19605

CITY OF SOUTH PORTLAND

FACILITIES STUDY
CITY HALL, ASSESSING, MAHONEY SCHOOL, LIBRARY, CENTRAL FIRE, POLICE & HAMLIN SCHOOL

FEBRUARY 14, 2024

MAHONEY SCHOOL

LIBRARY

POLICE

HAMLIN

CITY HALL

ASSESSING

CENTRAL FIRE

Grant Hays Associates, Inc.
ARCHITECTURE & INTERIOR DESIGN

Allied Engineering
Structural Mechanical Electrical Plumbing

SEBAGO TECHNICS

Sawyer Engineering & Surveying ▪ Titcomb Associates ▪ Corner Post Land Surveying
75 John Roberts Road - Suite 4A, South Portland, ME 04106 ▪ sebagotechnics.com ▪ 207.200.2100

2023 Best Places to Work in ME

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Section I
Summary Letter

2-14-24
19605

Mr. Donald Hopkins, Facilities Manager
City of South Portland
929 Highland Avenue
South Portland, ME 04116

Summary Narrative - Facilities Planning for City Hall, Library, Assessing Office, Hamlin School, and Mahoney School Programming and Existing Conditions Assessments

Dear Don:

The City of South Portland has initiated a facility planning and assessment effort to better understand the needs of the city departments and the condition of facilities throughout the city. The work within this assessment expands on the prior work to continue a comprehensive approach to city facilities planning. This letter summarizes the facilities evaluated, and prior facilities evaluated to provide context and includes the programming and existing conditions reports completed by the project team.

A Facilities Committee was appointed by the City Council who met with the project team on several occasions. The focus of the meetings was to review the existing conditions reports and engage with the project team to consider alternatives and associated costs to identify preferred alternatives for presentation to the City Council.

This work has been completed and the following provides an executive summary narrative of the facilities evaluated and the outcome.

Facilities evaluated:

City Hall: The South Portland City Hall was constructed in the late 1800s and is a three-story wood-framed building located at 25 Cottage Road. In 2013 - 2014 some modest improvements were completed including added insulation, a new asphalt shingle roof, and re-siding of the building. The gross square footage of the building is approximately 15,506 square feet. More recently, electric heat pumps were added to the building.

Library: The South Portland Library was constructed around 1965 and is located at 485 Broadway. The 2-story 19,348 square foot building has approximately 12,430 square feet on the first-floor main level and 6,918 square feet of usable area in the ½ basement level, which daylights on the parking area side of the site. The building construction is concrete with a flat membrane roof and vertical full-height windows along the front face of the building.

Assessing Office: The assessing office is located next to City Hall and is a single-story brick-veneered building (1,500 square feet of gross floor area). The building was constructed in the mid-1950s.

Hamlin School: Our project team previously evaluated the 12,508-square-foot Hamlin School including existing conditions and programming assessment. The initial programming assessment was completed in 2018-2019. The council has previously determined this building should be utilized for a limited time in its current condition.

Mahoney School: The Mahoney Middle School was most recently utilized as the city's middle school. The school has been relocated (new construction) in June of 2023. In September of 2023, the school was turned over to the city leaving the multi-story building available for repurposing.

The city had originally hoped to include the Community Center in this evaluation. Budgeting constraints required the removal of the Community Center from this evaluation.

Previously Evaluated Facilities:

The following provides a brief description of the prior facility work that has already been completed. This information is provided for general contextual purposes.

Cash Corner Fire Station: A facilities study was initiated due to a health and environmental concern at the Cash Corner Fire Station. Mold intrusion had worked its way through most of the building and was going to require upwards of two million dollars of major renovation. As part of the facilities planning process, it was determined a two-million-dollar investment would address environmental concerns, but not a fundamental space and antiquated facility that no longer met the needs of the community. As a result, the city avoided spending significant renovation dollars and focused on addressing the longer-term needs through the construction of a new fire station. The result is a new Central Fire Station that achieved national recognition in the "Firehouse" national publication.

Public Works: The City Public Works Department was an antiquated facility that was in a state of disrepair. The old city engineering office was abandoned and condemned. In 2010, a planning effort led by Sebago Technics, Inc. was undertaken to find a suitable location for a new Public Works Facility progressing through planning, designing, funding, and construction of a new facility off Highland Avenue. The result was a modern, efficient new facility that was completed and occupied in the fall of 2017.

Hamlin School: The interim facilities' reporting letter dated October 5, 2018, prepared by Sebago Technics, Inc. provided a summary of the Hamlin School Evaluation. In short, the school was originally an elementary school and has since been re-purposed with no substantive changes into a City Planning, Codes, Economic Development, and

Sustainability office. The facility is antiquated and not energy efficient with aged building spaces that are not sufficient or intended for the current user. As an interim measure to improve building energy usage and staff comfort, heat pumps were installed throughout the building.

Police Station: The police station was initially evaluated in 2018 due to some immediate concerns and subsequently integrated into a joint evaluation with the Central Fire Station. The result of the evaluation work determined there were codes and space deficiencies along with deferred maintenance needs, several inefficiencies, and a lack of effective heating, cooling, ventilation, and electrical systems. Refer to the Central Fire Station and Police Station Facilities Study, dated August 25, 2021, for a complete summary.

Central Fire Station: The Central Fire Station and Police Station Facilities Study, dated August 25, 2021, provides a comprehensive look into this facility and the alternatives considered. The key findings determined that whether a major renovation or new construction was undertaken, the costs were significant, and that before initiating any of the recommendations, it would be advantageous to conduct a facilities study on the remaining city facilities including the potential re-use of the Mahoney School. The intent is to look for efficiencies in combined spaces reducing costs while meeting long-term programming needs.

West End Fire Station: The West End Fire Station was constructed in the early 2000s and required some HVAC improvements which have been completed to replace a failed boiler plant with a new energy-efficient high-condensing gas boiler. In addition, single-zone rooftop HVAC units were replaced with heat pumps to address underperforming systems and significantly improve zoned temperature control and operating efficiency.

Red Bank Community Center: The Red Bank Community Center was constructed in 1997 and in 2016 was evaluated to expand programs. A preliminary design was completed but determined to be cost-prohibitive at that time.

Summary of Programming and Space Needs:

Facility Space Matrix

Facility	Current Gross Square Footage (SF)	Needs Assessment Gross Square Footage (SF)	Additional Space Needed (SF)
City Hall	15,506	21,367	5,861
Hamlin School	12,508	14,087	1,579
Assessing Building	1,500	1,988	488
Library	19,348	30,706	11,358
Mahoney School	93,090 (62,060 Living) From Assessor Data	N/A	N/A
Police Station	14,670	25,500	10,830
Central Fire	24,800 (Renovate 9,129 & Demo Balance of Space)	29,744	20,615
Common Dispatch	1,914	2,414	500

Total Space Required for All Facilities Combined: 125,801 s.f.

Existing Conditions Assessments:

The following is intended as a "quick reference" for general conditions. Refer to Allied Engineering Reports for detailed assessments.

a. Assessing Office

- Structural appears to be adequate. No additional capacity.
- The roof is near its useful life expectancy and needs to be replaced.
- No automated sprinkler system.
- The natural gas condensing furnaces are modern and efficient but lack sufficient fresh air intake provisions.
- The plumbing appears to be serviceable.
- Mechanical well within useful life expectancy, but not well zoned and not in compliance with current ventilation standards.
- Mechanical and Heat systems are not compliant with city net zero goals.

b. City Hall

- Structural is generally okay with some exceptions.
- No automated fire protection.
- Hot water boilers nearing useful life expectancy.
- Little or no mechanical ventilation.
- Energy systems are not integrated.
- Heat pumps within useful life expectancy.
- Domestic hot and cold water is not compliant with modern energy codes.
- The electrical system appears to be serviceable and in good condition.
- Although the recently installed heat pumps align with the City's overall goals for net zero, mechanical systems as a whole, do not comply with the net zero goals.

c. Library

- The structure appears to be in good serviceable condition.
- No automated fire protection.
- Hot water boilers are not efficient and not in line with city energy goals. Hot water pumps are beyond useful life expectancy.
- The HVAC system is beyond useful life expectancy.
- Control systems are outdated.
- Plumbing fixtures are approaching useful life expectancy.
- The electrical distribution system is beyond its useful life and will increasingly become a maintenance and reliability challenge.
- The lighting system needs to be replaced with LED lighting technology.
- Mechanical and Heat systems are outdated and are not compliant with city net zero goals.

d. Mahoney Middle School

- No observed structural deficiencies. Depending on future uses, modifications could be needed.
- The facility is protected by a dry pipe system of automatic sprinklers. The system appears to be routinely inspected and tested and no issues are noted.
- Boilers are beyond their useful life expectancy. The report identified several needed improvements and replacements.
- Limited mechanical ventilation systems.
- The HVAC system is beyond useful life expectancy.
- The kitchen is not NFPA compliant.
- Plumbing systems and fixtures require modernization.
- The electrical distribution system is beyond its useful life and will increasingly become a maintenance and reliability challenge.
- The lighting system needs to be replaced with LED lighting technology.

- Mechanical and Heat systems are not compliant with city net zero goals.

Potential Strategies for Consideration:

The facilities committee reviewed a variety of alternatives which are described in Section VIII of this report. Each alternative was ranked by cost as one comparative means but then ranked by the committee members as their first, second, and third choices based not only on cost but also on the ability to meet the space needs of the city departments while recognizing phasing and logistical challenges, city sustainability goals, priorities, physical constraints, building condition, and locality.

Closure:

Once a preferred alternative is selected, the next steps should include a schematic-level design process to refine and update the feasibility of the preferred alternative including costs. This evaluation will build upon the information provided in this study and advance the preferred alternative to a schematic level of design and cost estimate.

At the schematic design level, the programming and existing conditions assessments will be used to create building-specific floor plans, address phasing/sequencing together with refine building-specific and site improvements. It will be equally important to plan for the adaptation of buildings to meet the energy and sustainability goals of the city. At the schematic level of design, it is customary to use a professional cost estimating company to generate a project-specific cost estimate. A potential timeline has been included in the PowerPoint Presentation (Section VIII of this report). In general, the time from schematic design through final design, funding/referendum, bidding, and construction is expected to take 4 to 6 years to complete.

Thank you for the opportunity to assist the City of South Portland with this significant investment in the future of city-wide facilities.

Sincerely,

SEBAGO TECHNICS, INC.

Owens A. McCullough, P.E.; LEED A.P.
Sr. VP Strategy and Client Development
OAM:oam

Section II
Central Fire and Police

- **Summary Letter from August, 2021 Study**
- **Updated Facility and Programming Summary – Fire**
- **Updated Facility and Programming Summary – Police**
- **Property Plan (GIS)**
- **Concept Sketch for Police at Mahoney**
- **Concept Sketch for Central Fire Renovation and Expansion**

FROM 2021 POLICE AND FIRE FACILITIES ASSESSMENT

I. Executive Summary:

The purpose of this facilities study is to assist the City of South Portland with understanding the condition and needs of both the Central Fire Station and the Police Station. Through a facilities study, the city can begin the planning process and make informed decisions to address the current and future needs of these important public safety facilities. This facilities study is a comprehensive look at the buildings that included an architectural, structural, plumbing, electrical, air conditioning, heating, and ventilation assessments along with a review of the general site conditions, existing and future needs. The result is the development of a facility program for the foreseeable future of both Fire and Police.

The City of South Portland's work plan for FY22 also includes an ambitious goal "to use 100% clean renewable energy for municipal operations by 2040 and reduce greenhouse gas (GHG) emissions citywide by 80% by 2050. In addition to these goals, the City Council declared climate change an emergency in 2019 and expressed its desire to accelerate our transition away from fossil fuels by 2030." The City is therefore encouraging high-performance buildings (focusing on energy efficiency and electrification of heating and cooling), and transition to renewable energy" through "programs and policies to increase energy efficiency, electrification, and transition to renewable energy in City buildings." As part of this planning study, we have considered this goal and propose an integrated project approach to include high performing buildings through energy efficient building envelopes, systems and use of PV's and geothermal energy.

While there are many combinations of alternatives for renovation, new construction, or relocation, the following six (6) alternatives were identified as the most likely options for the Central Fire Station and Police Station.

Option 1: Maintain a combined Police and Fire Station at the existing site with demolition, renovations, and additions as required to meet the space needs of each department. This option presents several logistical challenges if Fire and Police are to remain on site during the work. The result will be added phasing costs and time with inefficiencies for both Fire and Police during the construction process.

Option 1a: This option is a hybrid of option 1 and eliminates new building construction with a focus on renovation of existing buildings only. It is important to note that this option does not full fill the programming needs and therefore will not accommodate spatial needs for both the Fire and Police.

Option 2: Renovate the existing Central Fire/South Portland Police Station facility to create a standalone Police Station at the existing site and construct a new Fire Station at an alternate site. Under this scenario the new Fire Station would need to be constructed first, then move Fire to the new site and complete a phased renovation keeping Police onsite.

Option 3: Demolish all of the existing Police and Fire Station except the Central Fire Apparatus Bay/Bunk House section and construct new additions at the existing site to accommodate the current programming needs of both departments, maintaining a combined facility at this location. Both Fire and Police will need to relocate to accommodate this option.

Option 4: Construct a new three-story combined facility at the existing site outside the footprint of the existing facility, maintaining the existing facility on-site during construction, then demolish the existing facility after completion of construction and relocation for both departments. This option will create phasing challenges and will reduce useable space on the site during the construction process. As a result, both Fire and Police will need will experience loss of useable site space during construction and will experience significant operational inconveniences.

Option 5: Temporarily relocate Police Department to an alternate site, demolish existing Police facilities, construct a new Fire Department on the site, then demolish the existing Fire Department and construct a new Police Station.

Option 6: Construct a new combined Police and Fire Facility at an alternate site, demolish or re-purpose the existing facility.

Each of the six (6) options considered provides unique opportunities and constraints. Logistically, there will be practicable difficulties to maintain a presence at the current site under any of the alternatives due to the inherent space conflicts between new construction and maintaining an existing operation at the same location. The Police Station has more flexibility to relocate during construction or relocate entirely to another site since the Police Department covers the entire City and is less location-dependent as compared to the Fire Department.

Another important consideration will be the public's sentiment on the location. If an alternative is chosen to relocate one or both of the services, how will that be perceived by the public at large? As presented in this report, the costs are substantive for any of the options chosen. It is clear from this study, the facilities as they are today, are antiquated and not sufficient for the future of delivering emergency and police services to the community.

Our assessment suggests that in the Interim 3-5 years, the current facilities could operate basically "as is" assuming one of the above six (6) options would be planned, designed, and implemented during this time. During this interim period, the city must understand that some improvements may be needed such as exterior maintenance, roofing repairs, potential building HVAC systems repairs/replacements, modifications to accommodate apparatus, building controls repairs/replacement, and other related ongoing maintenance of aging building systems that are at or near their life expectancy.

Should the City decide to continue in the existing buildings beyond the 3-5 years, the cumulative impact of longer-term operational needs would result in progressively more substantive improvements over time due to building inadequacies, code requirements, and

thresholds requiring next tier investments. Examples include IBC requirements and ADA requirements for making buildings accessible and energy efficiency/sustainability. Additional, egress improvements, the need for elevators, structural modifications, building envelop improvements, HVAC systems for improved ventilation, sprinkler systems, and other related life safety requirements can come into play depending on the level of alternations to a building. The result would be significant investment in buildings that are antiquated, not in line with sustainability goals, and no longer able to meet the operational and functional needs of both departments.

While the facilities are serviceable with limitations at this time, investments in the facilities will be needed in the near future (3–5-year timeline) with longer more substantive improvements including major renovation and/or new construction beyond the 3–5-year timeline. Since it will take upwards of 3 to 4 years to plan, design, and construct a major project of this type, consideration will need to be given to a direction in the near term to avoid unplanned investments in the current buildings. It is important to note the Central Fire and Police Buildings are aging infrastructure with impending maintenance needs in the building envelopes, mechanical systems and contain non-code compliant areas as well as energy inefficiencies. The Allied report in Appendix B provides a detailed description of many building system deficiencies.

II. Existing Conditions

1. Central Fire Station:

General Description:

The existing Central Fire Station consists of a single-story, Small Apparatus Bay located at the rear of the Dispatch Facility, a two-story section which houses the Large Apparatus Bays, Decon Room, Kitchen/Dining, and Bunk Rooms, and a Hose Tower. The facility was constructed in approximately 1953.

Building Summary

Building Attributes	Central Fire Station
Square Footage	14,288 (Assessor)
Year Built	1940's
Type of Construction	Masonry
Location	684 Broadway
Parcel Size	1.08 Acres

Building Description:

The existing Central Fire Station is a masonry-bearing exterior wall structure with steel-framed roofs and is currently connected to the 1997 Dispatch Facility with a secured corridor. The Fire Station is comprised of a two-story main building and a single-story rear ell. The two-story section houses the 4 large apparatus bays and firefighter offices on the first floor, with bunk rooms, restrooms, kitchen, and dining areas in the second-floor living quarters. The rear ell houses 4 small apparatus bays, mechanic and maintenance personnel spaces, as well as storage for Hazmat/PPE supplies. The 4-story remote training tower structure behind the station is also constructed of masonry and steel and is utilized for firefighter training scenarios.

The existing fire station is a predominantly slab-on-grade structure with a small basement area for the Boiler room under the office portion of the first floor. The building is approximately 14,300 square feet in total area and is predominantly classified as Storage Use, Ordinary Hazard. Additional use classifications are Business, Residential, and Assembly. The construction classification for the facility is Type III, Combustible / Non-Combustible / Unprotected. The building is not sprinklered and has a detection alarm system. The occupant load based on the current code tabulations for the mixed uses would be 173 maximum occupants. This relatively high occupant load total is due to the second floor Day Room (Dining & TV areas)

classification as an Assembly use. It should be noted typical occupant loads for the Fire Station are 8-10 people per shift.

Exterior Building Conditions:

The exterior walls of the Fire Station are constructed of uninsulated multi-wythe brick masonry typical for a 1950's fire station, with cast concrete art-deco pier caps, keystones, sills, lintels, arches, and entablatures. The brick masonry has been repaired (repointed) in various locations over time to address weathering issues. The cast concrete elements are generally in fair-to-good condition, except for the three-story northeast corner section, which has experienced significant deterioration. This is visually evident from both the exterior and the interior, as exhibited by the peeling paint and decomposition of interior wall and ceiling plaster finishes due to moisture migration. The exterior spalling of concrete pieces from overhead sections has posed a significant safety issue around the ground-level entrance, fire apparatus bay overhead door, and in general for grounds maintenance. This area has been periodically spot-repaired, but a whole-scale solution has not been incorporated to date. A substantial effort would be required to replace these cast sections due to their Art Deco design and method of replacement requirements.

The exterior fenestration components have been replaced in the past decade. Apparatus bay overhead doors have been replaced with fully weather-stripped metal insulated sectional doors on motorized operators. All the windows have been replaced with thermally insulated double-hung units, some of which have difficulty operating at this time. The exterior pass doors have been replaced with self-closing insulated hollow metal doors and frames.

The original roof has been replaced with an adhered EPDM roofing system. The roof has been repaired in various locations over time, mostly along the edges where it ties into the protruding perimeter masonry and cast concrete deco elements and at the original stair tower and hose tower (no longer used since smoke within the tower for smoke training gets sucked into the PD and Dispatch HVAC and overall condition is poor). The roofing continues to be a fairly consistent source of maintenance due to leakage in these areas.

As none of the existing exterior walls are insulated, and the existing roof insulation is moderate, a substantial effort and investment would be required to bring the existing building envelope into current energy code compliance.

Interior Building Conditions:

The interior load-bearing walls at the ground floor level are three wythe thick painted brick masonry, similar to the exterior walls, and appear to be in fair condition. The non-load-bearing walls are plaster-finished framed construction and are in fair to poor condition, showing their age in some locations concerning spalling plaster, peeling paint, and damage from water migration from the exterior. The bathroom residential-type wainscot wall finish panels are in fair condition, and the residential-type wood paneling wainscot in one of the offices is also in fair condition.

The ground-level floor is cast-in-place concrete with an epoxy coating finish in the main apparatus bay and unfinished concrete in the small apparatus ell bays. The main apparatus bay floor exhibits significant cracking at the overhead door locations. Minor cracking is also present throughout both the main and ell apparatus bays. The office floors consist of carpet and vinyl tile, with a vinyl wall base. These finishes are in poor condition, showing evidence of significant wear, and delamination (vinyl products) in many locations.

The ground floor ceilings are plaster-finished in the main Apparatus Bay and the Stair Hall leading to the offices. The offices have suspended acoustical tile ceilings. The small apparatus bays in the ell have exposed steel bar joists and metal deck structures.

Ground floor level interior doors and frames are wood with predominantly clear finishes at the doors and paint at the frames. The doors have knob-type door hardware, except for the door leading from the main apparatus bay to the office area hall, which has a push/pull hardware set. The doors and frames on this level are in poor condition, do not have code-compliant hardware, and are not fire-rated in the required locations. Additionally, the interior wall borrowed lies at the main apparatus bay wall and the main office wall common with the stair hall are not fire-rated assemblies, as are required in fire egress corridor walls for mixed-use structures without a sprinkler system.

The second-floor level interior walls are plaster-finished framed construction, except at the TV Room, which has painted sheetrock in lieu of plaster at its framed walls. This room was not part of the original construction and was “carved out” of the center Dining area space. These walls are in mostly good condition. The walls in the stairwell location are in poor condition due to the aforementioned moisture migration issues at the exterior cast concrete/brick masonry components. These walls have spalling plaster and peeling paint. The bathroom walls have the same residential-type wainscot panel finish

system as the first floor. These locations are in poor condition, with damaged panels, rusty trim components, and deterioration in general.

Flooring finishes consist of vinyl tile predominantly, with vinyl sheet flooring at the stair, and carpet at the TV Room. One of the Bunk Rooms has vinyl plank flooring in a dark woodgrain pattern. Although well maintained for cleanliness, the vinyl tile and sheet floor materials are showing their age from general wear, and are becoming difficult to maintain. There are multiple patterns and colors from replacement efforts, which have left a very incohesive appearance to the facility.

Second-floor level ceilings are suspended acoustical tile in the stair and associated corridor, and the bunk rooms. The ceiling in the stair and associated corridor are in poor condition with evidence of significant water damage to the ceiling tile and the original plaster finish at the structure above. The ceilings in the bunk rooks are in fair condition, with some rooms showing evidence of sagging, which may be due to anchor failure at the original plaster finished structure above. The remaining spaces have smooth finished plaster ceilings in good condition.

The existing bathrooms are in poor condition concerning wall and floor finishes, especially the private bathroom off the first bunk room near the stair. The common bathroom is multi-user non-gender specific, has good quality fixtures, as well as a fairly new sink base vanity and countertop. The existing toilet compartments do not have latching doors and offer minimal privacy. The urinal is in an open space opposite the dual vanity. None of the bathrooms are code compliant from an accessibility standpoint. The common bathroom is not compliant with the Maine plumbing code with respect to gender-required fixture quantities or separation. The existing shower is located in the same space as the stack washer-dryer. The shower unit is in fair condition. The room finishes are in poor condition. The room is also not compliant with accessibility requirements.

The original two Fire Pole locations are still operational. They both have the original brass protection rails around the floor openings, which are not compliant with current codes.

The stair to the third-floor level, which leads to an open storage room and an access door onto the roof, also exhibits the same wall and floor finishes issues due to moisture migration thru the exterior walls. Multiple areas exhibit patching efforts over time, with some areas still in progress. The finishes in the Stair/Storeroom are spartan, with the vinyl floor tile in need of replacement. The wood-framed stair to the roof access door does not have a guard wall on the open side and does not have handrails on either side. The exterior roof access door is a residential-style metal insulated door with an

insulated glass half-lite. The door has a residential knob-style lock and does not have a closer. This opening should be upgraded to a commercial quality door, frame, and hardware.

Site:

The Central Fire Station is located on a shared parcel of land with the Police Station that is approximately 2.5 acres in size. Access to the fire station is from Armory Street and a fire apparatus apron onto Broadway. We would note that Armory Street is still listed as a public street but the Fire and Police have gated the entrance after the access to the abutting convenience store. We understand from City legal counsel, this section of Armory Street could be removed as a City Street by Council Action and rolled into the property.

The project site is fully developed with buildings and pavement with limited parking on site. The site is served by public water, sewer, and gas service. A review of the FEMA flood plain maps indicates the basements areas are with the 100-year flood zone and that periodically, flooding has been reported.

A small parking lot exists along Anthoine Street with one-way access adjacent to the Police Dispatch area. The third point of access is from Anthonie Street adjacent to the 1967 Police building and provides access to employee parking and Police Cruiser parking.

