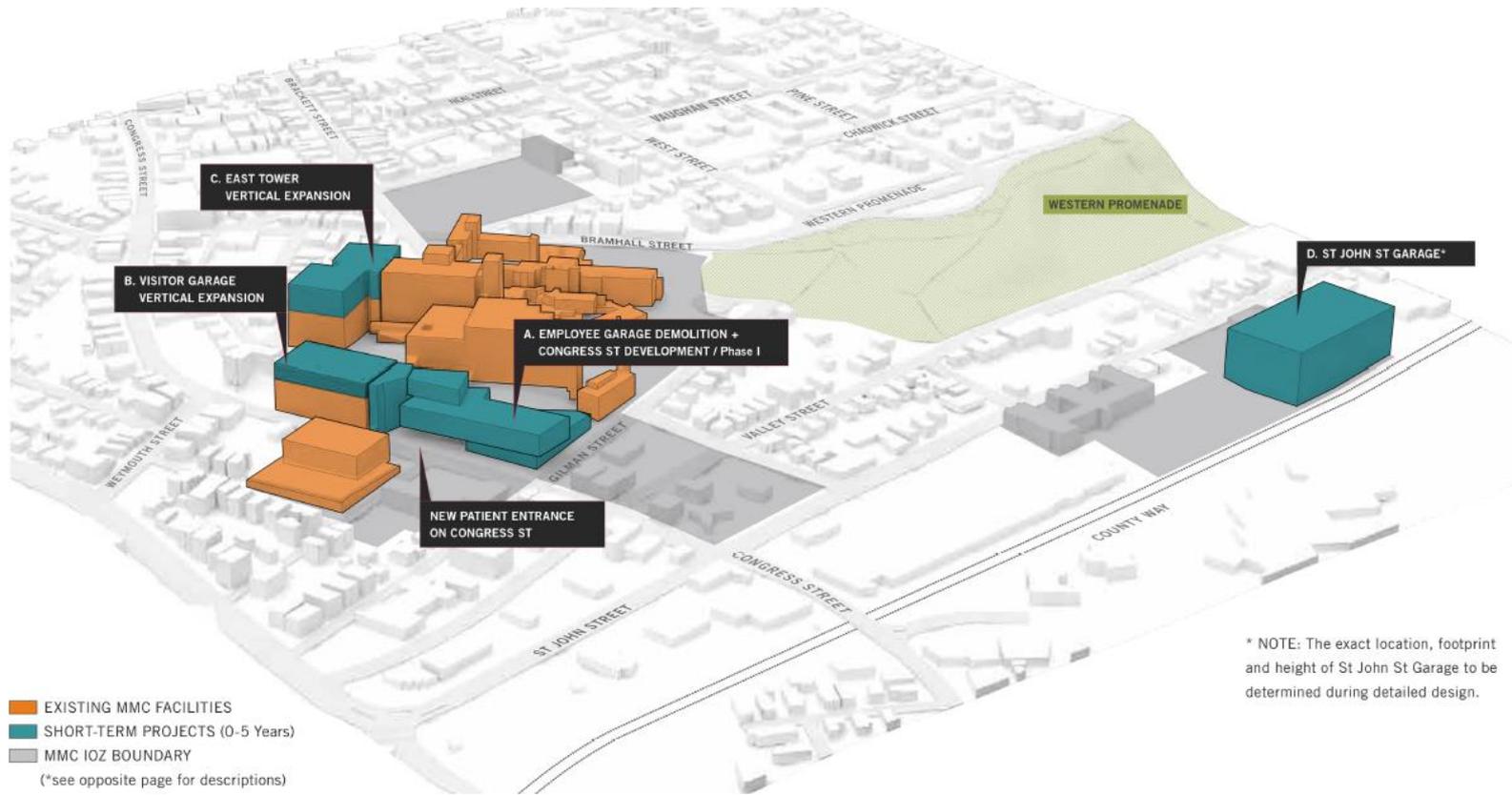
Be a role model.

Set high standards.

Take responsibility.

Embrace change.

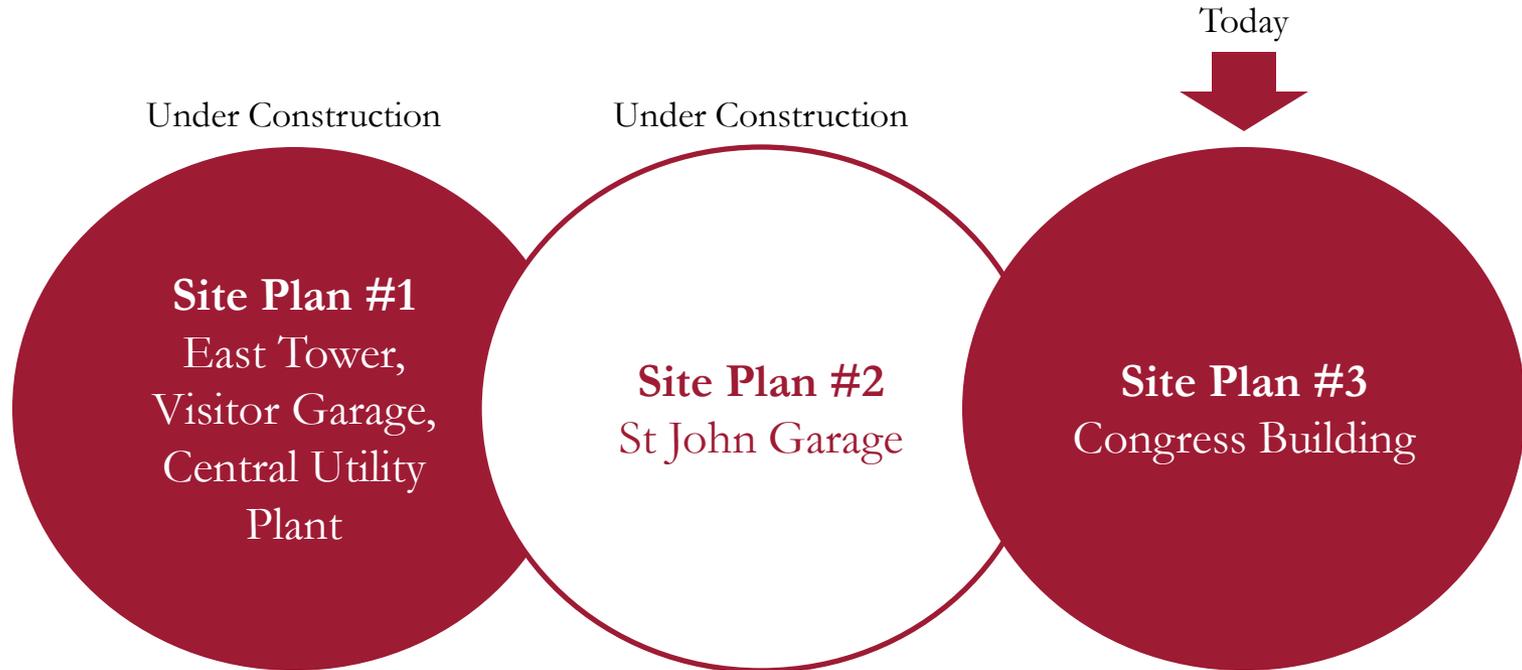
# Master Facility Plan



- Act with kindness and compassion.
- Be an active listener.
- Be a role model.
- Set high standards.
- Take responsibility.
- Embrace change.

