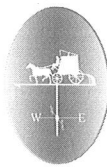


ATTACHMENT H

Utility Capacity Information



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

March 14, 2014

Fay, Spofford & Thorndike
778 Main Street
South Portland, ME 04106

Attn: Bo Kennedy, P.E.
Re: The Forefront at Thompsons Point, Portland
Ability to Serve Project with PWD Water and Wastewater

Dear Mr. Kennedy:

The Portland Water District has received your request for an Ability to Serve determination for the noted site. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Please note that this letter does not constitute approval of this project from the District. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Water Service

According to District records, the project site does currently have existing water service. A 12-inch diameter ductile iron water service line, located as shown on the attached water service card, provides water service to this site. Additionally, the Portland Water District has a 2-inch diameter copper water service line that feeds the existing Thompson's Point Pump Station. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of these service lines.

Water System Characteristics

According to District records, there is a 12-inch ductile iron water main within the site and a public fire hydrant located across from the existing pump station.

The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location: Sewall Street ROW
Hydrant Number: POD-HYD01670
Last Tested: 9/13/2011
Static Pressure: 99 psi
Residual Pressure: Not Measured
Flow: 1,519 GPM



Public Fire Protection

Your design indicates that the project will not include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The ability to serve request dated January 24, 2014 indicates that a projected design flow of 136,105 gallons per day with a peak flow of 567 gallons per minute. The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share the noted water system results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

Existing Site Sewer Service

The project site is currently served with public sewer. Private piping connects into the public sewer manhole located approximately 50 feet easterly of the existing Thompson's Point pump station.

Proposed Site Sewer Service

According to your Ability to Serve request letter, the site will generate up to 136,105 GPD with a peak flow anticipated at 567 GPM to the existing Thompson's Point Pump Station. We have reviewed the impacts of this additional flow to the pump station and have determined that the station can handle the added flow. The existing pump station is a duplex station with 1,000 GPM pumps. It should be noted that the increase in flow from the project will require more frequent pump cycling times due to the effective wet well volume that currently exists at the site. While this does not currently constitute a need for additional wet well volume at this time, it should be noted in the event that the site's estimates are low or significantly change in the future.

Conditions of Service

As this project moves through the design stage, we will continue to work with the development team on a number of specific items that should be addressed prior to construction. These items include:

1. As site users are established, we will require updated water and wastewater flow estimates and an understanding of any potential wastewater pretreatment needs. The development team has indicated that there will not be discharge of any non-typical sewage that could contribute to pump clogging, but this will have to be monitored in the future if site uses change.
2. Access to the Thompson's Point pump station appears restricted and does not appear to allow for adequate space for our vehicles to turn around. We will require that the final design include a turnaround within the pump station site for PWD vehicle use.
3. PWD maintains telemetry systems at the existing pump station. The addition of high buildings as proposed could cause interference with these signals. We would like to work with the developer on antenna siting if this turns out to be necessary due to the development at this site.
4. Based on an anticipated high level of foot traffic near the pump station site, further review of the site security is required. Fencing of this site is recommended for the protection of the facilities and the pedestrians. The developer may also wish to work with PWD on the general aesthetics of the pump station facility to better match the character of the final site.
5. The proximity of the 30" CSO Outfall in relation to the foundation for Building E1 should be reviewed. More information on separation from the building and the process for any maintenance should be outlined.
6. The agreed upon contribution amount of \$10,000 to be placed in escrow, as outlined in the City of Portland Site Plan approval, will be adequate for VFD and communication upgrades.

We would like to continue to work with the development team on the noted items above as the project progresses through design and construction phases. To date the District has only received a master utility plan for review. We recommend that complete design plans be submitted and we reserve the right for further comments.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District



Rico Spugnardi, P.E.
Senior Project Engineer



4/5/2012

Stephen Bushey, PE
Deluca-Hoffman Associates, Inc
778 Main Street
South Portland, Maine
Sent via email

RE: Ability to Serve Letter for Thompson's Point Upgrade

Dear Mr. Bushey:

CMP has the ability to serve your proposed project located at Thompson's Point in Portland, Maine, in accordance with our CMP Handbook (web link below). We can provide you the desired pad mounted transformers or pole mounted transformers per your request and city approval, in accordance with our CMP Standards Handbook. If you have any questions on the process, or need help in completion of the documents, please feel free to contact me.

