

From: Douglas Sherwood
To: Alex Jaegerman ; Anita LaChance; Arthur Rowe ; ...
Date: Fri, Apr 1, 2005 5:57 PM
Subject: East End Elementary School Construction Update - April 1, 2004

Ladies and Gentlemen
Professionals One and All

Good evening!

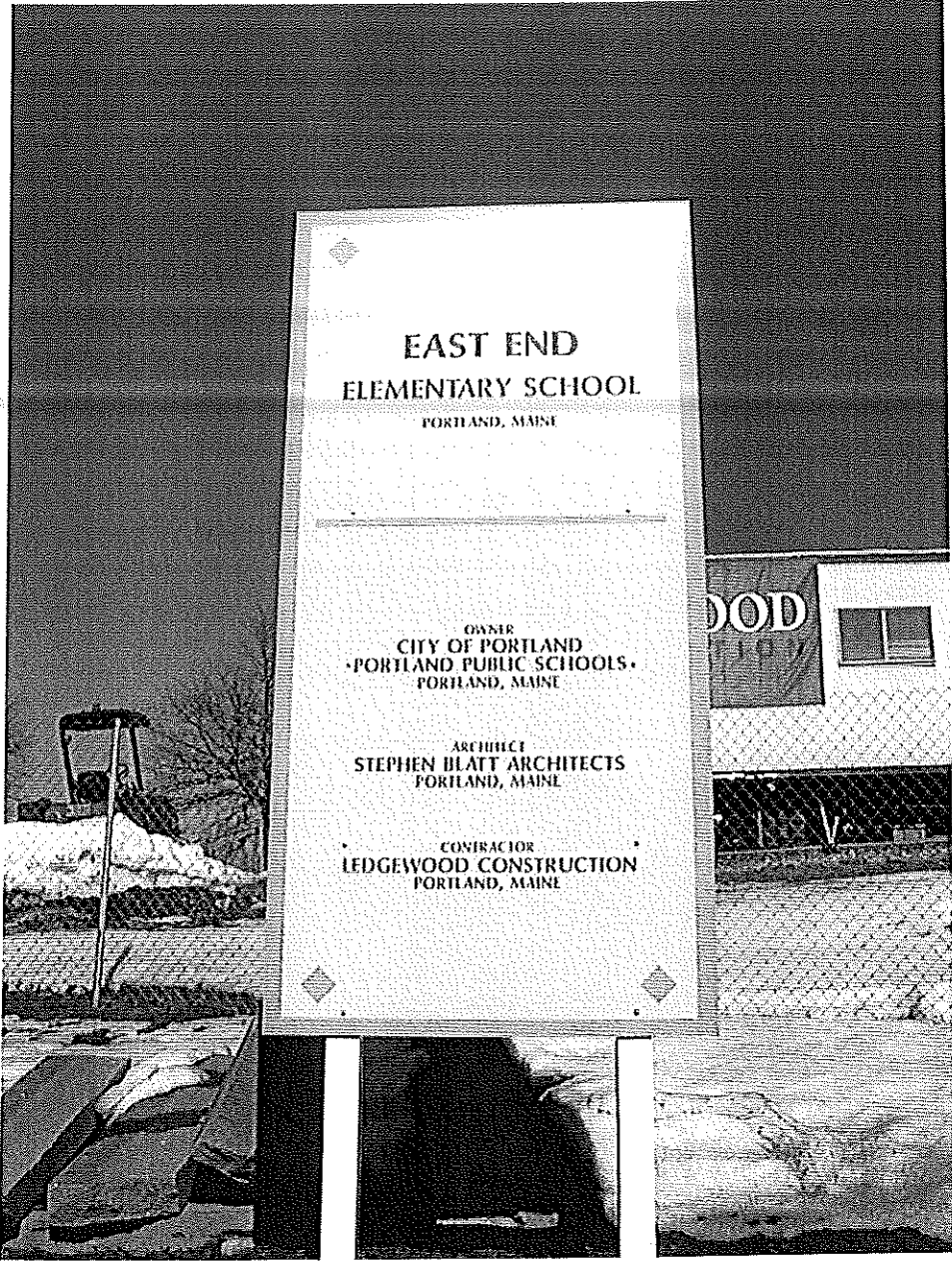
Excellent weather and a group of talented professionals have made significant progress the last two weeks. We even have a construction sign (finally!) by what will become the service entrance (see photo #1). The footings and foundation wall along the cafeteria facing Loring Memorial make a pretty strong physical statement (see photos #2 and #3). Work continues on the two story academic wings (joists, decking and underground pvc piping - see photos #4 and #5). If you have a good set of eyes and good vision, maybe you can appreciate the dimensions of a future classroom. Mark four cloumns in photo #6 and you got it - maybe with walls it will be easier to appreciate. The conduit for the power coming from the transformer has been drawn from the transformer pad to the mechanical room (see photo #7). The oil tank "enclosure" is photo #8 and the service drive to the back door/playing fields is starting to take shape (see photo #9). Unfortunately, I didn't take a photo of the large boulders unearthed in the process, but they should make great additions to the outdoor learning experience. The catch basins and manholes (critical elements that assist the drainage process, but are rarely seen by the general public) have arrived on site. Too bad they couldn't stay above ground and also become part of the outdoor learning experience (see photo #10). The excavations are complete and the footings are starting to detail the enormity of our small main entrance (see photo #11).

The euphoric optimism of the supplemental appropriation (\$800,000 from the sale of Martin's Point) has replaced by the shock of some of the pricing we are receiving to add certain elements of work back into the project. The Building Committee could be meeting yet again very soon to re-prioritize the list of "put backs." They will also be visiting the site before my next update.

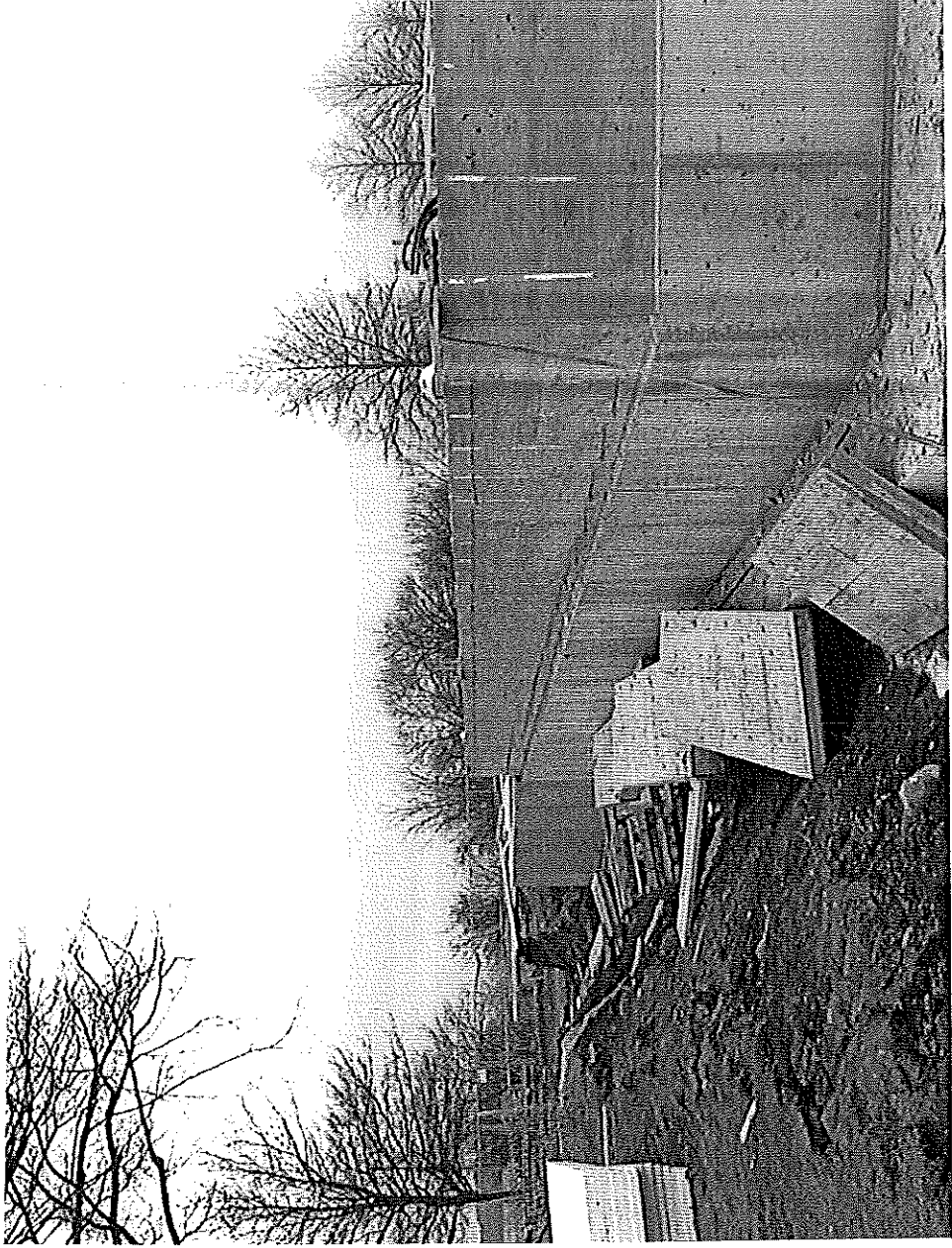
Till next time...

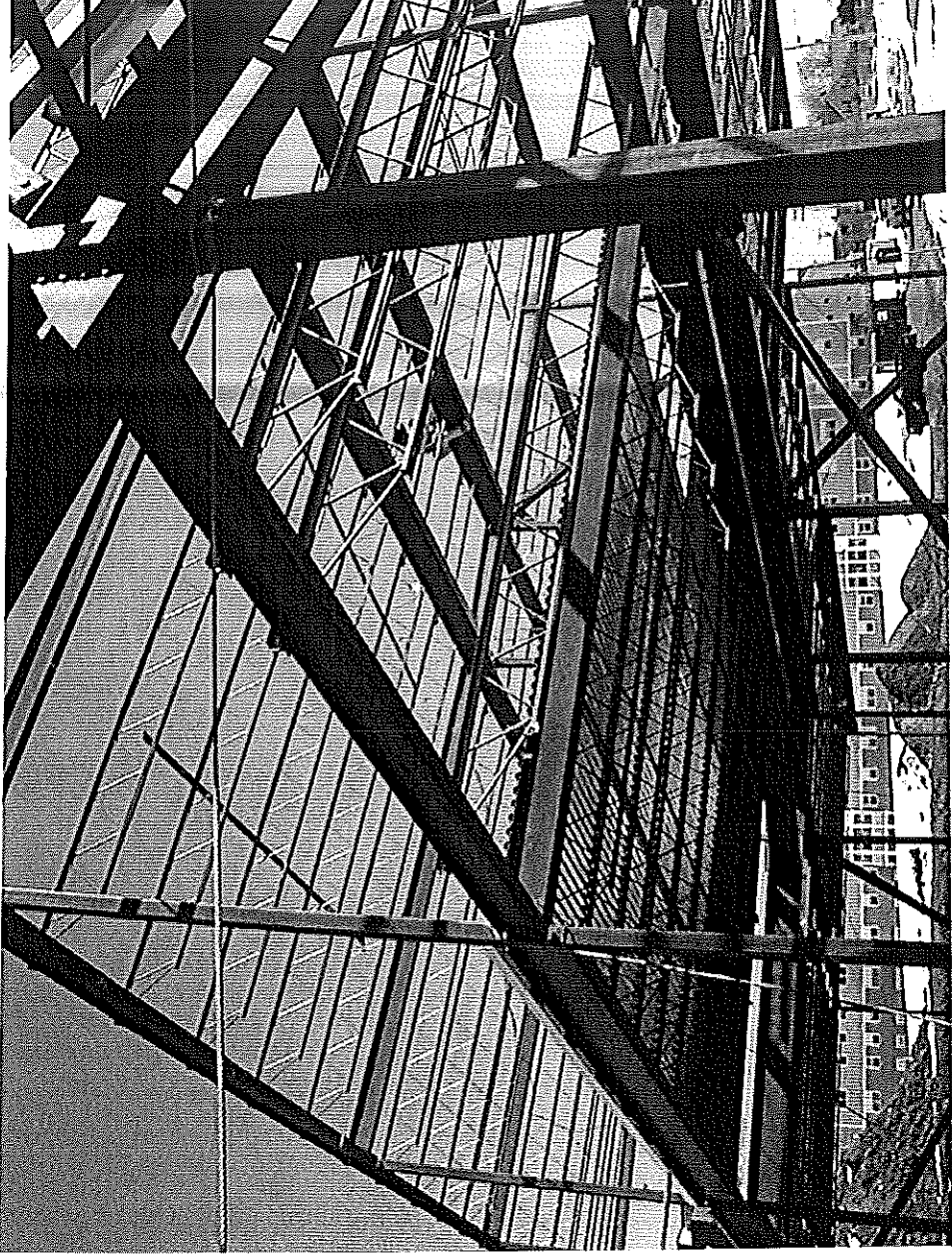
Sincerely,
Douglas Ritter Sherwood
Facilities ... Manager
Portland School Department

CC: Carole Ireland; Cynthia Wiesner; Doug Sherwood; ...