Under the planning scenarios, the site is adequate to accommodate the needs of the facility provided that the parking and circulation areas are reconfigured including building modifications. The surface pavement is aged and showing signs of advanced pavement deterioration and requires replacement. Given the spatial needs for a combined facility, the entire lot is needed for hardscape to accommodate parking, circulation, and building areas. As a result, there is little space available for landscaping or greenspace.

Redevelopment of the site will require new utility services and storm drainage. Under the City of South Portland ordinance, stormwater treatment would be required for a new facility on this location since more than 15,000 square of the land area will be disturbed. Space constraints on site are expected to require a below pavement stormwater chambered treatment system.

Since this is a public safety site, fencing, and gated access will need to be integrated into the facility planning and design.

Parcel Size: 2.5 Acres +/- Including a portion of Armory Street
Zoning: Shoreland Overlay and Residential District A

The use as a Fire and Police facility is considered a municipal building and therefore a special exception use under the Residential District A. The proposed use will not be able to comply with the Residential District A performance criteria separation between buildings) and may be subject to additional criteria under the special exception requirements and buffering. As a result, we believe the City Planning Department and Legal Counsel should be consulted to identify if zoning ordinance changes are needed or if a contract zone would be needed for this redevelopment project.

Primary building concerns include:

a. The inside of the building has only passive ventilation and there are signs of moisture and potentially mold accumulation.
b. The exterior of the facility (concrete façade near the entrance) is spalling and becoming a fall hazard to people that might use the entrance or walk under the entrance.
c. The entire building systems are antiquated and inefficient.
d. Building hazardous materials to included PCBs in window glazing and asbestos-containing materials requiring a full hazardous building materials investigation which has been completed.
e. No sprinkler system.
f. Non-compliant code considerations (egress, life safety, electrical, ventilation, others).
g. The existing boiler (although recently replaced) is a steam boiler with poor operational efficiency.
h. Interior finishes and space are aged and in need of modernization.
i. Ventilation is limited to operable windows and should be improved for better climate control.
j. New modern building control system is needed for energy efficiency.
k. Building envelope is 1950's and energy efficiency is limited.
l. Lighting controls and occupancy sensors recommended.
m. Bathrooms need modernization and ventilation.
n. Kitchen is not code compliant.
o. ADA access improvements and facilities are needed.
p. Bay door heights and space are inadequate.
q. For additional detailed information on the condition of the systems and materials, refer to Appendix B and Appendix C for a systems assessment report and hazardous materials assessment report.

2. Police Station

General Description:

The Police station is comprised of two buildings with varying heat systems and limited ventilation/air conditioning. The relatively newer section (late 1990s) is approximately 13,800 square feet in total floor area. The building includes a forced air (heat/cooling)

system that has limited controllability with hot/cold spots within the building.

The older section of the building was constructed around 1967-1972 and is approximately 12,300 square feet in total building area. This section of the building relies primarily on passive ventilation and has experienced several interior renovations primarily to re-partition the interior space. The heat is primarily hot water with some areas that include wall-mounted heat pumps providing heating and air conditioning. A central ventilation system does not exist for the first-floor area. Ventilation is primarily passive relying on operable windows for circulation. The basement of both building is located within the 100-year flood elevation.

Building Summary

Building Attributes	Central Fire Station
Square Footage	13,884 (1990's) & 12,322 (1967), Assessor
Type of Construction	Masonry
Location	30 Anthoine Street
Parcel Size	1.20 Acres

Building Narratives:

a. 1967 Public Safety Building:

The existing Public Safety Building is a two-story masonry & steel structure consisting of a fully built-out basement and an above-grade-level. The building is 12,220 square feet in total area and is attached to the 1997 Dispatch Facility with a masonry & steel 8'-0" wide connector. The use classification of the facility is Business Use, Ordinary Hazard. The construction classification of the facility is Type III, Combustible/Non-Combustible/Unprotected. The building is not sprinklered and does not have a fire alarm system, although there are smoke detectors in a few corridors and rooms. The occupant load based on 100 sf/occupant would be 123 maximum people.

The exterior walls are cast-in-place concrete at the foundation with concrete masonry units and brick veneer cavity wall construction at the first-floor exterior bearing walls. The roof is framed with steel beams, bar joists, and a metal roof deck. Interior bearing walls are concrete masonry units. Interior partitions have been constructed over the years in the basement level to create the offices, storage rooms, shooting range, and other support spaces in addition to the originally built boiler room and custodial workshop. The first-floor spaces have remained primarily constructed except for the re-purposing of the original Waiting Room and Central Records spaces. These rooms were renovated into the Community Response Unit and Major Crimes spaces when the Dispatch Building was added in 1997. The original entry vestibule was also removed from the building. All of the original first-

floor walls were constructed with concrete masonry units. Subsequent partitions are drywall/framed construction.

Exterior doors are painted hollow metal, exterior windows are replacement casement units with fixed transoms above and painted panels below. Exterior finishes are primarily brick masonry veneer with exposed concrete piers, painted fascia panels, and aluminum louvers.

Interior finishes consist of vinyl tile and ceramic tile flooring, painted CMU, wood paneling, and painted sheetrock walls with vinyl base, painted exposed structure ceiling (partial lower level), and suspended acoustical tile ceilings. Doors were painted hollow metal and solid core wood in painted metal frames in original partitions, with hollow core wood in wood frames at non-original construction (paneling and sheetrock/framed partitions). There are multiple locations in which the non-original partitions do not extend to the underside of the floor structure above the basement level. A toilet room has been added in the basement level under one of the flights of the Anthoine Street stair.

b. 1997 Dispatch Facility

The existing Dispatch Facility is a two-story masonry & steel structure consisting of a fully built-out basement and an above-grade-level. The building is 13,340 square feet in total area and is attached to the 1967 Public Safety Building with masonry & steel 8'-0" wide connector. The use classification of the facility is Business Use, Ordinary Hazard. The construction classification of the facility is Type III, Combustible/Non-Combustible/Unprotected. The building is fully sprinklered per NFPA 13 and has an NFPA fire alarm system. The occupant load based on 100 sf/occupant would be 134 maximum people.

The exterior walls are cast-in-place concrete at the foundation with light gage metal framing and brick veneer cavity wall construction at the first-floor structural steel primary frame system. Cast stone panels sit atop the brick veneer at the roofline. The roof is framed with steel beams, bar joists, and metal roof deck. The roofing system is adhered EPDM atop rigid insulation. Interior first floor partitions are primarily non-load bearing light gage metal framed with painted sheetrock, except at the stair adjacent to the elevator, which has load-bearing concrete masonry unit walls. The first-floor spaces have remained as primarily constructed. The basement level was originally designed to have stair and elevator enclosure walls, as well as an enclosed HVAC/Boiler Room, and a large storage room with the sprinkler room located within. These partitions were light-gage metal framed with sheetrock, except the aforementioned concrete masonry unit stair walls at the first floor. The original drawings indicate the sheetrock thickness at 5/8" at all detailed locations. Currently, the basement level includes non-original spaces for Police Records, Fire Records, Joint Information Center, Large Conference Room, Emergency Operations Center, IT Room, Server Room, Toilet Room, and a Fitness Room.

Exterior doors are a combination of wood/glass doors in metal frames and painted hollow metal doors in metal frames. Exterior windows are aluminum-clad wood units with insulated glass. Exterior finishes are brick masonry veneer, concrete masonry units, metal siding, cast stone panels, and polished granite panels.

Interior finishes consist of quarry tile, vinyl tile, and carpet flooring; painted sheetrock walls with predominantly vinyl base on the first floor and painted CMU walls in the basement; and suspended acoustical ceilings. The areas with quarry tile flooring have quarry tile wall base. Interior doors are solid core wood with clear finish in painted hollow metal frames.

Primary building concerns include:

1967 Building

a. Antiquated controls that can no longer be serviced need to be replaced. New Central Direct Digital Control Building Automation System.
b. Mechanical and ventilation systems are in need of modernization.
c. Exhaust hood for Range and new ventilation system needed.
d. General Roof Maintenance
e. Basement Level Code Compliance Improvements
f. First Floor Code Compliance Improvements
g. The basement of both buildings is located within the 100-year flood elevation.
h. For additional detailed information on the condition of the systems and materials, refer to Appendices B and C for a systems assessment report and hazardous materials assessment report.

1997 Addition

a. Replace Non-code Compliant Boiler Combustion air system.
b. Mechanical and ventilation systems require modernization and to provide better controllability of systems.
c. Exhaust hood and system needed for Range.
d. Roof maintenance and possible replacement are needed.
e. Basement Level Code Compliant Improvements
f. First Floor Code Compliant Improvements
g. The basement of both building is located within the 100-year flood elevation.
h. For additional detailed information on the condition of the systems and materials, refer to Appendix B and Appendix C for a systems assessment report and hazardous materials assessment report.

Common Concerns to Both Buildings:

a. Inadequate space to accommodate current and future needs (Refer to programming assessment).

b. Building finishes and spaces are aged and don't adequately service modern Police operations.

c. Vehicle garage undersized.

Site: Refer to site narrative under Central Fire Station.

III. Programming:

The programming phase of a planning study includes a review of each use, spatial needs currently and in the future to determine the adequacy of the existing building space and what additions might be needed to accommodate the full operational program for the planning period. This work was completed by Grant-Hays Associates.

The space needs for the City of South Portland's Public Safety Facility, including a fully modernized Central Fire Station (CFS) and Police Station PD) would require a building area size of 60,000 square feet. The existing size of these departments on the current parcel at 684 Broadway is 38,747 square feet. The current facility is undersized based on the current needs assessment.

The Summary of Space Needs by Department is as follows:

Current Police Department:	17,070 sf	(6,500 sf in Flood Plain)
Programmed Police Department:	28,420 sf	(Total Space Needed)
PD Space Deficiency	***- 11,350 sf***	***(-17,850 sf)***
Current Central Fire Station:	25,757 sf	(6,500 sf in Floor Plain)
Programmed Central Fire Station:	31,645 sf	
CFS Space Deficiency	***-5,888 sf***	***(-12,388 sf)***
TOTAL FACILITY SPACE Deficiency	***-17,238 SF***	***(-30,238 sf)***
	(Bulk deficit)	***(flood plain deficit)***

The lower floor levels of the existing Police Station (originally called "Public Safety Building") and the Dispatch Facility are below the current flood plain elevation. This equates to 6,500 square feet of area for each department with the potential of flooding during an emergency weather event. An additional 13,000 square feet of space would need to be added to the total facility delta to get a sense of the magnitude of new construction required if the existing buildings are to receive alterations and additions with the goal of attaining an essential facility classification.

CENTRAL FIRE STATION SPACE NEEDS

Central Station does not meet the current fire apparatus needs for the department. Due to the age of the facility (1953), the existing 4 large apparatus bays limit the size of fire engines, and do not accommodate a ladder truck. The existing overhead door sizes are too small for the larger apparatus, and the existing ramp pitches excessively from the bays down to Broadway. Valuable minutes are lost just getting out of the station and onto the public way.

The current apparatus bay configurations accommodate the following 9 apparatus:

- 1 Engine
- 2 Ambulances
- 1 Hazmat Trailer

- 1 Four-Up Gator
- 4 Command Vehicles
- 1 Prime Mover (Parked Outside)
- 1 Service Truck (Parked Outside)

Central Station needs to accommodate the following 14 apparatus:

- 1 Ladder Truck
- 2 Engines
- 2 Ambulances
- 1 Prime Mover
- 1 Foam Trailer
- 1 Four-Up Gator
- 5 Command Vehicles
- 1 Service Truck

Currently, Central Station lacks the following appropriately-sized apparatus bay dedicated support spaces:

- DECON / Gear Wash room
- Turn Out room
- Gear repair / tank compressor room
- Special operations storage room (Hazmat equipment)
- EMS supply room
- Training gear storage room
- PPE inventory room
- CPAT storage room
- Workshop & general storage rooms
- Outdoor maintenance equipment storage room (Snowblowers, lawn mowers, etc.)
- Restroom (Accessible)
- I.T. room

Central Station also needs firefighting equipment cold storage building, which can be a freestanding remote structure on the site, preferably adjacent to the outdoor training area.

In addition to Living Quarters' accessibility, building, and life safety code-related deficiencies, Central Station lacks the following dedicated spaces:

- Single-user shower rooms (3 required)
- Laundry room
- Linen's storage room
- Custodial room
- I.T. room
- Large kitchen suitable for multiple food preparers

The existing Central Station administrative spaces are undersized, lack the necessary conference and training rooms, and are generally not located in a manner conducive to operational efficiencies. One major issue, as previously stated, is the Emergency Operations Center (EOC/EMLT), Joint Information Center (JIC), and EOC Training Rooms are currently located in spaces within the flood plain, as well as records storage. The fitness room, also located in the

basement, is directly below the current Fire Chief, Administrative Assistant, and Deputy Chief's Offices. This presents an acoustical issue during normal business hours. The administrative area needs the following upgrades in addition to the currently identified spaces:

- Larger Chief office
- Assistant Chief office
- Larger Deputy Chief offices (4 positions)
- Larger Fire Inspectors office (2 positions)
- Spare office (Light Duty)
- Larger Administrative Assistant area
- Large Conference room (dividable for 2-10 person spaces)
- Centralized records storage room
- Multiple single-user Restrooms

Spaces that should be located adjacent to the apparatus bays are the Fitness room and the Fitness Lockers. These spaces could also be located adjacent to the living quarters, if necessary. They should not be located adjacent to the administrative areas.

POLICE STATION SPACE NEEDS

South Portland Police Department occupies the original 1967 Public Safety Building and half of the 1997 Dispatch Facility on the same parcel as the Central Fire Station at 684 Broadway. Both structures were designed as single-story buildings with full basements. The grade-level floors were fully built out with occupied spaces for offices, conference rooms, shared functions with the Fire Department, and related support spaces. Both basements were unfinished storage space, as it was apparently known during the design phase this level was in the Flood Plain. The city has subsequently built out the basement levels of both buildings with Police and Fire Department function spaces. As previously indicated, the basement level is prone to flooding during major weather events, and as such, the spaces have required repairs from water damage, as well as mold-mitigation.

Most of the spaces within the 1967 building are too small to adequately house the necessary personnel and functions, as Police policies, community interaction, and strategies have evolved over the past 50 years. The spaces in the main floor level of the Dispatch Facility are predominantly adequate in size, but lack space for all the administrative and public interaction functions necessary to meet current needs.

The Department has 56 sworn officers and consists of the following personnel:

- 1 Chief
- 1 Deputy Chief
- 2 Administrative Assistants
- 4 Lieutenants
- 7 Sergeants
- 28 Officers
- 1 Crime Analyst
- 1 Evidence Technician
- 1 MDEA
- 2 School Officers

- 1 Court Officer
- 1 Cyber Officer
- 1 Sergeant Detective
- 6 Detectives
- 1 Animal Control Officer
- 1 Mechanic
- 1 Behavioral Health Liaison

Patrol shifts consist of 4 officers (minimum) and 1 supervising officer.
The existing facility is lacking the following functional spaces:

- Sally Port
- Secured Holding Area (with cell and restroom)
- SWAT Gear Secured Storage (with gear lockers)
- SWAT Gear Changing Room (with personnel lockers)
- Crowd Control Gear Storage Room
- Climate-Controlled Evidence Storage Rooms (Narcotics/Bio/Arson)
- Cyber Evidence Storage Room
- Driving Simulator Room
- DECON Room
- Drug Take-Back Storage Room
- Vehicle Evidence Storage Bay
- Mechanic's Office/Restroom/MEP Room
- Secured Interview Rooms
- Polygraph Room
- Media/Recording Room
- Community Meeting/Multi-Purpose room

The following existing spaces are undersized for current staffing needs:

- Briefing Room
- Patrol Firearms Storage
- Break Room & Kitchen
- Men's Lockers
- Men's Showers/Changing
- Women's Lockers
- Women's Showers/Changing
- Nursing Room
- General Storage
- Restrooms (single-user)
- Sergeant's offices
- Courts Officer office
- Mail/Copy/Supplies room
- IT/Server room
- Conference rooms
- Custodial room
- Shooting Range (non-operational for live fire)

Ideally, a new police station would group all the patrol and apparatus type activities, along with all primary public interaction activities on the first-floor level. Secondary public/community functions and first-tier administrative and investigation functions would occupy the second-floor level. The third-floor level would contain the balance of department functions, as well as modest future expansion space.

IV. Code Assessment

The following code narrative addresses general building life safety code considerations. This assessment was prepared by Grant-Hays Associates.

1967 PUBLIC SAFETY FACILITY

Refer to drawings A-1 and A-2 for specific code issues throughout this portion of the facility.

NFPA 101 Life Safety Code/International Building Code:

Since this building is not sprinklered, the egress components (exit corridor walls, doors and frames) are required to have a one-hour fire rating. It appears none of the existing corridor walls are fire rated and the existing door/frame assemblies do not have fire-rated label tags. A significant amount of these doors does not have automatic closers, which are required at fire-rated egress corridor locations.

A wood-framed storage closet was constructed in the Anthoine Street egress stairwell at the first-floor level, and a toilet room was constructed at the basement level of the same stairwell. Both these spaces are non-compliant since they are not fire rated and in a non-sprinklered egress component. A non-compliant wood-framed storage closet was also constructed at the end of the egress corridor at the rear stair of the basement level.

Some of the basement level egress corridor partitions do not extend from the floor to the ceiling structure above, thereby making them non-compliant for the required fire rating.

Storage rooms over 100 square feet in area must be fire-rated. It appears none of the basement level storage rooms over 100 sf have rated partitions or rated door/frames with closers.

The stairwells have handrail, treads and riser dimensions that comply with the building code in effect in 1967. However, none of these components comply with the current building code and would require reconfiguration if a significant renovation to the building is performed. Similarly, the travel distance from a remote point in the shooting Range to the first-floor exit via the Anthoine Street stairwell exceeds the 200’ allowable travel distance. The travel distance from this same point of remoteness out the rear stairwell on the first floor complies with the allowable travel distance.

The stove at the first-floor kitchen does not have the required NFPA suppression exhaust hood.

The doors to the boiler room and the rear stairwell at the basement level do not have the required positive latching hardware.

Americans with Disabilities Act:

None of the toilet rooms or shower rooms comply with the dimensional criteria of ADA

None of the Kitchen cabinet/counter heights, nor the sink area comply with the dimensional criteria of ADA.

A majority of the doors at the basement level do not have the required lever hardware for ADA compliance.

The basement egress stairwells lack the required designated Area of Refuge for ADA compliance.

ADA compliant access to the basement is provided via the elevator and connector corridor from the 1997 Dispatch Facility.

1997 DISPATCH FACILITY

Refer to drawings A-3 and A-4 for specific code issues throughout this portion of the facility.

NFPA 101 Life Safety Code/International Building Code:

This building has a full NFPA 13 sprinkler system and fire alarm system. There are four rooms in the basement level that were constructed at a later date that do not have sprinkler coverage; Closet 012, Fire Records 013, Police Records 014, and Police Records 015.

The stairwells have handrail, treads and riser dimensions that comply with the building code in effect in 1997. However, none of these components comply with the current building code and would require reconfiguration if a significant renovation to the building is performed.

The basement kitchenette does not have an NFPA suppression exhaust hood at the stove.

The basement level "vestibule" at the elevator has a one-hour rated partition assembly but the door/frame assembly does not have fire rated label tags.

The ramp connector to the 1967 Public Safety Building does not have handrails at each side in the basement level. There is a handrail at only one side at the first-floor ramp connector, code requires handrails on both sides of the ramp.

The first-floor rear fire exit exterior steps do not have the required handrails and guardrails, and does not have an ADA ramp.

The Anthoine Street fire egress stairs have a common lobby with the elevator. Code does not permit this configuration, as the egress stairs must have a separate fire-rated enclosure and travel path to the exterior means of egress. Additionally, the elevator & stair" vestibule" at the first-floor level does not appear to have fire-rated label tags on the door/frame/glass assemblies.

Americans with Disabilities Act:

The basement level kitchenette does not comply with ADA dimensional criteria for countertop height or wheelchair clearance at the sink location.

The first-floor rear fire egress exit does not have an ADA ramp (stairs only).

The first-floor main entrance ramp/walkway approach exceeds the maximum slope allowed by ADA and does not have railings.

CENTRAL FIRE STATION

Refer to drawings A-5 and A-6 appended to this report for specific code issues throughout this portion of the facility.

NFPA 101 Life Safety Code/International Building Code:

The existing two-story building consist of residential living space above fire apparatus storage bays and offices. The building is not sprinklered, and has a basic coverage fire alarm system for the second floor living quarters.

Structures with second floor residential living spaces, such as the Bunk Rooms, Day Room, and the Dining Area, above a storage use must be sprinklered in accordance with NFPA 13. This is a significant code deficiency which will require attention once any level of alterations is pursued. Additionally, the existing basic level fire alarm system will need to be upgraded to current standards, which will entail adding notification devices to all the bunk rooms, restrooms, day room, and the entire first floor.

The first-floor offices are interconnected, which means a person travels thru one office to get to the next. Although not technically a “Suite”, they qualify for a single egress due to the occupancy of less than 30 people and an exit travel distance of less than 75 feet to the nearest exit. The required fire rated door separating the Suite from the egress corridor has been removed.

The egress corridor, which also contains the stair to the second floor, does not have the required on-hour fire rating enclosure, as the walls have more glazing than is allowed. The doors leading into this exit corridor are not rated, and lack the appropriate positive latching hardware.

The existing stair does not meet current codes for tread and riser dimensions and lack compliant guardrails and handrails. The portion of the stair that accesses the basement boiler room is also non-compliant in width, tread, and riser dimensions, as well as lacks the required handrails. None of these components comply with current building codes and would require reconfiguration if a significant renovation is performed.

The living quarters on the second floor does not have a second means of egress, which is required. The existing single means of egress stair, as previously mentioned above, is non-compliant dimensionally, and does not have the required fire rated egress door at the second-floor level. The lack of a second means of egress as well as the lack of a sprinkler system and adequate fire alarm system coverage for this floor are significant code deficiencies. It should be noted fire poles are not legal means of egress. The two existing fire poles do not have code-compliant perimeter guards.

The living quarters kitchen stove has an alternative suppression hood, which the local AHJ has authority to approve for certain styles of "residential" ranges. If a commercial range is utilized as part of any future upgrade plan, a commercial suppression exhaust hood would be required.

The service stair from the Third level to the roof level does not have a guardrail on the open side, and does not have any handrails. This stairwell, which is open to the second-floor level, has a significant quantity of combustible storage in the form of wood framed shelves and cardboard boxes of paper files.

Americans with Disabilities Act:

Central Fire Station is currently accessed from the outside via the original entrance facing Amory Street, as well as off Anthoine street thru the Dispatch Building. The access thru the Dispatch Building offers an ADA accessible route. The original entrance off Armory Street will require a shim between the bituminous pavement walkway and the concrete entry slab for wheelchair travel. The existing entrance door at the rear Ell apparatus bays is not ADA accessible due the threshold elevation being one step up from grade.

None of the first-floor restrooms meet ADA dimensional criteria in size, fixtures, or accessories.

The front office (Day Watch) floor elevation is 8" above the main floor elevation and is not ADA compliant for wheelchair access.

The Anthoine Street fire exit door lacks the proper side wall clearance adjacent to the door hardware for ADA compliance wheelchair exiting. This issue also exists at the hall door separating the Offices from the main Apparatus Bay.

Office doors have non-ADA compliant knob hardware. Furniture and storage items are placed/stored so as to not allow for proper 12" -18" ADA side wall clearance for passage thru the door openings.

The stair to the second floor does not have ADA compliant height guardrails or handrails. The current configuration is not the correct height, lack proper top and bottom extensions, and are only on one side of the stair run. Tread and riser dimensions, as previously indicated, are non-compliant.

The second floor Residence Quarters are not ADA accessible due to the lack of elevator access.

None of the second-floor bathrooms, shower rooms, laundry room, or kitchen meet ADA dimensional criteria in size, fixtures, or accessories.

All the second-floor doors have non-ADA complaint knob hardware, except at the TV room.

The TV room does not have a designated floor area for a Wheelchair, but the furniture placement can be altered for this accommodation if the need arises.

In summary, Central Station will require significant investment to be brought into current building, life safety, and accessibility code compliance.

Refer to Appendix A for tabulated summary of the codes assessment.

