



Helen Donaldson <hcd@portlandmaine.gov>

Western Prom/SJG & Seismographs

7 messages

Dominic R. Gagnon <DRGagnon@mmc.org>
To: Helen Donaldson <hcd@portlandmaine.gov>

Fri, Sep 4, 2020 at 7:56 AM

Hello,

I believe a check for the SJG/Prom condition is on its way. Hopefully this squares this one up.

As it relates to the demo of the garage...are you comfortable with us removing the seismographs at this time? The remainder of the work related to stabilizing the hill is purely the drilled secant piles and additional tiebacks. This will take us into mid/late winter. These are expensive to implement and monitor and seem pointless for the remainder of the work. If it helps, with demo being potentially the most disruptive time, we did not even come close to reaching any thresholds of significance. Readings were incredibly low on all 3 units throughout the effort.

Best regards,

Dominic R. Gagnon

Vice President of Facilities

Maine Medical Center[22 Bramhall Street, Portland, Maine 04102](#)t (207) 662-9005 | DRGagnon@mmc.org

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

Fri, Sep 4, 2020 at 8:53 AM

I will look into the CMP, which I believe required vibration monitoring throughout construction, but wanted to ask if you have thoughts on this re vibration monitoring at the Congress Street site?

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Nell Donaldson
City of Portland Planning Division
(207) 874-8723
hcd@portlandmaine.gov

Helen Donaldson <hcd@portlandmaine.gov>

Fri, Sep 4, 2020 at 4:46 PM

To: "Dominic R. Gagnon" <DRGagnon@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>

Dominic,

Thanks for working through the communication gaps on the W. Prom contribution. Glad that's sorted out.

As for the seismographs, I admit that I had to go back and look at the construction management plan to recall what the arrangement was here. There are some general statements re vibration monitoring in the CMP, including this one:

The Maine Medical Center Project geotechnical engineer shall identify vibration-inducing construction activities and work closely with the Turner to monitor vibration.

This implies monitoring throughout construction (although later statements in the CMP speak to demolition specifically, I realize). Can you provide some more background on the potential for further vibration impacts throughout construction, and the plan for monitoring those?

Thanks, Dominic. Enjoy the long weekend.

Nell

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Dominic R. Gagnon <DRGagnon@mmc.org>
To: Helen Donaldson <hcd@portlandmaine.gov>

Sat, Sep 5, 2020 at 9:22 AM

Hello,

No problem on pushing the Western Prom item along. Glad to help.

I interpret that reference a little differently, really limiting it to areas of concern and as you note it really only came up in discussions related to demo. Regardless, the demo went incredibly smooth and the process and disruption was exactly as stated by Turner and their subs. We are pleased about that and I am not surprised as the techniques utilized could not trigger any real vibration.

Moving forward, there are no activities planned that will induce vibration. The drilling of piles is simply that and there is no hammering needed as the piles are not driven. We will then be into additional tiebacks which have zero impact as well (we have already placed about 175 of these to date since July 2019). Turner will then do excavation and foundations and follow a standard building process as with any other commercial building in the city which would not require this effort.

Keep in mind – the OR's and ICUs are the closest facilities to the jobsite, yet I do not see the need for this level of monitoring, especially considering the activities moving forward. There is nothing left that would warrant this, but we understand the neighbors wanted assurance during demo (this was not a \$5K-\$10K effort – it has been incredibly expensive to date to provide this monitoring). The entire community has had a very hard year and continues to struggle (the city, neighbors, MMC...everyone). I absolutely hate to see money thrown away as the data will be of no value to anyone based on future construction activities.

Again, I hope you agree that it makes sense to end this effort.

Best regards,

Dominic R. Gagnon

Vice President of Facilities

Maine Medical Center

22 Bramhall Street, Portland, Maine 04102

t (207) 662-9005 | DRGagnon@mmc.org

From: Helen Donaldson <hcd@portlandmaine.gov>

Sent: Friday, September 4, 2020 4:46 PM

To: Dominic R. Gagnon <DRGagnon@mmc.org>; Jodie Keene <JKEENE@portlandmaine.gov>

Subject: Re: Western Prom/SJG & Seismographs

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

Tue, Sep 8, 2020 at 12:40 PM

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

From: **Dominic R. Gagnon** <DRGagnon@mmc.org>

Date: Sat, Sep 5, 2020 at 9:22 AM

Subject: RE: Western Prom/SJG & Seismographs

To: Helen Donaldson <hcd@portlandmaine.gov>

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

Tue, Sep 8, 2020 at 2:24 PM

Thanks for forwarding. I agree with Dominic that most of what's remaining will be far less disruptive and less likely to cause any significant vibration in the area.

Have you heard any complaints about vibrations? None have landed on my desk.

Based on all available evidence, including prior communications from Corp. Counsel re: private property damage associated with construction, I'd opt to discontinue monitoring. Perhaps we could agree to discontinuing the monitoring but reserve the right to require it again at any time in the future? Or maybe we'd be more comfortable with leaving the monitoring in place until foundation excavation is complete?

If there have been complaints about vibrations the second may be justified . . .

Jodie W. Keene, Development Review Coordinator
(she/her/hers) Office: 207.874.8632 | Mobile: 207.317.1956
City of Portland Planning and Urban Development Department
[389 Congress Street, 4th Floor, Portland, Maine 04101](#)

I acknowledge that I live and work on the traditional land of the Abenaki People.



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Helen Donaldson <hcd@portlandmaine.gov>

Tue, Sep 8, 2020 at 2:53 PM

To: "Dominic R. Gagnon" <DRGagnon@mmc.org>, Jodie Keene <JKEENE@portlandmaine.gov>

Dominic,

Jodie and I have spoken on this. Given that you have indicated that there will be no vibration-causing work in the future, we both agree that suspending the vibration monitoring makes sense, with the caveat that should concerns arise in the future, we would reserve the right to require monitoring again.

Let me know if you'd like to talk more about this. I'm glad to have an email from St. John/Valley today indicating that they are happy with the relatively minimal construction impacts on the neighborhood so far. Thank you for your efforts around this.

Nell

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