

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061447

Please Read
Application And
Notes, If Any,
Attached

This is to certify that UNIVERSITY OF MAINE SYSTEM / WRIGHT RYAN CONTRACTOR

has permission to Demo one 28,150 sf bldg & 3300 sq ft

AT 65 WINSLOW ST 114 D023001

provided that the person or persons who accept 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.

PERMIT ISSUED

OCT 23 2006

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 loaded or service is closed-in. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Michael H. Collins 12/24/06
Director - Building & Inspection Services

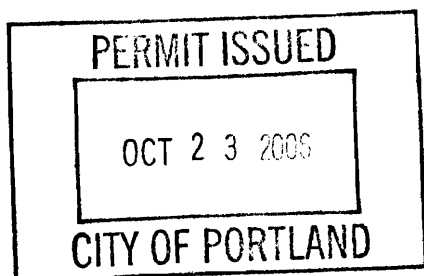
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1447		Issue Date:		CBL: 114 D023001	
Location of Construction: 65 WINSLOW ST		Owner Name: UNIVERSITY OF MAINE SYSTE		Owner Address: 96 FALMOUTH ST	
Business Name:		Contractor Name: WRIGHT RYAN CONSTRUCTIO		Contractor Address: 10 DANFORTH STREET Portland	
Lessee/Buyer's Name		Phone:		Phone: 2077733625	
Past Use: Commercial		Proposed Use: Commercial Demo one 28,150 sf bldg & one 3300 sf bldg		Permit Type: Demolitions	
Proposed Project Description: Demo one 28,150 sf bldg & one 3300 sf bldg		Permit Fee: \$2,520.00		Cost of Work: \$250,000.00	
		CEO District: 2		Zone: USM	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied maintain Access		INSPECTION: Use Group: B Type: JB Demo only	
		Signature: Greg Cass		Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			
Permit Taken By: dmartin		Date Applied For: 09/29/2006		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 10/3/06	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1447	Date Applied For: 09/29/2006	CBL: 114 D023001
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Location of Construction: 65 WINSLOW ST	Owner Name: UNIVERSITY OF MAINE SYSTE	Owner Address: 96 FALMOUTH ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	

Proposed Use: Commercial Demo one 28,150 sf bldg & one 3300 sf bldg	Proposed Project Description: Demo one 28,150 sf bldg & one 3300 sf bldg
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/03/2006**Note:** **Ok to Issue:** ☒

1) Separate reviews and approvals are required for any new construction.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Michael A. Collins **Approval Date:** 10/20/2006**Note:** **Ok to Issue:** ☒

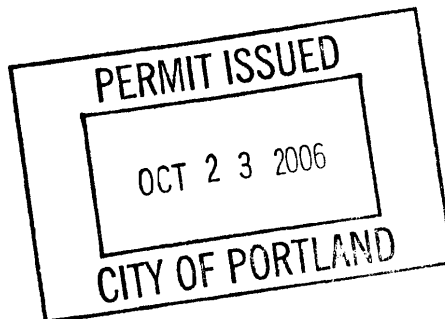
1) Demolition permit only. No other construction activities allowed.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/04/2006**Note:** **Ok to Issue:** ☐

1) Maintain access and egress for Fire apperatiuous.

Comments:

10/3/2006-dmartin: Application had been on hold pending fee payment. Fee was paid on 10/02/2006





Demolition of A Structure Permit Application

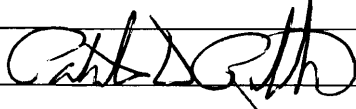
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 46 BEDFORD ST + 83 WINSLOW ST		
Total Square Footage of Proposed Structure 28,150 + 3300		Square Footage of Lot 2.912 ACRES
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# (1) 114 D 23 (2) 114 D 22	Owner: CAROL POTTER UNIVERSITY OF SOUTHERN ME PO BOX 9300 PORTLAND ME 04104-9300	Telephone: 228-8124
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: WRIGHT RYAN CONSTRUCTION 10 DANFORTH ST PORTLAND, ME 04101 773 3625	Cost Of Work: \$ 250,000 Fee: \$ 2,490.00
Current Specific use: WAREHOUSE, USM POLICE STATION If vacant, what was the previous use? _____ How long has it been vacant?: _____		
Project description: DEMOLITION OF (2) STRUCTURES OWNED BY USM. ONE 28,150 FT² BRICK WAREHOUSE/POLICE STATION AND A 3300 FT² METAL WAREHOUSE.		
Contractor's name, address & telephone: WRIGHT - RYAN CONSTRUCTION		
Who should we contact when the permit is ready: PAT RICHTER		
Mailing address: _____ Phone: 773-3625 10 DANFORTH ST PORTLAND ME 04101		

Please submit all of the information outlined in the Demolition call list. 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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: 	Date: 9-29-06
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This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 46 BEDFORD ST + 83 WINDLOW ST Owner: UNIVERSITY OF SOUTHERN ME

Structure Type: BRICK WAREHOUSE
METAL WAREHOUSE

Contractor: WRIGHT-RYAN CONSTRUCTION

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>ANGIE</u> <u>9-27-06</u>
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN</u> <u>9-28-06</u>
Portland Water District	761-8310	<u>GORDON</u> <u>9-28-06</u>
Dig Safe	1-888-344-7233	<u>JOHN</u> <u>9-28-06</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>L COTE MESSAGES</u> <u>9-28-06</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. MERRITT</u> <u>9-28-06</u>
Historic Preservation	874-8726	<u>DEB ANDREWS</u> <u>9-29-06</u>
Fire Dispatcher	874-8576	<u>BEN DIAZ</u> <u>9-28-06</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners ALL ADJACENT PROPERTY OWNED
- 2) A Photo of the Structure(s) to be demolished BY UNIVERSITY OF SOUTHERN ME.
- 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta) 287-2651 JOHN 9-29-06

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Gdy Seymour

Date: 9-29-06



Maine Department of Environmental Protection
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Me 04333-0017
Tel: (207) 287-2651 Fax: (207) 287-7826



Building Demolition Notification Form (BDNF)

Important Notice: Maine law requires the filing of this *Building Demolition Notification Form* prior to demolition of any building except a single-family home

1) Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is **not** required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also **not** required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. **Demolition** means the tearing down or intentional burning of a building or part of a building.

2) Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

3) Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.state.me.us/dep/rwm/asbestos/index.htm for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were asbestos-containing materials found? ☒ yes ☐ no ☐ no inspection or survey required (post-1980 2-4 unit)

property address: 46 BEDFORD ST PORTLAND ME 04101	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: BRICK BRICK WAREHOUSE
asbestos survey performed by: (name & address) NORTHEAST TEST CONSULTANTS 587 SPRING ST WESTBROOK ME 04092 telephone: (207) 854-3939	asbestos inspection performed by: (name of licensed Asbestos Consultant) telephone:
property owner: (name & address) UNIVERSITY OF SOUTHERN MAINE PO BOX 9300 PORTLAND ME 04104-9300 telephone:	demolition contractor: (name & address) WRIGGITT PYLE CONSTRUCTION 10 DANFORTH ST PORTLAND ME 04101 telephone: 773 3625
demolition start date: DEC 1 2006	demolition end date: JAN 1, 2007

ANDY SEYMOUR

9-29-06

Notification Submitted by: (please print)

Date Submitted

Help save Maine fisheries – Remove and recycle mercury thermostats and fluorescent lamps from your building prior to demolition!