V. Energy and Sustainability

Both buildings pre-date current trends and focus on energy and sustainability. "The Cities of Portland and South Portland developed a joint climate action & adaptation plan that will chart a course to meeting these shared goals. One Climate Future is an innovative regional approach that lays out the next steps to achieving aggressive carbon reduction goals, growing a circular economy, building community resilience, and creating more just and equitable cities. The South Portland City Council officially adopted the plan on October 13, 2020." (Quote from City of South Portland Sustainability Office Website).

What this means is that both communities are following national trends to improve building envelopes and focus on the use of renewable energies to reduce the carbon footprint striving for carbon neutrality. This promotes waste reduction, high-performing buildings, climate resilience, a better environment and establishes leadership and awareness of a sustainable future.

The City of South Portland's work plan for FY22 includes an ambitious goal "to use 100% clean renewable energy for municipal operations by 2040 and reduce greenhouse gas (GHG) emissions citywide by 80% by 2050. In addition to these goals, the City Council declared climate change an emergency in 2019 and expressed its desire to accelerate our transition away from fossil fuels by 2030."

To accomplish this, the City will "Encourage high-performance buildings (focusing on energy efficiency and electrification of heating and cooling), and transition to renewable energy" through "programs and policies to increase energy efficiency, electrification, and transition to renewable energy in City buildings."

Strategies include high-performance building envelopes, building energy modeling, use of renewable energy such as solar, geothermal, electric heat pump technologies, and electric vehicles as examples.

That challenge is that the Central Fire Station and Police Station are buildings that were not originally designed with enhanced building performance strategies. This facility plan anticipates that any of the alternatives selected will focus on an integrated solution consistent with the goals of the city's climate action plan. Strategies will include building energy modeling to identify energy effective building envelopes and systems as well as the integration of photovoltaics, geothermal energy and inclusion of electric vehicle charging stations. Once a preferred building alternative is selected, the design will need to be advanced to a 30% design level to assess energy and building design alternatives.

It is also important to note that installing enough PV panels onsite to meet the programmed facility electrical loads (roof or ground) is expected not to be achievable. This is due to the likely volume of panels needs which would exceed the square footage of building roofs and limited site space that is useable. An alternative might include partial PV's and purchasing green energy from other commercial PV arrays.

VI. Facility Alternatives

This assessment considered six (6) alternatives to cover a broad range of options for the South Portland Central Fire and Police Station. For ease of review, the alternatives are provided in a bulleted format that can be cross-referenced with the alternative site plans. Note that the square footages will vary from alternative to alternative. This is due to alternatives that included re-use of existing buildings and a various building and space configurations.

<u>Option 1</u> (New Fire Apparatus Bays, New Police Apparatus Addition, Renovations of Both Fire and Police Buildings. Both Stay Onsite)

PD = 20,000 to 25,000 SF
FD = 30,300 SF

- Demolish existing rear apparatus bay ell at Central Station.
- Demolish existing Fire Training Tower structure.
- Demolish existing PD Maintenance Garage.
- PD fabric shelter for Large Apparatus to remain.
- Upgrade all buildings for energy, life safety, building, and accessibility code compliance.

- Interior renovations to Central Station (10,900 sf), Dispatch (13,000 sf), and Police Station (12,000 sf) on all existing floors. Renovations include programming, code, and energy upgrades.
- New 2-Story 11,400 sf Fire Apparatus addition at Central Station with access from Armory Street. 3 large apparatus bays, 1 small Apparatus Bay, Decon, Turn-Out, Gear Repair, SCBA, Maintenance Shop, Hazmat & PPE Storage, Stair/Elevator, M/E, Offices, Fitness, Training, and multi-use Storage.
- New 3-story 1,500 sf Training Tower addition. Shared use for FD & PD scenarios.
- New single-story Police Apparatus Maintenance Addition. 2 Apparatus Maintenance bays, 1 Evidence Vehicle Bay, 1 bay for cold storage, motorcycles & bicycles. Mechanic's office, toilet, parts storage area.

- Challenges: FD Apparatus Bay Addition layout not optimal both for interior configuration and for Apparatus turning radius in-and-out of the site. Access onto Armory Street challenging, even with additional traffic signal controls. Basement levels of existing Dispatch and Police Station are below Flood Plain, where flooding is frequent. EOC spaces are located in the Dispatch basement, which is not optimal. Significant expense for aging/outdated structures from a codes and energy efficiency standpoint. Existing Central Station and Police Station buildings significantly outdated. Existing Police Station built on piles; therefore, vertical expansion not fiscally possible. Existing Dispatch Facility will require roof structure upgrades due to drift loads imposed by the new 2-story Fire Apparatus addition. One Climate initiative not achievable.
- Phased construction will require multiple periods of displacement by both departments, which will be costly and possibly compromise effectiveness and quality of emergency services.

Option 1a (Renovate Existing Facilities with No New Construction)

PD = 17,000 SF with 6,500 SF in Flood Plain
FD = 14,300 SF

- Fire Department and Police Department moves off property during renovations or renovations will need to be phased to keep both operations onsite. This present logistical challenges since operations will need to be consolidated to allow for other areas to be renovated. This approach adds cost and extends the timeline of the project significantly.
- Demolish Fire Training Tower and PD Maintenance Garage structure.
- Re-purpose PD Large Apparatus storage fabric structure.
- Eliminate any essential functions from basement levels of Dispatch and Police Station due to location in the Flood Zone. Non-essential storage only (if anything).
- Upgrade all buildings for energy, life safety, building, and accessibility code compliance.
- Interior renovations to existing Police Station. Redesigned for first floor uses only. Spaces to include administration function spaces directly related to patrol/community activities, such as Briefing room, weapons lockers, break room, kitchen, booking/holding cell(s), etc.
- Interior renovations to existing Dispatch Facility. Redesigned for first floor uses only. Spaces to include administration function spaces related to department management, public interaction, resources, meeting rooms, and interviews.
- Interior renovations to both floors of Central Station main structure (10,900 sf). Redesigned for Police Station technical space functions, which will include a new shooting range, SWAT lockers and Gear-Up room, fitness room with M/F lockers & showers, technical storage, labs, and related offices. Code upgrades will include 2 means of egress stairs and an elevator.
- Interior renovations to existing 4-bay garage at rear of Central Station into Police Apparatus Maintenance use. Spaces to include 3 mechanic's bays, 1 evidence vehicle bay, parts room, mechanic's office, toilet, large tools area (tire balancer, etc.), with Mezzanine above for additional parts storage.

- Challenges: This option does not achieve the space requirements identified in the programming and therefore the option does not meet current or future spatial needs. Renovations will present difficulties to achieve the climate action plan since the buildings are antiquated and do not readily adaptable to modern energy codes and the city climate action plan.

<u>Option 2</u> (Police Stays On-Site with Phased Renovations and Limited New Construction, Fire Department Moves Off-Site)

PD = 28,275 SF
FD = 34,500 SF (New Facility Off-Site)

- Fire Department moves off property to a new facility elsewhere. Highest probability is Mahoney School site.

- Demolish Fire Training Tower and PD Maintenance Garage structure.
- Re-purpose PD Large Apparatus storage fabric structure.
- Eliminate any essential functions from basement levels of Dispatch and Police Station due to location in the Flood Zone. Non-essential storage only (if anything).
- Upgrade all buildings for energy, life safety, building, and accessibility code compliance.

- Interior renovations to existing Police Station. Redesigned for first floor uses only. Spaces to include administration function spaces directly related to patrol/community activities, such as Briefing room, weapons lockers, break room, kitchen, booking/holding cell(s), etc.
- Interior renovations to existing Dispatch Facility. Redesigned for first floor uses only. Spaces to include administration function spaces related to department management, public interaction, resources, meeting rooms, and interviews.
- Interior renovations to both floors of Central Station main structure (10,900 sf). Redesigned for Police Station technical space functions, which will include a new shooting range, SWAT lockers and Gear-Up room, fitness room with M/F lockers & showers, technical storage, labs, and related offices. Code upgrades will include 2 means of egress stairs and an elevator.
- Interior renovations to existing 4-bay garage at rear of Central Station into Police Apparatus Maintenance use. Spaces to include 3 mechanic's bays, 1 evidence vehicle bay, parts room, mechanic's office, toilet, large tools area (tire balancer, etc.), with Mezzanine above for additional parts storage.
- New single-story addition for PD Large Apparatus and cold storage addition (motorcycles, bicycles, outdoor equipment, etc.)

- Challenges: FD/PD physical distancing loses some efficiencies for shared spaces and daily integration opportunities. Basements become "ghost towns" of useless space without investing significant expense to prevent future flooding. PD operations very spread out over a significant amount of square footage. One Climate initiative not achievable.
- Phased construction much more easily managed than Concept 1.

<u>Option 3</u> (Phase Construction for New Fire and Police Onsite, Re-purpose or Demo Existing Fire Station).

PD = 28,800 SF
FD = 34,000 SF

- Demolish existing rear apparatus bay ell at Central Station.
- Demolish Police Station.
- Demolish existing Fire Training Tower structure.
- Demolish existing PD Maintenance Garage.
- PD fabric shelter for Large Apparatus to remain.
- Upgrade 2-Story Central Station building for energy, life safety, building, and accessibility code compliance.

- Interior renovations to both floors of Central Station main structure (10,900 sf). Redesigned for FD smaller Apparatus, EMS central supplies, and offices on the first floor. Redesigned for FD living quarters on the second floor – similar to Cash Corner.
- New two-story 20,000 sf FD Addition. First floor spaces for large and small Apparatus, Turn-Out, Decon, Gear Repair, SCBA, Maintenance Shop, Hazmat/PPE storage, training storage, general storage, stairs, elevator, and secured public functions (lobby, conference, office). Second floor spaces for administrative and technical offices, conference/training rooms, Fitness, EOC, and additional storage. Training tower internally located for use by FD & PD.
- New 3-story 28,800 sf PD structure for all PD functions, including improved Briefing, Lockers, SWAT, Firing Range, offices, Apparatus maintenance, storage, and public-related operations.

- Challenges: Large FD Apparatus roll-out onto Anthoine Street will be challenging due to current on-site grade differentials. Public parking locations not optimal. Separate entrances for FD and PD lack efficiency of shared functions and will require multiple elevator/stair locations. Does solve the flood plain problem since all spaces will now be slab on grade and above – no basements. One Climate initiative achievable, although invasive for existing 2-story Central Station building.
- Phasing will require temporarily relocating both PD and FD offsite during construction. FD could re-occupy before PD if multiple phased construction is desired.

<u>Option 4</u> (Phase Construction for New Fire and Police Onsite, Re-purpose or Demo Existing Fire Station).

PD = 28,800 SF
FD = 34,750 SF

- Demolish PD Maintenance and Cold Storage structures, FD Fire Training Tower structure for new facilities construction.
- Demolish all remaining structures after new facilities are completed.

- New 3-story 28,800 sf PD Station.
- New 2-story 31,000 sf FD Station
- New 3-story 3,750 sf FD connector with some PD shared functions.
- FD & PD apparatus deploy onto Anthoine Street.
- FD large apparatus furthest from Broadway intersection.
- Public access options for either Anthoine or Armory Streets.

- Challenges: New construction timeframe severely limits current site's ability to provide parking for employee vehicles, PD apparatus, and moves PD apparatus maintenance off-site temporarily (Public Works Facility).
- Demolition phase of existing structures can only be completed after PD & FD move into their new facilities. Logistically impossible to use new facility until all demolition and sitework is completed as existing structures block apparatus access to Anthoine Street. Building location does not allow enough site for drive-thru fire apparatus bays, nor any access onto Armory Street for any vehicle. One Climate initiative achievable.
- Phased construction not required for new buildings.

Option 5 (New Facility On-Site for Fire and Police)

PD = 28,800 SF
FD = 32,000 SF

- Relocate both PD and FD offsite temporarily.
- Demolish all structures on site. Rework grades for better apparatus access onto Anthoine and Armory Streets.
- New Combined Public Safety Facility comprised of a 3-story 28,800 sf Police Department and 3-story 32,000 sf Fire department.
- Allows shared space utilization for building and functional efficiencies.
- Allows for a Category IV Essential Facility with a modernized EOC.
- Slab-on-grade construction = no spaces in flood plain.
- FD Apparatus bays would be drive-thru and access both Anthoine Street and Armory Street.
- Building location on parcel optimizes apparatus ramp lengths, locations, and grades.
- Building location on parcel optimizes quantity of employee parking and PD apparatus parking.
- Building location on parcel provides for public pedestrian and vehicular circulation remote of all FD & PD apparatus circulation.

- Challenges: Finding temporary locations for Police and Fire Departments during 12–16-month construction phase.
- Provides highest probability for achieving One Climate initiative.
- Phased construction not required.

Option 6 – New Construction Offsite (Fire and Police)

PD = 28,800 SF
FD = 33,000 SF

- Identify new parcel and construction new facilities offsite.
- Challenges: Finding a suitable location, public comment on new location.
- Avoids issues with temporary relocation of fire and/or police.
- Easier integration of South Portland's One Climate Plan.

VII. Projected Facility Costs

The following spreadsheet has been assembled to identify the probable cost for each option considered. At this level of planning, the costs are based upon general per square foot costs for similar construction types and sizes.

The Allied Engineering assessment provided in Appendix B describes multiple potential improvements should renovations be implemented outside of Options 1 – 6 as individual projects. It is important to note that should the city decide to implement improvements individually at the Central Fire and Police Station, the improvements are often interdependent on other improvements and would likely result in additional investment to comply with applicable codes and provide the desired benefit. In this regard, the city will need to be cautious to avoid an increasingly progressive investment in the facilities to the point that a holistic investment would result in a better overall value to the city including adaptation to the Climate Change goals and life cycle sustainability of the buildings.

It is also worthy to note the recent escalation in building material costs, shortages of materials, lack of labor and general busyness of the construction industry. As a result, construction costs have climbed appreciably with uncertainty as to what future construction costs will be. While we attempted to include allowances for this in the pricing, it is not possible to predict with certainty what building costs will be in 2, 3 or more years. Once the City chooses an alternative, it will be important to advance the alternative to at least a 30% design level and obtain more definitive pricing based upon the construction costs at the time of the 30% design.

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS
SUMMARY

Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
$29,069,900	$36,922,450	$40,896,150	$43,740,930	$43,345,930	$43,015,800
Option 1(a)					
$21,899,480					

OPTION 1 (New Fire Apparatus Bays, New Police Apparatus Addition, Renovations of Both Fire and Police Buildings. Both Stay Onsite)
OPTION 1a (Renovations of Both Fire and Police Buildings. Both Stay Onsite. (Option doesn't meet programming needs)
OPTION 2 (Police Stays On-Site with Phased Renovations and Limited New Construction, Fire Department Moves Off-Site)
OPTION 3 (Phase Construction for New Fire and Police Onsite, Re-purpose or Demo Existing Fire Station)
OPTION 4 (Phase Construction for New Fire and Police Onsite, Re-purpose or Demo Existing Fire Station).
OPTION 5 (New Facility On-Site for Fire and Police)
OPTION 6 - New Construction Offsite (Fire and Police)

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS
OPTION 1 (New Fire Apparatus Bays, New Police Apparatus Addition, Renovations of Both Fire and Police Buildings. Both Stay Onsite)

Description	Units	Unit Cost	Quantity	Total
Option 1				
Earthwork	sf	$18	130,000	$2,340,000
Demolition	sf	$15	38,000	$570,000
Hazardous Building Materials	sf	$8	20,000	$160,000
Police Alterations	sf	$225	12,000	$2,700,000
Police Addition	sf	$325	3,200	$1,040,000
Dispatch Alterations	sf	$225	13,000	$2,925,000
Central Fire Station Alternations	sf	$300	10,900	$3,270,000
Central Fire Station Addition	sf	$375	11,400	$4,275,000
Training Tower Addition	sf	$250	1,500	$375,000
Subtotal				**$17,655,000**
Phasing Costs	10%			$1,765,500
General Conditions	10%			$1,765,500
OH&P	15%			$2,648,250
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	35	$525,000
Planning, Design, Construction Admin	8%			$1,412,400
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$2,648,250
Total Project Cost				**$29,069,900**

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS

OPTION 1a (Renovations of Both Fire and Police Buildings. Both Stay Onsite. (Option doesn't meet programming needs)

Description	Units	Unit Cost	Quantity	Total
Option 1a				
Earthwork	sf	$15	130,000	$1,950,000
Demolition - Selective Interior & Limited Bldg.	sf	$12	38,000	$456,000
Hazardous Building Materials	sf	$8	20,000	$160,000
Police Alterations	sf	$225	12,000	$2,700,000
Dispatch Alterations	sf	$225	13,000	$2,925,000
Central Fire Station Alternations	sf	$300	10,900	$3,270,000
Central Fire Station Addition - Stair Tower and Elevator	ls	$500,000	1	$500,000
Training Tower Addition	sf	$250	1,500	$375,000
Subtotal				**$12,336,000**
Phasing Costs (Allowance - Higher Cost due to Both Staying Onsite During Rennovations)	20%			$2,467,200
General Conditions	10%			$1,233,600
OH&P	15%			$1,850,400
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	35	$525,000
Planning, Design, Construction Admin	8%			$986,880
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$1,850,400
Total Project Cost				**$21,899,480**

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS
OPTION 2 (Police Stays On-Site with Phased Renovations and Limited New Construction, Fire Department Moves Off-Site)

Description	Units	Unit Cost	Quantity	Total
Option 2				
Earthwork	sf	$18	130,000	$2,340,000
Demolition	sf	$15	38,000	$570,000
Hazardous Building Materials	sf	$8	20,000	$160,000
Police Alterations	sf	$225	6,000	$1,350,000
Police Addition	sf	$325	1,500	$487,500
Dispatch Alterations	sf	$225	6,500	$1,462,500
Central Fire Station Alternations	sf	$300	10,900	$3,270,000
Central Fire Station	sf	$375	34,500	$12,937,500
Subtotal				**$22,577,500**
Phasing Costs (Allowance)	10%			$2,257,750
General Conditions	10%			$2,257,750
OH&P	15%			$3,386,625
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	40	$600,000
Planning, Design, Construction Admin	8%			$1,806,200
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$3,386,625
Total Project Cost				**$36,922,450**

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS

OPTION 3 (Phase Construction for New Fire and Police Onsite, Re-purpose or Demo Existing Fire Station)

Description	Units	Unit Cost	Quantity	Total
Option 3				
Earthwork	sf	$18	130,000	$2,340,000
Demolition	sf	$15	25,000	$375,000
Hazardous Building Materials	sf	$8	20,000	$160,000
New Police Station	sf	$375	28,800	$10,800,000
Fire Station Addition	sf	$375	20,000	$7,500,000
Central Station Alterations	sf	$325	10,900	$3,542,500
Fire Training Tower	sf	$250	1,500	$375,000
Subtotal				**$25,092,500**
Phasing Costs (Allowance)	10%			$2,509,250
General Conditions	10%			$2,509,250
OH&P	15%			$3,763,875
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	40	$600,000
Planning, Design, Construction Admin	8%			$2,007,400
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$3,763,875
Total Project Cost				**$40,896,150**

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS

OPTION 4 (Phase Construction for New Fire and Police Onsite, Re-purpose or Demo Existing Fire Station).

Description	Units	Unit Cost	Quantity	Total
Option 4				
Earthwork	sf	$18	130,000	$2,340,000
Demolition	sf	$15	38,900	$583,500
Hazardous Building Materials	sf	$8	20,000	$160,000
New Police Station	sf	$375	28,800	$10,800,000
New Fire Station	sf	$375	33,000	$12,375,000
Renovation of Existing Central	ls	$250,000	1	$250,000
Fire Training Tower	sf	$250	1,500	$375,000
Subtotal				**$26,883,500**
Phasing Costs (Allowance)	10%			$2,688,350
General Conditions	10%			$2,688,350
OH&P	15%			$4,032,525
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	41	$615,000
Planning, Design, Construction Admin	8%			$2,150,680
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$4,032,525
Total Project Cost				**$43,740,930**

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS
OPTION 5 (New Facility On-Site for Fire and Police)

Description	Units	Unit Cost	Quantity	Total
Option 5				
Earthwork	sf	$18	130,000	$2,340,000
Demolition	sf	$15	38,900	$583,500
Hazardous Building Materials	sf	$8	20,000	$160,000
New Police Station	sf	$375	28,800	$10,800,000
New Fire Station	sf	$375	33,000	$12,375,000
Fire Training Tower	sf	$250	1,500	$375,000
Subtotal				**$26,633,500**
Phasing Costs (Allowance)	10%			$2,663,350
General Conditions	10%			$2,663,350
OH&P	15%			$3,995,025
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	41	$615,000
Planning, Design, Construction Admin	8%			$2,130,680
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$3,995,025
Total Project Cost				**$43,345,930**

PROJECT NAME: South Portland Central Fire and Police
REVISED DATE: 8-11-21
PRELIMINARY OPINION OF CONSTRUCTION COSTS
OPTION 6 - New Construction Offsite (Fire and Police)

Description	Units	Unit Cost	Quantity	Total
Option 6				
Earthwork	sf	$18	150,000	$2,700,000
Demolition at Existing, Loam and Seed.	sf	$15	100,000	$1,500,000
Hazardous Building Materials	sf	$8	20,000	$160,000
Existing Central Fire Station Allowance	ls	$300,000	1	$300,000
New Police Station - Offsite	sf	$375	28,800	$10,800,000
New Fire Station - Offsite	sf	$375	33,000	$12,375,000
Fire Training Tower	sf	$250	1,500	$375,000
Subtotal				**$28,210,000**
Phasing Costs - None - Offset New Construction				$0
General Conditions	10%			$2,821,000
OH&P	15%			$4,231,500
PV Solar - Assumes City uses a PPA Agreement				$0
Geothermal (1 Well/1,500 s.f.)	Wells	$15,000	41	$615,000
Land Acquisition (Assumes City Owned Land)	ls	$0	0	
Planning, Design, Construction Admin	8%			$2,256,800
Geotechnical Study and Materials Testing	ls	$50,000		$50,000
Furnishings, Fixtures & Equipment	ls	$300,000		$300,000
Generator	ls	$250,000		$250,000
Permitting	ls	$50,000		$50,000
Contingency	15%			$4,231,500
Total Project Cost				**$43,015,800**

VIII. Closing and Recommendations

The South Portland Central Fire and Police Station is comprised of aging buildings to include a 1950's vintage Fire Station and Police Station consisting of two (2) buildings that were constructed around 1967 and 1997. The Central Fire Station is not currently on the Historic Registry, but is eligible. This would ultimately be a city decision if they want to pursue placing it on the Historic Register. The implications could be significant if listing the building on the Historic Registry is pursued. We encourage the city to determine the relevance of listing this building on the historic registry as that decision would have a substantive impact on the ultimate option chosen.

The buildings and site are aging infrastructure that do not currently meet the needs of the Fire and Police Departments without modernization, renovations, new construction or a combination of both.

Six (6) fundamental alternatives were evaluated that cover a broad spectrum of options. Costs for any of the alternatives are substantive given the size of the project and needs to achieve the building program. The costs include options to address sustainability goals for energy to "Encourage high-performance buildings (focusing on energy efficiency and electrification of heating and cooling), and transition to renewable energy through programs and policies to increase energy efficiency, electrification, and transition to renewable energy in City buildings." Energy efficient and sustainable buildings should be an integral part of any municipal building project in the future to demonstrate compliance with the climate action plan, reduce the carbon footprint and achieve sustainability avoiding future costs for changing and increasing energy costs.

With the facilities study complete, we recommended the City consider undertaking the next steps within 5 years to allow for an appropriate time to design, fund, and construct the preferred option. The 5-year timeline was established based upon the reality of implementing a project of this size while recognizing the existing facilities have reached their functional design life and will require significant investment in the near future.

Recommendations:

1. Identify a preferred option and implement the planning and design process in 2022-2023. This is a critical first step in advancing the project and provides time to refine the preferred option and establish a budget including evaluating financing options. This will be interdependent on recommendation item 2.

2. Complete the facilities study of City Hall, Library and Mahoney School. These studies combined with the previously completed Hamlin School study and this study will provide the information needed to select a preferred approach whether that is a new combined municipal facility or separated facilities and to establish priorities.

3. Place the preferred alternative out to bid for contractors in the winter of 2024.

4. Construction Summer of 2024 through 2026.

5. If one of the six (6) options or a hybrid is not pursued, we recommend the City consider developing a sequenced Capital Improvement Plan (CIP) to address building HVAC systems,

controls, roofing and façade maintenance, interior renovations for bathrooms, kitchens and functionals spaces, emergency generator, electrical upgrades equipment/vehicle storage, finishes, air quality, and comfort all of which are identified the Grant-Hays and Allied Engineering existing conditions assessments. The site will also need maintenance to include repaving parking, access drives, and circulation areas with storm drainage improvements. These needs are symptomatic of aging infrastructure that has served its full purpose over many years and is now in need of modernization.

