



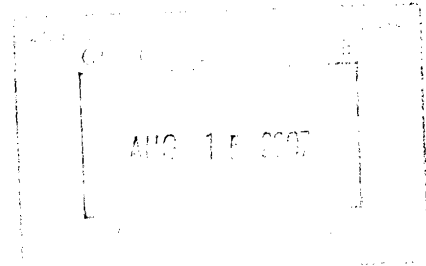
R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

08 November 2005

Mr. Peter Drivas
Portland Seadogs
271 Park Avenue
Portland, ME 04102

Subject: Foundation Evaluation
New Right Field Grandstands - Hadlock Field
Portland, Maine
RWG&A Project No. 235-1043

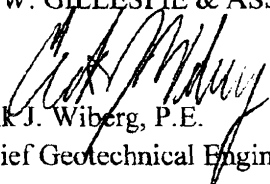


Dear Mr. Drivas:

As requested by David K. Pinkham, P.E., of Pinkham & Greer, R. W. Gillespie & Associates, Inc., (RWG&A) has estimated stresses at the storm sewer springline that might be imposed on the sewer from foundation "C-1 Relocated" under a bearing pressure of 2,000 psf. Proposed foundation location "C-1 Relocated" relative to the storm sewer and dimensions were provided by Pinkham & Greer in a drawing dated 28 October 2005. As indicated on Figure 1, the estimated increase in vertical and horizontal stresses at the storm sewer spring line are approximately 45 and 20 pounds per square foot, respectively.

We trust the foregoing meets the current needs of the project, and if you have any questions, please contact us.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.


Erik J. Wiberg, P.E.
Chief Geotechnical Engineer



EJW:ci

Copy: Robert B. Metcalf, R.L.A., Mitchell & Associates, Inc.
David K. Pinkham, P.E., Pinkham & Greer, Inc.

Corporate Office

200 International Dr., Ste 170
Portsmouth, NH 03801
603-427-0244 • Fax 603-430-2041

86 Industrial Park Rd., Ste 4
Saco, ME 04072
207-286-8008 • Fax 207-286-2882

P.O. Box 289
Augusta, ME 04344
207-623-4914 • Fax 207-623-3429



General Building Permit Application

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.

PORTLAND SEADOGS/HADLOCK FIELD

Location/Address of Construction: 271 PARK STREET, PORTLAND		
Total Square Footage of Proposed Structure 7,764 S.F.		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# 49 Block# A Lot# 001	Owner: City of Portland	Telephone: 233-0350
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Bob Leeman 233-0350	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ 0
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: Same Is property part of a subdivision? NO If yes, please name _____ Project description:	Baseball Stadium	
Contractor's name, address & telephone: TO BE DETERMINED		
Who should we contact when the permit is ready: BOB LEEMAN		DEPT. PUBLIC WORKS, PORTLAND
Mailing address:	Phone: 233-0350	

Please submit all of the information outlined in the Commercial Application 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 of applicant: *[Signature]*

DEPT. OF PERMITS & INSPECTIONS
CITY OF PORTLAND, ME
Date: **8/7/07**

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

AUG 14 2007
RECEIVED

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 070987
OCT - 3 2007

CITY OF PORTLAND

This is to certify that CITY OF PORTLAND / TBE

has permission to Club House beneath bleachers

AT 165 PARK AVE PERMIT NO. 049 A001001

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 when permission is procured before this building or part thereof is altered or closed-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. *Greg Cass*

Health Dept.

Appeal Board

Other Department Name

David Burke 10/4/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

lee MJN

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0987	Date Applied For: 08/14/2007	CBL: 049 A001001
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Location of Construction: 165 PARK AVE	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial / Hadlock Field Club House beneath bleachers	Proposed Project Description: Club House beneath bleaches
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/04/2007
Note: 10/4/07 approved for Marge - vacation **Ok to Issue:**
 1) 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:** Mike Nugent **Approval Date:** 10/04/2007
Note: Per JMB - vacation **Ok to Issue:**
 1) The approval is based on the responsibility of the City for the sewer line that is near this construction

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 09/17/2007
Note: **Ok to Issue:**
 1) The sprinkler system shall be installed in accordance with NFPA 13.
 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
 3) A single source supplier should be used for all through penetrations.
 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
 5) Application requires State Fire Marshal approval.
 6) All construction shall comply with NFPA 101

Dept: Public Works **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**
Note:

Dept: Zoning **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**
Note:

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**
Note:

Dept: Fire **Status:** **Reviewer:** Capt Greg Cass **Approval Date:** **Ok to Issue:**
Note:

Location of Construction: 165 PARK AVE	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: DRC	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Planning	Status: Approved with Conditions	Reviewer: Richard Knowland	Approval Date: 10/04/2007	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

Comments:

8/14/2007-mes: I can not see a site plan application for this work on file - I have e-mailed Barbara and asked her about it.

9/11/2007-mes: there is now a site plan application #2007-0157 - I gave the plans and permit to Mike N. this morning. I will get it back for signing off on zoning.

9/25/2007-jmb: Mike Nugent returned the permit package. Before a foundation permit can be issued, assurance must be provided for the protection and stability of the sewer line and bleacher footing. The footing design must correlate to the seismic report. Mike has relayed to Bob L.

9/25/2007-jmb: Forwarded to Marge, she reports that no site plan has been submitted per Rick K.

