

63-B-8

216 Vaughan St.

Barrier free
Ramp

Maine Med.

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

2000-0208
Application I. D. Number

11/15/2000
Application Date

Maine Medical Center
Applicant
22 Bramhall St, Portland, ME 04102
Applicant's Mailing Address
Gorrill-Palmer Consulting Eng.
Consultant/Agent
Agent Ph: 207-657-6910 Agent Fax: 207-657-6912
Applicant or Agent Daytime Telephone, Fax

216 - 216 Vaughan St, Portland Maine 04101
Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Handicap ramp**

Proposed Building square Feet or # of Units 10 ac Acreage of Site B6, Resd Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review \$600.00 Date 12/21/2001

DRC Approval Status: Reviewer _____

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/11/2001</u> date	<u>\$30,000.00</u> amount	<u>12/16/2002</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: January 12, 2004
SUBJECT: Request for Release of Defect Guarantee
Maine Medical Center, Barrier Free Ramp, 214 Vaughn Street
ID # (2000-0208)

Please release the Letter of Credit Account #PS1290280 for the barrier free ramp at 214 Vaughn Street.

Current Balance= \$ 3,000.00

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

O:\PLAN\CORRESP\DRC\PERFORM\MAINEMEDRAMP.DOC



Bill Needleman
Planning and Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101

January 06, 2004

Re: McGeachey Hall ADA Ramp

Dear Bill,

Please release the letter of credit and the associated defect guarantee for the above referenced project and forward confirmation for my records that this has been done.

Construction on the ADA ramp was completed in January of 2003 and the City of Portland was notified at that time. To my knowledge all final inspections are complete.

Unfortunately we have continued to receive charges to the project for the letter of credit fees. Please credit the most recent charge of \$350 from November 14, 2003, back to the project account. Please contact me at 871-4117 if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Pritchett".

Michael Pritchett, AIA
Architect, MMC Facilities Development

CC: Dan Doughty, AIA, Director of MMC Facilities Development

Finance Department

Duane G. Kline
Director



CITY OF PORTLAND

January 15, 2004

Al Malave
Fleet Services Corp.
Global Trade Services Department
1 Fleet Way, 2nd Floor
Scranton, PA 18507

Re: Letter of Credit #PS1290280 dated 11/17/2001, amended 01/10/2002
Maine Medical Center, Portland, Maine

Dear Mr. Malave:

This is to inform you that I am authorizing the release and return of the above-named letter of credit. If you require any further information, please let me know.

Sincerely,

Duane Kline
Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator



Bill Needleman
Planning and Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101

January 06, 2004

Re: McGeachey Hall ADA Ramp

Dear Bill,

Please release the letter of credit and the associated defect guarantee for the above referenced project and forward confirmation for my records that this has been done.

Construction on the ADA ramp was completed in January of 2003 and the City of Portland was notified at that time. To my knowledge all final inspections are complete.

Unfortunately we have continued to receive charges to the project for the letter of credit fees. Please credit the most recent charge of \$350 from November 14, 2003, back to the project account. Please contact me at 871-4117 if you require additional information.

Sincerely,

A handwritten signature in cursive script that reads "Michael Pritchett".

Michael Pritchett, AIA
Architect, MMC Facilities Development

CC: Dan Doughty, AIA, Director of MMC Facilities Development

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

**City of Portland
Planning and Development Department
Planning Division**

Fax

To: Al Malave Company: Fleet
Fax: 570-330-4187 Date: 12-11-02
From: Jay Reynolds

Comments: In your Amendment,
Please Reference: ~~Deleted~~ Replacing Paragraph 3, Sections 1
through 4, with the following condition that has been added.
Also Note: Paragraph 6 Deleted, And
Paragraph 7 Sections 2 through 5 Deleted.

Thanks for your attention to this matter.
Jay

MODE = MEMORY TRANSMISSION

START=JAN-09 16:09

END=JAN-09 16:11

FILE NO.=034

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		915703304187	003/003	00:00:56

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****



Date ¹² ~~DECEMBER 09~~ 2002
 Number of pages including cover sheet 03

TO: CITY OF PORTLAND

FROM: AL MALAVE
 Fleet Services Corp.
 Global Trade Services
 Department
 1 Fleet Way, 2nd Floor
 Glenmaura Corporate Center
 Scranton, PA 18507
 Phone (570) 330-4260
 E-MAIL alfonso_malave@fleet.com
 Fax Phone (570) 330-4187/4186

Attn: JAY REYNOLDS

Phone 1-207-874-8721

Fax Phone 1-207-756-8258

CC:

REMARKS: Urgent For your review Reply ASAP Please Comment

PRIVACY AND CONFIDENTIALITY NOTICE

The information in this facsimile is intended for the named recipients only. It may contain privileged and confidential information. If you have received this facsimile in error, please notify us immediately at the above telephone number and destroy the copies you have received.

WILL OVERNIGHT ORIGINAL TO YOU, WHEN YOU INITIAL AND RE-FAX

THANK YOU
AL MALAVE

OK!
 J.R.
 1-9-03



Date ¹² DECEMBER 08, 2002

Number of pages including cover sheet 03

TO: CITY OF PORTLAND

FROM: AL MALAVE
Fleet Services Corp.
Global Trade Services
Department
1 Fleet Way, 2nd Floor
Glenmaura Corporate Center
Scranton, PA 18507

Attn: JAY REYNOLDS

Phone (570) 330-4260

Phone 1-207-874-8721

E-MAIL alfonso_malave@fleet.com

Fax Phone 1-207-756-8258

Fax Phone (570) 330-4187/4186

CC:

REMARKS: Urgent For your review Reply ASAP Please Comment

PRIVACY AND CONFIDENTIALITY NOTICE

The information in this facsimile is intended for the named recipients only. It may contain privileged and confidential information. If you have received this facsimile in error, please notify us immediately at the above telephone number and destroy the copies you have received.