In closing, we commend the City of South Portland for taking action to evaluate current facilities and plan for the future of these essential government facilities to serve the community. A complete facilities plan is a road map for the future and will allow the city to implement a thoughtful facilities asset management plan for the future.

We would also like to thank the Fire Department, Police Department, Water Resources Department, Sustainability Coordinator, City Facilities Manager and City Manager for their support and participation in this Facilities Study.

Thank you for the opportunity to serve the City of South Portland.

Sebago Technics, Inc.
Grant-Hays Associates
Allied Engineering.

SOUTH PORTLAND FIRE DEPARTMENT

CENTRAL FIRE STATION SPACE PROGRAM ANALYSIS / NEEDS

SPACE	SIZE	AREA (SF)
Outdoor Equipment Storage Building (Semi-Heated)	**14 x 112**	**1568**
Outdoor Dining/Grilling Patio	16 x 16	256
Outdoor Generator	16 x 20	320
Outdoor Hands-On Training Area	100 x100	10,000
Outdoor Subtotal		***12,144***
First Floor – Apparatus & Support Spaces		
Apparatus Bay –		
2 Ambulances	40 x 30	1200
1 Ladder Truck	20 x 60	1200
2 Engines	40 x 60	2400
1 Chief Vehicle	15 x 30	450
1 Shift Commander Vehicle	15 x 30	450
4 Service Vehicles	60 x 30	1800
1 Gator Quad	20 x 30	600
1 Foam Trailer	20 x 30	600
Decontamination Room	20 x 30	600
SCBA Compressor/Fill Station Room	16 x 16	256
Turn-Out Gear/PPE Lockers (40)	20 x 30	600
Training Storage Room	16 x 16	256
EMS Supply Room	16 x 20	320
Facilities Supply Room	16 x 20	320
Workshop & General Supply Room	16 x 20	320
PPE Inventory Room	16 x 20	320
Unisex Toilet Rooms (2)	7 x 8	112
Secured Vestibule	8 x 10	80
Mechanical/Electrical Room	16 x 30	480
Sprinkler Room	10 x 10	100
Life Safety Room	8 x 10	80
Gear Repair & Stock Room	12 x 16	192
Offices – Training & Watch	10 x 10	200
I.T Room	6 x 6	36
Custodial Room	6 x 6	36
Fitness Room	24 x 36	864
Lockers/Changing Rooms (M/F)	20 x 24	480
Apparatus Subtotal		***13,692***

Administrative Offices		
Chief Office	14 x 18	252
Assistant Chief Office	14 x 14	196
Administrative Assistant Area	12 x 12	144
Deputy Chiefs Office (2 occupants)	12 x 16	192
Deputy Chiefs Office (2 occupants)	12 x 16	192
Fire Inspectors Office (2 occupants)	12 x 16	192
EMS Coordinator Office	12 x 14	168
LHO Office	12 x 14	168
Spare/Future (light Duty) Office	12 x 14	168
Dividable Conference Room (4 small)	24 x 40	960
EOC Media/IT Room	10 x 24	240
EOC/Classroom (40 occupants)	24 x 50	1200
JIC Conference Room	16 x 30	480
Toilet Rooms (2)	8 x 12	192
Custodial	8 x 10	80
Fire Records Storage	20 x 20	400
Copy/Mail Room	10 x 12	120
Kitchenette/Break Room	12 x 16	192
IT/Server Room	12 x 12	144
Office Supplies	6 x 6	36
Circulation		500
Administrative Offices Subtotal		***6216***
Second Floor – Living Quarters		
Bunk Rooms (10 staff @ 4 shifts)	10 x 12	1200
Shower/Toilet Rooms (3)	10 x 10	300
Laundry Room	9 x 10	90
Linen/Uniform Storage	9 x 10	90
Custodial Room	7 x 10	70
Day Room (10-12 People)	16 x 30	480
Kitchen	16 x 12	192
Pantry	8 x 10	80
Offices (2 – Duty Officer & Shift Commander)	10 x 12	240
I.T. Closet	6 x 6	36
General Storage	6 x 6	36
Mechanical/Electrical	12 x 16	192
Circulation		800
Living Quarters Subtotal		***3816***

2 Floors Add:		
Elevator (2 floors)	10 x 10	200
Elevator Machine Room (1 floor)	8 x 10	80
Egress Stairs (2 at 2 floors)	10 x 24	960
Circulation		500
Second Floor Circulation Elements Subtotal		***1740***
TOTAL NET BUILDING AREA (INCL STORAGE BUILDING)		***27,032 SF***
TOTAL GROSS BUILDING AREA (X 1.10)		***29,735 SF***

SOUTH PORTLAND POLICE DEPARTMENT

PUBLIC SAFETY BUILDING SPACE PROGRAM ANALYSIS / NEEDS

ROOM NAME	SIZE	AREA (SF)
TECHNICAL FUNCTION SPACES		
FIRING RANGE	20 X 100	2000
SWAT GEAR SECURED STORAGE	16 X 20	320
SWAT GEAR CHANGING ROOM	16 X 16	256
CROWD CONTROL GEAR STORAGE	16 X 16	256
UNIFORM/GENERAL GEAR STORAGE	12 X 16	192
CRIME LAB	14 X 16	224
EVIDENCE TECHNICIAN	14 X 16	224
K-9 UNIT	14 X 16	224
DIVE TEAM	14 X 16	224
EVIDENCE ROOM	14 X 16	224
FIREARMS STORAGE	12 X 16	192
CYBER EVIDENCE STORAGE ROOM	12 X 14	168
CASE FILES STORAGE	14 X 16	224
PERSONNEL FILES STORAGE	10 X 16	160
GENERAL STORAGE	14 X 16	224
ARCHIVE STORAGE	16 X 16	256
MULTI-USER TOILET ROOMS (2)	8 X 12	192
FITNESS/TRAINING ROOM	24 X 36	864
MAINTENANCE/CUSTODIAL SUPPLIES	16 X 16	256
WORKSHOP	12 X 16	192
OUTDOOR STORAGE BUILDING	14 X 112	1568
APPARATUS MAINTENANCE BAYS (5)	40 X 80	3200

- CRUISER REPAIR / LIFT BAY
- LONG TERM PROJECT BAY

- EVIDENCE VEHICLE BAY
- PARTS / TOOLS BAY
- OFFICE/RESTROOM/MECH/ELEC

SUBTOTAL TECHNICAL FUNCTION SPACES ***11,540***

ROOM NAME	**SIZE**	**AREA (SF)**
ADMINISTRATIVE FUNCTION SPACES		
CHIEF'S OFFICE	14 X 18	252
DEPUTY CHIEF OFFICE	14 X16	224
ADMINISTRATIVE ASSISTANTS	12 X 24	288
CONFERENCE ROOM (CHIEF'S AREA)	14 X 20	280
DETECTIVE SARGEANT OFFICE	14 X 14	168
TRAINING LEUTENANT OFFICE	14 X 14	196
TRAINING SARGEANT OFFICE	14 X 14	196
SARGEANTS AREA (6 STATIONS)	14 X 32	448
REPORTS ROOM	12 X 16	192
COMMUNITY RESPONSE UNIT (4 STATIONS)	14 X 24	336
MAJOR CRIMES AREA (6 STATIONS)	14 X 32	448
BEHAVIOR HEALTH OFFICE	12 X 12	144
CYBER CRIMES OFFICE	12 X 14	168
COURTS OFFICER OFFICE	12 X 14	168
SCHOOL LIASSON OFFICE (2 OCCUPANTS)	12 X 16	192
FUTURE OFFICE	12 X14	168
GENERAL OFFICE STORAGE	12 X 12	144
MAIL/COPY SUPPLIES ROOM	10 X 14	140
COMMUNITY MEETING/MULTI-PURPOSE ROOM	20 X 36	720
MEETING STORAGE (TABLES/CHAIRS, ECT)	8 X 16	128
INTERVIEW ROOMS (2)	10 X 12	240
MEDIA/RECORDING ROOM	8 X 10	80

DEBRIEFING ROOM	20 X 36	720
BREAK ROOM	16 X 24	384
KITCHEN	12 X 12	144
SECURED HOLDING AREA/VESTIBULE	12 X 24	288
SINGLE USER TOILET ROOMS (4)	7 X 8	224
MEN'S LOCKERS (50)	20 X 40	800
MEN'S SHOWER ROOM (2)	8 X 8	128
MEN'S TOILET ROOM	8 X 20	160
WOMEN'S LOCKERS (20)	10 X 30	300
WOMEN'S TOILET ROOM	8 X 20	160
WOMEN'S SHOWER ROOM (2)	8 X 8	128
NURSING ROOM	6X6	36
MAIN PUBLIC ENTRANCE VESTIBULE	8 X 12	96
SECURED PUBLIC LOBBY	12 X 12	144
DUTY OFFICER	12 X 12	144
IT/SERVER ROOM	6 X 6	36
CUSTODIAL	6 X 6	36
SUBTOTAL ADMINISTRATIVE SPACES		***9188***

ROOM NAME	**SIZE**	**AREA (SF)**
GENERAL FUNCTION SPACES		
MECHANICAL/ELECTRICAL	16 X 30	480
SPRINKLER ROOM	10 X 12	120
NFPA LIFE SAFETY ROOM	8 X 10	80
ELEVATOR	10 X 10	100
EMR	8 X 10	80
STAIRS (2)	10 X 25	500
CIRCULATION		1000
SUBTOTAL GENERAL FUNCTIONS SPACES		***2360***

TOTAL NET AREA	***23,088 SF***
TOTAL GROSS AREA (X 1.10)	***25,500 SF***

MINIMUM FRONT YARD: 20'
MINIMUM SIDE YARD: 6'
MINIMUM REAR YARD: 20'

MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM BUILDING COVERAGE: 25%
DISTANCE BETWEEN PRINCIPAL BLDGS: HGT. OF TALLER BLDG.

CURRENT LOT BUILDING COVERAGE: 21.3%
MAXIMUM ALLOWABLE BUILDING COVERAGE: 28,900 S.F.

Zone B
Zone A2 (EL 10)
Zone B

A N T H O I N E S T

Invert elev: 6.71'
Rim Elev: 11.38'
Rim Elev: 11.52'
Rim Elev: 10.74'
Invert elev: 4.7'
Rim Elev: 12.28'
Rim Elev: 10.34'
Rim Elev: 11.2'
Invert elev: 3.87'
Rim Elev: 14.1'
Rim Elev: '
Invert elev: 3.29'
Rim Elev: 13.12'
Rim Elev: 12.9'
Rim Elev: 13.73'
Rim Elev: 14.88'
Rim Elev: 14.72'
Rim Elev: 15.87'
Rim Elev: 17.25'
Rim Elev: 16.41'
Rim Elev: 15.82'
Rim Elev: 15.13'
Rim Elev: 14.56'
Rim Elev: 16.57'
Rim Elev: 15.3'
Rim Elev: 16.31'
Invert elev: 4.31'
Invert elev: 5.29'
Rim Elev: 17.29'
Rim Elev: 15.93'
Invert elev: 5.94'
Rim Elev: 18.19'
Rim Elev: 15.917'
Invert elev: 4.63'

B R O A D W A Y

A R M O R Y S T

Public Safety Building

Central Fire Station Building

3 Bay Garage

N/F City of South Portland

N/F City of South Portland

Area to Remain Public ROW

- Subject Site
- Abutting Parcels
- Buildings
- 2' contour
- 10' contour

Stormwater
- Gravity
- Catchbasin

Water
- Water Mains
- Distribution
- Hydrant Control
- PublicHydrants

Wastewater
- Gravity
- Sewer Manhole

Natural Gas
- Unitil

Regulatory Flood Zone
- A1-A30,Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- B,Areas between limits of 100-year flood and 500-year flood; or certain areas subject to 100-year flood with average depths less than one foot or where contributing area is less than one square mile; or areas protected by levees from base flood.

0 10 20 40 ft

DATA SOURCES

Maine Parcels Organized Towns - Maine GeoLibrary Parcel Project
FEMA Topographic LiDAR: Cumberland and York Counties, ME, 2006
E911 Roads - Maine Office of Information Technology, GeoLibrary Bureau
City of South Portland Utilities Geodatabase
FEMA FIRM Panel 23005300089
ESRI World Imagery: 10/09/2018

REV: | BY: | DATE: | STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE • TRANSPORTATION PLANNING
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 1A
South Portland, ME 04106
Tel. 207-200-2100

DRAWN BY: JLH
JOB NUMBER: 18412

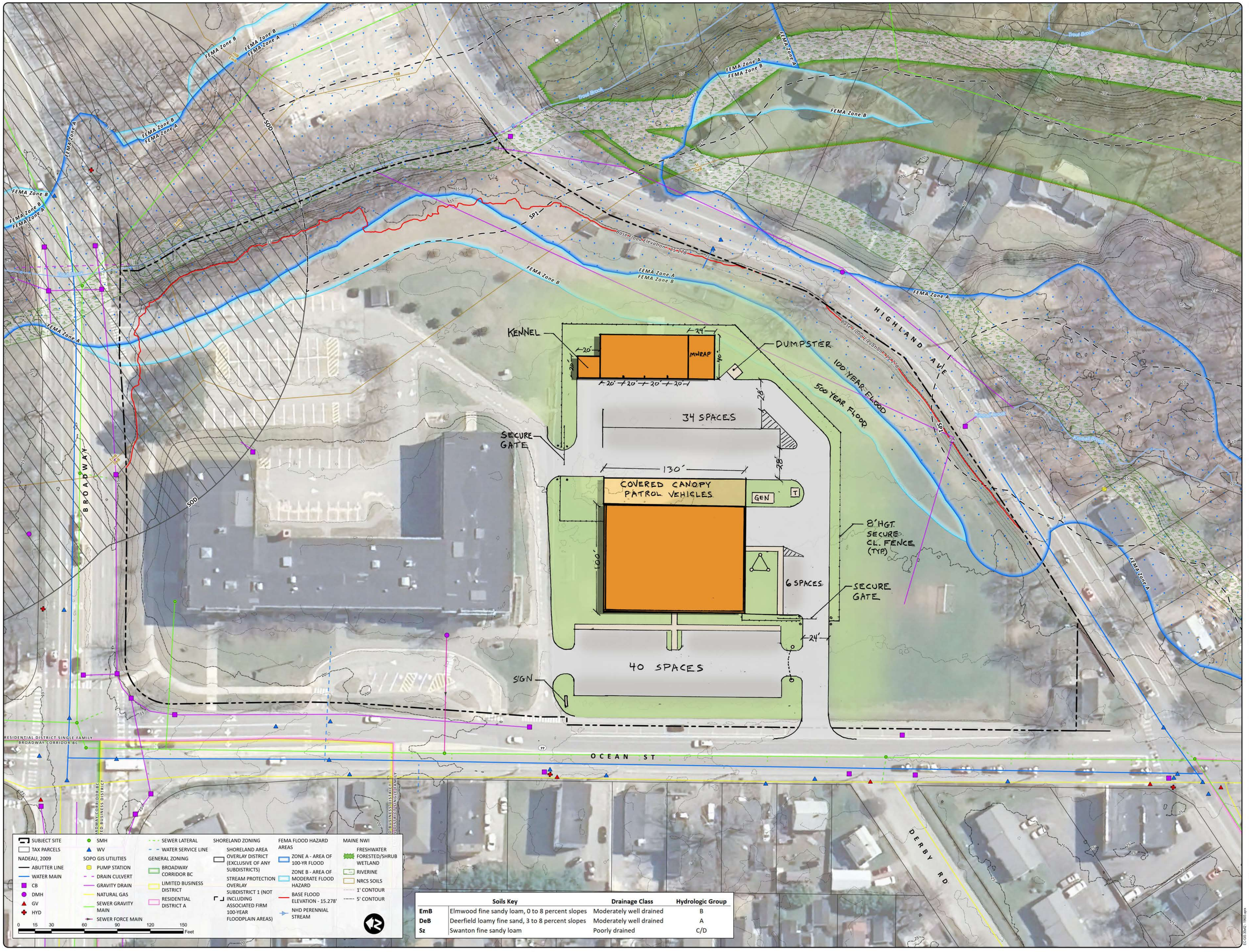
EXISTING SITE PLAN OF CENTRAL FIRE STATION

684 BROADWAY
SOUTH PORTLAND, ME, 04106

FOR:
CITY OF PORTLAND
25 COTTAGE RD
SOUTH PORTLAND, ME, 04106

DATE	SCALE
2-3-2021	1" = 20'

SHEET 1 OF 1



	Soils Key	Drainage Class	Hydrologic Group
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	Moderately well drained	B
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	Moderately well drained	A
Sz	Swanton fine sandy loam	Poorly drained	C/D

Maine GeoLibrary - South Portland Tax Parcels
Subject Site Boundary, Water Mains & Utilities - Nadeau, 2009
GIS Utilities, Zoning, Shoreland Zoning - City of South Portland
Flood Data:
FEMA FIRM Panel 230053 0008 D, 1985
BFE Adjusted from NGVD29 (16') to NAVD88 (15.278')
USGS Wetland Data - Maine Statewide National Wetland Inventory
2020 USGS LIDAR Topography
Google Earth Imagery - April 2023

NOTES:

REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. THIS PLAN IS NOT A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH. THIS PLAN IS PROVIDED SOLELY FOR PLANNING PURPOSES. THIS PLAN SHOULD NOT BE USED FOR THE PERMITTING PROCESS.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 1A, Basement
South Portland, ME 04106
tel: 207-200-2100

EXISTING CONDITIONS GIS PLAN
OF:
TAX MAP 19-LOT 15
929 HIGHLAND AVENUE
SOUTH PORTLAND, MAINE
FOR:
CITY OF SOUTH PORTLAND
929 HIGHLAND AVENUE
SOUTH PORTLAND, MAINE 04106

DESIGNED	
DRAWN	MTM
CHECKED	
DATE	12/15/2023
SCALE	1" = 30'
PROJECT	19605

SHEET 1 OF 1

ExGIS.dwg, Hold, apx

ANTHOINE STREET

BROADWAY

ARMORY STREET

NEW 2 STORY
FIRE STATION ADDITION
20,000 SF

EXISTING CENTRAL
STATION
RENOVATE 2 STORIES
10,900 SF

CENTRAL FIRE STATION
BUILDING

DISPATCH FACILITY
(DEMOLISH)

PUBLIC SAFETY
BUILDING
(DEMOLISH)

FIRE STATION OUTDOOR
TRAINING AREA

3 BAY
GARAGE
(DEMOLISH)

9 SPACES
9 SPACES
9 SPACES
17 SPACES
13 SPACES
6 SPACES
3 SPACES (1 ADA)
15 SPACES
12 SPACES

APRON
APRON
APRON
GATE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

PLS OR PE

PLS OR PE

REV.	BY:	DATE:	STATUS
A	OAM	08/26/2021	ISSUED FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AS PROPOSED BY OTHERS, SHALL BE THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

ALTERNATIVE CONCEPT NO. 3
OF:
CENTRAL FIRE STATION & POLICE STATION
684 BROADWAY
SOUTH PORTLAND, MAINE
FOR:
CITY OF SOUTH PORTLAND
25 COTTAGE ROAD
SOUTH PORTLAND, ME 04106

DESIGNED	OAM
DRAWN	MRS
CHECKED	OAM
DATE	02/01/2021
SCALE	1" = 20'
PROJECT	18412

18412-OPT3.dwg, TAB:OPTION 3

SHEET 4 OF 6

Section III
Assessing

- **Architect Summary Report**
- **Exterior Photos**
- **Interior Photos**
- **Code Assessment**
- **Existing Floor Plan**
- **Environmental Building Report**
- **MEPSFP Assessment Report**

ASSESSOR'S BUILDING

EXISTING CONDITIONS

The existing Assessor's Office building is a single story 1500 square foot masonry structure located adjacent to the existing Municipal Office building. Both structures share a common parking lot. Built in 1955 as a bank, the building has brick masonry exterior bearing walls, concrete slab/frost wall foundation, and an EPDM covered wood-framed flat roof. Exterior fenestration includes two insulated metal egress doors, a single metal service door at the Mechanical/Electrical Room, and double-hung replacement insulated windows in the original masonry openings. The original painted wood entablature trim at the main entrance is intact but in need for maintenance and repair along with fresh paint. The replacement windows have been trimmed with composite materials and are in good condition. The frieze and fascia/soffit at the roof perimeter has been wrapped with metal cladding, presumably when the roof surface was replaced with the EPDM system.

Interior construction consists of painted concrete block perimeter wall, painted sheetrock/plaster interior framed walls, direct attached perforated felt ceiling tiles, laminate plank flooring at the open office areas and epoxy/resinous floor coating atop the concrete slab at the remaining spaces. The interior space configuration is predominantly an open office area with multiple office furniture system cubicles for the Appraisers and Administration Assistant. There are two built offices occupied by the Assessor and Deputy Assessor. The Vault is utilized for general office storage as well as records storage and is not sufficiently sized to accommodate the storage needs. The open office area is also utilized for file cabinets, flat files, open shelf filing, and staff kitchenette-type items, such as refrigerator, toaster oven, microwave, and coffeemaker. The existing restroom has a water closet, sink, and service sink. The mechanical/electrical room is "stuffed" with equipment and utilities. The existing plaster ceiling has large openings which appear to be due to prior water leakage based on the irregularity of the opening and the rust visible in the metal lath. The ceiling and the adjacent concrete block wall have pipes passing thru them into the occupied spaces.

Refer to the Space Program Assessment at the end of this document for the uses and areas of each current Assessor function.

Refer to the Existing Conditions Photographs at the end of this document for exterior and interior pictures of the existing conditions.

CODE COMPLIANCE

The building was reviewed under the current editions of the International Building Code, Life Safety Code, Americans with Disabilities Act, and the Uniform Plumbing Code. The building has exit lights, emergency lighting, and fire extinguishers in the occupied spaces. It also has an NFPA fire alarm system in the occupied areas. The restroom does not have the required fire alarm strobe light or emergency light. The mechanical/electrical room does not have the required emergency lighting, horn/strobe unit or fire extinguisher. The voids in the required fire separation between the mechanical/electrical room and the occupied areas/roof framing need to be repaired and filled with penetration firestopping materials.

Most interior doors do not have ADA required level handle hardware, nor have the required minimum clear width or approach clearances for wheelchair access. The restroom is not accessible per ADA

dimensional criteria at all. The service sink should be in an area not inside the restroom. The building size and occupant load of 10 of less people allows for one single-user restroom to meet the uniform building code exception for Business uses.

The main entrance stair railings do not comply with codes with respect to height, configuration, and overall dimensional criteria. The rear egress door does not have a compliant wheelchair accessible path to a public way. The path is loose gravel and grass with more than ½" of elevation change from the interior finish floor level.

Refer to the Code Analysis at the end of this document and the Code Compliance Plan for additional information.

THERMAL ENVELOPE

As a concrete block & masonry veneer exterior wall building, the interior application of a perimeter furred wall with spray foam insulation would be a cost-effective option for increasing the thermal performance of the shell, especially since the fenestration elements appear to have been upgraded. The felt ceiling tiles could be removed and spray foam insulation applied to the roof framing if the current roofing system's insulation level is sub-par. A new suspended ceiling can then be installed with LED light fixtures. The minimum IECC insulation levels could be exceeded, if desired.

Refer to the Code Analysis at the end of this document for the minimum IECC thermal values.

