

42-A-7

#2012-519

54 York Street

Baxter Academy

DRC – Post Development Review

42-A-7

54 York Street

Baxter Academy

DRC – Post Development Review

#2012-519



TD Bank
America's Most Convenient Bank®
6000 Atrium Way
Mount Laurel, NJ 08054
T 888 751 9000
F 856 533 6545

tdbank.com

8/20/13
Dan Labrie
* Sign Plan for Baxter Academy
* Infrastructure
Contribution for
original project
5-6 years ago.
Did he pay it?
Can it be refunded?

July 14, 2014

City of Portland
389 Congress Street
Portland, Maine 04101
Attn: Jeffrey Levine
Director of Planning and Urban Development

Re: Rufus Deering Company
Baxter Academy for Technology & Science, 54 York Street, Portland, Maine
Irrevocable Standby Letter of Credit No. 20005982

Ladies & Gentlemen:

According to the terms and conditions of the above-referenced Letter of Credit, (copy enclosed) we hereby notify you that we no longer wish to renew Letter of Credit No. 20005982 and will close our files on August 21, 2014.

Please return the original Letter of Credit and any amendments to us in the enclosed self-addressed postage paid envelope.

If you have any questions, please feel free to contact me at 856-533-6563.

Very truly yours,

TD BANK, N. A.

Diane Ruch
Vice President

cc: Rufus Deering Company





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August 21, 2013

IRREVOCABLE STANDBY LETTER OF CREDIT NO. 20005982
EXPIRATION DATE: August 21, 2014

City of Portland
389 Congress Street
Portland, Maine 04101
Attn: Jeffrey Levine
Director of Planning and Urban Development

Re: Rufus Deering Company
Baxter Academy for Technology & Science, 54 York Street, Portland, Maine

Ladies & Gentlemen:

TD Bank, N.A. ("Bank") hereby issues its Irrevocable Standby Letter of Credit, which is effective as of August 21, 2013, for the account of Rufus Deering Company, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in an amount not to exceed in the aggregate Forty-One Thousand Eight Hundred Seventy and 00/100 (\$41,870.00) U.S. Dollars. These funds represent the estimated cost of installing site improvements as depicted on the site plan, approved on January 22, 2013 and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the Letter of Credit and all amendments thereto, together with presentation of any one of the following statements:

1. the Developer has failed to complete satisfactorily the work on the improvements contained within the site plan approval dated January 22, 2013; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Departments of Public Services, and Planning and Urban Development, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize TD Bank, N. A., by written certification, to reduce the available amount under this Letter of Credit by a specified amount.





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tdbank.com

August 21, 2013
Irrevocable Letter of Credit No. 20005982
Page 2

This performance guarantee will expire automatically on August 21, 2014 ("Expiration Date") or on the date when the City determines that all improvements guaranteed by this Letter of Credit are satisfactorily completed, whichever is later. It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current Expiration Date hereof, or any future Expiration Date, unless at least thirty (30) days prior to any expiration, the Bank notifies the City by certified mail (restricted delivery to Ellen Sanborn, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by this Letter of Credit and all amendments hereto, and a statement purportedly signed by the Director of Planning and Urban Development, at Bank's offices located at 6000 Atrium Way, Mt. Laurel, NJ 08054 stating that: "This drawing results from notification that the Bank has elected not to renew its Letter of Credit No. 20005982."

On the date the City determines that all improvements guaranteed by this Letter of Credit are completed satisfactorily, this Performance Guarantee Letter of Credit shall be reduced to ten (10) percent of its original amount upon written notice forwarded by the City to the Bank, at which time this shall automatically convert to a Defect Guarantee Letter of Credit. The Defect Guarantee Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated January 22, 2013 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw on the Defect Guarantee Letter of Credit by presentation of a sight draft and this Letter of Credit and all amendments thereto, at Bank's offices located at 6000 Atrium Way, Mt. Laurel, NJ 08054, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the approved site plan.

This Irrevocable Standby Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600 (2007 Revision).

Very truly yours,

TD BANK, N. A.

Diane Ruch
Vice President

Rufus Deering Company 20005982
DR/jb



DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 2/25/13

Project Name: Baxter Academy

Project Address: 54 York Str.