WILL OVERNIGHT ORIGINAL TO YOU, WHEN YOU INITIAL AND RE-FAX

THANK YOU
AL MALAVE

Ok!
VR
1-9-03

DATE OF AMENDMENT: DECEMBER 12, 2002

AMENDMENT TO LETTER OF CREDIT NO. :
PS1290280

DATE OF ISSUE: NOVEMBER 14, 2001

ISSUING BANK:
FLEET BANK OF MAINE
A MEMBER OF FLEET FINANCIAL GROUP
ONE CITY CENTER
PORTLAND ME 04101

APPLICANT:
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, ME 04102

BENEFICIARY:
CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME 04101

THE ABOVE MENTIONED CREDIT IS AMENDED AS FOLLOWS:

THE AMOUNT OF THIS CREDIT HAS BEEN DECREASED BY USD 27,000.00
THE AMOUNT OF THE CREDIT ISSUED NOW TOTALS USD 3,000.00

THE DATE OF EXPIRY IS AMENDED TO DECEMBER 16, 2003.

THE FOLLOWING CONDITION HAS BEEN CHANGED:

THIS IRREVOCABLE LETTER OF CREDIT IS INTENDED TO SATISFY THE DEVELOPER'S OBLIGATION, UNDER PORTLAND CODE OF ORDINANCES CHAPTER 14 §§901, 502 AND 525, TO POST A DEFECT GUARANTEE FOR THE ABOVE REFERENCED DEVELOPMENT.

THE FOLLOWING CONDITION HAS BEEN ADDED:

THE DEVELOPER HAS FAILED TO CORRECT ANY DEFECTS IN WORKMANSHIP AND THE DURABILITY OF ALL MATERIALS USED IN THE CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS CONTAINED WITHIN THE (SUBDIVISION AND/OR SITE IMPROVEMENTS (AS APPLICABLE) ON OR BEFORE DECEMBER 16, 2003, OR THE DEVELOPER HAS FAILED TO COMPLETED ANY UNFINISHED IMPROVEMENTS, SAID DRAFT WILL BE ACCOMPANIED BY A WRITTEN STATEMENT THAT THE DEVELOPER HAS FAILED TO CORRECT SUCH DEFECT(S).

~~THE FOLLOWING CONDITIONS HAVE BEEN DELETED:~~

THE FOLLOWING CONDITIONS HAVE BEEN DELETED:

THIS IS AN INTEGRAL PART OF LETTER OF CREDIT/ADVICE NUMBER: PS1290280

1. THE DEVELOPER HAS FAILED TO SATISFACTORILY COMPLETE BY (DATE: WITHIN TWO YEARS BUT NOT BETWEEN OCTOBER 30 AND APRIL 15) THE WORK ON THE IMPROVEMENTS CONTAINED WITHIN THE MCGEACHY HALL BARRIER FREE RAMP PROJECT APPROVAL, DATED OCTOBER 1, 2001 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 POST THE TEN PERCENT (10%) DEFECT GUARANTEE REQUIRED BY PORTLAND CODE OF ORDINANCES CHAPTER 14 §501 AND 525; OR

4. THE DEVELOPER HAS FAILED TO NOTIFY THE CITY FOR INSPECTIONS.

AFTER ALL UNDERGROUND WORK HAS BEEN COMPLETED AND INSPECTED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS AND PLANNING, 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 FLEET NATIONAL BANK, BY WRITTEN CERTIFICATION, TO REDUCE THE AVAILABLE AMOUNT

2. THE DEVELOPER HAS FAILED TO SATISFACTORILY COMPLETE BY .DATE: WITHIN TWO YEARS. THE WORK ON THE IMPROVEMENTS CONTAINED WITHIN THE MCGEACHY HALL BARRIER FREE RAMP PROJECT APPROVAL, DATED OCTOBER 1, 2001; OR

3. 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

4. THE DEVELOPER HAS FAILED TO POST THE TEN PERCENT (10%) DEFECT GUARANTEE REQUIRED BY PORTLAND CODE OF ORDINANCES CHAPTER 14 §501 AND 525; OR

5. THE DEVELOPER HAS FAILED TO NOTIFY THE CITY FOR INSPECTIONS.

ALL CORRESPONDENCE INCLUDING PRESENTATIONS UNDER THIS LETTER OF CREDIT SHALL BE SENT TO FLEET NATIONAL BANK, ATTN: GLOBAL TRADE OPERATIONS DEPT., STANDBY UNIT, 1 FLEET WAY, SCRANTON, PA 18507.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

Form and Content Accepted by _____
AUTHORIZED SIGNATURE
City of Portland



Date	DECEMBER 09, 2002
Number of pages including cover sheet	03

TO: CITY OF PORTLAND

Attn: JAY REYNOLDS

Phone 1-207-874-8721
Fax Phone 1-207-756-8258

CC:

FROM: AL MALAVE
 Fleet Services Corp.
 Global Trade Services
 Department
 1 Fleet Way, 2nd Floor
 Glenmaura Corporate Center
 Scranton, PA 18507

Phone (570) 330-4260
E-MAIL alfonso_malave@fleet.com
Fax Phone (570) 330-4187/4186

REMARKS: Urgent For your review Reply ASAP Please Comment

PRIVACY AND CONFIDENTIALITY NOTICE

The information in this facsimile is intended for the named recipients only. It may contain privileged and confidential information. If you have received this facsimile in error, please notify us immediately at the above telephone number and destroy the copies you have received.

