



Jeanie Bourke <jmb@portlandmaine.gov>

152 Middle Street - Gap/Athleta

14 messages

Justin Hegedus <jhegedus@eipelgroup.com>
Reply-To: jhegedus@eipelgroup.com
To: jmb@portlandmaine.gov
Cc: joni_sokol@gap.com, nriedel@chipman-design.com

Tue, Sep 13, 2016 at 9:43 AM

Hi Jeanie,

I am a structural engineer working at the 152 Middle Street locatoin and I just left you a voicemail in that regard. The client that I am working for and I have some questions for you regarding permitting the site for some structural work as well as trying to gain access to your archives to review some microfilm we were informed that the Permitting and Inspections Department may have. If you could please give me a call back at the number below, I would greatly appreciate it. At that time I would like to conference in a representative from the Gap to join our conversation as well.

Thank you.

Justin R. Hegedus, P.E. (ME)

Project Manager

The Eipel Engineering Group, D.P.C.

Consulting Structural Engineers

241 West 30th Street, 5th Floor

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Joni Sokol <Joni_Sokol@gap.com>

Wed, Sep 14, 2016 at 11:16 AM

To: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>

Cc: "nriedel@chipman-design.com" <nriedel@chipman-design.com>

Hi Jeanie,

I just left you a voicemail. Justin is out sick today so I am following up.

Related to 152 Middle Street and the Athleta store (Permit #2016-01515)we just gained access to the garage area below the future Athleta to inspect and believe the main structure is undersized. We are interested in reinforcing. To that end, we would like to align with you on a few points to move us along in our planning:

- The weak point is along the main girder running from front to back of the space. Our calculations show that reinforcing that girder would bring the balance of the existing floor construction for the Athleta space up to 75 lbs/sf of live load.
- As we would like to address this as soon as possible on site, would like to understand the fastest path to a permit. Would that be a revision to our current permit or a separate permit? Is there an expedited review process?

Thank you for your time and consideration.

Joni Sokol

Store Development

Director- Architecture & Engineering

Gap Inc

1 Harrison

San Francisco, CA 94105

(415) 672-8673 - cell

joni_sokol@gap.com

From: Justin Hegedus [mailto:jhegedus@eipelgroup.com]

Sent: Tuesday, September 13, 2016 6:43 AM

To: jmb@portlandmaine.gov

Cc: Joni Sokol; nriedel@chipman-design.com

Subject: 152 Middle Street - Gap/Athleta

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Jeanie Bourke <jmb@portlandmaine.gov>

To: jhegedus@eipelgroup.com

Cc: joni_sokol@gap.com, Nick Riedel <nriedel@chipman-design.com>

Wed, Sep 14, 2016 at 1:52 PM

Hi Joni,

Good discussing this with you today, I think you have what you need to proceed with amending the permit, please feel free to contact me if you have further questions. Please send me a heads up email once the invoice fee has been paid.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Joni Sokol <Joni_Sokol@gap.com>

Wed, Sep 14, 2016 at 1:53 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>

Cc: Nick Riedel <nriedel@chipman-design.com>

Thank you Jeanie.

Quick additional question, do we need to have official condo owner approval before we submit the amendment?

From: Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]

Sent: Wednesday, September 14, 2016 10:52 AM

To: jhegedus@eipelgroup.com

Cc: Joni Sokol; Nick Riedel

Subject: Re: 152 Middle Street - Gap/Athleta

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Joni Sokol <Joni_Sokol@gap.com>

Wed, Sep 14, 2016 at 3:18 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>, "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>

Cc: Nick Riedel <nriedel@chipman-design.com>

Never mind, I got my answer from Nick.

Thanks anyway!

From: Joni Sokol
Sent: Wednesday, September 14, 2016 10:54 AM
To: 'Jeanie Bourke'; jhegedus@eipelgroup.com
Cc: Nick Riedel
Subject: RE: 152 Middle Street - Gap/Athleta

Thank you Jeanie.

Quick additional question, do we need to have official condo owner approval before we submit the amendment?

From: Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]
Sent: Wednesday, September 14, 2016 10:52 AM
To: jhegedus@eipelgroup.com
Cc: Joni Sokol; Nick Riedel
Subject: Re: 152 Middle Street - Gap/Athleta

Hi Joni,

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

Jeanie Bourke <jmb@portlandmaine.gov> Thu, Sep 15, 2016 at 8:47 AM
To: Joni Sokol <Joni_Sokol@gap.com>
Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Hi Joni,

Good question, and the answer is yes. It also brings up an interesting dilemma in that the work is technically taking place on a different property, ie. tax ID #, which essentially makes it difficult to amend. Do you know the name of the owner for this condo, or the tax ID, Chart, Block, Lot?