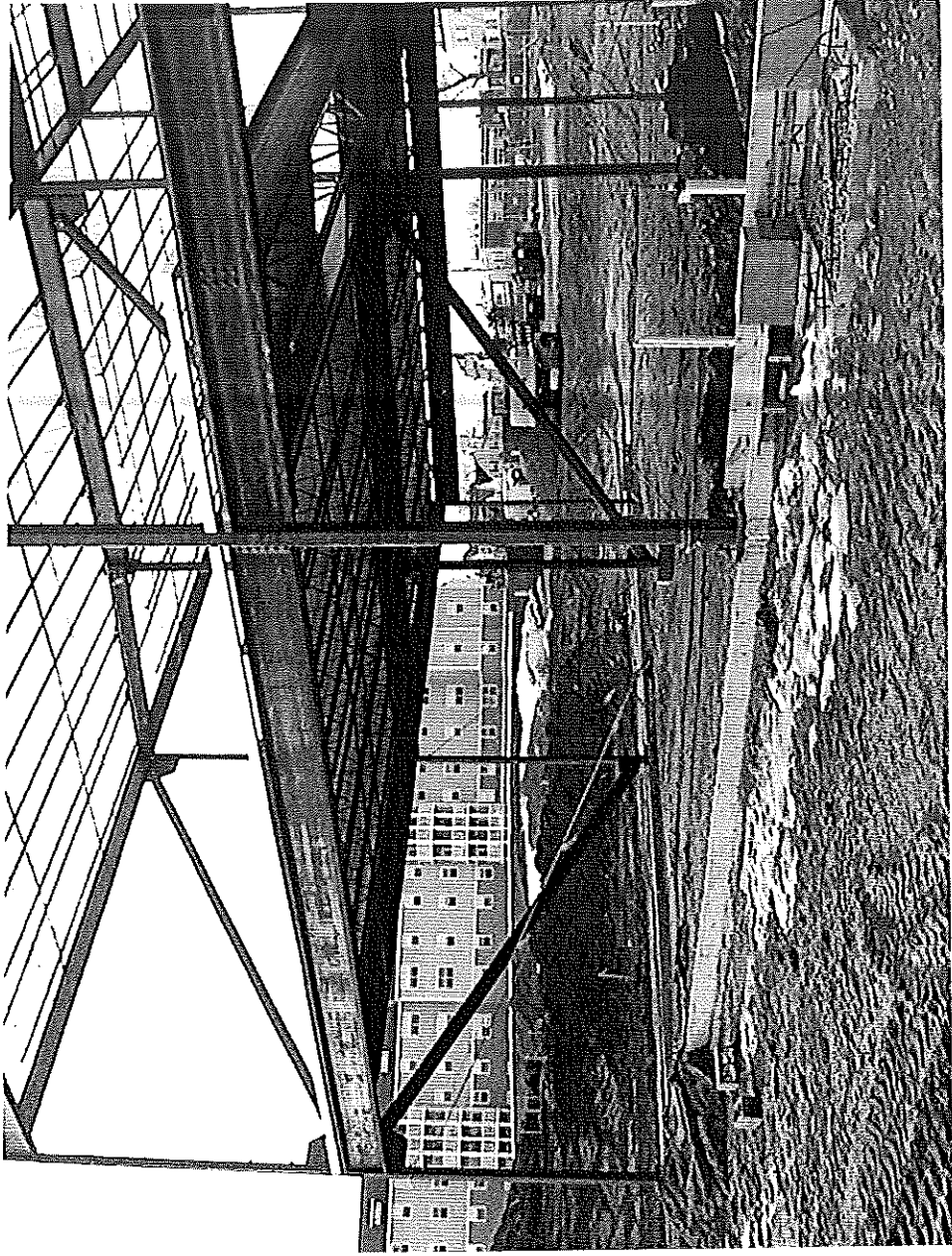


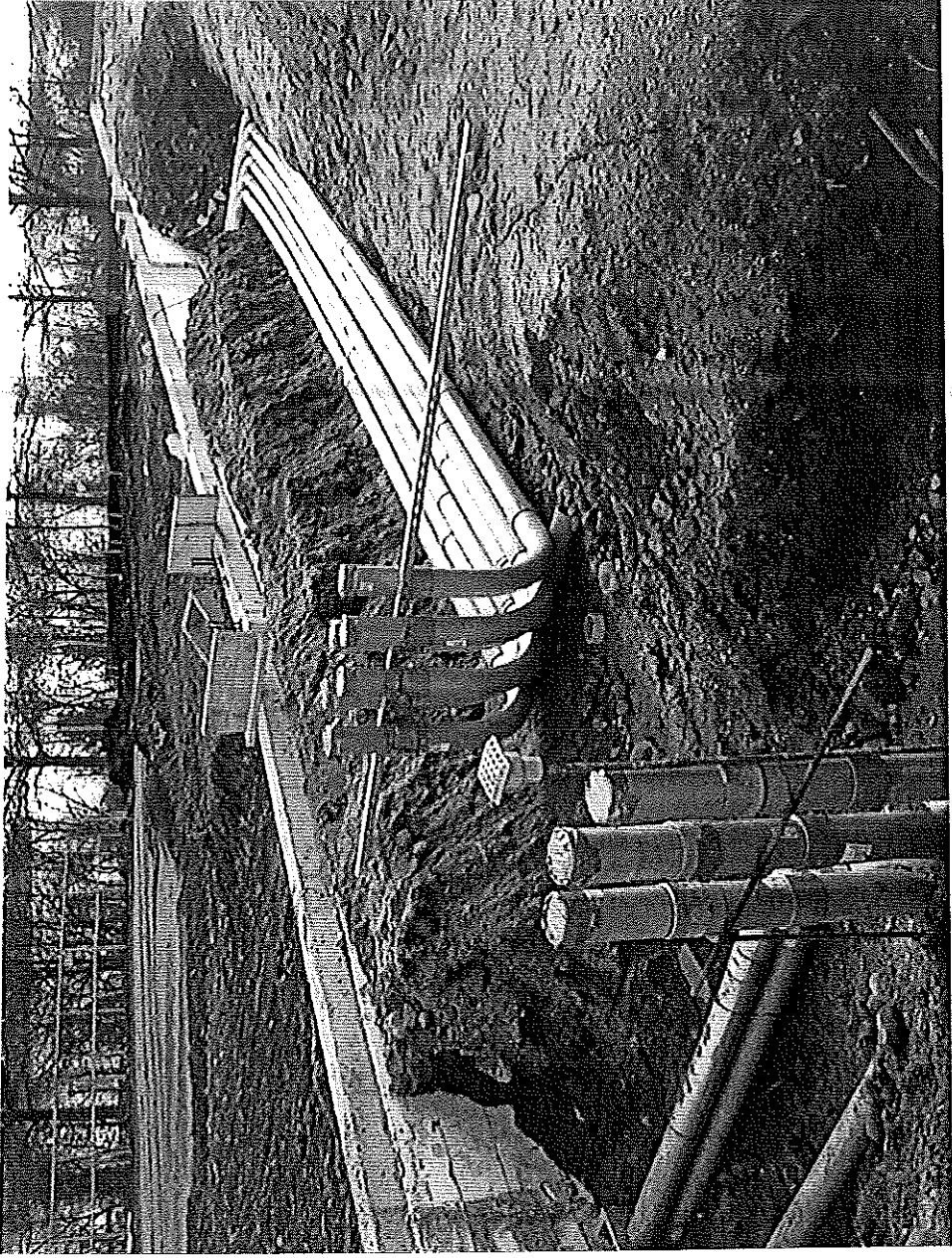


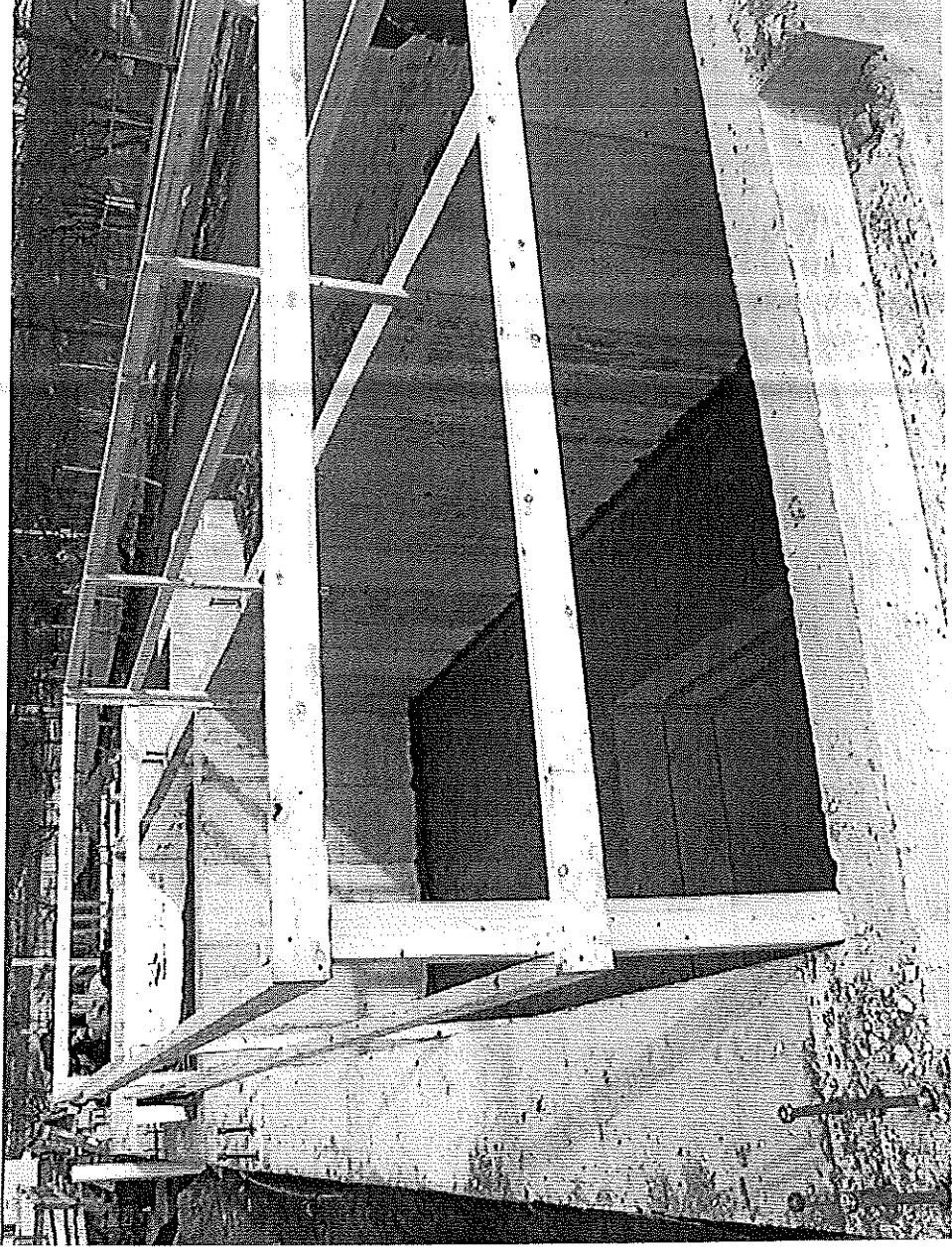


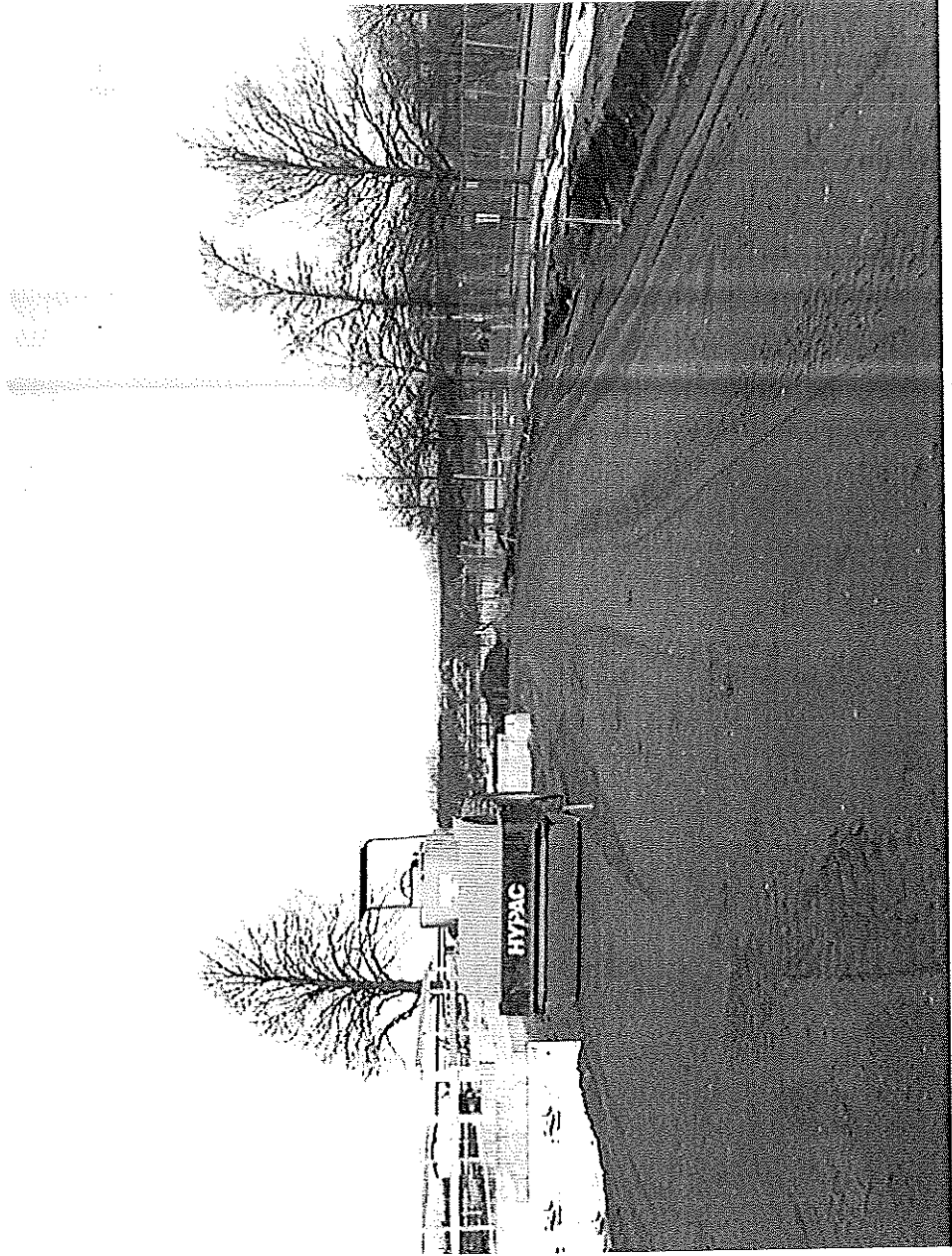


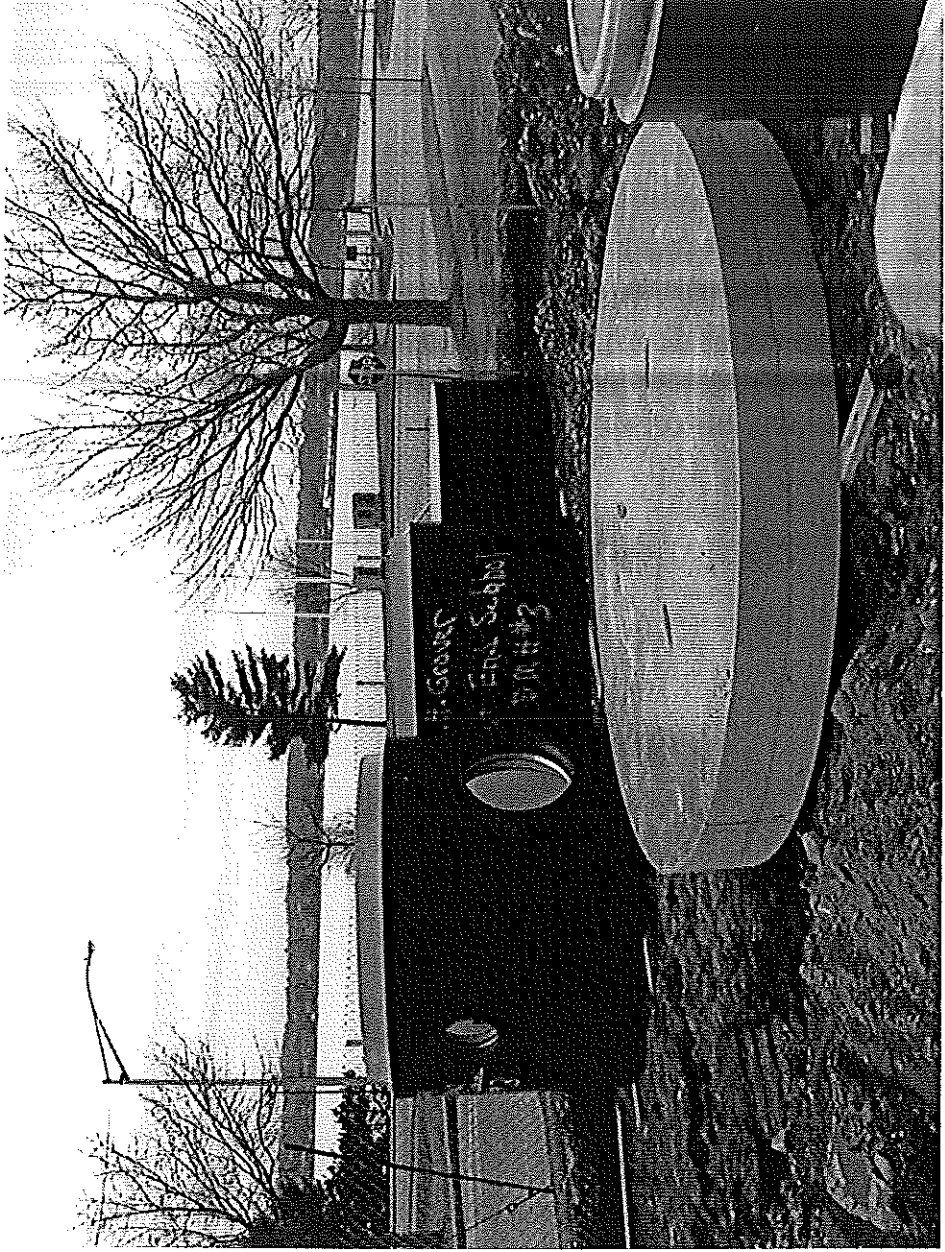


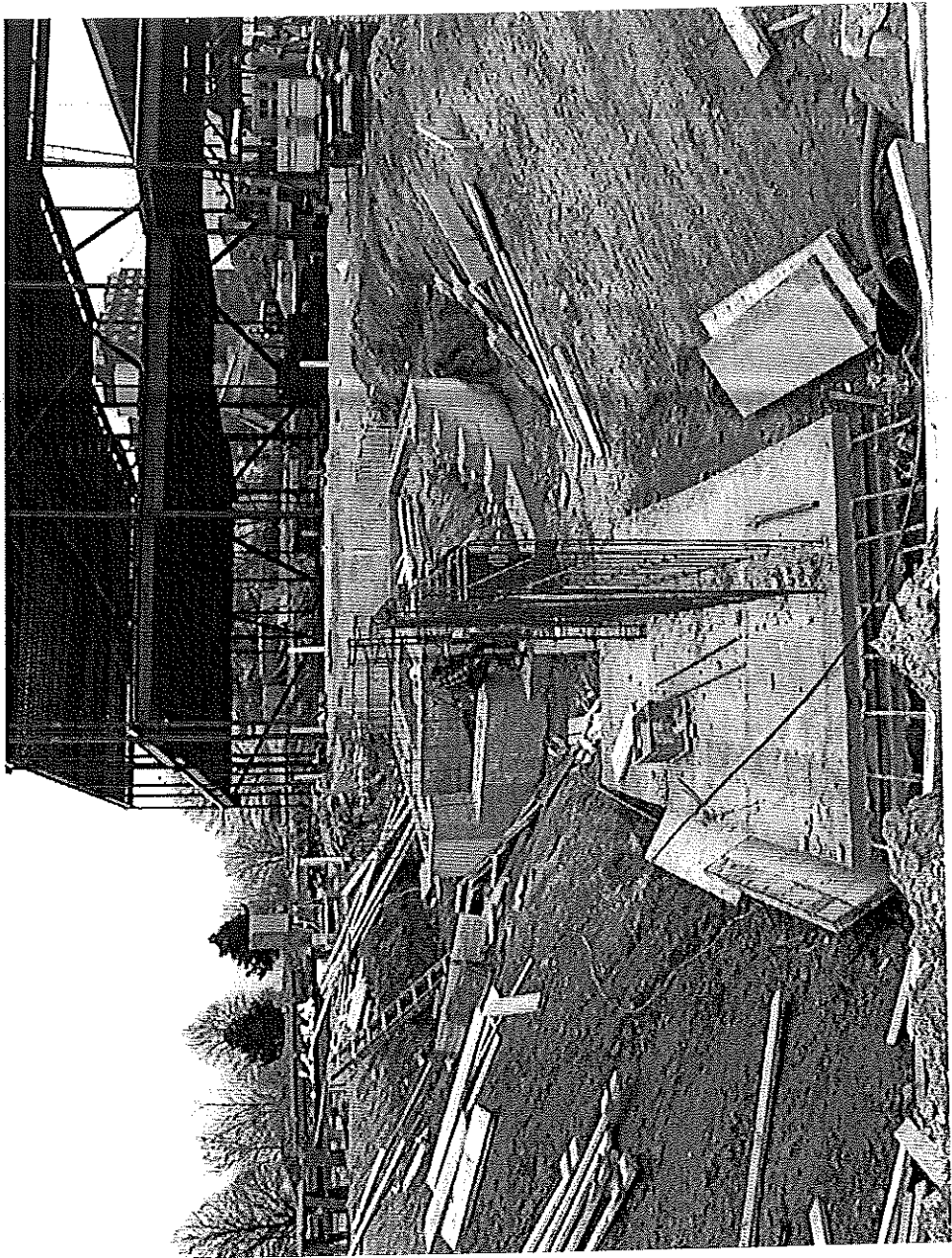












Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Building Inspections

Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer

Lucy Cote, Traffic Division

Katherine Earley, Engineering Manager

Eric Labelle, City Engineer

William Goodwin, Environmental Engineer

Denise Clavette, Director of Parks

Jeff Tarling, City Arborist

Sally DeLuca, Recreation Division Manager

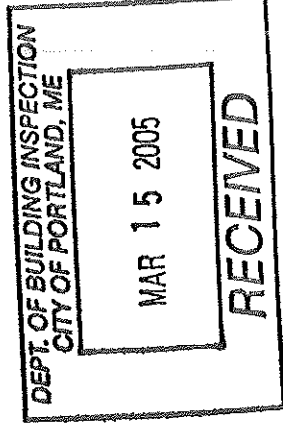
Penny Littell, Associate Corporation Counsel

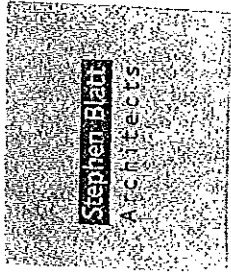
Lt. Gaylen McDougall, Fire Prevention

Assessor's Office

Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583

William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File





AH A

Memorandum

To: Barbara Barhydt, Senior Planner
From: Mike Nugent, Inspection Services Manager
Joe Hemes
Date: 16FEB05
Project: East End School, Portland
Re: CO #2- Community Area Addition

As you may know, the City Council recently approved \$ 800,000 of additional funds for the East End School. Some of these funds will be used for items we temporarily removed from the contract, but are required by the Planning Board's approval including landscaping, and playground fencing.

The City Council has approved some of these funds for CO #2 Community Area Addition. This change will enlarge the building on the Community side to match the original drawings approved, except for minor differences including:

