

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
 Permit Number: 060669
 AUG 15 2006
DEMO ONLY

This is to certify that CITY OF PORTLAND / Le... wood Inc
 has permission to Phase I- Demolition of Garage & Maintenance Building, Reg. # 434 C005001
 AT 309 VERANDA ST

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of this State 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.

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 procedure before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS 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 _____

[Signature]
 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:	06-0669	ISSUE DATE:	PERMIT ISSUED	CBL:	434 C005001
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Location of Construction: 309 VERANDA ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland, ME 04107	Phone: 207-767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: R-P

Past Use: City of Portland School Department Municipal offices & maintenance Building	Proposed Use: Office's Martins Point Health Care - Phase 1- Demolition of Garage & Maintenance Building, Renovations to old Municipal office building	Permit Fee: \$7,701.00	Cost of Work: \$845,000.00	CEO District: 4	
Proposed Project Description: Phase 1- Demolition of Garage & Maintenance Building, Renovations to old Municipal office building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: Deme Type: 7/12/06 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: Idobson	Date Applied For: 05/05/3006	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input checked="" type="checkbox"/> Shoreland within 350' but outside of 75'</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone Panel 8 zone C</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan #2006-001</p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 7/6/06</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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: 06-0669	Date Applied For: 05/05/2006	CBL: 434 C005001
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Location of Construction: 309 VERANDA ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Office's Martins Point Health Care - Phase 1-Demolition of Garage & Maintenance Building, Renovations to old Municipal office building	Proposed Project Description: Phase 1-Demolition of Garage & Maintenance Building, Renovations to old Municipal office building
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Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/07/2006
Note: **Ok to Issue:**

- 1) All hazardous material storage shall be protected against possible exposures
- 2) All building construction shall comply with NFPA 101
- 3) Means of egress shall comply with NFPA 101 chapter 7

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 06/04/2006
Note: **Ok to Issue:**

- 1) Access and egress to be maintained during construction

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Rick Knowland **Approval Date:** 04/25/2006
Note: **Ok to Issue:**

- 1) 1. See Planning conditions of approval. Approval is for phase 1 only.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Rick Knowland **Approval Date:** 04/26/2006
Note: Approval is only for phase 1 as shown on the site plan. No other site work may take place unless a full performance guarantee has been submitted for the rest of the site work. Phase 1 is limited primarily to demolition of the two maintenance buildings, overlay and restriping of existing parking spaces surrounding the marine hospital. **Ok to Issue:**

- 1) 1. Approval is only for phase 1 as shown on the site plan. No other site work may take place unless a full performance guarantee has been submitted for the rest of the site work. Phase 1 is limited primarily to demolition of the two maintenance buildings and overlay and restriping of existing parking spaces surrounding the marine hospital.

All Purpose Building 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: <u>331 VERANDA STREET - OLD MARINE HOSPITAL</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>434</u> Block# <u>C-005</u> Lot# <u>001</u>	Owner: <u>CITY OF PORTLAND</u>	Telephone:
Lessee/Buyer's Name (if Applicable) <u>MARTIN'S POINT HEALTH CARE</u> <u>331 VERANDA STREET</u> <u>PORTLAND MAINE 04104</u>	Applicant name, address & telephone: <u>LEDGEWOOD CONSTRUCTION</u> <u>P.O. Box 8107</u> <u>PORTLAND ME 04104</u>	Cost Of Work: \$ <u>845,000</u> Fee: \$
Current use: _____		
If the location is currently vacant, what was prior use: <u>OFFICE</u>		
Approximately how long has it been vacant: <u>1 MONTH</u>		
Proposed use: <u>OFFICE</u>		
Project description: <u>RENOVATIONS TO OLD HOSPITAL BUILDING * DEMO OF GARAGE & MAIN BLDG</u>		
Contractor's name, address & telephone: <u>LEDGEWOOD CONSTRUCTION</u> <u>767-1866</u> <u>P.O. Box 8107 PORTLAND MAINE</u>		
Who should we contact when the permit is ready: <u>PETER J. PELLETIER</u> <u>LEDGEWOOD CONSTRUCTION</u>		
Mailing address: <u>PO Box 8107</u> <u>PORTLAND, ME 04104</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>767-1866</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>5/5/06</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Applicant: Martins Point

Date: 7/6/06

Address: 331 Veranda St

C-B-L: 434-C-1²5

CHECK-LIST AGAINST ZONING ORDINANCE

Date - exist

~~#2006~~-0669

Zone Location - R-P

Interior or corner lot - PHASE 1 - Demolition of Garage & Mount. Bldg
Proposed Use/Work - ~~7~~ Renovating to be old School Dept of ~~W~~

Sewage Disposal - City

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan - #2006-0001

Shoreland Zoning/ Stream Protection - within 250' but ~~over~~ 75' from HWM

Flood Plains - Panel 8 - Zone C

Not Applicable At This Time
No rebuilding or New
building -

From: Mike Nugent
To: ALEX JAEGERMAN; Jay Reynolds; Marge Schmuckal; RICK KNOWLAND; Sarah Hopkins
Date: 6/26/2006 10:41:25 AM
Subject: Martin's Point 309 Veranda St.

~~Scott~~ Christina (767-1 866 ext 112) from Ledgewood is very anxious to get going, I spoke with Marge and she is waiting for the approved site plan and I look in U/I and there are no approvals. Are there any issues?

I'd love to get a demo only permit to them this week.

