

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-08-4705-ALTCOMM	Date Applied: 8/14/2012	CBL: 037- E-007-001	
Location of Construction: 157 HIGH ST	Owner Name: RB PORTLAND BUILDING LLC	Owner Address: 4100 Regent Street, Ste G COLUMBUS, OH 43219	Phone: 614-246-2400
Business Name: The Eastland Hotel	Contractor Name: Nathan Cork @ IDC Construction, LLC	Contractor Address: 1000 CHURCHILL CT WOODSTOCK GEORGIA 30188	Phone: 678-213-1110 404-227-5263
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-3
Past Use: Hotel with accessory restaurants & uses	Proposed Use: Same: Hotel with accessory restaurants & uses - Demo of existing exterior curtain wall window openings at "concrete tower addition" to allow installation of trash chute & materials/people hoist	Cost of Work: \$1000.00	CEO District:
		Fire Dept: 8/14/12 <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (58)	Inspection: Use Group: R1/A2 Type: 1A/IV IGC 2009 RUBEN Signature: <i>[Signature]</i>
Proposed Project Description: Demo of wall window; install trash chute etc.		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>08/14/12</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	within <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

SCANNED

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that RB PORTLAND BUILDING LLC Located At 157 HIGH ST

Job ID: 2012-08-4705-ALTCOMM

CBL: 037- E-007-001

has permission for demolition of the exterior wall curtain window opening(s)/ installation of a trash chute & hoist.
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/17/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

SCANNED

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Pre-Demolition
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4705-ALTCOMM

Located At: 157 HIGH ST

CBL: 037- E-007-001

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10. See also permit 2012-07-4438-ALTCOMM.
2. This permit is being approved on the basis of the plans submitted, including the project Fire Prevention Program Manual. Any deviation from the plans would require amendments and approval.
3. A state elevator license is required. An operator shall be available 24/7 until demolition and final construction is complete.
4. Application requires State Fire Marshal approval.
5. While floors two, four and six are still occupied by tenants, no demolition or construction activity shall take place on floors two through seven.
6. Exits and exit discharges shall be maintained free and unobstructed to a public way.
7. Stairways shall not be used for any purpose than will interfere with their use as an exit.
8. Additional Fire Department approvals are required to modify or remove from service any portion of the fire alarm system, sprinkler system, standpipes, or fire pumps.
9. The fire alarm, standpipe and sprinkler systems shall be maintained. Where a portion of these systems is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
10. Fire department connection shall be maintained accessible.
11. A fire watch is required.
12. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
13. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation.
14. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
15. Fire extinguishers are required per NFPA 1.
16. All means of egress to remain accessible at all times.
17. Any cutting and welding done will require a Hot Work Permit from Fire Department.
18. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
19. A single source supplier should be used for all through penetrations.
20. Non-combustible construction of this structure requires all construction to be Non-combustible.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of the IBC 2009 (MUBEC).
3. Required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during remodeling, alterations, repairs or additions to any building or structure.
4. **This demolition permit is granted under the condition that demolition work shall only occur on floors 8 through 12. No demolition work shall occur on floors 1 through 7. In addition, sufficient and safe ingress/egress to the building and individual units shall be provided for any and all tenants remaining/residing in the building during the demolition process.**
5. As discussed, the abatement company must remove and dispose of all "friable asbestos" such material in accordance with applicable state and federal regulations throughout the demolition process.

DRC

1. See attached letter dated June 19, 2012.

EASTLAND PARK HOTEL

June 25, 2012

Via Hand Delivery

Thomas J. McNaboe
169 High Street, Room 205
Portland, Maine 04101

Subject: SRO Occupancy Agreement dated December 31, 2008 between Thomas J. McNaboe ("Tenant" or "you") and The Eastland Park Hotel ("Landlord") Relating to Room 205 at 157 High Street, Portland, Maine (your "Unit").

Dear Tenant:

Please be advised that Landlord intends to convert all residential rooms in the hotel to hotel guestrooms and, in connection with such conversion, Landlord is hereby terminating the subject SRO Occupancy Agreement, such termination to be effective ninety days after your receipt of this notice (the "Termination Date"). You are hereby notified to vacate your Unit and to remove all of your personal property located therein on or before the Termination Date. In consideration for your cooperation to timely vacate and remove your personal property and to assist you with your relocation, Landlord will pay you \$2,500 within five business days after you fully vacate your Unit. Provided that you fully comply with this notice, you can pick up your \$2,500 check at the front desk of the hotel five business days thereafter. Your existing deposit, if any, will be applied and/or returned, as applicable, pursuant to the terms and conditions of the SRO Occupancy Agreement.

Please acknowledge your receipt of this notice by signing a duplicate copy of this notice where indicated below.

Thank you in advance for your cooperation.

Sincerely,

The Eastland Park Hotel

Received:

T.J. McNaboe

Date: June __, 2012



General Building Permit Application

Expand 8/14/12

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

2012-08-9705 - Alt Comm

Location/Address of Construction: 157 High Street, Portland, ME 04101			<i>B-3</i>
Total Square Footage of Proposed Structure/Area 254,268 SF		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <i>037 E007</i>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <i>RB Portland Building LLC</i> Address <i>4100 Regent Street, Suite G</i> City, State & Zip <i>Columbus, OH 43219</i>	Telephone: <i>614-246-2400</i>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30.00</u> C of O Fee: \$ <u>0.00</u> Total Fee: \$ <u>30.00</u>	
Current legal use (i.e. single family) <u>Hotel/Hospitality with Accessory Restaurants</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Hotel/Hospitality</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: Demolition of existing exterior curtain wall window openings at "concrete tower addition" to allow for installation of trash chute and material/personnel hoist.			
Contractor's name: <u>IDC Construction, LLC</u> Address: <u>1000 Churchill Court</u> City, State & Zip <u>Woodstock, GA 30188</u> Telephone: <u>678-213-1110</u> Who should we contact when the permit is ready: <u>Nathan Cork</u> Telephone: <u>404-227-5263</u> Mailing address: <u>Same as above</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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.

Signature: *Nathan Cork as Representative* Date: *8/6/12*

(This is not a permit; you may not commence ANY work until the permit is issue)

RELEASE AND INDEMNIFICATION

To the fullest extent permitted by law, **RB PORTLAND HOLDINGS LLC** (hereinafter "**RB PORTLAND**") agrees to assume responsibility for any and all claims and/or damage to persons or property arising out of or in any way related to the demolition described in the attached demolition permit dated August __, 2012 issued by the **CITY** to **RB PORTLAND**, and at all times shall defend, indemnify and hold harmless the **CITY**, its officers, agents and employees from any claims, liability, losses, costs, expenses (including, without limitation, reasonable attorney's fees), fines, damages or judgments, just or unjust, that arise out of or are caused, in whole or in part, by **RB PORTLAND** or its agents, officers, employees, contractors or subcontractors in conjunction with the activities related to the demolition described in the attached demolition permit, said claims to include, without being limited to, claims for personal injury or property damage. The terms of this release and indemnification shall survive termination or revocation of the attached demolition permit.

Signed this 17th day of August, 2012.

RB PORTLAND HOLDINGS LLC, a
Delaware limited liability company

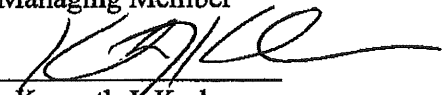
By: **RB Portland Investment Holdings LLC**,
a Delaware limited liability company
its Manager

By: **RockBridge Hospitality Fund IV L.P.**, a
Delaware limited partnership, its Sole
Member

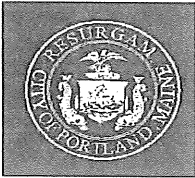
By: **RBC Partners IV LLC**, a Delaware
limited liability company, its General
Partner

By: **RockBridge GP Holdings, LLC**, an
Ohio limited liability company, its
Managing Member

By: **RockBridge Holdings, LLC**, an
Ohio limited liability company,
its Managing Member

By: 
Name: **Kenneth J. Krebs**
Title: **Executive Vice President,
Secretary and General
Counsel**

COPY



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

June 19, 2012

Mr. Adam D. Valente
Senior Vice President
RockBridge Capital
4100 Regent Street, Suite G
Columbus, OH 43219

COPY

Project Name: Eastland Hotel Renovation – Construction Management Plan
Address: 157 High Street

Dear Mr. Valente

On June 18, 2012 the Planning Authority and the Department of Public Services approved the pedestrian and sidewalk closure plan for the Eastland Park Hotel Renovation at 157 High Street with the following conditions of approval:

1. Prior to the issuance of a demolition permit, IDC shall deliver to the Department of Public Services a pedestrian/traffic control detour plan for review and approval.
2. The provisions of the Sidewalk Closure Plan notwithstanding, the City has requested the right to have the sidewalk temporarily re-opened during extended periods of time when redevelopment activity being conducted at the Hotel does not require the sidewalk to be closed. With respect to any such temporary re-opening of the sidewalk over the course of RBP's (or its affiliates') redevelopment of the Hotel, the following conditions shall apply:
 - a. In the event there has been a change in that certain Pedestrian & Sidewalk Closure Plan dated as of May 11, 2012 (the "Sidewalk Closure Plan"), the construction plans or construction schedule (based on the City's reasonable determination and field observations after consultation with RB Portland LLC and IDC Construction, LLC) such that the sidewalk can be temporarily re-opened, without any material adverse affect on either the construction plans, the construction schedule or public safety, for a period of at least 30 consecutive days (the "Re-open Period"), the City shall have the right to direct RB Portland LLC and IDC Construction, LLC to temporarily re-open the sidewalk (at no cost to the City) for no greater amount of time than the Re-open Period upon 10 days advance written notice to RB Portland LLC. Such notice shall specify the date the sidewalk will be temporarily re-opened and the date on which the sidewalk may be re-closed in accordance with the Sidewalk Closure Plan. RB Portland LLC and IDC Construction, LLC shall be responsible for all cost and work associated with the re-open and re-closure plans.

- b. Notwithstanding the foregoing, the City acknowledges that most deliveries and activities being conducted on the City property more fully described in the Sidewalk Closure Plan will be scheduled only weeks or days in advance, and the City agrees to take this factor into consideration when making any determination whether to temporarily re-open the sidewalk pursuant to this provision.

The above approval is based upon the plans submitted by IDC Construction, LLC, dated 4/27/12 with additional submissions received on May 11, 2012 and included as attachments:


- Sidewalk Closure, Summary & Explanation of Construction Phases
- Sidewalk Closure, Review of Suggested Alternatives
- Manual on Uniform Traffic Control Devices, Temporary Traffic Control Plan

The above conditions will be listed on the interior demolition permit issued by Portland's Inspection Division. If there are any questions, please contact Barbara Barhydt, Development Review Services Manager at (207) 874- 8699.

Sincerely,


Greg Mitchell, Acting Director
Department of Planning and Urban Development

Sincerely,


Michael J. Bobinsky, Director
Department of Public Services

Attachments:

1. Sidewalk Closure, Summary & Explanation of Construction Phases
2. Sidewalk Closure, Review of Suggested Alternatives
3. Manual on Uniform Traffic Control Devices, Temporary Traffic Control Plan

Cc:

Nathan Cork, Project Manager, IDC Construction, 1000 Churchill Court, Woodstock, GA 30188
Steven C. Pigott, Staff Attorney, RockBridge Capital, LLC, 4100 Regent Street, Suite G, Columbus, OH 43219

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Deb Andrews, Historic Preservation Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



Eastland Park Hotel Renovation

157 High Street
Portland, ME 04101

“Sidewalk Closure” Summary & Explanation of Construction Phases

In preparation for the upcoming renovations to the Eastland Park Hotel, IDC Construction, LLC has spent the last several months carefully examining and reviewing the existing conditions surrounding this facility. Through careful planning and consideration, we have determined that the safest way to facilitate this project is by closing the sidewalk in front of the Hotel. The limits of this sidewalk closure will extend from the corner of Congress Street/High Street west and terminate just east of the Gateway Garage entrance. The pedestrian crosswalk that is located at Deering Street will also be closed. We understand that this will remove an existing pedestrian thoroughfare for a temporary period of time. However, we feel that this temporary closure will allow for a much greater benefit to the City of Portland upon the completion of this project. As a result of various meetings and conversations, we have put a plan together that we feel is the most viable solution for the renovation of this hotel and the overall safety of the general public. As shown on our overall logistics plan, we have outlined the routing of pedestrian traffic as it relates to our closure of the sidewalk. We have and will continue to make every attempt to prevent as much disruption as possible to vehicular and pedestrian traffic. However, there are some things that must be affected in order to maintain a safe environment for all parties.

We feel that it is important to note several key areas where we have tried to accommodate the concerns raised in previous conversations regarding this proposed “sidewalk” closure.

- We will be maintaining access to the Gateway Garage Parking Deck entrance both at High Street for automobile/pedestrian traffic and via the sidewalk from Forest Avenue. We acknowledge and understand that this garage is a key parking component for several venues located along Forest Avenue as well as other surrounding areas.
- We will be maintaining access to the Ground Floor office space, on the High Street side of the Gateway Garage.
- We have incorporated the “delivery zone” that is needed by the State Theater on High Street for the staging of trucks to their loading dock. Furthermore, we have reached out to management of this facility and will be working closely with them for coordination of construction activities and scheduled events.
- We have tried to provide routing of pedestrian traffic based on the closest permanent crosswalks in relation to the “Construction Zone”.

Other key factors related to our request for a sidewalk closure are the logistical constraints surrounding the hotel. Access to the hotel is prohibited on three sides due to neighboring buildings and/or low roofs. Therefore, these constraints make it such that the only locations for us to install a "debris chute" and "material/personnel hoist" are at the southwest corner of the building. More specifically, this is the area between the concrete tower portion of Eastland Park Hotel and the Gateway Garage. These two components are essential to the overall completion and success of this project. They will serve a vital role throughout the renovation period. As has been discussed in previous meetings, there are several phases of the construction renovation where the closure of this sidewalk is absolutely essential. Please see below for a summary of each phase and how it relates to the closure of the sidewalk.