WILL OVERNIGHT ORIGINAL TO YOU, WHEN YOU INITIAL AND RE-FAX

THANK YOU
 AL MALAVE

DATE OF AMENDMENT: DECEMBER 9, 2002

AMENDMENT TO LETTER OF CREDIT NO. :
PS1290280

DATE OF ISSUE: NOVEMBER 14, 2001

ISSUING BANK:

FLEET BANK OF MAINE
A MEMBER OF FLEET FINANCIAL GROUP
ONE CITY CENTER
PORTLAND ME 04101

APPLICANT:

MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, ME 04102

BENEFICIARY:

CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME 04101

THE ABOVE MENTIONED CREDIT IS AMENDED AS FOLLOWS:

THE AMOUNT OF THIS CREDIT HAS BEEN DECREASED BY USD 27,000.00
THE AMOUNT OF THE CREDIT ISSUED NOW TOTALS USD 3,000.00

THE DATE OF EXPIRY IS AMENDED TO DECEMBER 16, 2003.

THE FOLLOWING CONDITION HAS BEEN CHANGED:

THIS IRREVOCABLE LETTER OF CREDIT IS INTENDED TO SATISFY THE DEVELOPER'S OBLIGATION, UNDER PORTLAND CODE OF ORDINANCES CHAPTER 14 §§501, 502 AND 525, TO POST A DEFECT GUARANTEE FOR THE ABOVE REFERENCED DEVELOPMENT.

THE FOLLOWING CONDITION HAS BEEN ADDED:

THE DEVELOPER HAS FAILED TO CORRECT ANY DEFECTS IN WORKMANSHIP AND THE DURABILITY OF ALL MATERIALS USED IN THE CONSTRUCTION AND INSTALLATION OF IMPROVEMENT CONTAINED WITHIN THE SUBDIVISION AND/OR SITE IMPROVEMENTS (AS APPLICABLE) ON OR BEFORE DECEMBER 16, 2003, OR THE DEVELOPER HAS FAILED TO COMPLETE ANY UNFINISHED IMPROVEMENTS, SAID DRAFT WILL BE ACCOMPANIED BY A WRITTEN STATEMENT THAT THE DEVELOPER HAS FAILED TO CORRECT SUCH DEFECT(S). ALL CORRESPONDENCE INCLUDING PRESENTATIONS UNDER THIS LETTER OF CREDIT SHALL BE SENT TO FLEET NATIONAL BANK, ATTN: GLOBAL TRADE OPERATIONS DEPT., STANDBY UNIT, 1 FLEET WAY, SCRANTON, PA 18907.

THIS IS AN INTEGRAL PART OF LETTER OF CREDIT/ADVICE NUMBER: PS1290280
ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

~~_____
AUTHORIZED SIGNATURE~~

THIS DOCUMENT CONSISTS OF 2 PAGE(S).

Form & COMEN ACCEPTED BY: _____
CITY OF PORTLAND

This amendment is intended to convert the original performance guarantee to a defect letter of credit.

STANDBY LETTER OF CREDIT NO. PS1290280
DATE OF ISSUE: NOVEMBER 14, 2001

ISSUING BANK:
FLEET BANK OF MAINE
A MEMBER OF FLEET FINANCIAL GROUP
ONE CITY CENTER
PORTLAND ME 04101

APPLICANT:
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, ME 04102

BENEFICIARY:
CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME 04101

AMOUNT/CURRENCY:
USD 30,000.00
THIRTY THOUSAND AND 00/100'S US DOLLARS

DATE AND PLACE OF EXPIRY:
DECEMBER 16, 2002 AT OUR COUNTERS

1. FLEET NATIONAL BANK HEREBY ISSUES ITS IRREVOCABLE LETTER OF CREDIT FOR THE ACCOUNT OF MAINE MEDICAL CENTER, AS DEVELOPER, (HEREINAFTER REFERRED TO AS "DEVELOPER"), IN THE NAME OF THE CITY OF PORTLAND, IN THE AGGREGATE AMOUNT OF USD 30,000.00 (THIRTY THOUSAND AND 00/100 U.S. DOLLARS). THESE FUNDS REPRESENT THE ESTIMATED COST OF INSTALLING SITE IMPROVEMENTS AS DEPICTED ON THE MCGEACHY HALL BARRIER FREE RAMP PROJECT, APPROVED ON OCTOBER 1, 2001 AND AS REQUIRED UNDER PORTLAND CODE OF ORDINANCES CHAPTER 14 §§499, 499&5, 525 AND CHAPTER 25 §§46 THROUGH 65.