1. Loading Dock screen walls are per 'R' drawings. (VE # 12 & VE # 13).
2. Skylights added only in interior Cafeteria RM 315.

This revision will not change the smaller center classroom wing (per the "R" drawings) that is under construction.

We are forwarding you sets of the revised 'Z' drawings and CO #2 specification changes for your review. The changes from the 'R' drawings have been noted and/or 'clouded' in the new 'Z' drawings. For more specific scope changes please review drawings T-1z & A1.01z.

We request approval for this change to the larger original design of the Community portion of the building ASAP.

We request a revised Building Permit if it is required.

If you would like to meet to review the changes, please advise
Please call with any questions.
Thanks.

10 Danforth Street

Post Office Box
583 DTS

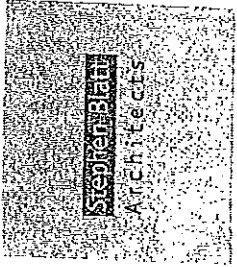
Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
ba@sbarchitects.com

CC: E. Sanborn, D. Sherwood, G. French, S. Blatt, P. Carroll, B. Hoffman S. Miller



Att. A.1

Memorandum

To: Barbara Barhydt, Senior Planner
From: Joe Hemes
Date: 17FEB05
Project: East End School, Portland
Re: CO #2- Community Area Addition

The Building Committee is scheduled to meet on March 3rd, 2005 to approve several items, which we discussed today including;

1. Landscaping (VE #11)- base bid as required by the Planning Board.
2. Fencing (VE # 7)- around the remaining 2/3rds of the play field.
3. Permanent Asphalt Overlay of North Street- (Alternate # 13).