Liquidation/Demolition Phase:

This phase of construction will take approximately 4-5 months to complete. Activities during this phase of the renovation will consist of removal of all of the existing hotel furnishings. The majority of this removal will be coordinated through the use of the material/personnel hoist on the upper floors. The Ground Floor furnishings will be removed via the front door or side door at Congress Park. Once the hotel furnishings have been removed, demolition activities can begin. The Guest Floors will be completely demoed with materials consisting of terra cotta block, masonry block, drywall & framing, flooring materials (i.e. carpet, VCT, etc.), tile, doors and frames, and MEP equipment. Most of these materials will be removed from the building via the debris chute to a dumpster on the Ground Floor. Some materials will be removed via the material/personnel hoist to the Ground Floor and then to a dumpster located on High Street. This process will take place daily until the demolition is completed. Throughout this process, there will be debris traveling multiple stories into a dumpster below. It is critical that we maintain a separation between pedestrian and construction related activities to ensure the safety of all parties. The Ground Floor demolition materials will be brought out of the building via the Front Entry and Congress Park exits across the sidewalk and into an awaiting dumpster. This activity will continue daily until completed. During this phase of construction we will require that the sidewalk remain closed from the corner of Congress Street/High Street to just east of the Gateway Garage entrance. The crosswalk at Deering Street/High Street will also need to remain closed.

Buildout Phase:

This phase of construction will take approximately 6-8 months to complete. Activities during this phase of the renovation will consist of daily deliveries of materials to the building. These material deliveries will consist of framing & drywall, floor materials (tile, carpet, wood, VCT), finishes (paint, vinyl wall covering), millwork, doors and frames, and MEP equipment. The delivery truck will be located at the Southwest corner of the building while it unloads and subsequent delivery trucks will be staged along High Street while waiting for access to the hoist. This process will be coordinated via flagmen who will assist with traffic control. Deliveries for the Ground Floor areas will be received via the Front Entry and Congress Park entrances to the hotel. There will be constant movement of construction personnel

and materials crossing the sidewalk at these locations. Other activities that will take place during this phase of construction will be the replacement of the storefront windows along High Street, installation of a new Front Entrance Canopy, and installation of a new transformer/vault by Central Maine Power. Finally, there will be daily and weekly trash removal from the building as work progresses. During this phase of construction, we will require that the sidewalk remain closed from the corner of Congress Street/High Street to just east of the Gateway Garage entrance. The crosswalk at Deering Street/ High Street will need to remain closed.

Closeout Phase:

This phase of construction will last approximately 3 months. Activities during this phase of the renovation will include receipt of final deliveries consisting of furniture, equipment, lighting, fixtures, and other miscellaneous finish items. At this point of the project, the “debris chute” will be removed from the project and daily and weekly trash removal will be handled via the material/personnel hoist. Upon completion of the Guest Floors, the material/personnel hoist will be dismantled. During this phase of construction we will require that the sidewalk remain closed from the Deering Street/High Street to just east of the Gateway Garage entrance. The portion of sidewalk from the Congress Street/High Street to Deering Street can be opened for use by pedestrians. The crosswalk at Deering Street/High Street will also be available for pedestrian use.

In closing, IDC Construction, LLC appreciates the ongoing discussion and feedback that has been provided to us by the City and hopes that this summary and explanation provides you all of the requested information. If there are any further questions, please do not hesitate to let us know. We look forward to your feedback and future approval of this request.



Eastland Park Hotel Renovation

157 High Street
Portland, ME 04101

"Sidewalk Closure" Review of Suggested Alternatives

IDC Construction, LLC has explored several alternatives in an effort to try and accommodate the City of Portland's request that the sidewalk along High Street remain open. We have explored each of these scenarios thoroughly and determined that these are non-viable options for the reasons listed below:

1. **Relocate "debris chute" to another location on the Hotel.**
 - a. This is not a viable option because the hotel is blocked on three (3) sides by either neighboring buildings and/or low roofs (i.e. Ballroom, Kitchen, and Laundry).
2. **Receive deliveries for "material/personnel" hoist from another location around the building.**
 - a. This is not a viable option because the "material/personnel" hoist must be able to access each floor in order for it to be effective. With the logistical constraints this building has, our only direct access is located on the west side of the building nearest the Gateway Garage Parking Deck. All other sides of the building are effectively blocked.
3. **Leave "sidewalk" open and simply use flagmen to coordinate pedestrian travel.**
 - a. This is not a valid option because of the magnitude of this renovation. Due to the logistical constraints of the building our proposed location for the "debris chute" is the most viable option. However this is only viable based on the sidewalk being closed. Safety has and remains our number one concern and we must create some separation between the General Public and Construction.
 - b. There is a huge liability risk associated with mixing pedestrian and construction activity. IDC Construction, LLC is not willing to accept this liability.
 - c. We will be receiving deliveries constantly throughout the day as well rotating dumpster containers throughout the project. To constantly stop and start work while allowing pedestrian travel will affectively increase the amount of time it will take to complete this project. This will prolong the life of this renovation and delay the hotel from generating revenue for all parties.

4. **Relocating the "sidewalk" further away from the building out closer to High Street.**
 - a. Access to the front of the Hotel along High Street is vital to IDC Construction being able to facilitate this renovation. We must be able to access our proposed "debris chute" location as well as receive deliveries for the "material/personnel" hoist and at the other entries to the Hotel. If we create an enclosed barricade, then we are effectively blocking all access to the front of the building.
 - b. Movement of the sidewalk further into the street also increases the liability for the "General Public". IDC Construction, LLC is not willing to take this liability.
 - c. Relocation of this sidewalk into a travel lane along High Street will also cut off the "State Theater's" access to their back loading dock. This access is essential for their scheduled performers and events.

5. **Creating a "raised" sidewalk above the existing sidewalk at High Street.**
 - a. This will prevent access from the building to the debris chute/dumpster location at the southwest corner of the building.
 - b. This will also create a challenge to comply with ADA regulations regarding pedestrian use.

6. **Create a "tunnel" on the sidewalk underneath the debris chute location.**
 - a. Due to the proximity of our delivery zone for the "material/personnel hoist" and "debris chute" location, the incorporation of this tunnel would cut off access for deliveries.



Demolition Call List & Requirements

Site Address: 157 High Street

Owner: RB Portland Building, LLC

Structure Type: Concrete/Steel

Contractor: IDC Construction, LLC

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>See attached</u>
Unitil	1-207-541-2533	<u>See attached</u>
Portland Water District	761-8310	<u>Not Applicable</u>
Dig Safe	1-888-344-7233	<u>Not Applicable</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Barbara Barhydt 6-19-12</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Not applicable</u>
Historic Preservation	874-8726	<u>Deb Andrews- 8-15-12</u>
DEP – Environmental (Augusta)	287-2651	<u>See Attached</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

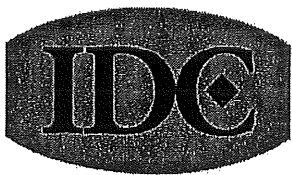
Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: 

Date: 8/15/12

or more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Utility Approvals

Central Maine Power-

- Favreau Electric has been in contact with Paul Dupree as recently as 7/27/12 to discuss this project and their involvement as it relates to the renovation.

Unitil-

- Johnson & Jordan Mechanical has been in contact with Kelly Fowler as recently as 7/18/12 to discuss this project and their involvement as it relates to the renovation.

Portland Water District

- Not Applicable as we are tying into existing water service.

Dig Safe

- Not Applicable as this is an interior renovation.

DPW/Traffic Division

- Have approved Construction Management Plan dated 6-19-12. This has been reviewed by Barbara Barhydt, Tom Errico, David Margolis- Pineo.

Historic Preservation

- IDC has and continues to discuss all exterior items with Deb Andrews.

DEP- Environmental (Augusta)

- Envirovantage (Abatement/Demolition Contractor) met onsite with Jon Bucci of DEP yesterday to discuss project and abatement scope of work.

Signed: _____

Date: _____

[Handwritten Signature]
8/15/12



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

June 19, 2012

JUN 25 2012

Mr. Adam D. Valente
Senior Vice President
RockBridge Capital
4100 Regent Street, Suite G
Columbus, OH 43219

Project Name: **Eastland Hotel Renovation – Construction Management Plan**
Address: **157 High Street**

Dear Mr. Valente

On June 18, 2012 the Planning Authority and the Department of Public Services approved the pedestrian and sidewalk closure plan for the Eastland Park Hotel Renovation at 157 High Street with the following conditions of approval:

1. Prior to the issuance of a demolition permit, IDC shall deliver to the Department of Public Services a pedestrian/traffic control detour plan for review and approval.
2. The provisions of the Sidewalk Closure Plan notwithstanding, the City has requested the right to have the sidewalk temporarily re-opened during extended periods of time when redevelopment activity being conducted at the Hotel does not require the sidewalk to be closed. With respect to any such temporary re-opening of the sidewalk over the course of RBP's (or its affiliates') redevelopment of the Hotel, the following conditions shall apply:
 - a. In the event there has been a change in that certain Pedestrian & Sidewalk Closure Plan dated as of May 11, 2012 (the "Sidewalk Closure Plan"), the construction plans or construction schedule (based on the City's reasonable determination and field observations after consultation with RB Portland LLC and IDC Construction, LLC) such that the sidewalk can be temporarily re-opened, without any material adverse affect on either the construction plans, the construction schedule or public safety, for a period of at least 30 consecutive days (the "Re-open Period"), the City shall have the right to direct RB Portland LLC and IDC Construction, LLC to temporarily re-open the sidewalk (at no cost to the City) for no greater amount of time than the Re-open Period upon 10 days advance written notice to RB Portland LLC. Such notice shall specify the date the sidewalk will be temporarily re-opened and the date on which the sidewalk may be re-closed in accordance with the Sidewalk Closure Plan. RB Portland LLC and IDC Construction, LLC shall be responsible for all cost and work associated with the re-open and re-closure plans.

- b. Notwithstanding the foregoing, the City acknowledges that most deliveries and activities being conducted on the City property more fully described in the Sidewalk Closure Plan will be scheduled only weeks or days in advance, and the City agrees to take this factor into consideration when making any determination whether to temporarily re-open the sidewalk pursuant to this provision.

The above approval is based upon the plans submitted by IDC Construction, LLC, dated 4/27/12 with additional submissions received on May 11, 2012 and included as attachments:

- Sidewalk Closure, Summary & Explanation of Construction Phases
- Sidewalk Closure, Review of Suggested Alternatives
- Manual on Uniform Traffic Control Devices, Temporary Traffic Control Plan

The above conditions will be listed on the interior demolition permit issued by Portland's Inspection Division. If there are any questions, please contact Barbara Barhydt, Development Review Services Manager at (207) 874- 8699.

Sincerely,



Greg Mitchell, Acting Director
Department of Planning and Urban Development

Sincerely,



Michael J. Bobinsky, Director
Department of Public Services

Attachments:

1. Sidewalk Closure, Summary & Explanation of Construction Phases
2. Sidewalk Closure, Review of Suggested Alternatives
3. Manual on Uniform Traffic Control Devices, Temporary Traffic Control Plan

Cc:

Nathan Cork, Project Manager, IDC Construction, 1000 Churchill Court, Woodstock, GA 30188
Steven C. Pigott, Staff Attorney, RockBridge Capital, LLC, 4100 Regent Street, Suite G, Columbus, OH 43219

cc: Greg Mitchell, Interim Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Deb Andrews, Historic Preservation Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Erriso, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File



Eastland Park Hotel Renovation

157 High Street
Portland, ME 04101

"Sidewalk Closure" Summary & Explanation of Construction Phases

In preparation for the upcoming renovations to the Eastland Park Hotel, IDC Construction, LLC has spent the last several months carefully examining and reviewing the existing conditions surrounding this facility. Through careful planning and consideration, we have determined that the safest way to facilitate this project is by closing the sidewalk in front of the Hotel. The limits of this sidewalk closure will extend from the corner of Congress Street/High Street west and terminate just east of the Gateway Garage entrance. The pedestrian crosswalk that is located at Deering Street will also be closed. We understand that this will remove an existing pedestrian thoroughfare for a temporary period of time. However, we feel that this temporary closure will allow for a much greater benefit to the City of Portland upon the completion of this project. As a result of various meetings and conversations, we have put a plan together that we feel is the most viable solution for the renovation of this hotel and the overall safety of the general public. As shown on our overall logistics plan, we have outlined the routing of pedestrian traffic as it relates to our closure of the sidewalk. We have and will continue to make every attempt to prevent as much disruption as possible to vehicular and pedestrian traffic. However, there are some things that must be affected in order to maintain a safe environment for all parties.

We feel that it is important to note several key areas where we have tried to accommodate the concerns raised in previous conversations regarding this proposed "sidewalk" closure.

- We will be maintaining access to the Gateway Garage Parking Deck entrance both at High Street for automobile/pedestrian traffic and via the sidewalk from Forest Avenue. We acknowledge and understand that this garage is a key parking component for several venues located along Forest Avenue as well as other surrounding areas.
- We will be maintaining access to the Ground Floor office space, on the High Street side of the Gateway Garage.
- We have incorporated the "delivery zone" that is needed by the State Theater on High Street for the staging of trucks to their loading dock. Furthermore, we have reached out to management of this facility and will be working closely with them for coordination of construction activities and scheduled events.
- We have tried to provide routing of pedestrian traffic based on the closest permanent crosswalks in relation to the "Construction Zone".

Other key factors related to our request for a sidewalk closure are the logistical constraints surrounding the hotel. Access to the hotel is prohibited on three sides due to neighboring buildings and/or low roofs. Therefore, these constraints make it such that the only locations for us to install a "debris chute" and "material/personnel hoist" are at the southwest corner of the building. More specifically, this is the area between the concrete tower portion of Eastland Park Hotel and the Gateway Garage. These two components are essential to the overall completion and success of this project. They will serve a vital role throughout the renovation period. As has been discussed in previous meetings, there are several phases of the construction renovation where the closure of this sidewalk is absolutely essential. Please see below for a summary of each phase and how it relates to the closure of the sidewalk.

Liquidation/Demolition Phase:

This phase of construction will take approximately 4-5 months to complete. Activities during this phase of the renovation will consist of removal of all of the existing hotel furnishings. The majority of this removal will be coordinated through the use of the material/personnel hoist on the upper floors. The Ground Floor furnishings will be removed via the front door or side door at Congress Park. Once the hotel furnishings have been removed, demolition activities can begin. The Guest Floors will be completely demoed with materials consisting of terra cotta block, masonry block, drywall & framing, flooring materials (i.e. carpet, VCT, etc.), tile, doors and frames, and MEP equipment. Most of these materials will be removed from the building via the debris chute to a dumpster on the Ground Floor. Some materials will be removed via the material/personnel hoist to the Ground Floor and then to a dumpster located on High Street. This process will take place daily until the demolition is completed. Throughout this process, there will be debris traveling multiple stories into a dumpster below. It is critical that we maintain a separation between pedestrian and construction related activities to ensure the safety of all parties. The Ground Floor demolition materials will be brought out of the building via the Front Entry and Congress Park exits across the sidewalk and into an awaiting dumpster. This activity will continue daily until completed. During this phase of construction we will require that the sidewalk remain closed from the corner of Congress Street/High Street to just east of the Gateway Garage entrance. The crosswalk at Deering Street/High Street will also need to remain closed.