Jeff Sanders,  
Executive Vice President and COO,  
MMC

# MMC MFP Site Plan Review



- Three separate applications with overlapping schedules
- Intended to make the materials digestible and to provide more opportunities for feedback from the City and Neighbors



# Congress St Patient Tower



# Design

Jeff Keilman, Senior Project Manager, Senior Associate  
Perkins + Will

**Be a role model. Take responsibility. Set high standards.**  
**Embrace change. Be an active listener.**  
**Act with kindness and compassion.**

# Design Guidelines

Guideline	Summary	Status
1	Contribute to campus vision	✓
2	Consideration for a cohesive identity from afar	✓
3	Entrances oriented towards public rights-of-way	✓
4	Compatible with existing or planned character	✓
5	High quality materials	✓
6	Design to consider long-views	✓
7	Vibrant, contributing and sustainable ground floor	✓
8	Limited blank facades	✓
9	Screened parking	n/a

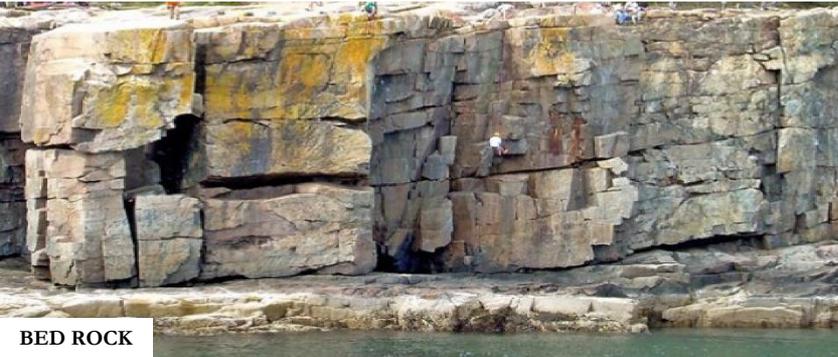




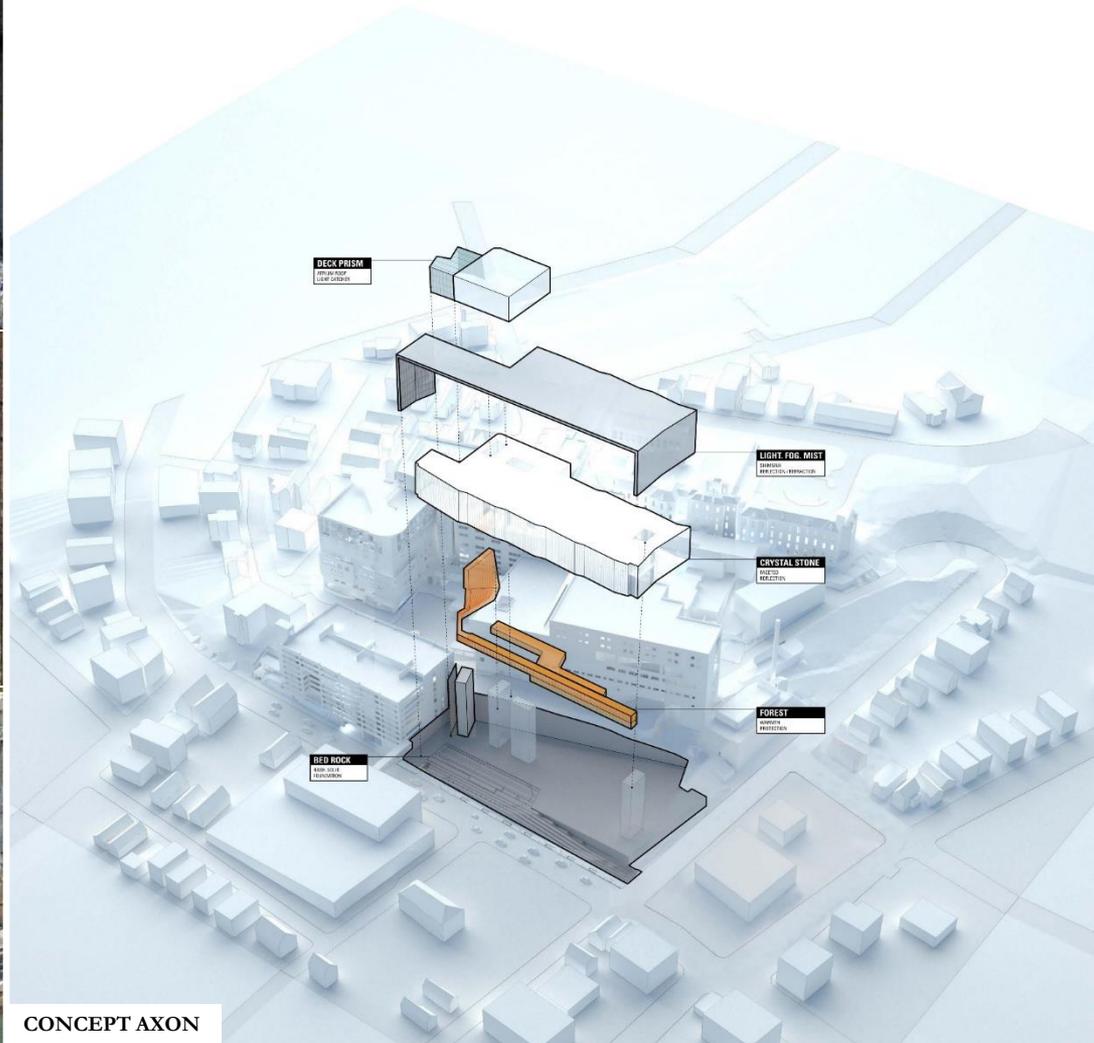
ROCK WALL



FOREST



BED ROCK



CONCEPT AXON



# Design Concept

Jeff Keilman,  
Senior Project Manager,  
Perkins+Will



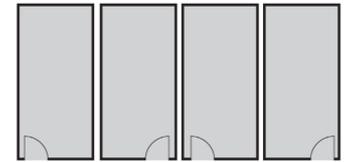
# Planning Drivers

## PATIENT ROOM PLANNING GOALS

- INCREASE VISIBILITY AND MAXIMIZE PATIENT OBSERVATION
- MINIMIZE WALKING DISTANCES
- CREATE CENTRALIZED INTERPROFESSIONAL COLLABORATION

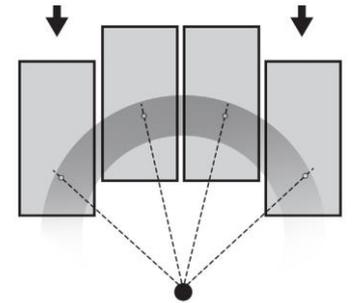
## TRADITIONAL PATIENT ROOMS

- TRADITIONAL LINEAL PATIENT ROOM ARRANGEMENT



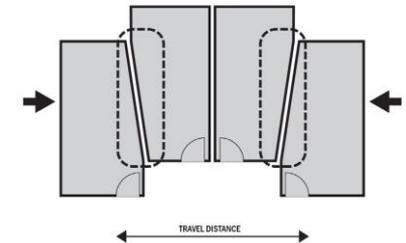
## MODIFIED PATIENT ROOMS

- INCREASE STAFF VISIBILITY TO PATIENT
- IMPROVE PATIENT VIEWS OUT
- CENTRALIZE STAFF



## NESTED PATIENT ROOMS

- REDUCE TRAVEL DISTANCE
- DECREASES THE OVERALL LENGTH OF THE BED FLOOR BAR / PERIMETER
- FURTHER IMPROVE STAFF VISIBILITY TO PATIENT



