

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING INSPECTION

**PERMIT**

Permit Number: 100050

**PERMIT ISSUED**

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that MAINEHEALTH /Consigli Construction  
has permission to Phase 1 interior Demolition ONLY - Remove Architectural/MEP systems including ceiling grid, plaster ceilings, p  
AT 110 FREE ST CB 039 C001001 **FEB - 3 - 2010**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise enclosed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*James Bank* 2/3/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0050	Issue Date:	CBL: 039 C001001
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Location of Construction: 110 FREE ST	Owner Name: MAINEHEALTH	Owner Address: 465 CONGRESS ST STE 600	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone 2077484173
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: B-3

Past Use: Commercial Vacant Space	Proposed Use: Commercial Vacant Space -Phase 1 Interior Demolition ONLY: Remove architectural/ MEP systems including ceiling grid, plaster ceilings, partitions, doors, flooring, No Structural Work concrete	Permit Fee: \$4,810.00	Cost of Work: \$478,525.00	CEO District: 1
Proposed Project Description: Phase 1 interior Demolition ONLY: Remove architectural/ MEP systems including ceiling grid, plaster ceilings, partitions, doors, flooring, No Structural Work, concrete preparation for new slab reinforcing		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: N/A Type: N/A Interior demolition ONLY Signature: for K.G. Signature: JMB 2/3/10		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: Ldobson	Date Applied For: 01/20/2010	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #09-19900019 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: JMB for MES	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in District 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: JMB

PERMIT ISSUED

FEB - 3 2010

City of Portland

## 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	

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-0050	<b>Date Applied For:</b> 01/20/2010	<b>CBL:</b> 039 C001001
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<b>Location of Construction:</b> 110 FREE ST	<b>Owner Name:</b> MAINEHEALTH	<b>Owner Address:</b> 465 CONGRESS ST STE 600	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 50 Monument Square Suite 300 Portla	<b>Phone</b> (207) 748-4173
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Interior	

<b>Proposed Use:</b> Commercial Vacant Space -Phase 1 Interior Demolition ONLY: Remove architectural/ MEP systems including ceiling grid, plaster ceilings, partitions, doors, flooring, No Structural Work, concrete preparation for new slab reinforcing	<b>Proposed Project Description:</b> Phase 1 interior Demolition ONLY: Remove architectural/ MEP systems including ceiling grid, plaster ceilings, partitions, doors, flooring, No Structural Work, concrete preparation for new slab reinforcing
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/22/2010**Note:**      **Ok to Issue:** ☒

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 02/03/2010**Note:**      **Ok to Issue:** ☒

- 1) The gas line shall not be removed without prior inspection and approval of discontinuance from UNITIL.
- 2) Separate permit is required for installation of temporary electrical installations.
- 3) This permit approves interior demolition only, no other work is allowed including but no limited to site work, structural work, or reconstruction.
- 4) Application approval based upon information provided by applicant. Any deviation from the approved plans, based on the revision letter dated 2/2/2010 outlining the change in the scope of work, requires separate review and approval prior to work. Separate application and approval required for Phase 2 demolition work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 01/29/2010**Note:**      **Ok to Issue:** ☒

- 1) The Fire Department will allow the sprinkler protection to be shut down during this demolition phase.
- 2) This permit is for demolition only. Any construction will require separate permits with approval.

**Comments:**

1/22/2010-Ldobson: Received additional items and Contractor spoke w/ Jeanie at counter and she is allowing them to start abatement process

2/2/2010-jmb: Spoke with Chris B. At Consigli about the gas line discontinuance and approval from Unitil. This will take place at a certain phase of the work as the service is needed during the demolition, will condition permit. Also, the floor slabs are shown to be removed for the atrium, there are no structural details for the reinforcing required prior to removal. Chris will submit structural plan and statement of special inspection for this to proceed on this permit. Emailed Shukria and Barbara to give a heads up on the demo permit process for SP approval requirements.

2/2/2010-jmb: Chris B. Called back to suggest a 2-phase demolition permit, he will draw up a scope of work for the first phase for this permit. The cost of work for all the demolition was included in this application, except for the structural reinforcement for the concrete floor slab removal for the atrium. Notified that planning will also need to approve this work. Spoke to Penny L. About approval.

<b>Location of Construction:</b> 110 FREE ST	<b>Owner Name:</b> MAINEHEALTH	<b>Owner Address:</b> 465 CONGRESS ST STE 600	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Consigli Construction	<b>Contractor Address:</b> 50 Monument Square Suite 300 Portla	<b>Phone</b> (207) 748-4173
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Interior	

2/3/2010-jmb: Received letter from Chris B. Outlining the 2- phased demo permits and the scope of work for each. I will change the description on this permit to reflect this. No structrual work allowed, only demo and removal of architectural/MEP systems.