ASSESSOR'S DEPARTMENT PROGRAMMING NEEDS

(Reserved)

CITY OF SOUTH PORTLAND - MUNICIPAL FACILITIES SPACE PROGRAM ASSESSMENT

ASSESSORS OFFICE BUILDING

November 2, 2022

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
PROGRAM SPACES					
Assessor	1	7'-6 x 15'-8	117.5	117.5	Office
Deputy Assessor	1	10' x 12'-4	111.25	111.25	Office
Appraiser	3	6' x 9'	54	162	Cubicle
Admin Assistant/Files	1	10' x 12'	120	120	Cubicle
Vault	1	5'-1 x 6'-8	34	34	Vault
Files Area	1	11' x 13'-2	145	145	Alcove
Files (Open Shelves)	1	2' x 10'	20	20	Alcove
Kitchenette/Copier	1	2' x 16'	32	32	Alcove
Mechanical/Electrical	1	6' x 10'	60	60	Room
Restroom	1	5' x 10'-3	45.5	45.5	Room
SUBTOTAL				***874.25 SF***	
CIRCULATION					
Entry	1	4'-7 x 4'-10	22	22	
Corridors				247.5	
SUBTOTAL				***269.5 SF***	
NET SUBTOTAL				***1143.75 SF***	
SYSTEMS				***361.25 SF***	
GRAND TOTAL (GROSS)				***1505 SF***	

CODE ANALYSIS

NFPA 101 Life Safety Code – 2021 Edition

Building Classification:	Business - 1505 gross sf
Hazard Classification:	Ordinary Hazard
Construction Type:	Type 3B (000); Non-Sprinkled
Occupant Loads:	1505 sf Business Area @ 150 sf/occupant = 10 occupants
Janitor, Mech, Storage Rating:	1 hour
Minimum Stair/Ramp Egress width:	36" clear (less than 50 occupants)
Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

Building Uses	**Business; Non-Sprinkled**
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'; except 100' if occupant load less than 30 people at single story exit discharge directly outside the building or if single tenant under 30 occupants.
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	36" clear (less than 50 occupants)
Minimum Number of Required Exits	2; except 1 per occupant load/travel distance exceptions stated above
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Not Required
Fire Alarm System:	Not Required (less than 50 occupants)
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Not Required (less than 50 occupants)
Interior Wall/Ceiling Finishes Class:	Class A or B in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Business Group (B) - 1505 gross sf
Construction:	Type IIIB – Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	Business @ 150 sf/occupant = 10 occupants
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations

Construction Type:	Type IIIB - Unprotected; Non-Sprinkled
Maximum Height:	55'; 3 stories
Maximum Area / Floor:	19,000 sf
Actual Area/Height:	1505 sf & 1 Story (Existing)

Fire Resistance Ratings

Load Bearing Exterior Walls:	2 Hours
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Internal Structural Frame:	None
Minimum Number of Exits:	2; except 1 if occupant load is less than 50 and travel distance to exit is less than 75' in a single story/single tenant occupancy.
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	36" (less than 50 occupants)
Minimum Stair Width:	36"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"

Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Not Required

Building Live Loads

Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf

Interior Finish Requirements	Business B – Non-Sprinkled
Exit enclosures/passageways	Class A or B
Corridors	Class B
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC – 2015 Edition

Occupancy Classification:	Business
Occupancy Area:	1505 sf gross
Occupancy Load:	10 per IBC Table Method

10 Occupants - 5 male / 5 female

Section 422.2*	WATER CLOSET	URINALS	LAVS	SHOWERS
Single-user *Exception (2)	1	NA	1	NR
Drinking Fountain: (or water station)	1/150 Occupants – 1 Required			
Service Sink:	1 Required			

IECC/MUBEC (Maine Uniform Building Energy Code) MINIMUM INSULATION VALUES

Per 2021 IECC; Table C402.1.3, C402.1.4 and C402.4

ZONE 6 COMMERCIAL Masonry & Framed Building	R-VALUE	U-FACTOR	SHGC
Roof (insulation above roof deck)	R-30	0.033	NA
Roof (attic)	R-49	0.020	NA
Mass Wall above Grade	R-13.3 ci	0.080	NA
Mass Wall below Grade	R-10 ci	0.10	NA
Unheated Slab (24" band)	R-20	F-0.51	NA
Doors – Swinging		0.37	NA
Windows - Operable		0.42	0.33

c.i. – Continuous Insulation

ASSESSOR’S BUILDING EXTERIOR PHOTOGRAPHS

ASSESSOR’S BUILDING EXTERIOR PHOTOGRAPHS

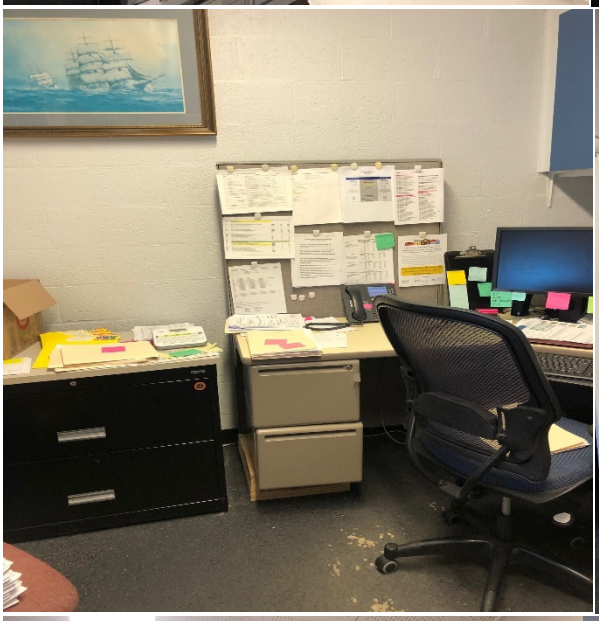
ASSESSOR’S BUILDING EXTERIOR PHOTOGRAPHS

ASSESSOR'S BUILDING INTERIOR PHOTOGRAPHS

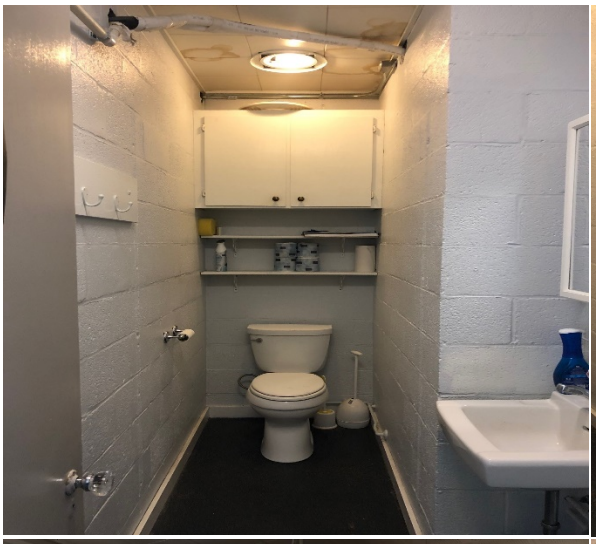
ASSESSOR'S BUILDING INTERIOR PHOTOGRAPHS

ASSESSOR’S BUILDING INTERIOR PHOTOGRAPHS

ASSESSOR'S BUILDING INTERIOR PHOTOGRAPHS



ASSESSOR’S BUILDING INTERIOR PHOTOGRAPHS



ASSESSOR’S BUILDING INTERIOR PHOTOGRAPHS

GENERAL CODE NOTES - EXISTING CONDITIONS

NFPA NOTES

1. EXISTING BUILDING DOES NOT HAVE A COMPLIANT NFPA ALARM/ DETECTION SYSTEM.
2. EXISTING BUILDING LACKS COMPLIANT EMERGENCY & EXIT LIGHTS.

ADA NOTES

1. MAJORITY OF DOORS DO NOT HAVE ADA COMPLIANT HARDWARE (LEVERS).
2. MAJORITY OF DOORS DO NOT HAVE COMPLIANT CLEARANCE AT HARDWARE SIDE OF THE OPENING FOR WHEELCHAIR APPROACH.
3. TOILET ROOM IS NON-COMPLIANT.
4. REAR EXIT IS NON-COMPLIANT.

KEYED NOTES LEGEND

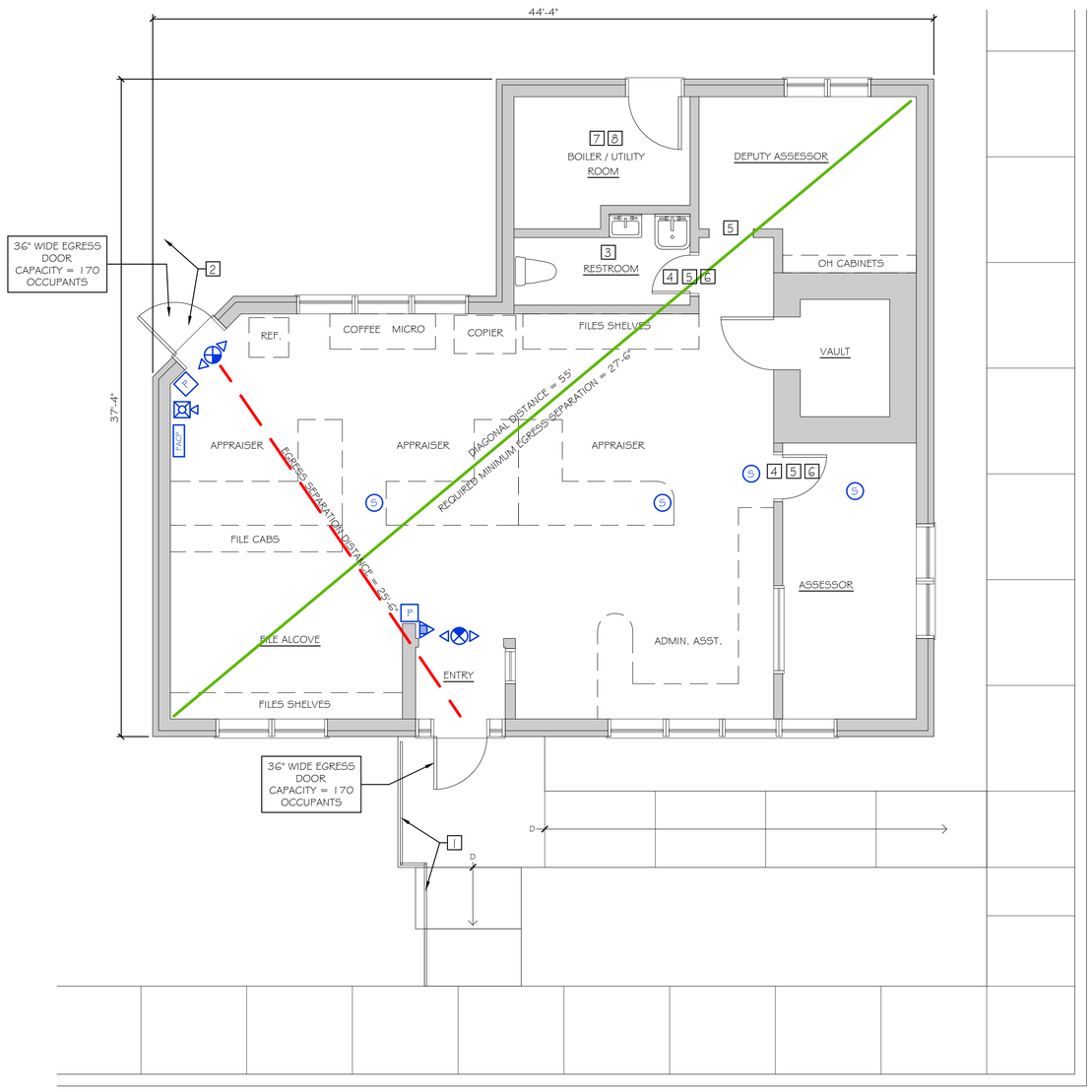
1. EXTERIOR RAILING DOES NOT COMPLY WITH BUILDING AND LIFE SAFETY CODES, NOR ADA.
2. MEANS OF EGRESS PATH TO PUBLIC WAY DOES NOT MEET ADA FOR WHEELCHAIR ACCESSIBILITY. NEEDS PAVED SIDEWALK COMPLYING WITH ADAAG STANDARDS.
3. TOILET ROOM DOES NOT COMPLY WITH ADA (DIMENSIONAL CRITERIA.
4. DOOR DOES NOT HAVE ADA WHEELCHAIR MINIMUM CLEARANCE APPROACH AT HARDWARE.
5. DOOR/OPENING DOES NOT HAVE ADA COMPLIANT MINIMUM CLEAR WIDTH FOR WHEELCHAIR.
6. DOOR DOES NOT HAVE ADA COMPLIANT LEVER HARDWARE.
7. BOILER/UTILITY ROOM DOES NOT HAVE FIRE EXTINGUISHER, EMERGENCY LIGHT, OR FIRE DETECTION.
8. VOID IN FIRE BARRIER AT ROOF STRUCTURE NEEDS TO BE SEALED/REPAIRED.

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
	ABC FIRE EXTINGUISHER w/ CABINET
	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
S	SMOKE DETECTOR
	EMERGENCY / EXIT LIGHT
	HORN / STROBE UNIT
	STROBE UNIT
P	FIRE ALARM PULL STATION
FACP	FIRE ALARM PANEL
K	KNOX BOX
	"NOT AN EXIT" SIGN
	EXTERIOR EMERGENCY LIGHT
C	HORN / STROBE - CEILING (WHITE)
(E)	EXISTING

SYMBOLS LEGEND

- DIAGONAL
- EGRESS SEPARATION DISTANCE
- 1 HR FIRE RATED
- A — EXIT DISTANCE (MAX ALLOWED = 200')



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

CODE ANALYSIS

NFPA 101 Life Safety Code - 2021 Edition

Building Classification:	Business - 1505 gross sf
Hazard Classification:	Ordinary Hazard
Construction Type:	Type 3B (000); Non-Sprinkled
Occupant Loads:	1505 sf Business Area @ 150 sf/occupant = 10 occupants
Janitor, Mech, Storage Rating:	1 hour
Minimum Stair/Ramp Egress width:	36" clear (less than 50 occupants)
Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum baluster open space:	less than 4"

Building Uses	Business; Non-Sprinkled
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'; except 100' if occupant load less than 30 people at single story exit discharge directly outside the building or if single tenant under 30 occupants.
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	36" clear (less than 50 occupants)
Minimum Number of Required Exits	2; except 1 per occupant load/travel distance exceptions stated above
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Not Required
Fire Alarm System:	Not Required (less than 50 occupants)
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Not Required (less than 50 occupants)
Interior Wall/Ceiling Finishes Class:	Class A or B in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Business Group (B) - 1505 gross sf
Construction:	Type IIIB - Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	Business @ 150 sf/occupant = 10 occupants
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations	
Construction Type:	Type IIIB - Unprotected; Non-Sprinkled
Maximum Height:	55'; 3 stories
Maximum Area / Floor:	19,000 sf
Actual Area/Height:	1505 sf & 1 Story (Existing)

Fire Resistance Ratings	
Load Bearing Exterior Walls:	2 Hours
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Internal Structural Frame:	None
Minimum Number of Exits:	2; except 1 if occupant load is less than 50 and travel distance to exit is less than 75' in a single story/single tenant occupancy.
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	36" (less than 50 occupants)
Minimum Stair Width:	36"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Not Required

Building Live Loads	
Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf

Interior Finish Requirements	Business B - Non-Sprinkled
Exit enclosures/passageways	Class A or B
Corridors	Class B
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC - 2015 Edition

Occupancy Classification:	Business
Occupancy Area:	1505 sf gross
Occupancy Load:	10 per IBC Table Method

10 Occupants - 5 male / 5 female

Section 422.2*	WATER CLOSET	URINALS	LAVS	SHOWERS
Single-user *Exception (2)	1	NA	1	NR
Drinking Fountain: (or water station)	1/150 Occupants - 1 Required			
Service Sink:	1 Required			

End of Analysis

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

CITY OF SOUTH PORTLAND
MUNICIPAL FACILITIES STUDY
ASSESSOR'S OFFICE
41 THOMAS STREET
S. PORTLAND, MAINE 04106

SHEET

CODE COMPLIANCE PLAN

DATE: 28 DEC 2022
SCALE: 1/4"=1'-0"
DRAWN: MFH / mgk
JOB NO.: 220926
SHEET: AC-1

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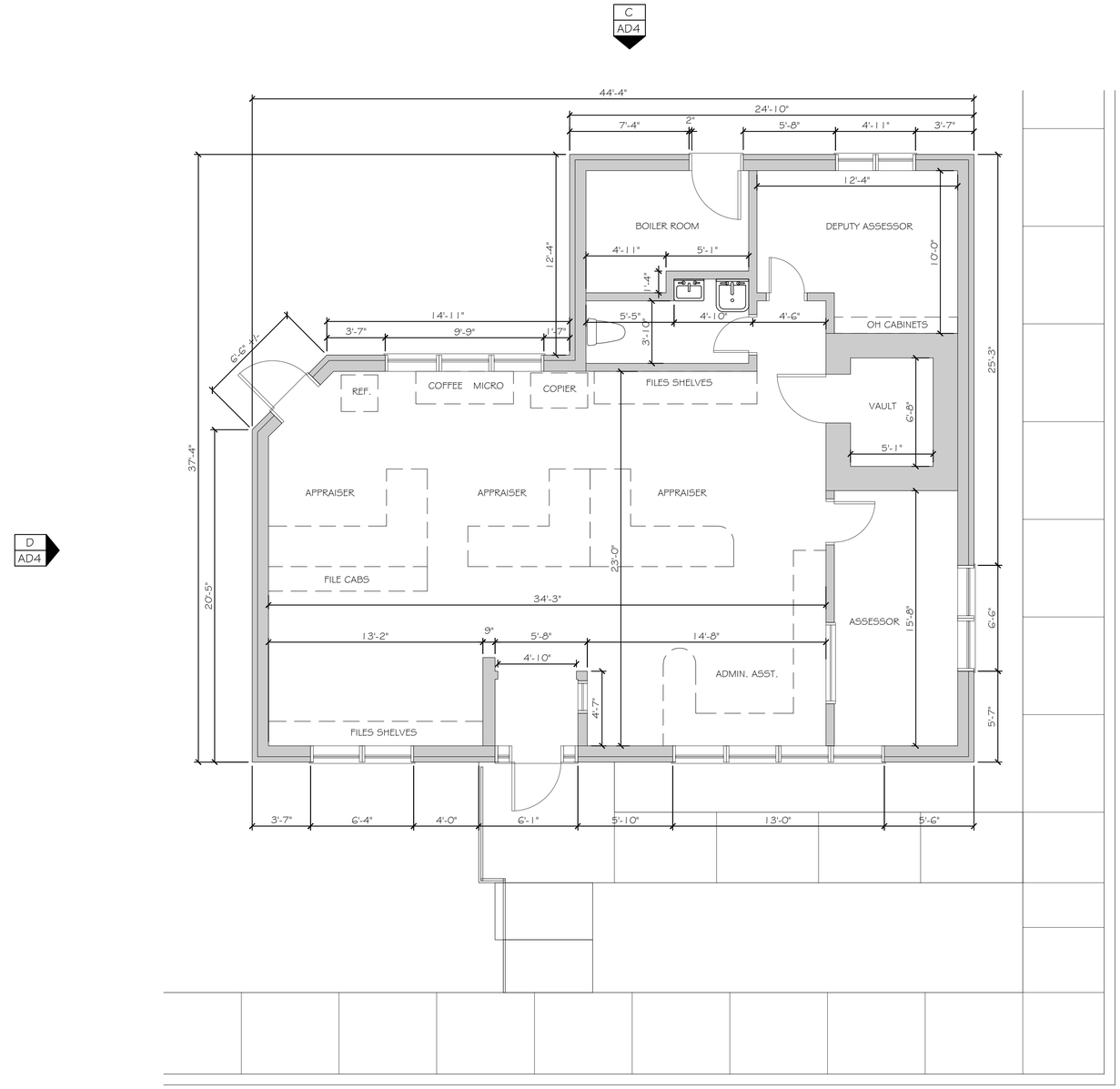

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

GRANT HAYS ASSOCIATES

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SEAL

REVISIONS

PROJECT NAME

CITY OF SOUTH PORTLAND
MUNICIPAL FACILITIES STUDY

ASSESSOR'S OFFICE

41 THOMAS STREET S. PORTLAND, MAINE 04106

SHEET

EXISTING FLOOR PLAN

DATE: 29 SEPT 2022
SCALE: 1/4"=1'-0"
DRAWN: MFH / mgk
JOB NO.: 220926
SHEET: AD-1

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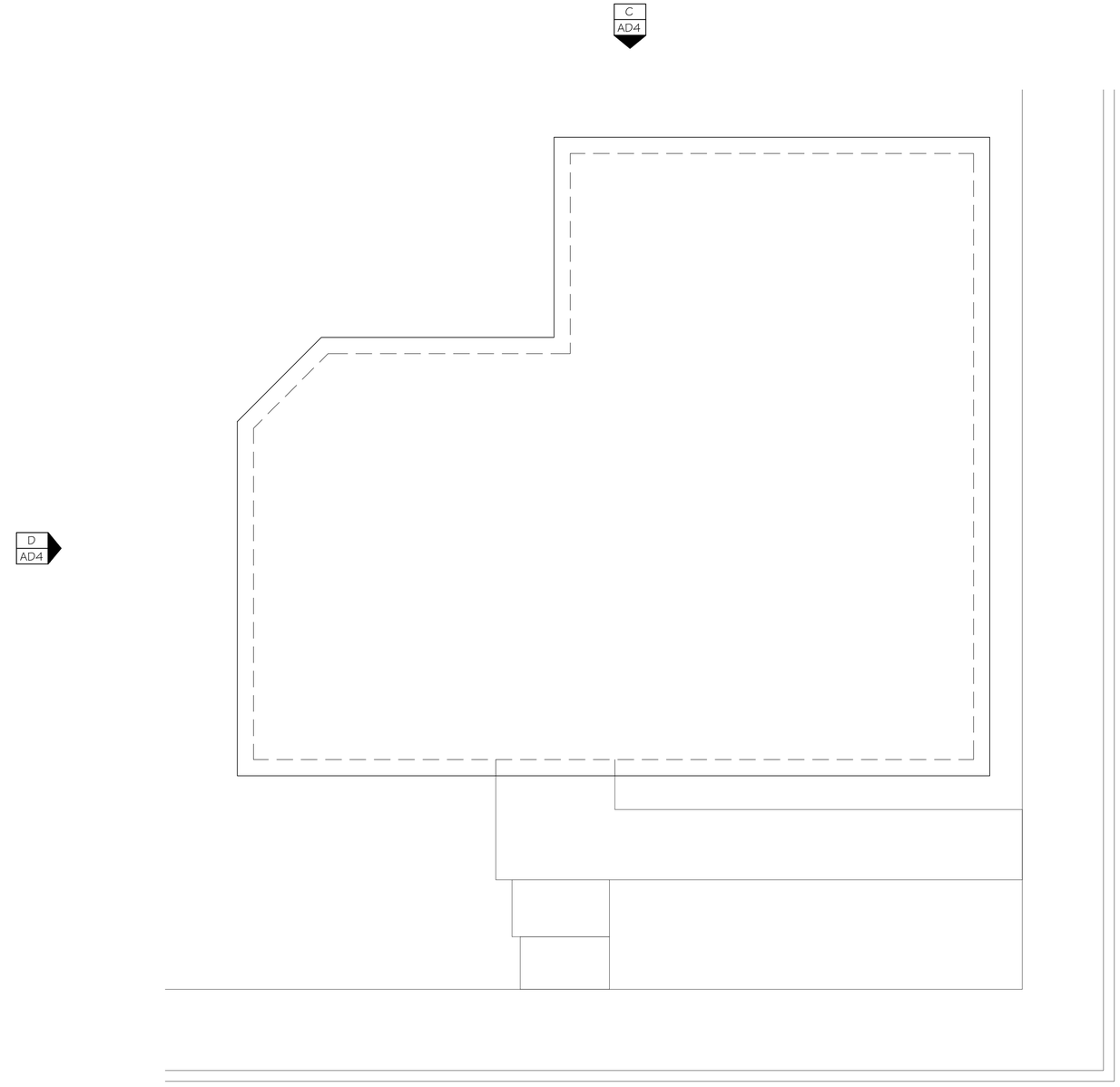

EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"

PLAN NORTH

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ASSESSOR'S OFFICE

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SHEET

EXISTING
ROOF PLAN

DATE
29 SEPT 2022

SCALE
1/4"=1'-0"

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JOB NO.
220926

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AD-2

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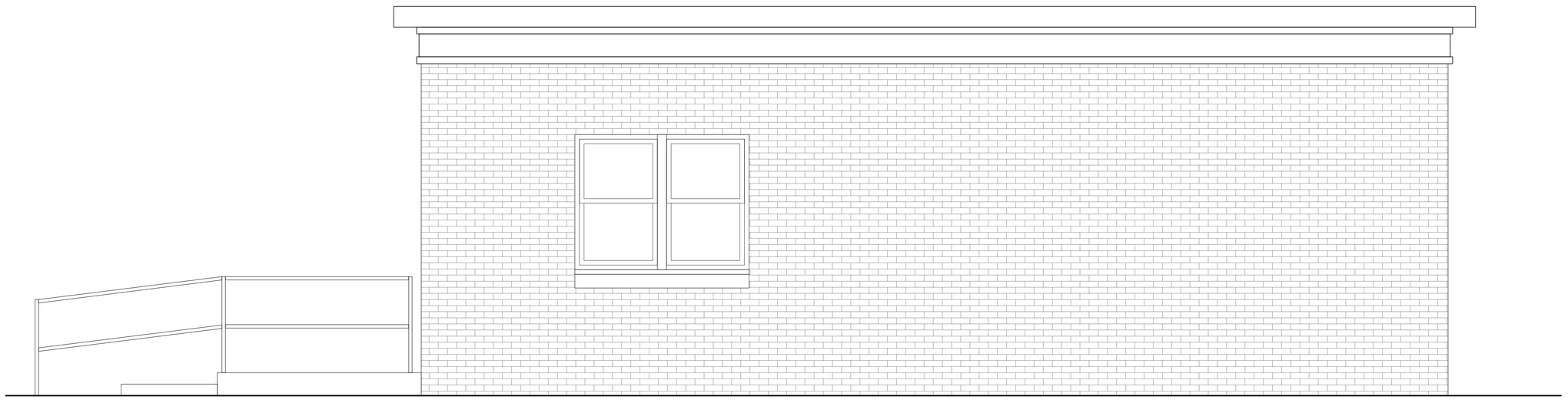
A EXISTING EAST ELEVATION
SCALE: 1/2" = 1'-0"