Buildout Phase:

This phase of construction will take approximately 6-8 months to complete. Activities during this phase of the renovation will consist of daily deliveries of materials to the building. These material deliveries will consist of framing & drywall, floor materials (tile, carpet, wood, VCT), finishes (paint, vinyl wall covering), millwork, doors and frames, and MEP equipment. The delivery truck will be located at the Southwest corner of the building while it unloads and subsequent delivery trucks will be staged along High Street while waiting for access to the hoist. This process will be coordinated via flagmen who will assist with traffic control. Deliveries for the Ground Floor areas will be received via the Front Entry and Congress Park entrances to the hotel. There will be constant movement of construction personnel

and materials crossing the sidewalk at these locations. Other activities that will take place during this phase of construction will be the replacement of the storefront windows along High Street, installation of a new Front Entrance Canopy, and installation of a new transformer/vault by Central Maine Power. Finally, there will be daily and weekly trash removal from the building as work progresses. During this phase of construction, we will require that the sidewalk remain closed from the corner of Congress Street/High Street to just east of the Gateway Garage entrance. The crosswalk at Deering Street/ High Street will need to remain closed.

Closeout Phase:

This phase of construction will last approximately 3 months. Activities during this phase of the renovation will include receipt of final deliveries consisting of furniture, equipment, lighting, fixtures, and other miscellaneous finish items. At this point of the project, the "debris chute" will be removed from the project and daily and weekly trash removal will be handled via the material/personnel hoist. Upon completion of the Guest Floors, the material/personnel hoist will be dismantled. During this phase of construction we will require that the sidewalk remain closed from the Deering Street/High Street to just east of the Gateway Garage entrance. The portion of sidewalk from the Congress Street/High Street to Deering Street can be opened for use by pedestrians. The crosswalk at Deering Street/High Street will also be available for pedestrian use.

In closing, IDC Construction, LLC appreciates the ongoing discussion and feedback that has been provided to us by the City and hopes that this summary and explanation provides you all of the requested information. If there are any further questions, please do not hesitate to let us know. We look forward to your feedback and future approval of this request.



Eastland Park Hotel Renovation

157 High Street
Portland, ME 04101

"Sidewalk Closure" Review of Suggested Alternatives

IDC Construction, LLC has explored several alternatives in an effort to try and accommodate the City of Portland's request that the sidewalk along High Street remain open. We have explored each of these scenarios thoroughly and determined that these are non-viable options for the reasons listed below:

1. **Relocate "debris chute" to another location on the Hotel.**
 - a. This is not a viable option because the hotel is blocked on three (3) sides by either neighboring buildings and/or low roofs (i.e. Ballroom, Kitchen, and Laundry).
2. **Receive deliveries for "material/personnel" hoist from another location around the building.**
 - a. This is not a viable option because the "material/personnel" hoist must be able to access each floor in order for it to be effective. With the logistical constraints this building has, our only direct access is located on the west side of the building nearest the Gateway Garage Parking Deck. All other sides of the building are effectively blocked.
3. **Leave "sidewalk" open and simply use flagmen to coordinate pedestrian travel.**
 - a. This is not a valid option because of the magnitude of this renovation. Due to the logistical constraints of the building our proposed location for the "debris chute" is the most viable option. However this is only viable based on the sidewalk being closed. Safety has and remains our number one concern and we must create some separation between the General Public and Construction.
 - b. There is a huge liability risk associated with mixing pedestrian and construction activity. IDC Construction, LLC is not willing to accept this liability.
 - c. We will be receiving deliveries constantly throughout the day as well rotating dumpster containers throughout the project. To constantly stop and start work while allowing pedestrian travel will affectively increase the amount of time it will take to complete this project. This will prolong the life of this renovation and delay the hotel from generating revenue for all parties.

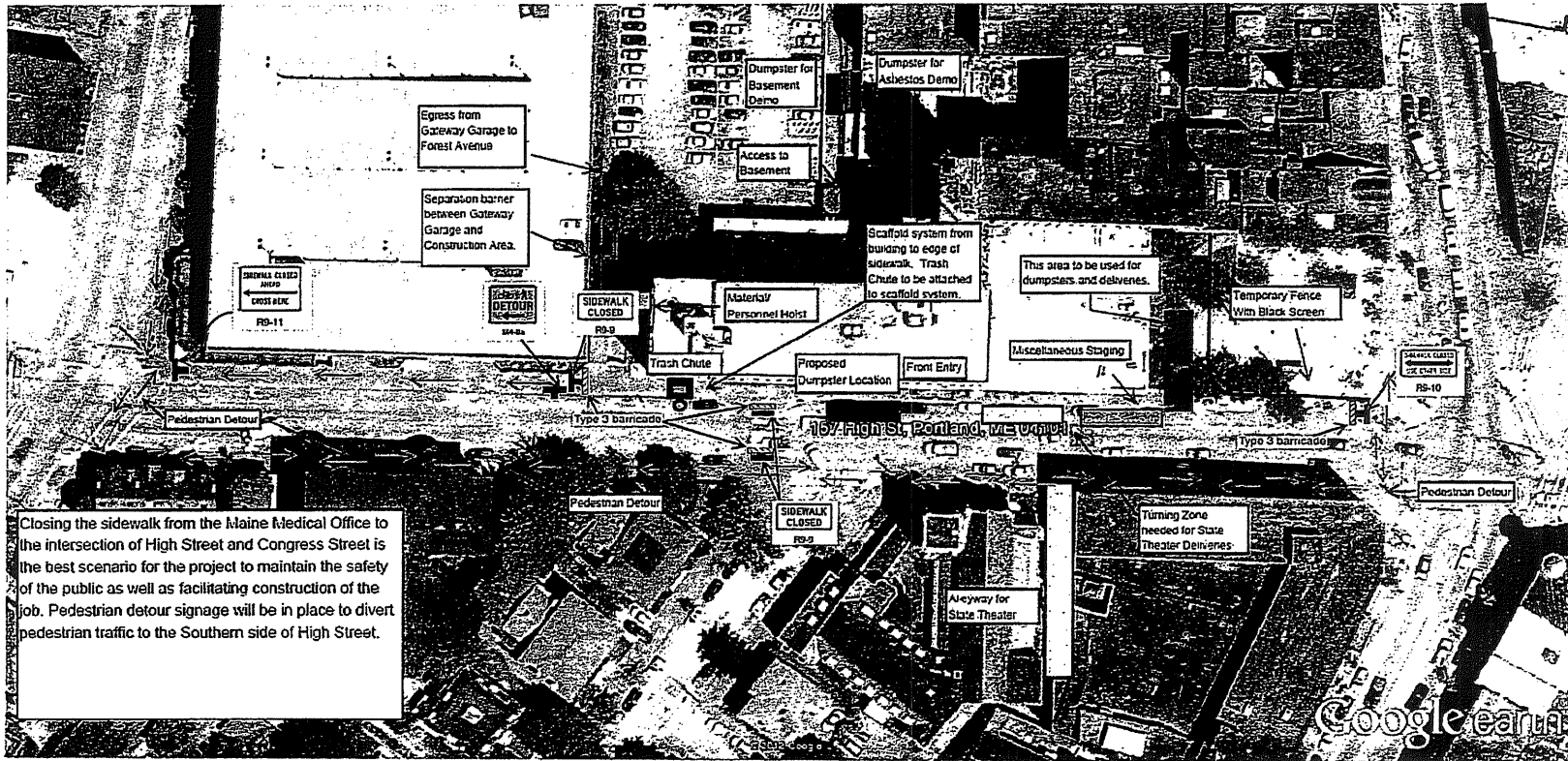
4. **Relocating the "sidewalk" further away from the building out closer to High Street.**
 - a. Access to the front of the Hotel along High Street is vital to IDC Construction being able to facilitate this renovation. We must be able to access our proposed "debris chute" location as well as receive deliveries for the "material/personnel" hoist and at the other entries to the Hotel. If we create an enclosed barricade, then we are effectively blocking all access to the front of the building.
 - b. Movement of the sidewalk further into the street also increases the liability for the "General Public". IDC Construction, LLC is not willing to take this liability.
 - c. Relocation of this sidewalk into a travel lane along High Street will also cut off the "State Theater's" access to their back loading dock. This access is essential for their scheduled performers and events.

5. **Creating a "raised" sidewalk above the existing sidewalk at High Street.**
 - a. This will prevent access from the building to the debris chute/dumpster location at the southwest corner of the building.
 - b. This will also create a challenge to comply with ADA regulations regarding pedestrian use.

6. **Create a "tunnel" on the sidewalk underneath the debris chute location.**
 - a. Due to the proximity of our delivery zone for the "material/personnel hoist" and "debris chute" location, the incorporation of this tunnel would cut off access for deliveries.

Eastland Park Hotel

Manual on Uniform Traffic Control Devices Temporary Traffic Control Plan



Note: During Sidewalk/Lane Closures IDC Is Responsible for Snow Removal & Maintenance.

Revised 5-11-12

AH.3

EASTLAND PARK HOTEL

June 25, 2012

Via Hand Delivery

Thomas J. McNaboe
169 High Street, Room 205
Portland, Maine 04101

Subject: SRO Occupancy Agreement dated December 31, 2008 between Thomas J. McNaboe ("Tenant" or "you") and The Eastland Park Hotel ("Landlord") Relating to Room 205 at 157 High Street, Portland, Maine (your "Unit").

Dear Tenant:

Please be advised that Landlord intends to convert all residential rooms in the hotel to hotel guestrooms and, in connection with such conversion, Landlord is hereby terminating the subject SRO Occupancy Agreement, such termination to be effective ninety days after your receipt of this notice (the "Termination Date"). You are hereby notified to vacate your Unit and to remove all of your personal property located therein on or before the Termination Date. In consideration for your cooperation to timely vacate and remove your personal property and to assist you with your relocation, Landlord will pay you \$2,500 within five business days after you fully vacate your Unit. Provided that you fully comply with this notice, you can pick up your \$2,500 check at the front desk of the hotel five business days thereafter. Your existing deposit, if any, will be applied and/or returned, as applicable, pursuant to the terms and conditions of the SRO Occupancy Agreement.

Please acknowledge your receipt of this notice by signing a duplicate copy of this notice where indicated below.

Thank you in advance for your cooperation.

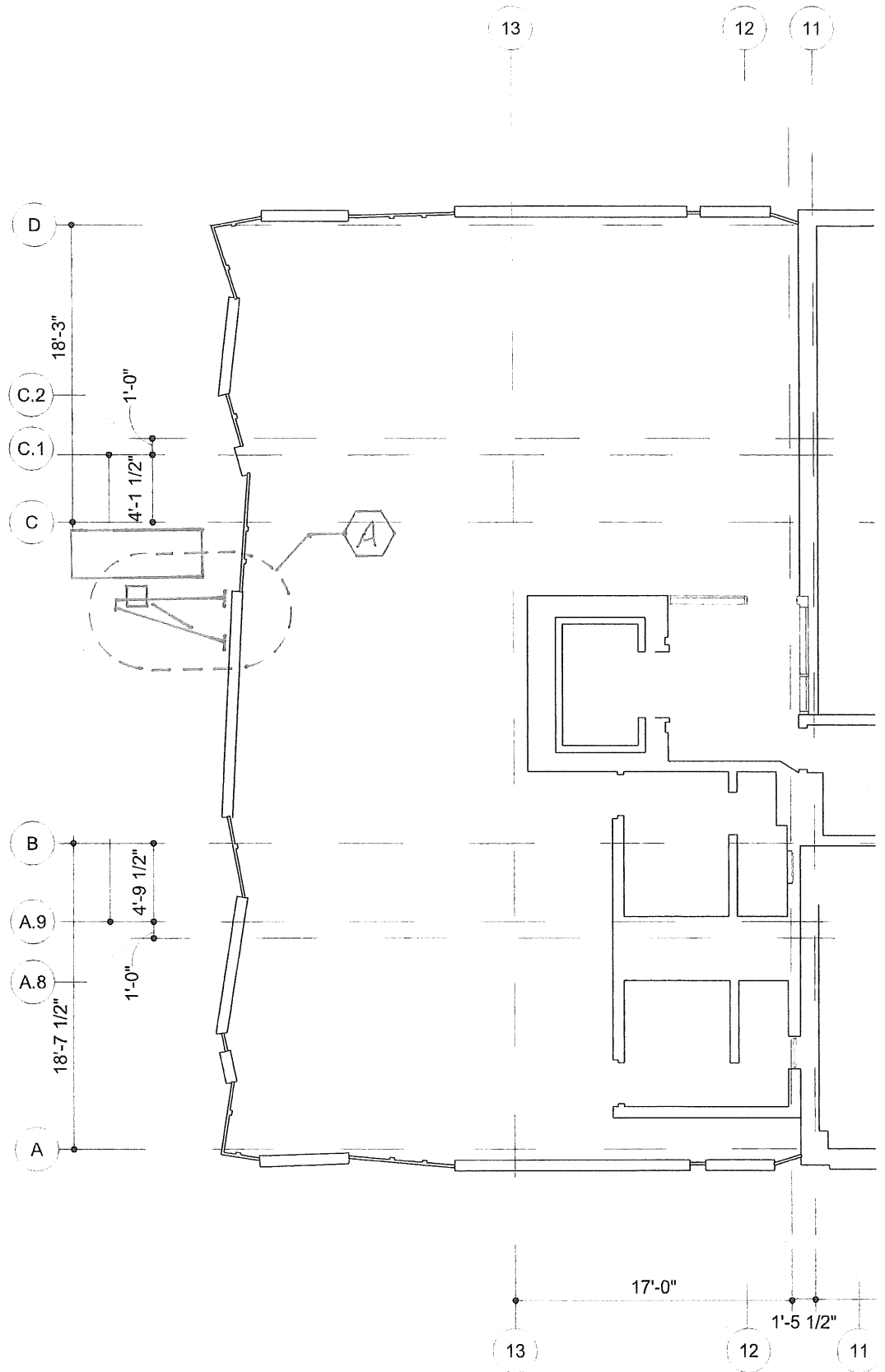
Sincerely,

The Eastland Park Hotel

Received:

