



CONSIGLI

Est. 1905

September 06, 2016

City of Portland
389 Congress St Suite 208
Portland, ME 04101

RE: Asylum Sports Bar – Business & Construction Interaction

It is Consigli Construction's intention to turn over the sports bar, kitchen and basement bathrooms (hence forth know an Phase 1A) to Asylum to open for business on Thursday 9/8/16. All required life safety and food service requirements will have been met and a final inspection scheduled.

Upon completion of Phase 1A, Consigli will still be required to install other materials with long lead times or construction durations that were not able to be completed in Phase 1A that will continue until the end of this year. These items will be installed/completed during off hours on Mondays and Tuesdays as well as mornings Wednesday through Friday. These items include:

1. New doors and hardware for openings 156, 102, and 102A
2. New windows (R) looking into Stair 155 with new solid surface backsplash
3. New bar/lobby glass door with sidelights 101A
4. New entry canopy's over entrances 101 and 105
5. Walk-in cooler addition (103, 104 and 104A)
6. Lower kitchen storage area finishes and existing cooler demolition in room 039
7. Fitout of basement office room 029 adjacent the bathrooms
8. Access control, CCTV and intrusion alarms
9. New gas fired hot water heaters in the basement
10. Gas service upgrade
11. New lighting inverter
12. Replacement RFU 1 for the sports bar

The construction of the cooler area outside the kitchen is ongoing and, as a result, the existing opening 103 going into the cooler vestibule has been closed off with plywood until its completion later this year. Asylum kitchen staff will continue to use the existing cooler in basement kitchen storage 039. Upon completion of the new cooler/freezer the old one will be demolished off hours and new finishes (flooring and wall FRP) will be installed in 039.

The new steel canopies over entrances 101 and 105 will be constructed one at a time so there will be one primary entrance/exit at all times. The sports Bar entrance will be completed first allowing public access to the sports bar through entrance 105. The Sports bar door will only be used for emergency egress.

Upon completion of the sports bar entrance 101, we will begin the canopy at the lobby entrance 105. This door will only be used as an emergency exit as will the rear lobby door going out to the back alley.

Completely separated from the occupied sports bar and kitchen is the renovation of the dance floors in the basement and the first floor as well as the new addition henceforth known as Phase 3. This work will be

ongoing Monday through Friday until April 2017. The addition construction will be accessed from outside the existing building and will not interact directly with the occupied space. However, there will be required utility outages for swapovers and tie-ins.

The existing building renovation between the sports bar and the new addition is currently ongoing in the basement and the first floor. This construction will also be ongoing Monday through Friday and will be completed with the Phase 3 addition with the exception of the basement dance floor which is listed as Phase 2 and will be completed by the end of this year. These areas will be isolated from the occupied areas via temporary partitions and construction doors that will be locked after 5:00 when construction ends for the day. Consigli will access these spaces via the lobby entrance to access the 1st and second floor.

Throughout all construction in all phases, the existing fire suppression and fire alarm system will be active. The main panel will be temporarily relocated within the construction space until the new permanent walls are constructed in Phase 3. All fire hydrants will be fully accessible from outside the fence lines.

