

PROJECT PROFILE

Maine Medical Center, Scarborough, Maine

Building on the Fly

\$534 million Maine Medical Center features shop-built panels, jobsite installation



In 2019, the City of Scarborough, Maine, greenlighted the largest modernization and replacement project in its history. When planners for state’s largest hospital began choosing partners for the \$534 million project, Sanford Contracting was a logical choice. The 85-year-old company is a pioneer in manufacturing prefabricated building structures constructed of cold-formed metal framing (CFM).

“We have over a quarter century of experience in the panelizing industry and we perfected our prefabricated masonry backup support

systems for healthcare facilities like Maine Medical,” said Tom Sanford, Vice President of Sanford Contracting. “They are proven to lower steel framing costs, provide tighter fabrication tolerances, and eliminate field alignment issues. Also, our unitized construction method dramatically saves time and ensures quality because wall fabrication is independent of weather. This is particularly attractive to contractors in the Northeast where construction can come to a halt during winter storms.”

Sanford’s wall designs provide design flexibility through numerous cladding options that include barrier wall and rainscreen systems. Sanford has installed membrane air barrier systems manufactured by Carlisle Coatings & Waterproofing (CCW) for more than 20 years.

For this project, a thin-mil system was specified, and Sanford chose CCW’s Fire Resist Barrithane VP. Barrithane VP is a fluid-applied, vapor-permeable membrane used as an air- and water-resistant barrier in above-grade wall assemblies. The one-part, moisture-curing silane-terminated polyether (STPE) is highly moisture resistant after cure and can be applied over damp substrates. Installers appreciate that it will not freeze and resists rain wash-off immediately after installation.

Maine Medical Center at a glance

Location:

Scarborough, ME

Architect:

SMRT Architects and Engineers

Carlisle Coatings & Waterproofing Contractor:
Sanford Contracting, Inc.

Year Completed:

2020

Carlisle Coatings & Waterproofing Products:

- Fire Resist 705FR-A
- Fire Resist Barrithane™ VP
- BarriBond
- CAV-GRIP®



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Barrithane VP is applied in one or more coats by roller or brush at 15-25 wet mils over exterior sheathing, and at 30-50 wet mils over masonry and concrete. The product can also be spray applied. It has attracted the attention of design communities because it is fire resistant, which allows it to be used in many NFPA 285 wall assemblies.

The Sanford panels were flashed using Fire Resist 705FR-A Air & Vapor Barrier. 705FR-A is a 40-mil-thick, self-adhered sheet air and vapor barrier composite membrane consisting of a rubberized-asphalt adhesive laminated to a fire-resistant aluminum foil/HDPE composite facer. In addition to being tough and dimensionally stable, the facer provides heat reflectivity and fire resistance. It comes in rolls of various widths, as well as cut sizes for above-grade wall flashing applications.

“This was our first time using Barrithane,” Sanford said. “It took a bit to figure out an application process, but this was resolved, and we were pleased with the uniform installation results. We’ve used the 705FR-A many times and we always get the uniform results we need to produce the highest-quality wall panels in the Northeast. The jobsite installation was successful, and the building owner was able to meet a tight construction schedule since the panels eliminated the need for some of the on-site trades required for more traditional construction methods. Overall, we were pleased with the job outcome.”