2. THIS IRREVOCABLE LETTER OF CREDIT 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.

3. THE CITY, THROUGH ITS DIRECTOR OF PLANNING AND URBAN DEVELOPMENT AND IN HIS SOLE DISCRETION, MAY DRAW ON THIS LETTER OF CREDIT BY PRESENTATION OF A SIGHT DRAFT AND THE ORIGINAL LETTER OF CREDIT AND ALL AMENDMENTS THERETO, AT FLEET NATIONAL BANK'S OFFICE LOCATED AT 1 FLEET WAY, SCRANTON, PA 18507-1999, ATTN: TRADE SERVICES/STANDBY UNIT, STATING THAT:

1. THE DEVELOPER HAS FAILED TO SATISFACTORILY COMPLETE BY (DATE: WITHIN TWO YEARS BUT NOT BETWEEN OCTOBER 30 AND APRIL 15) THE WORK ON THE IMPROVEMENTS CONTAINED WITHIN THE MCGEACHY HALL BARRIER FREE RAMP PROJECT APPROVAL, DATED OCTOBER 1, 2001 OR

same as 1 P2
NWJ

THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NUMBER: PS1290280

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 POST THE TEN PERCENT (10%) DEFECT GUARANTEE REQUIRED BY PORTLAND CODE OF ORDINANCES CHAPTER 14 &&501 AND 525; OR
4. THE DEVELOPER HAS FAILED TO NOTIFY THE CITY FOR INSPECTIONS.

4 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 WITHIN SIXTY (60) DAYS PRIOR TO ANY EXPIRATION, FLEET NATIONAL BANK NOTIFIES THE CITY BY CERTIFIED MAIL (RESTRICTED DELIVERY TO DUANE KLINE, DIRECTOR OF FINANCE, CITY OF PORTLAND, 399 CONGRESS STREET, PORTLAND, MAINE 04101) THAT FLEET NATIONAL BANK ELECTS NOT TO CONSIDER THIS LETTER OF CREDIT RENEWED FOR ANY SUCH ADDITIONAL PERIOD.

5 IN THE EVENT OF THE FLEET NATIONAL BANK'S DISHONOR OF THE CITY OF PORTLAND'S SIGHT DRAFT, FLEET NATIONAL BANK SHALL INFORM THE CITY OF PORTLAND IN WRITING OF THE REASON OR REASONS THEREOF WITHIN THREE (3) WORKING DAYS OF THE DISHONOR.

6 AFTER ALL UNDERGROUND WORK HAS BEEN COMPLETED AND INSPECTED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS AND PLANNING, 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 FLEET NATIONAL BANK, BY WRITTEN CERTIFICATION, TO REDUCE THE AVAILABLE AMOUNT OF THE LETTER OF CREDIT BY A SPECIFIED AMOUNT.

7 IN THE EVENT OF SUCH NOTICE, THE CITY, IN ITS SOLE DISCRETION, MAY DRAW HEREUNDER BY PRESENTATION OF A SIGHT DRAFT DRAWN ON FLEET NATIONAL BANK, ACCOMPANIED BY THE ORIGINAL LETTER OF CREDIT AND ALL AMENDMENTS THERETO, AND A STATEMENT PURPORTEDLY SIGNED BY THE DIRECTOR OF PLANNING AND URBAN DEVELOPMENT, AT FLEET NATIONAL BANK'S OFFICE LOCATED AT 1 FLEET WAY, SCRANTON, PA 18507-1999, ATTN: TRADE SERVICES/STANDBY UNIT STATING THAT:

1. THIS DRAWING RESULTS FROM NOTIFICATION THAT FLEET NATIONAL BANK HAS ELECTED NOT TO RENEW ITS LETTER OF CREDIT NO. PS1290280; OR
2. THE DEVELOPER HAS FAILED TO SATISFACTORILY COMPLETE BY DATE: WITHIN TWO YEARS. THE WORK ON THE IMPROVEMENTS CONTAINED WITHIN THE MCGEACHY HALL BARRIER FREE RAMP PROJECT APPROVAL, DATED OCTOBER 1, 2001; OR
3. 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
4. THE DEVELOPER HAS FAILED TO POST THE TEN PERCENT (10%) DEFECT GUARANTEE REQUIRED BY PORTLAND CODE OF ORDINANCES CHAPTER 14 &&501 AND 525; OR

THIS IS AN INTEGRAL PART OF LETTER OF CREDIT NUMBER: PS1290280

5. THE DEVELOPER HAS FAILED TO NOTIFY THE CITY FOR INSPECTIONS.

THIS LETTER OF CREDIT WILL AUTOMATICALLY EXPIRE UPON THE EARLIER OF:

1. FLEET NATIONAL BANK'S RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY OF PORTLAND THAT SAID WORK CONTAINED WITHIN THE MCGEACHY HAL BARRIER FREE RAMP PROJECT APPROVAL AND AS REQUIRED BY PORTLAND CODE OF ORDINANCES CHAPTER 14 &&499, 499.5, 525 AND CHAPTER 25 &46 THROUGH 65 HAS BEEN COMPLETED IN ACCORDANCE WITH THE CITY OF PORTLAND'S SPECIFICATIONS AND FLEET NATIONAL BANK LETTER OF CREDIT NO. PS1290280 MAY BE CANCELLED; OR

2. THE EXPIRATION DATE OF (DATE MAY NOT FALL BETWEEN OCTOBER 30 THROUGH APRIL 15) OR ANY AUTOMATICALLY EXTENDED DATE AS SPECIFIED HEREIN.

THIS LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES (ISP98), THE INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 590.



