



# HOFFMAN CONSTRUCTION COMPANY

Oregon State Hospital – Replacement Project  
Communications Plan Update for October (10/11/08)

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## **Communications Plan Mission Statement:**

The Project Team for the Oregon State Hospital Replacement Project (OSHRP or the “Project”) will endeavor to keep Project various parties informed about present and upcoming work activities to alleviate / minimize impacts to any stakeholders. The target stakeholder groups include surrounding neighborhoods, ODOC, OSH staff, OSH patients, City officials and specific members of the legislature as requested by the Owner.

We initially plan to provide monthly updates via the Project website, brochures, notice boards, and door-to-door handouts to local neighbors to ensure stakeholders are informed. The goal will be to issue the update by the first week of each month. If additional updates are required due to special circumstances, we will adjust distribution to meet those circumstances.

We have summarized below the layout of the Monthly Communications Plan Update.

Section 1: Update of Project Team & Contact Information

Section 2: Frequently Asked Questions, Comments, and Concerns

Section 3: Update of Future Activities and Past Activities

Section 4: Special Feature Information on Project

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## **SECTION 1 PROJECT TEAM CONTACT INFORMATION**

Project Emergency Number: Jessica Havner (971-239-5393)

Hoffman Construction Co. Rep: Cade Lawrence, Project Manager (503-221-8862)

### **Emergency Contacts (Order of Priority):**

1. CH2M HILL (Project Manager): Dan Dowell (Phone # 503-329-4210)
2. OSHRP Administrator: Linda Hammond (Phone #503-945-2920)
3. SRG Architects (Project Manager): John Harrison (Phone #503-222-1917)
4. OSHRP – Project Representative: Richard Ross (Phone # 503-932-8383)
5. HOK Architects (Project Manager): Steve Riley (Phone # 415-690-9136)



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### SECTION 2

#### FREQUENTLY ASKED QUESTIONS (FAQ), COMMENTS, & CONCERNS

Questions, comments, and concerns related to construction activities at the OSHRP should be directed to the Project Hotline number at (971) 239-5393.

All of the information on this FAQ and much more, will be available on the Project Web site.

**The Project Web site is:**

<https://apps.dhs.state.or.us/cfmx/oshrp/pages/index.cfm?ID=home>

#### QUESTIONS & ANSWERS:

*Q: What are in the construction plans for Project?*

A: The centerpiece of the State mental health program is the Salem based Oregon State Hospital which was developed in the late 1800s. Due to the age of the facility and the need to utilize the latest in mental health treatment methods for Oregonians, the current OSH campus, located on both the north and south sides of Center Street, will move to an approximately one-hundred (100) acre area on the south campus.

The Design Concept:

Currently, several new buildings are planned for the Project. The new facilities will consist of approximately 850,000 square feet of renovated existing historic buildings and new buildings containing areas for patient housing, staff offices, counseling and treatment rooms, and indoor and outdoor recreation areas. The new OSH facility will be a “state of the art” facility that utilizes a “treatment mall” program approach to allow effective treatment of the patients. The treatment mall concept encourages patient reintegration into social norms by utilizing off-ward programs and treatment centers.

In addition to building construction, work throughout the site will entail earthwork, landscaping, construction of new entrances, walkways, site furnishings, pavement, and lighting. Some new roadways will be constructed to provide access to the new buildings, and about 1,200 parking spaces will be provided. In the design and construction of the permanent structures, floodplain protection measures, such as elevating the structure above flood hazard level or flood-proofing the lower levels have been considered. The new design will maintain more stormwater on-site to reduce off-site flood impacts to local surrounding neighborhoods.

See Section 4 to view the latest design concept for the Project.



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### Utilities:

The installation of connections to the existing water, gas, electric, telephone, and sanitary utility lines will also be required. The majority of the utility connection work will be on-site, or at close intersections. This work will be coordinated with local utility companies and notice will be given to customers.