T.J. McNaboe

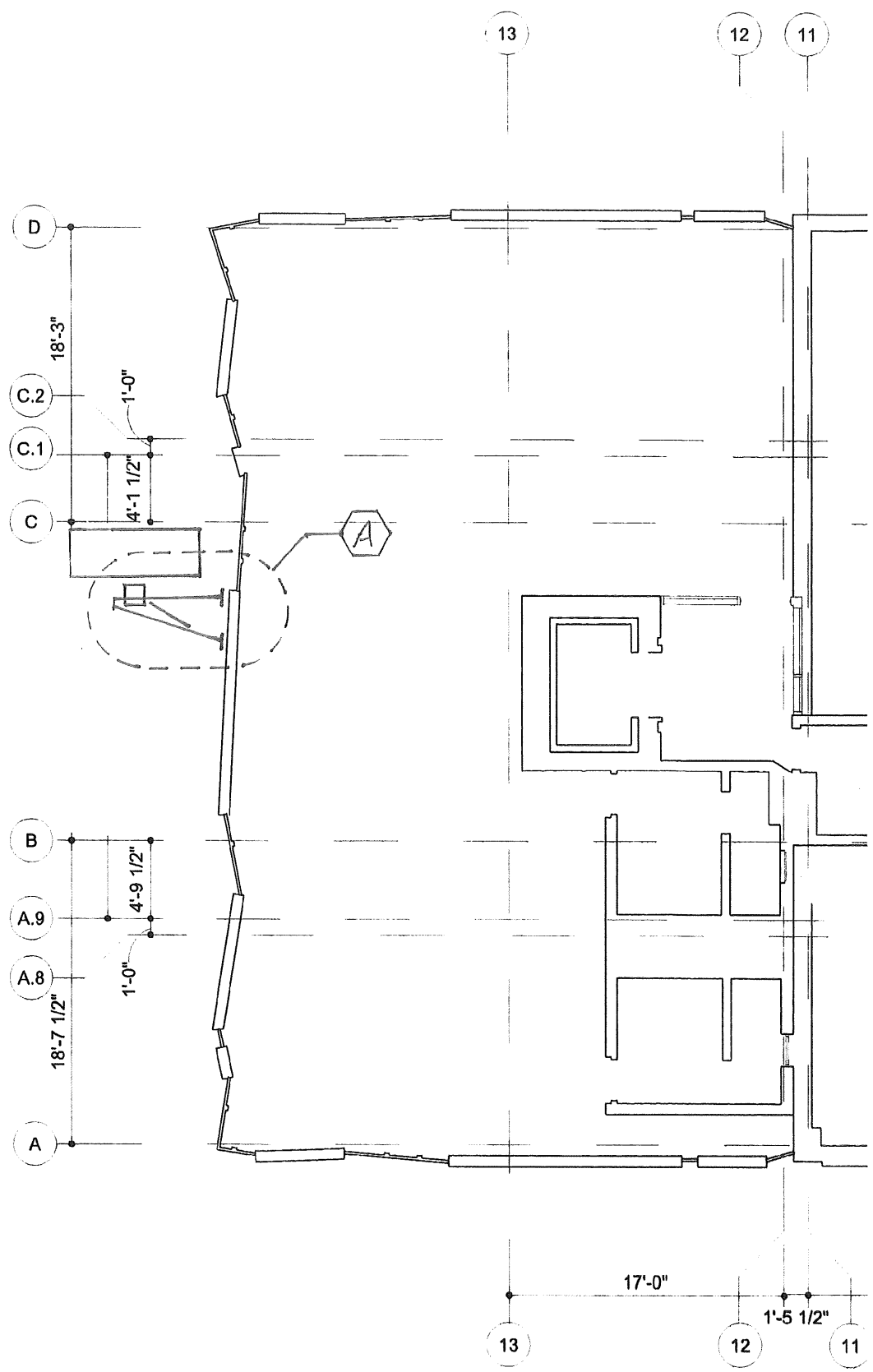
Date: June __, 2012

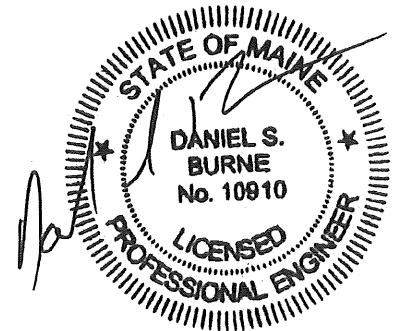
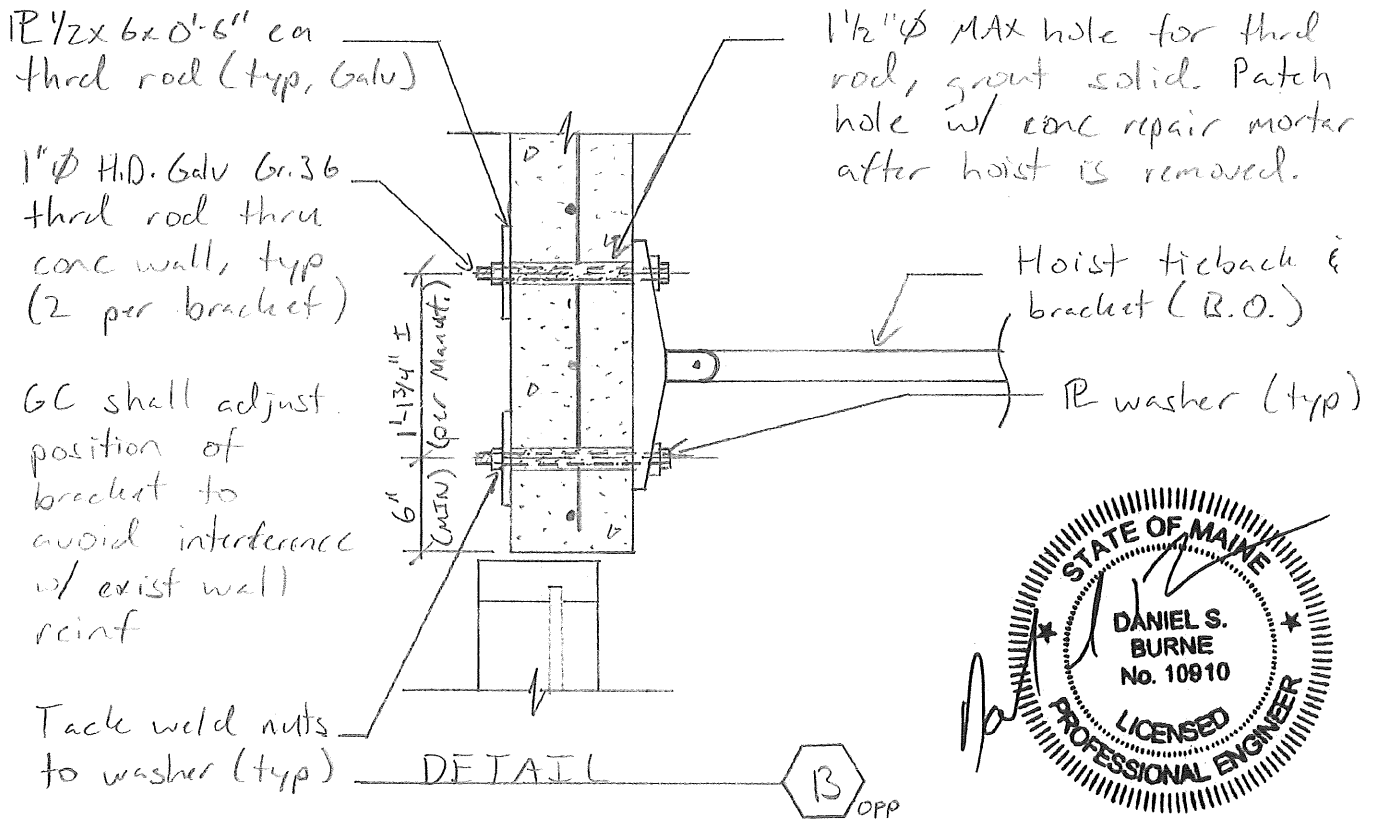
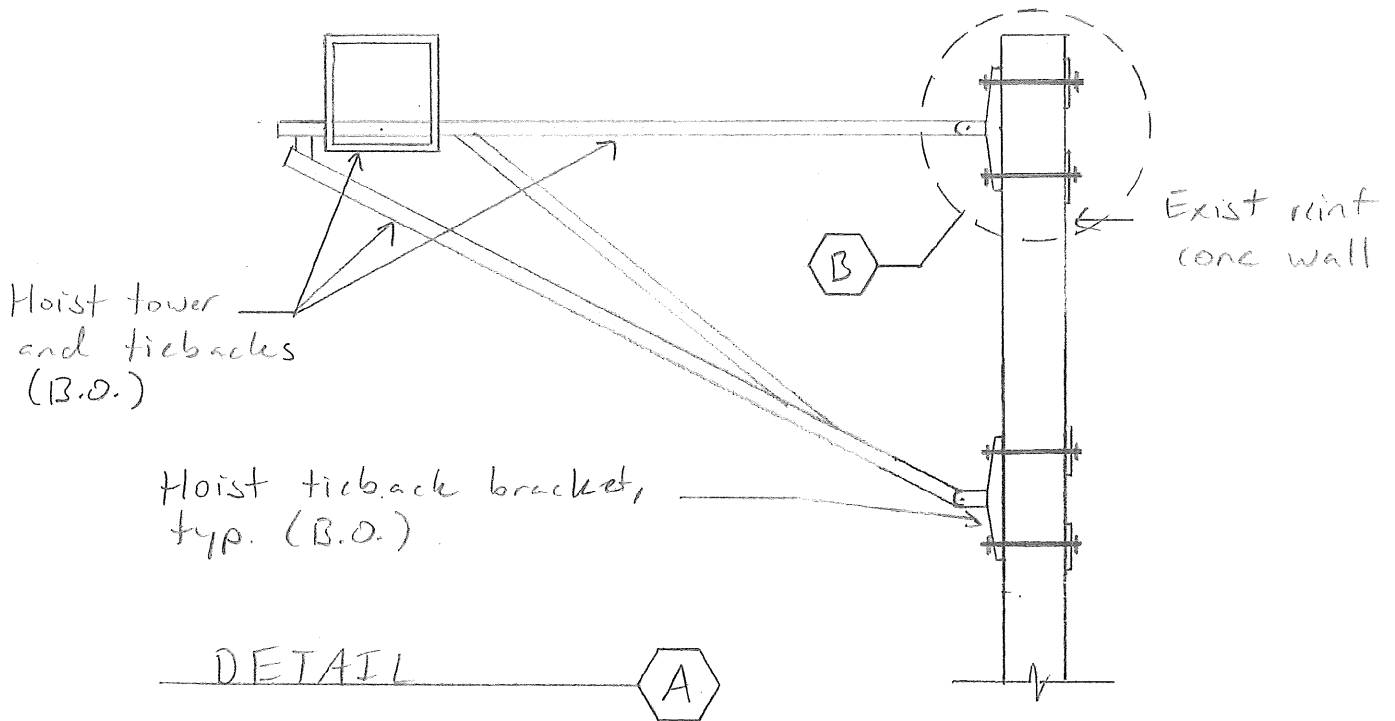


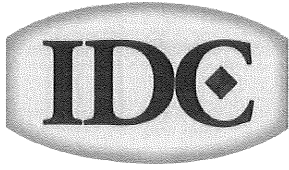
RECEIVED

AUG 14 2012

Dept. of Building Inspections
 City of Portland Maine







1000 Churchill Court, Suite 1000
Woodstock, GA 30188-6844
Ph : (678) 213-1110

Submittal

Job: 1056-01
Eastland Hotel Portland ME
157 High Street
Portland, ME 04101

Spec Section No: 14560
Submittal No: 1
Revision No: 0
Sent Date: 7/16/2012

Spec Section Title:
Submittal Title: Trash Chute & Scaffold

Contractor:
IDC Construction, LLC

RECEIVED
AUG 14 2012
Dept. of Building Inspections
City of Portland Maine

Contractor's Stamp

IDC Construction, LLC	
SUBMITTAL APPROVAL	
I certify this document has been reviewed and:	
<input checked="" type="checkbox"/> ACCEPTED	-or- <input type="checkbox"/> REJECTED
By: John Vastakis	DATE: 7-16-12

Becker Structural Engineers, Inc
Burne; Dan

- Reviewed
- Furnish as Corrected
- Rejected
- Revise and Resubmit
- Submit Specific Item

This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with the requirements of the plans and specifications. Approval of a specific item shall not include approval of an assembly of which the item is a component. Contractor is responsible for: dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes or to the means, methods, techniques, sequences and procedures of construction; coordination of his or her Work with that of all other trades; and for performing all work in a safe and satisfactory manner.

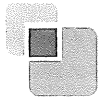
Becker Structural Engineers, Inc
Date: 7/17/2012 By: CGW

Notes:

1. Scope of review includes verification of reactions from scaffolding on existing building. Review of scaffolding, trash chute, and all associated connections and details is by others.