AUTHORIZED SIGNATURE

THIS DOCUMENT CONSISTS OF 3 PAGE(S).

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

December 9, 2002

Al Malave
Fleet National Bank
Letter Sent Via Fax

RE: Letter of Credit PS1290280
Maine Medical Center/ McGeachey Hall ADA Ramp

Dear Mr. Malave:

This fax is to confirm/authorize the amending of the original letter of credit (stated above) for the purposes of providing a defect letter of credit, as required under the above stated letter of credit. The amendment shall include the reduction of the L.C. to the defect amount (10%) of \$3,000.00. It shall also include additional language.

Enclosed and noted is the additional language necessary to include in the defect guarantee.

Please call with any questions.

Thank You.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay Reynolds".

Jay Reynolds
Development Review Coordinator

O:\DRC\216VAUGHN1.DOC

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

**City of Portland
Planning and Development Department
Planning Division**

Fax

To: *Al Malave* Company: *Fleet*
Fax: *570-330-4186* Date: *12-9-02*
From: *Jay Reynolds*

Comments: *See Attached.*
Jay

You should receive _____ page(s), including this cover sheet. If you do not receive all of the pages, please call (207)874-8721.

FLEET NATIONAL BANK
GLOBAL TRADE OPERATIONS DEPT.
1 FLEET WAY
SCRANTON, PA 18507-1999

TELEPHONE: 1-800-370-7519 EXT. 4214
FACSIMILE: 570-330-4187

DATE: OCTOBER 10, 2002

MAIL RECEIPT: 70001670001325348173

BENEFICIARY:

CITY OF PORTLAND
389 CONGRESS ST.
PORTLAND, ME 04101
ATTN-DUANE KLINE - DIRECTOR OF FINANCE

APPLICANT:

MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, ME 04102

L/C PS1290280

GENTLEMEN:

PLEASE BE ADVISED THAT THE ABOVE-REFERENCED STANDBY LETTER OF CREDIT ISSUED IN YOUR FAVOR IN THE AMOUNT OF 30,000.00 USD WILL NOT BE EXTENDED BEYOND ITS CURRENT EXPIRATION DATE OF DECEMBER 16, 2002.

THIS NOTICE IS BEING CONVEYED TO YOU IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SAID LETTER OF CREDIT.

VERY TRULY YOURS,
FLEET NATIONAL BANK


AUTHORIZED SIGNATURE

MODE = MEMORY TRANSMISSION

START=FEB-13 11:36

END=FEB-13 11:41

FILE NO.=682

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	98716195	004/004	00:01:33

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Planning Department

389 Congress Street, 4th Floor
 Portland, ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258

FAX TRANSMISSION COVER SHEET

Date: 2-13-01

To: MICHAEL BRIDGEMAN

Company: MAINE MED

Fax #: 871-6195

From: BILL NEDELTAIN

RE: LIGHTING STANDARDS

PLEASE CALL W/ANY QUESTIONS 874-8722

YOU SHOULD RECEIVE 4 PAGE(S),
 INCLUDING THIS COVER SHEET.
 IF YOU DO NOT RECEIVE ALL THE PAGES,
 PLEASE CALL (207)874-8721 OR (207)874-8719.

Do not process

(TO BE TYPED ON THE LETTERHEAD OF THE BENEFICIARY)

STATE OF _____

COUNTY OF _____

The undersigned, being duly sworn, deposes and says:

1. The undersigned is of legal age and has an office at the address set forth below his signature herein
2. The undersigned is the _____ (insert title) of _____ (insert name of beneficiary), (the "beneficiary"), and the beneficiary is the beneficiary under an Irrevocable Letter of Credit, Number _____ (insert Letter of Credit Number), dated _____ (insert date of Letter of Credit), in the amount of _____ (insert amount of the Letter of Credit) (the "Letter of Credit"), issued by Fleet Bank, National Association, a national banking association ("Fleet") at the request of _____ (insert Account Party's Name), (the "Account Party").
3. The Beneficiary has made or caused to be made a diligent search for the Letter of Credit, has been unable to find or recover the Letter of Credit and believes, in good faith, that the Letter of Credit has been mislaid, lost, stolen or destroyed.
4. The Letter of Credit has not been transferred or otherwise endorsed or hypothecated by the beneficiary and
 - (a) neither the Letter of Credit nor the rights of the Beneficiary related thereto have, in whole or in part, been sold, assigned, pledged, transferred, deposited under any agreement or otherwise disposed of and
 - (b) no party, other than the Beneficiary, has any right, title, claim, equity, security interest, lien or other interest in, to or respecting the Letter of Credit or the proceeds thereof and no person, firm, corporation, agency or government has or has asserted any right, title, claim, equity, security, interest, lien or other interest in, to or respecting the Letter of Credit or the proceeds thereof.
5. If the beneficiary should find or recover the Letter of Credit, or if the Letter of Credit should come into the hands or power of the Beneficiary at any time after the date hereof, the Letter of Credit shall immediately be surrendered and delivered by the Beneficiary, its successors and assigns, to Fleet for cancellation without requiring any consideration therefor.