CC: Lee Urban

Rick Knowland gave approval
on Phase I only
(Demo of Bldgs &
interior renovation)
on 7/6/06



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101


ACCESSIBILITY CERTIFICATE

Designer: David C. Webster-PDT Architects

Address of Project: 331 Veranda Street, Portland, ME 04101

Nature of Project: Renovation of existing Marine Hospital
for use by Martin's Point Health Care.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: 

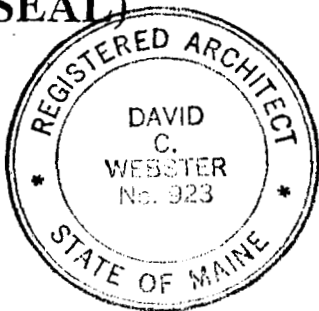
Title: President, AIA, LEED

Firm: PDT Architects

Address: 49 Dartmouth Street
Portland, ME 04101

Phone: 207-775-1059 x221

(SEAL)





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: David C. Webster, President, AIA, LEED

RE: Certificate of Design

DATE: May 2, 2006

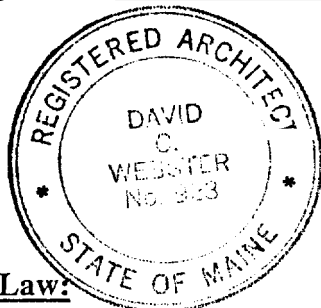
These plans and / or specifications covering construction work on:

Renovation of existing Marine Hospital located at 331 Veranda Street,

Portland, Maine for use by Martin's Point Health Care.

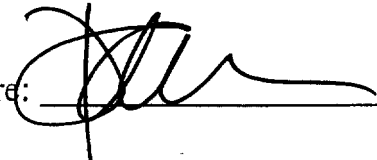
Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.

(SEAL)



As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: 

Title: President, AIA, LEED

Firm: PDT Architects

Address: 49-Dartmouth-Street
Portland, ME 04101



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: BECKER STRUCTURAL ENGINEERS, INC.

RE: Certificate of Design

DATE: 5/2/06

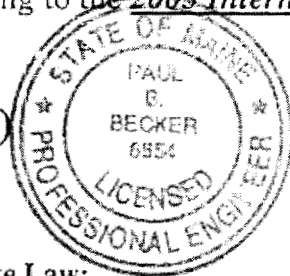
These plans and / or specifications covering construction work on:

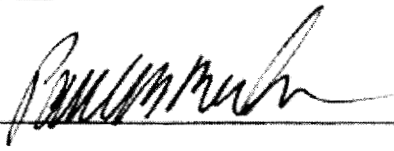
MARINE HOSPITAL RENOVATION

MARTIN'S POINT, PORTLAND MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.

(SEAL)



Signature: 

Title: President

Firm: BECKER STRUCTURAL ENGINEERS

Address: 75 YORK ST.
PORTLAND, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: David C. Webster

DATE: May 2, 2006

Job Name: Renovate of existing Marine Hospital

Address of Construction: 331 Veranda Street, Portland, ME 04101

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 IBC Use Group Classification(s) Existing Building-Historic Building

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC yes

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? yes Geotechnical/Soils report required?(See Section 1802.2) _____

SEE
ATTACHED
BY
BECKER
STRUCTURAL

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
(106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use Loads Shown

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1609.3)

_____ Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.11, 1609.15.2.2)

_____ Main force wind pressures (1609.1.7, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category 3" (Table 1604.5, 1616.2)

_____ Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction
(1603.1.1, 1607.9, 1607.10)

_____ Roof live loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.1.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

_____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

_____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

_____ Roof thermal factor, C_t (Table 1608.3.2)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic-force-resisting system (Table 1617.6.2)

_____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

_____ Flood loads (1603.1.6, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

_____ Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (7607.5)

_____ Impact loads (1607.8)

_____ Misc. loads (Table 1607.6, 7607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611.2.4.4)

FROM DESIGNER: BELKER STRUCTURAL ENGINEERS

DATE: 5/2/06

Job Name: MARINE HOSPITAL RENOVATION

Address of Construction: MARTIN'S POINT, PORTLAND, ME

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC - 2003 Use Group Classification(s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS		<u>N/A</u>	Live load reduction (1603.1.1, 1607.8, 1607.10)
<u>N/A</u>	Submitted for all structural members (106.1, 106.1.1)	<u>N/A</u>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)			Roof snow loads (1603.1.3, 1608)
Uniformly distributed floor live loads (1603.1.1, 1607)		<u>60 PSF</u>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<u>46 PSF</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>OFFICES</u>	<u>50 PSF + 20 PSF</u>	<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<u>PRIVATE ROOMS</u>	<u>40 PSF</u>	<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
<u>PRIVATE ROOM CORRIDORS</u>	<u>40 PSF</u>	<u>1.1</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u>STAIRS + LOBBIES</u>	<u>100 PSF</u>	<u>N/A</u>	Sloped roof snowload, P_s (1608.4)
<u>1ST FLOOR CORRIDORS</u>	<u>100 PSF</u>		
Wind loads (1603.1.4, 1609)		<u>N/A</u>	Seismic design category (1616.3)
<u>METHOD 1</u>	Design option utilized (1609.1.1, 1609.6)	<u>1/A</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>100 MPH</u>	Basic wind speed (1609.3)	<u>N/A</u>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
<u>1.0</u>	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	<u>N/A</u>	Analysis procedure (1616.6, 1617.5)
<u>C</u>	Wind exposure category (1609.4)	<u>N/A</u>	Design base shear (1617.4, 1617.5.1)
<u>±0.18</u>	Internal pressure coefficient (ASCE 7)		
<u>28.6</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)		Flood loads (1603.1.6, 1612)
<u>16.1</u>	Main force wind pressures (1609.1.1, 1609.6.2.1)	<u>N/A</u>	Flood hazard area (1612.3)
		<u>N/A</u>	Elevation of structure
Other loads			
* SEISMIC UPGRADE NOT REQUIRED.		<u>2000 #</u>	Concentrated loads (1607.4)
Earthquake design data (1603.1.5, 1614 - 1623)		<u>20 PSF</u>	Partition loads (1607.5)
<u>N/A</u>	Design option utilized (1614.1)	<u>N/A</u>	Impact loads (1607.8)
<u>N/A</u>	Seismic use group (Category) (Table 1604.5, 1616.2)	<u>N/A</u>	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)
<u>N/A</u>	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)		
<u>N/A</u>	Site class (1615.1.5)		

