

84 Marginal Way

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Press Release

Becker Structural Engineers, Inc. worked closely with design-build partners, Pizzagalli Construction Company, and Harriman Architects to complete one of the tallest structures built in Portland, Maine in many years; a ten-story 105,000 SF design incorporating six stories of medical office space over four stories of elevated covered parking completed and fully-leased in December of 2008. The vision of this project was to be the gateway for the City's Bayside redevelopment together with Intermed's commitment to change the paradigm of primary care. An exciting addition to Portland's skyline, 84 Marginal Way is a state-of-the art medical office facility bringing together four practice areas to include Internal Medicine, Pediatrics, Obstetrics and Gynecology, and Infectious Diseases serving thousands of patients throughout southern Maine and both local hospitals. This building also offers state-of-the art imaging, laboratory services, a locally owned retail pharmacy, an outpatient surgery center, retail space, and Drummond Woodsum, a prominent law firm. This building is located just off the Franklin Arterial exit on I-295 where visitors from both north and south have easy access to the building and free, covered parking.

In order to design this building, Structural Engineering Consultant Becker Structural Engineers, Inc. faced many challenges. The site is located on reclaimed land dating back to 1870. As a result, the underlying soils on the building site were poor, with soft marine clays and uncontrolled fill being

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prevalent. Single piece concrete pilings with an average length of 120 feet were utilized to support the building. These pilings were precast off site and then shipped and installed in single lengths avoiding costly splices.

Becker Structural Engineers, Inc was also faced with the challenge of meeting the developer's aggressive construction schedule. Working with design-build partner Pizzagalli Construction Co., Becker Structural Engineers, Inc. chose to use precast concrete for the parking structure below the building and structural steel with composite slabs-on-deck for the office building superstructure frame.

To meet schedule, the building needed to be constructed before the entire garage was finished, in order to begin critical path milestone work on the building facade. This sequence change required a construction phase stability analysis of the building with only a portion of the garage complete. Following critical facade work, the balance of the garage was completed. A majority of the garage construction was prefabricated and then erected on-site through harsh winter conditions without any delays that might be prevalent in other construction types.

84 Marginal Way is a sustainable structure incorporating green design principles with recycled structural steel and blended cement containing blast furnace slag incorporated into the structural design. These materials, along with other sustainable design features such as solar sun shading, high R-value insulation and advanced HVAC technology including radiant heating are included in this building.

Highly visible from Interstate I-295, 84 Marginal Way is now a beacon marking the gateway to Portland via the Bayside community. Using a carefully designed, multi-component structural system, the development of this building has taken an under utilized urban site and created a hub of activity, fostering a vibrancy and vision for the future of a renewed Bayside area.