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## Fwd: follow up on extent of enabling work

1 message

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**Helen Donaldson** <hcd@portlandmaine.gov>  
To: Jodie Keene <JKEENE@portlandmaine.gov>

Tue, Apr 16, 2019 at 1:17 PM

This may be more than we need, but hopefully it's helpful to you and to me.

----- Forwarded message -----

From: **Dan Riley** <driley@sebagotechnics.com>

Date: Tue, Apr 16, 2019 at 12:43 PM

Subject: RE: follow up on extent of enabling work

To: Gagnon, Dominic <Dominic.Gagnon@colliers.com>

Cc: Helen Donaldson <HCD@portlandmaine.gov>, Alexander M. Green <AGreen@mmc.org>, Parys, Adam J - (BOS) <aparys@tcco.com>, Will Conway <wconway@sebagotechnics.com>, Dylan Stuart <DStuart@sebagotechnics.com>

Dominic and all,

The Maine Medical Center Enabling Package includes public and private utility work in Congress Street. The work is principally centered around the installation of new concrete encased duct banks and manholes required for Central Maine Power, Consolidated Communications, Spectrum Cable and Maine Medical Center to relocate their existing overhead utilities underground in advance of the removal of utility poles along Congress Street and Gilman Street.

The work also includes sewer and storm drain improvements located in the intersection of Gilman Street and Congress Street. These utilities are located below the proposed duct banks are to be installed to support the Congress Street Building. The work encompasses all of the proposed utility construction in Gilman Street and in the intersection of Gilman Street and Congress Street required to support the new building.

In addition to work required for the Maine Medical Center's Congress Street building. The work is coordinated with the Portland Water District's plans to replace the water main in Congress Street from St. Johns Street to Weymouth Street. The enabling package shows the work to be performed by Maine Medical Center's contractor in 2019. The Water District's work outside the limits of the Enabling Package is shown in the Congress Street Building package for reference and coordination only.

In summary the work includes the following:

1. Install new concrete encased duct banks and manholes for electrical and communications utilities including Central Maine Power, Consolidated Communications, Spectrum Cable Television and Maine Medical Center.
  - a. The duct banks will extend from existing and proposed utility poles in Gilman Street, north of Congress Street to new manholes in Gilman Street and to locations on the south side of Congress Street where they are to be capped for future extension to the new Congress Street building in a future construction package.
  - b. The work includes replacing an existing utility pole and installing a utility riser pole at the northeast corner of the Gilman Street and Congress Street intersection. The work includes installing two (2) new electrical manholes for Central Maine Power and;
  - c. A telecommunication manhole and hand hole for Maine Medical Center's fiber optic communications.

d. Conduit installed for Consolidated Communications in Gilman Street, Congress Street and Forest Street will terminate in existing telecommunications manholes in Congress Street and at the existing service box at the southeast corner of Gilman Street and Congress Street. Consolidated's facilities will include risers on the new CMP utility pole at the northeast corner of Gilman and Congress and at an existing pole on Forest Street.

e. The work will also include a new riser and underground conduit from an existing pole on Forest Street to re-feed the street lights in Congress Street from Forest Street to Gilman Street that are to be replaced as part of the future Maine Medical Centers' building construction. The relocated light meter will be installed in the Visitors Garage as part of the Congress Street Building Package.

2. The Enabling work will include the installation of new sanitary sewers in Gilman Street and Congress Street. Portions of the existing sewer in Congress Street will be replaced (lowered) to allow for the connection of the future Congress Street Building's sewer services. The work will include stubbing and capping the future building's service line at the right of way.

The sewer work will also include sewer construction in Gilman Street between A Street and Congress Street to relocate the existing Maine Medical Center sewer services clear of the proposed building location.