Architect's Stamp

Designer's Stamp

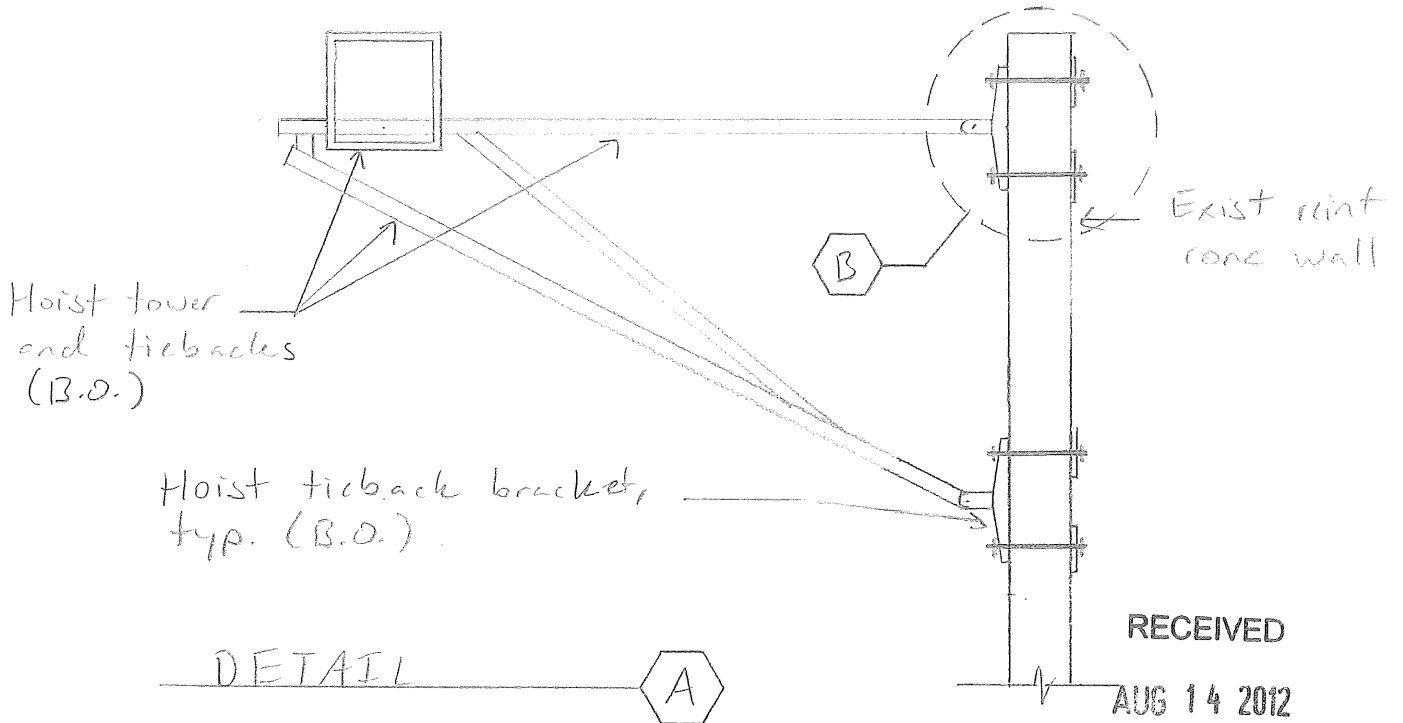


BECKER

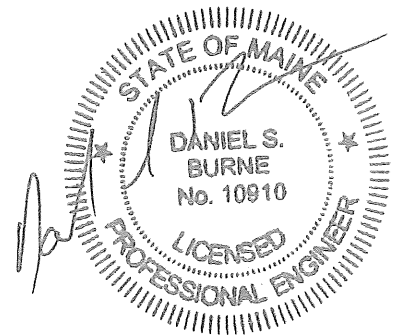
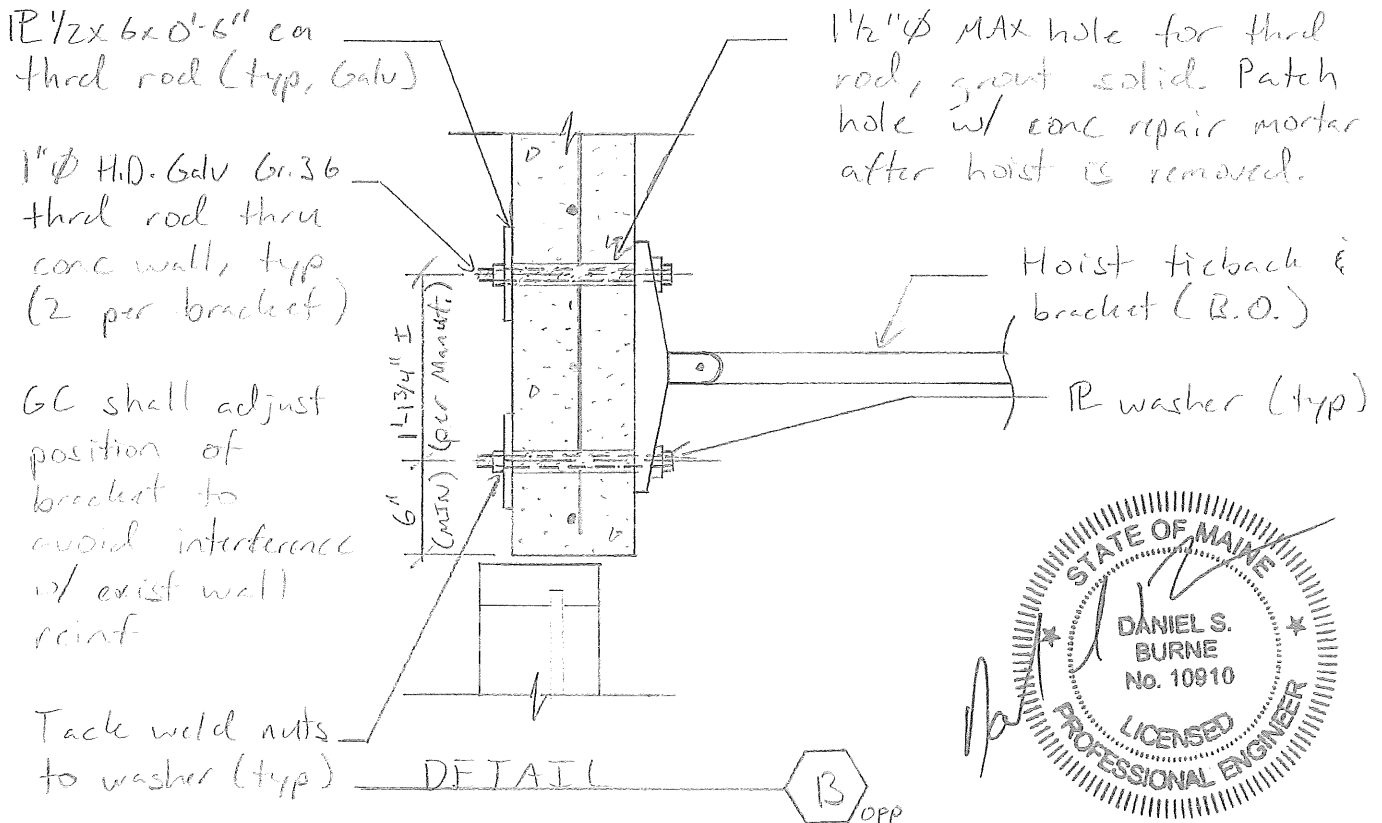
STRUCTURAL ENGINEERS

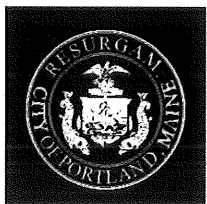
75 York Street, Portland, Maine 04101
207.879.1838 • beckerstructural.com

Project Eastland Park Hotel Reno
W.O. 2597 Sheet 2 of 2
Calculated by LGW Date 10/4/11
Checked by JSB Date 10/4/11



Dept. of Building Inspections
City of Portland Maine





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Cash
Tender Amount: 30.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 8/14/2012
Receipt Number: 47084

Receipt Details:

Reference ID:	7635	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4705-ALTCOMM - Demo of wall window; install trash chute etc.			
Additional Comments: 157 High St.			

Thank You for your Payment!

Memorandum

TO: Nathan Cork (IDC Construction)
FROM: Christopher G. Williams, E.I.T. (Becker Structural Engineers)
DATE/TIME: October 3, 2011
SUBJECT: Eastland Park Hotel – Hoist Installation

Nathan,

This memo is in regards to your request for Becker Structural Engineers (BSE) to review the installation requirements for a material and personnel hoist to be used during the Eastland Park Hotel renovations. The hoist is to be installed on the building's north elevation, which faces the adjacent parking garage, and is intended to provide the contractor access to transport materials and personnel to all levels of the building.


Loads and product data were provided to BSE on September 16, 2011 for two hoist manufacturers: Alimak Hek, Inc. and Rack & Pinion Manufacturing, Inc. Our review of these documents included the determination of the maximum lateral loads for the two proposed options, verification of the existing building facade and structure to resist such loads, design of the hoist anchorage to the building, and review of the proposed foundations for each of the hoist options.

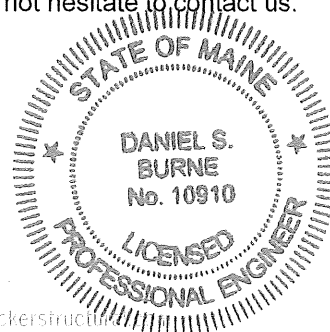
After reviewing the documents and details provided, we calculated a maximum tensile force of 11,400 lbs and a maximum shear force of 6,800 lbs at each connection. We find that these forces can be resisted by the existing structure, provided that the following criteria is met (reference attached sketches entitled "Typ Floor Plan w/ Hoist", "Detail A", and "Detail B" for additional information):

1. The hoist shall be anchored with tiebacks provided by the hoist manufacturer. Tiebacks shall be placed at each level of the building so that they are not more than 12 inches above or below the existing floor slab. The tiebacks shall be anchored to the exterior concrete walls with galvanized through-bolts and plates as shown on the attached sketch.
2. Care shall be taken during the tieback installation process not to disrupt the existing concrete wall reinforcement. If reinforcement is struck during installation, the position of the tieback shall be realigned to avoid interference with the rebar, but not further than 12 inches above or below the existing slab.
3. After construction is complete and the hoist is removed, all voids in wall from the tieback anchors shall be filled with SikaRepair 223 repair mortar, or engineer approved equivalent.
4. The concrete pads at the base of the hoist tower shall be constructed per the manufacturer's guidelines. Prior to casting the pads, any existing asphalt, concrete and finished surfaces shall be removed as required and the existing soils shall be compacted.

We hope this information meets your needs at this time. If you have any questions or need further clarification on any of these times, please do not hesitate to contact us.

Christopher G. Williams, E.I.T.
BECKER STRUCTURAL ENGINEERS


Daniel S. Burne, P.E.
BECKER STRUCTURAL ENGINEERS



RECEIVED

AUG 14 2012

Dept. of Building Inspections
City of Portland Maine

Memorandum

TO: Nathan Cork (IDC Construction)
FROM: Christopher G. Williams, E.I.T. (Becker Structural Engineers)
DATE/TIME: October 3, 2011
SUBJECT: Eastland Park Hotel – Hoist Installation

Nathan,

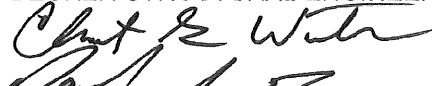

This memo is in regards to your request for Becker Structural Engineers (BSE) to review the installation requirements for a material and personnel hoist to be used during the Eastland Park Hotel renovations. The hoist is to be installed on the building's north elevation, which faces the adjacent parking garage, and is intended to provide the contractor access to transport materials and personnel to all levels of the building.

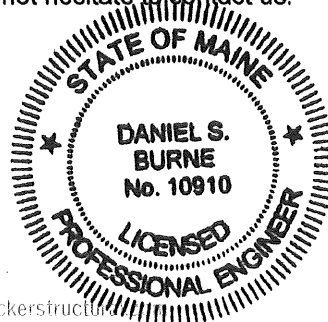
Loads and product data were provided to BSE on September 16, 2011 for two hoist manufacturers: Alimak Hek, Inc. and Rack & Pinion Manufacturing, Inc. Our review of these documents included the determination of the maximum lateral loads for the two proposed options, verification of the existing building facade and structure to resist such loads, design of the hoist anchorage to the building, and review of the proposed foundations for each of the hoist options.

After reviewing the documents and details provided, we calculated a maximum tensile force of 11,400 lbs and a maximum shear force of 6,800 lbs at each connection. We find that these forces can be resisted by the existing structure, provided that the following criteria is met (reference attached sketches entitled "Typ Floor Plan w/ Hoist", "Detail A", and "Detail B" for additional information):

1. The hoist shall be anchored with tiebacks provided by the hoist manufacturer. Tiebacks shall be placed at each level of the building so that they are not more than 12 inches above or below the existing floor slab. The tiebacks shall be anchored to the exterior concrete walls with galvanized through-bolts and plates as shown on the attached sketch.
2. Care shall be taken during the tieback installation process not to disrupt the existing concrete wall reinforcement. If reinforcement is struck during installation, the position of the tieback shall be realigned to avoid interference with the rebar, but not further than 12 inches above or below the existing slab.
3. After construction is complete and the hoist is removed, all voids in wall from the tieback anchors shall be filled with SikaRepair 223 repair mortar, or engineer approved equivalent.
4. The concrete pads at the base of the hoist tower shall be constructed per the manufacturer's guidelines. Prior to casting the pads, any existing asphalt, concrete and finished surfaces shall be removed as required and the existing soils shall be compacted.

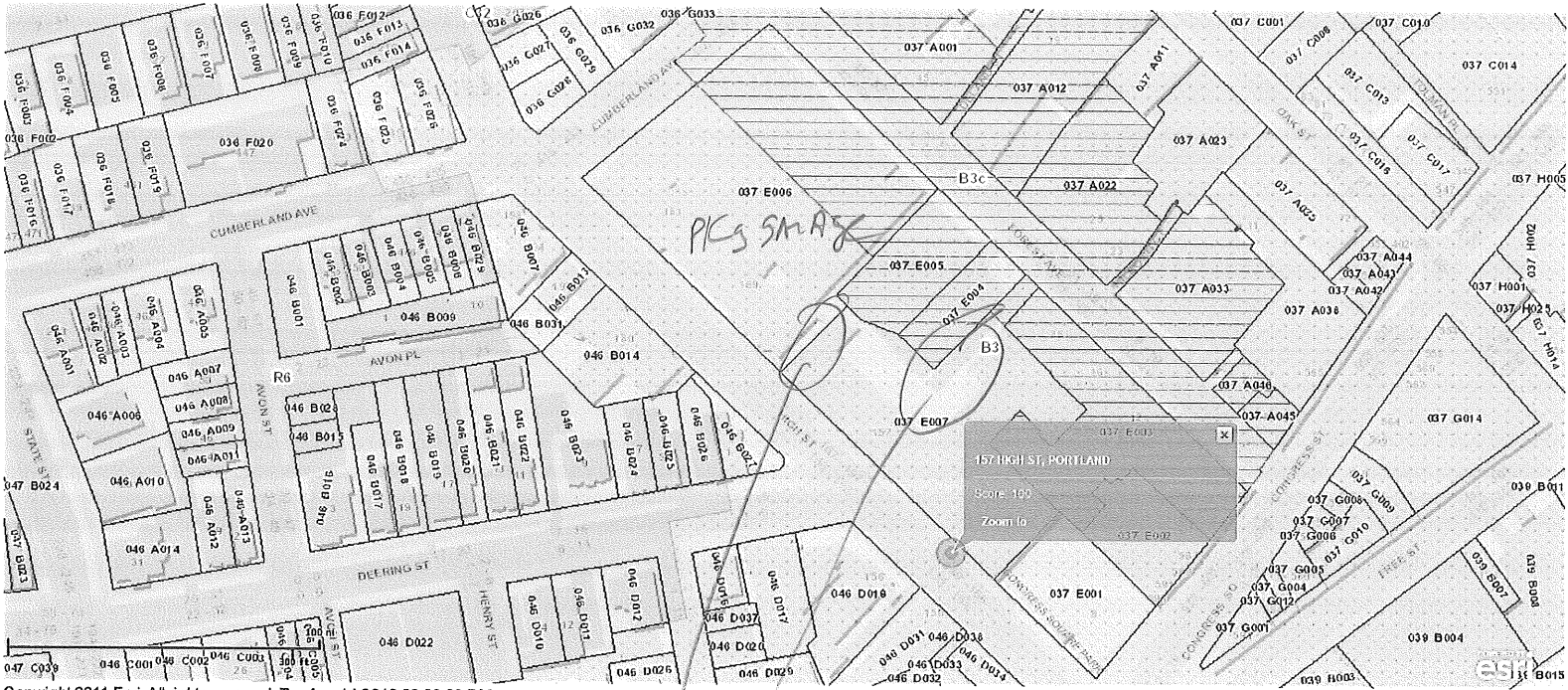
We hope this information meets your needs at this time. If you have any questions or need further clarification on any of these times, please do not hesitate to contact us.