Site Plan ID Number: # 2012-519

Planning Board/Authority Approval Date: 1/22/13

Site Plan Approval Date: 1/22/13

Performance Guarantee Accepted: 8/22/13 Lot # 20005982
TD Bank

Inspection Fee Paid: 8/16/13 ck # 2108
\$837.40

Infrastructure Contributions Paid: 8/16/13 ck # 2098
\$2,200.00

Amount of Disturbed Area in SF or Acres: < 1 Acre - 9,715 SF

MCGP/Chapter 500 Stormwater PBR: NIA Redevelopment

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 8/20/13

Conditions of Approval Met: 11/7/13

As-Builts Submitted: _____

Public Services Sign Off: 11/7/13

Certificate of Occupancy Memo Processed:
(Temporary or Permanent) 11/7/13

Performance Guarantee to Defect Guarantee: 11/7/13

Defect Guarantee Released: 7/20/14

CITY OF PORTLAND, MAINE
PLANNING BOARD

Carol Morrisette, Chair
Stuart O'Brien, Vice Chair
Timothy Dean
Bill Hall
David Silk
Elizabeth Boepple
Sean Dundon

February 12, 2013

Rufus Deering Lumber Company
Attention: Dan Labrie
383 Commercial Street
Portland, ME 04101

Sebago Technics, Inc.
Attention: James Scymour, P.E.
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Project Name: Baxter Academy for Technology and Science Project ID: 2012-519
Address: 54 York Street CBL: 042 A 007
Applicant: Rufus Deering Lumber Company
Planner: Shukria Wiar

Dear Mr. Labrie:

On January 22, 2013, the Planning Board considered a Level II and Traffic Movement Permit application for Baxter Academy for Technology and Science to convert the building at 54 York Street to a charter high school, which is an institutional use. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan and Traffic Movement Permit. The Planning Board voted 6-0 (Silk absent) to approve the application with the following waivers and conditions as presented below:

WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 05-2013 for application # 2012-519 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

- i. The Planning Board voted 5-1 (Morrisette opposed, Silk absent) to waive the requirement of Section 14-526 (a) (2) (c) of the Site Plan Ordinance that all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing on the east side of the York Street (Attachment Plan 3 to Planning Board Report# 05.2013).
- ii. The Planning Board voted 0-6 (Silk absent) on the motion to waive the requirement of Section 14-526 (a) (2) (c) of the Site Plan Ordinance that all development shall provide sidewalk and curbing along all frontages, to allow no sidewalk and curbing on the lower east side on Maple Street (Attachment Plan 3 to Planning Board Report # 05.2013). Thus, the waiver **failed** to pass and the applicant shall install a sidewalk and reuse the existing cobblestones per the requirement of Historic Preservation.

TRAFFIC MOVEMENT PERMIT

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report #05-2013 for application # 2012-519 relevant to the Traffic Movement Permit and the testimony presented at the Planning Board hearing, the Planning Board voted 6-0 (Silk absent)

the plan is in conformance with the standards for Traffic Movement Permit application for Baxter Academy for Technology and Science and grants a permit subject to the following condition:

- done 8/16/13
- i. The applicant shall contribute \$2,200.00 towards future improvements at the Commercial Street/High Street intersection;

SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report #05-2013 for application # 2012-519 relevant to the Site Plan and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board Planning Board voted 6-0 (Silk absent) that the plan is in conformance with the site plan standards of the Land Use, subject to the following conditions to be met prior to the issuance of a building permit unless otherwise stated:

- done 8/16/13
- i. The applicant shall submit a financial capacity letter for review and approval by the Planning Authority;
 - ii. The bus and parent loading/unloading conditions shall be monitored within three months following the opening of the school and a report shall be provided to the City summarizing existing conditions. Adjustments to the Plan may be required following this monitoring exercise. Additional annual monitoring shall be required in conjunction with the TDM Plan;
 - iii. As presented in the application, the applicant proposes to lease fifteen (15) off-site parking spaces at the Spring Street garage. As part of the TDM plan, the parking demand evaluation shall be conducted and in consultation with the City and that any revisions, if any, to the number of off-site parking spaces needed, shall be identified. The parking evaluation shall be conducted one year after the school is fully occupied and then annually;
 - iv. It shall be the responsibility of the applicant for all snow removal on site, so to have pedestrian pathways clear for the use of the students and staff;
 - v. A final site plan must be submitted for review that incorporates Jeff Tarling, City Arborist review comments from his memo dated July 12, 2012;
 - vi. A final lighting plan, including a photometric plan and catalogue cuts for the proposed exterior lighting fixture meeting the City's technical standards, shall be submitted for review and approval by the Planning Authority prior to the issuance of a building permit;
 - vii. Specific details on implementation of traffic signage shall be coordinated and approved by the Planning Authority before installation.
 - viii. The applicant shall submit the plans for the Maple Streets sidewalk for review and approval prior to the release of a building permit.
- OK
- done 8/26/13
- done 8/20/13
- done 8/26/13
- done 8/20/13

The approval is based on the submitted plans and the findings related to site plan review standards as contained in the Planning Report for application #2012-519 which is attached.