REVISED JULY 2004



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

ANGUS S. KING, JR.
GOVERNOR

MARTHA KIRKPATRICK
COMMISSIONER

Demolitions and Asbestos

To: Code Enforcement Officers and Municipal Officials
From: Ed Antz, Asbestos/Lead Hazard Prevention Program
Subject: Asbestos Issues During Building Demolitions
Date: September 2000

1) Overview

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and the environment.

2) What Can Municipalities Do To Help?

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.* The following check-off list can be used:

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
- D) _____ Municipality faxed (or mailed) BDF Form to DEP at 287-7826.

3) What Are The Rules?

Simply stated, state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) Using The Building Demolition Report Form

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form asks three questions and records some basic information that the DEP may need during follow-up inquiries. The Form has two parts which need to be filled out by the applicant. The first section on the Form, Pre-Demolition Building Inspection and

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688
RAY BLDG., HOSPITAL ST.

BANGOR
106 HOGAN ROAD
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1135 CENTRAL DRIVE, SKYWAY
PRESQUE ISLE, MAINE 04769-2000
(207) 764-0477 FAX: (207) 764-1507



Maine Department of Environmental Protection

Demolition Fact Sheet

Contact: phone (207)-287-2651

This Fact Sheet provides a brief overview of the regulatory requirements pertaining to asbestos demolition activities in Maine. This document addresses the basic requirements. Should you require detailed information or have a specific question, please call (207) 287-2651.

What is Asbestos?

Asbestos is a naturally occurring mineral, very strong and heat resistant, which has been made into nearly three thousand products. It is found on heating and domestic water systems (pipes, boilers, gaskets, tanks, elbows and tees), spray-on insulation (fireproofing and acoustical purposes), flooring components (vinyl tiles and linoleum) and drop-in ceiling systems (ceiling tiles). Asbestos-containing materials (ACM) are also found in building materials, such as siding (shingles or sheets) and roofing, used on the outside of buildings.

When do Maine's Asbestos Regulations apply?

Any (single) demolition activity that involves the removal of ACM in quantities greater than 3 square or 3 linear feet is subject to the requirements of 38 M.R.S.A. Title 38 Sections 1271 to 1284 (Maine statute) and Chapter 425, Asbestos Management Regulations (DEP regulation). Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial or residential building. **Be advised that Maine and federal regulations require that all ACM be removed from a building (or affected portions thereof) before it is completely or partially torn down.**

What are Maine's requirements?

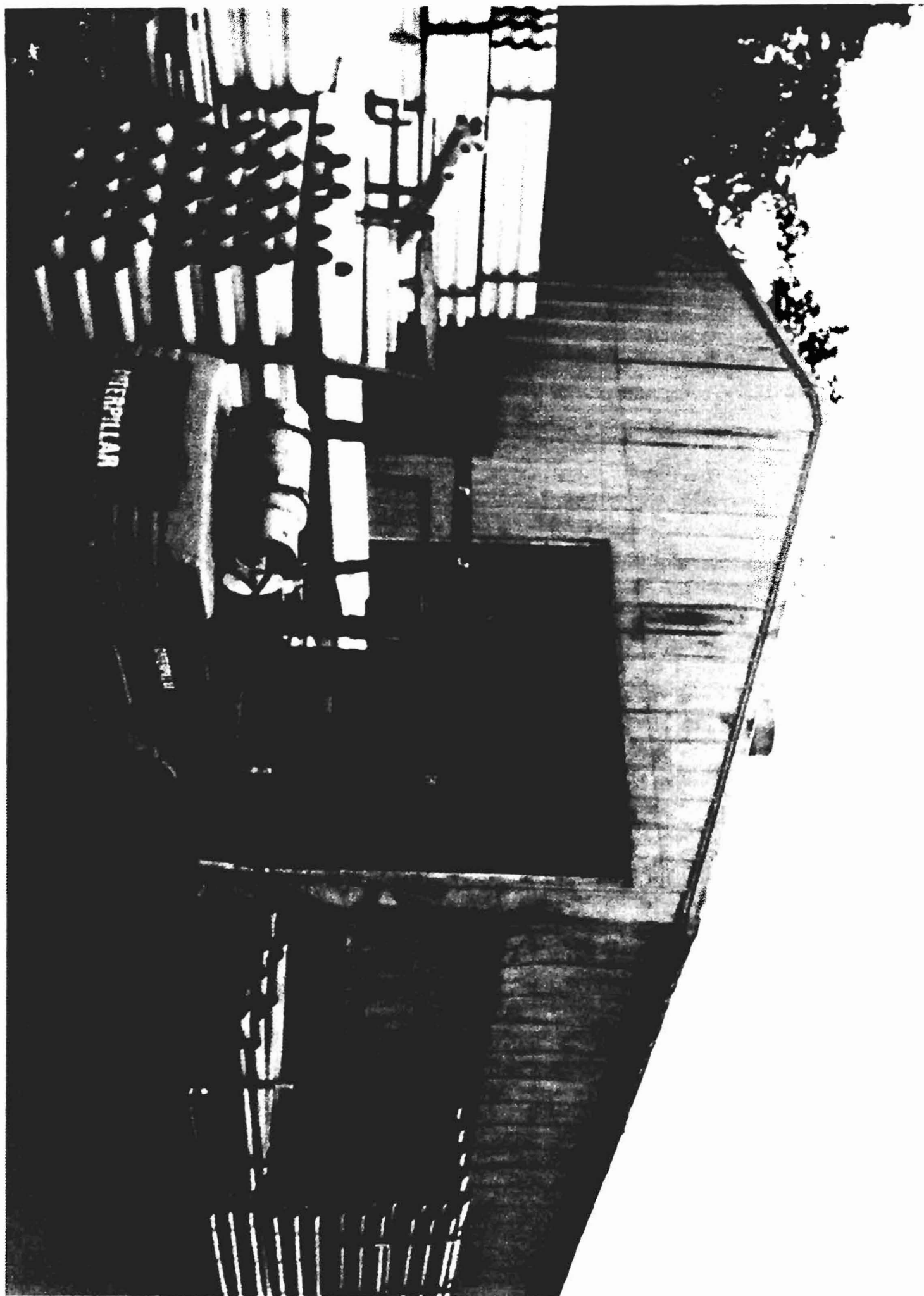
Maine regulations require that notification of the demolition activity be sent to the Department 10 days prior to the activity; that companies performing the removal be licensed with the Department; that individuals working for the licensed companies be certified with the Department; that the work be performed under controlled conditions (specific work practices consisting of reduced pressure enclosures and wet methods) by properly protected employees; and that inspection, project design and clearance standards (air testing) be met. Finally Maine regulations require that asbestos be properly stored in fiber-tight containers, be transported by DEP-permitted vehicles, and be disposed in a landfill licensed to accept the type of waste generated (friable or non-friable).

