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**HARBOR MANAGEMENT**

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**CORPORATION**

April 13, 1999

Harvey Klugman  
Portland Builders  
PO Box 4902 D.T.S.  
Portland, ME 04112

Dear Mr. Klugman,

I am in receipt of the letter from Michael Collins, the Chief Electrical Inspector for the City of Portland, Maine to you dated April 5, 1999. In his letter he addresses many issues dealing with electrical repairs at the Auburn Terraces renovation project. After considering all of the issues we propose the following.

**Meter Sockets:** The meter sockets on these structures seem to be the original sockets that were installed during the construction of the buildings sometime during the late 1960's or early 70's. During the inspection our consultant did find (1) one or (2) two Meter Sockets that should be replaced, but most, although discolored and showing signs of age are in fair to good condition and can easily be reconditioned by performing the following work: Replace all of the 70 amp breakers, clean all of the connections thoroughly, apply a de-oxidizer to all terminals and connections, check and clean buses, install bonding bushings on conduits entering meter sockets, check all service cables for cracked, brittle or melted insulation; prime, paint and seal the exterior of all meter socket cans.

**Service Cables:** All of the cables inspected showed no outward signs of deterioration or failure. The existing insulation appears to be pliable and intact. No insulation observed was charred, melted, discolored, brittle, or cracked. He suggested that during the rebuilding of the meter sockets all of the service cables be inspected.

**Service Grounds:** He recommended that the existing ground rods be inspected to insure that 25 ohms or less are read to ground.

**Apartment Electrical Panels:** The existing panels are in good condition and unless a major problem is discovered during the inspection it does not seem to be necessary to replace all 164 panels. He does recommend that each panel be thoroughly inspected for any defects and that the neutral and the grounding conductors should be separated in each panel.

If the above is accomplished there is no need to relocate the panels.

**Pad Mounted Transformers:** Some of the existing concrete pads under the transformers have shifted and partially settled causing the transformers to be tilted to one side. This may put excessive strain on the service cables. Auburn Terrace Associates has contacted Central Maine Power Company and a CMP representative will inspect the site and discuss the repositioning of the transformers on a new pad.

Based on the items addressed by my consultant and the information received from other electricians in the area we would like you to contact several local electrical contractors and price the scope of work as follows:

A subsidiary of the Harbor Companies Incorporated  
29 Central Avenue Lynn, Massachusetts 01901 (617) 598-3200