STANDARD CONDITIONS OF APPROVAL

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

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in 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 Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.

2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** 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 up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, 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 Department 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 site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held 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 Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Shukria Wiar at (207) 756-8083 or via shukriaw@portlandmaine.gov

Sincerely,



Carol Morrissette, Chair
Portland Planning Board

Attachments:

1. Jeff Tarling memorandum, dated 07.12.2013
2. Planning Board Report
3. Portland City Code: Chapter 32
4. Performance Guarantee Packet

Electronic Distribution:

cc: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
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
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Swecney, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Seaus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval Letter File

Shukria Wiar - 54 York Street Project

From: Jeff Tarling
To: Barbara Barhydt ; Shukria Wiar
Date: 7/12/2012 12:16 PM
Subject: 54 York Street Project
CC: David Margolis-Pineo

Hi Shukria -

In review of the landscape portion of the proposed 54 York Street project I would recommend the replanting of one street tree on Maple Street to replace the dead tree.

Recommended tree type would be 'Armstrong' Red Maple or other upright species such as upright Pin Oak, or English Oak.

Jeff Tarling

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: November 7, 2013

RE: C. of O. for # 54 York Street, Baxter Academy Project
(Id # 2012-519) (CBL 042 A 007001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager

From: Shukria Wiar
To: Philip DiPierro
Date: 8/26/2013 9:00 AM
Subject: Fwd: Baxter School -- Signs
Attachments: baxter signs 8-23-13.pdf

FYI-as it related to the sign condition of approval.

>>> Tom Errico <thomas.errico@tylin.com> 8/23/2013 2:26 PM >>>

Hi Dan – I discussed the signs that will be required such that you will meet your condition of approval. We are recommending the following:

- *Maple Street along School frontage – This is where parent drop-offs are expected. During the permit process it was suggested that 5-minute Drop-Off signs be installed (similar to those at Portland High School). We are recommending that no changes occur. The 15-minute regulations will remain. **No Action is necessary from you.***
- *York Street along School frontage – This is where bus drop-offs will occur. Currently parking is prohibited along the building frontage. 15-minute parking is permitted along the fence for a short distance. We are recommending that no changes occur. Buses will park along the curb in the No Parking area. **No Action is necessary from you.***
- *New Crosswalk Warning signs – We are recommending that you install additional warning signs in the area of the project. I have attached a graphics to help define what is needed and I have also summarized it below.*
 - o Add a new warning sign with down arrow in front of the school building at the new crosswalk. The sign will face toward High Street.
 - o Add a new warning sign with a down arrow on the other side of York Street at the new crosswalk. The sign will face toward High Street.
 - o Take the existing sign off the utility pole and install it on a new post with a new down arrow plate. The sign will face Center Street.

I would suggest that before you install the signs you work with Jeremiah Bartlett on field locating the signs. His contact information is noted below and is copied on this email. Please note that there is a condition of approval that conditions will be monitored over the next three months and adjustments may be required.

If you have any questions, please contact me.

Thanks
Tom

Jeremiah J. Bartlett, P.E., PTOE
Transportation Systems Engineer
City of Portland
(207) 874-8891

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
T.Y. Lin International
12 Northbrook Drive
Falmouth, ME 04105
207.781.4721 main
207.347.4354 direct
207.400.0719 mobile
207.781.4753 fax
thomas.errico@tylin.com
Visit us online at www.tylin.com
Twitter | Facebook | LinkedIn | YouTube

"One Vision, One Company"

Please consider the environment before printing.

pole

*50m
turned
new arrow*



Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: August 28, 2013

RE: C. of O. for # 54 York Street, Baxter Academy Project
(Id # 2012-519) (CBL 042 A 007001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Installation of the bike racks,
2. Installation of the dumpster enclosure,
3. Relocation of 2 crosswalk signs,
4. Submission and approval of "As-Built" plans,

I anticipate this work can be completed by **September 20, 2013**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager



DERO Bike Rack Co.

