



June 7, 2017, 12:00pm – 1:30pm
 Maine Medical Center
 East Tower Classroom #3

Minutes

Attendees:

Tuck O'Brien
 Lin Parsons
 Jeff Sanders
 Anne Pringle
 Penelope St. Louis
 Emma Holder
 Zack Barowitz
 Spencer Thibodeau
 Moses Sabina
 Walter Pochebit
 Dennis Morelli
 Garry Bowcott

Dominic Gagnon
 Gregg Scholler
 Adam Parys
 Adam Troidll
 Scott Griffin
 Dick Parsons
 Al Green

I. Welcome and Introduction

Jeff Sanders extended a welcome to the attendees.

II. Construction Management Plan: Walter Pochebit introduced this item. He explained that Turner Construction has been selected by MMC as its General Contractor and therefore is in charge of Construction Management. Collier's International has been selected as the Owner's Representative for the MFP and they will be working closely with Turner on behalf of MMC.

Turner Construction has been in existence for over 100 years. Its Boston office opened in 1912.

Dick Parsons has been working with Turner Construction for 30 years and Gregg Scholler has been with the company for 37 years. Both have long standing experience in healthcare construction > Dick and Gregg described some of their experience with building hospitals and healthcare additions adjacent to and on top of clinical settings and residential neighborhoods. Some examples of projects they have been intimately involved with include the Mass General Lunder Building, South

Shore Hospitals and Children's Hospital. These were complicated projects and involved working adjacent to occupied healthcare facilities and residential neighbors. The experience gained from these jobs provides useful and necessary information when considering Construction Management for the MMC MFP. The Mass General project, in particular, involved the removal of a large existing structure in a systematic way in advance of constructing a new building.

Gregg Scholler described the MFP project as essentially two sequential phases: Phase I will be the addition to the East Tower, the visitor garage, and minor work at the Central Utility Plant. This will occur in 2018 and 2019. The number of employees on site will be on average 20-70, with a peak of 90.

Phase two will encompass the removal of the employee parking garage and the construction of the new main entrance. This activity will span a 36 month period. The number of employees on site will be on average 150 during the construction period, with a peak of 250. The latter number will be inside the building and include painters, electricians, HVAC experts, lighting installers, plumbers and the like.

Turner employs various construction management principles in every job and these will be employed in the MMC MFP. The specifics of the Construction management Plan will be set forth at the time of site plan but the overarching principles are as follows:

Worker Parking

Regular Communication with ALL Stakeholders

Workforce Management

Protection of Public

Truck Routes and Volumes

Noise, Dust, and Vibration Control

During the course of questions around the above principles raised at the meeting by the neighborhood association representatives, Turner relayed the following:

- All workers will park off site and be shuttled to the job. Turner is currently considering several sites for off-site parking. In addition, off site staging and laydown areas are being identified in order to reduce activity at the MMC campus and impacts of the surrounding neighborhoods.
- All workers will undergo training on an appropriate conduct at a healthcare facility, i.e. language, dress, smoking, lunch breaks, neighborhood respect, no loitering, infection control, etc.
- Turner will develop a regular Communications Plan which will include neighbors. More dialogue will be needed to determine the frequency of meetings, the attendees, etc. The NA reps suggested that the Expansion Group members would be a good forum for the communications and the NA reps could disseminate information to the neighbors. The use of the MMC

website will also be a tool employed to get information out about the construction, any road closings, any major deliveries, etc. These meetings will also seek input from the NA reps as opposed to having a one way communication plan. Meetings will be face to face on a regular basis, the frequency to be determined. The group will need to find the right cadence for the communication to flow freely among the group.

- Turner intends to employ fencing which will protect the public from the construction activities happening within the fenced in area. Fencing may require sidewalk alternate routes in some locations but at all times safe pedestrian paths will be maintained.
- At all times during construction access will be provided to local business and residences. There will be occasions that Congress Street may be reduced to one lane, or portions closed entirely, on a temporary basis. These logistics will be worked out with the City well in advance of any closure. Turner will try its best to avoid road impacts during the project. It is not anticipated that there will be any loss of parking. Truck routes for the 10-12 trucks per day entering and leaving the MMC site during garage demolition will be identified in advance.
- Dust control measures will be employed as needed. Dust control will be absolutely used during the controlled demolition of the employee garage. This is required in part as a result of strict regulations for hospitals but also because dust should not impact the neighbors. Dismantling the garage is something Turner is familiar with. It is estimated to take 5 months. It will use dust control measures including constant watering as portions of the garage are removed. The use of debris shoots and watering systems will minimize /eliminate dust created from the demolition. All trucks to and from the site are sprayed down and covered. An agreed upon truck route will be identified in advance of demolition.
- Vibration during construction will be minimized as Turner will not be driving piles. Instead they will be drilling them. This method avoids the negative psychological impacts of the noise created by the banging of piles being driven into the ground. It is recognized that drilling may take more time than driving but it is preferred under these circumstances.

There was a good back and forth with Expansion Group attendees and Turner Construction representatives and an opportunity was provided for all questions to be answered.

- III. City Update: Tuck O'Brien addressed the group. He informed of the next Planning Board workshop to be held on June 27, 2017. This workshop will include the

Regulatory Framework and the Construction Management principles. The future schedule for the MMC IDP has not yet been finalized.

- IV. TDM: Jeff Sanders provided an update regarding MMC's TDM progress. In building on MMC' current TDM, it is exploring getting involved in the Bike Share program which is in the process of being developed in Portland. To date, there is no bike share available in the City.

MMC has met with Metro to discuss future service opportunities. Rather than a monetary payment to Metro, MMC will be providing greater rider subsidies for its employees to boost Metro ridership. MMC is interested in participating in a Transportation Management Association like the kinds the City has encouraged (Burlington Vt, and Masco in Massachusetts). This undertaking has been mentioned in the City's Comprehensive Plan. Tuck O'Brien recognized that MMC cannot form a TMA alone but will need other large employers to also be willing to participate. Portland Downtown and VHB are looking at this concept. Jeff Sanders also communicated that MMC is actively looking to relocate the parking for employees from the Gilman Block to elsewhere. Progress is being made with the 222 St. John Street site.
- V. Prostitution: Zack Barowitz indicated he has seen prostitution going on at Congress and Forest Street. Jeff Sanders expressed the belief that such activity would find no home in the area once the new main entrance to the Hospital is located on Congress Street.
- VI. Helipad Testing Results/Soil Borings: Walter Pochebit relayed that the Helipad relocation was tested for noise, the results were back and it showed no significant impacts. In fact, the noise levels for activities other than the landing of the helicopter in the location of the new addition to the East Tower were louder than the helicopter itself. The Soil test results on Gilman Street are also back. The analysis show that a garage on Gilman could only go down one (maybe two) levels.
- VII. Next Neighborhood Meeting: Discussion was had that the next large neighborhood meeting will likely be sometime in July. As any relocation of parking will need to go back to MMC's Board of Directors, the schedule has been pushed out slightly.
- VIII. CON Hearing: It was announced that the Certificate of Need hearing relating to MMC's MFP proposal is scheduled for June 14 at the Holiday Inn by the Bay. No one has registered as an interested party but the public is welcome to attend , provide testimony and ask questions.
- IX. Adjournment