### Demolition:

The first phase of demolition is asbestos abatement and lead-based paint removal. These are specialty tasks that are strictly regulated to protect the health and safety of the construction workers and nearby residents and workers. Depending on the extent of the asbestos and lead-based paint, either the whole building or portions of the building would be enclosed in plastic sheeting. The sheeting prevents any asbestos or paint particles from becoming airborne into the surrounding area. Specially trained workers in protective clothing use hand tools to remove the asbestos and lead-based paint. These materials are sealed in bags and taken to licensed landfills for disposal. After a licensed inspector certifies that the building is asbestos and lead-based paint free, general demolition begins. Depending on the amount of asbestos and lead-based paint to be removed, 10 to 20 workers will be on site, and about one or two truckloads of materials removed per day. This phase is expected to last about two months and continuous air monitoring will determine if hazardous particles are maintained.

The next step in general demolition is to remove any economically salvageable materials, and then large equipment is used to collapse the building. Typical demolition requires solid temporary walls around the building to prevent accidental dispersal of building materials into areas accessible to the general public. After the building is collapsed, bulldozers and front-end loaders are used to load materials into dump trucks. The demolition debris is taken to landfills for disposal or kept on-site as fill material. Depending on the size of the building demolished, about 30 to 40 workers are on site, and two to four truckloads of debris are removed per hour. The general demolition phase is expected to last 3 months.

### Foundations and Below-Grade Construction

Post-demolition construction for new buildings will begin with excavation for the foundation and below-grade work. Foundation work would include the use of such equipment as excavators, bulldozers, rock breakers, loaders, pumps, backhoes, tractors, hammers, pile drivers, motorized concrete buggies, concrete pumps, jack hammers, pneumatic compressors, a variety of small, mostly hand-held tools, dump trucks, and concrete trucks. Excavation of the foundations would be the first step. The bulldozers would excavate the soil and load it onto trucks for transport and disposal. The trucks will remove any excavated material and construction debris or redistribute it on-site. Then, concrete trucks would arrive at the site with pre-mixed concrete and pump it into



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the site to form the foundations and building walls. At the same time, infrastructure connections would be built. These include lines for water, sewer, stormwater, electricity, and telecommunications.

### Construction Related Environmental Impacts:

The Project Team will address all direct impacts on the local community resulting from the actual construction of the Project. Before construction begins, areas that have a potential disruptive effect on the community will be identified and corrective plans established. If issues are later identified, additional measures will be taken.

Generally, the construction industry has standard practices, which take into consideration many of the direct impacts of construction and provides for measures to reduce or eliminate their effects. Many of these measures are found in standard specifications of the construction contracts. Some of the sensitive areas of concern for this Project are:

1. Air quality impacts related to dust control;
2. Noise and vibration impacts related to construction activities;
3. Water quality impacts related to erosion control, sedimentation, and turbidity in local streams;
4. Traffic management and detour routing;
5. Maintaining access to businesses and residences;
6. Safety considerations in work zone areas;
7. Disposal of construction material;
8. Stock piling of construction material and fill; and
9. Evening lighting and noise.

***“We will be monitoring the work of subcontractors to ensure adequate measures are followed.”***

### Off-site Traffic Impacts:

Maintenance of traffic and sequence of construction will be planned and scheduled so as to minimize traffic delays throughout the Project. Signs will be used as appropriate to provide notice of road closures and other pertinent information to the traveling public. When appropriate, the news media will be notified in advance of road closings and other construction-related activities which could excessively inconvenience the community so that motorists, residents, and business persons can plan travel routes in advance.



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Access to all businesses and residences will be maintained to the extent practical through controlled construction scheduling. On Center Street, the present traffic congestion may become worse during stages of construction where narrow lanes may be necessary. Traffic delays will be controlled to the extent possible where many construction operations are in progress at the same time. We will maintain lanes of traffic in each direction with closure only due to roadway improvements -- interchange movements will be maintained through use of detour routes.

### Rodent Control:

We will provide a rodent (mouse and rat) control program. Prior to the start of construction, we will survey and bait the appropriate areas and provide for proper site sanitation. During the construction phase, as necessary, we will carry out a maintenance program. Coordination will be maintained with appropriate public agencies. Only EPA- and DEC-registered rodenticides will be permitted, and we will perform rodent control programs in a manner that avoids hazards to persons, domestic animals, and wildlife.