10/4/2007-jmb: Notified by Rick K. That Planning is signing off with conditons. I left a voicemsg w/Phil for DRC approval



Certificate of Design

Bob will bring
in 3rd Sheet Seal

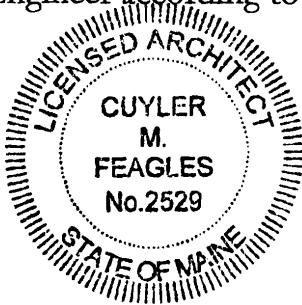
Date: 8/6/07

From: DORUS ARCHITECTS

These plans and / or specifications covering construction work on:

PORTLAND SEA DOGS CLUB HOUSE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature: Cuyler Feagles

Title: PRINCIPAL

Firm: DORUS ARCHITECTS

Address: P.O. Box 301

FREEPORT ME 04032

Phone: 865-1272

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



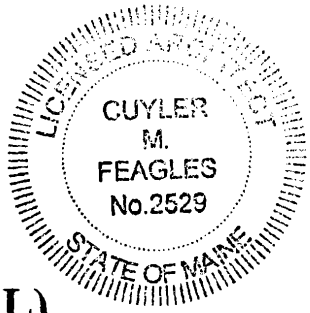
Accessibility Building Code Certificate

Designer: DOMUS ARCHITECTS
PORTLAND SEADOGS
HADLOCK FIELD

Address of Project: 271 PARK ST., PORTLAND

Nature of Project: ATHLETIC CLUB HOUSE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable. **SEE ATTACHED COMPLIANCE DIAGRAMS**



(SEAL)

Signature: Cuyler Feagles

Title: PRINCIPAL

Firm: DOMUS ARCHITECTS

Address: P.O. BOX 301
FREEPORT ME 04032

Phone: 865-1272

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



Certificate of Design Application

From Designer: DOYUS ARCHITECTS
 Date: 8/6/07
 Job Name: PORTLAND SEA DOGS CLUB HOUSE
 Address of Construction: HADLOCK FIELD / 271 PARK ST., PORTLAND

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year FBC 2003 Use Group Classification (s) A-3
 Type of Construction V/A
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) SEE ATTACHED

Structural Design Calculations

SEE ATTACHED Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>WEIGHT ROOM</u>	<u>D=20, P=20, L=50, C=150</u>

Roof dead & partition loads	Loads Shown
	<u>D=85, L=100</u>

Wind loads (1603.1.4, 1609)

2 Design option utilized (1609.1.1, 1609.6)
100 Basic wind speed (1809.3)
II, I=20 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
C Wind exposure category (1609.4)
0.18 Internal pressure coefficient (ASCE 7)
0.8 Component and cladding pressures (1609.1.1, 1609.6.2.2)
205 MAX Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

2 Design option utilized (1614.1)
I, I=1.0 Seismic use group ("Category")
20, 10 Spectral response coefficients, S_D & S_{D1} (1615.1)
D Site class (1615.1.5)

0 Live load reduction
20 Roof live loads (1603.1.2, 1607.11)
42 Roof snow loads (1603.7.3, 1608)
60 Ground snow load, P_g (1608.2)
42 If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.2 Roof thermal factor, C_t (1608.4)
42 Sloped roof snowload, P_r (1608.4)
D Seismic design category (1616.3)
BFS Basic seismic force resisting system (1617.6.2)
R=6 Response modification coefficient, R and deflection amplification factor C_d (1617.6.2)
ELF 9.55 Analysis procedure (1616.6, 1617.5)
3.44 Design base shear (1617.4, 1617.5.1)
Flood loads (1803.1.6, 1612)
N/A Flood Hazard area (1612.3)
 _____ Elevation of structure
Other loads
30/250 Concentrated loads (1607.4)
20 Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

From: Marge Schmuckal
To: Barbara Barhydt
Date: 8/14/2007 3:23:38 PM
Subject: Re: Hadlock Field

Yes I can. I will make copies of what I have.
Marge

>>> Barbara Barhydt 8/14/2007 3:16:28 PM >>>

They have probably talked with Rick about this, but I do not know anything about this. Could you show me the plans Wed or Thurs? Thanks.

Barbara

>>> Marge Schmuckal 08/14 2:37 PM >>>

Barbara,

I have a permit application for a new club house beneath the bleachers at Hadlock. I can not find a site plan application for this. Wouldn't they need a site plan review for this? I am putting this on hold until we figure it out.

Marge

CC: Alex Jaegerman

From: Marge Schmuckal
To: Barbara Barhydt
Date: 8/14/2007 2:37:19 PM
Subject: Hadlock Field

Barbara,
I have a permit application for a new club house beneath the bleachers at Hadlock. I can not find a site plan application for this. Wouldn't they need a site plan review for this? I am putting this on hold until we figure it out.
Marge

CC: ALEX JAEGERMAN

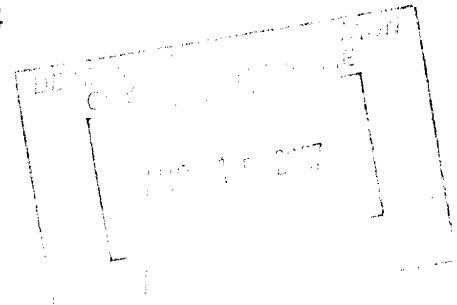


R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

12 November 2004

Mr. Peter Drivas
Portland Seadogs
271 Park Avenue
Portland, Maine 04102



Subject: Geotechnical Investigation
New Right Field Grandstand and Concession Stand
Hadlock Field
Portland, Maine
RWG&A Project No. 235-1043

Dear Mr. Drivas:

As requested, R. W. Gillespie & Associates, Inc., (RWG&A) has conducted a geotechnical investigation for the proposed right field grandstand and upper level concession stand at Hadlock Field in Portland, Maine. The purpose of this investigation was to obtain information regarding subsurface soil and groundwater conditions on which to base recommendations for design and construction of foundations and slabs on grade.