1/20/2010-Ldobson: Wrong check amount, need larger plans, need abesto report HOLD

## Jeanie Bourke - 110 Free St Demolition Intent

**From:** "Brown, Chris" <CBrown@consigli.com>  
**To:** "jbourke@portlandmaine.gov" <jbourke@portlandmaine.gov>  
**Date:** 2/3/2010 12:27 AM  
**Subject:** 110 Free St Demolition Intent  
**CC:** "Thomas, Dave" <DThomas@consigli.com>, "Dorval, Jerry" <JDorval@consigli.com>

Jeanie, please see the attached letter describing Consigli's intention for the demolition scope of work at 110 Free St for Maine Health. Thanks



Chris Brown  
Project Manager  
Consigli Construction Co., Inc.  
84 Middle Street  
Portland, ME 04101  
c. 207.650.8663  
t. 207.791.2519  
f. 207.791.2569

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RECEIVED  
FEB -3 2010  
Dept. of Building Inspections  
City of Portland Maine



RECEIVED  
FEB - 3 2010  
Dept. of Building Inspections  
City of Portland Maine  
February 2, 2010

Attn: Jeanie Bourke  
City Of Portland – Code Enforcement  
389 Congress Street  
Portland, ME. 04101

**RE: 110 Free Street - Building Renovations  
Demo Permit Application #10-0050**

Dear Jeanie,

As discussed this morning, Consigli understands that the City of Portland is not comfortable issuing the demolition permit without reviewing the structural documents which show the slab reinforcement to be installed prior to the demolition of the slabs. Since it is critical that Consigli begin demolition this week, I proposed splitting the demolition application into two permits.

Permit application 10-0050 that was submitted for approval on 1/20/10 should be revised to just include architectural/MEP demolition including ceiling grid, plaster ceilings, partitions, flooring, doors, frames and hardware, interior glazing, plumbing systems, HVAC systems, fire protection systems, electrical/fire alarm systems, etc. Structural demolition taking place between column lines C&D and 4 & 9 as shown on drawings, SD20.1, SD20.2, SD20.3 and SD30.1 will be broken out under a separate demolition permit. By breaking this scope of work out it should allow the architectural/MEP demo to begin promptly.


Consigli will submit a second demolition permit this week for the structural demolition work referenced above and will also issue structural drawings, S20.1, S20.2, S20.3 and S30.1 which show the structural reinforcing that must be applied to the slabs prior to the start of the structural slab demolition. While Consigli will still proceed with the demolition of the concrete topping slab in preparation for the carbon fiber slab reinforcement, no structural reinforcing or structural slab demolition will begin until the permit has been issued by the City of Portland. This phased demolition permit would allow the City of Portland more time to review the new structural documents and how they impact the structural demolition. The cost for this permit would be based on the new structural reinforcing valued at \$87,400. I have calculated the permit fee to be \$894.00 however, I ask that you please confirm this value. If you have any questions or will require any additional documentation to be submitted along with the new documents please let me know.

Sincerely,

Chris Brown  
Project Manager

CC: David Thomas, Jerri Dorval



 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.

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

I hereby certify that I am the Owner or record of the named property, or that the owner of the property has authorized me to perform the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to perform 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.

Date:

This is not a permit; you may not commence ANY work until the permit is issued.



# CONSIGLI

Est. 1905

## Letter of Transmittal

**To:**

389 Congres St.  
Room 315  
Portland, ME 04101

**Transmittal #: 6**

**Date:** 1/19/2010

**Job:** 854 Maine Health Office Bldg Reno

**Subject:**

**WE ARE SENDING YOU**

☒ Attached

☐ Under separate cover via None the following items:

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Copy of letter

☐ Change order

☐ Specifications

☐ Other

Document Type	Copies	Date	No.	Description
Other	1	1/18/10		Application Check
Other	1	11/25/09		Demolition Drawings
Other	1	1/19/10		Demolition Permit Application

**THESE ARE TRANSMITTED as checked below:**

☒ For approval

☐ Approved as submitted

☐ Resubmit \_\_\_ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit \_\_\_ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return \_\_\_ corrected prints

☐ For review and comment

☐ Other

☐ FOR BIDS DUE

☐ PRINTS RETURNED AFTER LOAN TO US

**Remarks:** Please issue the demolition permit as soon as possible. If there are any questions, concerns or comments please do not hesitate to contact me on my cell phone at 207-650-8663. Thanks

**Copy To:**

**Signature:**

Chris Brown - CONSIGLI CONST. CO., INC. - ME

If enclosures are not as noted, kindly notify us at once.

Page 1 of 1

**Consigli Construction Co., Inc.** Construction Managers and General Contractors  
84 Middle Street, Portland, Maine 04101 phone 207.773.3000 fax 207.773.2800 web www.consigli.com

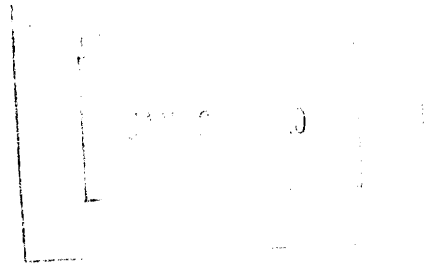
Enfield, CT ▪ Portland, ME ▪ Milford, MA





Planning & Urban Development Department  
City of Portland, Maine

Planning Division  
600 Commercial Street  
Portland, ME 04101



JANUARY 25, 2010

**Project Name:** Free Street - 110 Building Renovations, Maine Health, Applicant  
**Project ID:** 09-0000019  
**Project Address:** 110 FREE STREET

**Planner:** Shukla Wai

Dear Applicant:

On January 25, 2010, the Portland Planning Authority approved a minor site plan for building renovations and parking lot improvements at 110 Free Street as submitted by the Applicant and shown on the approved plan prepared by Harriman and dated December 11, 2009.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

#### **STANDARD CONDITIONS OF APPROVAL**

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14 of the Portland City Code.
2. This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg) release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

- 5 The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- 6 A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- 7 Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- 8 If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction (a street opening permits) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)