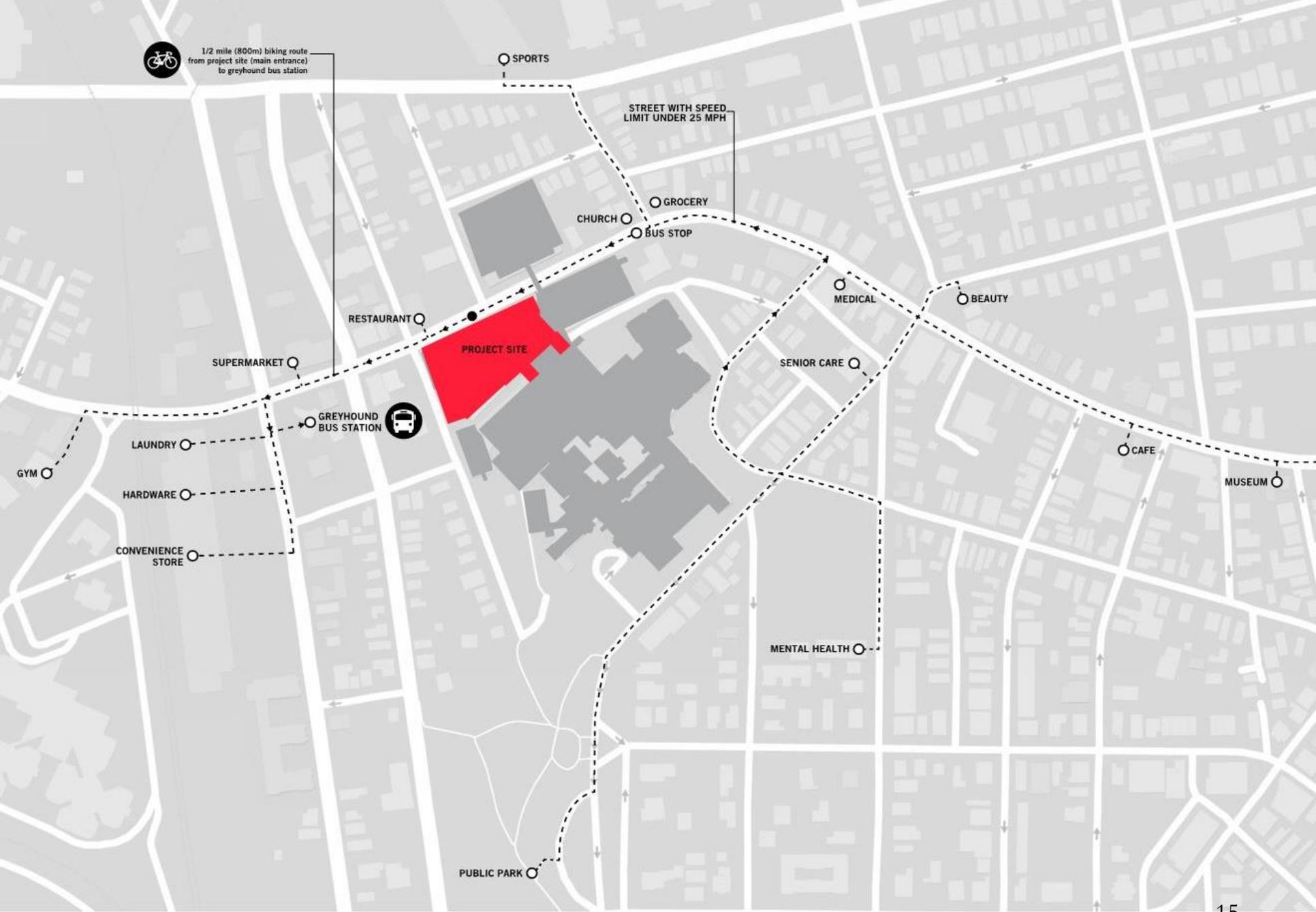
# Planning Drivers

## PATIENT ROOM PLANNING : SOLAR ORIENTATION

- ALIGN BUILDING EXTERIOR AND FAÇADE TO REFLECT INTERNAL PLANNING STRATEGIES
- MAXIMIZE PATIENT VIEWS AND COMFORT BY REDUCING INCIDENTS OF DIRECT SUN AND GLARE









Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Jeff Keilman,  
Senior Project Manager,  
Perkins+Will



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

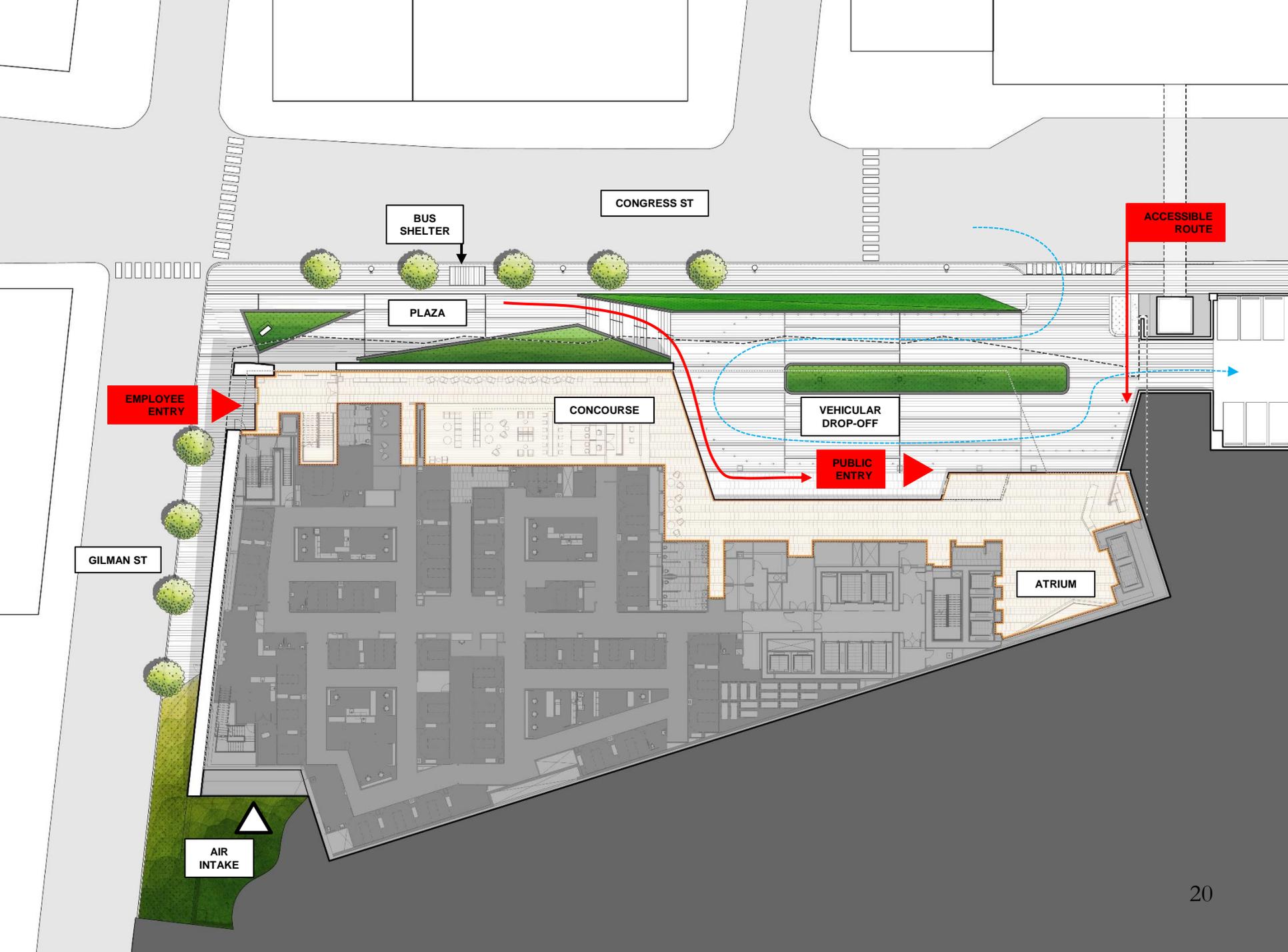
Take responsibility.