LETTER OF TRANSMITTAL



PO Box 8107 ■ Portland, ME 04104
phone 207-767-1866 fax 207-767-1869

Date: May 5.2006

Job No: 05520

To: City of Portland Attn: Mike Nuaent

389 Congress Street Re: Building Permit Application

Portland, Maine 04101 Martin's Point -Reno. to Marine Hospital

From: Peter Pelletier, Dir. of Precon. Serv.

CC: _____ Via: Courier

We are sending you Attached the following item(s): _____

Documents

Copy	Date	No.	Description
1	5/5/06		Completed Application Form
1	4/24/06		Full Size Set of Drawings
1	4/24/06		Half Size Set of Drawings
1	4/24/06		Specifications
1	5/3/06		CD containing Documents
1	5/2/06		Accessibility Certificate
1	5/2/06		Certificate of Design
1	5/2/06		IBC Summary
1	5/5/06		Permit Cost Calculations & Check

These are transmitted: For your use

Remarks:



060669
434CS

Ledgewood Construction
P. O. Box 8107
Portland, ME 04104
Ph: (207)767-1866
Fax: (207)767-1869

Letter of Transmittal

To: Lannie Dobson
City of Portland
389 Congress Street
Portland, ME 04101
Ph: (207)874-8693 Fax: (207)874-8716

Transmittal #: 1
Date: 5/23/2006
Job: 05520 Martin's Point Precon

Subject:

- WE ARE SENDING YOU**
- Attached
 - Under separate cover via None the following items:
 - Shop drawings
 - Prints
 - Plans
 - Samples
 - Copy of letter
 - Change order
 - Specifications
 - Other

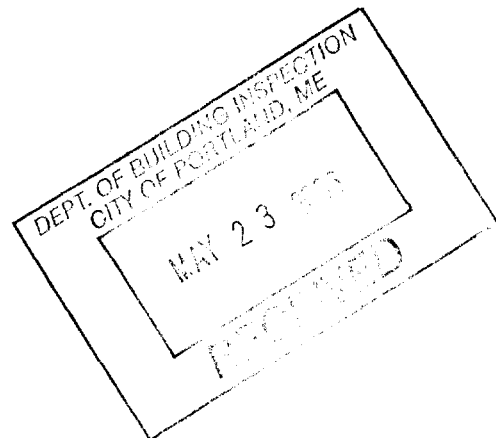
Document Type	Copies	Date	No.	Description
Other	1	5/23/06		Demolition Call List
Other	2			Photos

THESE ARE TRANSMITTED as checked below:

- For approval
- For your use
- As requested
- For review and comment
- FOR BIDS DUE
- Approved as submitted
- Approved as noted
- Returned for corrections
- Other
- PRINTS RETURNED AFTER LOAN TO US
- Resubmit ___ copies for approval
- Submit ___ copies for distribution
- Return ___ corrected prints

Remarks: Please review and advise of Building permit status.
I will forward copies of the letters to adjoining property owners and Certification letter from the owners abatement contractor and testing agency once it is completed. Please call with any questions,

Copy To:



From: Scott Cristina (Ledgewood Const)

Signature: _____

**City of Portland
Inspection Services Division
Demolition Call List and Requirements**

is: 331 Veranda Street

Owner: Martins Point Health Care

Type: Brick, WOOD, CONCRETE

Contractor: LEDGEWOOD Construction

<u>'YAPPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>ELENA BLAKE 5/22/06</u>
Verizon <u>797-1842 Portland Engineering</u>	1-800-941-9900	<u>BOB Sue Sarnette 5/22/06</u>
Northern Utilities	797-8002 ext 6241	<u>Mark Allen 5/22/06</u>
Portland Water District	761-8310	<u>TOM 5/22/06</u>
Time Warner Cable Co.	253-2222	<u>Noah 5/22/06</u>
Dig Safe ***	1-888-344-7233	<u>Faye 5/22/06</u>

*** (After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	<u>(L. Cote) left message 5/22/06 5/23/06</u>
* DPW/ Forestry Division	874-8389 <u>8793</u>	<u>(J. Tarling) 5/22/06</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) Left Message 5/22/06 5/23/06</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>CALL NOT required. 5/22/06</u>
Historic Preservation <u>Deb</u>	874-8726	<u>Deb Andrews Left Message 5/22/06</u>
Fire Dispatcher	874-8576	<u>Andrew Dziegolewski 5/22/06</u>
DEP - Environmental (Augusta)	287-2651	<u>Sandy Left Message 5/22/06</u>