As completed, our scope of work included the following tasks:

1. Drilled and logged three test borings to depths of 37 to 42 feet below existing ground surface at the site.
2. Evaluated acquired subsurface data with respect to proposed construction with emphasis on foundation type, allowable contact pressure, settlement, and subgrade preparation.
3. Prepared this report including a project description, a description of the subsurface exploration program, a summary of the subsurface conditions, our evaluations, conclusions, and recommendations, and boring logs from subsurface exploration activities.

Project Description

The proposed grandstand will be over the existing bullpen and will include a lower level for bathroom facilities. A new concession stand, wheelchair lift, and walkway platform will abut the picnic area but at a higher elevation. Discussions with David Pinkham, P.E., project structural engineer, indicate column loads will range from 10 to 132 kips as summarized below.

Worst Case Column	132 kips (D+L)
Grandstands	40 to 84 kips (D+L)
Walkways	10 to kips (D+L)

Subsurface Investigation

The subsurface exploration program for this project consisted of three soil borings drilled to depths of 37 to 42 feet. The drilling was performed by Great Works Pump & Test Boring, Inc., of Rollinsford, New Hampshire. The explorations were made with a track-mounted rotary drill rig using cased hole methodology.

Standard penetration resistance tests were taken at the ground surface and at 5-foot intervals thereafter. Recovered samples and washings were used to describe the soils and prepare the boring logs presented in the Appendix. Samples were classified in general accordance with the procedures of *ASTM D2488, Standard Practice for Description and Identification of Soils (Visual-Manual Procedure)*. Stratification lines shown on the boring logs represent the approximate boundaries between soil types encountered; the actual transitions will be more gradual and will vary over short distances. Groundwater was measured at the completion of each bore.

A boring had been requested near the lower level concession stand, but access limitations and the number of utilities in the area precluded explorations at this time. During the early stages of construction, it may be possible to access the area for one or two borings to confirm subsurface conditions prior to foundation placement.

Findings

Subsurface soils include fill underlain by silty clay. In turn, the clay is followed by silty sand with fine gravel at greater depths. The fill consists of sand, silt, ash, brick, and traces of organic material and is loose to very loose. The silty clay layer is approximately 5 to more than 17 feet thick and is medium stiff to the depths explored. The silty sand layer is medium dense and consists of medium to fine-grained sand with fine gravel below a depth of about 26 feet below the local ground surface. Free water was encountered at an approximate depth of 9 feet below the local ground

surface; however, these levels should not be considered representative of the stabilized groundwater level. In general, groundwater levels across the site will fluctuate due to tide, season, temperature, precipitation, and construction activity in the area.

Evaluations

Vertical loads range from 10 to 132 kips as summarized below.

Worst Case	132 kips
Grandstands	40 to 84 kips
Walkways	10 to kips

If existing fill is removed to a depth of about 8 feet, or 1 foot above groundwater, and replaced with granular fill, loads applied to the remaining sand-ash-debris fill are reduced somewhat. Using this scenario and an allowable contact pressure of 2 kips per square foot, settlement estimates range from less than 1/2 inch to about 1 1/2 inches; differential movement is expected to be less than 1/2 inch to 1 inch.

New loads carried to existing foundations cannot be evaluated at this time since drawings are not available. Based on borings for this project, the left field fence, and the new right field sign, an assumption of similar conditions appears reasonable until actual observations can be made prior to, or shortly after, start of construction.

Recommendations

The following recommendations are presented for use in the design and construction of foundations and slabs for the project.

1. All topsoil, organic material, abandoned utilities, and other structures should be removed within and below the limits of the proposed grandstand and ancillary features.
2. Fill placed within the grandstand footprint beneath footings and floor slabs should consist of only compacted granular fill. Existing fill beneath new foundations should be removed to a depth of 8 feet below existing grade and replaced with compacted granular fill. Granular fill should extend 1/2 foot laterally beyond footing perimeter for each vertical foot of depth.
3. Granular fill should be a clean, well-graded sand meeting the following gradation requirements:

Screen or Sieve Size	Percent Passing
3 inches	100
No. 4	60-90
No. 40	20-60
No. 200	0-10

Note: Maximum particle size should be limited to 3 inches within two feet of foundation walls, footings, and floor slabs.

4. In open areas, granular fill should be placed in level, uniform lifts not exceeding 9 inches in uncompacted thickness and be compacted with self-propelled compaction equipment. In confined areas, structural fill should be placed in lifts not exceeding 6 inches in uncompacted thickness (note: maximum particle size 3 inches) and be compacted with hand-operated compaction equipment. Structural fill should be compacted to at least 92 percent of the maximum dry density as determined by *ASTM D1557, Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN-m/m³))*.
5. Site grading should provide positive drainage away from constructed facilities both during and after construction.
6. Dewatering requirements will vary at the site based on groundwater levels encountered during construction. In general, it should be practicable to accomplish construction dewatering from within excavations by open pumping methods. Surface runoff and infiltration of groundwater should be controlled so that excavation, filling, and foundation construction can be completed in the dry.
7. The proposed grandstand may be supported on spread and/or continuous footings bearing on compacted granular fill as described above. Footings should be designed for a maximum contact pressure of 2 kips per square foot. For footings with bearing areas having a least lateral dimension smaller than 3 feet, the allowable bearing pressure should be 1/3 of the above maximum times a footing's least lateral dimension in feet. Minimum footing width should be in accordance with concrete design and building codes, and not less than 2 feet.
8. Excavators equipped with smooth edged buckets should be used during footing excavation to minimize disturbance to naturally deposited soils. The exposed subgrade should be protected from further disturbance, moisture, and freezing until the footings are placed. Areas where fill is encountered should be over excavated to undisturbed soil and replaced

with compacted structural fill. Any soft areas or areas where moisture has accumulated should be excavated and replaced with compacted granular fill.