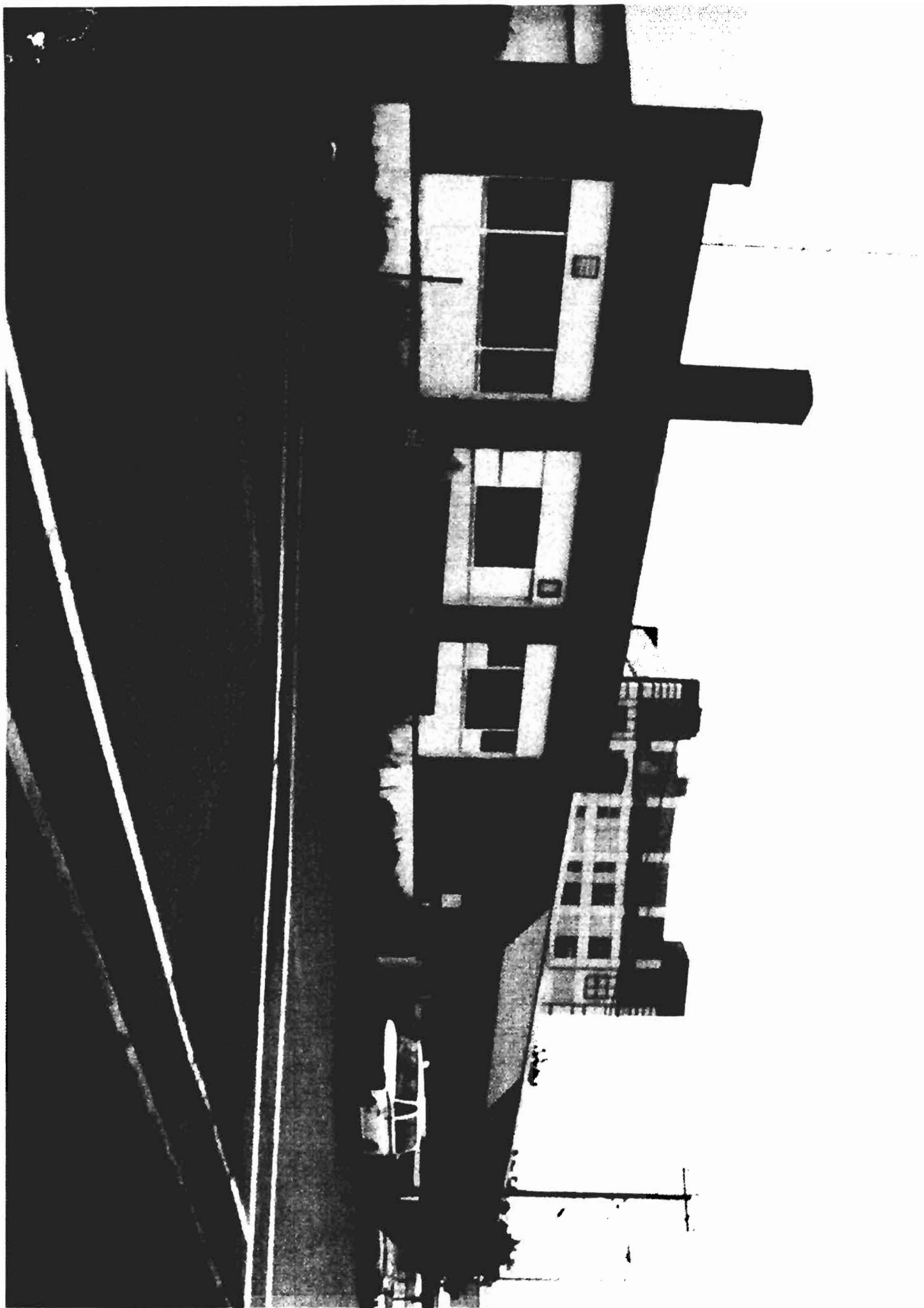
What are the Federal Asbestos requirements?

The federal government under the National Emissions Standards for Hazardous Air Pollutants (NESHAPs) also regulates asbestos demolitions. Specifically, the NESHAPs requires that facilities be inspected thoroughly for asbestos products, that the owner/operator notify the federal government 10 days prior to the project, and that friable asbestos (any loose, crumbly material) be removed prior to demolition. The federal government and the Department have worked out an agreement that allows notification to the Department to constitute notification to the federal government as well. All demolitions, asbestos-containing or not, must be reported, excluding residential units (<5).

Simply, What Can I Do To Be In Compliance?

As soon as possible before demolition, building owners need to hire an asbestos consultant or asbestos contractor (with consulting experience) to inspect and make recommendations about demolition options. An up to date list of asbestos companies is available from the Department as is technical assistance following inspection.







Prepared by:

NORTHEAST TEST CONSULTANTS

NTC Job# 9661-2006

March 13, 2006

BUILDING MATERIALS ASSESSMENT



at

***Campus Security/Warehouse
Portland Plastic Pipe
Portland, Maine***

Prepared for:

***Mr. Al Kirk
Occupational Safety & Health
University of Southern Maine
19 College Avenue
Gorham, Maine 04038***





NORTHEAST TEST CONSULTANTS

March 13, 2006

Mr. Al Kirk
Occupational Safety & Health
University of Southern Maine
19 College Avenue
Gorham, Maine 04038

RE: Hazardous Building Materials Assessment
Campus Security & Portland Plastic Pipe Buildings
NTC Job #9661-2006

RECEIVED

MAR 20 2006

USM Env. Safety & Health
Director

Dear Mr. Kirk:

Northeast Test Consultants has completed a Hazardous Building Materials Assessment at the Campus Security/Warehouse facility located on Bedford Street and the Portland Plastic Pipe facility located on Winslow Street in Portland, Maine.

The Campus Security/Warehouse facility is a two-story masonry block structure with a flat built-up roof system, comprised of an upper level that is used for office and material storage, and a lower level used for vehicle storage and maintenance equipment. The facility is heated by a gas-fired furnace located in the lower level that supplies hot water to a radiant fin tube heating system located in the lower level.

Portland Plastic Pipe consists of two structures: a metal framed storage facility and a single-story, brick structure with a flat built-up roof system. A gas-fired furnace located in the mechanical basement area provides hot water for the radiant fin heating system in the office areas, and several gas-fired fan-heaters provide thermal comfort in the rear warehouse. The metal shed is un-heated.

PURPOSE

The purpose of this assessment was to characterize current environmental conditions for the presence of asbestos containing building materials (ACBM's), lead-based paint, and Universal Waste items as fluorescent light bulbs and PCB Ballasts at each inspected property prior to demolition activities.

This inspection was a comprehensive assessment of each facility, which involved some destructive and intrusive sampling techniques to identify suspect building materials from above ceilings and behind wall systems.

PROCEDURES

The assessment commenced on February 16, 2006 and was completed on February 17, 2006. Representatives of *Northeast Test Consultants* were on-site at the subject properties to perform survey and inspection work.