A Planning Board Condition of Approval, to relocate the service drive gate back from North Street will require a sketch from DeLuca- Hoffman to revise the drawings. This will be completed in the near future.

Please call with any questions.
Thanks for your review

10 Danforth Street

Post Office Box
583 DTS

Portland, Maine
04112-0583

Voice:
207.761.3911

Fax:
207.761.2105

Email:
ba@sbarchitects.com

CC: E. Sanborn, D. Sherwood, S. Blatt, P. Carroll, B. Hoffman S. Miller



Att. B

Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

October 28, 2004

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: Revised East End School Site Plan

CBL: 8-A-4 and 15-A-5

Dear Anita and Doug:

The revised plans for the East End School have been reviewed and approved by the Planning Authority with two conditions of approval. The first condition is from Public Works regarding the street work proposed in North Street and the Eastern Promenade:

1. The contractor shall be required to do all work necessary to achieve temporary street repairs in accordance with our Street Excavation Ordinance, including the coordination with other utilities who may need to modify the elevation of their appurtenances. The City will perform those modifications as necessary for public sewer and stormwater system structures. The City will take on the permanent street repairs at no cost to the project, thus the contract will not be charged permanent repairs fees (street opening permit fees).
2. The gate for the service drive must be setback fifty (50) feet from the curb line to allow sufficient space for a vehicle to pull into the access drive and then open the gate.

The Planning Board's May 25, 2004 site plan approval with conditions remains in effect. A copy of the approval letter is included as Attachment A and it contains both the specific and standard conditions of approval for the East End School project.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,

Alexander Jaegerman, Planning Division Director
Department of Planning and Development

Attachment A:

Planning Board Letter of Approval, May 25, 2004

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Building Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
Lucy Cote, Traffic Division
Katherine Earley, Engineering Manager
Eric Labelle, City Engineer
William Goodwin, Environmental Engineer
Denise Clavette, Director of Parks
Jeff Tarling, City Arborist
Sally DeLuca, Recreation Division Manager
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File

CITY OF PORTLAND, MAINE
PLANNING BOARD

Att. C

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevanian

May 26, 2004

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: East End School

CBL: Chart 8, Block A, Lot 4 and Chart 15, Block A, Lot 5

Dear Anita and Doug:

On Tuesday May 25, 2004, the Portland Planning Board voted unanimously (7-0) to approve the East End elementary school as a conditional use in the Residential R-3 zone with the following condition:

- i. No vehicles shall be parked overnight on the service drive or loading areas along the service drive.

The Portland Planning Board also approved unanimously (7-0) the site plan for the East End School under the City's site plan review standards and under the DEP Site Location of Development Permit. The approval was granted for the project with the following condition(s):

- i. If blasting is required on the site, the School Department will contract with a general contractor to prepare a blasting plan and pre-blast survey for DEP review and meet all the procedures and standards of Portland's Blasting Ordinance.
- ii. The applicant will seek permission from the Department of Public Works for the restriction of traffic on North Street during construction, with the conditions that one way traffic be maintained for public access and METRO at all times and that an adequate temporary turn-around be provided for City vehicles, all as set forth in the 5/21/04 letter of DeLuca Hoffman Associates to Stephen Blatt Architects (except that in Period One one-way local traffic will be allowed and that parking for the community gardens be provided to the extent possible during such construction).

- iii. The applicant shall work with Jeff Taring, City Arborist, to assure that there is sufficient landscaping along the eastern property boundary to buffer the two residential complexes from the ballfield. The applicant and Jeff Taring will seek input from adjoining neighbors regarding the buffering.
- iv. The applicant shall submit any revisions to the site plan for review by the Planning Authority or Planning Board, as appropriate. At the completion of the project and prior to occupancy, the applicant shall submit two complete sets of "As Built" or "Record" drawings to the Department of Planning and Development.
- v. At the Fox Street intersection, the applicant shall remove the existing fifteen (15) minute parking space, per Ms. Morabito's memo of 4/13/04 (contingent upon funding).
- vi. The parking lot lighting shall go off at 9:00 p.m. on weekdays and will be off on weekends, except as may be necessary for specific scheduled events.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #20-04, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. Seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

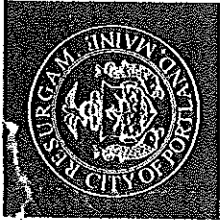
3
If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,

Orlando Delozu

Orlando Delogu, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Building Inspections
Michael Bobinsky, Public Works Director
Tom Erico, Consulting Traffic Engineer
Lucy Cote, Traffic Division
Katherine Earley, Engineering Manager
Eric Labelle, City Engineer
William Goodwin, Environmental Engineer
Denise Clavette, Director of Parks
Jeff Taring, City Arborist
Sally DeLuca, Recreation Division Manager
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention Assessor's Office
Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Mike - I Think you still HAVE This permit

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

March 14, 2005

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: Revised East End School Site Plan – Administrative Review – March 2005

CBL: 8-A-4 and 15-A-5

Dear Anita and Doug:

The revised plans for the East End School as described in Joe Hemes' correspondence (Attachment A) have been reviewed and approved by the Planning Authority with the following condition:

1. The gate for the service drive must be setback fifty (50) feet from the curb line to allow sufficient space for a vehicle to pull into the access drive and then open the gate.

The Planning Board's May 25, 2004 site plan approval with conditions remains in effect, as does the Public Works condition of approval for the revised plan approval in October, 2004. Copies of the approval letters are included as Attachment B and C and the first letter contains both specific and standard conditions of approval for the East End School project.

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,

Alexander Jaegerman, Planning Division Director
Department of Planning and Development

Attachments

- A. Joe Hemes Correspondence
- B. Planning Board Letter of Approval, May 25, 2004
- C. Administrative Letter of Approval, October 28, 2004

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager

From: Douglas Sherwood
To: Alex Jaegerman ; Anita LaChance; Arthur Rowe ; ...
Date: Fri, Mar 18, 2005 4:25 PM
Subject: East End Elementary School Construction Update - March 18, 2005

Ladies and Gentlemen
Professionals One and All

Top of the mornin' to ya!!! -- at least that's what it was when I started this update...

Energized by the great weather and the arrival of steel columns and beams this week, the East End Elementary School is really beginning to take shape (see photos #1-4 attached). Though not as visible from outside the construction site, excavation, footing and foundation wall work has continued along the Eastern Promenade side of the site (gym, oil tank room, loading dock and kitchen), the cafeteria facing Loring Memorial, and the gym lobby and shared community spaces looking toward the Back Cove. In fact, if you visit the site, you may find it easier to go in and out the North Street gates than traversing the site within the fence line as before. However, please don't forget to check in first at the Ledgewood construction trailer and get a hard hat from our clerk of the works, Mr. Sandy Miller, before embarking into the construction work. Boots are also a great ideal!

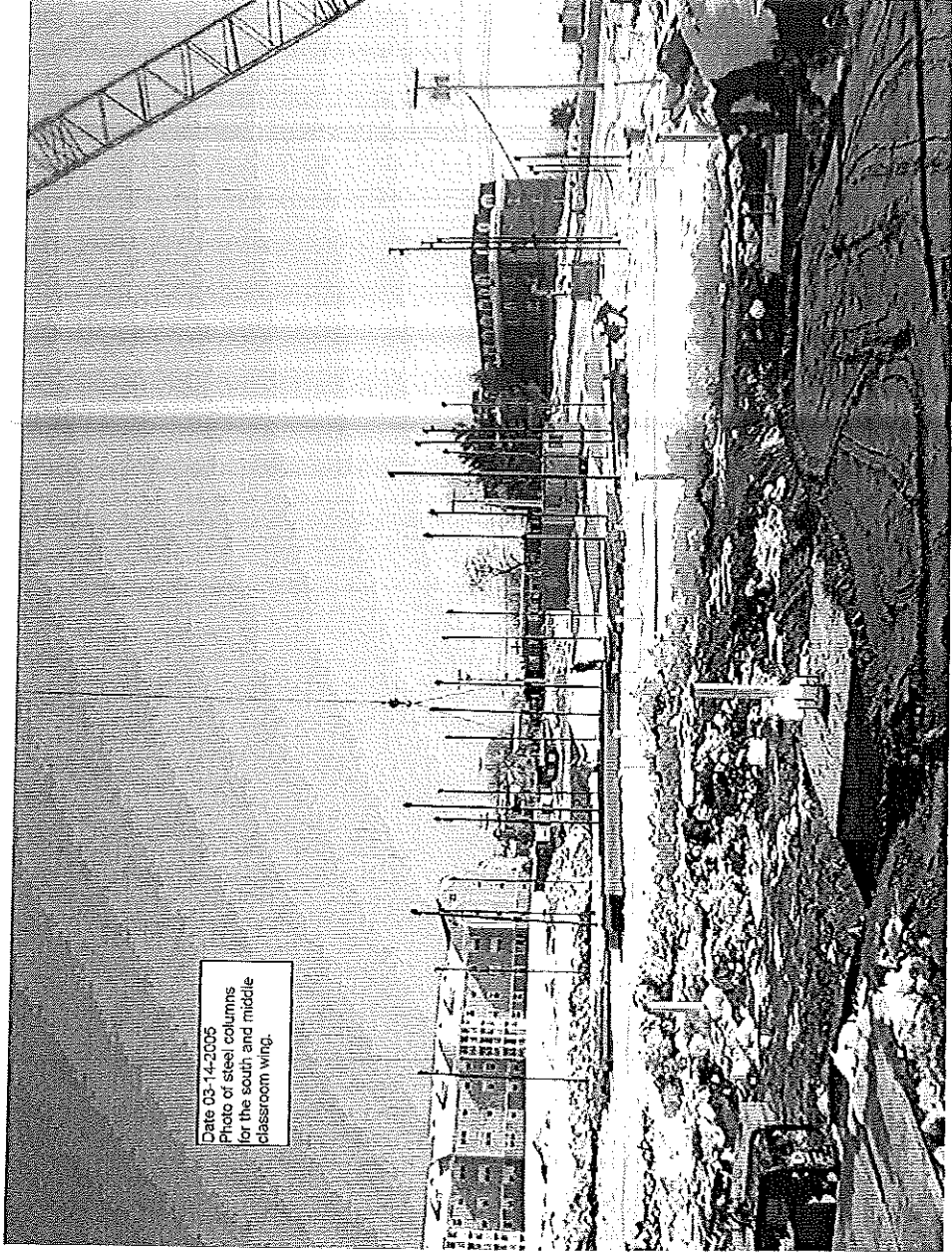
The Building Committee met March 10, 2005 and agreed to a list of requirements they would like to see added back into the project with the supplemental funding (\$800,000 from the sale of the Martin's Point property - home to Central Office and the Maintenance Department) approved by the School Committee and City Council last month. Subject to contractor re-pricing, the list included: restoring some moveable equipment funds (\$203,000); a perimeter fence for the play area and ballfield; library shelving; landscaping; the North Street overlay after the street is widened and utility connections completed; the original footprint for the gym, cafeteria and library areas; carbon dioxide sensors; air conditioning; low flush toilets; electronic (hands-free) flush controls; and hopefully, door canopies, groundfaced (instead of painted) block in corridors and mortise locks.

And, yes, Jeff, they were able to save "The Tree" (see the last two photos) with only minor root damage. Please come take a look!!