504 Malcolm Ave SE, Suite 100, Minneapolis, MN 55414

888.337.6729 612.331.2731 www.dero.com

Order Confirmation

S.O. #: 33699

Date: 8/26/2013

Sold To
Rufus Derring Co. 383 Commercial St. Portland, ME 04101
Contact Joan Robillard
Phone 207-772-6505
Fax

Ship To
Rufus Derring Co. 383 Commercial St. Portland, ME 04101

Rep	Ship Date	Ship Via	P.O. #	Site Contact	Site Phone
DB	8/26/2013	Best Way			

Item	Qty	Description	Unit Price	Total
BH-IG-EPX-B	9	Bike Hitch, Inground Mount, Powder Coated, 2000330-B--Color BLACK	109.00	981.00
FREIGHT		Freight and Handling--275# R&L LTL	166.00	166.00

THIS IS A CONFIRMATION OF YOUR ORDER

When your shipment arrives, before signing for it, inspect for any damages. Notate any shipping damages on the Bill Of Lading.

Please make sure all information listed here is correct. If there are any discrepancies, please call Dero immediately at 888-337-6729.

The Ship Date is an estimate only. We will do everything possible to ship by or before that date but do not guarantee shipment by that date.

A 20% restocking fee will be assessed to all canceled orders.

Customer agrees that installation area is suitable for drilling.

Subtotal \$1,147.00

Sales Tax (0.0%) \$0.00

Total (\$USD)

\$1,147.00

Thank you for your order!

8-27-13

August 21, 2013

IRREVOCABLE STANDBY LETTER OF CREDIT NO. DRAFT
EXPIRATION DATE: August 21, 2014

City of Portland
389 Congress Street
Portland, Maine 04101
Attn: Jeffrey Levine
Director of Planning and Urban Development

Re: Rufus Deering Company
Baxter Academy for Technology & Science, 54 York Street, Portland, Maine

Ladies & Gentlemen:

TD Bank, N.A. ("Bank") hereby issues its Irrevocable Standby Letter of Credit, which is effective as of August 21, 2013, for the account of Rufus Deering Company, (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland, in an amount not to exceed in the aggregate Forty-One Thousand Eight Hundred Seventy and 00/100 (\$41,870.00) U.S. Dollars. These funds represent the estimated cost of installing site improvements as depicted on the site plan, approved on January 22, 2013 and as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

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2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
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After all underground work has been completed and inspected to the satisfaction of the Departments of Public Services, and Planning and Urban Development, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize TD Bank, N. A., by written certification, to reduce the available amount under this Letter of Credit by a specified amount.

August 21, 2013
Irrevocable Letter of Credit No. DRAFT
Page-2

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On the date the City determines that all improvements guaranteed by this Letter of Credit are completed satisfactorily, this Performance Guarantee Letter of Credit shall be reduced to ten (10) percent of its original amount upon written notice forwarded by the City to the Bank, at which time this shall automatically convert to a Defect Guarantee Letter of Credit. The Defect Guarantee Letter of Credit shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated January 22, 2013 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

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1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of improvements contained within the approved site plan.

This Irrevocable Standby Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600 (2007 Revision).

Very truly yours,

TD BANK, N. A.

BENEFICIARY: Please sign/date below to indicate your approval of DRAFT.



Date 8/21/13

Authorized Signature

Rufus Deering Company Draft
DR/jb

SUBDIVISION/SITE DEVELOPMENT
Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 8/14/13

Name of Project: BAXTER ACADEMY
 Address/Location: # 54 YORK STREET PORTLAND, ME
 Application ID #: 2012-519
 Developer: RUFUS DEERING LUMBER COMPANY

Form of Performance Guarantee: LETTER OF CREDIT FROM TD BANK NORTH

Type of Development: Subdivision CHARTER SCHOOL Site Plan (Level I, II or III) II

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas	—					
Curbing	90 LF	50.00	4,500.00			
Sidewalks	1449.00	16.00	23,184.00			
Esplanades	—					
Monuments	—					
Street Lighting	—					
Street Opening Repairs	—					
Other ADA PANELS	40 LF	55.00	2,200.00			
2. EARTH WORK						
Cut	NA					
Fill	NA					
3. SANITARY SEWER						
Manholes	NA					
Piping	↓					
Connections	↓					
Main Line Piping	↓					
House Sewer Service Piping	↓					
Pump Stations	↓					
Other	↓					
4. WATER MAINS						
	↓					
5. STORM DRAINAGE						
Manholes	NA					
Catchbasins	↓					
Piping	↓					
Detention Basin	↓					
Stormwater Quality Units	↓					
Other	↓					