9. Exterior footings should be founded at least 4 feet below adjacent ground surface for frost protection. Footings at heated interior locations may be founded at a minimum depth of 18 inches below adjacent finished floor elevation. If the interior of the grandstand will be exposed to freezing temperatures for extended periods, either during construction or in service, the interior footings should be founded at the same depth as the exterior footings.
10. The integrity of natural soils and granular fill must be maintained during cold weather conditions. Footing and slab subgrades should not be allowed to freeze. The naturally deposited soils are considered frost-susceptible. Freezing of subgrade soils beneath footings and floor slabs may result in frost heaving and post-construction settlement. The Contractor should make every effort to prevent freezing of subgrade soils. In the event frost penetration occurs, granular fill or naturally deposited soils should be removed and replaced to the depth of the frozen soils.
11. The grandstand foundation should be designed to withstand lateral, uplift, and overturning forces due to earthquakes. In accordance with 2000 *International Building Code*[®], the site is classified as Site Class D.
12. Lateral foundation loads from wind and earthquake may be resisted by friction between the bottom of footings and bearing subgrade, and lateral earth pressure against sides of footings. A friction coefficient of 0.35 is recommended for use in design.
13. Ground floor slabs may be slab-on-grade construction bearing on a minimum 12 inch thickness of granular fill. Fill used to raise site grade beneath slabs should be granular fill. A subgrade modulus of 150 pounds per cubic inch should be used for design.
14. The Owner and Contractor should make themselves aware of and become familiar with applicable local, state, and federal safety regulations including the current OSHA Excavation and Trench Safety Standards. Construction site safety is considered the responsibility of the Contractor who is solely responsible for the means, methods, and sequencing of construction operations. Under no circumstances should the information provided below be interpreted to mean that RWG&A is assuming responsibility for construction site safety or the Contractor's activities; such responsibility is not being implied and should not be inferred.

15. We anticipate footing excavations can generally be accomplished using sloped, open-cut techniques. Excavations in loose sands may require temporary shoring. Excavations that extend below groundwater are anticipated to require dewatering. We anticipate dewatering can be accomplished by the use of sumps and open pumping.

The Contractor should be aware that slope height, slope inclination, and excavation depths (including utility trench excavations) should in no case exceed those specified in local, state, or federal safety regulations, (e.g., OSHA Health and Safety Standards for Excavations, 29 CFR Part 1926) or successor regulations. Such regulations are strictly enforced and, if they are not followed, the Owner, Contractor, and/or earthwork and utility subcontractors could be liable for substantial penalties.

As a safety measure, it is recommended all vehicles and spoil piles be kept a minimum lateral distance from the crest of the slope equal to no less than 100 percent of the slope height. The exposed slope face should be protected against the elements.

RWG&A should be retained to monitor the soils exposed in all excavations and provide engineering services for such slopes. This will provide an opportunity to monitor for such types encountered and to modify the excavation slopes, as necessary. It also offers an opportunity to verify the stability of the excavation slopes during construction.

16. Since these geotechnical recommendations have been developed using limited numbers of observations and tests, the Owner should be sensitive to the potential need for adjustment in the field. It is in the best interest of the Owner to retain RWG&A to observe geotechnical construction aspects of the project, observe general compliance with the design concepts, specifications, and recommendations, and to assist in development of design changes should subsurface conditions differ from those anticipated prior to the start of construction. Such observation increases the likelihood of the design intent being carried out during construction and will allow RWG&A to confirm its design recommendations. **Observations of and for existing foundations and foundation subgrade are of particular importance if they are subjected to new loads.**

The Owner should recognize that unanticipated or changed conditions may be encountered during any earthworks construction. It is therefore recommended that the Owner retain RWG&A to observe construction. RWG&A would assign qualified personnel to observe and report on the quality of work performed by the earthwork contractor. Construction observation is a technique employed to minimize the risk of problems arising during construction. It is not insurance, nor does it constitute a warranty or guarantee of any type. In all cases, contractors retain responsibility for the quality of their work and for adhering to plans and specifications. Should RWG&A not be retained to perform observations

during the full period of construction, RWG&A would not have had the opportunity to perform a complete service.

Closure

This report has been prepared for specific application to the proposed right field grandstand and concession stand at Hadlock Field in Portland, Maine, for the exclusive use of the Portland Seadogs and designated members of the design team. This work has been completed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made. In the event any changes are made in the nature or location of the grandstand, the conclusions and recommendations of this report should be reviewed by RWG&A.

The recommendations presented are based on the results of widely spaced explorations. The nature of variations between the explorations may not become evident until construction. If variations are encountered, it will be necessary for RWG&A to re-evaluate the recommendations presented in this report. RWG&A requests an opportunity for a general review of the final design and specifications in order to determine that earthwork and foundation recommendations have been interpreted in the manner in which they were intended.

We have enjoyed serving you on this project, and if you have any questions or if we can be of further service, please contact us.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

Robert W. Gillespie, P.E.