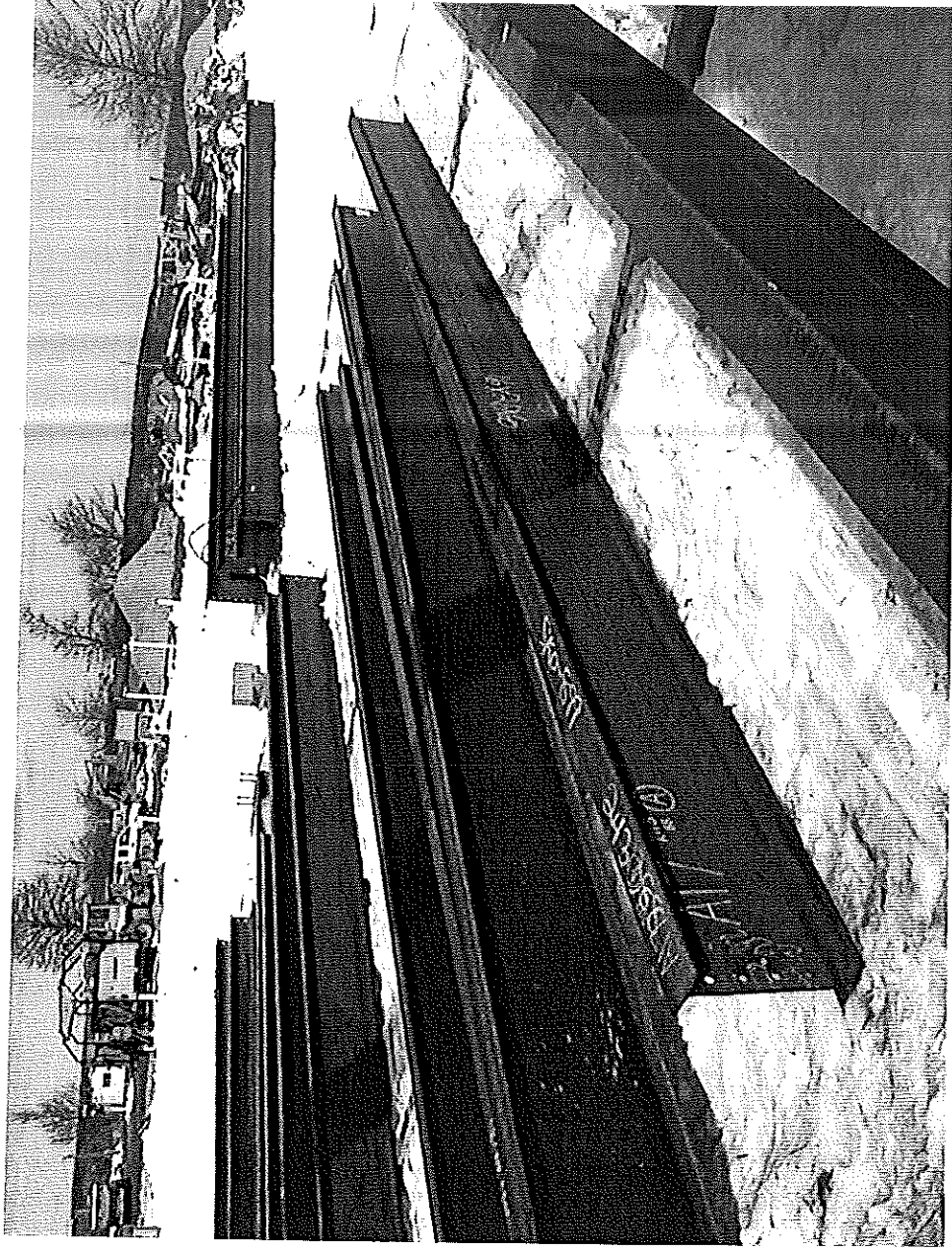
Till next time...

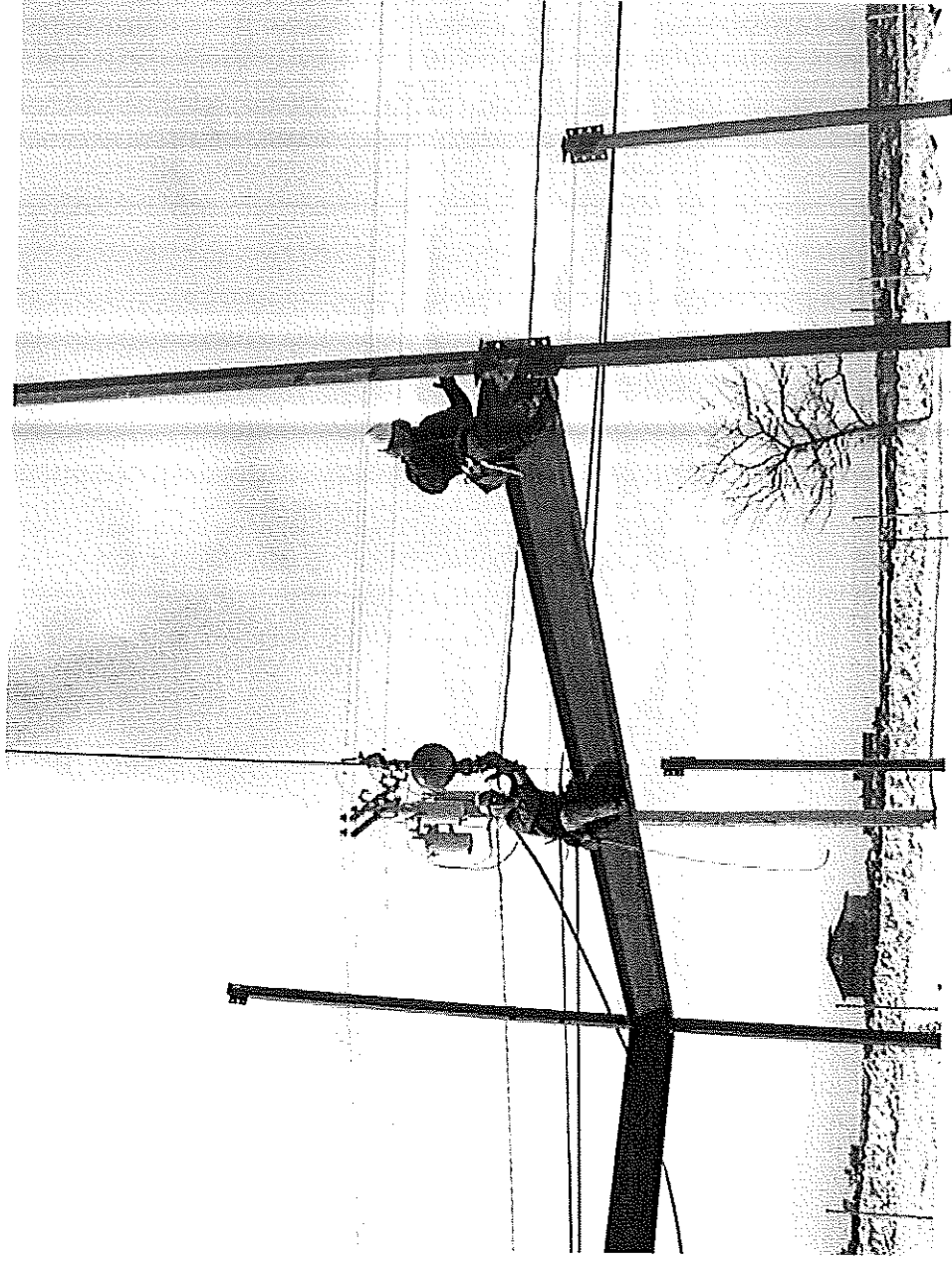
Sincerely,
Douglas Ritter Sherwood
Facilities Engineer
Portland School Department

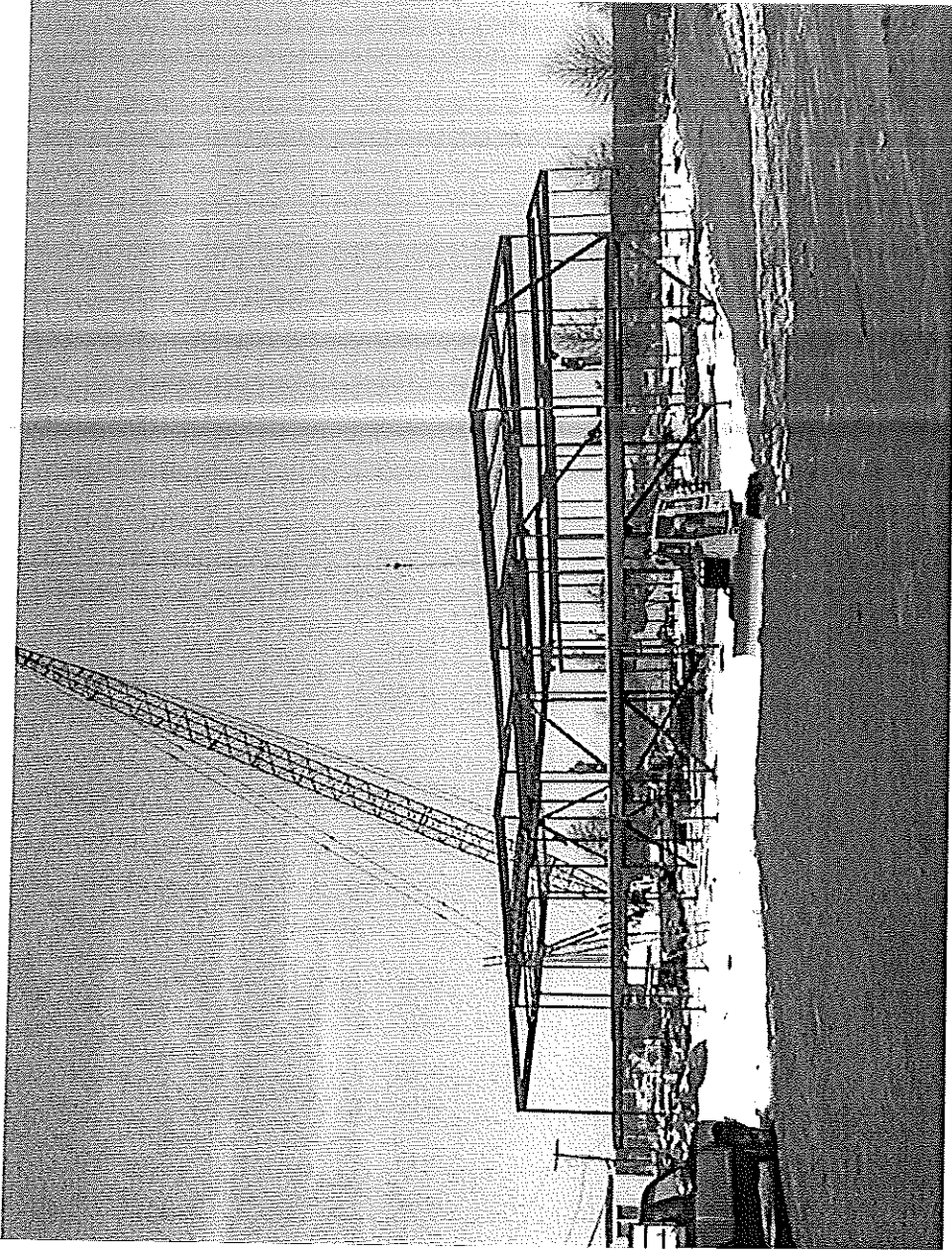
CC: Carole Ireland; Cynthia Wiesner; Doug Sherwood; ...

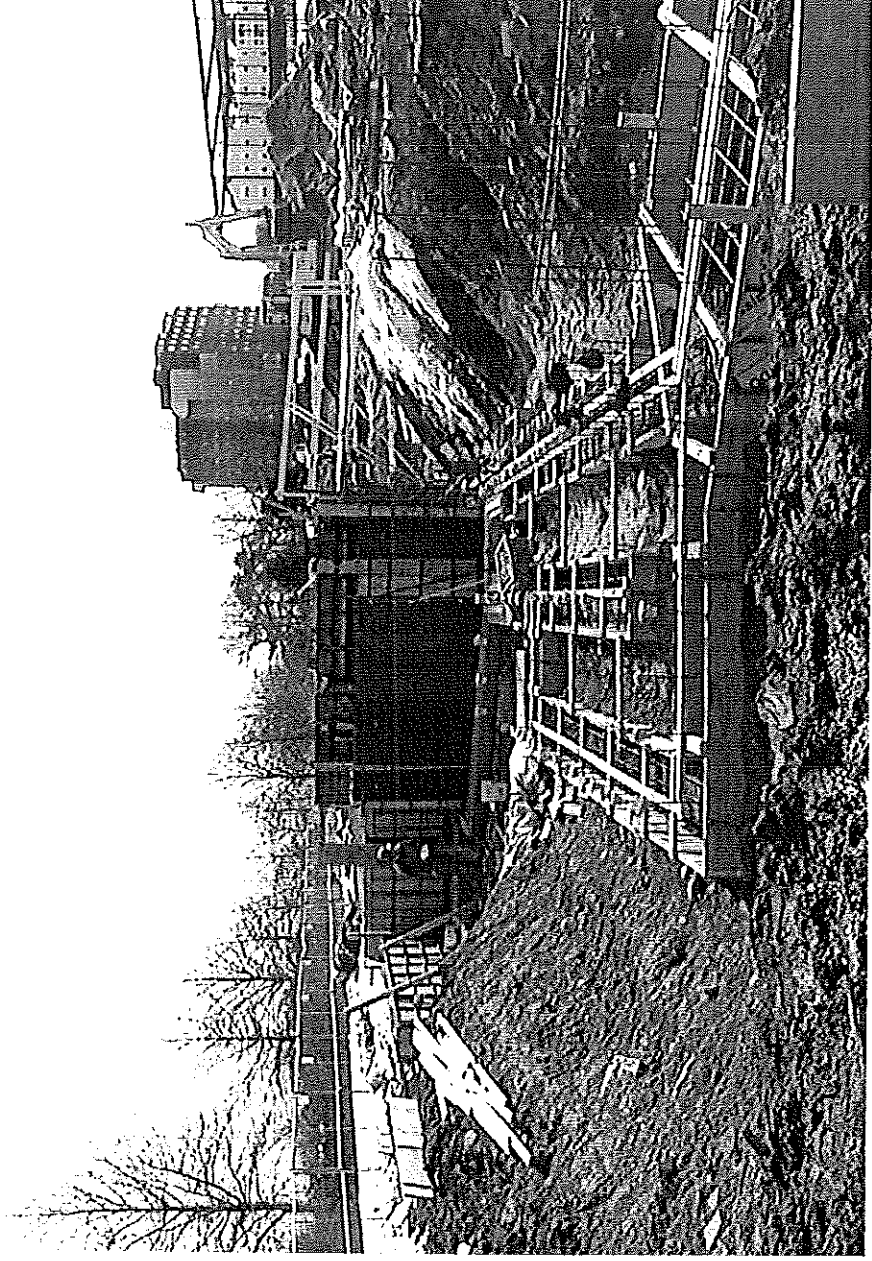


Date 03-14-2005
Photo of steel columns
for the south and middle
classroom wing.