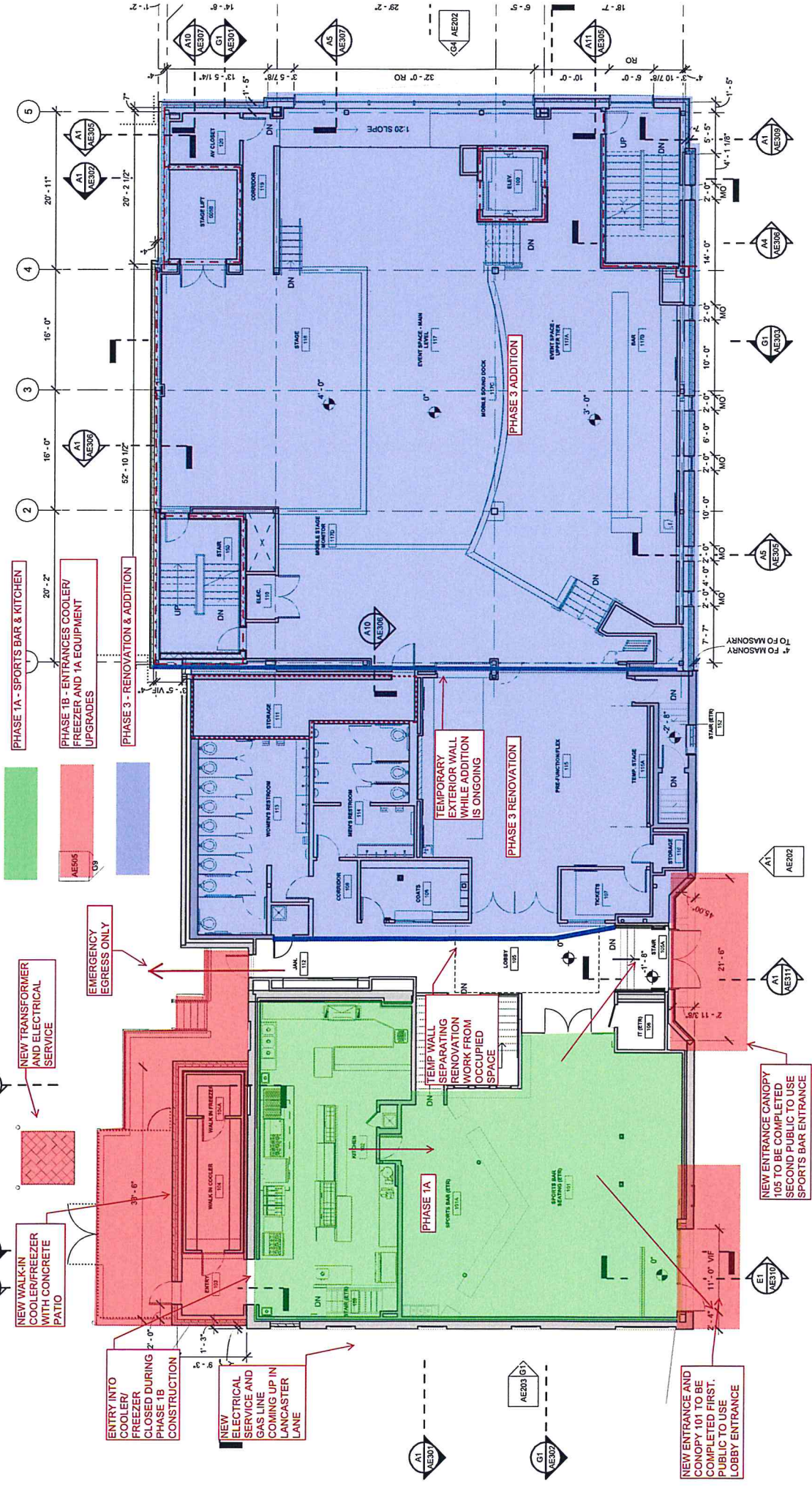
Please see the attached plan for the logistics of the construction operation.