Embrace change.

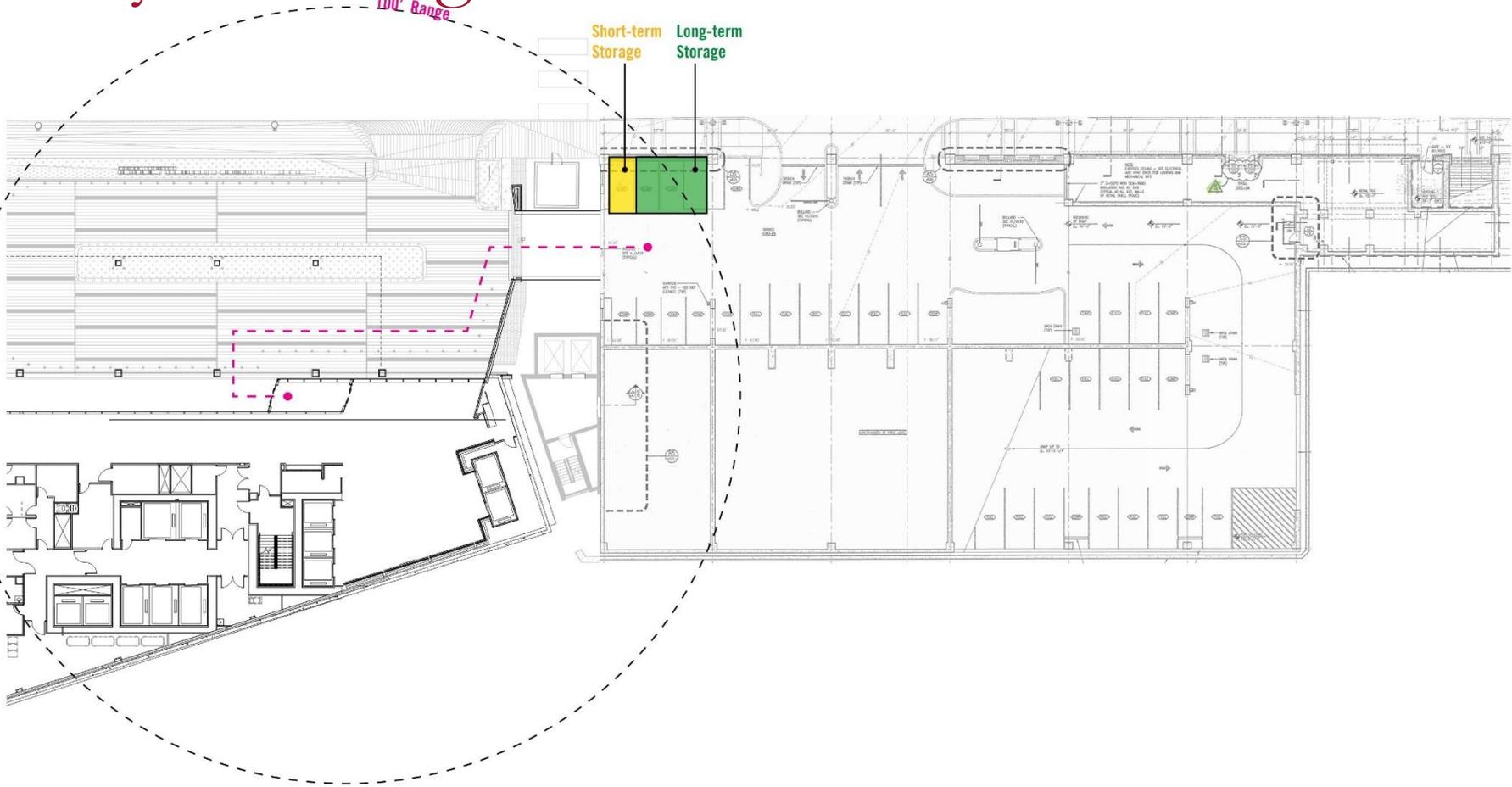
Jeff Keilman,  
Senior Project Manager,  
Perkins+Will







# Bicycle Storage



- Act with kindness and compassion.
- Be an active listener.
- Be a role model.
- Set high standards.
- Take responsibility.
- Embrace change.

Jeff Keilman,  
Senior Project Manager,  
Perkins+Will



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Jeff Keilman,  
Senior Project Manager,  
Perkins+Will

