

874-8916

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FAX TRANSMITTAL

TO: MICHAEL COLLINS
FROM: HARVEY
DATE: 4-28-99
SUBJECT: AUBURN TERRACE
PAGES (INC. COVER SHEET): 5

PORTLAND
BUILDERS

April 13, 1999

Mr. Michael Collins
Chief Electrical Inspector
City of Portland
389 Congress Street
Portland, Maine 04101

Box 4902 D.T.S.
Portland, ME 04112
879-0118

Dear Mr. Collins:

Enclosed you will find a copy of a letter from Harbor Management Corporation dated April 13, 1999 in regards to the Auburn Terrace Project to Portland Builders Inc.

Based on the recommendations of the owners consultant, we are now in the process of soliciting bids for the scope of work as described in the enclosed letter.

Hopefully, this will alleviate any concerns that you have about the violations at Auburn Terrace and if you have any issues with the scope of work as stated, please contact me as soon as possible.

As you may know, there are seven units within the project that are undergoing substantial renovations to make them handicap accessible and in these seven units we are relocating the electrical sub-panels. In addition, we are installing a metal water proof cap over each meter socket as we are re-siding the buildings.

Please review the enclosed letter from Harbor Management in regards to Auburn Terrace and advise as soon as possible any issues that you might have. If you have questions, please do not hesitate to give me a call. I can be reached at 878-6518 or through our office at 879-0118.

Sincerely,

Harvey Klugman
HK/jmb
Enc.
cc:
Jeff Gauchberg, Harbor Management
Michael Kiley, Harbor Management
Roger Rossignol, Salmon Falls Architecture
Randy Poulton, Maine State Housing
Roger Vosmus, Auburn Terrace Apartments
Lester Davis, Harbor Companies

756-3134
(PEN)

HARBOR MANAGEMENT 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 bases, 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 Terraces 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
23 Central Avenue Lynn, Massachusetts 01901 (617) 598-3200

1 GENERAL

- 1.1. Install approved electrical backer boxes on all front and rear entrance light fixtures located at the individual units. Total of 328 boxes and reinstall the existing or new fixtures as needed.

2. METER PACKS

- 2.1. Inspect all meter packs for damage and replace any packs that prove to be non-repairable. *(Quote should include the cost per Meter Pack for complete replacement which will be used as a per unit cost.)*

3 METER PACK REPAIRS

- 3.1. Check and replace any damaged service cables.
- 3.2. Replace (164) One Hundred and Sixty Four 70 Amp Breakers.
- 3.3. Clean all Buses and connections and check for damage. Replace any bad Buses or breaker clips.
- 3.4. Apply an approved de-oxidizer to all terminals and connections.
- 3.5. Install Bonding Bushings on conduits entering meter packs.
- 3.6. Prime, Paint and seal the exteriors of all existing Meter Packs.
- 3.7. Secure all access panels on Meter Packs with padlocks to prevent access by unauthorized personnel.
- 3.8. Check all grounding rods at Meter Packs to insure proper connections and that the proper reading of 25ohms or less is read to ground.

4. APARTMENT ELECTRICAL PANELS


- 4.1. Inspect 164 Apartment electrical Panels for damage or problems and separate all the neutral and grounding connectors.

Harvey, please copy me on your response to Mr. Michael Collins outlining our proposal to correct the issues in his letter. If this is not acceptable please schedule an onsite meeting to discuss other alternatives

Harvey as you know this project is a joint effort between Auburn Terraces LLC, Maine State Housing, and the Portland Housing Authority and the intent was to transform a decaying piece of real-estate into attractive, affordable, low-income housing and the budget for this project did not include this work. Therefore it goes without saying that we must put forth our best effort to keep the cost of this unexpected work to a minimum while at the same time assuring that it is completed in a manner which is safe and meets all applicable code requirements.

I will await the information that should be forthcoming from Central Maine Power in reference to the situation involving the transformers.

Sincerely



Lester Davis
Project Coordinator
Harbor Companies Inc.

cc. Jeffrey Gouchberg HMC
Michael Kiley HMC
Roger Rossignol SPA
Randy Poulton MSHA
Roger Vosmus ATA

283 - 4247
(x1)