Christopher G. Williams, E.I.T.
BECKER STRUCTURAL ENGINEERS


Daniel S. Burne, P.E.
BECKER STRUCTURAL ENGINEERS



157 High St

North



Copyright 2011 Esri. All rights reserved. Tue Aug 14 2012 03:09:03 PM.

?
7
Hurst Area



October 15, 2012

To: Stephen Zayszly

From: Vincent Marcisso David Massaro
207-749-9393 603-793-7447

037 E009
2012 08 4705

Re: Weekly Schedule Notification

Pursuant to our agreement, in reference to the Eastland Park Renovation Project.
Please except this email as a schedule notification of our weekly work flow.

Location	Materials / Method	Duration
Guest Towers 9 th and 10 th FLOOR	Pipe chases wrap and cut	5 men 5 days
Sub Basement Boiler area	Single layer containment And Wrap & Cut	4men 5 days



Asbestos • Lead • Mold • PCB's • Demolition • Duct Cleaning

629 Calef Highway (Rt. 125), Epping, NH 03042 Toll Free: 800-640-5323 (p) 603-679-9682 (f) 603-679-9685

Gayle Guertin - Fwd: FW: DEP Abatement notification

From: Tammy Munson
To: support staff
Date: 10/15/2012 8:27 AM
Subject: Fwd: FW: DEP Abatement notification
Attachments: Project DEP progress Schedule October 10, 2012.doc

Please print and place with the building permit and in the G: drive. Thanks.

>>> Skip Reske <SReske@idconstruction.com> 10/10/2012 12:28 PM >>>
Tammy,

Here is the notification for work at Westin Harborview for week of 10.15.12.

We have been approached by concerned citizen regarding this abatement and have been informed that they have sent a complaint to the City of Portland regarding Asbestos being thrown down the chute. The DEP visited this site today 10.10.12 and have determined that this process is within the permit confines and there is no contamination outside of the building. All abatement is being done within the permit.

I will be receiving a report to this effect later this week and I will forward this document over to you.

Thanks,

Skip

From: David Massaro [mailto:DavidM@envirovantage.com]
Sent: Wednesday, October 10, 2012 8:39 AM
To: Skip Reske
Cc: Scott Nail
Subject: DEP Abatement notification

Skip

For your records I have attached the latest DEP abatement notification.

Sincerely,



David Massaro
Project Manager
EnviroVantage, Inc.
Asbestos-Demolition-Lead-Mold-PCBs
24 Hour Emergency Services
Cell: (603) 793-7447
Toll-Free: 1-800-640-5323
www.envirovantage.com

~Business of the Year~

Find us on [Twitter](#) & [Facebook](#)!

Gayle Guertin - Fwd: RE: Eastland Park Hotel - Tenant Update

087 E007

From: Tammy Munson
To: support staff
Date: 10/1/2012 3:25 PM
Subject: Fwd: RE: Eastland Park Hotel - Tenant Update

Please print this and place it with the file.

>>> Tammy Munson 10/1/2012 3:25 PM >>>

Please consider this email confirmation of the removal of the condition placed on the demolition permit regarding limiting the areas of the building in which work can be done.

Tammy M. Munson
Director of Inspections
City of Portland
389 Congress Street Rm 315
Portland, Maine 04101
Office: (207)874-8703

>>> "Valente, Adam D." <advalente@rockbridgecapital.com> 9/28/2012 12:11 PM >>>

Thanks Jeff. We will do our best to keep the construction noise and dust to the lowest level possible. I will follow up with our construction team on this immediately and periodically hereafter in recognition of the concerns.

We very much appreciate the City's continued assistance with and support of the project.

Regards,

Adam

Adam D. Valente
Managing Director
RockBridge Capital
4100 Regent Street
Suite G
Columbus, OH 43219
p) 614-246-2446
f) 614-416-7650
www.rockbridgecapital.com

THIS MESSAGE IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, EXEMPT FROM DISCLOSURE OR OTHERWISE PROTECTED UNDER APPLICABLE LAW.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or other use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail or telephone, and delete or destroy the original message (and all copies, whether in electronic or hard copy format) immediately.

For more information about RockBridge Capital, please visit our website at www.rockbridgecapital.com.

Thank you

From: Jeff Levine [mailto:JLEVINE@portlandmaine.gov]
Sent: Friday, September 28, 2012 11:58 AM
To: Greg Mitchell; Valente, Adam D.
Cc: Nathan Cork; Bruce Wennerstrom; Tammy Munson; Davis, Sam J.; Lutz, David A.; Pigott, Steven C.
Subject: Re: Eastland Park Hotel - Tenant Update

Adam and Company- I have spoken to the head of Inspections who will revise the permit to remove the condition limiting the floors on which you can do demolition work. Glad to hear things are moving along.

As an aside, the City Councilor for the district has forwarded some complaints about noise and dust related to the construction. Any efforts that can be made by your contractors to reduce the creation of noise and dust would be much appreciated. I say this with the full understanding that this is a construction site and some noise and dust is inevitable.

best,

Jeff

Jeff Levine, AICP, Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8430
Fax (207)756-8258

>>> Greg Mitchell 9/27/2012 4:45 PM >>>

Adam:

Thank you for this update. I copied Jeff Levine, the new Portland Planning Director, who will respond to your question.

Greg

Greg A. Mitchell, Director
Economic Development Dept.
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217

>>> "Valente, Adam D." <advalente@rockbridgecapital.com> 9/27/2012 4:31 PM >>>

Greg:

Per our conversation yesterday, as of several days ago all of the Eastland tenants have vacated. One tenant has left some belongings which we will safeguard per local laws (at a minimum).

How should we proceed in our pursuits to secure the unconditional demo permit? As you know, our team is ready to go!

Thanks,

Adam

Adam D. Valente
Managing Director
RockBridge Capital
4100 Regent Street
Suite G
Columbus, OH 43219
p) 614-246-2446
f) 614-416-7650
www.rockbridgecapital.com

THIS MESSAGE IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, EXEMPT FROM DISCLOSURE OR OTHERWISE PROTECTED UNDER APPLICABLE LAW.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or other use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail or telephone, and delete or destroy the original message (and all copies, whether in electronic or hard copy format) immediately.

For more information about RockBridge Capital, please visit our website at www.rockbridgecapital.com.

Thank you

THIS MESSAGE IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, EXEMPT FROM DISCLOSURE OR OTHERWISE PROTECTED UNDER APPLICABLE LAW.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or other use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail or telephone, and delete or destroy the original message (and all copies,

whether in electronic or hard copy format) immediately.

For more information about RockBridge Capital, please visit our website at www.rockbridgecapital.com.

Thank you

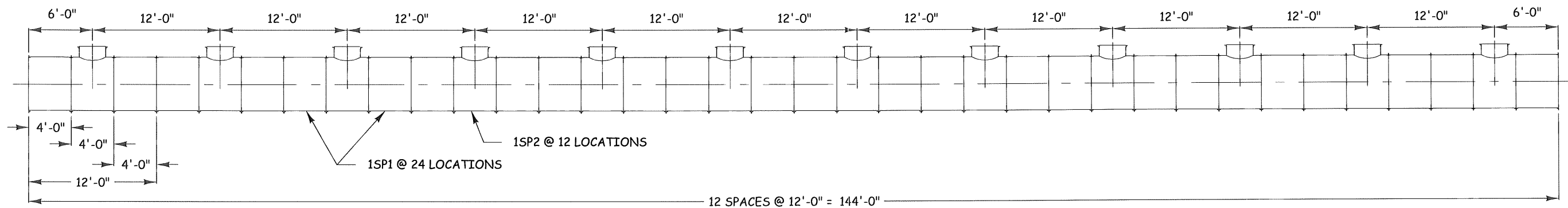
This email has been scanned by the Symantec Email Security.cloud service.
For more information please contact your system administrator (Administrator@RockBridgeCapital.com).

THIS MESSAGE IS CONFIDENTIAL AND INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, EXEMPT FROM DISCLOSURE OR OTHERWISE PROTECTED UNDER APPLICABLE LAW.

If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution or other use of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by e-mail or telephone, and delete or destroy the original message (and all copies, whether in electronic or hard copy format) immediately.

For more information about RockBridge Capital, please visit our website at www.rockbridgecapital.com.

Thank you



ELEVATION VIEW

RECEIVED
 AUG 14 2012
 Dept. of Building Inspections
 City of Portland Maine

- 1.) SURFACE PREP: SSPC-SP1
 2.) FINISH: PER CUSTOMER'S SPECS
 3.) WELDING ELECTRODES: E70XX
 4.) WELD TYPE: 1/8" FILLET BOTH SIDES
 & ALL THE WAY AROUND U.J.O
- MATERIAL TYPE
 a.) PLATES: COLD FORMED CARBON STEEL
 b.) ANGLE RING: ASTM A36

PROJECT: **TRASH CHUTE, EASTLAND HOTEL**

FABRICATOR: **NEW ENGLAND TECH AIR**

JOB NO: XXXXX

DATE: 6-29-12

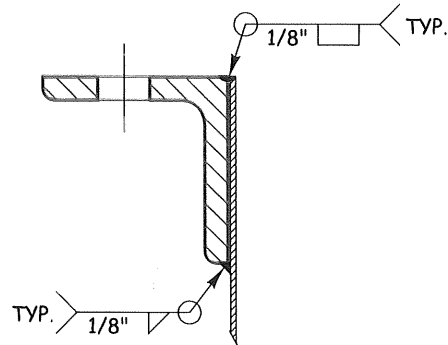
SCALE:

DRAWN BY: CB

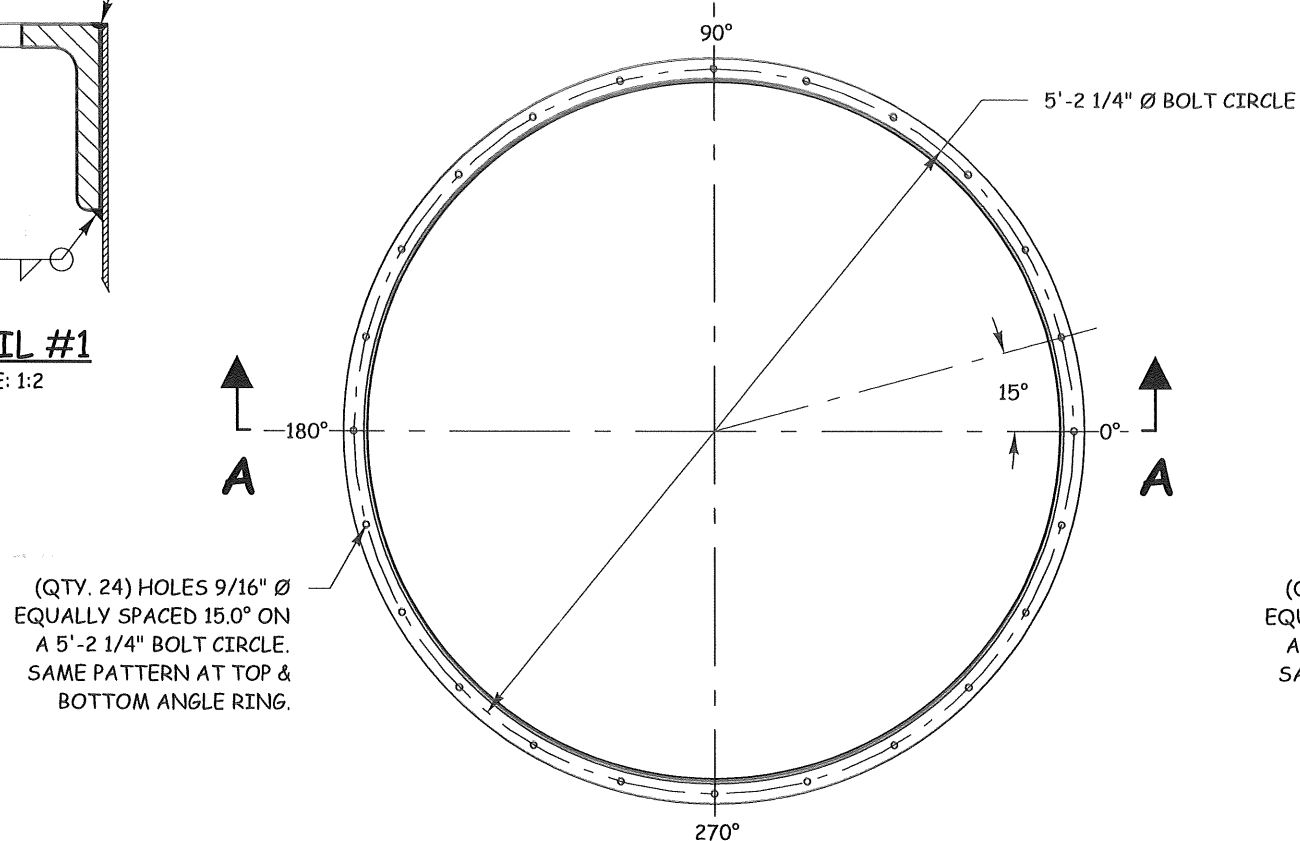
CHK BY:

REV. NO.:

