Estimated Construction Timeline

Q1-Q3 2020:
Gilman Street Parking Garage Demolition (Jan. 6-Sept./Oct.):
Construction equipment carefully dismantles the garage’s concrete structures and covered dump trucks haul the material away.

Q3 2020-Q3 2021:
Excavation and Foundation Work: Two tall drill rigs work on stabilization and retaining walls. A 4-to-5-foot-thick concrete floor is laid down, establishing the building footprint; concrete foundation walls poured. Cement trucks make daily deliveries to the site.

Q3 2021-Q1 2022:
Structural Steel and Concrete Slab Erection: The “skeleton” of the building rises as construction teams erect the core-structure girder system. Trucks deliver both steel and concrete pieces. Two cranes on site, one close to Congress Street, the other further inside the site.

Q4 2022:
Exterior Envelope: Building framework nears completion, crews start on the exterior walls.

Q4 2021-Q2 2023:
Interior Construction and Fit-out: Floors are enclosed and weather-proofed and crews work on the interior of the building — mechanical, structural, electrical, plumbing, etc.

Late Q1 2023-Q3 2023:
Site Improvements/Landscaping and Road Work: Finishing touches to the property surrounding the building and repairs/improvement to Congress Street.

Mid-2023:
Certificate of Occupancy: Congress Street Medical Building opens.

Highlights

• New six-story, 265,000-square-foot building will be home to private patient rooms and state-of-the-art procedure rooms centered on cardiovascular care.

• Building will include new public entrance to MMC from Congress Street, including drive-through vehicular access to patient garage.

• Dismantling of existing parking garage begins Jan. 6, 2020. All construction will be complete in mid-2023.

• Contractors will work to mitigate noise, vibration and dust. No pile-driving planned for site.

• All work will be done in accordance with city regulations, 7 a.m. to 7 p.m. M-F, with Saturday work as needed with advance notification to city.

• Both Congress and Gilman streets will remain open, with 2-way traffic (lanes may shift slightly) and no major parking impact.

• MMC-side Congress Street sidewalk closed for duration of construction.

• MMC-owned lots on Valley Street to be used for limited material storage and construction trailers.

Contacts

Construction-related concerns, please call:
Turner Construction Co.: (207) 233-3328

Questions or comments about the project, please email:
MMCProjectContact@mmc.org

Project Updates

Construction look-aheads posted weekly, along with other project updates at mmc.org/modernization