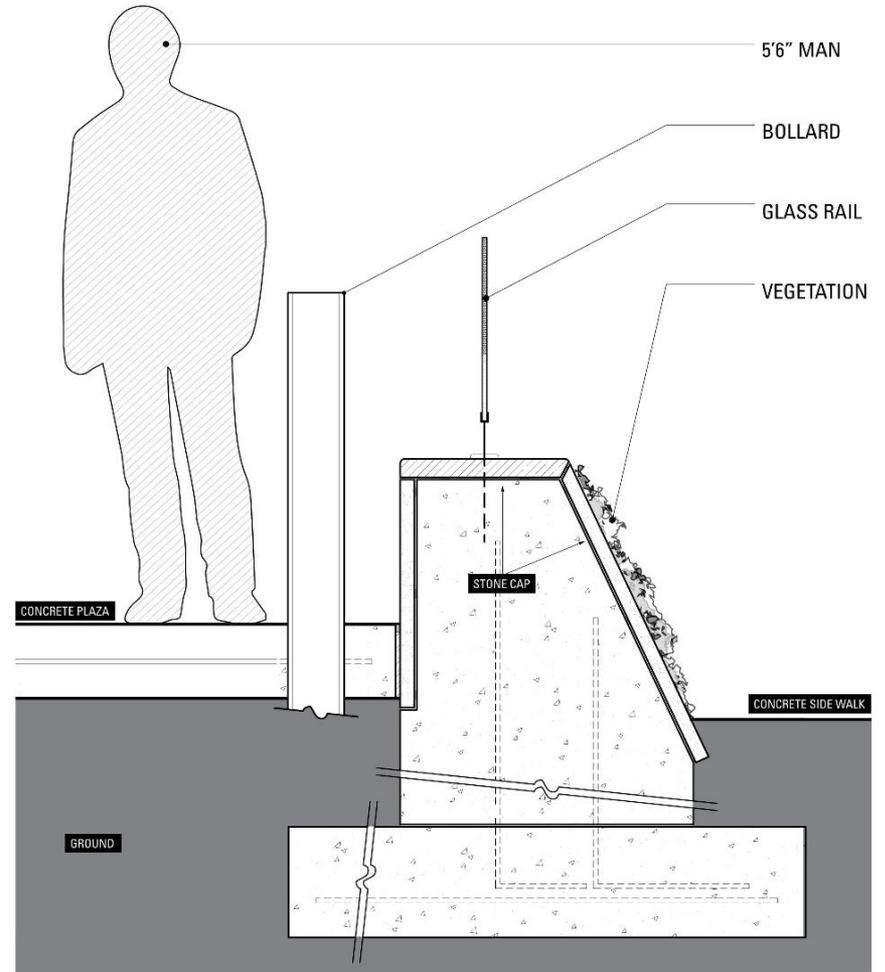
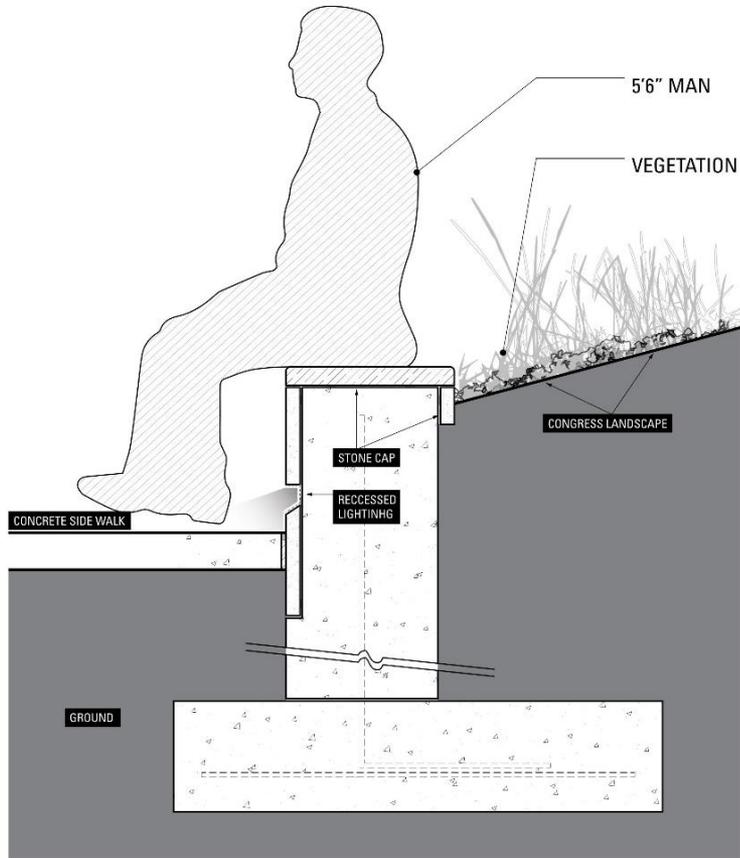




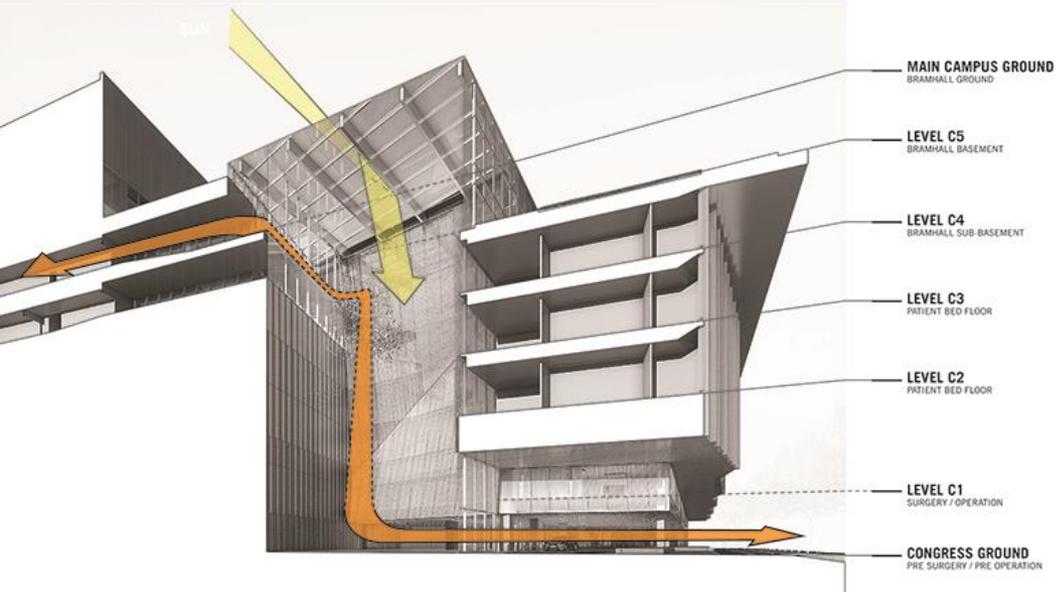
Jeff Keilman,  
Senior Project Manager,  
Perkins+Will



# Site Design



Jeff Keilman,  
Senior Project Manager,  
Perkins+Will



Jeff Keilman,  
Senior Project Manager,  
Perkins+Will



### 1. POINT CITY

by introducing new transportation points, MMC strengthens pedestrian walk-ability and public circulation - bus stop is located at the front of building.



### 2. BIKE STORAGE

outdoor and indoor bike storage available on site.



### 3. HIGH PERFORMANCE ENVELOPE

well insulated exterior glazings help to prevent heat transfer and reduce heat loss.



### 4. CONGRESS GROUND FLOOR GLAZING

transparent glazing allows for natural daylighting to illuminate concourse.



### 5. PV-READY ROOF

roof structure allows for addition of PV-Panels, cut building energy usage and provide roof shading.



### 6. EFFICIENT LED LIGHTING

energy efficient, long lasting fixtures.



### 7. LOW FLOW PLUMBING FIXTURES

reduce water usage and conserve water.



### 8. EFFICIENT SYSTEMS

use less energy to heat and cool the building.



### 9. WHITE ROOF MEMBRANE

helps to reduce heat island effect.



### 10. HEALTHY MATERIALS

improve indoor air quality and reduce exposure to harsh chemicals in materials.