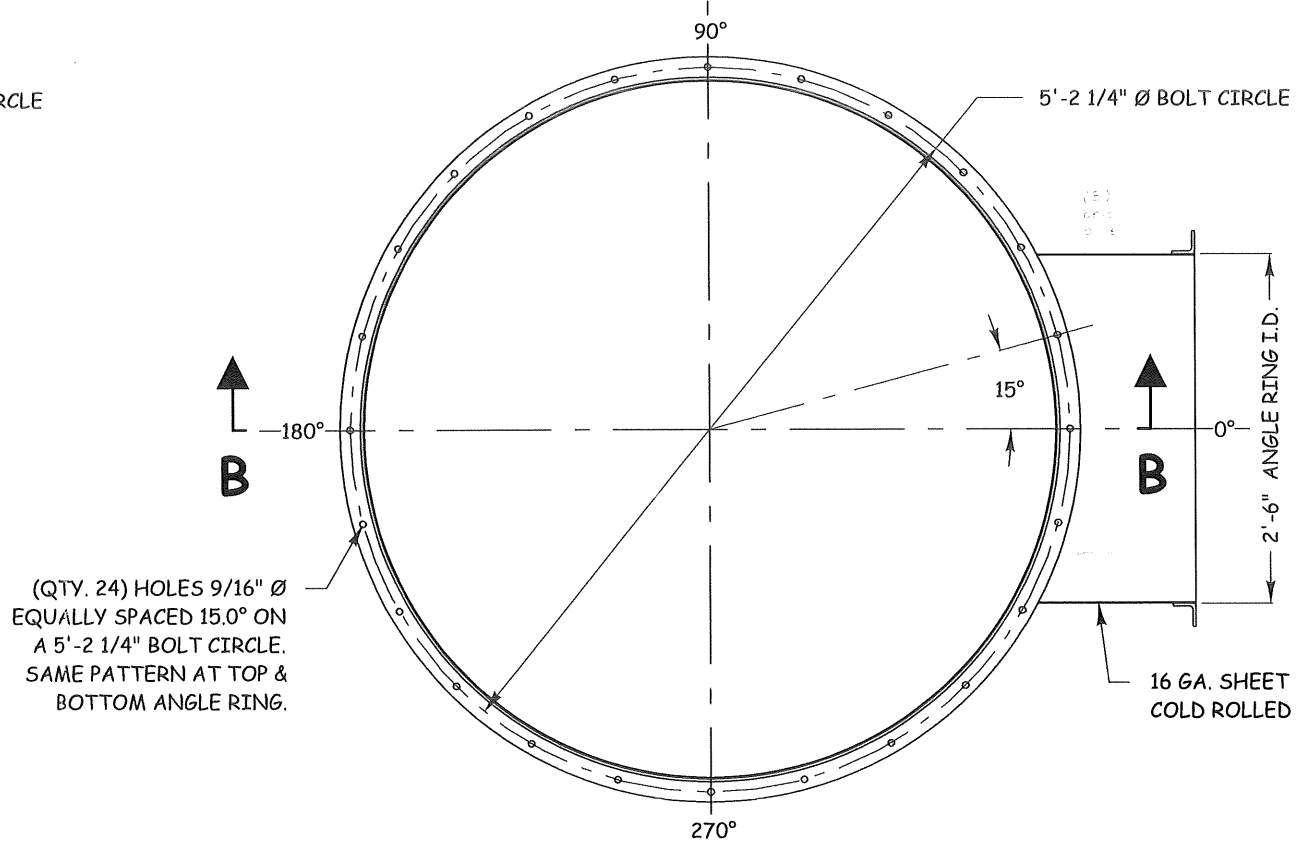
DWG. NO.: **E1**



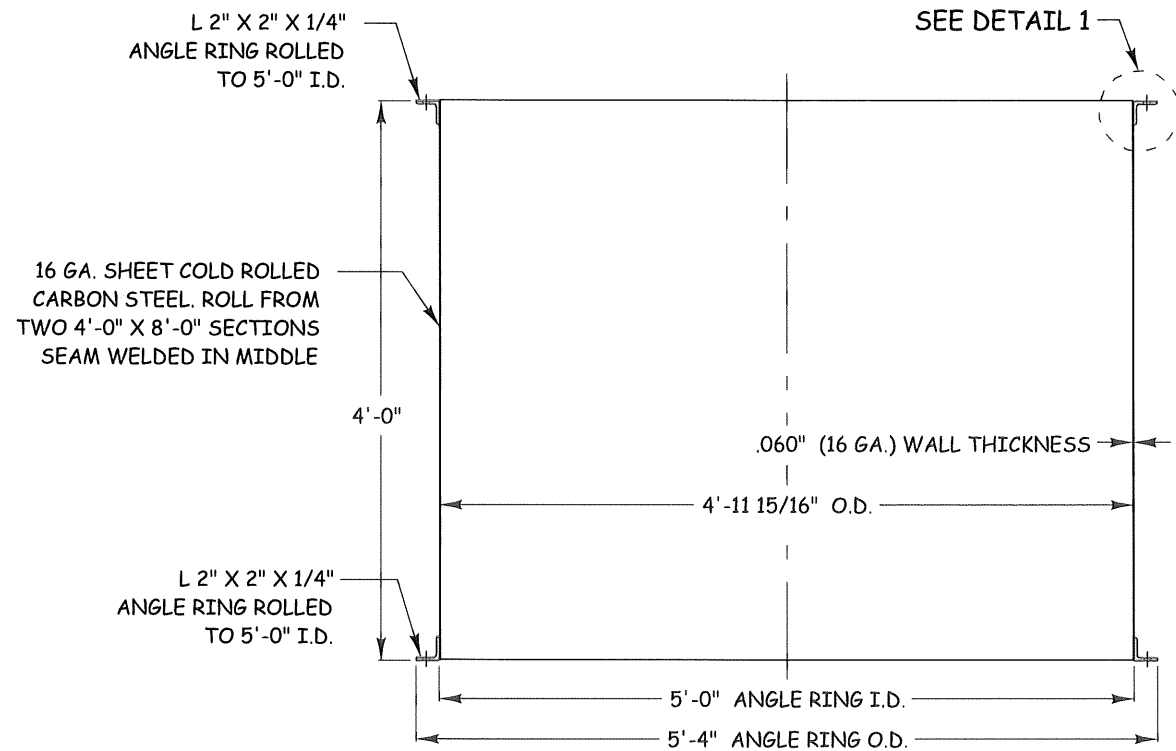
DETAIL #1
SCALE: 1:2



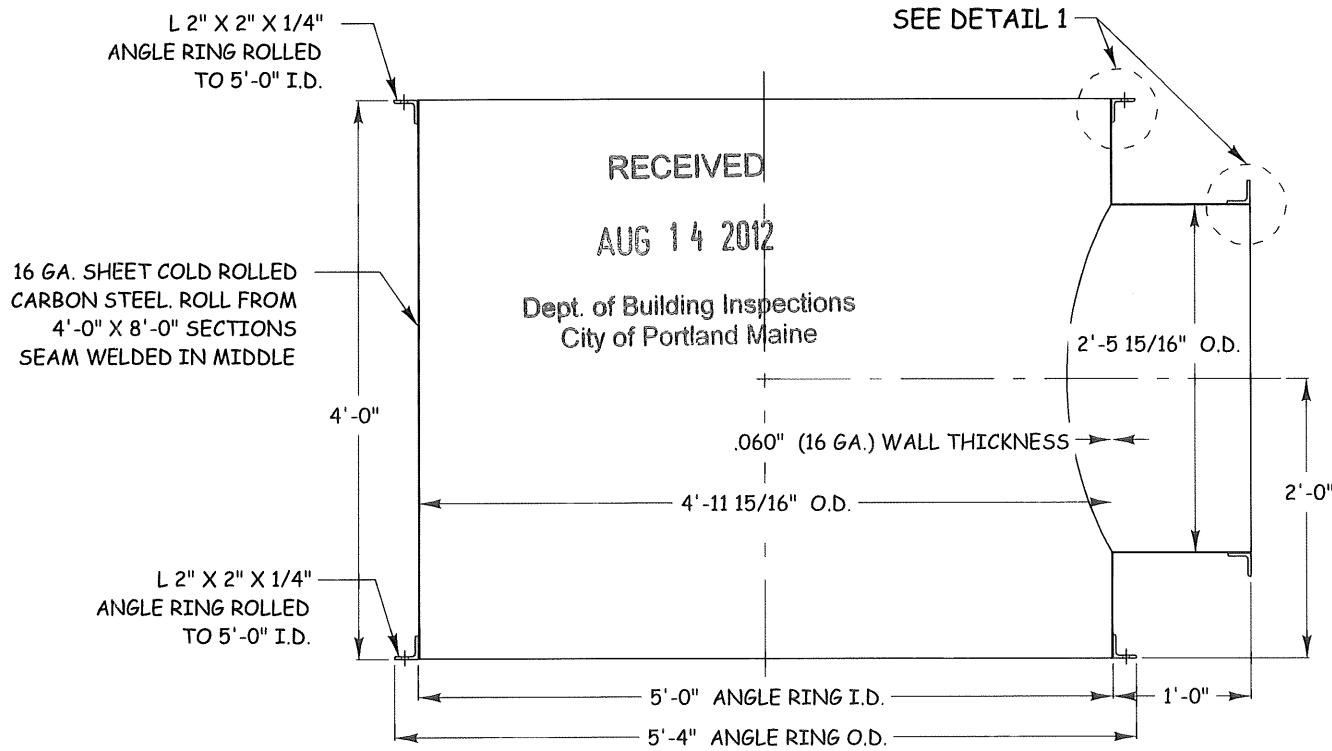
PCMK 1SP1
(24 REQ.)



PCMK 1SP2
(12 REQ.)



SECT. 'A-A'



SECT. 'B-B'