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

ADDITIONAL REQUIREMENTS:

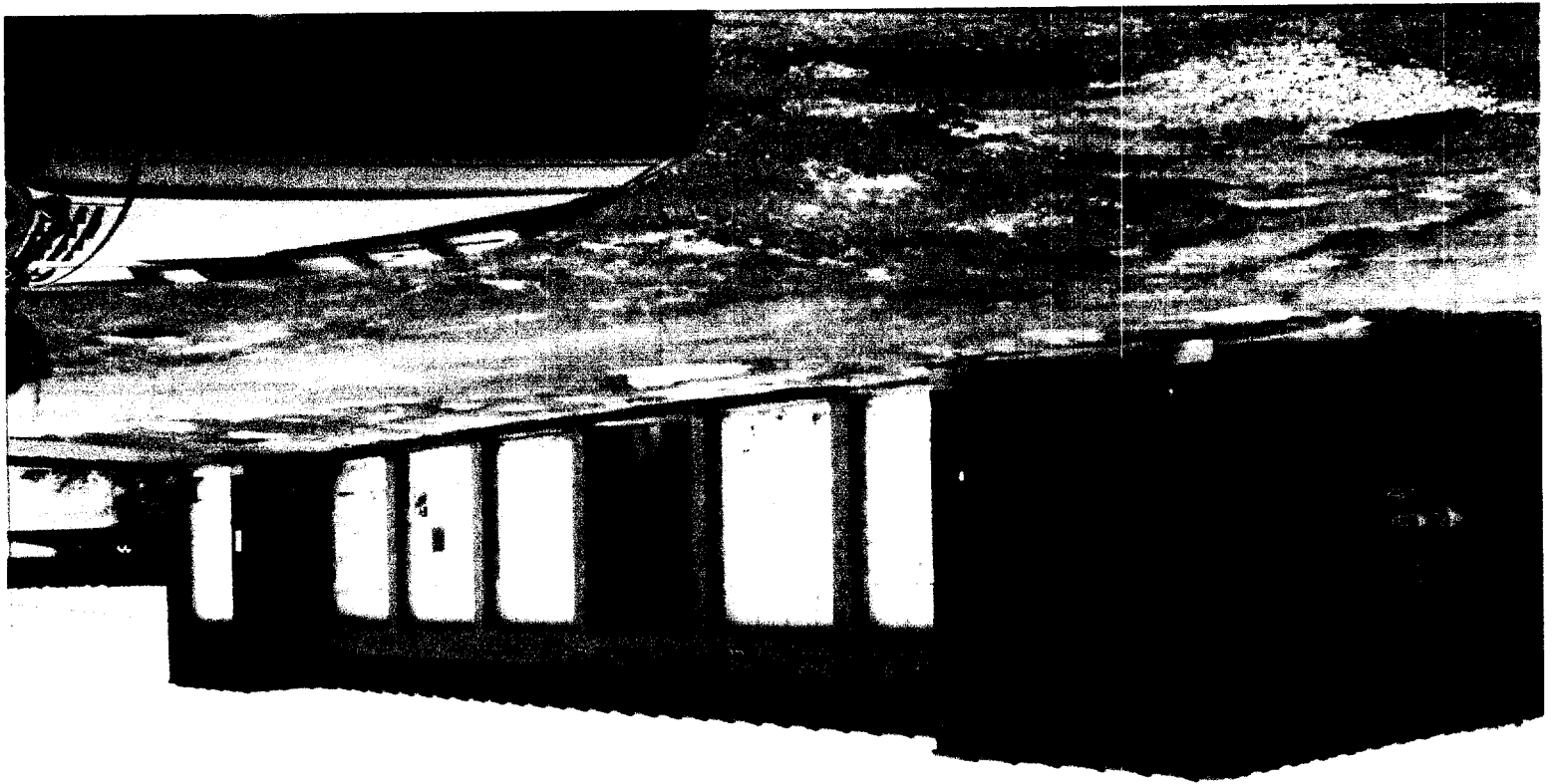
- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application. *A copy of LETTER will be provided when scheduled.*
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached. *OWNER to contract abatement. A copy of Report will be provided when complete.*

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

Signed: Scott C. [Signature]

Date: 5.22.06





**ASBESTOS
DEMOLITION/RENOVATION IMPACT SURVEY
AND HAZARDOUS MATERIALS ASSESSMENT
FORMER PORTLAND SCHOOL COMPLEX
MARTIN'S POINT
PORTLAND, MAINE**

Prepared for:

**CBRE Boulos Property Management
One Canal Plaza
Portland, Maine 04101**

Prepared by:

**Summit Environmental Consultants, Inc.
8 Harlow Street, Suite 4A
Bangor, Maine 04401**

**May 23, 2006
Project 6346**

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**ASBESTOS
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FORMER PORTLAND SCHOOL COMPLEX
MARTIN'S POINT
PORTLAND, MAINE**

1.0 INTRODUCTION

Summit Environmental Consultants, Inc. (Summit) was retained by the CBRE Boulos Property Management (Boulos) to conduct an asbestos demolition/renovation impact survey and hazardous materials assessment for the three buildings associated with the former Portland School Complex located at Martin's Point in Portland, Maine. The three buildings include:

- The Maintenance Garage
- The Maintenance Shop
- The Administration Building

The objective of the field survey was to locate and identify asbestos-containing materials (ACM) and hazardous materials present in the interiors and on the exteriors of these buildings that are scheduled for demolition or renovation.