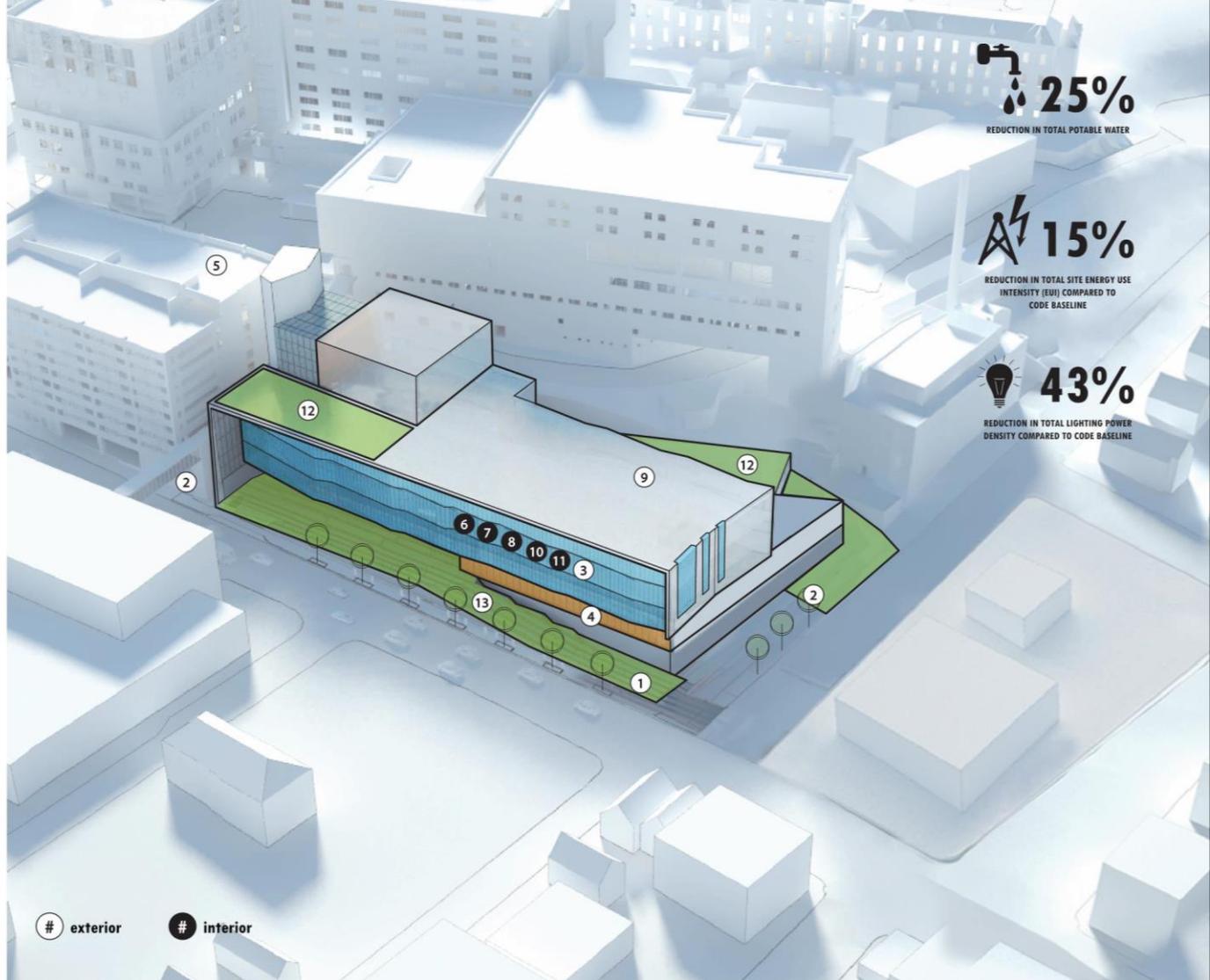
### 11. RECYCLING ALCOVE

staffs have easy access to sustainable waste management.



### 12. ROOF GARDENS/ IMPERVIOUS SURFACE

decrease rate of flow into sewer, reduce storm water runoff, and improve thermo insulation.



**25%**  
REDUCTION IN TOTAL POTABLE WATER

**15%**  
REDUCTION IN TOTAL SITE ENERGY USE INTENSITY (EUI) COMPARED TO CODE BASELINE

**43%**  
REDUCTION IN TOTAL LIGHTING POWER DENSITY COMPARED TO CODE BASELINE

# exterior

# interior

Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Jeff Keilman,  
Senior Project Manager,  
Perkins+Will

# Construction Management Plan

Richard Parsons, Construction Executive,  
Turner

**Be a role model. Take responsibility. Set high standards.**  
**Embrace change. Be an active listener.**  
**Act with kindness and compassion.**

# Construction Approach & Challenges

- Minimize impacts to surrounding area
- Open and transparent communications
- Maintain hospital operations
- Safety

# Turner

Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

# Contractor Parking

- Offsite Parking area will be available for workers
- Construction worker parking on MMC grounds and on adjacent streets will be prohibited
- Construction Manager personnel will monitor daily
- Language to be included in all subcontracts with offsite parking requirements and penalties for non-compliance

Act with kindness and compassion.

Be an active listener.

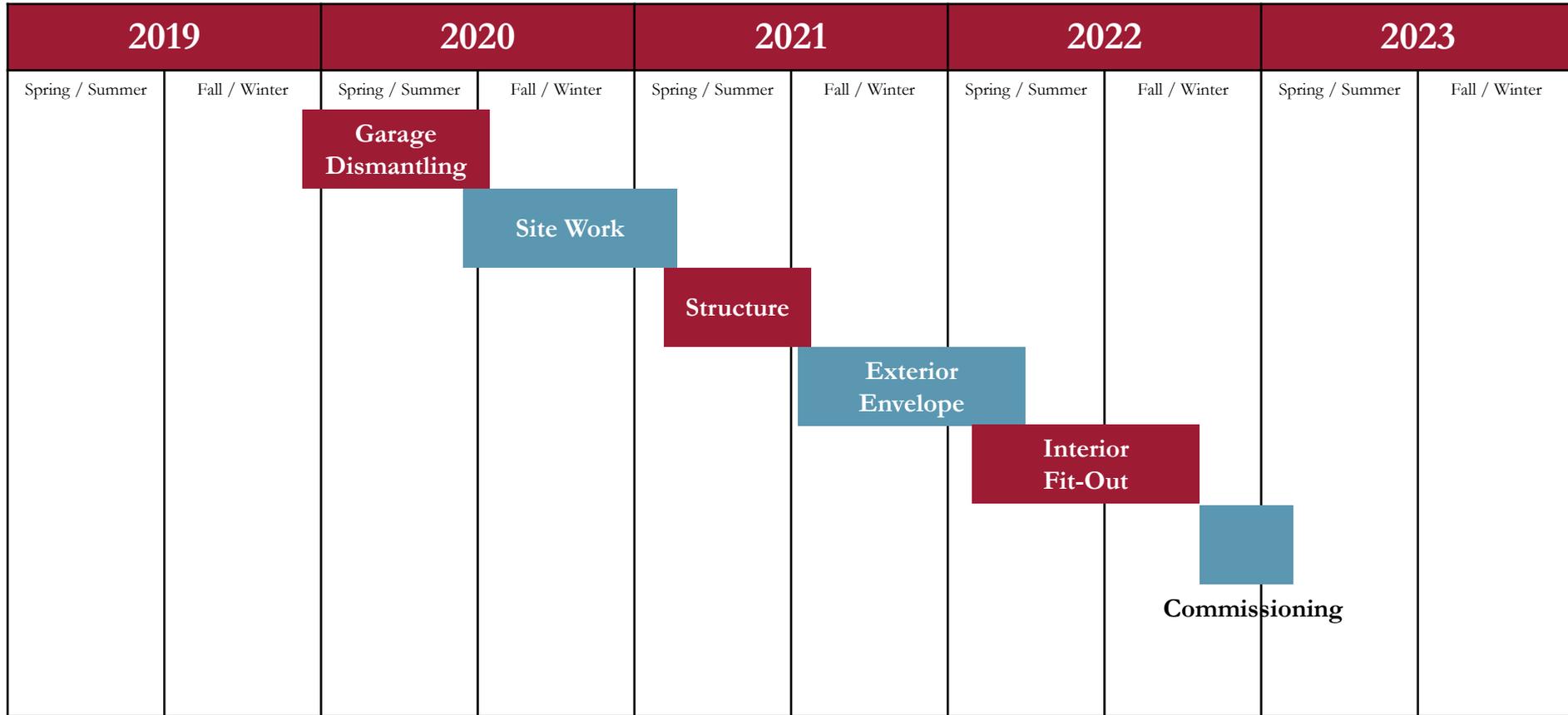
Be a role model.

