
14. UTILITY CAPACITY TO SERVE

The Site is proposed to be primarily serviced from utilities within the St. John Street corridor. Letters have been distributed to the local utilities requesting confirmation of capacity to serve the proposed development including water, sanitary sewer, natural gas, electricity, and telecommunications. Copies of these letters are attached to this Section. Responses will be forwarded to the City upon receipt.

We have met with Central Maine Power on February 20, 2018 to discuss the project specific requirements. In addition, the mechanical engineer on the project has been coordinating directly with Unitil on the project's natural gas needs and documentation will be forwarded upon completion of natural gas sizing.

14.1 Attachments

- Ability to Serve Requests to Utilities
- Portland Wastewater Capacity Application



June 22, 2018

ATTN: Jamie Cough
Jamie.Cough@cmpco.com
Central Maine Power
162 Canco Road
Portland, ME 04103

Re: Request for Ability to Serve – Maine Medical Center St. John Street Garage

Dear Mr. Cough:

This letter serves as a written request for the ability to serve for the Maine Medical Center Employee Garage project located at 222 St. John Street in Portland, Maine. Woodard & Curran is serving as an agent to the applicant, Maine Medical Center.

The proposed project includes the construction of a new free-standing parking garage structure to accommodate roughly 2,400 parking spaces. The garage is proposed at the location of the existing parking lot currently on the 222 St. John Street property, and it will provide employee parking for the nearby Maine Medical Center Campus. Included in the construction of the garage is a two-story lobby and security building which will house the garage's mechanical room and serve as the primary connection point for all utilities.

The proposed garage building has a footprint of approximately 92,375 square feet and is comprised of the following uses:

- Parking Garage: Approximately 89,925 square feet per floor (nine floors for a total of 808,425 square feet of floor area)
- Lobby and security building: Approximately 2,550 square feet per floor (two floors for a total of 5,100 square feet of floor area)

The intent of the project is to provide a service voltage of 120/208 volts, 3-phase with a transformer installed onsite and to connect to the electrical utility via a new drop pole installed along St. John Street, as shown on the attached utility plan.

Please let us know if any additional information is required to evaluate the service capacity for the site. We appreciate your assistance. If you have any questions or require any additional information, please do not hesitate to contact me at 207-558-4258 or csweet@woodardcurran.com.

Sincerely,

WOODARD & CURRAN

Craig Sweet, P.E.
Engineer

Enclosures – Utility Plan
PN: 231158.00



June 22, 2018

MEANS Group
Portland Water District
225 Douglass Street
Portland, ME 04104

Re: Request for Ability to Serve – Maine Medical Center St. John Street Garage

To Whom It May Concern:

This letter serves as a written request for the ability to serve for the Maine Medical Center Employee Garage project located at 222 St. John Street in Portland, Maine. Woodard & Curran is serving as an agent to the applicant, Maine Medical Center.

The proposed project includes the construction of a new free-standing parking garage structure to accommodate roughly 2,400 parking spaces. The garage is proposed at the location of the existing parking lot currently on the 222 St. John Street property, and it will provide employee parking for the nearby Maine Medical Center Campus. Included in the construction of the garage is a two-story lobby and security building which will house the garage's mechanical room and serve as the primary connection point for all utilities.

The proposed garage building has a footprint of approximately 92,375 square feet and is comprised of the following uses:

- Parking Garage: Approximately 89,925 square feet per floor (nine floors for a total of 808,425 square feet of floor area)
- Lobby and security building: Approximately 2,550 square feet per floor (two floors for a total of 5,100 square feet of floor area)

The proposed new services provided at the site include:

- 3" domestic water service to serve the lobby and security building
- One new hydrant located along the frontage of St. John Street as shown on the attached utility plan.

The intent of the project is to connect the proposed services described above to the existing 16-inch cast iron watermain located within St. John Street as shown on the attached utility plan. Attached is a copy of the Portland Water District, which provides an estimated water usage for the project.

Please let us know if any additional information is required to evaluate the service capacity for the site. We appreciate your assistance. If you have any questions or require any additional information, please do not hesitate to contact me at 207-558-4258 or csweet@woodardcurran.com.

Sincerely,

WOODARD & CURRAN

Craig Sweet, P.E.
Engineer

Enclosures – Utility Plan
PN: 231158.00



June 22, 2018

Spectrum Cable
Attn: Mark Pelletier Mark.pelletier@charter.com
118 Johnson Road
Portland, ME 04102

Re: Request for Ability to Serve – Maine Medical Center St. John Street Garage

Dear Mr. Pelletier:

This letter serves as a written request for the ability to serve for the Maine Medical Center Employee Garage project located at 222 St. John Street in Portland, Maine. Woodard & Curran is serving as an agent to the applicant, Maine Medical Center.

The proposed project includes the construction of a new free-standing parking garage structure to accommodate roughly 2,400 parking spaces. The garage is proposed at the location of the existing parking lot currently on the 222 St. John Street property, and it will provide employee parking for the nearby Maine Medical Center Campus. Included in the construction of the garage is a two-story lobby and security building which will house the garage's mechanical room and serve as the primary connection point for all utilities.

The proposed garage building has a footprint of approximately 92,375 square feet and is comprised of the following uses:

- Parking Garage: Approximately 89,925 square feet per floor (nine floors for a total of 808,425 square feet of floor area)
- Lobby and security building: Approximately 2,550 square feet per floor (two floors for a total of 5,100 square feet of floor area)

The intent of the project is to connect to the communications utility via a new drop pole installed along St. John Street, as shown on the attached utility plan.

Please let us know if any additional information is required to evaluate the service capacity for the site. We appreciate your assistance. If you have any questions or require any additional information, please do not hesitate to contact me at 207-558-4258 or csweet@woodardcurran.com.