Asbestos

The collection of suspect asbestos containing building materials was performed in accordance with the *State of Maine Department of Environmental Protection's Asbestos Management Regulations*, Chapter 425, Section 6, Inspection Requirements. Analysis was performed in accordance with the *US Environmental Protection Agency's Method, EPA 600/R93-116, Asbestos in Bulk Samples*.

Tom Hatch, Industrial Hygienist & ME DEP Asbestos Inspector, License# AI-0409, and Paul Ouellette ME DEP Asbestos Inspector, License# AI-0307 performed the site inspection for asbestos.

ASBESTOS INSPECTION & SAMPLING

Bulk samples of suspect asbestos-containing materials collected consisted of the following:

- ~ Floor Covering and Adhesives
- ~ Pipe/Boiler Insulation
- ~ Ceiling Tiles
- ~ Drywall/ Wall Plaster
- ~ Roofing Shingles
- ~ Window Glazing

A total of sixty-three (63) samples were collected, of which several samples collected were multi-layered. A review of the analysis results indicated the presence of asbestos in the following types of building materials:

Campus Security/Warehouse

✓ Floor Tile

Basement Motor Pool Area Sample B-42 & B44 140 square feet

✓ Window Glazing

First Floor Sample B-45 & B-47 40 window units

✓ Pipe Insulation

Basement Restroom Sample B-48 20 linear feet

Portland Plastic Pipe

✓ Floor Tile

Main Building Restroom Sample B-58 & B-60 36 square feet

✓ Perimeter Roof Flashing

Main Building Sample B-51 350 linear feet

Limitations

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

Explanation of Analysis Methods

The collected samples were analyzed utilizing Polarized Light Microscopy (PLM) methods.

PLM methods are compiled from standard techniques used in mineralogy and standard laboratory procedures used for asbestos bulk sample analysis for years. These techniques have been successfully applied to the analysis of US EPA Bulk Sample Analysis Quality Assurance Program since 1982.

This analytical method readily identifies asbestos content quantitatively in the type of matrixes present for the samples collected for this inspection. However, it sometimes fails in samples where asbestos fibers are very fine or obscured by a tightly bound matrix system.

Some of the bulk samples analyzed did require assessment by *Point Counting* techniques, as the asbestos amounts detected were less than 10% by volume. The *Point Counting* technique produces very accurate quantitative data when the material is homogeneous and has a uniform thickness. Point Counting is recommended by the US EPA to determine the amount of asbestos in bulk samples, and is also recommended by the Asbestos Hazard Emergency Response Act (AHERA) regulations.

Recommendations (Asbestos)

The asbestos containing materials found in each facility consist of both friable and ***non-friable*** materials.

Friable materials can be crumbled by hand pressure and readily release asbestos fibers when impacted. Comparatively, *non-friable* materials do not crumble under hand pressure and do not readily release asbestos fibers to the surrounding atmosphere.

Materials containing greater than 1% of asbestos are a regulated material under the requirements of OSHA 29 CFR 1910.1001 and 29 CFR 1926.1101, US EPA, and ME DEP.

The quantity and type of materials identified during this inspection (floor tiles, pipe insulation and roofing) are subject to the State of Maine DEP Asbestos Regulations and US EPA *NESHAPS* regulatory requirements (notification, design plan, independent visual and air clearance, performed by licensed asbestos contractor and proper disposal).

The exception is the window glazing compound material identified in the Campus Security Facility, which is **not** subject to the State of Maine DEP Asbestos Regulations and US EPA *NESHAPS* regulatory requirements for impact and disposal.

OSHA regulations would only apply to hand impact of these glazing compounds and training, personal protective equipment, and engineering controls as required by 29 CFR 1926.1101 would apply.

Any demolition/renovation projects that may cause significant amounts of any airborne dusts are a concern. Therefore, safety measures are essential in order to protect human health and the environment. Any scraping, sanding, cutting, grinding, or demolition of any surface in which significant amounts of airborne dust can be generated should not be performed under dry conditions and not without some form of isolation control.

UNIVERSAL WASTE AND SPECIAL WASTE ITEMS

James Guzelian, Industrial Hygienist, performed the assessment for components classified as Universal Waste and Special Waste.

The following summary of universal waste items are present at the property:

Campus Serurity/Warehouse

4	Mercury Thermostats
101	Light Ballasts
590	Fluorescent Bulbs

Portland Plastic Pipe

2	Mercury Thermostats
25	Light Ballasts
75	Fluorescent Bulbs

Miscellaneous Information

Mercury:

Effective as of July 15, 2002, businesses and agencies can no longer dispose of mercury-added products in solid waste facilities (landfills or incinerators).

Thermostats

Mercury Thermostats may be recycled under the Thermostat Recycling Program.

This program utilizes the existing wholesaler network by providing a collection container at participating locations.

Fluorescent Lamps

No fluorescent lamps are mercury-free.

Polychlorinated Biphenyls (PCB)

PCB's are a class of chemicals known as polychlorinated biphenyls. They are entirely man-made and do not occur naturally.

Non-leaking PCB ballasts are classified as a special hazardous waste and may be managed under the reduced requirements.

Waste from leaking ballasts is regulated by the Toxic Substances Control Act (TSCA).

Regulations require the use of DOT-approved 55-gallon drums for disposal of PCB capacitors once they are removed. Drums should contain absorbent material (speedi-dry or kitty litter) at the bottom in case some of the capacitors are damaged or leaking. There should be a PCB M_L label placed on each drum that contains PCB capacitors. Drums should be sealed and stored in a secure area that would minimize inadvertent damage or vandalism. It is recommended to have two such drums, one to contain intact capacitors and one to contain any capacitors found to be leaking. This is beneficial because leaking capacitors must be disposed of within 30 days, however, intact capacitors can be stored until the drum is full.

NOTE: If one pound or more of PCB's (the amount in 12-16 ballasts) are released within 24 hours, notify the National Response Center.

Leaking Ballasts

TSCA Hotline(202) 554-1404

Releases of one pound or more

National Response Center(800) 424-8802

NON-PCB Ballasts:

Cannot be disposed of in convention waste streams. Beginning in 1979 manufacturers began using di (2-ethylhexyl) phthalate (DEHP) as a replacement to polychlorinated biphenyl's (PCBs). DEHP is listed as a hazardous substance under the EPA's Superfund regulations. Generators discarding light ballasts should take the same precautions with their DEHP ballasts as they do with their PCB ballasts to avoid any future liabilities.

LEAD-BASED PAINT

Lead-based paint sampling for XRF analysis was performed in each of the structures for the purpose of identifying the presence of lead-containing materials and was limited in nature. The intent of the lead testing is to assess similarities based upon component type and painting schemes, providing a general overview of the property. This lead-based paint testing should not be viewed as a comprehensive survey of the property. The assumption(s) can be made, in most cases, that building components similar to the ones tested may have the same test results

The lead-based paint sampling was performed by NTC Industrial Hygienists, Tom Hatch and Paul Ouellette, in accordance with the protocols outlined in the State of Maine Department of Environmental Protections' Lead Management Regulations, Chapter 424, Section 7, as they apply to this particular project. Sampling was conducted by collecting paint chip samples of various colors and from painted surfaces. Building components on both the interior and exterior of the structure were sampled and submitted for XRF testing.