RWG:ci
In duplicate
Copy:

Brian E. Duffy, AIA, Brian E. Duffy Associates
David K. Pinkham, P.E., Pinkham & Greer Consulting Engineers, Inc.

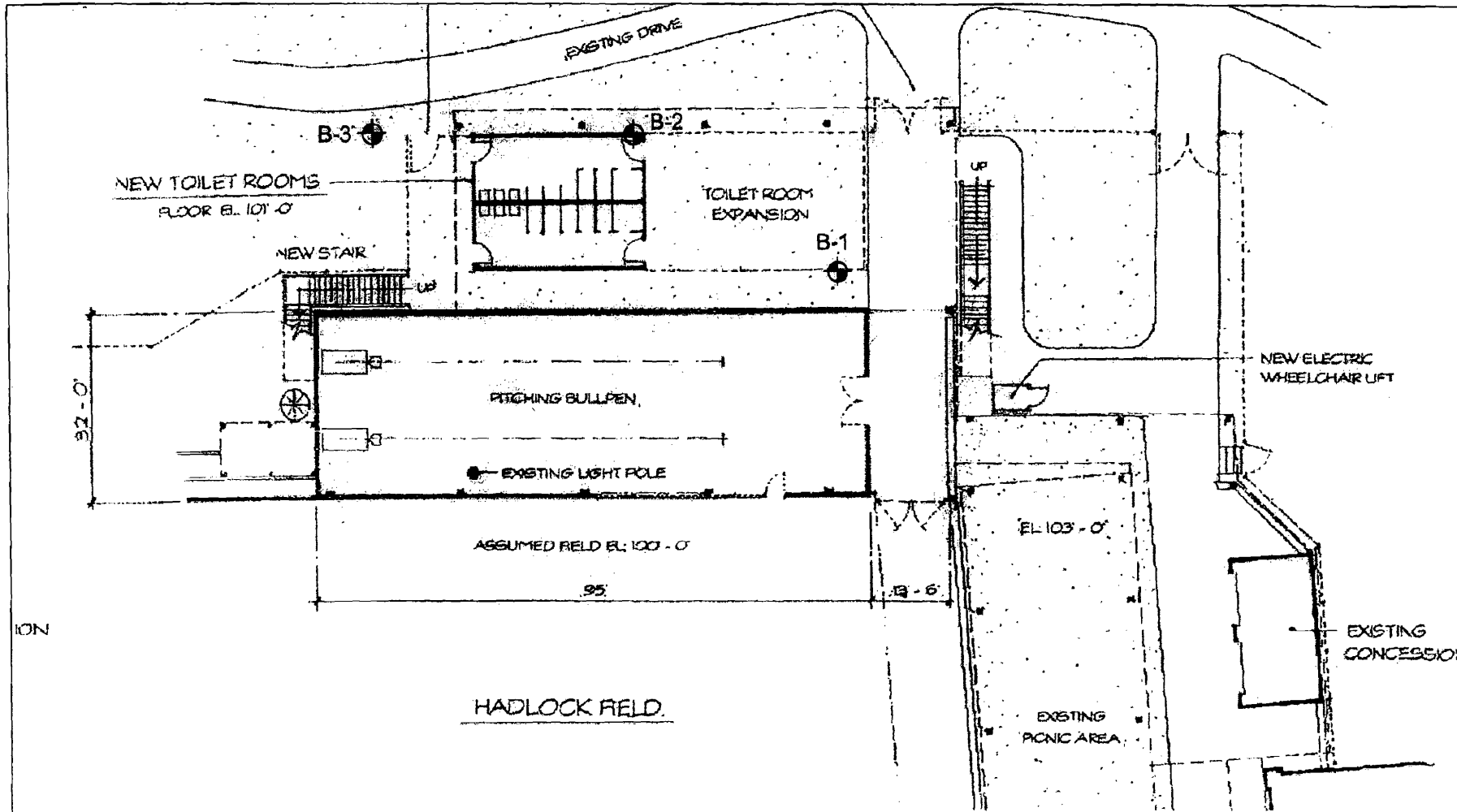


FIGURE 1
 EXPLORATION LOCATION PLAN
 NEW RIGHT FIELD GRANDSTAND AT HADLOCK FIELD
 PORTLAND, MAINE

LEGEND:

B-1 BORING LOCATIONS

SOURCE:

PARTIAL PLAN BY BRIAN DUFFY
 ASSOCIATES DATED 11 OCTOBER 2004.

NOVEMBER 2004

PROJECT NO. 235-1043



R.W. Gillespie & Associates, Inc.
 CONSULTING GEOTECHNICAL & ENVIRONMENTAL SPECIALISTS

86 Industrial Park Rd., Suite 4 Saco, Maine 04072 (207) 286-8008
 Fax: (207) 286-2882 E-mail: rwg-a@rwg-a.com

APPENDIX

TEST BORING LOGS

Geotechnical Investigation
New Right Grandstand and Concession Stand
Hadlock Field
Portland, Maine



R.W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

Project: Right Field Grandstand - Sea Dogs
Location: Portland, Maine
Client: Portland Maine Baseball
Project No. 235-1043

Boring Log: B-1
Surface Elevation:
Observed Water Depth: 9
Date Completed: 11/05/