ASBESTOS SURVEY

Mr. Dennis Kingman (Summit), an asbestos inspector licensed in the State of Maine, performed the field surveys of the three buildings on April 28, 2006. During the surveys the inspector reviewed existing asbestos identification surveys for the building, visually identified interior and exterior suspect ACM not identified in the original survey and collected bulk samples of suspect materials in accordance with applicable state and federal regulations.

Previous surveys reviewed included:

- *"Facility Pre-Purchase Survey"* by Allied Engineering, Inc. September 7, 2004.
- *"Lead-based Paint Determination & Buildings Materials Assessment"* by Northeast Test Consultants, August 11, 2004.

Bulk samples of suspect ACM collected during the survey by Summit were submitted to AmeriSci Boston of Weymouth, Massachusetts for analysis. The method used to analyze the bulk samples collected during this survey was the recommended U.S. Environmental Protection Agency (EPA) procedure of Polarized Light Microscopy (PLM) with dispersion staining. Samples were analyzed at the AmeriSci laboratory, which is certified to perform asbestos analysis by both the National Voluntary Laboratory Accreditation Program (NVLAP) and the American Industrial Hygiene (AIHA). Laboratory analytical results and completed chain of custody forms are included as Appendix A. Previously completed asbestos surveys are included in Appendix B.

As with any scientific study, an asbestos identification survey is subject to a variety of limitations. Limitations to be considered in interpreting the results of the survey performed on these buildings include the following:

- An asbestos identification survey may not be able to identify all ACM present throughout a facility.
- Budgetary cost estimates presented in this report provide a budget for removal of ACM identified during the survey. These estimates do not include material replacement costs or regulatory agency notification fees. Regulatory agency notification fees associated with this project will range from \$100.00 to \$200.00 depending phasing and project schedule. Actual abatement costs may vary depending upon the abatement methods utilized.

UNIVERSAL AND HAZARDOUS WASTES

Universal Wastes, as defined by the Universal Waste Rules promulgated by the EPA, do not require removal; however, if equipment or materials containing Universal Wastes are removed, handling and disposal requirements need to be considered. Universal Wastes typically encountered during building renovation/demolition include PCB-containing lighting ballasts, fluorescent light bulbs, sodium vapor lights, emergency light batteries and mercury containing switches.

The buildings were evaluated for the presence of Universal Wastes and suspect PCB-containing equipment. Light fixtures, where present, should be removed and individual ballasts evaluated to confirm the presence or absence of PCBs. Non-PCB light ballasts will be clearly labeled as not containing PCBs. If no such labeling is present, the ballast should be treated as PCB-containing.

Suspected Universal Wastes also include mercury in the older thermostats, gauges and fluorescent light bulbs. Should mercury-containing thermostats require removal, these units (or the individual mercury switches) must be placed in appropriate containers (e.g. drums) and disposed as a Universal Waste.

Fluorescent light bulbs removed for disposal are considered a Universal Waste. Bulbs must be removed and packaged for handling and proper disposal. Other potential universal wastes include batteries from emergency lighting units.

Budgetary costs estimates for the removal and disposal of hazardous materials from the interior of the facility have been developed. Fluorescent lights are measured for disposal by the linear foot of light bulb. Budgetary cost estimates are based on approximate quantities of materials present in the facility and unit costs provided by environmental remediation contractors. Estimated mandays are for a hazardous waste contractor to package wastes for shipment. This estimate assumes that light fixtures will be removed intact by others and placed in a secure location for use by the hazardous waste contractor. These costs do not include a contingency.

LEAD BASED PAINT

Northeast Test Consultants (NTC) previously conducted a lead-based paint (LBP) determination of the three buildings. Deborah A. Kasik, a MEDEP certified Lead Risk Assessor, performed the determinations on July 28, 2004. The determinations were conducted in accordance with the applicable protocols described in the MEDEP Chapter 242: Lead Management Regulations (Section 7).

Copies of these LBP Determination Reports are presented in Appendix C.

Cost estimates presented in this report do not include LBP abatement.

2.0 MAINTENANCE GARAGE

2.1 OBSERVATIONS AND FINDINGS

2.1.1 ASBESTOS-CONTAINING MATERIALS

The Maintenance Garage is two-story masonry building with a flat, built-up roof. The building is currently used as a storage garage by the Portland School Department. The building is currently being considered for demolition. During the walk-through survey of the building, the Summit inspector identified interior and exterior suspect ACM and determined quantities of suspect ACM in the building.

Suspect ACM sampled included built-up roofing material and roof patching material. Four (4) bulk samples of suspect ACM building materials were collected during the field survey for laboratory analysis. Quantity estimates of identified ACM were based upon information from field observations.

The following sections of this report contain a brief description of the building and a summary of the types of ACM identified.

INTERIOR

The interior of Maintenance Garage consists of a main floor and a ground floor. Suspect ACM was not observed within the interior of the building.

ACM was not identified on the interior of the building.

EXTERIOR

Suspect ACM identified on the exterior of the Maintenance Garage includes the flat built-up roofing material located under EPDM (rubber) roofing membrane and roof patching materials.

ACM was not identified on the exterior of the building.