Set high standards.

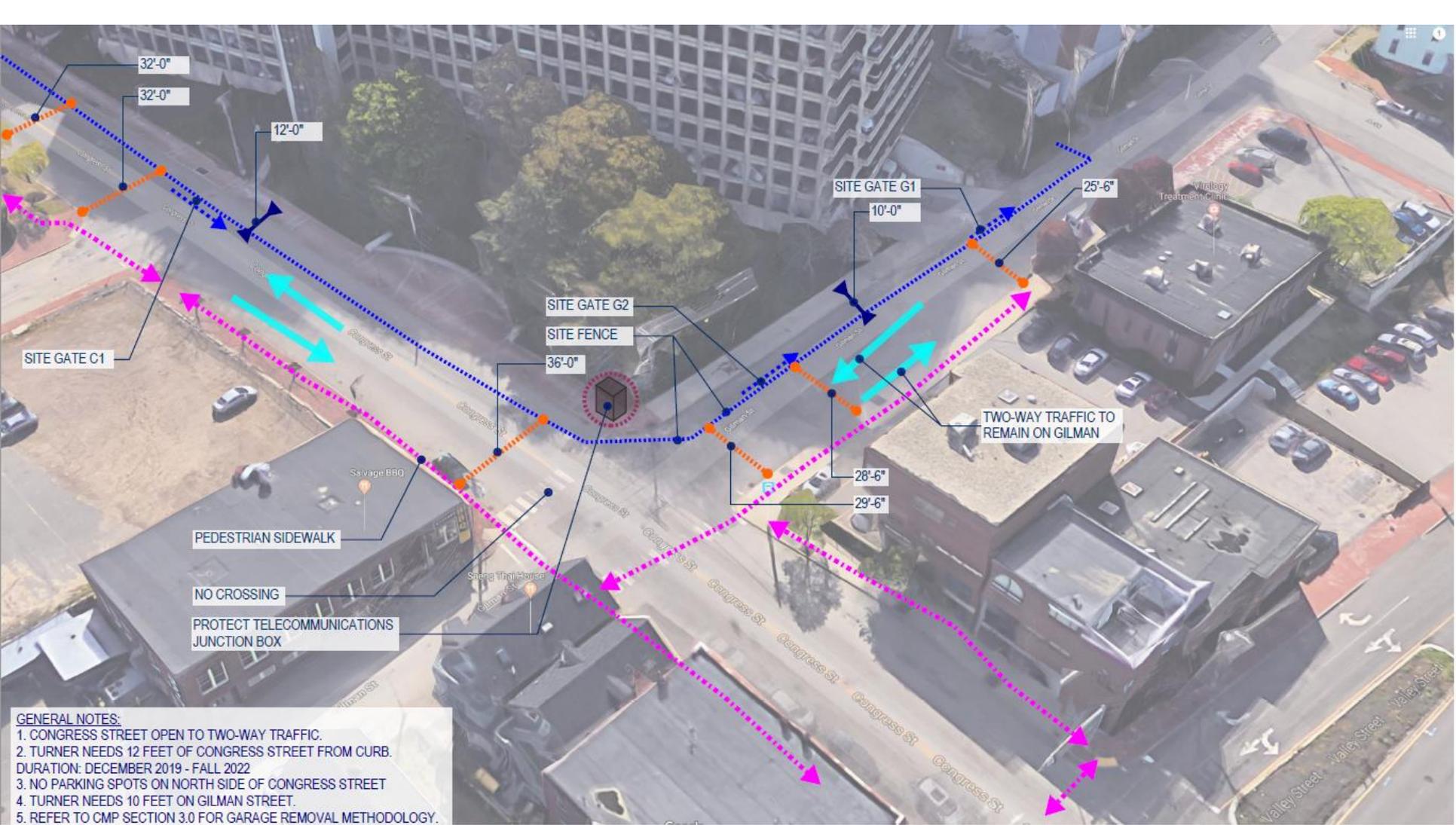
Take responsibility.

Embrace change.

# Construction Timeline



Dick Parsons,  
Construction Executive,  
Turner



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

# Pedestrian Routes

Dick Parsons,  
Construction Executive,  
Turner



2019					2020												2021												2022												
JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.



DISCONNECT BRIDGE TO STAFF GARAGE

BRIDGE TO MOB REMAINS OPEN

CONSTRUCTION GATE C1 - 30' ROLLING GATE

DIRECTION OF STRUCTURAL GARAGE REMOVAL

BEGIN STRUCTURAL GARAGE REMOVAL OF EXISTING CONGRESS STREET GARAGE WITH LONG ARM EXCAVATORS

INSTALL BREAK-AWAY TARPING SYSTEM FOR DUST AND DEBRIS CONTROL

HIGH REACH EXCAVATOR WITH CONCRETE PROCESSOR

CONSTRUCTION ACCESS GATE G2 - 30' ROLLING GATE

ROUGH TERRAIN CRANE WITH DEBRIS SHIELD TO BE UTILIZED AS PROTECTION.

SITE CLEARING AND REMOVAL OF EXISTING TREES AND FOLIAGE

REMOVAL OF EXISTING UTILITY POLES ON CONGRESS AND GILMAN STREET TO OCCUR BEFORE DEMOLITION STARTS

CONSTRUCTION ACCESS GATE G1 - 30' ROLLING GATE

- GENERAL NOTES:**
1. CONGRESS STREET OPEN TO TWO-WAY TRAFFIC.
  2. TURNER NEEDS 12 FEET OF CONGRESS STREET FROM CURB. DURATION: DECEMBER 2019 - FALL 2022
  3. NO PARKING SPOTS ON NORTH SIDE OF CONGRESS STREET
  4. TURNER NEEDS 10 FEET ON GILMAN STREET.
  5. REFER TO CMP SECTION 3.0 FOR GARAGE REMOVAL METHODOLOGY.

**CONGRESS STREET NEW CLINICAL TOWER**  
Additions and Renovations [ Structural Garage Removal Logistics Plan ]



- Act with kindness and compassion.
- Be an active listener.
- Be a role model.
- Set high standards.
- Take responsibility.
- Embrace change.

# Garage Dismantling

Dick Parsons,  
Construction Executive,  
Turner



2019					2020					2021					2022														
JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC



CONSTRUCTION GATE C1  
- 30' ROLLING GATE

CONSTRUCTION ACCESS  
GATE G2 - 30' ROLLING GATE

CONSTRUCTION ACCESS GATE G1 -  
30' ROLLING GATE

**GENERAL NOTES:**

1. CONGRESS STREET OPEN TO TWO-WAY TRAFFIC.
2. TURNER NEEDS 12 FEET OF CONGRESS STREET FROM CURB.  
DURATION: DECEMBER 2019 - FALL 2022
3. NO PARKING SPOTS ON NORTH SIDE OF CONGRESS STREET
4. TURNER NEEDS 10 FEET ON GILMAN STREET.
5. REFER TO CMP SECTION 3.0 FOR GARAGE REMOVAL METHODOLOGY.

