



Permitting and Inspections <buildinginspections@portlandmaine.gov>

MiDTOWN Parking Garage Building Permit Application (Email 1 of 4) (General Materials)

1 message

Patrick Venne <p_venne@federatedcompanies.com>
To: permitting@portlandmaine.gov
Cc: Keri Ouellette <kouellette@portlandmaine.gov>

Tue, Jan 30, 2018 at 5:49 PM

To Whom It May Concern:

I am attaching hereto a building permit application and request to use a third party code reviewer together with a completed new commercial structure checklist and supporting documents (i.e., site plan, survey, etc.). The site has been owned for more than 6 months so I have not attached a deed, but I can if it would be helpful. I note that certain items are of varying applicability, so if there are any documents not included which you believe should be, please let me know at your earliest convenience.

Also, I understand that SafeBuilt is pre-qualified by the City for purposes of conducting third party code reviews, and therefore assume there will be no concerns with proceeding to use them for the third party review on this project, but please let me know as soon as possible if I am mistaken. I am wrapping up negotiations as to price with that party in the near future.

In subsequent email(s) to be sent immediate after this one, I will submit the actual plans for review as attachments. If they prove to be too many to easily track, please let me know and I will resubmit them as a single DropBox file link.

We will also be making arrangements to submit the requisite building permit fee this week. Please confirm that this number is **\$11,524** (arrived at by applying \$25 to the first \$1,000 of the cost of work, and adding that to the remaining \$11,499,000 at a rate of \$15 per each additional \$1,000 of work). We will remit payment within the timeline required after receipt of an invoice.

Also, for whatever contextual value it may add, please additionally allow me to provide a brief overview of this project.

It is a single-phase approval, but we will be sequencing the construction (in a continuous build out) beginning with the parking facility presently being applied for. The parking garage represents one structure out of four which were approved concurrently under the same site plan and subdivision approval in March of 2015 (the full project is referred to as "MiDTOWN").

With the exception of the construction management plan and payment of related impact / performance guarantees, the planning board's conditions of approval for MiDTOWN have been fully satisfied (see attached planning memo).

I am working with Tuck O'Brien to satisfy the construction management and fee payments prior to formal issuance of the building permit, and I understand that those are preconditions to issuance of a construction permit from your office. My hope is that your review will nevertheless commence before that time since the construction plan will need to be reviewed by several departments, and I would like to avoid any unnecessary delay since our site plan and subdivision approvals expire in March. If I can clarify at all, I would be happy to.

Also, you will note the plans to be sent in the subsequent emails are dated to 2016. This application was previously submitted in full and reviewed by the inspections department, but the Owner did not move forward with the project at that time. I mention this because there may be notes on file in your office of some value for you to review. Of course I will defer to you on that point.

If you would, please confirm receipt of these materials and let me know if in your opinion anything else is needed to commence processing our request. I will otherwise update you as appropriate as we finalize the last few remaining planning items under our conditions of approval. If we are unable to come to terms with the third party reviewer, I will keep you apprised of that as well.

Thank you for your attention to this matter.

Sincerely,
Patrick Venne

[207-274-1298](tel:207-274-1298)

--

Patrick Venne

Direct Dial: [\(207\) 274-1298](tel:(207) 274-1298)

p_venne@federatedcompanies.com

Federated Equities

P.O. Box 370008







Miami, FL 33137

www.federatedcompanies.com

View our [Company Overview Guide](#)

This e-mail and its attachments, if any, are confidential and solely for the intended addressee(s). If received in error, contact the sender and delete them.

6 attachments

-  **3rd party rev req.pdf**
569K
-  **Conditions Status June 2016 Letter.pdf**
123K
-  **Midtown Building 2 (Garage) Building Permit Application.pdf**
2520K
-  **New Commercial Structure Checklist.pdf**
882K
-  **C-2.0A Overall Site Plan with Dimensions.pdf**
899K
-  **Midtown Geotech Design Memo (Bldg 2).pdf**
268K