Sincerely,

WOODARD & CURRAN

Craig Sweet, P.E.
Engineer

Enclosures – Utility Plan
PN: 231158.00



June 22, 2018

ATTN; Bradley Roland, P.E.
Department of Public Works
55 Portland Street,
Portland, ME 04101

Re: Request for Ability to Serve – Maine Medical Center St. John Street Garage

Dear Mr. Roland:

This letter serves as a written request for the ability to serve for the Maine Medical Center Employee Garage project located at 222 St. John Street in Portland, Maine. Woodard & Curran is serving as an agent to the applicant, Maine Medical Center.

The proposed project includes the construction of a new free-standing parking garage structure to accommodate roughly 2,400 parking spaces. The garage is proposed at the location of the existing parking lot currently on the 222 St. John Street property, and it will provide employee parking for the nearby Maine Medical Center Campus. Included in the construction of the garage is a two-story lobby and security building which will house the garage's mechanical room and serve as the primary connection point for all utilities.

The proposed garage building has a footprint of approximately 92,375 square feet and is comprised of the following uses:

- Parking Garage: Approximately 89,925 square feet per floor (nine floors for a total of 808,425 square feet of floor area)
- Lobby and security building: Approximately 2,550 square feet per floor (two floors for a total of 5,100 square feet of floor area)

An oil water separator will be installed to collect runoff from all internal garage floors. Discharge from the oil water separator will be combined with sewer flows generated from the lobby and security building. Once combined the flows will be pumped to a manhole internal to the site which will drain via gravity in a new sewer lateral that will connect to the existing 24-inch sewer main in St. John Street. Please refer to the attached utility plan and wastewater application for additional information.

The oil water separator has been sized for an inflow of 35 GPM which is representative of the use of hose bibs to wash down parking decks. Parking decks will be washed down infrequently and the actual daily flow to the oil water separator is expected to be minimal.

Please let us know if any additional information is required to evaluate the service capacity for the site. If you have any questions or require any additional information, please do not hesitate to contact me at 207-558-4258 or csweet@woodardcurran.com.

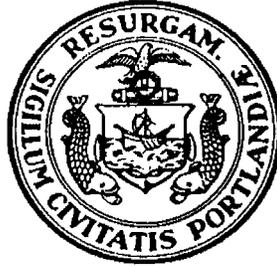
Sincerely,
WOODARD & CURRAN

Craig Sweet, P.E.
Engineer

Enclosures – Utility Plan
Waste Water Application
PN: 231158.00

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Bradley Roland, P.E.
Water Resources Division

Date: June 22, 2018

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 222 St. John Street

Chart Block Lot Number: Parcel 64-A-2-8-9-11
74-A-7 & 75-A-6

Proposed Use: Parking Garage & Lobby Structure

Previous Use: Parking Lot

Existing Sanitary Flows: N/A GPD

Existing Process Flows: N/A GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Connect to existing 24-inch sewer main located in St. John Street, shown on attached Utility Plan

Site Category	Commercial (<i>see part 4 below</i>)	<input type="checkbox"/>
	Industrial (<i>complete part 5 below</i>)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other (<i>specify</i>)	<input checked="" type="checkbox"/>

Private Parking Lot for Institutional Use

Clearly, indicate the proposed connections, on the submitted plans.

2. Please, Submit Contact Information.

City Planner's Name: Nell Donaldson Phone: 207-874-8723

Owner/Developer Name: Maine Medical Center

Owner/Developer Address: 22 Bramhall Street Portland, Me 04102

Phone: _____ Fax: _____ E-mail: _____

Engineering Consultant Name: Woodard & Curran, Craig Sweet

Engineering Consultant Address: 41 Hutchins Drive, Portland Maine, 04102

Phone: 207-558-4258 Fax: _____ E-mail: csweet@woodardcurran.com

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: 830 GPD + Oil Water Separator

Peaking Factor/ Peak Times: x6

Specify the source of design guidelines: (*i.e.* X "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (*specify*) _____)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

2 public toilets x 325 GPD/ toilet = 650 GPD
15 employees x 12 GPD/Seat= 180 GPD
Total= 830 GPD

Oil water separator has been sized for 35 GPM representing the use of hose bibs to wash down the parking decks, which will occur infrequently. The anticipated daily flow to the oil water separator will be minimal.

Peak Flow Based on Fixture Count

Adapted from 2009 Maine State Internal Plumbing Code

Customer
Street Address
City

Maine Medical Center
222 St. John Street

Fixture	Fixture Value 60 psi	x	No. of Fixtures	=	Fixture Value
Bathtub	4	x	0	=	0
Bidet	1	x	0	=	0
Dental Unit	1	x	0	=	0
Drinking Fountain - Public	0.5	x	1	=	0.5
Kitchen Sink	1.5	x	1	=	1.5
Bathroom Sink	1	x	3	=	3
Showerhead (Shower Only)	2	x	0	=	0
Service Sink	3	x	1	=	3
Toilet -Flushometer(high pressure)	5	x	3	=	15
-Tank Type	2.5	x	0	=	0
Urinal -Flushometer Valve	5	x	0	=	0
-Tank Type	2	x	0	=	0
Wash Sink (Each Set of Faucets)	2	x	0	=	0
Dishwasher	1.5	x	0	=	0
Washing Machine	4	x	0	=	0
Hose (outdoor spigot) <3/4 in.	2.5	x	36	=	90
Combined Fixture Value Total					113

Customer Peak Demand From Fig. 4-2 or 4-3
Pressure Factor From Table 4-1

Irrigation(Yes/No)?

Yes

If yes, gpm required by
irrigation designer:

--

Total Fixed Demand (Peak Flow)

0 gpm

**Customer only needs to complete the
cells highlighted in blue**