Maine Medical Center, located at 22 Bramhall Street in Portland, is the state’s largest medical center, licensed for 637 beds and employing more than 6000 people. After an assessment of existing structures and an analysis of its immediate clinical needs and expectations of future demand, it has developed a Project proposal to present to the City of Portland. The Project was designed under an existing zoning concept known as Conditional Rezoning.

In light of the City’s desire to create a more consistent approach to land use by institutions throughout the City, Maine Medical Center has been asked by City staff to assist in the development of an Institutional Overlay Zone and to frame its Project in the form of an accompanying Institutional Development Plan (IDP). Maine Medical Center is excited to undertake this collaborative process in concert with the City and the neighbors surrounding the Medical Center.

The Hospital will be submitting an application for approval of its initial Institutional Development Plan within the next month. However, with the indulgence of the Planning Staff we are given the opportunity to meet with the Planning Board to introduce you to the Project as currently developed, recognizing there will be more to come.

It is important to understand why MMC is proposing its Project. The Hospital has immediate clinical needs that must be addressed, in the near term, in order to provide high quality medical care to the people within our community, the state of Maine and northern New England. Capacity at the hospital is needed; infrastructure must be updated; and transportation issues must be addressed. In this light, MMC proposes to provide you with background on the following:

- MMC’s immediate Clinical needs
- Results of a campus-wide building inventory – Building needs
- Parking issues of importance – parking needs

MMC will present an outline of its proposed Project to address these needs which include replacement beds to accommodate growing clinical demand for single-bed occupancy; additional medical procedure suites to accommodate specialized surgical and other equipment, and an increased number of specialized providers caring for a patient population with a growing degree of acuity due to trends within the larger health care system; a new front entrance to revitalize and energize Congress Street and allow for easier wayfinding; an addition to the existing visitor parking garage; and the replacement of a parking structure nearing the end of its useful life.

MMC looks forward to our dialogue about the Project in the context of the new Institutional Overlay Zone and IDP.
Project Introduction – City of Portland Planning Board

Master Facility Plan Phase IIB

December 13, 2016
Opening Remarks

Jeff Sanders
Executive Vice President & Chief Operating Officer
Maine Medical Center
Contents

• Opening Remarks
• MMC Zoning
• Why we are Proposing this Project
  – Clinical Needs
  – Infrastructure Needs
• How We Will Get There
• IDP Potential
• Conclusion
Penny St. Louis
Corporate Counsel
MaineHealth
Why We Are Proposing this Project.
Clinical Needs

Joel Botler, M.D.
Interim Chief Medical Officer
Maine Medical Center
A Day in the Life of the Medical Center

**Thursday, July 28, 2016 @ 0700**

<table>
<thead>
<tr>
<th>Gassed beds</th>
<th>Available Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Inpatient Beds:</td>
<td><strong>Medical/Surgical:</strong> 7</td>
</tr>
<tr>
<td>Patient condition closures:</td>
<td><strong>Intermediate Care:</strong> 0</td>
</tr>
<tr>
<td>Construction closures:</td>
<td><strong>Intensive Care:</strong> 3</td>
</tr>
<tr>
<td>Staffing closures:</td>
<td><strong>Psychiatric:</strong> 3</td>
</tr>
<tr>
<td>Open beds:</td>
<td><strong>Pediatric:</strong> 4</td>
</tr>
<tr>
<td>Held for assigned admits:</td>
<td><strong>Infants:</strong> 5</td>
</tr>
<tr>
<td>Census at 0700:</td>
<td><strong>Beds remaining:</strong> 22</td>
</tr>
<tr>
<td>Beds remaining:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>22</td>
</tr>
</tbody>
</table>

- At 7:00 AM on a typical weekday we can expect:
  - 45 to 50 admissions from Surgery
  - 45 to 50 admissions from the Emergency Department
  - 5 to 10 transfers from other hospitals
Our average case grows ever-more complex:

Health care is evolving in a way that concentrates the most complex cases at large, tertiary-care hospitals like Maine Medical Center. Treating our patients in the future will demand more single rooms, modern treatment facilities (i.e. operating rooms) and world-class doctors and healthcare professionals. They will be drawn not only by Portland’s quality of life and teaching opportunities through our affiliation with Tufts University School of Medicine, but also our world-class facilities.
Why We Are Proposing this Project.
Infrastructure Needs

Mark Harris
Senior Vice President of Planning
Maine Medical Center
### Building Assessments - 2015

#### Clinical Care

- 62% Older than 47 Years
- 77% Older than 30 Years
- 26% 40 to 80 Years
- 25% 47 Years
- 26% 30 Years
- 22% 7 Years

#### Existing Facilities Evaluation

<table>
<thead>
<tr>
<th>Year</th>
<th>MAINE</th>
<th>ANNEXES</th>
<th>ESB</th>
<th>PAVILIONS</th>
<th>NDF</th>
<th>RICHARDS</th>
<th>DANA</th>
<th>BEAN</th>
<th>EAST TOWER</th>
<th>GARAGES</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of Total GSF</td>
<td>72,915</td>
<td>36,252</td>
<td>13,192</td>
<td>10,111</td>
<td>23,836</td>
<td>66,375</td>
<td>83,464</td>
<td>19,306</td>
<td>231,834</td>
<td>1,120</td>
</tr>
<tr>
<td>Levels</td>
<td>1</td>
<td>1</td>
<td>1</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

#### Architecture

- Foundations: Good
- Framing: Fair
- Exterior Walls: Good
- Openings: Fair
- Roofing: Good
- Interior Finishes: Fair
- Vertical Transport: Poor
- Barrier-Free Access: Fair
- Hearing/Aesthetics: Fair
- Building Plate: Fair

#### HVAC

- Heating Distribution: Good
- Air Distribution: Poor
- Control Systems: Fair
- Energy Efficiency: Good
- Air Quality: Fair

#### Plumbing

- Water: Good
- Sanitary: Fair
- Storm: N/A
- Medical Gases: N/A

#### Fire Protection

- Standpipes: Good
- Sprinklers: Fair

#### Electrical

- Normal Distribution: Fair
- Emergency Distribution: Poor
- Separation of Systems: NA
- Fire Alarm System: Good
- Communications: Fair

#### Site Access

- Pedestrian: Fair
- Vehicular: Fair
- Public Transit: Poor
- Parking: Fair
- Grounds: Fair

#### RATING CODE:

- Excellent
- Very Good
- Good
- Fair
- Poor
How Are We Going to Get There

Jeff Keilman
Project Architect, Senior Associate
Perkins & Will
Planning Today – Phase IIB
Planning Today – Future Phases
Institutional Develop Plan Potential

Basak Alkan
AICP, LEED AP
Perkins & Will
Jeff Sanders
Executive Vice President & Chief Operating Officer
Maine Medical Center
Questions ?