B EXISTING NORTH ELEVATION
SCALE: 1/2" = 1'-0"

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MUNICIPAL FACILITIES STUDY
ASSESSOR'S OFFICE
41 THOMAS STREET S. PORTLAND, MAINE 04106

SHEET
EXISTING EXTERIOR ELEVATIONS

DATE
29 SEPT 2022
SCALE
1/2"=1'-0"
DRAWN
MFH / mgk
JOB NO.
220926
SHEET
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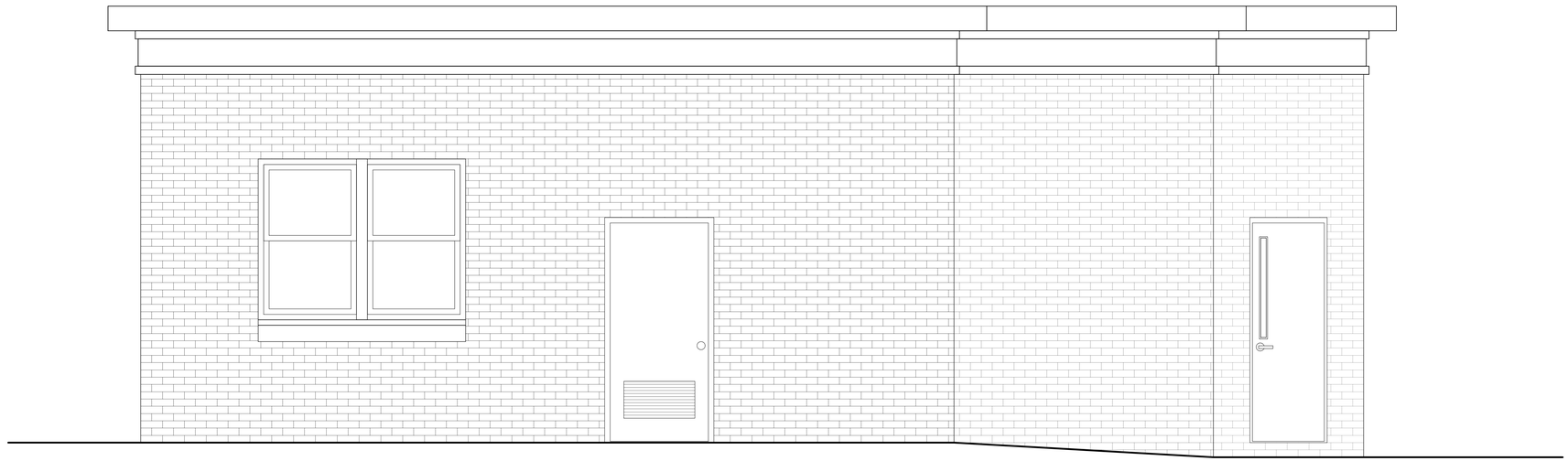
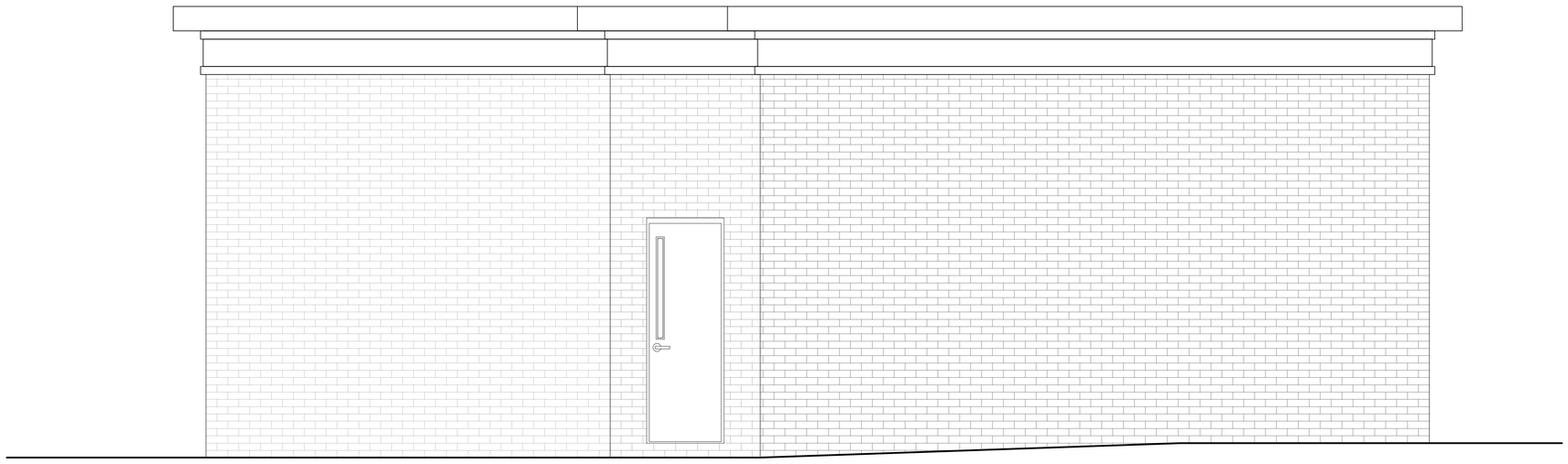


C EXISTING WEST ELEVATION
SCALE: 1/2" = 1'-0"



D EXISTING SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

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ARCHITECTURE & INTERIOR DESIGN
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207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME
CITY OF SOUTH PORTLAND
MUNICIPAL FACILITIES STUDY
ASSESSOR'S OFFICE
41 THOMAS STREET S. PORTLAND, MAINE 04106

SHEET
EXISTING EXTERIOR ELEVATIONS

DATE
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Air Quality Management Services, Inc.
"Discovering Solutions for Healthier Living"

RENOVATION IMPACT SURVEY

ASSESSORS OFFICE – SOUTH PORTLAND, MAINE

PREPARED FOR

Sebago Technics, Inc,
C/o Owens McCullough, P.E., LEED A.P.
75 John Roberts Road – Suite 4A
South Portland, Maine 04106

Date of Inspection(s)

December 7th, 2022 (AQM Inspection)
November 18th, 2022 (Community Concept Lead Paint Determination)

AQM PROJECT #22-845

Randy Geoffroy, CMI
MEDEP Cert #: Asbestos Inspector AI-0395

TABLE OF CONTENTS

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- PCB BULK SAMPLING Page 1
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ASBESTOS BULK SAMPLING RESULTS

PCB BULK SAMPLING RESULTS

LEAD TESTING REPORT (Community Concepts)

EXECUTIVE SUMMARY

Air Quality Management Services, Inc. (AQM) was retained to conduct a hazardous material evaluation to prepare for renovations at the Assessors Office. The property is located at 41 Thomas Street in South Portland, Maine. Testing was conducted throughout the building to identify potential Asbestos Containing Building Materials and to determine Polychlorinated Biphenyls (PCBs) in caulking / glazing (windows and doors). Asbestos and PCB survey was conducted by Mr. Randy Geoffroy (certified asbestos inspector) of Air Quality Management Services, Inc. This survey was conducted on December 7th, 2022.

ASBESTOS BULK SAMPLING

AQM collected bulk samples from suspected building materials in the aforementioned building. Bulk samples were collected and analyzed by Polarized Light Microscopy (PLM) using EPA 600/R-93/116 and / or EPA 600/M4-82-020 methodologies. Please refer to the Excel spreadsheet of this report for a detailed break- down of the samples and the results.

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Asbestos containing building materials **were** identified in this sampling event. Refer to attached Excel spreadsheets for further details regarding locations and areas.

All testing of suspect materials was in accordance with OSHA 29 CFR 1926.1101, and the State of Maine Chapter 425 Asbestos Management Regulations.

Note: Roofing was not tested as testing would be destructive and damage the roof rendering the building subject to water damage. Roof should be tested if subject to future renovations / demolition.

LEAD-BASED PAINT TESTING

The lead determination was performed utilizing a Radiation Monitoring Device Lead Paint Analyzer (RMD LPA-1), which non-destructively tests for the presence of lead in building components. The analyzer was satisfactorily pre and post calibrated in accordance with both the State and Federal regulations and the manufacturer's specifications. All of the calibration readings were within the designated limits. All X-ray Fluorescence Analyzer (XRF) readings for components that were tested have been included on the forms contained herein. Components, which contain Lead-Based Paint, are those with XRF readings in excess of 1.0 milligram (mg) of lead per square centimeter (cm^2).

Lead-based paints were identified in / on the Building. Please refer to the Attached Report as produced by Community Concepts for sample locations and results.

PCB SAMPLING

AQM collected bulk samples from window /door caulking. Bulk samples were collected and analyzed using EPA SW-846 method 3540C. Please refer to the Excel spreadsheet of this report for a detailed outline of the samples and the results.

OBSERVATIONS

AQM utilized testing combination sampling techniques during this survey. Note that materials not labeled on the spreadsheets may have been considered a testing combination with other similar materials listed for like areas or similar units in the building. Testing combination in this case is known as; building component type and substrate.

SURVEY LIMITATIONS

As with any scientific study, there are certain assumptions which are made, and certain limitations to the scope of information that can be derived. Some restrictions on the conduct of the survey are imposed by outside sources while others are established through the designed scope and methodology of the study. This survey is subject to a variety of limitations and restrictions. Limitations that should be considered in the interpretation of the results of this survey include the following:

A. Surveys may not be able to identify all hazardous materials present throughout a facility. A thorough study should be capable of identifying approximately 95 percent of accessible materials.

B. The inspection protocols used for this project were in accordance with U.S. Environmental Protection Agency (USEPA) - National Emission Standard for Hazardous Air Pollutants (NESHAP) and with the Maine Department of Environmental Protection (MEDEP) protocols.

C. Limitations to the scope of the survey can result from limited access to hidden materials and areas. For example, multiple layers of materials or structural components may restrict access to suspect materials thus affecting the thoroughness of the survey. In most cases surveys are limited to accessible suspect materials with some minor demolition or destructive sampling.

D. In some cases, hidden materials may be identified during renovations, general maintenance or demolition. Due to the limited nature of this survey, AQM recommends any suspect material not identified in this report be sampled and analyzed or treated as (asbestos / PCB / Lead) until otherwise determined.

ASBESTOS HAZARDS / ABATEMENT OPTIONS

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Removal & Disposal of materials:

- Exterior Door Glazing

is regulated by the State of Maine DEP and/or the Occupational Safety and Health Administration (OSHA). Removal shall be performed per DEP Asbestos Management Regulations Chapter 425.

PCB ABATEMENT OPTIONS

PCBs were not detected in the samples that were collected.

EPA states that caulk / glazing containing PCBs at concentrations ≥ 50 PPM is not authorized for use and must be removed and properly disposed.

LEAD-BASED PAINT ABATEMENT OPTIONS

Please refer to the attached report from Community Concepts for details.

AQM Project #22-845

ASBESTOS BULK SAMPLING RESULTS

AQM

Sample #	Location	Material	% Asbestos	Type
B1 - B3	Boiler Room	Plaster Ceiling	None Detected	
B4 - B6	Exterior	Window Glazing	None Detected	
B7 - B9	**Exterior**	**Door Glazing**	**2.0%**	**Chrysotile**
B10 - B12	Office Area	Ceiling Tiles	None Detected	
B13 - B15	Bathroom	Ceiling Tiles	None Detected	
B16 - B18	Throughout	Joint Compound	None Detected	

EMSL Analytical, Inc.
200 Route 130 North

Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*: 042205908

Company: Air Quality Management Services	**EMSL-Bill to:** ☑ Different ☐ Same If Bill to is Different note instructions in Comments**
Street: PO Box 2491	*Third Party Billing requires written authorization from third party*
City: Lewiston **State/Province:** ME	**Zip/Postal Code:** 04241 **Country:** United States
Report To (Name): Randy Geoffroy	**Telephone #:** 207-657-7360
Email Address: See Account Notes	**Fax #:** 207-657-7361 **Purchase Order:** 22-845
Project Name/Number: 22-845 - South Portland	**Please Provide Results:** ☐ FAX ☑ E-mail ☐ Mail
U.S. State Samples Taken: Maine	**Connecticut Samples:** ☐ Commercial ☐ Residential

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☑ 1 Week ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule. *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.

PCM - Air ☐ Check if samples are from NY
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☒ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ 4-4.5hr TAT (AHERA only)
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ TEM Qual. via Filtration Technique
- ☐ TEM Qual. via Drop-Mount Technique

Other:
- ☐

☑ **Check For Positive Stop – Clearly Identify Homogenous Group** | **Filter Pore Size (Air Samples):** ☐ 0.8µm ☐ 0.45µm

Samplers Name: Randy Geoffroy AI0395 | **Samplers Signature:**

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
B1-B3	Bedroom Plaster Ceiling		12/7/22
B4-B6	Ext Window Glazing		
B7-B9	Ext Door Glazing		
B10-B12	Ceiling tiles Office Area		
B13-B15	Ceiling tiles Bathroom		
B16-B18	Joint Compound		

Client Sample # (s): B1 - B18 **Total # of Samples:**

Relinquished (Client): **Date:** 12/7/22 **Time:** 1630

Received (Lab): **Date:** 12/7/22 **Time:** 4:30 PM

Comments/Special Instructions:

Email Invoices to: connie@aqmservices.com

RECEIVED
DEC 07 2022
BY: SA

EMSL Analytical, Inc.

165 Gracey Avenue Meriden, CT 06451

Tel/Fax: (203) 284-5948 / (203) 284-5978

http://www.EMSL.com / wallingfordlab@emsl.com

EMSL Order:	242205908
Customer ID:	AIRQ51A
Customer PO:	22-845
Project ID:	

Attention: Randy Geoffroy
Air Quality Management Services, Inc.
PO Box 2491
Lewiston, ME 04241

Project: 22-845-SOUTH PORTLAND

Phone:	(207) 657-7360
Fax:	
Received Date:	12/07/2022 4:30 PM
Analysis Date:	12/14/2022
Collected Date:	12/07/2022

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
B1 *242205908-0001*	BOILER RM PLASTER CEILING	Gray Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
B2 *242205908-0002*	BOILER RM PLASTER CEILING	Gray Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
B3 *242205908-0003*	BOILER RM PLASTER CEILING	Gray Non-Fibrous Homogeneous		5% Quartz 95% Non-fibrous (Other)	None Detected
B10 *242205908-0010*	CEILING TILES OFFICE AREA	Brown Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
B11 *242205908-0011*	CEILING TILES OFFICE AREA	Brown Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
B12 *242205908-0012*	CEILING TILES OFFICE AREA	Brown Fibrous Homogeneous	85% Cellulose	15% Non-fibrous (Other)	None Detected
B13 *242205908-0013*	CEILING TILES BATHROOM	Gray/White Fibrous Homogeneous	45% Cellulose 20% Min. Wool	5% Perlite 30% Non-fibrous (Other)	None Detected
B14 *242205908-0014*	CEILING TILES BATHROOM	Gray/White Fibrous Homogeneous	45% Cellulose 20% Min. Wool	5% Perlite 30% Non-fibrous (Other)	None Detected
B15 *242205908-0015*	CEILING TILES BATHROOM	Gray/White Fibrous Homogeneous	55% Cellulose 10% Min. Wool	5% Perlite 30% Non-fibrous (Other)	None Detected
B16 *242205908-0016*	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
B17 *242205908-0017*	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
B18 *242205908-0018*	JOINT COMPOUND	White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 12/14/2022 14:54:05

EMSL Analytical, Inc.

165 Gracey Avenue Meriden, CT 06451

Tel/Fax: (203) 284-5948 / (203) 284-5978

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EMSL Order:	242205908
Customer ID:	AIRQ51A
Customer PO:	22-845
Project ID:	

Analyst(s)

Leslie Tetrick (10)

Sara Poppa (2)

Danny Sandhu, Asbestos Laboratory Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Meriden, CT NVLAP Lab Code 200700-0,

Initial report from: 12/14/2022 14:54:05

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165 Gracey Avenue Meriden, CT 06451
Tel/Fax: (203) 284-5948 / (203) 284-5978
http://www.EMSL.com / wallingfordlab@emsl.com

EMSL Order: 242205908
Customer ID: AIRQ51A
Customer PO: 22-845
Project ID:

Attention: Randy Geoffroy
Air Quality Management Services, Inc.
PO Box 2491
Lewiston, ME 04241

Project: 22-845-SOUTH PORTLAND

Phone: (207) 657-7360
Fax:
Received Date: 12/07/2022 4:30 PM
Analysis Date: 12/14/2022
Collected Date: 12/07/2022

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by PLM via EPA 600/R-93/116 section 2.3

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
B4 *242205908-0004*	EXT WINDOW GLAZING	Gray/White Non-Fibrous Homogeneous	100 Other	None	No Asbestos Detected
B5 *242205908-0005*	EXT WINDOW GLAZING	Gray/White Non-Fibrous Homogeneous	100 Other	None	No Asbestos Detected
B6 *242205908-0006*	EXT WINDOW GLAZING	Gray/White Non-Fibrous Homogeneous	100 Other	None	No Asbestos Detected
B7 *242205908-0007*	EXT DOOR GLAZING	Gray/Tan/White Non-Fibrous Homogeneous	98.0 Other	None	2.0% Chrysotile
B8 *242205908-0008*	EXT DOOR GLAZING				
	Positive Stop (Not Analyzed)				
B9 *242205908-0009*	EXT DOOR GLAZING				
	Positive Stop (Not Analyzed)				

Analyst(s)

Leslie Tetrick (3)
Sara Poppa (1)

Danny Sandhu, Asbestos Laboratory Manager
or other approved signatory

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Samples analyzed by EMSL Analytical, Inc. Meriden, CT NVLAP Lab Code 200700-0

Initial report from: 12/14/2022 14:54:05

AQM Project #22-845

PCB BULK SAMPLING RESULTS

AQM

EPA SW-846 Method: 3540C				
Sample #	**Location**	**Material**	**Result (PPM)**	**Parameter**
P1	Exterior	Window Glazing	None Detected	
P2	Exterior	Door Glazing	None Detected	

AQM

ANALYTICAL REPORT

Lab Number:	L2268993
Client:	Air Quality Managment Services, Inc. PO Box 2491 Lewiston, ME 04241
ATTN:	Randy Geoffroy
Phone:	(207) 657-7360
Project Name:	22-845
Project Number:	22-845
Report Date:	12/22/22

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Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-17-00196).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 22-845
Project Number: 22-845

Lab Number: L2268993
Report Date: 12/22/22

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2268993-01	P1-EXTERIOR WINDOW GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22
L2268993-02	P2-EXTERIOR DOOR GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22

Project Name:	22-845	**Lab Number:**	L2268993
Project Number:	22-845	**Report Date:**	12/22/22

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	22-845	**Lab Number:**	L2268993
Project Number:	22-845	**Report Date:**	12/22/22

Case Narrative (continued)

PCBs

L2268993-02: The sample has elevated detection limits due to limited sample volume available for analysis.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Melissa Sturgis Melissa Sturgis

Title: Technical Director/Representative Date: 12/22/22

ORGANICS

PCBS

Project Name: 22-845 **Lab Number:** L2268993

Project Number: 22-845 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268993-01
Client ID: P1-EXTERIOR WINDOW GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 09:21
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	610	--	1	A
Aroclor 1221	ND		ug/kg	610	--	1	A
Aroclor 1232	ND		ug/kg	610	--	1	A
Aroclor 1242	ND		ug/kg	305	--	1	A
Aroclor 1248	ND		ug/kg	610	--	1	A
Aroclor 1254	ND		ug/kg	610	--	1	A
Aroclor 1260	ND		ug/kg	610	--	1	A
Aroclor 1262	ND		ug/kg	610	--	1	A
Aroclor 1268	ND		ug/kg	305	--	1	A
PCBs, Total	ND		ug/kg	305	--	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	118		30-150	A
Decachlorobiphenyl	110		30-150	A
2,4,5,6-Tetrachloro-m-xylene	115		30-150	B
Decachlorobiphenyl	105		30-150	B

Project Name: 22-845 **Lab Number:** L2268993

Project Number: 22-845 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268993-02
Client ID: P2-EXTERIOR DOOR GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 09:29
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	1040	--	1	A
Aroclor 1221	ND		ug/kg	1040	--	1	A
Aroclor 1232	ND		ug/kg	1040	--	1	A
Aroclor 1242	ND		ug/kg	521	--	1	A
Aroclor 1248	ND		ug/kg	1040	--	1	A
Aroclor 1254	ND		ug/kg	1040	--	1	A
Aroclor 1260	ND		ug/kg	1040	--	1	A
Aroclor 1262	ND		ug/kg	1040	--	1	A
Aroclor 1268	ND		ug/kg	521	--	1	A
PCBs, Total	ND		ug/kg	521	--	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	122		30-150	A
Decachlorobiphenyl	106		30-150	A
2,4,5,6-Tetrachloro-m-xylene	118		30-150	B
Decachlorobiphenyl	106		30-150	B

Project Name: 22-845 **Lab Number:** L2268993

Project Number: 22-845 **Report Date:** 12/22/22

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 12/17/22 10:20
Analyst: ER

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 01-02 Batch: WG1723207-1						
Aroclor 1016	ND		ug/kg	629	--	A
Aroclor 1221	ND		ug/kg	629	--	A
Aroclor 1232	ND		ug/kg	629	--	A
Aroclor 1242	ND		ug/kg	314	--	A
Aroclor 1248	ND		ug/kg	629	--	A
Aroclor 1254	ND		ug/kg	629	--	A
Aroclor 1260	ND		ug/kg	629	--	A
Aroclor 1262	ND		ug/kg	629	--	A
Aroclor 1268	ND		ug/kg	314	--	A
PCBs, Total	ND		ug/kg	314	--	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	106		30-150	A
Decachlorobiphenyl	96		30-150	A
2,4,5,6-Tetrachloro-m-xylene	100		30-150	B
Decachlorobiphenyl	98		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 22-845

Project Number: 22-845

Lab Number: L2268993

Report Date: 12/22/22

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 01-02 Batch: WG1723207-2 WG1723207-3									
Aroclor 1016	106		98		40-140	8		50	A
Aroclor 1260	88		89		40-140	1		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	109		103		30-150	A
Decachlorobiphenyl	101		97		30-150	A
2,4,5,6-Tetrachloro-m-xylene	112		109		30-150	B
Decachlorobiphenyl	106		105		30-150	B

Project Name: 22-845
Project Number: 22-845

Lab Number: L2268993
Report Date: 12/22/22

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2268993-01A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)
L2268993-02A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)

*Values in parentheses indicate holding time in days

Project Name:	22-845	**Lab Number:**	L2268993
Project Number:	22-845	**Report Date:**	12/22/22

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: Data Usability Report

Project Name:	22-845	**Lab Number:**	L2268993
Project Number:	22-845	**Report Date:**	12/22/22

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

Report Format: Data Usability Report

Project Name:	22-845	**Lab Number:**	L2268993
Project Number:	22-845	**Report Date:**	12/22/22

Data Qualifiers

ND - Not detected at the reporting limit (RL) for the sample.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Report Format: Data Usability Report

Project Name:	22-845	**Lab Number:**	L2268993
Project Number:	22-845	**Report Date:**	12/22/22

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625/625.1: alpha-Terpineol
EPA 8260C/8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

CHAIN OF CUSTODY

PAGE 1 OF 1

Date Rec'd in Lab: 12/8/22

ALPHA Job #: L2268993

ALPHA ANALYTICAL
WESTBORO, MA TEL: 508-898-9220 FAX: 508-898-9193
MANSFIELD, MA TEL: 508-822-9300 FAX: 508-822-3288

Client Information

Client: ATM
Address: PO Box 2491
Lewiston ME 04241
Phone: 2076577360
Fax:
Email: randy@aqmservices.com
☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: 22-845
Project Location: South Portland
Project #: 22-845
Project Manager: Randy Godfrey
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved)
Date Due: Time:

Report Information - Data Deliverables

☐ FAX ☒ EMAIL
☐ ADEx ☐ Add'l Deliverables

Billing Information

☐ Same as Client info PO #: 22-845

Regulatory Requirements/Report Limits

State /Fed Program	Criteria

Other Project Specific Requirements/Comments/Detection Limits:

ANALYSIS: RCP

SAMPLE HANDLING
Filtration
☐ Done
☐ Not needed
☐ Lab to do
Preservation
☐ Lab to do
(Please specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	Sample Specific Comments	TOTAL # BOTTLES
68995-01	P1-Exterior Window Glazing	12/7/22		Bulk	MG	✓	
-02	P2-Exterior Door Glazing	↓		↓	↓	✓	

Container Type: Glass Jar
Preservative:

Relinquished By:	Date/Time	Received By:	Date/Time
	12/8/22 0800		12/8/22 1314
AAL	12/8/22 19:15	AAL	12/8/22 19:15
AAL	12/8/22 21:40		12/8/22 2140

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

FORM NO: 01-01 (rev. 14-OCT-07)

AQM Project #22-845

LEAD-BASED PAINT DETERMINATION

AQM

LEAD PAINT SURVEY REPORT

REPORT NUMBER:
S#03550 – 11/18/22 09:07

INSPECTION FOR:
City South Portland

PERFORMED AT:
South Portland Assessor Office

INSPECTION DATE:
11/18/2022

INSTRUMENT TYPE:
R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 03550

ACTION LEVEL:
1.0 mg/cm**2

OPERATOR LICENSE:
LR-0396

STATEMENT: Interior & exterior of building tested for the presence of lead base paint, testing combination was used for this determination.