6. The Beneficiary hereby requests that Fleet issue a “**duplicate original**” of the Letter of Credit, and the Beneficiary agrees, for itself and its successors and assigns, to indemnify and hold harmless Fleet and its successors and assigns, from and against any and all claims, actions and suits, whether groundless or otherwise, and from and against any and all liabilities, losses, damages, judgments, costs, charges, counsel fees and others costs and expenses of every nature and character in connection with, by reason of or arising out of (i) the Letter of Credit having been mislaid, lost, stolen or destroyed, whether or not upon or arising out of the honoring of or refusing to honor drafts submitted pursuant to the Letter of Credit when presented by any other party and (ii) the issuance by Fleet of the “**duplicate original**” of the Letter of Credit as requested by the beneficiary.

7. The undersigned hereby states that this Affidavit is true to the best of his knowledge, information and belief.

8. This Affidavit of Loss and Indemnity Agreement shall be governed in accordance with the laws of the State of New York, without giving effect to the conflict of laws principles thereof.

(Beneficiary Name)

By: _____
Printed Name:
Title:

Notary Public:
Date _____

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

2001-0270
Application I. D. Number

06/21/2001
Application Date

Exemption
Project Name/Description

Maine Medical Center
Applicant
22 Bramhall St, Portland, ME 04102
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

214 - 216 Vaughan St, Portland, Maine
Address of Proposed Site
063 B008
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **** See comments page**

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Comments:

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	12/12/2001 date	\$30,000.00 amount	12/16/2002 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

Application ID Number: 2001-0270 Date 6/21/2001 Find Print

Appl. Date 06/21/2001 CBL 063 B008 Site Plan No Site Plan Application
Project Exemption
Site Address 214 to 216 Vaughan St
Address 2 Portland, Maine

Comment Date	Comment	Add	Delete	Save
10/01/200	Description of Proposed Development: To construct a handicap accessible pedestrian ramp north McGeachy Hall.			
	Name jmy	Follow Up Date		Completed <input type="checkbox"/>
10/01/200	A partial exemption was granted by Bill Needelman with one condition: 1. Due to impacts on the public right-of-way, a performance guarantee is required. Please contact planning office with any questions.			
	Name jmy	Follow Up Date		Completed <input type="checkbox"/>
12/12/200	Performance Guarantee submitted 12-11-01			
	Name wbn	Follow Up Date		Completed <input type="checkbox"/>

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 10/30/01

Name of Project: McGEACHY HALL ADA RAMP
 Address/Location: 216 VAUGHAN STREET, PORTLAND, ME
 Developer: MAINE MEDICAL CENTER
 Form of Performance Guarantee: LETTER OF CREDIT
 Type of Development: Subdivision _____ Site Plan (Major/Minor)

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road						
Granite Curbing						
Sidewalks	<u>675 SF</u>	<u>10</u>	<u>6750</u>			
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut				<u>250</u>	<u>5</u>	<u>1250</u>
Fill				<u>75</u>	<u>20</u>	<u>1500</u>
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						

6. SITE LIGHTING

1 2500 2500

7. EROSION CONTROL

Silt Fence

Check Dams

Pipe Inlet/Outlet Protection

Level Lip Spreader

Slope Stabilization

Geotextile

Hay Bale Barriers

Catch Basin Inlet Protection

1 200 200

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING

(Attach breakdown of plant materials, quantities, and unit costs)

1 1000 1000

1 500 500

10. MISCELLANEOUS

296 55 16,300

TOTAL:

\$7,950

\$22,050

GRAND TOTAL:

30,000 TR

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	<u>159.00</u>	<u>441.00</u>	<u>600.00</u>
or			
B: Alternative Assessment:	<u> </u>	<u> </u>	<u> </u>
Assessed by:	<u>J.R.</u>	<u>J.R.</u>	<u>J.R.</u>
	(name)	(name)	



Maine Medical Center

FAX TRANSMITTAL

To: Jay Reynolds
Planning Dept., City of Portland

Date: November 08, 2001

Fax: (207) 756-8258

Project: McGeachey Hall ADA Ramp

From: Michael Pritchett, AIA 
Architect, Maine Medical Center

Project No.: 20036

RE: Cost Estimate for Letter of Credit

Number of pages including cover sheet 03

Message

The attached Cost Estimate provided by Rod Boyington is submitted as supporting information for the Letter of Credit. Please contact me if you require additional information.

CC: Dan Forgues, MMC Financial Planning (207-871-4899)
Rod Boyington, Southern Maine Sitework (207-780-1825)

fax_04JR.doc

FACILITIES DEVELOPMENT
22 Bramhall Street, Portland, Maine 04102
☎: (207) 871-2447 📠: (207) 871-6195

July 24, 2001

Mr. Bill Needleman, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Subject: Ramp at McGeachey Hall

Dear Bill:

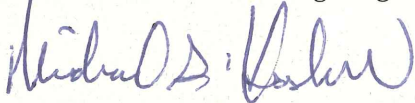
Enclosed is a revised set of plans for the Barrier Free Ramp at the McGeachey Hall parking lot, located on Vaughan Street in Portland. The following revisions were made to the plans based on comments from your office:

- The height of the proposed light pole was reduced to 14-feet from 25-feet.
- The wattage of the lamp was reduced to 100W from 400W. A copy of the light specifications is attached to this letter.
- The entire width of brick sidewalk will be removed and reconstructed, after completion of the retaining wall, from the north end of construction to the existing concrete sidewalk in front of McGeachey Hall. Refer to the enclosed site plans.
- Our office has also submitted the Building Permit Application to the Code Enforcement, a copy of which is enclosed.