2.1.2 POLYCHLORINATED BIPHENYL (PCB) and UNIVERSAL WASTE

During the walkthrough evaluation, PCB and Universal Wastes within the building were identified and quantified. These materials include the following:

TABLE 1

**ESTIMATED QUANTITIES OF IDENTIFIED
HAZARDOUS MATERIALS
MAINTENANCE GARAGE**

HAZARDOUS MATERIALS	QUANTITY
Fluorescent Light Tubes (4 foot)	22 Each
Fluorescent Light Tubes (8 foot)	12 Each
PCB Light Ballasts	22 Each
Mercury-containing Thermostats	2 Each

Budgetary costs estimates for the removal and disposal of hazardous materials from the interior of the facility have been developed and are presented in Table 2.

TABLE 2
ESTIMATED
HAZARDOUS MATERIALS REMOVAL COSTS
MAINTENANCE GARAGE

Labor and Overhead	One Man-day @ \$500/Manday	\$500.
PCB Light Ballasts	22 @ \$1.00/pound (lb) @ 5 lbs. Each	\$110.
Mercury-containing Thermostats/Gauges	2 @ \$15.00/lb @ 1 lb each	\$30.
Fluorescent Light Bulbs	184 Linear Feet (LF) @\$0.21/LF	\$39.
Estimated Cost		\$ 679.

2.1.3 LEAD-BASED PAINT

LBP was previously determined by NTC to be present on the following painted surfaces:

INTERIOR

- Window Units and Associated Trim
- Garage Door Jambes

EXTERIOR

- Exterior Trim

3.0 MAINTENANCE SHOP

3.1 OBSERVATIONS AND FINDINGS

3.1.1 ASBESTOS-CONTAINING MATERIALS

The Maintenance Shop is multi-level masonry building with a flat, built-up roof and a sloped, slate roof. The building is currently used as a Maintenance Shop by the Portland School Department. The building is currently being considered for demolition. During the walk-through survey of the building, the Summit inspector identified interior and exterior suspect ACM and determined quantities of suspect ACM in the building.

Suspect ACM sampled included boiler insulation, boiler breeching insulation, boiler refractory cement, fire brick, and twelve-inch by twelve-inch white floor tile.

Nine (9) bulk samples of suspect ACM building materials were collected during the field survey for laboratory analysis. Quantity estimates of identified ACM were based upon information from field observations.

The following sections of this report contain a brief description of the building and a summary of the types of ACM identified. An inventory of identified ACM and their locations is included in Table 3. Previously completed asbestos surveys are included in Appendix B.

INTERIOR

The interior of Maintenance Shop consists of a two level main floor, mezzanine-level office and basement crawl space. Suspect ACM observed within the interior of the building included twelve-inch by twelve-inch white floor tile and thermal system insulation associated with the boiler.

ACM was not identified within the interior of the building.

EXTERIOR

The exterior of the Maintenance Shop includes a two section roof consisting of a flat roof with an EPDM (rubber) membrane and a slate shingled pitched shouldered roof with a flat built-up roof with gravel ballast. Previously identified ACM present on the exterior of the building included window glazing. Suspect ACM was not observed beneath the EPDM membrane roof.

ACM was identified on the exterior of the building in the form of window glazing.

TABLE 3
ASBESTOS-CONTAINING BUILDING MATERIALS
MAINTENANCE SHOP

Location	Asbestos-containing Material (ACM) Type	Estimated Quantity of ACM	Comments
EXTERIOR			
Windows	Window Glazing	Ten, 5-foot by six-foot windows (30 panes each) Four, three-foot by five-foot windows (24 panes each)	Remove windows for disposal at a Construction and Demolition (C/D) landfill as non-friable whole components.

3.1.1.1 BUDGETARY COST ESTIMATES

TABLE 4
ESTIMATED
ACM ABATEMENT COSTS
MAINTENANCE SHOP

ACM	ESTIMATED QUANTITY	UNIT COST	ESTIMATED COST
EXTERIOR			
Window Glazing	14 Each	\$75/Each	\$1,050.

Summit has estimated an asbestos abatement project duration of one eight-hour working day, using a two-person crew.

3.1.2 POLYCHLORINATED BIPHENYL (PCB) and UNIVERSAL WASTE

During the walkthrough evaluation, PCB and Universal Wastes within the building were identified and quantified. These materials include the following:

TABLE 5
ESTIMATED QUANTITIES OF IDENTIFIED
HAZARDOUS MATERIALS
MAINTENANCE SHOP

HAZARDOUS MATERIALS	QUANTITY
Fluorescent Light Tubes (2 foot)	8 Each
Fluorescent Light Tubes (4 foot)	150 Each
Fluorescent Light Tubes (8 foot)	20 Each
Emergency Light Batteries	2 Each
PCB Light Ballasts	87 Each
PCB-Containing Transformer Switch	1 Each
Mercury-containing Thermostats/Gauges	3 Each

TABLE 6
ESTIMATED
HAZARDOUS MATERIALS REMOVAL COSTS
MAINTENANCE SHOP

Labor and Overhead	Two Mandays @ \$500/Manday	\$1,000.
PCB Light Ballasts	22 @ \$1.00/pound (lb) @ 5 lbs. Each	\$435.
PCB- Transformer Switch	1 @ \$5.00/lb @ 50 lbs. each	\$250.
Mercury-containing Thermostats/Gauges	3 @ \$15.00/lb @ 1 lb each	\$45.
Emergency Light Batteries	2 @ \$15.00/lb. @ 2 lbs. each	\$30.
Fluorescent Light Bulbs	776 Linear Feet (LF) @\$0.21/LF	\$163.
Estimated Cost		\$ 1,923.