SIGNED: _____ **DATE:** _____

UNDERSTANDING THE LEAD PAINT INSPECTION REPORT

The Lead Paint Inspection Report is composed of the following parts:

Cover Sheet. The cover sheet contains general information as to where the inspection took place, date of inspection, inspector's name, action level, and reference report number.

Summary. The Summary contains general information that is required by regulation. General information such as: inspection location, facility owner, facility age/description, inspection date, and relevant inspection number is found here. The summary also lists the testing method and procedure used in the inspection. The DEP uses as XRF (X-ray fluorescence) direct read analyzer to determine lead concentration in paint. This is a non-destructive testing method that does not require laboratory analysis. The analyzer gives us a lead concentration reading of the tested surface in about twenty seconds. A procedure known as "testing combinations" is used to determine what surfaces (building components) will be tested. This is a representative sampling of the facility. Using this method, all painted surfaces are not routinely inspected. The method requires each room within the facility be tested separately. Similar building components (such as window sash, window sill, door, door jamb, base board) or unique individual components (such as ceilings, floors, walls) are grouped to form a testing combination. One painted surface from each testing combination is selected to be tested. The summary shows the total number of testing combinations and total number of individual XRF readings. The summary will also indicate if any of the components tested contained lead-based paint in poor condition will be listed. A building component containing lead-based paint in poor condition is a lead hazard. Other surfaces may be noted as lead hazards depending on location and use. The results of any samples (soil, water, dust, air, paint chip) collected for laboratory analysis are listed in the summary. An example of these results is provided.

Diagram. This is a rough (not to scale) drawing of each floor of the facility where testing took place. Perimeter wall sides are identified with letters A, B, C, D. Side A is typically the street side of the facility. Sides B, C, and D are identified clockwise from side A as one faces the dwelling; thus wall B is to the left, wall C is across from side A, and side D is to the right of side A.

Doors and windows are identified with letters A, B, C, and D and is identified going clockwise when facing the door or window. This code represents only the side of the building component in a particular room or area where the surface is exposed.

Each room equivalent is identified by room number and room name. Rooms are consecutively numbered clockwise. The exterior is always assigned as a separate room equivalent. Sides in an interior room equivalent follow the overall housing unit side allocation as described above. Therefore, when standing in any four-sided room facing side C, the room's side A will always be to the rear, side B will be to the left, and side D will be to the right.

Environmental Lead Inspection Summary. All certified Lead Inspectors are required by law to complete this form and submit to the DEP Lead Program, 17 State House Station, Augusta, ME 04333. This is a copy of the Inspection Summary submitted for this Lead Determination or Inspection.

Sequential Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Detailed Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***non-sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Summary Report. This report is organized identically to the detailed report. However, for this report, only readings or average sets, which have a lead value that is equal to or greater than the present abatement level, are shown.

Lead Safe Certificate. If applicable, a Lead-Safe Certificate is completed for all structures found to be lead-safe. "Lead-safe" means a residential dwelling or child-occupied facility that contains no lead hazards (paint, dust, soil, or water). A lead-safe condition may persist provided that no additional lead-based substances are introduced into the residential dwelling or child-occupied facility, or the condition of the existing lead-based substances does not deteriorate. This certificate will expire 6 months from the date of the inspection. For renewal of certificates, the owner must visually assess all painted surfaces for condition and have a dust wipes test performed at 6 months, and then annually thereafter.

Laboratory Analysis. XRF testing is an acceptable testing method for painted surfaces. Paint chip samples, soil, dust, or water samples, if collected, must be sent to a certified laboratory for analysis. The test results from the reporting laboratory are included in the Lead Paint Inspection Report.

QA/QC. Two separate procedures are followed to validate XRF testing results. Calibration of the analyzer is performed before, during, and after the inspection. The XRF is checked against a known lead concentration following the manufacturer's recommended procedure. Any instrument falling outside of certain limits cannot be used. Quality of XRF testing is determined by retesting certain building components. Results of the retest must fall within a certain range to determine the validity of the XRF readings. This is based on validated test results.

Paint Condition. The condition of paint shall be identified using the following classifications.

Intact condition is one in which the paint is entirely intact

Deteriorated/Poor condition is one in which paint is severely worn, weathered or no longer adhering, i.e., peeling, cracking, flaking, chalking; or the substrate is broken, exposed or otherwise deteriorated. Individual interior components with large surface areas (walls, ceilings, floors, doors) that evidence greater than 2 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual interior components with small surface areas (window sills, baseboard) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition. Exterior components with large surface areas that evidence greater than 10 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual exterior components with small surface areas (soffits, trim) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition.

XRF Readings. XRF readings less than 1.0 mg/cm2, (milligrams per centimeter squared), are considered negative results. XRF readings 1.0 mg/cm2 or greater are considered positive results indicating the presence of lead-based substances.

Lead Hazards. Leaded surfaces with a lead content of 1.0 mg/cm2 or greater and in "Deteriorated/Poor" condition are lead hazards.

Chewable, friction, or impact surfaces with a lead content of 1.0 mg/cm2 or greater may be identified as a hazard dependent upon the surface condition, location, and other relevant factors. For example, chewable surfaces that evidence children's teeth marks, friction surfaces that are subject to abrasion, and impact surfaces with chipping or flaking paint may be classified as a lead hazard.

Please be advised that improper removal of lead-based paint can pose serious health risks to dwelling occupants and removal personnel. Removal should be done by qualified professionals who are trained and licensed.

LETTER TO OWNER

Community Concepts, Inc.
240 Bates St
Lewiston, ME 04240

Re: South Portland, Maine

Dear Owner:

The purpose of the lead survey was to determine the existence of lead-based paint and lead based paint hazards at the subject property, and to determine the location, type, and severity of existing or potential health hazards associated with exposures to lead. This report can help Owners develop a plan for eliminating any lead-based paint hazards that were found and aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

As part of the assessment, a visual survey of the property and structure was conducted, onsite paint was tested using a x-ray fluorescence (XRF) analyzer was performed.

The following report details the results of the investigation. The *Lead Paint Inspection Summary* details all of the lead paint hazards. Please review the Understanding the lead paint inspection report for additional information on how to interpret XRF results, definition of terms, measurement standards, site and floor plan, etc.

Disclosure Regulations

A copy of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency (EPA), entitled “Protect Your Family from Lead in Your Home”, and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. For more information regarding your obligations under federal lead-based paint regulations, contact your local health department or Maine Childhood Lead Poisoning Prevention Program MCLPPP.

Conditions & Limitations

Staff of COMMUNITY CONCEPTS has performed the tasks listed above requested by the Client in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. COMMUNITY CONCEPTS cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. COMMUNITY CONCEPTS cannot and will not warrant that the Assessment that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards, including EPA’s Renovation, Repair and Painting regulation.

The results reported, and conclusions reached by COMMUNITY CONCEPTS are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. COMMUNITY CONCEPTS assume no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.

Sincerely,

Andrew Watson
Lead Inspector /Risk Assessor

CommunityConcepts
helping people changing lives

Lead Paint Survey Summary

Report No:	**RMD# 1665 11/18/22 09:07**
Inspection Location:	South Portland Assessor Office
Inspection Date:	11/18/22
Inspector:	Andrew Watson
Testing Method:	XRF
Sampling Procedure:	Testing Combinations as described in HUD Chapter 7
Laboratory:	Maine State Lab
QA/QC:	Calibration Check as recommended by instrument manufacturer. XRF Testing Evaluation as described in Performance Characteristic Sheet, Oct, 25 2006, Edition No. 5
Age of Facility:	80+ Years
Facility Description:	Public Facility

The following list shows the type and location of those building components containing lead-based paint or assumed to contain lead-based paint.

Building	Building component containing lead paint	Location
Assessor's Office	Exterior Door casing	A side
	Exterior Door jamb	C side
	Exterior window casing	C side
	Exterior Vent {***next to mechanical room***}	C side

Note: Please be advise that improper removal of lead paint can pose serious health risk to dwelling occupants and removal personnel. Removal should be done by qualified professionals who have de-leading experience and the proper equipment to ensure that no one is put at risk.

No dust or chip samples taken

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: City of South Portland

Inspection Date: 11/18/22
Report Date: 11/21/2022
Abatement Level: 1.0
Report No. S#03550 - 11/18/22 09:07
Total Readings: 50 Actionable: 5
Job Started: 11/18/22 09:07
Job Finished: 11/18/22 09:40

Assessor Office {South Portland}
41 Thomas Street
South Portland Maine

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 A side									
038	A	Door	Lft	Casing	D	Wood	White	4.4	QM
037	A	Door	Ctr	Casing	D	Wood	White	4.4	QM
Exterior Room 003 C side									
044	C	Vent	Ctr		D	metal	Red	>9.9	QM
042	C	Window	Rgt	Rgt casing	D	Wood	White	5.6	QM
040	C	Door	Lft	Lft jamb	D	Wood	White	3.5	QM
Calibration Readings									

---- End of Readings ----

Notes:

Exterior

- Brick siding
- Wooden exterior trim
- Newer entry doors
- Exterior vet located alongside mechanical room

Interior

- Carpet flooring
- Brick/cement & plaster walls
- Vinyl window sash

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: City Of South Portland

Inspection Date: 11/18/22
Report Date: 11/21/2022
Abatement Level: 1.0
Report No. S#03550 - 11/18/22 09:07
Total Readings: 50
Job Started: 11/18/22 09:07
Job Finished: 11/18/22 09:40

Assessor Office {South Portland}
41 Thomas Street
South Portland Maine

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 A side									
039	A	Window	Rgt	Rgt casing	D	Wood	White	0.3	QM
038	A	Door	Lft	Casing	D	Wood	White	4.4	QM
037	A	Door	Ctr	Casing	D	Wood	White	4.4	QM
Exterior Room 002 B side									
043	B	Window	Lft	Lft casing	D	Wood	White	0.4	QM
Exterior Room 003 C side									
044	C	Vent	Ctr		D	metal	Red	>9.9	QM
042	C	Window	Rgt	Rgt casing	D	Wood	White	5.6	QM
040	C	Door	Lft	Lft jamb	D	Wood	White	3.5	QM
041	C	Door	Rgt	Rgt casing	D	Wood	White	0.0	QM
Interior Room 001 Hall									
007	A	Wall	upper		I	brick	White	0.5	QM
008	A	Wall	Lower		I	Wood	gray	0.1	QM
011	B	B1 Window	Ctr	Casing	I	Wood	White	-0.2	QM
012	B	B1 Window	Ctr	Sill	I	Wood	White	0.3	QM
009	B	Wall	upper		I	Cement	White	0.3	QM
010	B	Wall	Lower		I	Wood	gray	-0.1	QM
015	C	C1 Door	Ctr		I	Wood	White	-0.3	QM
016	C	C1 Door	Ctr	Door casing	I	Wood	White	0.1	QM
017	C	C1 Door	Ctr	Jamb	I	Wood	White	-0.1	QM
013	C	Wall	Ctr		I	plaster	White	0.5	QM
014	C	Wall	Ctr		I	Wood	gray	-0.3	QM
Interior Room 002 Office									
023	A	A1 window	Ctr	Sash	I	Wood	White	-0.1	QM
020	A	Baseboard	Ctr		I	Wood	White	-0.1	QM
022	1	Floor	Ctr		I	Cement	gray	0.5	QM
021	B	Baseboard	Ctr		I	Wood	White	0.2	QM
018	C	C1 Window	Ctr	Casing	I	Wood	White	-0.1	QM
019	C	C1 Window	Ctr	Sill	I	Wood	White	0.1	QM
Interior Room 003 Bathroom									
024	A	Wall	Ctr		I	Cement	White	0.4	QM
025	B	Wall	Ctr		I	Cement	White	0.0	QM
028	D	D1 Door	Ctr		I	Wood	White	-0.1	QM
029	D	D1 Door	Ctr	Door casing	I	Wood	White	0.1	QM
030	D	D1 Door	Ctr	Jamb	I	Wood	White	0.0	QM
026	D	Wall	Ctr		I	Cement	White	0.2	QM
027	D	Baseboard	Ctr		I	Wood	White	0.2	QM
Interior Room 004 Office									
034	1	Floor	Ctr		I	Cement	gray	-0.3	QM
032	C	C1 Window	Ctr	Casing	I	Wood	White	0.0	QM
033	C	C1 Window	Ctr	Sill	I	Wood	White	0.0	QM
031	C	Wall	Ctr		I	Cement	White	0.0	QM
Interior Room 005 Valt									
035	A	Wall	Ctr		I	Cement	White	0.0	QM
036	D	Wall	Ctr		I	Cement	White	0.4	QM

Calibration Readings

001	1.2	TC
002	1.0	TC
003	1.0	TC
004	0.1	TC
005	0.0	TC
006	0.2	TC
045	0.9	TC
046	0.9	TC
047	0.8	TC
048	0.0	TC
049	0.0	TC
050	-0.1	TC

---- End of Readings ----

RMD LPA-1, PCS Edition 5 Page 1 of 4 Performance Characteristic Sheets

EFFECTIVE DATE: October 25, 2006 EDITION NO.: 5
MANUFACTURER AND MODEL:

Make: ***Radiation Monitoring Devices***
Model: ***LPA-1***
Source: ^{57}***Co***
Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above ***for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:
Quick mode or 30-second equivalent standard (Time Corrected) mode readings.
XRF CALIBRATION CHECK LIMITS:

0.7 to 1.3 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:
For XRF results below 4.0 mg/cm^2, substrate correction is recommended for:
Metal using 30-second equivalent standard (Time Corrected) mode readings.
None using quick mode readings.
Substrate correction is not needed for:
Brick, Concrete, Drywall, Plaster, and Wood using 30-second equivalent standard (Time Corrected) mode readings
Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings
THRESHOLDS:

30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results corrected for substrate bias on metal substrate only	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	0.9
	Plaster	1.0
	Wood	1.0
QUICK MODE READING DESCRIPTION	**SUBSTRATE**	**THRESHOLD (mg/cm^2)**
Readings not corrected for substrate bias on any substrate	Brick	1.0
	Concrete	1.0
	Drywall	1.0
	Metal	1.0
	Plaster	1.0
	Wood	1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:
This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 mCi initial strength.
OPERATING PARAMETERS:
Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.
XRF CALIBRATION CHECK:
The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).
If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.
SUBSTRATE CORRECTION VALUE COMPUTATION:
Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.02 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th Floor *Reading*) / 6 - 1.02 mg/cm²

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use either the Quick Mode or 30-second equivalent standard (Time Corrected) Mode readings. RMD LPA-1, PCS Edition 5 Page 3 of 4

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm^2 lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm^2 lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm^2 and none of the quick mode readings were less than 1.0 mg/cm^2. The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model. RMD LPA-1, PCS Edition 5 Page 4 of 4

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm^2)	PRECISION* (mg/cm^2)
0.0 mg/cm^2	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm^2	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm^2	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm^2	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this *XRF Performance Characteristics Sheet* did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD. A HUD document titled *A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression* provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/offices/lead.

This XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

11/18/2022 South Portland Assessors Office

RMD LPA-1 XRF
Calibration Check Results

Company Name	**Community Concepts**	Inspector	**Andrew Watson**
Company Address	**240 Bates St**	License #	**LR-0396**
Town, State, Zip	**Lewiston Maine**	Date	**11/18/2022**
Inspection Adress	**South Portland Assessor Office**		
XRF S/N	**3550**		
XRF Model	**RMD LPA-1**		
NIST SRM	: **1.0**		
Calibration Check Tolerance	**Plus or minus 0.3 mg/cm2**		

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
1.2	1.0	1.0	1.1	0.07

Second Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.9	0.9	0.8	0.9	0.87

Calibration Check Tolerance: plus or minus 0.3 mg/cm2

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.1	0.0	0.2	0.1	0.10

Second Calibration Check:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.0	0.0	-0.1	0.0	-0.03

If the difference of the calibration check average for the first NIST SRM film value is greater than the specified calibration check tolerance for this device, consult the manufacturer's recommendations to bring the instrument back into control. Retest all testing combinations tested since the last successful calibration check test.

Evaluation of XRF Testing - Performance Characteristic Retest Protocol

XRF: LPA-1, S/N 3550

Location: **South Portland City offices** Inspection Date: **11/18/2022**

The following is part of a QA/QC program evaluating XRF testing readings. Proceedure folling described in Performance Characteristics Sheet Date October 25, 2006, Edition No. 5 for RMD LPA - 1

	(a) Reading N	(b) Initial Resul	(c) Reading N	(d) Initial Resul	(e) Average (b	(f) (e) ^{2}
	7	-0.1	34	-0.1	-0.1	0.01
	9	0.0	35	0.0	0	0.00
	10	0.1	36	0.0	0.05	0.00
	11	0.0	37	0.1	0.05	0.00
	12	0.1	38	0.1	0.1	0.01
	13	-0.3	39	-0.3	-0.3	0.09
	16	-0.1	40	-0.1	-0.1	0.01
	17	-0.1	41	-0.1	-0.1	0.01
	18	0.1	42	0.1	0.1	0.01
	19	-0.2	43	-0.2	-0.2	0.04
totals		-0.5		-0.5	-0.5	0.185
Averages		-0.05		-0.05	-0.05	0.02
		(g)		(h)		(f)

Difference between (g)&(h)= 0

C=total (f) 0.19

2.Retest Tolerance Limit = 0.30

Cx0.0072= 0.00 D

D + 0.032= 0.03 E

Square Root of E = 0.18 F

0.30

3. If the difference betw een (g) and (h) is less than the Retest Tolerance Limit, the inspection has passed the retest.

Allied Engineering
Structural Mechanical Electrical Commissioning

SOUTH PORTLAND ASSESSOR'S OFFICE

I. Introduction and Scope

This report is issued to document our conditions assessment report for the mechanical, electrical, plumbing, structural/roofing, and fire protection (MEPSFP) systems serving the South Portland Assessor's Office located in South Portland, Maine.

The scope for this report includes an assessment of the existing Mechanical, Electrical, Plumbing, Structural/Roofing, and Fire Protection systems within the facility and documents the condition, capacity, and code compliance for the systems based upon current and proposed future facility usage, to the extent known.

Services included in conducting this assessment are as follows:

1. Meet with designated representatives of the facility to gain an understanding of the use and environmental requirements of each functional space as well as current programming and systemic shortfalls associated with the facility based upon current occupancy and future expansion plans.
2. Conduct field visits to assess the configuration and condition of existing systems, analyze existing building design documentation, become familiar with prior renovations and functional space changes throughout the facility, and interview occupants within each of the spaces to gain an understanding as to the adequacy of the current systems to maintain acceptable conditions based upon use and occupancy.
3. Collaboration with Sebago Technics and Grant Hays Architects to understand the potential for programming changes/expansion and/or occupancy changes.

The assessment incorporates the following items:

1. Visual assessment of systems condition and operation
2. Interview of designated facility personnel to gather information relative to space comfort, systems efficiency, maintainability, and other relevant information.
3. Review of system design documentation to analyze the ability for systems to meet current code requirements and industry standards for occupant comfort, indoor air quality, and efficiency of operations.

II. Existing Conditions

A. Structural
   1. Roof surface not accessed.
   2. Roof rafters 2x14" joists @ 12" o.c . Assumed to be Southern Pine – Select Structural grade. No visible distress in any exposed framing elements discovered.
   3. Framing capacity sufficient to support IBC 2015 snow load requirements.

B. Fire Protection

   1. The facility does not incorporate a system of automatic sprinklers.

C. Mechanical

1. Heating for the facility is provided by a natural gas fired hot air furnace manufactured by Carrier and sized at 80,000 BTU/hr input. The furnace delivers air to the occupied facility for heating via overhead supply air ductwork which extends from the mechanical room to ceiling mounted grilles located throughout the facility. Air is returned to the furnace via floor grilles and underfloor ductwork which enters the furnace from below the floor of the mechanical room into a return plenum at the base of the unit. The furnace is equipped with provisions for introducing fresh air via a 6" duct at the return plenum. Supplemental heat for the Files area is provided by electric baseboard radiation.
2. Natural gas enters the facility at the west wall of the Mechanical Room as a metered ¾" service. The meter is located outside the room, wall mounted.
3. Cooling for the Open Appraiser's area is provided by a ductless split, cooling only unit, comprised of a wall mounted evaporator unit located in the Appraiser's area and an exterior condensing unit mounted on the South exterior wall adjacent to the Mechanical Room.
4. Cooling for the Assessor's Office is provided by a window mounted air conditioner.
5. Bathroom exhaust is provided by a ceiling mounted exhaust fan which is controlled by the light switch within the space.
6. Temperature control is provided by a single wall mounted temperature sensor, programmable, which appears to enable the furnace and ductless split based upon the space heating/cooling requirements.

D. Plumbing

1. Domestic cold water is provided by the municipal water district. The water enters the facility through the floor of the Mechanical Room. The service is sized at ¾" and does not appear to contain a meter or backflow prevention device. The cold water piping within the facility is comprised of copper with soldered joints. The piping does not appear to be insulated.
2. Domestic hot water is generated by an AO Smith electric water heater located in the mechanical room and sized at 40 gallons. Like the cold water piping, the domestic hot water piping is primarily constructed of copper with soldered joints and is uninsulated throughout.
3. The sanitary sewer main appears to exit the facility at the Mechanical Room. It is sized at 4" diameter, constructed of cast iron with bell and spigot joints.
4. There is a single bathroom within the facility which contains a floor mount, flush tank water closet of white vitreous China construction, a wall mounted lavatory with two handle manual faucet, and a wall mounted cast iron service sink.
5. Lavatories are wall mounted, white vitreous China units at most areas with a mix of hands free, two handle manual, and single handle manual faucets. The lavatory at the bathroom near the City Manager's Office is casework mounted with a singly temperature mixing faucet.

E. Electrical

1. The facility is served by a pole mounted CMP owned oil filled transformer mounted to CMP pole No.6 on Thomas Street; manufacture and age unknown. The unit has a 12470-volt, three phase, three wire (delta) overhead primary and a 120/240-volt, single phase, three wire (wye) underground secondary. The unit appears to be rated for 25 kVA, however this transformer being the source was unconfirmed at time of survey. CMP meter number (53.021.508)

2. The secondary underground feeder serves the main service panel located in the at grade level (outside accessible only) utility room (shared with mechanical equipment). The 120/240-volt, single phase, three wire main service is protected via a pair of 100 Amp rated, 3 pole service entrance CMP connection boxes (manufactured by Anchor Electric). These two boxes each serve a 100A rated 3 pole (pull open) disconnect switch (manufactured by The Wadsworth Electric Mfg. Co. Inc.); one labeled “hot water” and the other “lights”. The switch labeled lights appears to serve the 100A MLO, 32 pole, load center adjacent to it (manufactured by GE).

3. The branch circuit power distribution system for the building consists of one load center as described above. The load center serves all the interior/exterior lighting, HVAC and miscellaneous power loads in the building; the panel located in the utility room (accessible from the exterior only) and is surface mounted.