Gorrill-Palmer Consulting Engineers, Inc. looks forward to your review and response. If you have any further questions or comments please contact this office.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Michael Haskell, E.I.
Project Engineer

Copy: Michael Pritchett, Maine Medical Center

All Purpose 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.

Location/Address of Construction: McGeachey Hall 216 Vaughan Street Portland

Total Square Footage of Proposed Structure <u>354 s.f.</u>	Square Footage of Lot <u>109,771 s.f.</u>
--	---

Tax Assessor's Chart, Block & Lot Chart# <u>54</u> Block# <u>I</u> Lot# <u>1</u>	Owner: <u>Maine Medical Center</u> <u>Attn: Michael Pritchett</u> <u>22 Bramhall Street</u> <u>Portland, ME 04102-3175</u>	Telephone: <u>(207)871-4117</u>
---	---	------------------------------------

Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Same as owner</u>	Cost Of Work: \$ <u>30,000</u> Fee: \$ <u>204.00</u>
---	---	---

Current use: Retaining Wall

If the location is currently vacant, what was prior use: N/A

Approximately how long has it been vacant: N/A

Proposed use: Barrier Free Handicapped Ramp

Project description: Construct a barrier free handicapped ramp from the sidewalk on Vaughan Street to the parking lot adjacent to McGeachey Hall.

Contractor's name, address & telephone:

Who should we contact when the permit is ready: ROD BOYINGTON So. Me. SITEWORK, INC

Mailing address: P.O. Box 10249
PORTLAND, ME 04104 Phone: 828-2077

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

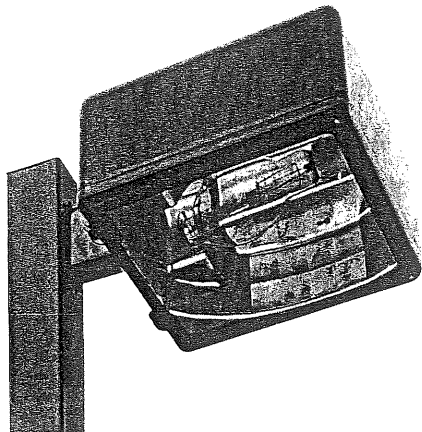
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: <u>Rodney Boyington</u>	Date: <u>9/20/01</u>
---	----------------------

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

KAD

Contour™ Series



Features

Housing: Rugged, die-cast, soft-corner aluminum housing with 0.12" nominal wall thickness. Extruded 4" soft corner arm for pole or wall mounting is standard. Dark bronze polyester powder finish is standard with other architectural colors available.

Door Frame: Die-cast door frame has impact-resistant, tempered glass lens which is fully gasketed with one-piece bonded tubular silicone.

Optics: Reflectors are anodized hydro-formed/ segmented aluminum. Four IES cutoff distributions available: Type II (Roadway), Type III (Asymmetric), Type IV (Forward Throw) and Type V (Symmetric). Reflectors are field-interchangeable.

Ballast/Electrical System: Ballast is high-reactance, high-power factor (70-150W HPS) or high-reactance, high-power factor constant-wattage autotransformer (175-400W MH & HPS). Ballast is copper wound and 100% factory tested.

Finish: Dark bronze polyester powder finish (DDB) is standard with other architectural colors available.

Socket: Porcelain, horizontally (position) oriented mogul base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W-600V. 4KV pulse rated.

Listings: UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see options).

Poles: See pages 259-283.

Arm-Mounted, Die-Cast Cutoff Flat Lens

Use for parking areas, street lighting, walkways and car lots.

Catalog Number

Example: KAD 400M R3 120 SPD09

KAD 400M		R3		120	SPD09
Designation		IES Distribution (select one)		Voltage	Mounting
HIGH PRESSURE SODIUM				120	SPD04 Square pole arm ²
70W	KAD 70S	R2	R3 R4 R5S	208	SPD09 Square pole arm
100W	KAD 100S	R2	R3 R4 R5S	240	RPD04 Round pole arm ²
150W	KAD 150S	R2	R3 R4 R5S	277	RPD09 Round pole arm
250W	KAD 250S	R2	R3 R4 R5S	347	WWD04 Wood pole or wall ²
400W	KAD 400S	R2	R3 R4 R5S	480	WWD09 Wood pole or wall
METAL HALIDE				TB ¹	WBD04 Wall bracket
100W	KAD 100M	R2	R3 R4 R5		WBD09 Wall bracket
175W	KAD 175M	R2	R3 R4 R5		L/Arm Less Arm (When ordering KMA, DAD12)
250W	KAD 250M	R2	R3 R4 R5		
400W	KAD 400M	R2	R3 R4 R5		

Options/Accessories

For options and accessories, see page 295-296.

NOTES:

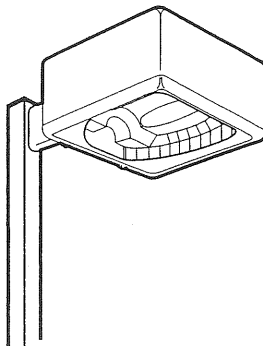
- 1 Multi-tap ballast (120, 208, 240, 277V).
 - 2 SPD09, RPD09 or WWD09 must be used when luminaires are oriented on a DM29, DM39 or DM49 drilling pattern.
 - 3 Includes mounting arm.
- All dimensions are inches (centimeters) unless otherwise specified.