3.1.3 LEAD-BASED PAINT

LBP was previously determined by NTC to be present on the following painted surfaces:

INTERIOR

- Ceilings
- Attic Access Panel and Associated Trim
- Doors, Door Casings and Associated Trim
- Metal Window Units and Associated Trim

EXTERIOR

- Exterior Trim

A copy of the LBP Determination Report is included as Appendix B.

3.1.4 OTHER HAZARDOUS MATERIALS

Ash present in the base of the chimney and associated with the boiler was sampled and characterized to determine if it contained hazardous materials. A Toxicity Characteristic Leachate Procedure (TCLP) for the presence of "RCRA Metals" was performed on the ash by Maine Environmental Laboratory of Yarmouth, Maine. Analytical results show that the ash is not considered to be hazardous. Laboratory analytical results are included in Appendix C.

4.0 ADMINISTRATION BUILDING

4.1 OBSERVATIONS AND FINDINGS

4.1.1 ASBESTOS-CONTAINING MATERIALS

The Administration Building is three-story masonry building with a flat, built-up roof and a full basement. The building is currently vacant. This building is being considered for renovation. During the walk-through survey of the building, the Summit inspector identified interior and exterior suspect ACM and determined quantities of suspect ACM in the building.

Suspect ACM sampled included flooring materials and associated floor adhesives and wall and ceiling plaster.

Thirty-four (34) bulk samples of suspect ACM building materials were collected during the field survey for laboratory analysis. Quantity estimates of identified ACM were based upon information from field observations.

The following sections of this report contain a brief description of the building and a summary of the types of ACM identified. An inventory of identified ACM and their locations is included in Table 7.

INTERIOR

The Administration Building consists of the three floors and a partially finished basement.

BASEMENT

The basement, which is used primarily for storage, is partitioned into approximately thirteen rooms and a central corridor. Each area was visually evaluated for the presence of suspect ACM. Suspect ACM was not identified in the basement.

FIRST FLOOR

The First Floor consists of offices, rest rooms, enclosed exterior porches, and corridors. Previously identified ACM present on the First Floor include flooring materials and pipe insulation. Previously unidentified suspect ACM identified on the First Floor includes wall and ceiling plaster, and floor tile and associated mastic.

Material identified as ACM on the First Floor included; nine-inch by nine-inch floor tile under carpeting, floor tile mastic associated with twelve-inch by twelve-inch green floor tile and pipe insulation.

SECOND FLOOR

The Second Floor consists of offices, rest rooms, enclosed exterior porches, and corridors. Previously identified ACM present on the Second Floor includes pipe insulation, duct insulation and floor tile. Suspect ACM identified on the Second Floor included floor tile and associated mastic and wall and ceiling plaster.

Material identified as ACM on the Second Floor consisted of twelve-inch by twelve-inch black floor tile and associated mastic, twelve-inch by twelve-inch tan floor tile and associated mastic, pipe insulation, duct insulation and wall and ceiling plaster (Room 212).

THIRD FLOOR:

The Third Floor consists of offices, rest rooms, enclosed exterior porches, and corridors. Suspect ACM identified on the Third Floor includes wall and ceiling plaster.

ACM was not identified on the Third Floor.

The previously completed ACM survey for this building identified two samples of wall/ceiling plaster (one on the first floor and one on the second floor) as containing 1.2 percent to 1.4 percent asbestos. The presence of asbestos was attributed to plaster patched areas. The locations of these samples were not available to Summit. Summit collected numerous representative samples of wall and ceiling plaster from throughout each floor to determine the presence of asbestos-containing plaster. Sample analysis indicated that one area on the second floor had asbestos-containing wall and ceiling plaster (Room 212). It appears that the asbestos is associated with joint compound used to level or patch the wall and ceiling surfaces.

EXTERIOR

The exterior of the Administration Building includes a flat roof with an EPDM (rubber) membrane. Summit was informed that the roof would not be impacted by the planned renovation project and as such the EPDM membrane was not cut or penetrated to determine the presence or absence of additional roofing materials. If the roof is scheduled for renovation or replacement, a determination as to the presence of suspect ACM roofing and associated sampling and laboratory analysis should be conducted. This assessment should be scheduled and performed prior to disturbing the existing roof. Previously identified ACM present on the exterior of the building included window glazing.

ACM was identified on the exterior of the building in the form of window glazing.

TABLE 7
ASBESTOS-CONTAINING BUILDING MATERIALS
ADMINISTRATION BUILDING

Location	Asbestos-containing Material (ACM) Type	Estimated Quantity of ACM	Comments
FIRST FLOOR			
Room 103/104	Nine-inch by Nine-inch Black Floor Tile w/Non-ACM Mastic	360 Square Feet (SF)	Under Carpet
Room 105	Nine-inch by Nine-inch Black Floor Tile w/Non-ACM Mastic	180 SF	Under Carpet
Room 106	Nine-inch by Nine-inch Black Floor Tile w/Non-ACM Mastic	180 SF	Under Carpet
Room 108	Nine-inch by Nine-inch Tan Floor Tile w/Non-ACM Mastic	80 SF	Under Carpet
Room 110	Pipe Insulation and Associated pipe Fittings	15 Linear Feet (LF)	Above Ceiling and in Wall Chase
Room 115	Pipe Insulation and Associated pipe Fittings	70 LF	Above Ceiling
	Nine-inch by Nine-inch Tan Floor Tile w/Non-ACM Mastic	200 SF	Under Carpet
Rooms 119/120	Twelve-inch by Twelve-inch Green Non-ACM Floor Tile w/ACM Mastic	320 SF	Under Carpet
Room 121	Twelve-inch by Twelve-inch Green Non-ACM Floor Tile w/ACM Mastic	490 SF	Under Carpet and Wood Underlayment

TABLE 7 (Cont.)