You will need to file the amendment under the specific condo and reference the Athleta condo ID and permit # in the description on the application.

I am available to assist you through this process with our administrative staff if there are complications.

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

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389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Joni Sokol <Joni_Sokol@gap.com> Thu, Sep 15, 2016 at 9:22 AM
To: Jeanie Bourke <jmb@portlandmaine.gov>
Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Hi Jeanie,

I think we can get that information.

Would it be possible to make their approval a condition of picking up the permit rather than submitting? They take forever just to confirm we can even go in the garage and have delayed us a month already. It would help to have the two to three weeks of permit review time to track the head of condo board down to get approval.

Thanks,
Joni

Sent from my iPhone
[Quoted text hidden]

Jeanie Bourke <jmb@portlandmaine.gov>

Thu, Sep 15, 2016 at 10:29 AM

To: Joni Sokol <Joni_Sokol@gap.com>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Absolutely, submit everything you have and hopefully by the review and approval time frame this document may be in hand. It would be helpful if you included a project summary highlighting all these nuances for informational purposes.

Best,
Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Permitting and Inspections Department
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Joni Sokol <Joni_Sokol@gap.com>

Thu, Sep 15, 2016 at 8:11 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Thank you!

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Thursday, September 15, 2016 7:29 AM

To: Joni Sokol

Cc: jhegedus@eipelgroup.com; Nick Riedel

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Joni Sokol <Joni_Sokol@gap.com>

Mon, Oct 24, 2016 at 12:42 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Hi Jeanie,

Per my voicemail, I wanted to give you an update. We are still working on the drawings for the structural reinforcement below the Athleta space. We have scheduled exploratory borings for mid-November and I will submit shortly after.

In preparing for submitting for permit, I asked our landlord to get an ownership signature on the application. Our particular landlord owns only the ground level space we will occupy with Athleta, while the garage area of work is under a condo association. Can you confirm if we would need the condo board president signature vs. that of every occupant?

I advised our particular landlord that you and I discussed the structural scope and agreed that we could consider the Athleta location as "upper floor" retail for live loading. He was concerned about the extra work and may be reaching out to you for his own confirmation.

Thanks,

Joni Sokol

Store Development

Director- Architecture & Engineering

Gap Inc

2 Folsom St

San Francisco, CA 94105

(415) 672-8673 - cell

(415) 427-2746 - office

joni_sokol@gap.com

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Thursday, September 15, 2016 7:29 AM

To: Joni Sokol

Cc: jhegedus@eipelgroup.com; Nick Riedel

[Quoted text hidden]

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Jeanie Bourke <jmb@portlandmaine.gov>

To: Joni Sokol <Joni_Sokol@gap.com>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Mon, Oct 24, 2016 at 3:10 PM

Hi Joni,

Thank you for the update.

The actual application does not need to be signed by the condo owner as long as they give permission for work to take place in their space, see the statement below the signature line. The letter of permission can be from the condo

president rather than all the owners.

Best,

Jeanie

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
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Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

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Joni Sokol <Joni_Sokol@gap.com>

Mon, Oct 24, 2016 at 3:17 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Thanks

From: Jeanie Bourke [<mailto:jmb@portlandmaine.gov>]

Sent: Monday, October 24, 2016 12:10 PM

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[Quoted text hidden]

Joni Sokol <Joni_Sokol@gap.com>

Mon, Oct 24, 2016 at 3:25 PM

To: Jeanie Bourke <jmb@portlandmaine.gov>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Jeanie,

Is this the statement below the signature you referenced? **"This is not a permit; you may not commence ANY work until the permit is issued."**

Then we bring a letter at the time we pick up the permit that says the same stuff as the form does:

"I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit."

Is that about right?

Thanks again,

Joni Sokol

Store Development

Director- Architecture & Engineering

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2 Folsom St

San Francisco, CA 94105

(415) 672-8673 - cell

(415) 427-2746 - office

joni_sokol@gap.com

From: Jeanie Bourke [mailto:jmb@portlandmaine.gov]

Sent: Monday, October 24, 2016 12:10 PM

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Jeanie Bourke <jmb@portlandmaine.gov>

Tue, Oct 25, 2016 at 8:44 AM

To: Joni Sokol <Joni_Sokol@gap.com>

Cc: "jhegedus@eipelgroup.com" <jhegedus@eipelgroup.com>, Nick Riedel <nriedel@chipman-design.com>

Hi Joni,

My apologies, I meant to say the statement **above** the signature allows you file the permit.

The letter of approval should be directly from the condo association to allow the work to be done in this space by the Gap/Athleta company.

Jeanie

Jeanie Bourke

Code Enforcement Officer/Plan Reviewer

City of Portland

Permitting and Inspections Department

389 Congress St. Rm 315

Portland, ME 04101

jmb@portlandmaine.gov

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