**Once the construction begins, the Project Web site will provide advance notice and status reports. If you have any concerns come up, please contact the Project Hotline (971-239-5393) for immediate action.**

*Q: What will happen to the present OSH facilities at the north campus areas?*

A: The north campus property will not be part of the new OSH facility and will revert to other uses as determined by the State. The State will hold the property as an asset until a study can be completed to determine the best use of the property in support of Oregon residents.

*Q: What is the timeline for the Project?*

A: Since operations at the OSH cannot be interrupted during the construction phase, the Project will be phased. We have summarized below some key milestone dates for the OSH – Replacement project.

- ✓ August 2008 – January 2009: Renovate existing cottages for use as permanent transitional housing for patients.
- ✓ October 2008 – May 2009: Demolition and hazardous material removal activities.
- ✓ March 2009 – December 2011: Overall project site work and renovation of Kirkbride U.
- ✓ July 2009 – December 2011: Construction of new hospital.



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- ✓ July 2009 – March 2012: Construction of landscaping and hardscape (sidewalks and roadways).

*Q: What rules will construction workers follow?*

A: Construction will typically occur Monday through Friday from 7 a.m. to 5 p.m., although the delivery or installation of certain critical equipment and construction activities could occur on weekend days. On occasion, overtime may be required to complete some time-sensitive tasks beyond normal work hours on weekdays and possibly on weekends. In the event that overtime work is required, we will notify stakeholders in advance through this Communications Plan.

Contractor parking and material staging will be provided at an area onsite (See Section 4 for map) and will not affect surrounding neighborhoods. We are looking at adding a temporary construction access road from the south (See Section 4 for map) to minimize construction access from Center Street. Efforts will be made to maintain traffic flows and to minimize adverse effects from potential lane/sidewalk closures on pedestrian and vehicular circulation. Our subcontractors will be required to plan and carry out noise and dust control measures during construction. In addition, there will be requirements for street crossing and entrance barriers, protective scaffolding, and strict compliance with all applicable construction safety measures. For the residents living along site boundary lines, some of the materials stored for the Project may be displeasing visually; however, this is a temporary condition and complaints will be addressed if they pose substantial problems to the property owner.

*Q: Will the new hospital increase the number of patients, visitors and employees?*

A: There is not scheduled to be an increase in the patient number. The capacity will be the same as previously housed at the facility. The staffing of the facility will increase to provide improved care for the patients and meet industry requirements.

*Q: Will these new buildings add more traffic and congestion?*

A: During construction, we are planning to add a temporary construction access road from the south side of the campus to minimize construction traffic from Center Street. See Section 4 for the proposed location of the temporary road. The intent is that all construction traffic utilizes the south entry road or Center Street and there is minimal if any construction traffic on 24<sup>th</sup> Street NE.



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### **SECTION 3 UPDATED OF FUTURE & PAST ACTIVITIES**

On a monthly basis the project schedule is updated and we have summarized below the activities that have been completed and scheduled activities for the next month. If you have any questions or concerns, please contact the Project Hotline (971-239-5393)

Past Activities as of 10/1/08:

- Groundbreaking Ceremony occurred on 9/3/08
- Cottage Renovation: Internal demolition was completed. Exterior power washing was completed. Site utility work began and is in process. Cleaning of roofing and repair of roofing is in progress. Started cleaning of exterior siding and electrical and plumbing work is in process.
- North Campus Re-Roofing: Re-roofing of building 50 was started and is approximately 50% complete. Re-roofing of building 35 was started and is approximately 30% complete
- Kirkbride U Demolition: Removal of debris & furniture from Kirkbride U was started. Exploratory demolition was started.
- Mobilization: Hoffman mobilized and prepared field offices for occupancy

Future Planned Activities:

- Cottage Renovation: Complete electrical & plumbing underway. We have started new wall framing and interior drywall work. We will complete cleaning / replacement of siding.
- North Campus Re-Roofing: Complete both the building 35 & 50 roofing by early November
- Kirkbride U Demolition: Start hazmat (asbestos, lead, etc.) removal on 10/27/08. Continue exploratory demolition for design team. As-built drawing updates of existing mechanical systems to re-routing.
- Interim Mall: Award contracts related to Interim Mall work and mobilize. We would expect to start any hazmat removal in these areas by the end of November or early December.
- General South Campus: Start / complete construction of temporary construction parking and staging pad. Start construction of the temporary south construction access road.