



46 Market Street

Memo

Date: November 26, 2014

Regards: Maine Human Rights Act - Accessible route to the altered area

To Whom It May Concern,

Our office has reviewed the Maine Human Rights Act on behalf of our client and the owners of 46 Market Street in Portland (Market Milk Partners, LLC.) in specific respects to section 5 §4594-F Access to Places of Public Accommodation and Commercial Facilities in regards to the installation of an interior wheelchair lift to provide an 'Accessible route to the altered area' as described within. The standards of the above section would apply to the above referenced project in Portland given the total project renovation costs exceeding \$100,000.

Based upon sub-section 3, in sub-paragraph (1) & (2, b) accessible accommodations and alterations must be made "to the maximum extent feasible".

Given the existing parameters of the building & the combined projected budget of \$124,200, a wheelchair lift installed to traverse the existing 30" height from grade to 1st floor & 84" from grade to basement would require a projected \$50,870; an additional 21% over the required 20% (\$26,030). Alternatively, an accessible ramp would also exceed the 20% cost of construction as outlined in the standards and envelop a significant amount of floor area resulting in a substantial loss in lease potential and income. As shown on the plans, accessible entrances exist at each front entrance, 'ADA' restrooms will be installed at each level of the space and accessible routes throughout each level will be made.

Per the requirements and exceptions in the referenced Maine Human Rights Act, an accessible wheelchair lift or ramp would not be feasible within the parameters of our existing conditions. The required twenty percent cost of construction will be allocated to

the remaining accessibility requirements including but not limited to: accessible entrances, accessible restrooms and clearances about doors and fixtures.

If you would like to discuss further please feel free to call our office. In addition, an itemized budget report can be submitted if required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Provencal". The signature is stylized with large, sweeping letters and a long, horizontal flourish extending to the right.

Matt Provencal, Assoc. AIA
Architectural Designer
Mark Mueller Architects