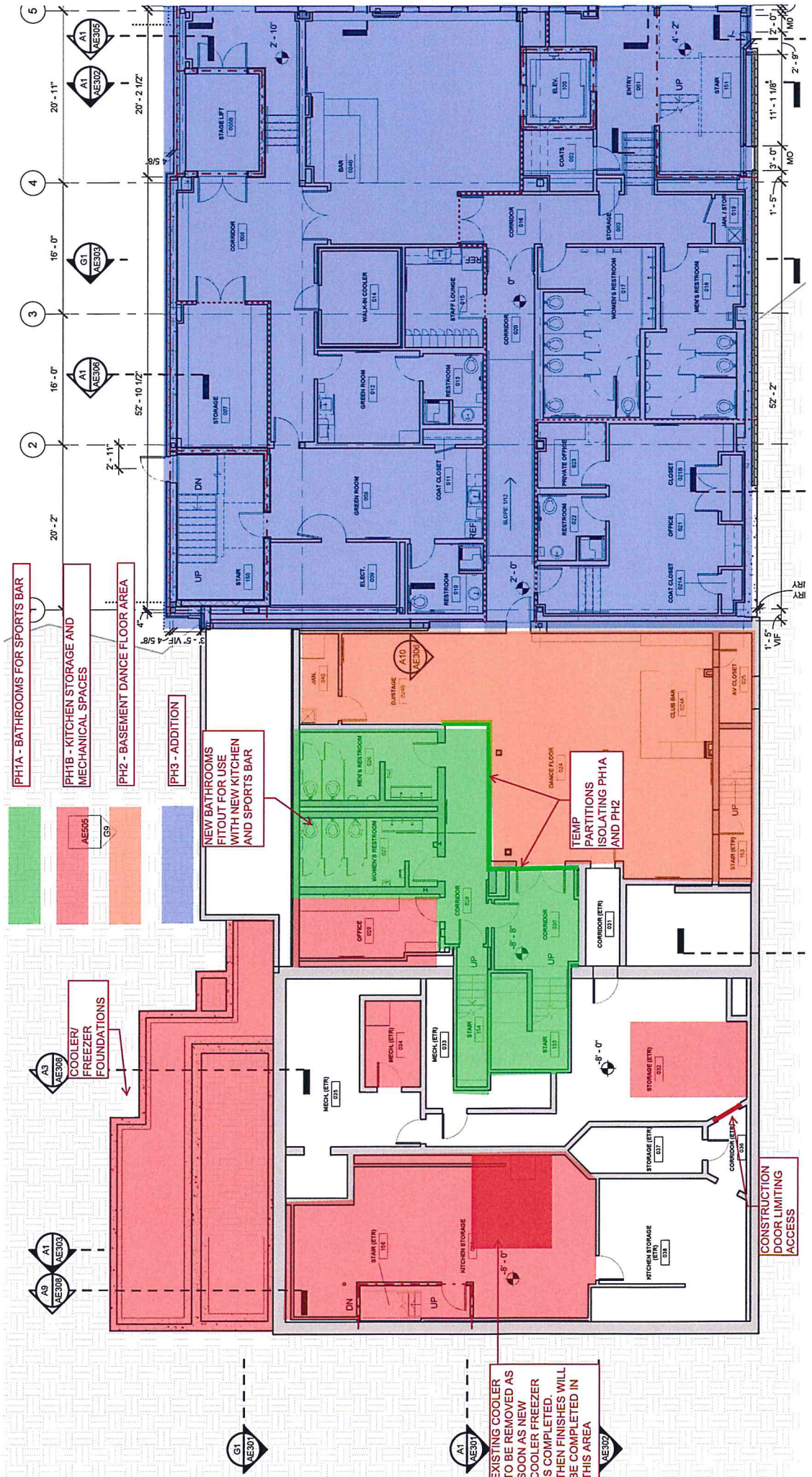
Regards,
Consigli Construction Co., Inc.



Chris Brown
Senior Project Manager

cc: Rob Frank – WBRC,
Dave Thomas – Consigli
Tedlum Associates





PH1A - BATHROOMS FOR SPORTS BAR

PH1B - KITCHEN STORAGE AND MECHANICAL SPACES

PH2 - BASEMENT DANCE FLOOR AREA

PH3 - ADDITION

NEW BATHROOMS FITOUT FOR USE WITH NEW KITCHEN AND SPORTS BAR

TEMP PARTITIONS ISOLATING PH1A AND PH2

COOLER/FREEZER FOUNDATIONS

EXISTING COOLER TO BE REMOVED AS SOON AS NEW COOLER FREEZER IS COMPLETED. THEN FINISHES WILL BE COMPLETED IN THIS AREA

CONSTRUCTION DOOR LIMITING ACCESS