The lead content of each of the samples was measured utilizing a portable X-ray Fluorescence Lead Paint Analyzer (RMD LPA-1) which non-destructively tests for the presence of lead-based paint. This equipment is licensed with the Department of Human Services Radiation Control Program (#05605) and operated in accordance with all applicable regulations and conditions of licensure. The instrument satisfactorily underwent pre and post-calibration utilizing the manufacturer's reference standard. Documentation of this calibration has been included for your review.

Deborah A. Kasik, *ME DEP* certified Lead Risk Assessor, License #LR-0003, performed the lead XRF testing.

OBSERVATIONS

All of the structures were constructed in the early 1950's, based upon information obtained by both the USM Staff and the Owner of Portland Plastic Pipe. The metal storage shed located on the Portland Plastic Pipe property was not included for the purposes of this report.

Paint chip samples were collected from primary colors on interior walls, ceilings and from primary colors painted on cinderblocks.

Any conclusions contained herein are limited by the scope of work performed; no warranty, expressed or implied, is indicated as to any subsurface conditions not specifically noted within this report.

LEAD-BASED PAINT TESTING

The commercial structures were constructed prior to the ban on the use of lead-based

paint, therefore all surfaces both on the interior and exterior of the structures are potential sources for lead-based paint. The sampling was performed on accessible building components only; no subsurface explorations were performed.

The following is a list of identified lead-containing components:

- * **Campus Security/Warehouse**
 - Men's Restroom #110W Tan Wall Paint
 - Exterior Loading Dock Grey Paint
- ✂ **Portland Plastic Pipe**
 - Maintenance Break Room White Wall Paint

Explanation of Analysis Methods

The X-ray Fluorescence Lead Paint Analyzer is a complete lead paint analysis system that quickly, accurately, and non-destructively measures the concentration of lead-based paint on surfaces. X-ray Fluorescence is a common technique utilizing gamma rays to bombard the surface, causing the atoms in the paint to emit characteristic X-rays. These characteristic X-rays are detected and analyzed to provide the concentration information.

The RMD LPA-1 has the ability to read concentrations of lead in paint up to 9.9 milligrams per square centimeter; if the content of lead in the paint is greater than 9.9, the reading for that component will be listed as >9.9 mg/cm². The minimum detection limit of this particular equipment is 0.3 milligrams per square centimeter.

Calibration of the equipment is required prior to the inspection process, 4-hours into the inspection process and at the completion of the inspection process. As indicated previously, the calibration readings were within the limits established by the manufacturer.

Recommendations (Lead)

The objective of this testing was to determine the presence of lead-based paint and assess the condition of the paint as it currently exists.

The information compiled during this testing is not intended to be substituted for a comprehensive lead-based paint survey, or to be used to express potential exposure to airborne lead for the purposes of regulation compliance. All scraping, sanding, cutting, welding, grinding, or demolition of any painted surface should not be performed under dry conditions in which airborne dust can be generated.

Similarly, renovation/demolition activities that may impact lead-containing components are of a concern with respect to the generation of airborne lead dust; therefore, safety measures such as the use of engineering controls are essential in order to protect human health and the environment.

Contractors performing renovation/demolition activities in which excessive amounts of lead dust may be generated shall be trained in the hazards of lead-containing materials and the subsequent removal, cleaning, packaging, and handling of these materials as well as wearing NIOSH approved respirators, disposable clothing, and other requirements of the standard. All work operations shall be performed in accordance with the following:

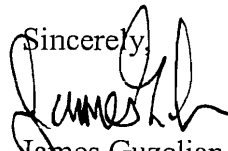
OSHA 29 CFR Part 1926.62, Lead Standard

The findings relating to physical conditions observed during this assessment were not intended, nor do they attempt to, identify all possible hazardous building materials.

All measured results, analysis data, and physical conditions observed are only valid for the period in which this assessment was conducted. Any additional degradation of building materials, contamination from new or reactivated sources, or areas inaccessible at the time of the testing are not documented in this report.

The enclosed report contains analysis data, measured results and a selection of photographs. *Northeast Test Consultants* can prepare Specifications for Abatement and conduct a Contractor walkthrough to obtain costs prior to demolition activities.

Should you have any questions please feel free to give me a call.

Sincerely,

James Guzelian
General Manager

Attachments



NORTHEAST TEST CONSULTANTS

March 13, 2006

Mr. Al Kirk
Occupational Safety & Health
University of Southern Maine
19 College Avenue
Gorham, Maine 04038

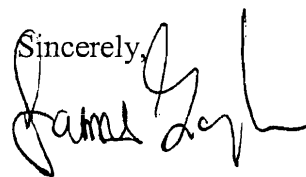
RE: Hazardous Building Materials Assessment
Campus Security & Portland Plastic Pipe Buildings
NTC Job #9661-2006

Dear Mr. Kirk:

Please find enclosed the analysis results for the bulk samples collected on February 16, 2006.

Analysis for the asbestos type and approximate percentage by volume was performed by Optical Microscopy at 100 X magnification utilizing Polarized Light Microscopy (PLM) and dispersion staining techniques.

Should you need any assistance or have any questions regarding the analysis results, please give me a call.

Sincerely,



James Guzelian
General Manager

Attachments

ASBESTOS BULK RESULTSSample Date: 2/16/2006
NTC Job # 9661-2006Client: University of Southern Maine
19 College Avenue
Gorham, Maine 04038Location: Campus Security/Warehouse
Bedford Street
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-11	B- 6048011	Room #100C, Joint Compound , White	None Detected	None Detected	100%
B-12	B- 6048012	Room #100C, Joint Compound , White	None Detected	None Detected	100%
B-13	B- 6048013	Room #105A, Troweled On Joint Compound , White	None Detected	None Detected	100%
B-14	B- 6048014	Caged Area, 1X1 Ceiling Tile , Black & White w/ Large Pinholes	None Detected	95% Cellulose	5%
B-15	B- 6048015	Caged Area, 1X1 Ceiling Tile , Black & White w/ Large Pinholes	None Detected	95% Cellulose	5%
B-16	B- 6048016	Caged Area, 1X1 Ceiling Tile , Black & White w/ Large Pinholes	None Detected	95% Cellulose	5%
B-17	B- 6048017	Caged Area, Adhesive Holding Up 1X1 Ceiling Tiles, Brown	None Detected	2% Cellulose	98%
B-18	B- 6048018	Caged Area, Adhesive Holding Up 1X1 Ceiling Tiles, Brown	None Detected	2% Cellulose	98%
B-19	B- 6048019	Caged Area, Adhesive Holding Up 1X1 Ceiling Tiles, Brown	None Detected	2% Cellulose	98%
B-20	B- 6048020	Campus Police Offices, 2X2 Ceiling Tile , White w/ Small Pinholes	None Detected	50% Cellulose 5% Mineral Wool	45%
B-21	B- 6048021	Campus Police Offices, 2X2 Ceiling Tile , White w/ Small Pinholes	None Detected	50% Cellulose 5% Mineral Wool	45%
B-22	B- 6048022	Campus Police Offices, 2X2 Ceiling Tile , White w/ Small Pinholes	None Detected	50% Cellulose 5% Mineral Wool	45%
B-23	B- 6048023	Campus Police Offices, Joint Compound on Ceiling, White	None Detected	None Detected	100%