New Service Milestones

- Call 1-800-565-3181 to establish a new account and an SAP work order. Please provide both of these to me.
- Submit Load information. Please complete this CMP spreadsheet using load information
- Submit the easement information worksheet. Please complete this CMP form and either email or fax back to us.
- Submit any electronic drawings (PDF (preferred) or DWG files) of the site layout and proposed electrical connections if you have them.
- Preliminary meetings with CMP Advisor and Engineer to determine details of job (I will need to schedule with your electrician/contractor-please let me know who this is)
- Field planner design appointment to cost out job and develop CMP Invoice.
- Submit invoice for payment.
- Easements signed and payment received. Attached is what a typical easement will look like.
- Job scheduled for completion after the electrical inspection has been received.

This process can take several months, depending upon several factors including transformer delivery, return of completed paperwork, and other jobs in the system that may be ahead of yours. In addition, contact with the other utilities, including telephone and cable, should be commenced as soon as practical. They may have additional work or charges in addition to the CMP work required to bring your project on line.

162 Canco Road Portland, ME 04103
Tel (800) 750-4000
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

www.cmpco.com



An equal opportunity employer



Please complete the attached forms (specific instructions are on each form) and email them back to me at your earliest convenience.

For your convenience, here is a link to the CMP Website which contains our Handbook with details on most service requirements:

[CMP Handbook of Standard Requirements](#)

(<http://www.cmpco.com/MediaLibrary/3/6/Content%20Management/YourAccount/PDFs%20and%20Docs/handbook.pdf>)

If you have any questions, please contact me.

Attachments:

Excel Load Sheet
Easement Worksheet
Standard CMP Easement

Regards,

Jamie

Jamie Cough
Energy Services Advisor
Central Maine Power Company
162 Canco Road
Portland, ME 04103
207-842-2367 office
207-458-0382 cell
207-626-4082 fax

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Tel (800) 750-4000
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207-458-0382 cell
207-626-4082 fax

www.cmpco.com



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From: [Carpenter, Scott](#)
To: [Sandi Keef](#)
Cc: [Bo Kennedy](#)
Subject: RE: The Forefront at Thompson's Point - Ability to Serve Project
Date: Thursday, February 13, 2014 1:54:00 PM

To whom it may concern;

We, Unitil Natural Gas have been in contact with the owner of the Thompson Point project and have conceptionally come to terms with an agreement to service this project as the result of our meetings.

As a side note, we did some work last fall (2013) that included upgrading and extending our existing gas main to a 4" main on Sewall St., down the street in the direction of the Thompson's Point project and ran a service to the Eyecare Medical building at 53 Sewall St. We look forward to working with everyone on this exciting project as it comes together!

If you need something else, please don't hesitate to contact us.

Kindest Regards,
Scott

Scott Carpenter
New Business Development



ME Gas Operations
1075 Forest Ave
Portland, ME 04103-3586
Phone: (207) 541-2543
Fax: (207) 541-2593

From: Sandi Keef [mailto:SKeef@fstinc.com]
Sent: Friday, January 24, 2014 2:49 PM
To: Carpenter, Scott
Cc: Bo Kennedy
Subject: The Forefront at Thompson's Point - Ability to Serve Project

Please find the attached request for a formal Ability to Serve Capacity Letter for the Thompson's Point project. Please contact our office with any questions.

Thank you,

Sandi Keef | *Technical Assistant*

FAY, SPOFFORD & THORNDIKE formerly DeLuca Hoffman Associates

778 Main Street, Suite 8 | South Portland, ME 04106

Main Tel: (207) 775-1121 | Fax: (207) 879-0896

skeef@fstinc.com | www.fstinc.com

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