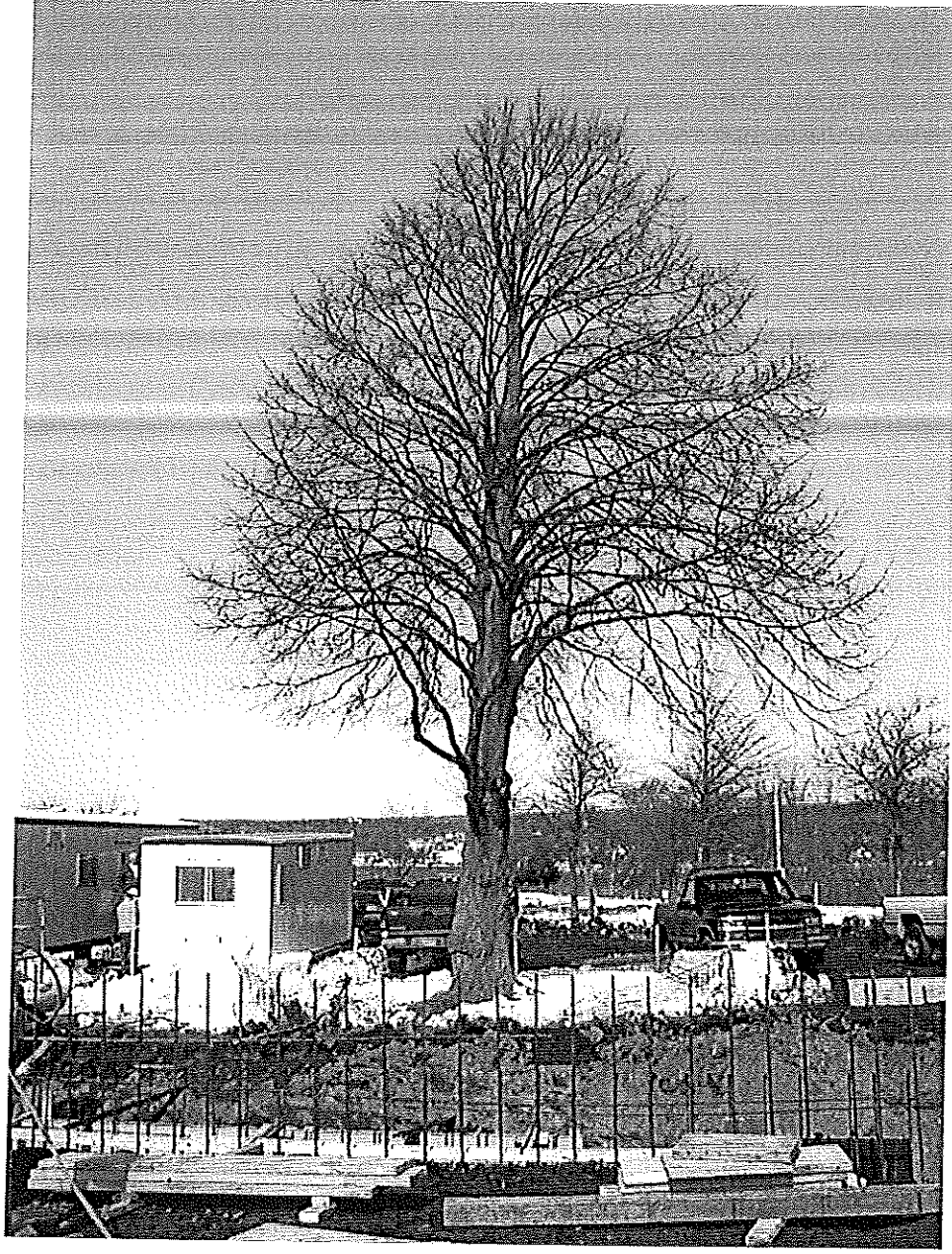














Date 03-15-2005 North end of where foundation is to be located
Note the trench for foundation and there was little root lost to the excavation.

From: Todd Merkle
To: Alex Jaegerman ; Anita LaChance; Arthur Rowe ; ...
Date: Mon, Mar 7, 2005 1:13 PM
Subject: Re: East End School Construction Update - March 4, 2005

The tracking of material out onto the street from the site has been brought to my attention. Could you have the contractor keep the street swept and keep the fines from getting into our sewer and storm drain system?

Thank you for your cooperation.
Todd

>>> Douglas Sherwood 3/4/2005 4:05:16 PM >>>
Ladies and Gentlemen
Professionals One and All

Good day!

The three academic wings are enclosed by the foundation wall which is primed to turn the corner of the art room and start running parallel to the Eastern Promenade toward Loring Memorial. Warren Mechanical continues to place sanitary drain piping (the white shoots poking vertically above the frequently snow covered terrain) in trenches throughout the school side of the building. In addition to placing forms and rebar as well as pouring concrete, Newman has been setting leveling plates for future steel columns. Summit Engineering continues to conduct concrete testing. Glidden Roofing has delivered rigid roof insulation to the site and protected it with blue tarps. Grover continues to excavate, backfill and compact as appropriate to the task at hand. American Aerial Services Inc. was on site one day to reposition rebar. Grant's waterproofing was on site Monday to waterproof and protect the foundation walls of the elevator pit. R. E. Chapman made headway on the longest vertical structure to date. Unfortunately, you can't see it unless you are right on top of it and take the cover off. R. E. Chapman is a the drilling company that sunk the 20" diameter shaft nearly 20' into the ground for the elevator's hydraulic piston early yesterday morning.

The Building Committee did not meet this week, but has scheduled a meeting for next Thursday, March 10th, to review and prioritize the list of items to add back to the project with the \$800,000 supplemental appropriation (Martin's Point sale proceeds) approved by the School Committee and City Council last month.

Due to weather and other considerations, steel erection may not get underway until after my next report. Stay tuned! We might even have "our" construction sign up at long last by my next report.

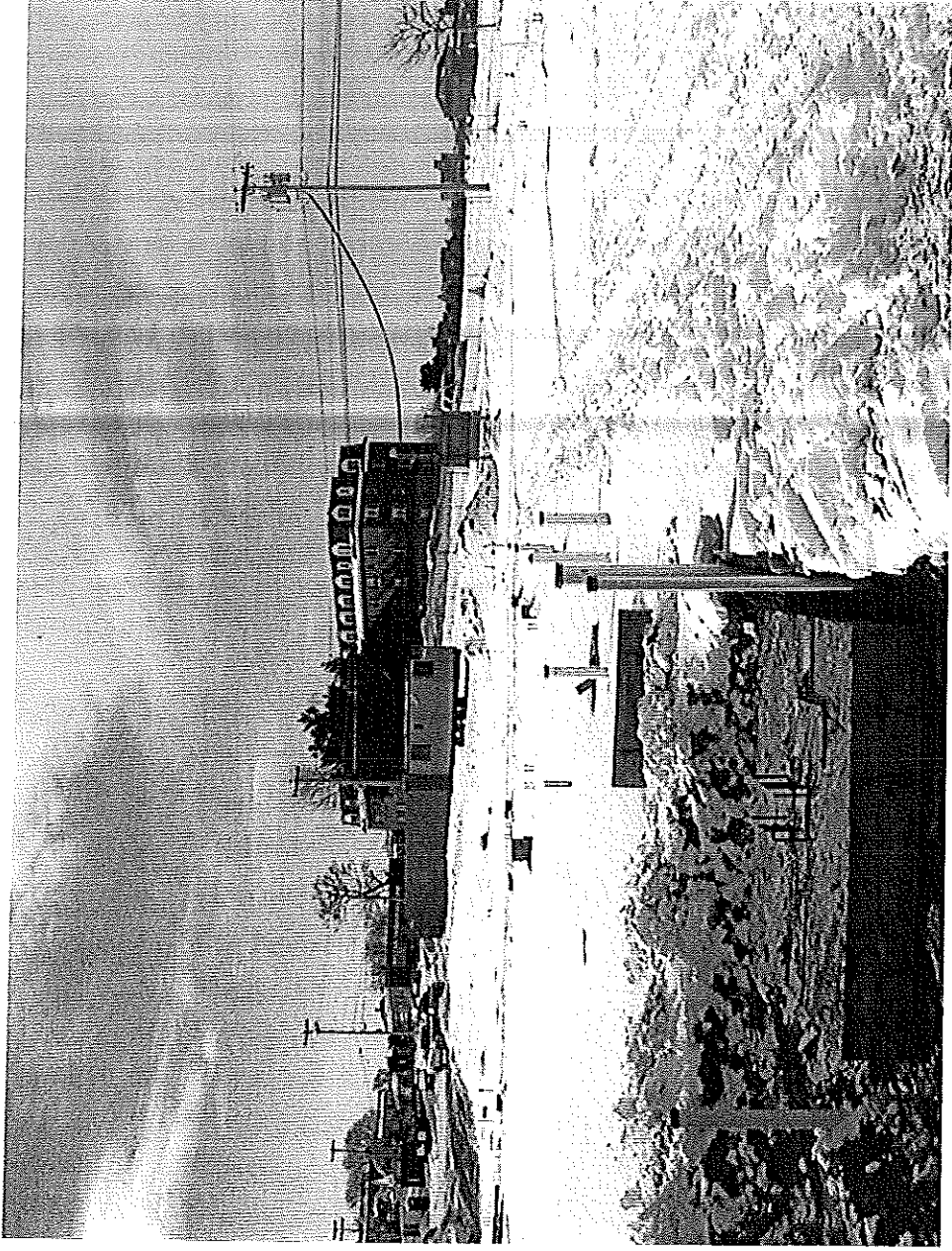
Again, please note that the project is a hard hat area. If you have to visit the site, please check in at the Ledgewood's construction trailer first. The grounds change constantly from snowy and hard to soft and slushy so bring your boots or waiters.

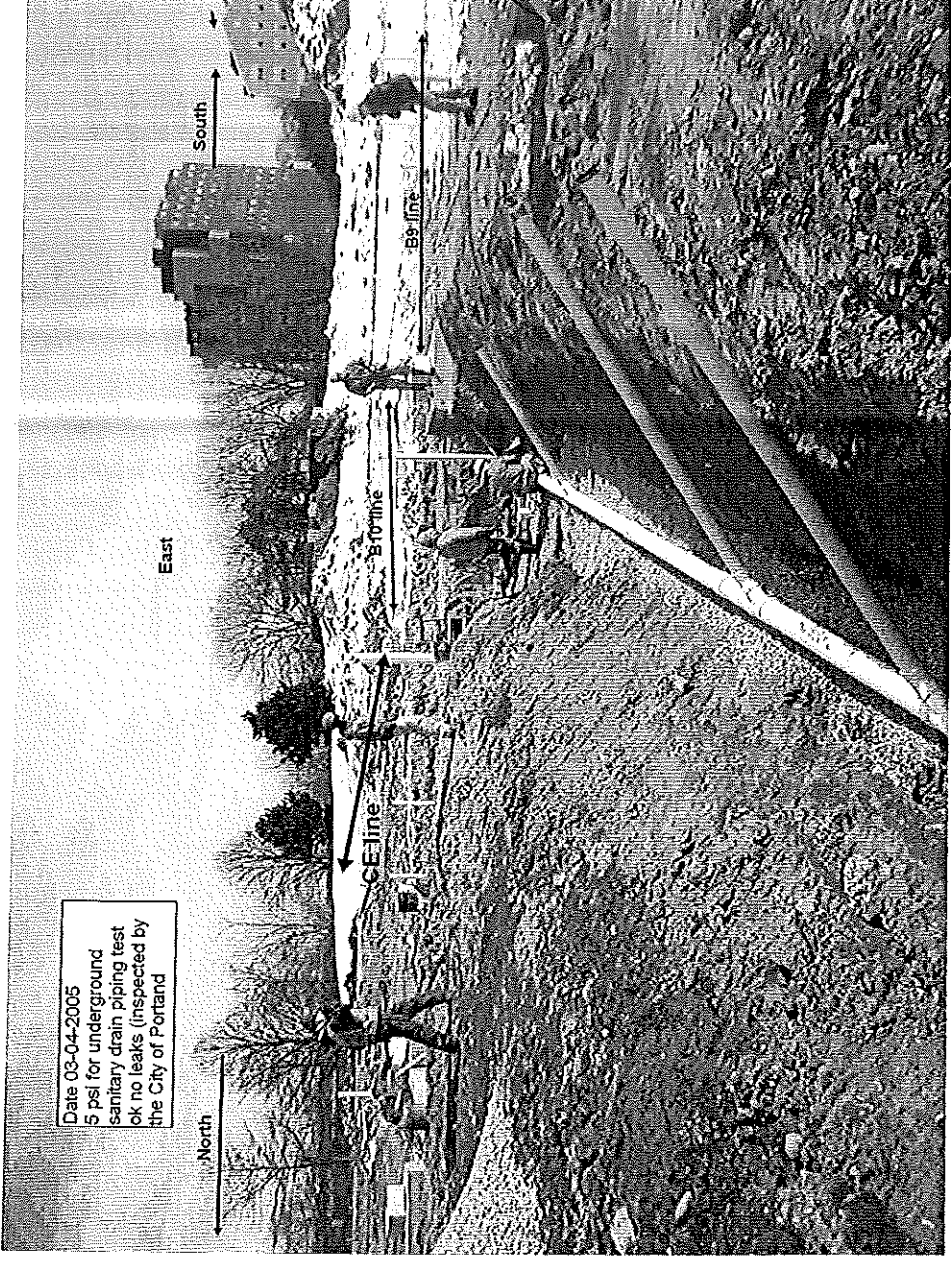
Till next time...

