

*TeiBI
file in
B.I. file
for University Commons*

July 25, 2008

Ms. Carol Potter
University of Southern Maine
25 Bedford Street
Portland, ME 04104

114 AG-009

114 D23

#010148

Re: University of Southern Maine - University Commons

Dear Carol,

We have visited the above-referenced project at various stages during construction to observe construction progress, including the architectural work for which Koetter Kim & Associates has been responsible for designing, and the engineering work for which the consultants working under contract to Koetter Kim were the designers.

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We have received test reports from Summit Environmental Consultants, Inc., Testing Agency, and Quality Assurance Laboratories, which state that the various components of the building that have been tested by them during construction, have been constructed to meet the Contract Plans and Specifications.

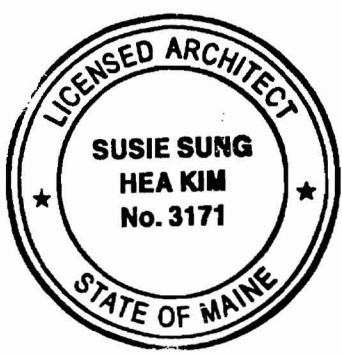
Therefore, to the best of our knowledge, information and belief, University Commons at the University of Southern Maine has been constructed substantially in accordance with the Contract Plans and Specifications for this project.

Sincerely,



Susie Kim
President

Cc: KKA File



SCANNED

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356 Boylston Street, Boston, MA 02116 T 617.536.8560 F 617.536.1217 W koetterkim.com

CBL: 114-D023001

June 18, 2008

Ms. Carol Potter
University of Southern Maine
25 Bedford Street
Portland, ME 04104

Re: USM University Commons Wishcamper Center - Fire Code Items

Dear Carol,

During a pre-final close-in inspection with the city last month, Capt. Cass of the Portland Fire Department requested review of several architectural items in the building. Koetter Kim has reviewed these with our Code Consultant R. W. Sullivan, and we have the following responses:

- 1) The Atrium door from the Basement swings into the Basement. This is acceptable because the occupancy of the Basement is limited to authorized USM personnel, who will need to have a key to access either the elevator or the stair to reach the Basement. As a Mechanical and Storage area with restricted access, the occupancy of the Basement is listed in the Code Summary on Drawing A-002 as 300 gross square feet per person, for a total occupant load of 16 persons. Per NFPA 101 (2003) Section 7.2.1.4.2 and IBC (2003) Section 1008.1.2, egress doors do not have to swing in the direction of egress unless the occupant load exceeds 50 people.
- 2) The Electrical Closets on Floors 2, 3, and 4 are electrical distribution closets with sub-panels, and are not required to be fire-rated in Maine per NFPA 110 Chapter 7. We have reviewed the scope of fire-rated enclosures throughout the building with Rich McCarthy of the State Fire Marshal's Office and with Mike Nugent of the City of Portland Building Department, and they have both accepted that fire-rating of these electrical closets is not required.
- 3) Door 102H from Storage 102A to Stair ST-2 is intended to be used for maintenance access only to the stairwell floor at the First Floor, which is otherwise not accessible. This door is not to be used to extend the storage area into the stair. To prevent this, a sign should be placed on the Storage Room side of the door, saying "This Door is to Remain Locked at All Times", and the lockset of this door is to be keyed differently from Door 102B and similar storage room doors.

Sincerely,



Thomas G. Beddall

Associate

Cc: Mike Barton, Wright-Ryan Construction

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K. K & A

ARCHITECTUR
E

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