

Expansion Group Meeting

November 7, 2018, 12:00pm – 1:00pm

Maine Medical Center

East Tower Classroom 3

Minutes

Attendees:

Anne Pringle	Alva Davis
Lin Parsons	Nell Donaldson
Brett Gabor	Spencer Thibodeau
Moses Sabina	Tuck O'Brien
Garry Bowcott	Jeff Sanders
Penny St. Louis	Al Green
Dennis Morelli	Walter Pochebit
Matt Wickenheiser	Aaron Ledbetter

I. Welcome

Jeff Sanders extended a welcome to the attendees. Maine Medical Center has hired a Chief Operating Officer, Jennifer McCarthy, who will be joining December 10, 2018.

II. Site Plan for the new Congress Street tower was reviewed. The anticipated schedule for the project was delineated as: late fall/winter 2019 demolition of garage; early 2020 site work prep; 2021 structure; 2023 completion/commissioning. During construction contractors will park offsite.

Discussion was had on the following issues: what to expect from the TMP – will A Street and Valley Street be included; the stairs on Congress Street by Portland Glass should be addressed by the City to make the area ADA compatible.

MMC has contributed up to \$50,000 to improvements to path along the Western Prom. The assessment for improvements has been completed by the City.

III. Construction Update

The visitor garage is almost complete. It contains 8 electrical car charging stations. Anne raised issue of lighting – there will be improved lighting.

East Tower exterior envelope work continues through rest of November. It will be weather tight by mid-December. Not much impact on neighborhoods going forward. Interior work includes plumbing, fire calking, medical gas lines, duct work, etc. Interior work will continue through December.

St. John Garage – MMC received its building permit, started earthwork on October 22; piling installation should be 30% complete by end of the week – 100% completion estimated end of January; rebar for footings and foundation is planned to be set during the 1st week of December. The garage will be occupied in phases throughout 2019. After full occupancy, deconstruction of the existing

employee garage on Congress Street will begin (+/- January, 2020). Deconstruction is estimated to take 6 months.

IV. Foundation monitoring

Questions were raised as to how the foundation monitoring area was determined. The MMC plan was included in the site plan that was approved by the Planning Board after consultation with experts and the City staff. The City engineer reviewed Turner's plans and came up with the plan area. The neighbors are asking for 4 parcels to be added to area. Spencer and Tuck were in support of broadening the foundation monitoring area to include as many buildings as necessary on the East side of St John St. Addresses will be forwarded to Jeff Sanders. Vibration readings are low to date and nowhere near the level of causing damage.

V. Charter

The City is currently working on the 1st draft of the charter with input from the group. It should be completed by the end of November. Nell indicated it will be included as an agenda item at the December meeting.

Libbytown continues to press for The City's District 3 councilor to be added to the group. Spencer's position has not changed as he feels it is not necessary. He said he and Brian Batson are in contact regularly and he will discuss his view with Brian. He will also reach out Zack.

For construction related issues, there are contact numbers on the MMC Modernization website, as well as on the City's website.

Link to project:

<https://mainehealth.org/maine-medical-center/newsroom/modernization>