Sincerely,
Douglas Ritter Sherwood
Facilities Engineer
Portland School Department

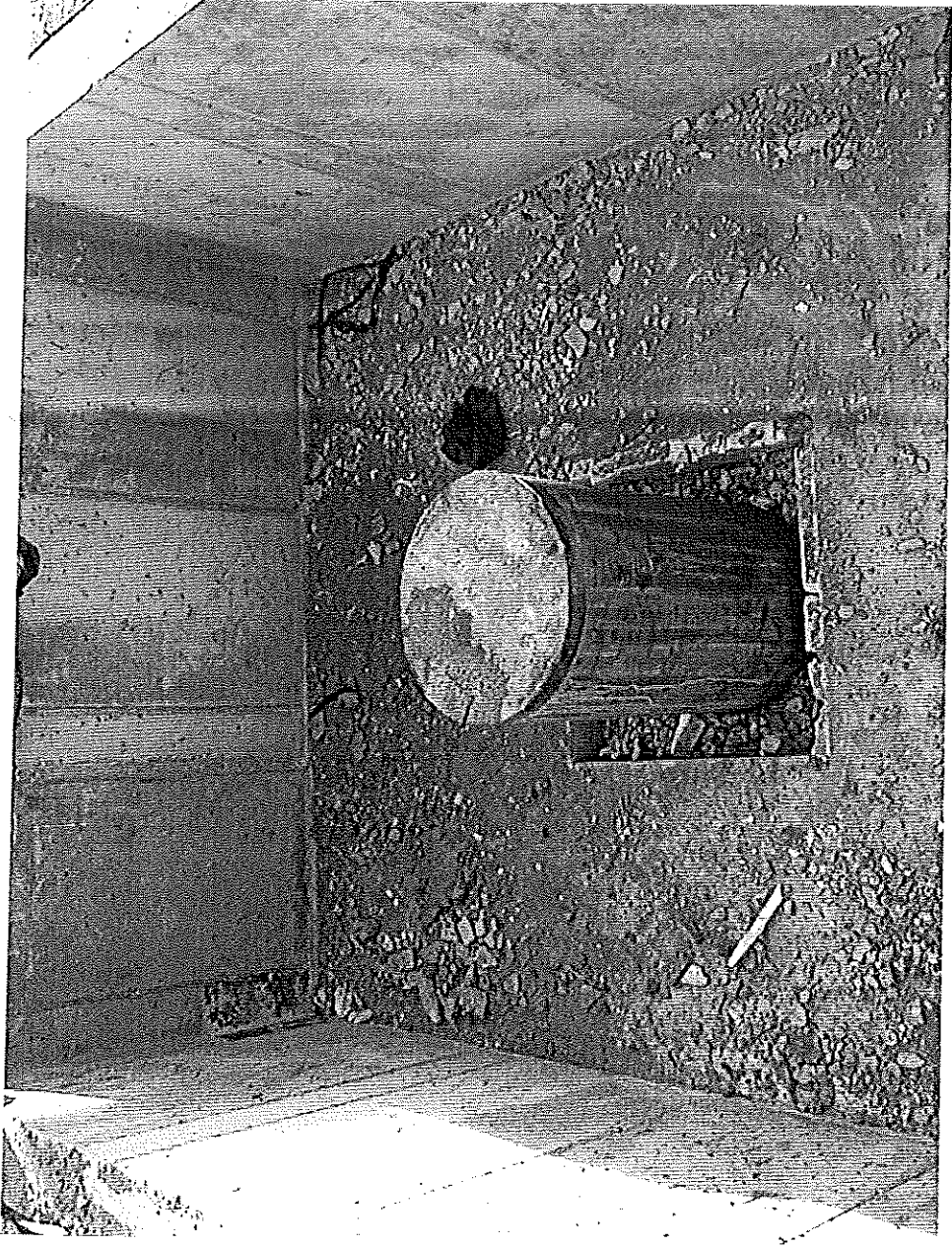
CC: Carole Ireland; Cynthia Wiesner; Douglas Sherwood...