6. SITE LIGHTING	NA				
7. EROSION CONTROL	/				
Silt Fence					
Check Dams					
Pipe Inlet/Outlet Protection					
Level Lip Spreader					
Slope Stabilization					
Geotextile					
Hay Bale Barriers					
Catch Basin Inlet Protection					
SIGNS + STRIPPING				1000.00	
8. RECREATION AND OPEN SPACE AMENITIES					
9. LANDSCAPING	Plant 4	Trees	\$ 5500.00		
(Attach breakdown of plant materials, quantities, and unit costs)	CUT 2 TREES + GRIND STUMPS				
10. MISCELLANEOUS	(SEE LABRACQUE QUOTE)		5486.00		
TOTAL:			41,870		
GRAND TOTAL:			41,870		

total
\$41,870 o/c
8/16/13

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$ 837.40		\$ 837.40
or			
B: Alternative Assessment:			
Assessed by:	<u>Philip King</u> (name)	<u></u> (name)	8/16/13

LaBRECQUE CONSTRUCTION, Inc.

1350 RIVERSIDE STREET
PORTLAND, MAINE 04103
Telephone 797-6305

Barbara Brubaker

\$ 13,000⁰⁰⁰

Jeff Lavigne
Phil DiPietro

Planning Bd

Rufus Deering
383 Commercial St
Portland, Maine
04101

June 25, 2013

Att: Dan LaBrie

We are pleased to quote on the work for Baxter Academy as per plans and our meetings.

Maple Street Work:

ITEMS:

1. Dig Safe and Street Opening Permits
2. Supply, install and reset approximately 50LF type I granite curb
3. Construct +/- 116sy brick sidewalk per City of Portland Specs.
4. Supply and install 8SF ADA panel.

Price: \$22,570.00

York Street ADA Ramps:

ITEMS:

1. Dig Safe and Street Opening Permits
2. Supply, install and reset +/- 40LF type I granite curb
3. Construct 45sy brick sidewalk per City of Portland Specs
4. Supply and install 32SF ADA panels

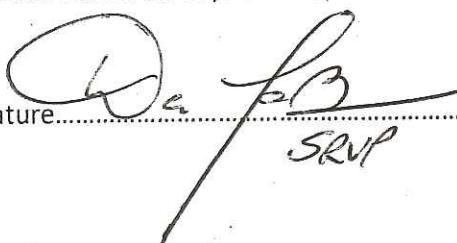
Price: \$12,800.00

Not Included:

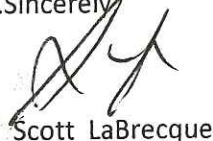
1. Tree Work/Stump Removal

Terms: Payment due within 30 days of completion

Authorized Signature.....



Sincerely



Scott LaBrecque

879 0300

Shukria Wiar - 54 York Street Project

From: Jeff Tarling
To: Barbara Barhydt ; Shukria Wiar
Date: 7/12/2012 12:16 PM
Subject: 54 York Street Project
CC: David Margolis-Pineo

Hi Shukria -

In review of the landscape portion of the proposed 54 York Street project I would recommend the replanting of one street tree on Maple Street to replace the dead tree.

Recommended tree type would be 'Armstrong' Red Maple or other upright species such as upright Pin Oak, or English Oak.

Jeff Tarling



Bank

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August 2, 2013

City of Portland
389 Congress Street
Portland, Maine 04101

**RE: Rufus Deering Company
Improvements to the York Street property**

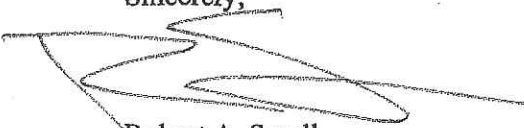
To Whom It May Concern:

Rufus Deering has Company been a customer of the bank for over fifteen years. All accounts have been handled in a professional and satisfactory manner, and they have always kept there banking relationship in very good standing with us.

Rufus Deering Company provides strong financial capacity, and in our opinion have both the financial capacity and technical ability to complete the \$520,000.00 improvements.

If you have any questions, I can be reached at 207-761-8619.

Sincerely,



Robert A. Small
Vice President