ASBESTOS-CONTAINING BUILDING MATERIALS
ADMINISTRATION BUILDING

Location	Asbestos-containing Material (ACM) Type	Estimated Quantity of ACM	Comments
SECOND FLOOR			
Room 211	Twelve-inch by Twelve-inch Tan Floor Tile w/ACM Mastic	200 SF	
Room 213	Wall and Ceiling Plaster	800 SF	Skim Coat on Plaster Wall and Ceiling Surfaces
Room 216	Pipe Insulation and Associated pipe Fittings Duct Insulation	50 LF 20 SF	
Room 222	Twelve-inch by Twelve-inch Black Floor Tile w/ACM Mastic	30 SF	
Room 223	Twelve-inch by Twelve-inch Black Floor Tile w/ACM Mastic	200 SF	

Notes: ACM insulated pipes were identified in several plaster wall chases. It should be assumed that additional pipe chases with ACM insulated piping are present throughout the building.

Multiple layer flooring under carpet and wood sub-floors was identified throughout the building. Summit attempted to identify areas of the building with multi-layer flooring; however, additional unidentified ACM flooring under sub-floors and/or carpet may be present throughout the building.

4.1.1.1 BUDGETARY COST ESTIMATES

The following budgetary cost estimates have been prepared to provide a budget for removal of ACM identified during the survey.

TABLE 8
ESTIMATED
ACM ABATEMENT COSTS
ADMINISTRATION BUILDING

ACM	ESTIMATED QUANTITY	UNIT COST	ESTIMATED COST
ACM Floor Tile w/Non-ACM Mastic	720 SF	\$4.00/SF	\$2,880.
ACM Floor Tile w/ACM Mastic	710 SF	\$6.00/SF	\$4,260.
Non-ACM Floor Tile w/ACM Mastic	810 SF	\$4.00/SF	\$3,240.
Wall and Ceiling Plaster	800 SF	\$6.00/SF	\$4,800.
Pipe Insulation	135 LF	\$25.00/LF	\$3,375.
Duct Insulation	20 SF	\$25.00	\$500.
EXTERIOR			
Window Glazing	142 Each	\$75/Each	\$10,650.
TOTAL			\$29,705.

Summit has estimated an asbestos abatement project duration of eight to ten, eight-hour working days, using a six-person crew.

4.1.2 POLYCHLORINATED BIPHENYL (PCB) and UNIVERSAL WASTE

During the walkthrough evaluation, PCB and Universal Wastes within the building were identified and quantified. These materials include the following:

TABLE 9

**ESTIMATED QUANTITIES OF IDENTIFIED
HAZARDOUS MATERIALS
ADMINISTRATION BUILDING**

HAZARDOUS MATERIALS	QUANTITY
Fluorescent Light Tubes (2 foot)	16 Each
Fluorescent Light Tubes (4 foot)	839 Each
Fluorescent Light Tubes (8 foot)	10 Each
Emergency Light Battery	14 Each
PCB Light Ballasts	466 Each
Mercury-containing Thermostats/Gauges	7 Each

Budgetary costs estimates for the removal and disposal of hazardous materials from the interior of the facility have been developed and are presented in Table 10.

TABLE 10

**ESTIMATED
HAZARDOUS MATERIALS REMOVAL COSTS
ADMINISTRATION BUILDING**

Labor and Overhead	Six Mandays @ \$500/Manday	\$3,000.
PCB Light Ballasts	152 @ \$1.00/pound (lb) @ 5 lbs. Each	\$760.
Mercury-containing Thermostats/Gauges	7 @ \$15.00/lb @ 1lb each	\$105.
Emergency Light Batteries	14 @ \$15.00/lb. @ 2 lbs. each	\$420.
Fluorescent Light Bulbs	3,468 Linear Feet (LF) @\$0.21/LF	\$730.
Estimated Cost		\$ 5,015.

4.1.3 LEAD-BASED PAINT

LBP was previously determined by NTC to be present on the following painted surfaces:

INTERIOR

- Ceilings (throughout);
- Plaster Walls (throughout)
- Painted floors (including floors beneath carpet)
- Stairs and associated components
- Doors, Door Casings and Associated Trim
- Window Units and Associated Trim

- Baseboards
- Steam Heaters

EXTERIOR

- Exterior Trim
- Porch Components
- Columns
- Wrought Iron Decorative Trim and Railings
- Fire Escapes

A copy of the LBP Determination Report is included as Appendix B.

5.0 REPORT CERTIFICATION

The asbestos identification survey was conducted in accordance with the MEDEP Chapter 425 Asbestos Management Regulations promulgated May 29, 2004. This report was prepared and reviewed by Summit Environmental Consultants, Inc. for the sole use of CBRE Boulos Property Management and its constituents and should not be reproduced without full, written authorization from the CBRE Boulos Property Management.

Inspector:

Dennis B. Kingman, Jr. CHMM

AI-0034

Maine DEP License No.

APPENDICES

APPENDIX A
POLARIZED LIGHT MICROSCOPY (PLM)
ANALYTICAL DATA

APPENDIX B
PREVIOUSLY COMPLETED
ASBESTOS SURVEY REPORTS

APPENDIX C
LEAD-BASED PAINT
DETERMINATION REPORT

APPENDIX D
TCLP ANALYTICAL RESULTS