Laboratory: I.A.T.L (NVLAP # 101165-0)
Analytical Method: EPA 600/R-93/116Sampled by: P. Ouellette T. Hatch
Approved by: Stephen R. Broadhead
Initial 

Page 2

ASBESTOS BULK RESULTS

Sample Date: 2/16/2006
NTC Job # 9661-2006

Client: University of Southern Maine
19 College Avenue
Gorham, Maine 04038

Location: Campus Security/Warehouse
Bedford Street
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-24	B- 6048024	Campus Police Offices, Joint Compound on Ceiling, White	None Detected	None Detected	100%
B-25	B- 6048025	Campus Police Offices, Joint Compound on Ceiling, White	None Detected	None Detected	100%
B-26	B- 6048026	Campus Police Offices, Sheetrock , White	None Detected	5% Cellulose	95%
B-27	B- 6048027	Campus Police Offices, Sheetrock , White	None Detected	5% Cellulose	95%
B-28	B- 6048028	Campus Police Offices, Sheetrock , White	None Detected	5% Cellulose	95%
B-29	B- 6048029	Exterior Bedford St Loading Dock, Wall Plaster , White/Gray	None Detected	Trace Hair 1% Cellulose	99%
B-30	B- 6048030	Hallway by Ramp, Wall Plaster , White/Gray	None Detected	1% Hair	99%
B-31	B- 6048031	Exterior Wilson St Loading Dock, Wall Plaster , White/Gray	None Detected	Trace Hair 1% Cellulose	99%
B-32	B- 6048032	Basement, Sheetrock , White	None Detected	10% Cellulose	90%
B-33	B- 6048033	Basement, Sheetrock , White	None Detected	10% Cellulose	90%
B-34	B- 6048034	Basement, Sheetrock , White	None Detected	10% Cellulose	90%
B-35	B- 6048035	Basement, Boiler Insulation , Tan	None Detected	15% Mineral Wool	85%
B-36	B- 6048036	Basement, Boiler Insulation , Tan	None Detected	15% Mineral Wool	85%
B-37	B- 6048037	Basement, Boiler Insulation , Tan	None Detected	30% Mineral Wool	70%
B-38	B- 6048038	Basement, Boiler Gasket Insulation , Gray	None Detected	5% Fibrous Glass	95%
B-39	B- 6048039	Basement, Boiler TSI Mudd Insulation on Ribs, Off-White	None Detected	100% Fibrous Glass	0%
B-40	B- 6048040	Roof Membrane, Roof Material Over Fiberboard Over Pebble Roof, Black	None Detected	30% Cellulose	70%
B-40a	B- 6048040a	Roof Membrane, Insulation , Tan	None Detected	95% Cellulose	5%

Laboratory: I.A.T.L (NVLAP # 101165-0)
Analytical Method: EPA 600/R-93/116

Sampled by: P. Ouellette T. Hatch
Approved by: Stephen R. Broadhead
Initial SRB
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ASBESTOS BULK RESULTS

Sample Date: 2/16/2006
NTC Job # 9661-2006

Client: University of Southern Maine
19 College Avenue
Gorham, Maine 04038

Location: Campus Security/Warehouse
Bedford Street
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-41	B- 6048041	Roof Membrane, Roof Material Over Fiberboard Over Pebble Roof, Black	None Detected	20% Cellulose	80%
B-41a	B- 6048041a	Roof Membrane, Insulation , Tan	None Detected	95% Cellulose	5%
B-42	B- 6048042	Motor Pool Office Basement, 12X12 Floor Tile , Cream	PC 3.7% Chrysotile	None Detected	PC 96.3%
B-42a	B- 6048042a	Motor Pool Office Basement, Mastic , Tan	None Detected	None Detected	100%
B-42b	B- 6048042b	Motor Pool Office Basement, Fibrous Material , Tan	None Detected	95% Cellulose	5%
B-43	B- 6048043	Motor Pool Office Basement, 12X12 Floor Tile , Cream	None Detected	None Detected	100%
B-43a	B- 6048043a	Motor Pool Office Basement, Fibrous Material , Tan	None Detected	95% Cellulose	5%
B-44	B- 6048044	Motor Pool Office Basement, 12X12 Floor Tile , Cream	None Detected	None Detected	100%
B-44a	B- 6048044a	Motor Pool Office Basement, Fibrous Material , Tan	None Detected	95% Cellulose	5%
B-45	B- 6048045	Steago Building Basement, Window Glazing , Gray	PC 1.6% Chrysotile	None Detected	PC 98.4%
B-46	B- 6048046	Steago Building Basement, Window Glazing , Gray	Sample Not Analyzed Same as B-45		
B-47	B- 6048047	Steago Building Basement, Window Glazing , Gray	Sample Not Analyzed Same as B-45		
B-48	B- 6048048	Steago Building Basement, Corrugated Pipe Insulation , Gray	75% Chrysotile	None Detected	25%

Sampled by: P. Ouellette T. Hatch
Approved by: Stephen R. Broadhead

Initial SR
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Laboratory: I.A.T.L (NVLAP # 101165-0)
Analytical Method: EPA 600/R-93/116

ASBESTOS BULK RESULTS

Sample Date: 2/16/2006
NTC Job # 9661-2006

Client: University of Southern Maine
19 College Avenue
Gorham, Maine 04038

Location: Campus Security/Warehouse
Bedford Street
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-49	B- 6048049	Portland Plastic Pipe, Field of Roof, Roof Material , Black	None Detected	20% Cellulose	80%
B-49a	B- 6048049a	Portland Plastic Pipe, Field of Roof, Fibrous Material , Tan	None Detected	98% Cellulose	2%
B-50	B- 6048050	Portland Plastic Pipe, Field of Roof, Roof Material , Black	None Detected	25% Cellulose	75%
B-50a	B- 6048050a	Portland Plastic Pipe, Field of Roof, Fibrous Material , Tan	None Detected	98% Cellulose	2%
B-51	B- 6048051	Portland Plastic Pipe, Edge of Roof, Roof Material , Black	None Detected	30% Cellulose	70%
B-51a	B- 6048051a	Portland Plastic Pipe, Edge of Roof, Tar , Silver/Black	PC 7.0% Chrysotile	None Detected	93%
B-52	B- 6048052	Portland Plastic Pipe, Sheetrock , White	None Detected	25% Cellulose	75%
B-53	B- 6048053	Portland Plastic Pipe, Sheetrock , White	None Detected	30% Cellulose	70%
B-54	B- 6048054	Portland Plastic Pipe, Sheetrock , White	None Detected	30% Cellulose	70%
B-55	B- 6048055	Portland Plastic Pipe, Stairwell to Basement, Wall Plaster , Gray	None Detected	1% Cellulose	99%
B-56	B- 6048056	Portland Plastic Pipe, Stairwell to Basement, Wall Plaster , Gray	None Detected	2% Cellulose	98%
B-57	B- 6048057	Portland Plastic Pipe, Stairwell to Basement, Wall Plaster , Gray	None Detected	2% Cellulose	98%
B-58	B- 6048058	Portland Plastic Pipe, Bathroom, 12X12 Floor Tile , Cream	None Detected	None Detected	100%
B-58a	B- 6048058a	Portland Plastic Pipe, Bathroom, Mastic , Black	PC 4.6% Chrysotile	None Detected	PC 95.4%