DEPTH, FT.	SYMBOL	SAMPLE NUMBER	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT %	LAB TESTS
0	[Cross-hatched pattern]	S-1	FILL; Silt, sand, clay, gravel, ash, wood.	16	3 4 7 6	11		
5		S-2		18	2 1 1 1	2		
10		S-3		10	1/12" 1 1	2		
15		S-4		2	6 5 3 2	8		
20	[Diagonal hatched pattern]	S-5	SILTY SANDY CLAY (CL); Mostly clay, some silt, little sand, stiff, wet, gray.	18	5 7 8 12	15		
25		S-6		4	4 3 3 2	6		
30	[Vertical line pattern]	S-7	SILTY SAND WITH GRAVEL (SM); Mostly coarse to fine grained sand, little silt, little fine gravel.	20	5 4 5 7	9		
35		S-8		18	7 9 11 13	20		



R.W. Gillespie & Associates, Inc.
 Geotechnical Engineering • Geohydrology • Materials Testing Services

Project: Right Field Grandstand - Sea Dogs
 Location: Portland, Maine
 Client: Portland Maine Baseball
 Project No. 235-1043

Boring Log: B-2
 Surface Elevation:
 Observed Water Depth: 10
 Date Completed: 11/05/

DEPTH, FT.	SYMBOL SAMPLES	SAMPLE NUMBER	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT %	LAB TESTS
0	[Cross-hatched pattern]	S-1	FILL; Silt, sand, clay, gravel, ash, wood.	20	5 7 6 5	13		
5		S-2		18	4 6 4 3	10		
10		S-3		12	WOH 1 1 1	2		
15	[Diagonal hatched pattern]	S-4	Some gravel, brick.	2	5 2 1 1	3		
20		S-5	SILTY CLAY (CL); Mostly clay, some silt, stiff, wet, gray.	14	2 2 2 2	4		
25	[Diagonal hatched pattern]	S-6	Becomes sandy, fine gravel.	16	6 7 7 8	14		
30		S-7	SILTY SAND WITH GRAVEL (SM); Mostly sand, little silt, little gravel, medium dense, wet.	4	6 6 8 8	14		
35	[Vertical line pattern]	S-8		10	6 8 14 15	22		



R.W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

Project: Right Field Grandstand - Sea Dogs
 Location: Portland, Maine
 Client: Portland Maine Baseball
 Project No. 235-1043

Boring Log: B-3
 Surface Elevation:
 Observed Water Depth:
 Date Completed: 11/05/

DEPTH, FT.	SYMBOL	SAMPLES NUMBER	DESCRIPTION OF MATERIAL	SAMPLE RECOVERY, IN.	BLOWS PER 6"	SPT-N BLOWS PER FT.	MOISTURE CONTENT %	LAB TESTS	
0	[Patterned Column]	S-1	FILL; Silt, sand, clay, gravel, ash, wood.	10	3 4 6 7	10			
5		S-2		12	2 2 6 5	8			
10		S-3		NR					
15		S-4			1	3 4 3 2	7		
20		S-5	SILTY SANDY CLAY (CL); Mostly clay, some silt, some sand, trace shells, sand seams, stiff, wet, gray.	22	2 3 4 3	7			
25		S-6		24	1 1 2 2	3			
30		S-7		24	4 4 4 10	8			
35		S-8		24	5 3 18 23	21			

From: Rick Knowland
To: Jeanie Bourke
Date: 10/4/2007 9:35:45 AM
Subject: Fwd: Hadlock Field

Jeanie, fyi.

>>> Rick Knowland Thursday, October 04, 2007 >>>
Bob, Here are the results of yesterday's staff review meeting.

1. Clearly label the water line.
2. On the site plan it states "MAX. COVERAGE (SPORTS COMPLEX) 75%". Unfortunately the plan doesn't state what the maximum impervious surface on the site is which raises a question of whether the project meets the standard. Would suggest you take the note off the plan and sent us an email indicating that the site covers an existing impervious area. Somewhere in the files we have prior documentation on this but this is a new project.
3. Need a plan of the entire site (or could be a decent aerial) showing where the locker room building footprint is on the site. GIS or maybe Leslie Kaynor could help you with this. This is important because your site plan shows only one tiny part of the site. I will not hold up your building permit on this but we need it asap for the record.
4. Can your architect stamp the site plan he prepared?
5. On the exterior building material your email response to my email didn't address the issue.

Bob, That is the latest on our review.



R. W. Gillespie & Associates, Inc.

Geotechnical Engineering • Geohydrology • Materials Testing Services

02 October 2007

Mr. Robert Leeman
City of Portland
389 Congress Street
Portland, ME 04101

Subject: Response to Mike Nugent Email
Sea Dogs Club House - Hadlock Field
Portland, Maine
RWG&A Project No. 557-10

Dear Mr. Leeman:

As requested, we have reviewed the comments of Mike Nugent, Code Enforcement Officer for Portland; a response is provided in subsequent paragraphs.

Briefly, Mr. Nugent reviewed our letter of 27 September 2007 and questioned whether or not the additional loads were "acceptable." Although this is more a structural than a geotechnical issue, the structural engineer would look to RWG&A for guidance in terms of existing earth pressures and external load distributions, as well as new loads.

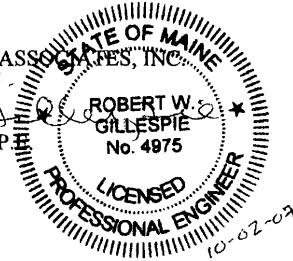
The pipe is a brick arch reportedly set on a concrete slab and is on the order of 75 to 100 years old. Review of aerial photographs and tax maps show that pipe is overlain by a number of structures besides the right field grandstands at Hadlock Field. To our knowledge, none have resulted in damage to the pipe.