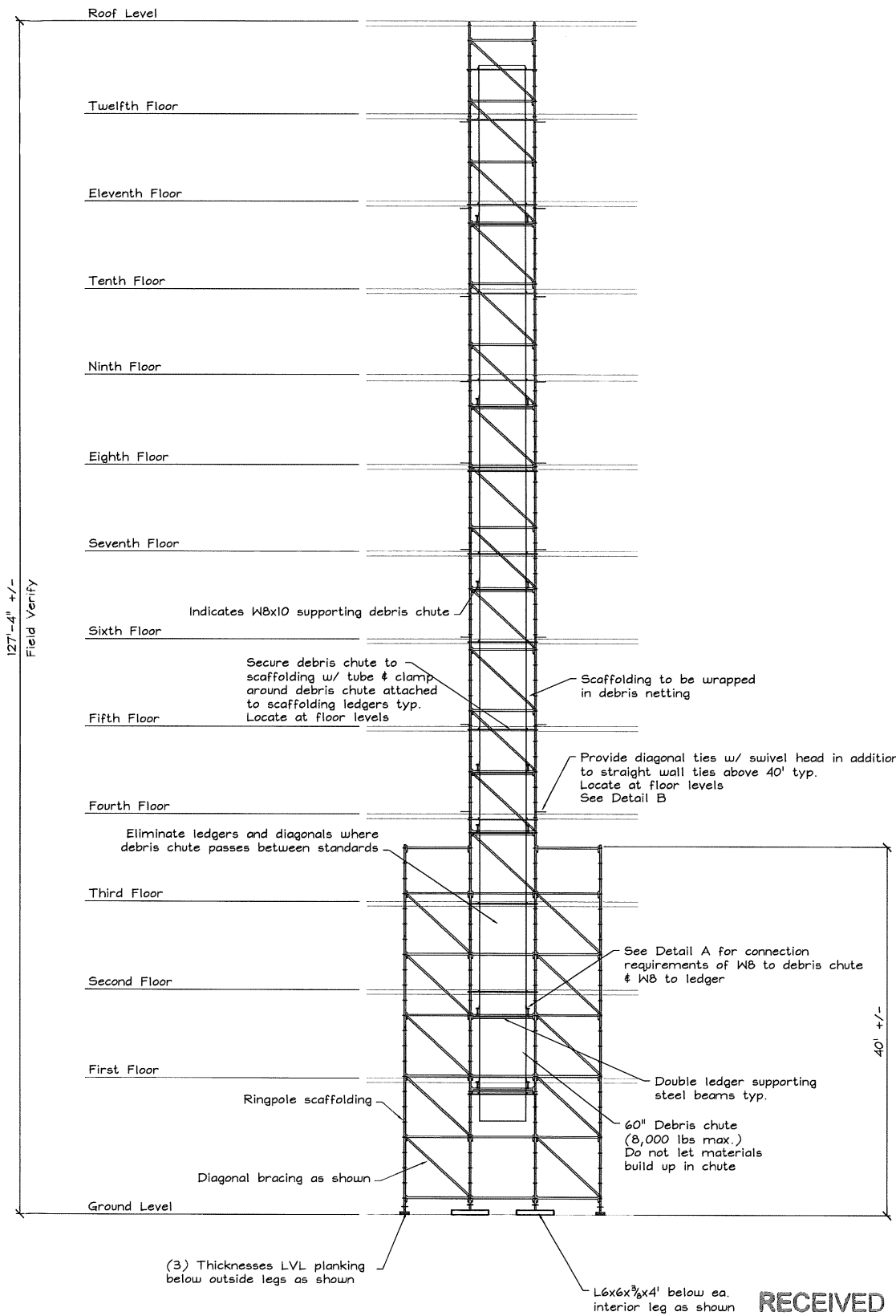
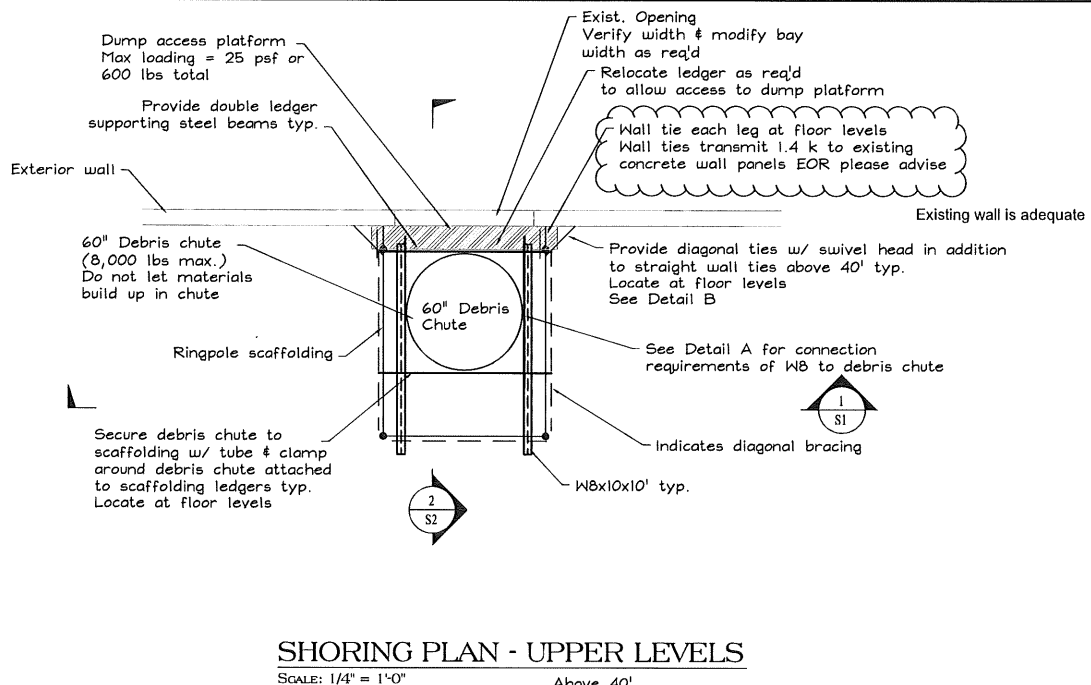
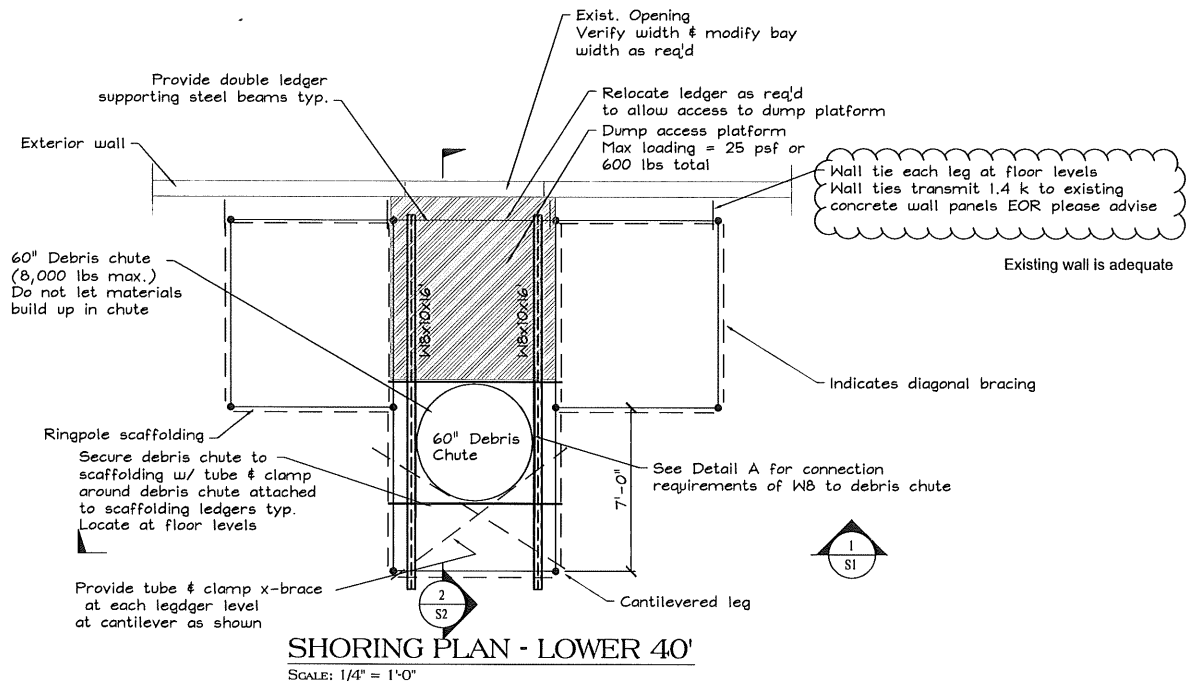
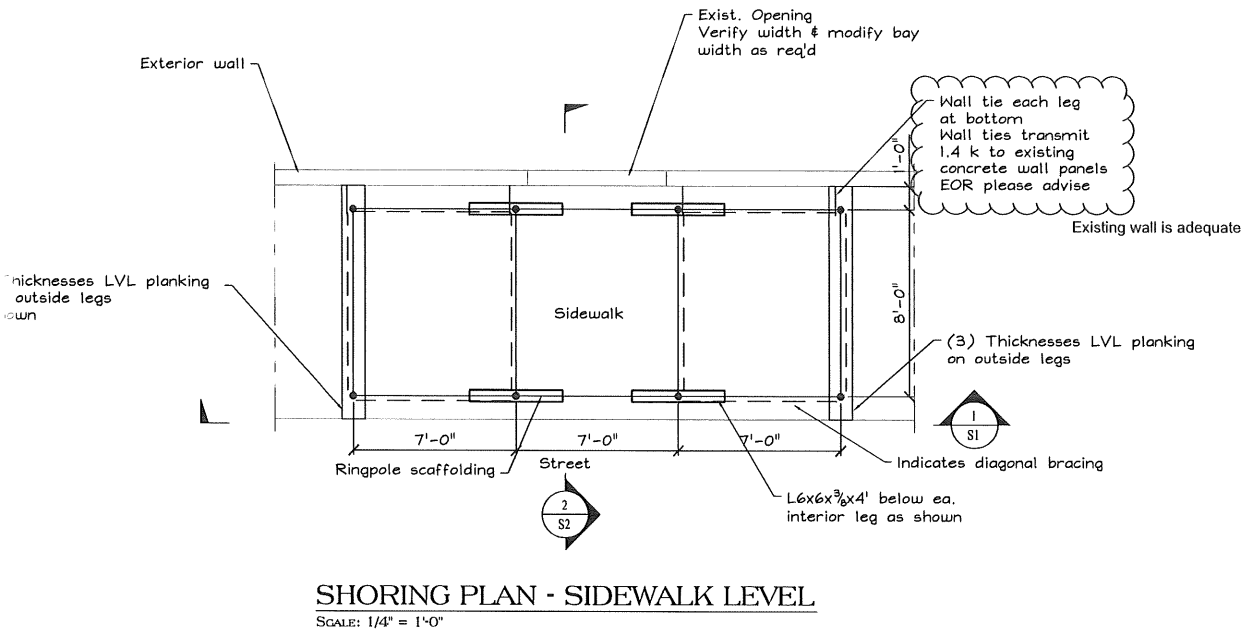
- MATERIAL TYPE**
 a.) PLATES: COLD FORMED CARBON STEEL
 b.) ANGLE RING: ASTM A36
- 1.) SURFACE PREP: SSPC-SP1
 2.) FINISH: PER CUSTOMER'S SPECS
 3.) WELDING ELECTRODES: E70XX
 4.) WELD TYPE: 1/8" FILLET BOTH SIDES & ALL THE WAY AROUND U.N.O

PROJECT: **TRASH CHUTE, EASTLAND HOTEL**

FABRICATOR: **NEW ENGLAND TECH AIR**

JOB NO: XXXXX DATE: 6-29-12 SCALE: 1:16 DRAWN BY: CB CHK BY:

DWG. NO.: **F1**



RECEIVED

AUG 14 2012

Dept. of Building Inspections
City of Portland Maine

SECTION 1/S1
SCALE: 1/4" = 1'-0"

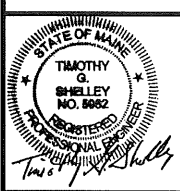
REVISION / ISSUE	DESCRIPTION
#	DATE
	09/10/12
	For Construction

DRAWN BY:	PDJ
CHECKED BY:	PDJ
DATE:	July 8, 2012
SCALE:	As Noted
JOB NO.:	2012-000

EASTLAND HOTEL
TRASH CHUTE

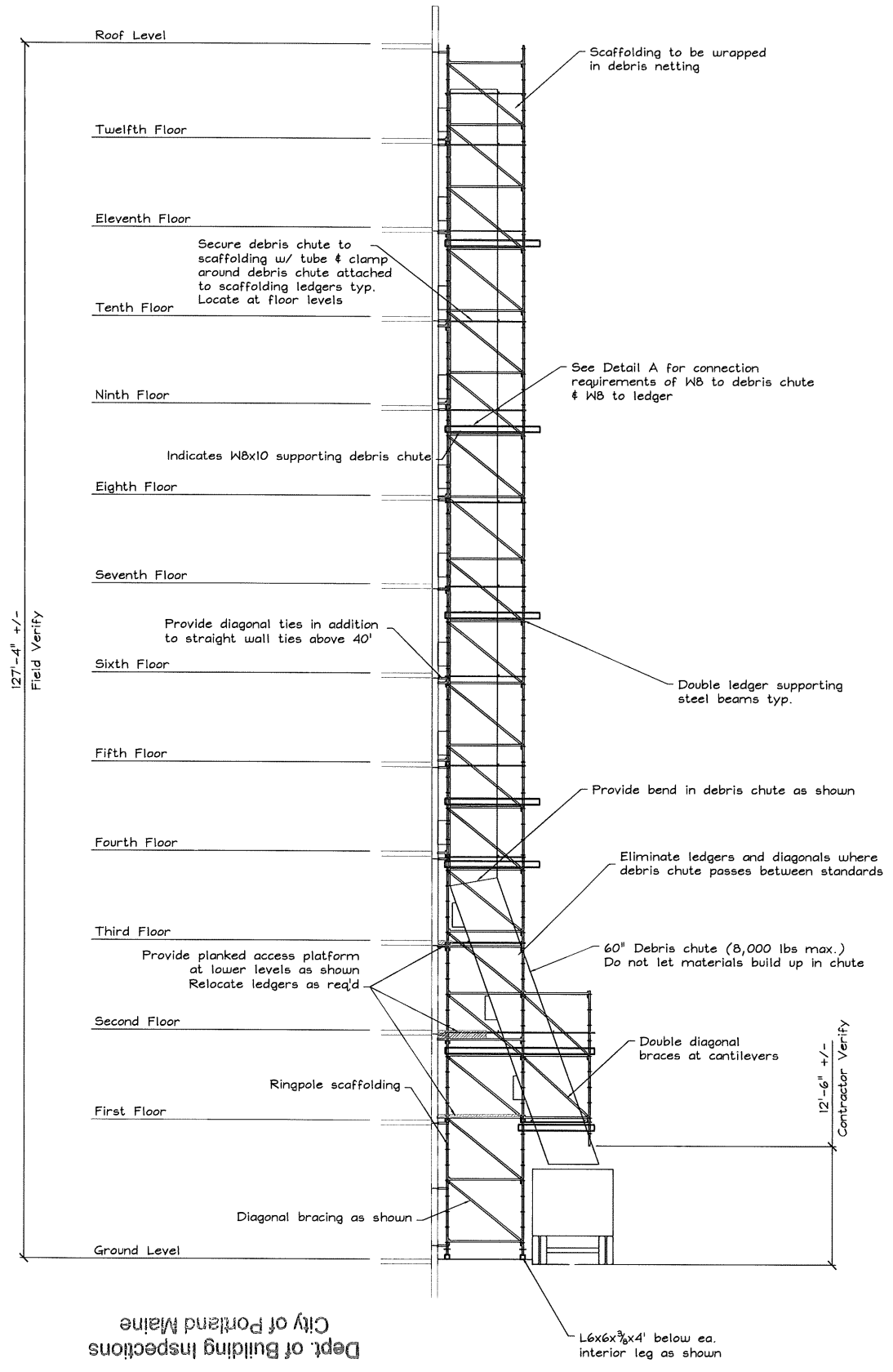
MAINE
PORTLAND

SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS
P.O. Box 1090
Gray, Maine 04039
Phone (207) 329-4504
www.sshelleyengineering.com



SHEET TITLE:
SHORING PLANS
AND SECTIONS

S1 OF 2
CADD Cadd File

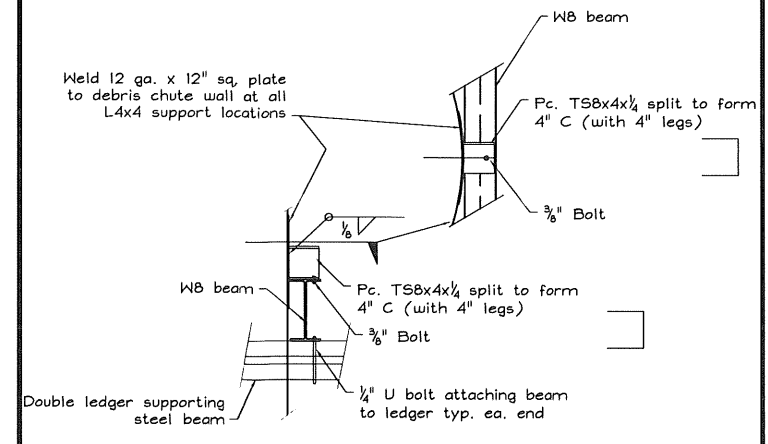


City of Portland
Dept. of Building Inspections

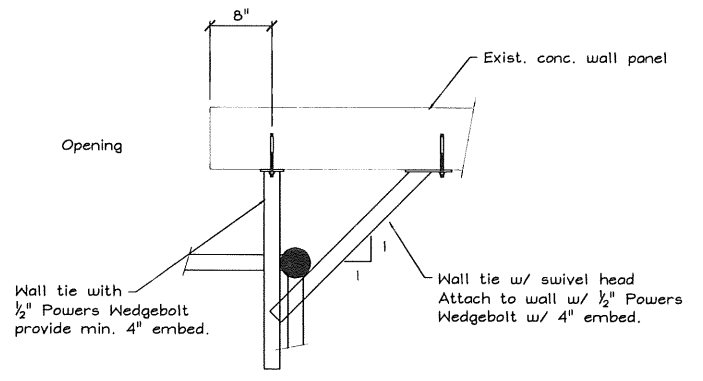
AUG 14 2012

RECEIVED

SECTION 2
SCALE: 1/4" = 1'-0"
S1



DETAIL A
SCALE: 1" = 1'-0"



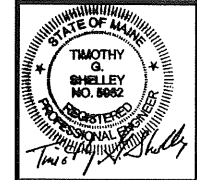
DETAIL B Part Plan @
SCALE: 1" = 1'-0" Upper Level Ties

REVISION / ISSUE	DESCRIPTION
#	
DATE	09/10/12 For Construction

DRAWN BY:	PDJ
CHECKED BY:	PDJ
DATE:	July 8, 2012
SCALE:	As Noted
JOB NO.:	2012-000

EASTLAND HOTEL
TRASH CHUTE

SEI
SHELLEY ENGINEERING, INC.
STRUCTURAL CONSULTANTS
P.O. Box 1030
Gray, Maine 04039
Phone (207) 359-4504
www.SHELLEYENGINEERING.COM



SHEET TITLE:

SHORING
SECTIONS AND
DETAILS

S2 OF 2