



MAINE MEDICAL CENTER

Congress Street Building

Enabling Work for New Clinical Tower

Construction Management Plan

March 27, 2019

Prepared for: Portland Department of Planning & Urban Development Department

Project Proponent: Colliers International

Construction Manager: Turner Construction

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Site Utilities on Congress and Gilman Street Construction Management

Plan 03.27.19

Purpose Statement

The purpose of this document is to provide the details of the enabling work associated with the third phase of construction for MMC's Master Facility Plan - 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. It is the goal of this program 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.

Turner Construction and its subcontractors shall schedule and conduct operations in a manner that will limit 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.

2.0 CONSTRUCTION SCHEDULE & WORK HOURS

Construction work hours will be in accordance with Section 17-18 and Section 25-129 of the City of Portland Ordinances.

2.1 Work Hours

- The construction period for the project is expected to be approximately 7 months in duration.
- It is anticipated that the project construction is estimated to start on or about April 2019 and last through the fall of 2019.
- Typical Work hours will be 7AM to 7 PM Monday thru Friday. There will be off hours work along areas of Congress Street where utility crossings will be performed. The off hours worked will be scheduled in advance.
- Saturday work will be required on a periodic basis with hours from 7 AM to 6 PM.

2.2 Construction Timeline

- Phase 1 - Work from corner of Gilman and Congress working from West to East across Congress to Forest Street: April 15, 2019 -June 28, 2019
- Phase 2 - Work across intersection of Gilman and Congress: April 15, 2019 June 28, 2019
- Phase 3 - Work from intersection of Gilman and Congress working south along existing Employee Parking Garage May 6, 2019 through August 2, 2019
- Phase 4. – Utility work along existing transformer vault to be complete after CMP has completed relocation of electrical services. – Fall 2019

2.3 Construction Updates Reporting

The following shall be reported to Maine Medical Center 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 Construction’s work.
- Proposed off-hours or Saturday work.

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 equipment, gates, access for each Phase.

Each site will be secured by an 8-foot high fence in accordance with the Logistics Plan.

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 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.
- Sidewalks will be cleaned of trash and debris as needed.

2.6 Worker Parking & Traffic Impacts

- Turner Construction and its subcontractors shall encourage the use of public transportation by their workers.
- Jobsite personnel will be required to park at an offsite parking area to be determined and will be shuttled to the construction site.
 - Jobsite personnel will be required to park at MMC's Scarborough Campus
 - Jobsite personnel will be shuttled to the construction site
- A temporary sidewalk or bike lane is not recommended by the Construction team. The construction fence will need to be maintained in the location outlined in the CMP for the majority of the project. It will be possible to set the construction fence back after significant structural, site work, and material deliveries are complete. Turner estimates that these activities associated with the work in Congress Street to be complete on or before June 28th and that the work on Gilman Street will be completed by the end of 2019 in advance of demolition activities associated the removal of the existing Employee Garage structure. Sharrow lane markings in the roadway and share the road signs will be erected on Congress Street in each direction and Gilman Street prior to the roadway narrowing. These signs will remind drivers to be aware of bicyclists.

3.0 Communication Strategies

3.1 Communication Plan

Turner will work with MMC's communications team to deliver a communications plan that encompasses:

- Plans for traffic management during Portland Seadogs games
- An emergency contacts list for the City of Portland including specifically Portland Police and Fire Departments.

3.2 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. 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.

Turner Construction Contacts:

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