Laboratory: I.A.T.L (NVLAP # 101165-0)
Analytical Method: EPA 600/R-93/116

Sampled by: P. Ouellette T. Hatch
Approved by: Stephen R. Broadhead
Initial SRB
Page 5

ASBESTOS BULK RESULTS

Sample Date: 2/16/2006

NTC Job # 9661-2006

Client: University of Southern Maine
19 College Avenue
Gorham, Maine 04038

Location: Campus Security/Warehouse
Bedford Street
Portland, Maine

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Sample #	Lab #	Location / Description	% & Type of Asbestos	% & Type Fibrous Material	% Non-Fibrous Material
B-59	B- 6048059	Portland Plastic Pipe, Bathroom, 12X12 Floor Tile , Cream	None Detected	None Detected	100%
B-59a	B- 6048059	Portland Plastic Pipe, Bathroom, Mastic , Black	Sample Not Analyzed Same as B-58a		
B-60	B- 6048060	Portland Plastic Pipe, Bathroom, 12X12 Floor Tile , Cream	None Detected	None Detected	100%
B-60a	B- 6048060	Portland Plastic Pipe, Bathroom, Mastic , Black	Sample Not Analyzed Same as B-58a		
B-61	B- 6048061	Portland Plastic Pipe, 2X4 Ceiling Tile , White w/ Small Pinholes	None Detected	45% Cellulose 5% Fibrous Glass	50%
B-62	B- 6048062	Portland Plastic Pipe, 2X4 Ceiling Tile , White w/ Small Pinholes	None Detected	45% Cellulose 5% Fibrous Glass	50%
B-63	B- 6048063	Portland Plastic Pipe, 2X4 Ceiling Tile , White w/ Small Pinholes	None Detected	45% Cellulose 10% Fibrous Glass	45%

Laboratory: I.A.T.L (NVLAP # 101165-0)
Analytical Method: EPA 600/R-93/116

Sampled by: P. Ouellette T. Hatch
Approved by: Stephen R. Broadhead
Initial S.R.B.
Page 6

ASBESTOS MATERIALS LISTING

CLIENT: University of Southern Maine
 NTC Job #: 9661-2006
 PROJECT: Campus Security/Warehouse, Bedford Street, Portland, Maine
 Portland Plastic Pipe, Wilson Street, Portland, Maine

LINEAR AND SQUARE FOOTAGE OF ASBESTOS CONTAINING MATERIAL

Homogeneous Area Sampling Location	Functional Space	Associated Field Sample	Square Feet	Linear Feet	Remarks
Campus Security/Warehouse	Basement Motor Pool Office	B-42 & B-44	140		12" x 12" Tan/Cream Floor Tile
	Basement Restroom	B-45 & B-47		20	Pipe Insulation
	First Floor Windows	B-48		150* (40 Units)	Window Glazing
Portland Plastic Pipe	First Floor Restroom	B-58	36		Mastic under 12" x 12" Cream Floor Tile
	Main Roof	B-51		350	Perimeter Silver Coating Roof Flashing

* Estimated square footage

LEAD-BASED PAINT ANALYTICAL RESULTS

METHOD: X-RAY FLUORESCENCE (XRF) ANALYZER

FIELD FORM

Campus Security/Warehouse, Bedford St., Portland ME

RESIDENTIAL: ☐ COMMERCIAL: ☒ UNKNOWN: ☐

FIELD ID #	SAMPLE DESCRIPTION	CONDITION	NUMBER OF READINGS	RESULTS MG/CM ²
L-1 IHB6047001	Hallway/Storage Area Ceiling - White Paint	N/A	3	<0.3 / <0.3 / <0.3
L-2 IHB6047002	Exterior; Bedford St. Loading Dock Wall - Grey Paint	N/A	2	4.4 / 4.7
L-3 IHB6047003	Men's Room #110W Wall - Tan Paint	N/A	3	1.4 / 1.0 / 1.0
L-4 IHB6047004	Maintenance Break Room- Wilson St. Wall - White Paint	N/A	4	1.2 / 1.0 / 0.9 / 1.1
QC	L-2 - Quality Control	N/A	1	3.7

DETECTION LIMIT OF XRF UNIT: 0.3 MG/CM² (Milligrams per square centimeter)

RMD LPA-1 (XRF); UNIT #1650; RADIATION LICENSE #05605

CALIBRATION STANDARD: 1.0 +/- 0.3 MG/CM²

Pre-Use Calibration Reading: 1.0 MG/CM²
Post-Use Calibration Reading: 1.0 MG/CM²

LEAD INSPECTOR: DEBORAH KASIK

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Memorandum
Department of Planning and Development
Planning Division



To: Marge Schmuckal, Zoning Administrator

From: Shukria Wiar

Date: September 22, 2006

Bedford & Winslow

Re: University of Southern Maine- Building Demolition and Temporary Driveway

University of Southern Maine (Applicant) has submitted a Major Site Plan application for University Commons project on Bedford Street. Presently, the applicant is confronted with funding obligations that are connected with "start of work" dead and would like to start work on the site by November 2006, please refer to Attachment 1. The applicant wants to proceed with the demolition of two buildings at 63 and 65 Winslow Street know as the former Portland Plastic Pipe and Steego Building, respectively. Therefore applicant is seeking a demolition permit before any site plan approvals. The footprint of the Steego Building is 28,150 sq ft and former Portland Plastic Pipe metal building is 3,350 sq ft.

The Applicant is also proposing to construct two accesses that are approximately 6,650 square feet in area. The first is 90-foot long temporary access driveway to divert traffic out of the Winslow Street R.O.W. and around the demolition area for the two buildings and second is 130 foot long accessing the Glickman Library as shown on Attachment 2.

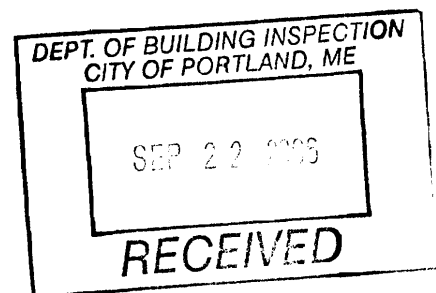
The Planning Division does not have any issues or concerns with approving a demolition permit before the site plan approval.