The loads presented in our 27 September 2007 letter are approximately the same as those calculated for the grandstands at column location C-1. The additional loads are estimated to be a 5 to 10 percent increase relative to existing stresses and, in view of pipe performance to date, are not expected to adversely impact the pipe from a geotechnical standpoint.

We trust the foregoing meets your present needs, and if you have any questions, please contact us.

Very truly yours,
R. W. GILLESPIE & ASSOCIATES, INC.

[Handwritten Signature]
Robert W. Gillespie, P.E.



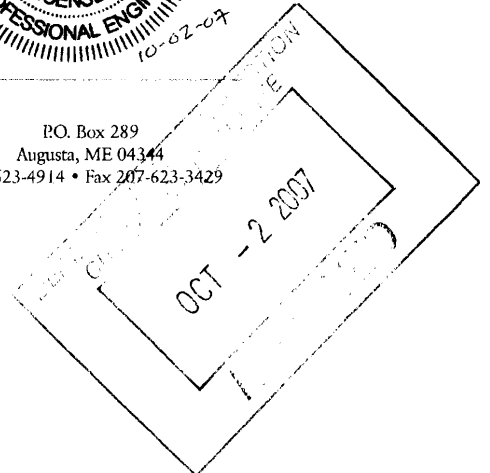
RWG:ci

G:\PROJECTS\0500\0557\557-010\Corresp\2007-10-02 Response.wpd

200 International Dr., Ste 170
Portsmouth, NH 03801
603-427-0244 • Fax 603-430-2041

Corporate Office
86 Industrial Park Rd., Ste 4
Saco, ME 04072
207-286-8008 • Fax 207-286-2882
www.rwgillespie.com

P.O. Box 289
Augusta, ME 04344
207-623-4914 • Fax 207-623-3429



From: Bob Leeman
To: Jeanie Bourke; Mike Nugent
Date: 10/1/2007 2:26:29 PM
Subject: Hadlock Club House

It is my understanding that inspections is requesting that we provide documentation that the new clubhouse footings and load will not affect the underground brick sewer. The proposed footings will be a distance of eight feet from the edge of the sewer and will have minimal or no impact on the existing sewer line. According to the report generated by R. W. Gillespie the increase in vertical pressure is estimated to be 50 to 55 pounds per square foot, the horizontal pressure is estimated to be 20 to 25 pounds per square foot.

Given this information and the fact that the strength or condition of the 100 year old sewer is unknown it would be impossible to make a positive determination of the effects this structure may have on the sewer.

Given the fact that the City of Portland is the owner of both the new structure and the brick sewer we would like to move forward with this project.

Please use this for approval so the project may move forward.

Robert Leeman
Public Buildings Director
City of Portland

CC: Anita LaChance; Joe Gray

From: Rick Knowland
To: Schmuckal, Marge
Date: 9/25/2007 4:07:11 PM
Subject: Re: Haddock Field

Marge, Whenever I see an email with the letters H-a-d-l-o-c-k it immediately gets my reaction. The answer to your question is that they have not submitted a site plan.

>>> Marge Schmuckal Tuesday, September 25, 2007 >>>

Rick,

Have we received a good site plan yet for this application? I would like to get rid of this building permit if we can.

Thanks,
Marge

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2007-0157

Application I. D. Number

9/5/2007

Application Date

Sea Dogs Clubhouse

Project Name/Description

City Of Portland

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

165 - 165 Park Ave, Portland, Maine

Address of Proposed Site

049 A001001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 233-0350 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

R5

Zoning

Proposed Building square Feet or # of Units

Acreage of Site

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 9/6/2007

Zoning Approval Status:

Reviewer Marge S - @nep.

- Approved Approved w/Conditions See Attached Denied

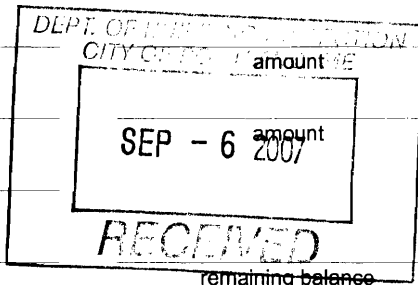
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount \$_____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____





City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 165 Park Ave		Zone: RS
Existing Building Size: 1,134 sq. ft.	Proposed Building Size: 9,891 sq. ft.	
Existing Acreage of Site: _____ sq. ft.	Proposed Acreage of Site: _____ sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# 049 A001001		Property owner's mailing address: City of Portland 389 Congress St Portland ME 04101
		Telephone #: 233-0350
Consultant/Agent, mailing address, phone # & contact person:		Applicant's name, mailing address, telephone #/Fax#/Pager#: Bob Leeman 233-0350
		Project name: Sea Dog Club house

Fee For Service Deposit (all applications) _____ (\$200.00)

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
- Manufacturing Warehouse/Distribution Parking lot
- Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other _____

Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Bob Leeman
City of Portland
389 Congress St
Portland ME 04101

Phone 874-8892
Cell 233-0350

Submittals shall include (7) separate **folded** packets of the following:

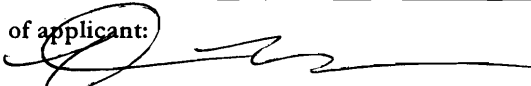
- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: **Amendment applications should include 6 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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 of applicant: 	Date: 9/5/07
---	--------------

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.

Sea Dog Clubhouse

This project is to construct a new clubhouse for the Portland Sea Dogs. The building will be located beneath the existing Pavilion seating area. The purpose of this structure is to be used only as a team clubhouse for the tenants at Hadlock Field.