3. Storm Drain construction will include the installation of new catch basins, and the removal of an existing manhole at the intersection of Congress Street and Gilman Street in proximity to the new underground conduit and electrical manholes.

a. The new drainage structures are to be installed at the location of the future curb line along Congress Street approved by the Planning Board.

b. Due to construction timing, the new catch basins will initially be installed in front of the existing curb lines. The structures will be initially fitted with circular grates and frames which will be replaced in the future, when the new curb is installed.

c. Catch basins in Gilman Street will receive standard D-frames and headstones In the future when the curb and sidewalk is constructed.

d. The City's approval included relocating the eastbound curb line along congress about 4' into the existing traveled way. This places the curb line over or adjacent to a Consolidated Communications underground communications duct bank. As such, CB-6 cannot be installed with a standard D-Frame and headstone now or in the future.

CB-6 will be installed so that the structure face is located at the future curb line, adjacent to the telecom duct bank and in the existing traveled way. CB-6 will initially receive a circular grate and frame. In the future CB-6 will be fitted with a special curb-face inlet, without a grate in the pavement, to intercept curb line runoff in Congress Street uphill of the existing and proposed crosswalks.

4. The Portland Water District anticipates replacing its water mains and renewing services and fire hydrants in Congress Street from St John's Street to Weymouth Street concurrent with Maine Medical Center's utility work. The water main replacements shown in the enabling package will be completed by Maine Medical Center's Contractor. The remaining future water main replacement will be performed under a separate contract with the District and is not Maine Medical Center's responsibility. The proposed location of the relocated water mains and hydrants, outside the limits of the enabling package are shown on the Congress Street Building plans for reference and coordination.

5. Unutil anticipates replacing its gas main in Congress Street. However this work is not programmed by Unutil until 2024, after the Maine Medical Center's project is complete. In the interim, crossings of the existing gas main require either support during construction or the installation (by Unutil) of bypass lines as shown on the plans. Unutil's work will be coordinated with Maine Medical Centers' contractor and limited the extent necessary to allow for Maine Medical's utility work.

6. As part of the enabling work, areas of sidewalk disturbed for construction will be replaced with temporary bituminous sidewalks. Cross walk panels will be reset and pedestrian cross walks re-stripped. Final sidewalk reconstruction will be completed with the new streetscape design in a future construction package and building construction.

Please contact us if additional information is required.

**Daniel L. Riley, PE, CFM** *Vice President, Engineering*

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**From:** Gagnon, Dominic [mailto:[Dominic.Gagnon@colliers.com](mailto:Dominic.Gagnon@colliers.com)]

**Sent:** Tuesday, April 16, 2019 11:03 AM

**To:** Dan Riley <[driley@sebagotechnics.com](mailto:driley@sebagotechnics.com)>

**Cc:** Helen Donaldson <[HCD@portlandmaine.gov](mailto:HCD@portlandmaine.gov)>; Alexander M. Green <[AGreen@mmc.org](mailto:AGreen@mmc.org)>; Parys, Adam J - (BOS) <[aparys@tcco.com](mailto:aparys@tcco.com)>

**Subject:** FW: follow up on extent of enabling work

**Importance:** High

Hi Dan,

Can you help us with this today?

As to the PG...the estimate shared was directly from Shaw Brothers through Turner.

Thank you,

**Dominic R. Gagnon**

Senior Vice President | Development & Consulting Services

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**From:** Helen Donaldson <[hcd@portlandmaine.gov](mailto:hcd@portlandmaine.gov)>

**Sent:** Tuesday, April 16, 2019 10:57 AM

**To:** Gagnon, Dominic <[Dominic.Gagnon@colliers.com](mailto:Dominic.Gagnon@colliers.com)>

**Subject:** follow up on extent of enabling work

Dominic,

I think it would help reviewers if we had a quick narrative describing the extent of the enabling work. The logistics plan is helpful with this, but doesn't entirely cover it. This can just be a list of bullets in an email response from from you, but would help everyone understand how deep we need to dive on the PG, etc right now.

Thanks for pulling this together. Again, it doesn't need to be anything too involved.

Nell

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Nell Donaldson  
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