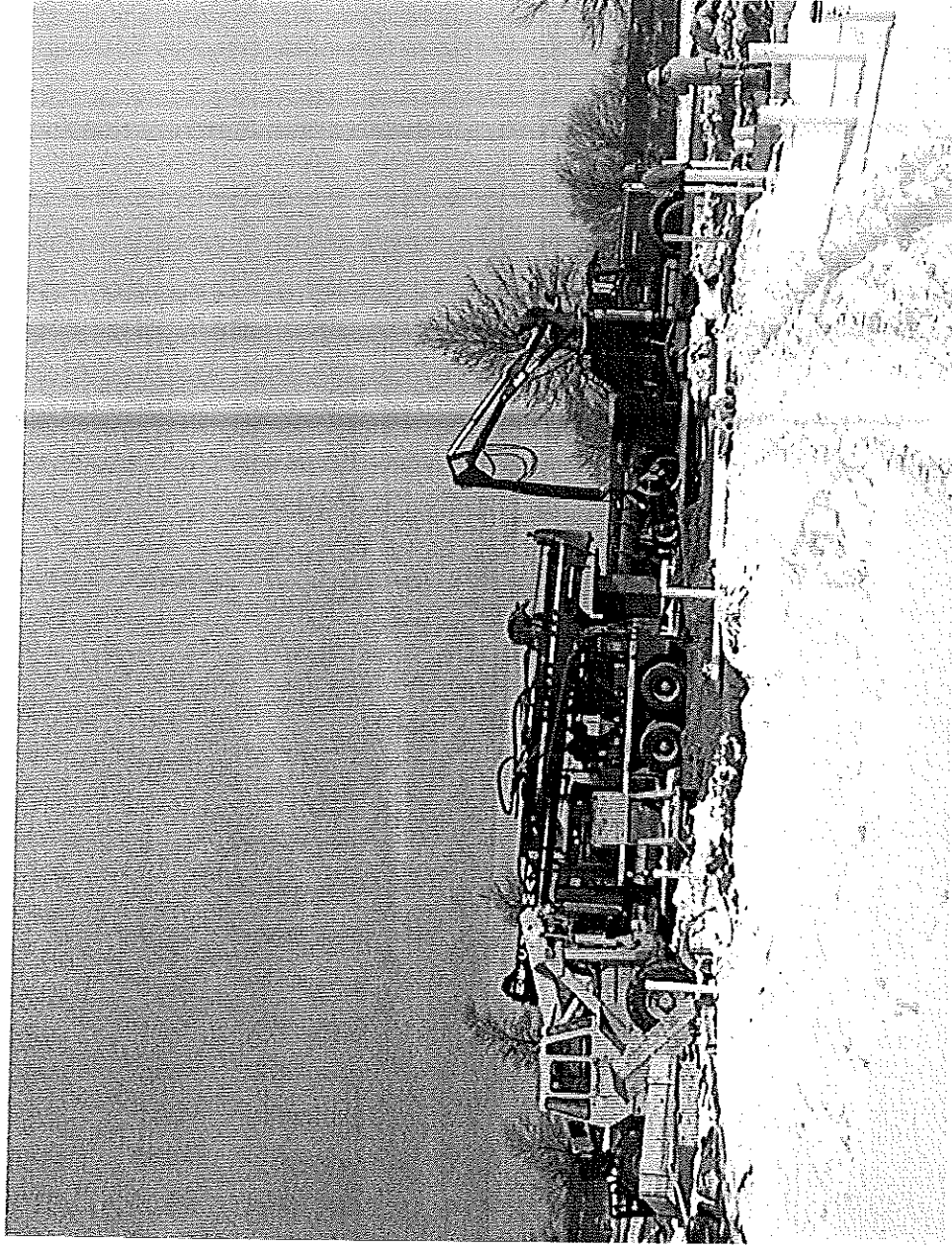






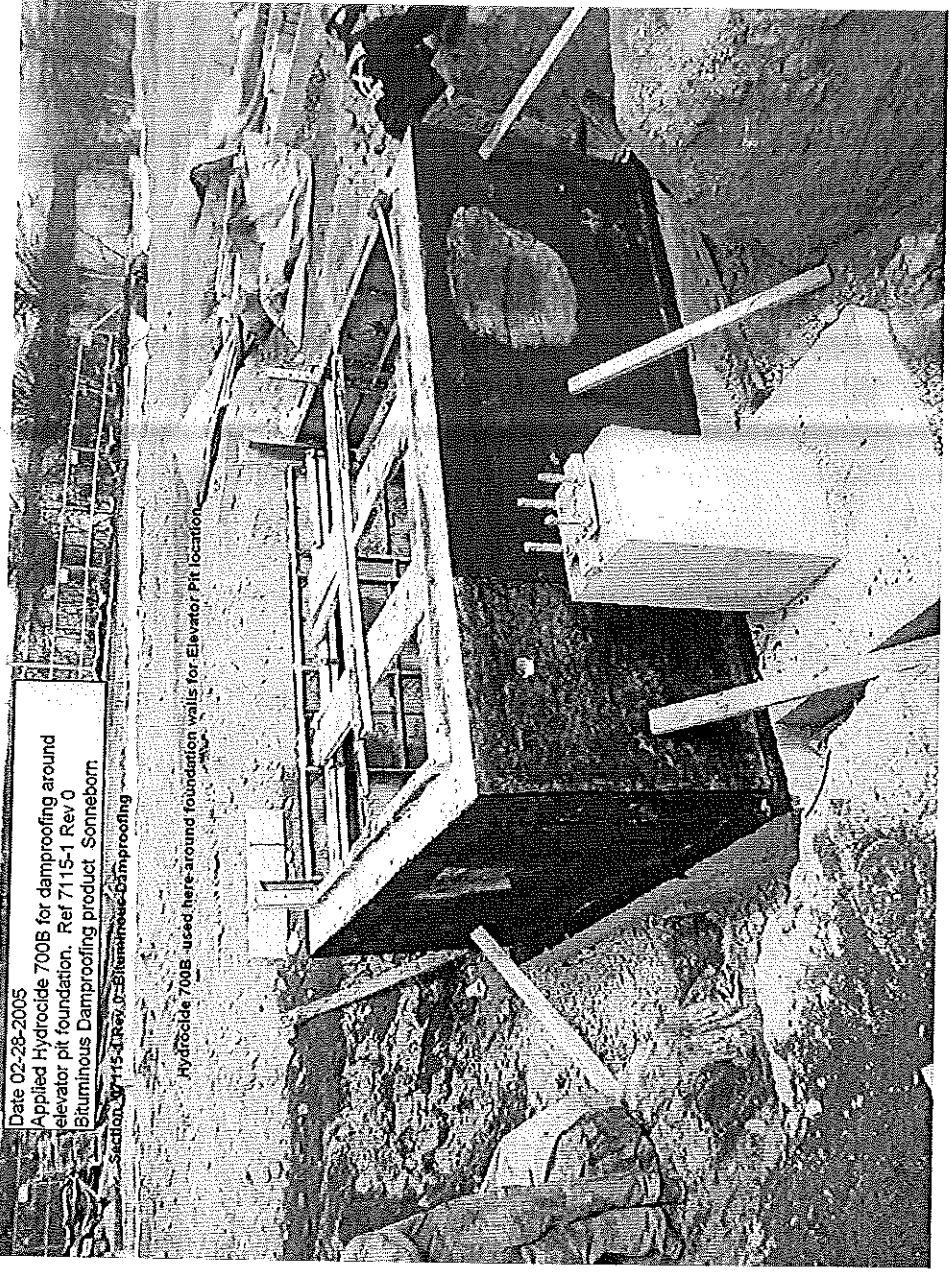




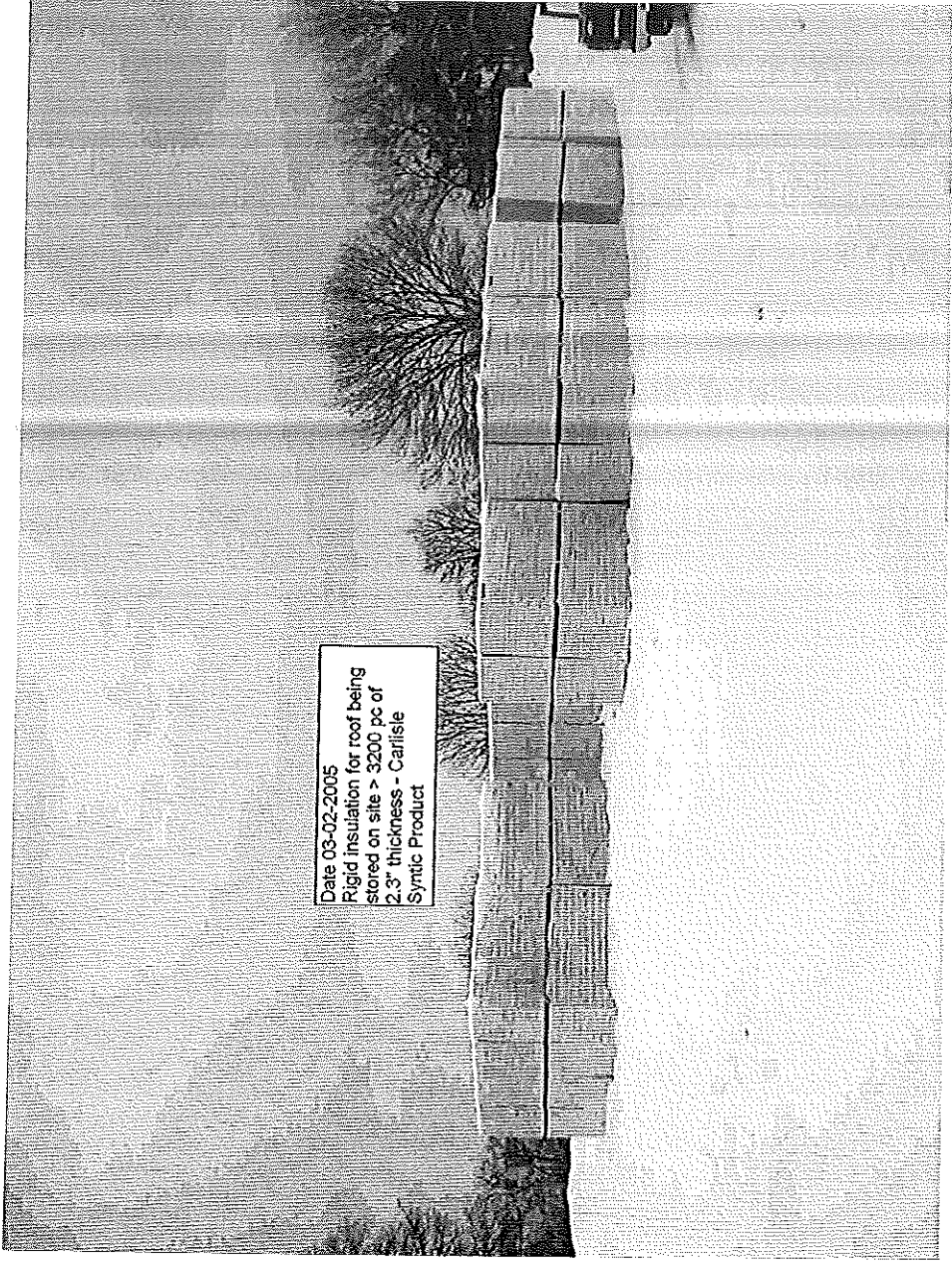


Date 02-28-2005
Applied Hydrocide 700B for dampproofing around
elevator pit foundation. Ref 7115-1 Rev 0
Bituminous Dampproofing product Sonneborn
Section 07115-1 Rev 0 ~~Bituminous Dampproofing~~

Hydrocide 700B - used here around foundation walls for Elevator Pit location.







Date 03-02-2005
Rigid insulation for roof being
stored on site > 3200 pc of
2.3" thickness - Carlisle
Syntic Product

From: Douglas Sherwood
To: Joe Hemes
Date: Tue, Jan 11, 2005 5:11 PM
Subject: Re: East End School-Sanitary Line - RFI 3 revisited

Joe,

I concur with the change in principle - I would not want to undermine the building with 9 foot depth near a footing or pier. However, I am concerned with installing a new sanitary manhole near the school if it permitted gases to escape near the building. Could you provide quick sketch as to location and type before you get much further along with the design?

Thanks,
Doug

>>> "Joe Hemes" <joe@sbarchitects.com> 1/11/2005 4:17:47 PM >>>
Hi Tammy,

The sanitary sewer line run in the building @ 1/4" per foot reaches a 9' depth as it leaves the building,

Ledgewood is concerned it will be a problem installing, with potential to undermine interior footings, etc.

Ledgewood is proposing to split the sanitary system:

The south and central classroom wings (south of BQ line) would have a separate sanitary line,

leaving the building where we think is best.(an approximate 4' depth leaving the building)

There would be a new sanitary manhole between the building and the sidewalk, along B1 line/near BAA

There would be a new site sanitary line connecting new sanitary manhole from classroom wing across bus loop, to manhole for single sanitary line.

The sanitary line serving the Community side and north classroom wing would be less deep.

Our engineers will be developing drawings for the change.
Any problem with this? Any formal review needed?
Thanks

Joe Hemes, AIA, LEED AP
Stephen Blatt Architects
10 Danforth Street
Portland, ME. 04101
Tel. 207-761-5911
Fax. 207-761-2105
joe@sbarchitects.com
www.sbarchitects.com

CC: Anita LaChance; Ellen Sanborn; Hank Dresch; Mik...

From: Douglas Sherwood
To: Joe Hemes
Date: Thu, Jan 13, 2005 7:51 AM
Subject: RE: East End School-Sanitary Line - RFI 3 revisited

Joe,

I don't see much choice here. As much as I disdain the utility running across our front entryway, it is certainly better than potentially undermining the building as originally laid out. Please verify that the storm sewer from the nearby catch basin will run above the line.

Thanks,
Doug

>>> "Joe Hemes" <joe@sbarchitects.com> 1/12/2005 3:31:35 PM >>>
Doug,

A sketch shall be faxed with approximate manhole location 7-9 feet off building in planted area, perhaps between OT/PT and Resource. Type of manhole is similar to the one outside to the main sanitary run (near col 12 @ library).

This is approximate until we finalize the design.

Bill Hoffman does not anticipate any problems with gases.

We started the redesign yesterday & Steve Doel could be almost done. Please advise ASAP if you do not want us to proceed.

Thanks
joe

-----Original Message-----

From: Douglas Sherwood [<mailto:SHERWD@portlandschools.org>]
Sent: Tuesday, January 11, 2005 5:16 PM
To: joe@sbarchitects.com
Cc: Anita LaChance; Ellen Sanborn; Mike Nugent ; Tammy Munson; Hank Dresch; Randy Stewart
Subject: Re: East End School-Sanitary Line - RFI 3 revisited

Joe,

I concur with the change in principle - I would not want to undermine the building with 9 foot depth near a footing or pier. However, I am concerned with installing a new sanitary manhole near the school if it permitted gases to escape near the building. Could you provide quick sketch as to location and type before you get much further along with the design?

Thanks,
Doug

>>> "Joe Hemes" <joe@sbarchitects.com> 1/11/2005 4:17:47 PM >>>
Hi Tammy,

The sanitary sewer line run in the building @ 1/4" per foot reaches a 9' depth as it leaves the building,

Ledgewood is concerned it will be a problem installing, with potential to undermine interior footings, etc.

Ledgewood is proposing to split the sanitary system:

The south and central classroom wings (south of BQ line) would have a separate sanitary line,

leaving the building where we think is best.(an approximate 4' depth leaving the building)

There would be a new sanitary manhole between the building and the sidewalk, along B1 line/near BAA

There would be a new site sanitary line connecting new sanitary manhole from classroom wing across bus loop,

to manhole for single sanitary line.

The sanitary line serving the Community side and north classroom wing would be less deep.

Our engineers will be developing drawings for the change.
Any problem with this? Any formal review needed?
Thanks

Joe Hemes, AIA, LEED AP
Stephen Blatt Architects
10 Danforth Street
Portland, ME. 04101
Tel. 207-761-5911
Fax. 207-761-2105
joe@sbarchitects.com
www.sbarchitects.com

CC: Bill Hoffman (E-mail); Ellen Sanborn; Hank Dresc...

From: "Joe Hemes" <joe@sbarchitects.com>
To: "Tammy Munson (E-mail)" <tmm@portlandmaine.gov>
Date: Tue, Jan 11, 2005 4:24 PM
Subject: East End School-Sanitary Line

Hi Tammy,

The sanitary sewer line run in the building @ 1/4" per foot reaches a 9' depth as it leaves the building,

Ledgewood is concerned it will be a problem installing, with potential to undermine interior footings, etc.

Ledgewood is proposing to split the sanitary system:

The south and central classroom wings (south of BQ line) would have a separate sanitary line,

leaving the building where we think is best.(an approximate 4' depth leaving the building)

There would be a new sanitary manhole between the building and the sidewalk, along B1 line/near BAA

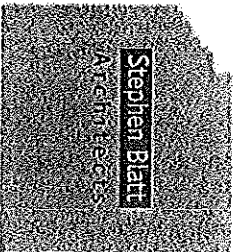
There would be a new site sanitary line connecting new sanitary manhole from classroom wing across bus loop, to manhole for single sanitary line.

The sanitary line serving the Community side and north classroom wing would be less deep.

Our engineers will be developing drawings for the change.
Any problem with this? Any formal review needed?
Thanks

Joe Hemes, AIA, Lead AP
Stephen Blatt Architects
10 Danforth Street
Portland, ME. 04101
Tel. 207-761-5911
Fax. 207-761-2105
joe@sbarchitects.com
www.sbarchitects.com

CC: "Ellen Sanborn (E-mail)" <els@portlandmaine.gov>, ...



MEMORANDUM

TO: Mike Nugent, Portland Code Enforcement
FROM: Joe Hemes
DATE: December 15, 2003
PROJECT: Portland-East End Elementary School
RE: Boca Code Review Meeting December 9th, 2003

We met with Mike Nugent to discuss code issues with comments as follows:

1. SBA copied Mike with;
Life Safety Code Meeting Notes with Steve Dodge on August 29th, 2003.
State Fire Marshall's Office "Preliminary Letter of Approval" dated August 29th, 2003
Life Safety Code Summary dated November 3rd, 2003
Boca Code Review, DD Phase dated October 21, 2003
Boca Code Occupancy Review dated October 20, 2003
2. The school will be designed under Boca 1999, Construction Type 3B (unprotected) and will have a full NFPA 13 sprinkler system.
3. The new school will replace the existing Jack School on the same site on the Eastern Promenade of Portland, but will be larger with approximately 52,000 S.F. on the first floor and 22,000 S.F. on the second floor. The school is being designed for 450 students. Detailed floor plans were reviewed.
4. The site plan will be reviewed with Lt. McDougal for fire prevention issues, the Portland Planning Department, and the Parks and Recreation Department.
5. A Demolition Permit was provided and will be required for Jack School demolition.
6. The Asbestos Abatement/hazardous material removal documentation indicating work is complete shall be forwarded to Mike.
7. Separated Uses of Assembly (A-3) for the community side and Educational for the classroom side will be used. The Mixed Use-Separated Use formula was calculated to determine that the separation can be a 1 hour wall (with sprinkler exception). These uses will not be two separate buildings.
8. The 2 story school will not have any height issues per code.
9. The main lobby may need doors to east court for emergency egress based on dead end corridor, when the classroom wings are locked. The north classroom wing can egress into the main lobby for second means of egress.
10. The Lobby configuration with monumental stair requires some research on rated/sprinkled glass along second floor corridor and to main office.

10 Danforth Street
Post Office Box
583 DTS
Portland, Maine
04112-0583
Voice:
207.761.5911
Fax:
207.761.2105
Email:
shb@sbarchitects.com

11. The Cafeteria egress plan was reviewed, where 1 Cafeteria egresses through the other (when operable partition is closed) was acceptable and meets code. Although not required by code, we will change the single egress door to a double door for better egress and service considerations. Two means of accessible egress required, so a ramp from the loading dock may be required.
12. Egress scenarios were reviewed for the entire building under different use configurations: entire building, classroom side only, community side only.
13. The Art and Music rooms were specifically checked for remoteness of the two means of egress, which they meet.
14. Special Inspections for structural work required. We anticipate Pinkham & Greer -the project's Structural Engineers, to coordinate these services with a testing agency. A Special Inspections Submittal shall be provided before the construction project is started.

Thank you very much for your review and comments.
We look forward to working with you on this exciting project.

CC: A. LaChance, D. Sherwood, S. Blatt,