**WORK SCOPE:**

1. FOUNDATIONS - FOOTINGS & WALLS
2. MATT BASEMENT SLAB
3. RIGID INSULATION AND SEGANT EARTH RETENTION
4. INSTALL TOWER CRANE BASE

**CONGRESS STREET NEW CLINICAL TOWER**  
Construction Management Plan [ Logistics Plan ] - Foundations



Act with  
kindness and  
compassion.

Be an active  
listener.

Be a role  
model.

Set high  
standards.

Take  
responsibility.

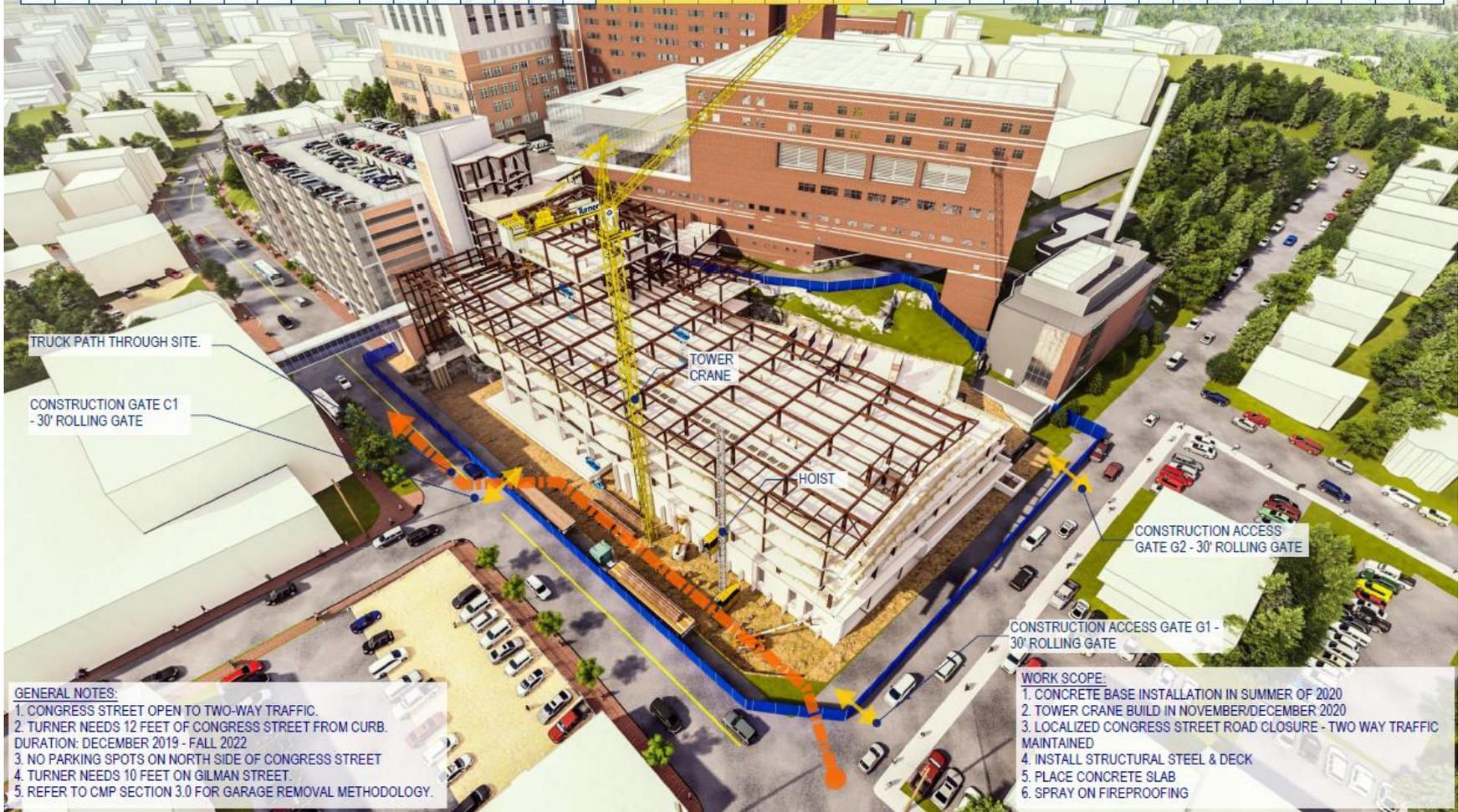
Embrace  
change.

# Site Work

Dick Parsons,  
Construction Executive,  
Turner



2019			2020												2021												2022														
JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.



**GENERAL NOTES:**

1. CONGRESS STREET OPEN TO TWO-WAY TRAFFIC.
2. TURNER NEEDS 12 FEET OF CONGRESS STREET FROM CURB. DURATION: DECEMBER 2019 - FALL 2022
3. NO PARKING SPOTS ON NORTH SIDE OF CONGRESS STREET
4. TURNER NEEDS 10 FEET ON GILMAN STREET.
5. REFER TO CMP SECTION 3.0 FOR GARAGE REMOVAL METHODOLOGY.

**WORK SCOPE:**

1. CONCRETE BASE INSTALLATION IN SUMMER OF 2020
2. TOWER CRANE BUILT IN NOVEMBER/DECEMBER 2020
3. LOCALIZED CONGRESS STREET ROAD CLOSURE - TWO WAY TRAFFIC MAINTAINED
4. INSTALL STRUCTURAL STEEL & DECK
5. PLACE CONCRETE SLAB
6. SPRAY ON FIREPROOFING

CONGRESS STREET NEW CLINICAL TOWER  
Construction Management Plan [ Logistics Plan ] - Structure



Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

# Building the Structure

Dick Parsons,  
Construction Executive,  
Turner







Act with kindness and compassion.

Be an active listener.

Be a role model.

Set high standards.

Take responsibility.

Embrace change.

Dick Parsons,  
Construction Executive,  
Turner

# Commissioning and Completion

# Ongoing Communications

Jeff Sanders, Executive Vice President, Chief Operating Officer  
Maine Medical Center

**Be a role model. Take responsibility. Set high standards.**  
**Embrace change. Be an active listener.**  
**Act with kindness and compassion.**

# Communications

- For more information and on-going updates, anyone can visit MMC's website to sign up for email and text alerts: [www.mmc.org/modernization](http://www.mmc.org/modernization)



[Newsroom](#)

---

[Media](#)

[Press Releases](#)

**[MMC Campus Modernization Project](#)**

[MaineHealth](#) > [Maine Medical Center](#) > [Newsroom](#) > *MMC Campus Modernization Project*

## MMC Campus Replacement & Modernization Project

Maine Medical Center is excited to begin work on the largest modernization and replacement project in its history – a patient-focused initiative that will enable the state's largest hospital to meet the most urgent healthcare needs well into the future.

Altogether, the \$525 million project will create 128 new private patient rooms, add 19 procedure rooms for surgeries and other complex treatments, provide an additional 225 spaces for patient and visitor parking, and consolidate MMC employee parking into one nearby garage that will meet current demand and future growth. The project will also open Maine Medical



[Project Updates](#)

[Neighborhood Meeting Minutes](#)

[Sign up for Project Alerts](#)

[Additional Information](#)



Jeff Sanders,  
Executive Vice President and COO,  
MMC

Thank You

Be a role model. Take responsibility. Set high  
Embrace change. Be an active listener. standards.  
Act with kindness and compassion.