The foot print of this building is 5,610 square feet and a large portion of this will be within the foot print of the Pavilion seating area.

There is an existing fire hydrant within 500 feet of the proposed structure.

There is an existing sewer main within 20 feet of the proposed building.

There is an existing water main within 30 feet of the proposed building.

There will no drainage problems with this location, the City of Portland added a number of storm drains to this location two years ago.

This project is scheduled to be completed by April 1, 2008

We have receive approval from the State Fire Marshall.

We have submitted for a building permit with the City of Portland and hope to receive it so we can start construction on September 17, 2007.

This is a City project as is being sponsored by the Portland Sea Dogs. Because it is a City project it will be tax exempt and become property of the City when complete.



State of Maine
Department of Public Safety
Construction Permit



**Reviewed
for Barrier
Free**

16991

**Sprinkled
Sprinkler Supervised**

PORTLAND SEA DOGS CLUB HOUSE

Located at: 271 PARK ST.

PORTLAND

Occupancy/Use: **ASSEMBLY CLASS C**

Permission is hereby given to:

PORTLAND SEA DOGS

**PO BOX 636
PORTLAND, ME 04101**

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 15 th of February 2008

Dated the 15 th day of August A.D. 2007

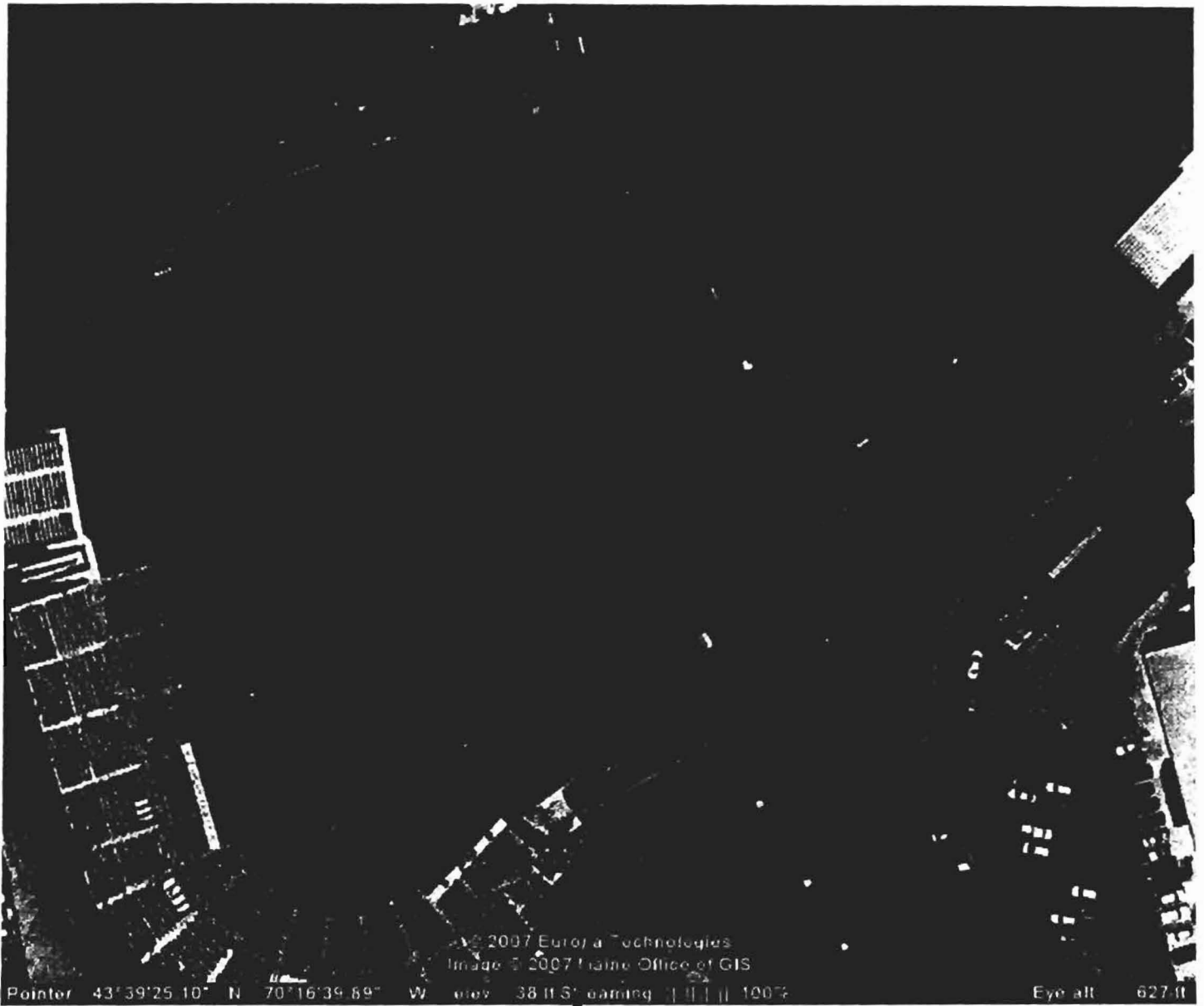
Commissioner

Copy-2 Architect

Comments:

CUYLER FEAGLES

**PO BOX 301
FREEPORT, ME 04032**



Location of New Building

From: Marge Schmuckal
To: RICK KNOWLAND
Date: 9/25/2007 4:01:45 PM
Subject: Haddock Field

Rick,
Have we received a good site plan yet for this application? I would like to get rid of this building permit if we can.

Thanks,
Marge

CC: Jeanie Bourke