



120 Thadeus St. Unit #3
South Portland, ME 04106
(207) 799-0970

19 West St. Portland, ME Basement Level Interior Non-Bearing Wall Demolition

Project Description:

The scope of work is limited to demolition and removal of the lower level floor (basement) area only. This is phase 1 for the building owner's goal to occupy this space and the only scope of work involved with this requested permit. Currently the foundation has moisture intrusion issues and the space is not appropriate for use as an occupied space.

Crow's Nest PM Inc. has been tasked with removing all sheetrock, wall insulation, doors, door frames, bathroom fixtures, cabinets and metal / wood wall studs. ONLY non-bearing walls will be removed. The majority of drop ceiling tiles have already been removed by the owner. The existing ceiling grid will be removed and a small area of hard sheetrock ceiling at the entrance of the space would be removed as well. During all this work HEPA negative air fans will constantly keep the entire work area under negative air. Goal for completion of this project is slated for April 16, 2011.

Provided in the permit packet, is an asbestos evaluation that was completed on 12/15/2006 by McCarthy Environmental Services. This testing confirms that no asbestos was found in the wall material. However, no testing has been completed on the flooring material which consists of glue down carpet and VCT. We would like permission to move forward with the demolition work, with the understanding that we cannot remove any flooring material until it has been tested by an environmental services company and the documentation has been provided to the proper authorities for approval (Note: Northeast Test Laboratories, out of Westbrook, has already been notified to proceed with testing the flooring materials for asbestos).

Electrical: Wiring and material that directly impacts this lower level only will be removed by an electrician. Eger Electric, Inc. has already been notified and will be pulling a permit for this scope of work, once some of the walls are opened and we can evaluate the scope of work required.



Plumbing: The intention is to remove fixtures only. In the event that plumbing within a wall needs to be moved or changed, the city of Portland will be notified and Ciazio Plumbing, Inc. will be contacted to get a permit and complete this portion of work.

Sprinklers: The space is fully sprinkled. A sprinkler company has already been contacted to install protectors over the heads during construction, to minimize the chances of damage. As well, the sprinkler company found that some of the heads are out dated and are due to be updated. This will all occur before work begins.

Fire Alarm System: Protection Professionals has been consulted and a plan of action has been determined. It has been suggested that we remove the smoke detectors in the lower level only and install heat detectors during this phase of work. No shut downs of the sprinkler system or fire alarm system are intended to occur during this scope of work. When the work is completed, if necessary the smoke detectors could be put back into place if deemed necessary by the Portland Fire Department. This and all plans involving the scope of work, still need approval from the Portland Fire Prevention Officer.

HVAC: No changes in the mechanical system are involved with this scope of work.

Overview: The scope of this work at this time is limited to preparing the space for a 2nd phase of work to make the basement water tight. It is unknown as to when this will occur. Likely, sometime this summer. A separate permit will be required for any work above the demolition that has been proposed here. The long term goal is to make this into office space, however, the owner is preparing to resolve other pertinent issues first. Please contact me at your earliest convenience if you have any questions.

Regards,

Nathan Edwards
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