STANDARD PACKAGING

Fixtures ship complete in unit cartons only. Example:

(Qty 13) KAD 400M R3 120 SPD09
(13 cartons of 1 fixture)

Accessories ship separately.



DIMENSIONS

EPA³: 1.2 ft.²
 Length: 17½ (44.5)
 Width: 17½ (44.5)
 Depth: 7½ (18.1)
 Max. weight: 42 lbs. (19.1 kg)



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
26 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

June 22, 2001

Lighting?

Ms. Marge Schmuckal
City of Portland
389 Congress Street
Portland, ME 04101-3503

Re: Maine Medical Center
Barrier Free Ramp at McGeachy Hall
Sidewalk Change

Dear Marge,

Gorrill-Palmer Consulting Engineers, Inc. has been retained by Maine Medical Center to prepare an application and plans for the construction of a handicap accessible/pedestrian ramp just north of McGeachy Hall, in Portland. This application is for exemption from site plan review.

The project site is located just north of the main entrance for McGeachy Hall, on Vaughan Street. There is an existing stone and mortar retaining wall that extends from a small stair case, on the outside of McGeachy Hall, north along Vaughan St. to the intersection of Bramhall Street, between the existing brick sidewalk and the public parking lot. On top of the wall there is a 6-inch granite stone cap and a 4-foot chain link fence that extends along the top of the existing wall. The public parking lot is approximately 4 feet higher in elevation than the existing brick sidewalk along Vaughn St. At present time the only access between Vaughan St. and the parking lot is the staircase as previously mentioned and through the building.

The Maine Medical Center is proposing the construction of a handicap/pedestrian ramp to supply access from the Vaughan St. sidewalk to the public parking lot west of Vaughan St. The ramp will be constructed out of formed concrete with brushed aluminum handrails on both sides of the ramp. The surface of the ramp will be constructed conforming to all ADA criteria. To reduce the area needed for the ramp there will be one switch back in the ramp. The entrance to the ramp will be within the first parking stall of the public parking lot, facing Vaughn St., closest to the building.

This attached application and plans are intended to satisfy the request for exemption from site plan review. The construction of the barrier free consists of 354 s.f. of concrete surface, within Maine Medical Center's property. The ramp is to provide access from Vaughan Street to the public parking lot adjacent to McGeachy Hall. At the present time the only access in this direction outside of the building is a staircase. The construction would involve the removal of approximately 46-feet of the existing stone and mortar wall as well as approximately 57-feet of the existing brick sidewalk. As part of the finished ramp Maine Medical Center is proposing to construct a temporary 2-inch bituminous pavement surface in place of the brick sidewalk that will

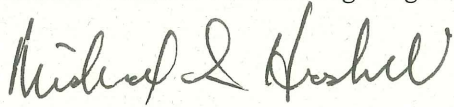
Ms. Marge Schmuckal
June 21, 2001
Page 2 of 2

be removed from construction of the ramp. Total area of brick to be removed is approximately 260 s.f. The condition of the existing sidewalk is severely distressed, the existing brick surface is worn, broken and grading across the walk shows deep depressions parallel with the walk, approximately 2-feet and 6-feet from the edge of the existing wall. The distressed condition of the sidewalk runs the entire length of the Maine Medical Center parking lot, resulting in an inability to restore a portion of the sidewalk. Please refer to the enclosed pictures of the existing brick sidewalk. It is our understanding that the sidewalk along Vaughan Street will likely be reconstructed at a future date by the City. Instead of replacing a portion of the sidewalk at this time, only to have it removed when the City undertakes a project to reconstruct the entire sidewalk, Maine Medical Center proposes to pay the City of Portland a compensation fee in the amount of \$3,600.00. This is the projected cost to construct a brick sidewalk over an area of 260 s.f., the area that will be removed for this project. This fee then could be used by the Public Works Department towards the future construction of the full sidewalk along Vaughan Street.

Gorrill-Palmer Consulting Engineers, Inc. appreciates your assistance with this project and looks forward to the City's review.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Michael Haskell, EI
Project Engineer

Enclosure

Copy: Michael Pritchett, Maine Medical Center

TLG/aw/JN220/Marge6-20-01

Public Works: approval



Above: Sidewalk damage along the granite curbing

Below: Damage at the existing staircase and wall





Above: Existing sidewalk profile

Below: Existing sidewalk cross-section





CITY OF PORTLAND

December 14, 2001

Mr. Michael Pritchett
Maine Medical Center
22 Bramhall Street
Portland, Maine 04102

RE: Minor Site Plan Approval for a Barrier Free Ramp at 216 Vaughan Street

CBL: 063 B008

Dear Mr. Pritchett:

On October 1, 2001, the Portland Planning Authority granted minor site plan approval to construct a barrier free ramp at 216 Vaughan Street. The approval includes access from the McGeachy Hall parking facility to Vaughan Street with interface to the public sidewalk and associated lighting.

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

Please note the following provisions and requirements for all site plan approvals:

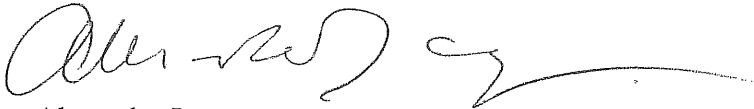
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as 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 William B. Needelman, Senior Planner at 874-8722.

Sincerely,



Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Program Manager
✓ William B. Needelman, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
William Bray, Director of Public Works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File
Correspondence File