Attachments:


1. Memo from David Senus
2. Site Access During Construction Phase I

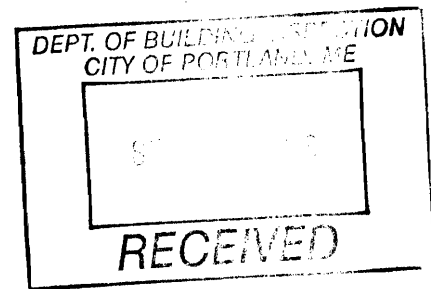
Dated September 15, 2006

Dated September 13, 2006



MEMORANDUM

TO: Shukria Wiar, Planner
FROM: David Senus, PE 
DATE: September 15, 2006
RE: Temporary Driveway and Building Demolition – University of Southern Maine



The University of Southern Maine (Applicant) has provided a Major Site Plan Application to the City of Portland Planning Office for The University Commons project, dated August 11, 2006. The University Commons project includes developing an area of the USM Portland Campus along Bedford Street, between the Abromson Community Education Center / Parking Garage on the western end of the site and the Glickman Family Library (on Forest Avenue) at the eastern end of the site. The project is known as University Commons and will include the construction of a four story 55,700 square foot resource and learning center known as the Osher Lifelong Learning Institute and the Wishcamper Center, Home of the Muskie School of Public Service (OLLI/Wishcamper) and an expansion of the Osher Map Library, located in the existing Glickman Family Library, known as the OML Expansion. The scope and size of the OML Expansion is being revisited at this time and additional information shall be forwarded to the City with regard to this building. Along with the construction of these two buildings, the project includes associated site improvements, sidewalks, driveways, landscaping and utilities. The project area includes land and buildings that are a part of the Applicant's existing campus and land and buildings recently purchased by the Applicant specifically for this project.

Due to funding obligations that are tied to "start of work" dates and expectations within the State University System and State Government, the Applicant must start work on the project at the very latest during the month of November 2006. Faced with this "start of work" deadline and a permitting schedule which has slipped due to numerous changes and alterations to the stormwater management plan to meet Maine DEP's new Chapter 500 Stormwater Management Law, the Applicant would like to proceed with demolition of the USM Steego Building (28,150 sq ft) and former Portland Plastic Pipe metal building (3,350 sq ft) in advance of Major Site Plan Approval.

The Applicant is looking to construct a 90 foot long temporary access driveway to divert traffic out of the Winslow Street R.O.W. and around the demolition area for these two buildings. In addition, the Applicant would like to construct a 130 foot long section of access driveway on the south side of the property to maintain access to the Glickman Family Library. In total, the temporary driveway areas will cover approximately 6,650 square feet. Portland Plastic Pipe is residing on their former property at this time, however, under their lease with the Applicant, Portland Plastic Pipe must vacate the property no later than October 31, 2006. At that time, the Applicant will be the sole abutter, both by land ownership and interest, of all property abutting the Winslow and Conant Street R.O.W.'s.

The Applicant hopes to start work on the temporary driveways by late October/early November of 2006, prior to shut down of the asphalt plants. Completing this driveway and pavement work this fall will facilitate actual construction this winter following final Planning Board Approval and issuance of

Building Permits. These driveways are critical in mitigating traffic congestion exiting the parking garage and keeping the traffic away from the planned construction site of the OLLI / Wishcamper Building. In addition, this work would constitute a “start of work” with regard to satisfying the requirements of the funding sources.

Clearly these goals require approval of this work in advance of the Major Site Plan Application approval, which is anticipated to be a couple months away. The Applicant has touched base with the Department of Public Works Engineering Office to determine what approvals are necessary for these temporary curb cuts and access driveways, along with work within the public R.O.W. Being temporary in nature, the Applicant does not anticipate the access driveways requiring Site Plan or Site Plan Exemption approval. The Applicant is also working with Planning to seek approval of the building demolition work in advance of Major Site Plan Approval, at which point the Applicant will proceed with filing Demolition Permit Applications with the City Inspections Office.

Because the Applicant has an Amendment to their Site Location of Development Permit in review with Maine DEP, the Applicant has reached out to the DEP Project Manager in charge of the review to determine the necessary permitting requirements through Maine DEP. Marybeth Richardson, the Maine DEP Project Manager, agreed that if the proposed work did not cause the Applicant’s total “Structure” area for their existing Site Location of Development Permit to exceed the threshold for Delegated Review Authority by the City of Portland (which is seven (7) acres of total Structure area), approval for this Minor Revision to the Site Location of Development Permit could be granted through the City of Portland. Because the scope of this work only includes demolition of the existing buildings and not the reconstruction activity outlined in the Amendment, no additional “Structure” area will be created as a result of this demolition activity. The only additional structure area are the temporary access driveways, totaling 6,650 sq ft. The existing Site Location of Development Permit for the USM Portland Campus considers the Campus to have a total “Structure” area of 6.31 acres. The addition of the “Structure” area associated with the temporary access driveways would increase this number to 6.46 acres; therefore this work is still within the Delegated Review Authority for the City of Portland.

To allow the City of Portland to perform a review of this work in hope of receiving approval and demolition permits by the end of October, the following procedural outline is proposed:

1. September to October 2006 – Provide figure detailing site access and buildings to be demolished to City Planning Office. Receive approval from Planning for construction of temporary driveway and for demolition of USM Steego Building and former Portland Plastic Pipe metal building. Apply for Demolition Permit through City Inspections Office to allow for the demolition of the two aforementioned buildings; receive permit from City Inspections office to begin demolition. Apply for any permits deemed necessary by City DPW (curb cuts, work within public ROW, etc.); receive permits from City DPW
2. Late October 2006 – Construct temporary driveway from the existing Parking Garage exit to Winslow Street to accommodate egress to and from the Parking Garage and Faculty Parking Lot and construct temporary driveway along south side of property to maintain access to Portland Plastic Pipe Building and Glickman Family Library. Temporary driveways are depicted on Figure 1. The driveway adjacent to the garage includes a sidewalk to allow pedestrian egress. Temporary driveways will allow for site access during demolition activities associated with Steego Building and former Portland Plastic Pipe metal building.
3. Early November 2006 – Erect construction fencing around Steego Building and Portland Plastic Pipe metal building to edge of temporary driveway to allow sufficient room to begin demolition



of buildings. Begin demolition of USM Steego Building (28,150 sq ft) and former Portland Plastic Pipe Metal Building (3,350 sq ft).

4. Winter 2006-2007 – Receive permit approvals from City of Portland for Major Site Plan application and from Maine DEP for Amendment of Site Location of Development Permit. Apply and receive building permits through City Inspections Office. Begin work on foundation of OLLI/Wishcamper Building.

The University of Southern Maine greatly appreciates the City's help in reviewing this project and performing this additional review in advance of the Major Site Plan Approval to allow for the identified portions of the project to proceed to meet these funding "start of work" requirements. We would be willing to provide any additional information the City might need to help process this request.

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Attachment – Figure 1 – Site Access During Construction Phase I

cc: David Farly, University of Southern Maine
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