4. The building has an automatic fire alarm system manufactured by Faraday/Potter (city box No. 8578) ; zoned type. There appear to be an appropriate coverage/layout of fire alarm detection and audio-visual devices. The system communicates to the municipality via a radio transmitter (AES Intellinet city box communicator). The building does not appear to have an automatic fire protection sprinkler system, however, there appears to be 100% coverage with fire alarm system smoke detectors.

5. The facility does not have an emergency power source. There are combination exit sign/emergency egress light fixtures located above each egress point. The egress lighting and the fire alarm system have integral DC power back up sources.

6. The existing lighting fixtures consist primarily of pendant mounted linear fluorescent lamp sourced light fixtures. A few recessed downlights and surface mounted 2’x2’ fixtures; also fluorescent lamps. Lighting control appears to be via manual toggle switches; automatic occupancy sensors were not observed.

7. There are (2) Level 2 EV charging stations (40A-2P circuits each) located in the parking lot adjacent to this building and served by the building’s electrical service.

III. Discussion

A. Structural Systems

1. Ground snow loads for this building per IBC 2015 is Pg = 50 psf. Adjustments for Snow Exposure factor (1.0), Thermal Factor (1.10), Sloped Roof Factor (1.0) result in a design flat roof snow load requirement of Pf = 38.5 psf.
2. Roof composition taken was evaluated using 15 psf for Roof Dead Load.
3. Assuming Douglas Fir Larch (North) #2 or better resulted in sufficient design capacity for the 2x14 roof rafters installed at 12" oc spacing, and spanning 23'0" long across the space.

B. Roof System

1. EPDM roof that appears to be near the end of its useful life expectancy.
2. NO coring samples were taken to determine whether this roof surface is an overlay (second applied roof surface) or a past replacement.
3. Should this building remain in service and in the ownership of South Portland, reroofing should be planned for per the IEBC 2015 and IBC 2015 requirements as well as the 2021 Energy Code.
4. AEI has a concern with the application of an additional 5 psf over this roof surface to accommodate a solar panel application in the future. This will result in overstress of the roof rafters noted above in bending, assuming that the members are in fact Douglas Fir Larch (North) #2 rafters. It may be necessary to have a test sample cut from the rafters to confirm the grade and/or species to confirm our evaluation assumptions during any reroofing exercise.

C. Fire Protection Systems

1. As stated above, the facility is not currently protected by a system of automatic sprinklers. It is anticipated that, based upon the size, use , and construction of this facility, current requirements will not mandate the installation of a sprinkler system.

D. Mechanical Systems

1. The natural gas fired is of modern installation and well within its published service life. It incorporates a condensing burner to optimize efficiency. With that said, however, it is of single zone configuration and offers no capacity to provide zoned heating for individual spaces.

E. The furnace fires natural gas and is therefore not in compliance with the City's net zero goals.

F. As currently ducted, the return grilles in the floor of the occupied facility have been blocked by the recently installed flooring system. As such, all air entering the furnace is being pulled from the mechanical room through the 6" fresh air duct, which has been disconnected from its sidewall louver to transfer air directly from the mechanical room.

1. Mechanical cooling is primarily provided by the cooling only ductless split. Like the furnace, this is a single zone unit which is unable to provide individual control for the occupied spaces throughout.
2. As configured, it appears that mechanical ventilation for the facility is only available in heating mode, with the furnace enabled.

G. Plumbing Systems

1. As noted above, domestic hot and cold water piping is uninsulated at many areas throughout the facility which does not comply with current energy requirements.
2. The electric water heater is of modern design and well within its published service life.
3. The existing plumbing fixtures throughout appear to be in good overall condition and well maintained. However it does not appear that they comply with ADA requirements.

H. Electrical Systems

1. In general, the electrical systems lighting and power distribution systems are beyond their useful life and will increasingly become a maintenance and reliability challenge. It would be difficult to acquire repair or replacement parts for a few elements.

2. The lighting system should be replaced with LED technology, low energy use fixtures and ceiling mounted automatic occupancy lighting control sensors for common areas (auto ON, auto OFF). The office, back of house and storage areas could utilize wall mounted automatic vacancy lighting control sensors (manual ON, auto OFF). Conference rooms and meeting spaces would have dimming control in addition to the wall mounted vacancy sensor.

3. The CMP historical billing information was not available at the time of the report; billing information for the past 12 months would provide useful information on the peak demand seen by this facility to determine the available capacity remaining on the existing service.

4. Depending on what program goals there are for the facility; the existing 100 Amp, 208-volt, single phase electrical service may not have appropriate capacity for potential electrical needs in the future related to possible MEP (increased cooling, humidification or ventilation capacity), site/civil scope (parking lot and site lighting) related to building upgrades, building addition or facility program offering increases. The building is 1500 square feet; the existing service offers 11 watts/SF of load support, however, there are (2) EV chargers connected to this service that each draw 7,000 watts. When these two EV units are being utilized there is only 2 watts/SF remaining for the building loads. Most air-conditioned office spaces are utilizing 10 to 12 watts/SF.

5. The building may be better served by increasing to a 200A three phase service; 4 more Level 2 EV chargers could be added to the service and building would have 10 watts/SF available for increased interior loads. New underground conduits would need to be run to the utility pole serving the building and CMP would need to upgrade the existing service. Alternatively, a secondary feeder could be routed from the city hall building electrical service to the assessor's office building.

6. The facility does not have a stand-by power source or related distribution equipment. Prolonged loss of power places the building at risk for pipe freeze and resultant damage. However, if this building would be connected to the city hall electrical service it could have

stand-by power support since the city hall has an existing emergency generator if there were capacity available on the existing generator and permission were granted to utilize it.

Section IV
City Hall

- **Architect Summary Report**
- **Exterior Photos**
- **Interior Photos**
- **Code Assessment**
- **Existing Floor Plan**
- **Environmental Building Report**
- **MEPSFP Assessment Report**
- **Site Rendering Graphic**

EXISTING CONDITIONS

The existing Municipal Offices building is a two and a half story 15,506 square foot wood-framed structure located in the heart of the Mill Creek area of South Portland. The building has a wood stud bearing wall frame with wood joist framing for floors. The roof in the original portion of the building is a steep pitched wood framed gable, the roof in the addition has a lower pitched wood framed hip configuration. Both roof areas are covered with architectural composite shingles. Foundations comprise of cast-in-place concrete walls and floor slabs. The original building has painted decorative block at the exposed above-grade side wall foundations. Exterior cladding materials are vinyl clapboard siding and painted wood trim at the original portion of the building, and vinyl clapboard siding with predominantly vinyl trim at the addition. The low-pitch canopies at the front and rear entrance to the addition have EPDM roofing. The original windows have been replaced with double-hung insulated glass units with multiple profile grille patterns at the original building main façade. All the double-hung insulated glass windows elsewhere have two-over-two grille patterns. The exterior doors have been replaced with insulated metal units with either half-lite of full-lite glass. The Cottage Street facing doors. have traditional colonial grilles and panels.

Interior wall construction consists primarily of painted sheetrock or plaster on wood stud frame. Floors are finished with vinyl tile and direct-glued carpet in a majority of the areas. The public restrooms on the first and second floor have ceramic tile floors, as does the elevator vestibule. Lower level restrooms have vinyl tile flooring. Stairs have vinyl treads and risers, which appear to have installed over the original wood finishes. Wall finishes throughout are predominantly painted sheetrock or plaster with painted wood base. Ceilings are predominantly suspended acoustical tile systems, with painted sheetrock in the vestibules and stairwells. The basement level spaces are about 50% painter sheetrock or plaster, with the remaining areas suspended acoustical tile.

The interior space configurations are fairly typical for a city hall of this size and era. Lower level spaces are mostly utilitarian with mechanical, electrical, utility, and storage rooms mostly. There is a moderate-sized conference room, Assistant Finance Director office, staff restroom/shower, public restroom, and a staff break room on this level. The first floor contains the more public interactive departments associated with Clerk functions and Social Services, as well as Finance and Human Resource offices. The second floor houses the City's executive functions, such as City Manager, Assistant City Manager, Finance Director, and associated support positions.

Refer to the Space Program Assessment at the end of this document for the uses and areas of each current Assessor function.

Refer to the Existing Conditions Photographs at the end of this document for exterior and interior pictures of the existing conditions.

CODE COMPLIANCE

The building was reviewed under the current editions of the International Building Code, Life Safety Code, Americans with Disabilities Act, and the Uniform Plumbing Code. The building has exit lights, emergency lighting, and fire extinguishers in the occupied spaces. It also has a partial NFPA fire alarm system with inadequate coverage, which renders the building non-compliant. The facility does not have

an NFPA 13 sprinkler system, which also renders the building non-compliant since the occupant load exceeds 100 people and there is an assembly space on a level above the level of exit discharge. Also, the building gross area and number of floors exceeds the maximum allowed for a wood-framed structure. The restrooms do not have the required emergency lights. The mechanical/electrical room does not have the required emergency lighting or horn/strobe unit. The lower level conference room does not have emergency lighting and the adjacent Open Area lacks a horn/strobe unit. First floor egress paths do not have the required emergency lighting and horn/strobe unit coverage. The Taxes/Registration Finance area needs emergency lighting added due to its size and occupant load. Upper level emergency lighting and horn/strobe units are inadequate in the egress corridors, City Manager open area suite, and the Council Room.

A majority of the interior doors do have ADA required level handle hardware and do not have the required minimum clear opening width. Multiple doors do not have the required minimum approach clearances for wheelchair access. All restrooms and kitchenettes are not accessible per ADA dimensional criteria.

All of the existing stairs do not have code-compliant tread and riser dimensions, nor do they have code-compliant railings and handrails. Since the building is not sprinkled, un-enclosed stairs are not allowed. The open stair between the first and second floor is therefore non-compliant. All the stair locations have general building items stored underneath, which is a fire code violation. None of the stair locations have adequate Areas of Refuge not the required AOR communication devices as required in multiple story non-sprinkled structures. The stair enclosure at the first floor of the Cottage Road main entrance has a full glass door and large glass sidelights that are not configured as required by building and life safety codes.

Refer to the Code Analysis at the end of this document and the Code Compliance Plans for additional information.

THERMAL ENVELOPE

Documentation of the thermal envelope insulation levels were not available for the building. The wood-framed structure is assumed to have minimal levels of insulation based on the framing depth in the areas that were not visually accessible. For the purpose of this report, we have assumed the current building envelope is substantially out of compliance with current building energy code requirements for required thermal R, U and F values.

Existing exterior windows are a combination of vinyl insulated glass units and vinyl-clad insulated units pre-dating 2012. Existing exterior doors are assumed to be insulated metal clad units and have insulated glass lites.

Options for improving the thermal envelope performance would be include increasing the insulation level at the attic area; adding continuous insulation to the exterior walls (exterior or interior locations), and replacing selected exterior doors with higher energy efficient units. The exterior wall thermal improvements could be quite invasive and result in decreased interior usable floor area. Window replacement would likely not result in a beneficial life cycle payback.

MUNICPAL BUILDING

Refer to the Code Analysis at the end of this document for the minimum IECC thermal values.

MUNICIPAL OFFICES PROGRAMMING NEEDS

(Reserved)

CITY OF SOUTH PORTLAND - MUNICIPAL FACILITIES SPACE PROGRAM ASSESSMENT

MUNICIPAL OFFICES

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
PROGRAM SPACES	**(#) = number of occupants**				
EXECUTIVE					
City Manager	1	19 x 23 (+/-)	445	445	Room
Assistant City Manager	1	11’-6 x 16’-6	178	178	Room
City Manager Admin	1	12’-6 x 20’-6	250	250	Cubicle
Admin Assistants	2	9’-6 x 8	76	152	Cubicle
Files	1	8’-6 x 12’-6	106	106	Open Area
Storage/Micro/Ref	1	7’-4 x 11’-9	86	86	Room
Executive Files Storage	1	16 x 16’-4	261	261	Room
SUBTOTAL				***1402 SF***	
FINANCE					
Finance Director	1	13’-6 x 16	216	216	Room
Tax Collector	1	9’-8 x 16	155	155	Room
Deputy Finance Director	1	14’-3 x 16’-9	237	237	Room
Purchasing Agent	1	12 x 16	192	192	Room
Accounts Payable (2)	1	15’-6 x 16	248	248	Room
Payroll	1	14’-3 x 16’-6	235	235	Room
Finance Transactions (4)	1	20’-6 x 35	568	568	Room
Vault	1	8 x 12	96	96	Room
Shared Storage (HR)	1	9’-4 x 13’-6	126	126	Room
Finance Storage	1	15’-6 x 20’-6 (+)	335	335	Room*
*w/ Electrical Switchgear					
SUBTOTAL				***2408 SF***	

MUNICPAL BUILDING

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
HUMAN RESOURCES					
Director	1	16 x 17	273	273	Room
HR Purchasing	1	16 x 23	384	384	Room
Employee Relations	1	11 x 13'-6	148	148	Room
HR Storage	1	7'-3 x 11'-9	85	85	Room
Shared Storage (Finance)	1	9'-4 x 13'-5	126	126	Room
SUBTOTAL				***1016 SF***	
CITY CLERK					
Clerk	1	14 x 15	196	196	Room
Assistant Clerks (2)	1	16'-6 x 17' (+)	280	280	Cubicles*
Information/TDD	1	Irregular	88	88	Cubicle
Vault	1	8 x 12	96	96	Room
*includes Transaction counter					
SUBTOTAL				***660 SF***	
SOCIAL SERVICES					
Director	1	10' x 11'-6	115	115	Room
Coordinator	1	9'-9 x 15	146	146	Room
Eligibility Specialist	1	11 x 14	154	154	Room
Specialist	1	11 x 11	121	121	Room
Storage	1	Irregular	135	135	Room
SUBTOTAL				***671 SF***	
MEETING SPACES					
Conference Room	1	21 x 27 (+)	556	556	Room
Council Chambers	1	35 x 42 (-)	1405	1405	Room
SUBTOTAL				***1961 SF***	

MUNICPAL BUILDING

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
IT/AV TECHNOLOGY					
IT Server Room	1	9'-8 x 10	97	97	Room
IT Staff/Workroom (2)	1	14 x 23'-6	329	329	Room
IT Storage	1	10 x 13'-6	135	135	Room
SPCCTV Studio	1	11'-4 x 20'-8	234	234	Room
SPCCTV Equipment	1	Irregular	97	97	Room
SPCCTV Storage	1	11'-3 x 12'-6	140	140	Room
SUBTOTAL				***1032 SF***	
COMMON USE AREAS					
Staff Break Room	1	8'-9 x 16	140	140	Room
Kitchenette	1	Irregular	24	24	Room
Mechanical/Electrical	1	Irregular	293	293	Room
Custodial	1	5 x 16	80	80	Room
Art/Parks/Rec Storage	1	5 x 16	80	80	Room
Bathroom – Single User	1	Irregular	89	89	Room
Restroom-Single User	5	Various	-	181	Room
SUBTOTAL				***807 SF***	
CIRCULATION					
Elevator Lobby	1	7'-8 x 8	60	60	
Elevator (3 Stops)	1	7'-6 x 8'-6	64	192	
Elevator Machine Room	1	4'-6 x 16	72	72	
Stair A/B/C/D/E (3 floors)	5	Varies	-	1432	
Corridors				1522	
SUBTOTAL				***3278 SF***	
NET SUBTOTAL				***13,235 SF***	
SYSTEMS				***2271 SF***	
GRAND TOTAL (GROSS)				***15,506 SF***	

CODE ANALYSIS

NFPA 101 Life Safety Code – 2021 Edition

Building Classification:	Business – 15,506 gross sf – Municipal Offices
Hazard Classification:	Ordinary Hazard
Construction Type:	Type 5B (000); Non-Sprinkled
Occupant Loads:	5557 sf Business area @ 150 sf/occ = 37
	2101 sf Assembly area @ 7/15 sf/occ = 300/140
	5577 sf Storage/Utility area @ 500 sf/occ = 12
	Total Occupant Load = 349/189 occupants

Janitor, Mech, Storage Rating:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum (3-story)
Elevator Shaft Rating:	2 hours minimum (3-story)
Minimum Stair/Ramp Egress width:	44” clear
Maximum Riser height:	7”
Minimum Tread width:	11”
Maximum Ramp Slope:	1:12
Minimum Headroom:	6’-8” at stairs; 7’-6” at occupied areas
Handrail height:	34”-38” @ 42” guardrail
Handrail top extension:	12” horz.
Handrail bottom extension:	11” angled + 12” horz.
Handrail diameter:	1-1/4” O.D.
Maximum balluster open space:	less than 4”

Building Uses	**Business; Non-Sprinkled**
Max. Allowable Travel Distance:	200’
Max. Allowable Common Path:	75’
Max. Dead End Corridor Length:	20’
Minimum Egress Corridor Width:	44” clear
Minimum Number of Required Exits	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36”
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required
Interior Wall/Ceiling Finishes Class:	Class A or B in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Business Group (B) – 15,506 gross sf
Construction:	Type VB – Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	5557 sf Business area @ 150 sf/occ = 37 2101 sf Assembly area @ 7/15 sf/occ = 300/140 5577 sf Storage/Utility area @ 300 sf/occ= 19 **Total Occupant Load = 356/196 occupants**

Janitor, Mech & Storage Rooms:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum
Elevator Shaft Rating:	2 hours minimum

Building Limitations

Construction Type:	Type VB - Unprotected; Non-Sprinkled
Maximum Height:	40’; 2 stories
Maximum Area / Floor:	9,000 sf
Actual Area/Height:	15,506 sf & 3 Stories (Existing)

Fire Resistance Ratings

Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Internal Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20’
Maximum Common Travel Path:	75’
Maximum Travel Distance:	200’
Minimum Corridor Width:	44”
Minimum Stair Width:	44”
Maximum Riser Height:	7”
Minimum Tread Depth:	11”
Minimum Ramp Width:	36”
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7’-6”

Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required

Building Live Loads

Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf

Interior Finish Requirements	Business B – Non-Sprinkled
Exit enclosures/passageways	Class A or B
Corridors	Class B
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC – 2015 Edition

Occupancy Classification:	Business
Occupancy Area:	15,506 sf gross
Occupancy Load:	356/196 per IBC Table Method

356/196 Occupants – 178/98 male & 178/98 female

Section 422.1	WATER CLOSET	URINALS	LAVS	SHOWERS
Male	3/2	2/ 1	3/2	NR
Female	8/4	NA	4/2	NR
Total Required:	11/6	2/1	7/4	0
Drinking Fountain: (or water station)	1/150 Occupants – 3/2 Required			
Service Sink:	1 Required			

IECC/MUBEC (Maine Uniform Building Energy Code)
MINIMUM INSULATION VALUES
Per 2021 IECC; Table C402.1.3, C402.1.4 and C402.4

ZONE 6 COMMERCIAL Wood Framed Building	R-VALUE	U-FACTOR	SHGC
Attic	R-49	0.021	NA
Wood-Framed Wall above Grade	R-13 + R-7.5 ci	0.051	NA
or	R-20 + R-3.8 ci 0.051		
Below Grade Wall	R-10 ci	0.10	NA
Unheated Slab (24” band)	R-20	F-0.51	NA
Doors – Swinging		0.37	NA
Windows - Fixed		0.34	0.38
Windows – Operable		0.42	0.34

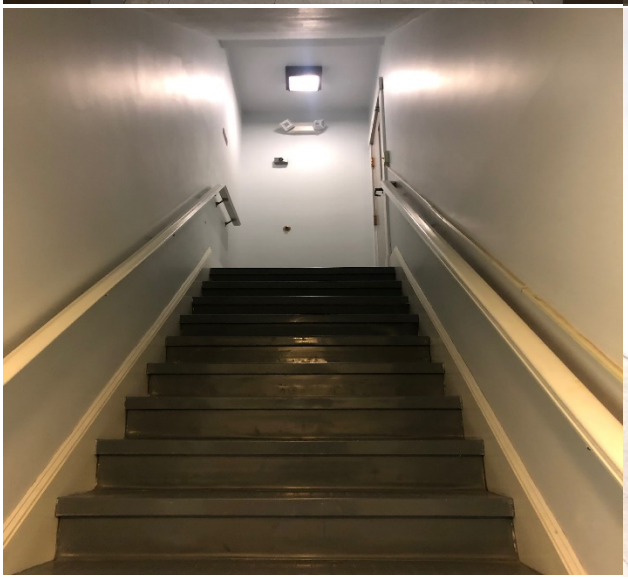
c.i. – Continuous Insulation

CITY HALL EXTERIOR PHOTOGRAPHS

CITY HALL EXTERIOR PHOTOGRAPHS

CITY HALL INTERIOR PHOTOS - BASEMENT

CITY HALL INTERIOR PHOTOS - BASEMENT



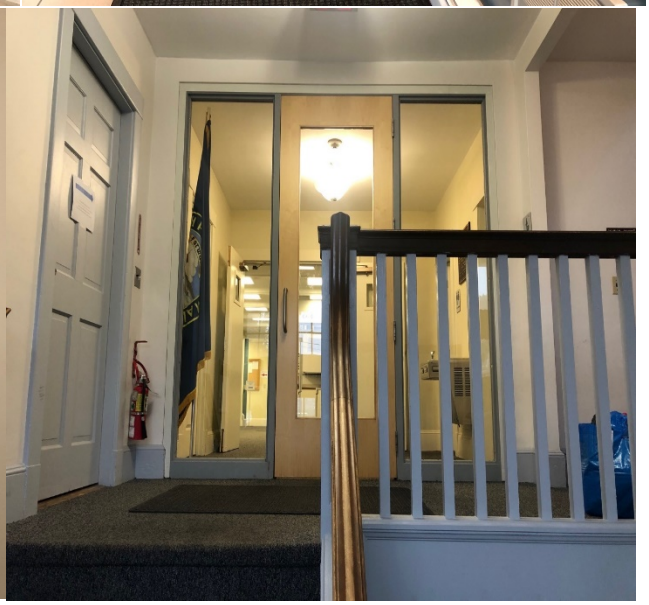
CITY HALL INTERIOR PHOTOS - BASEMENT

CITY HALL INTERIOR PHOTOS - BASEMENT

CITY HALL INTERIOR PHOTOS – FIRST FLOOR

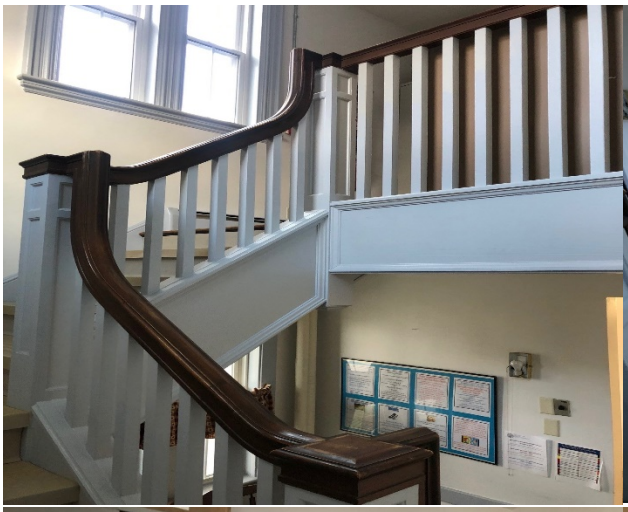
CITY HALL INTERIOR PHOTOS – FIRST FLOOR

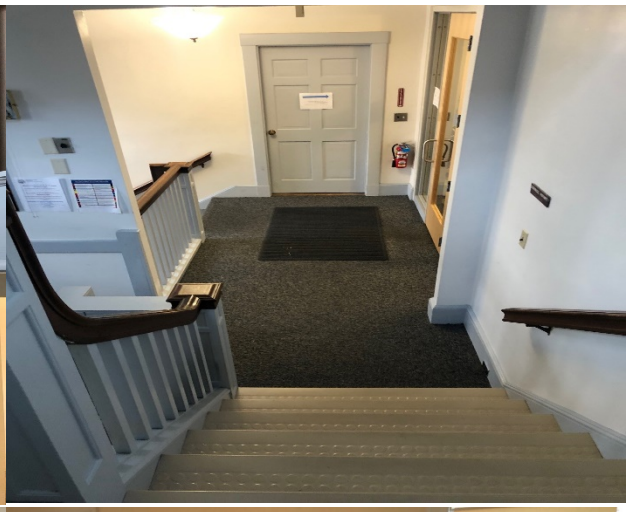
CITY HALL INTERIOR PHOTOS – FIRST FLOOR



CITY HALL INTERIOR PHOTOS – FIRST FLOOR

CITY HALL INTERIOR PHOTOS – SECOND FLOOR





CITY HALL INTERIOR PHOTOS – SECOND FLOOR

CITY HALL INTERIOR PHOTOS – SECOND FLOOR

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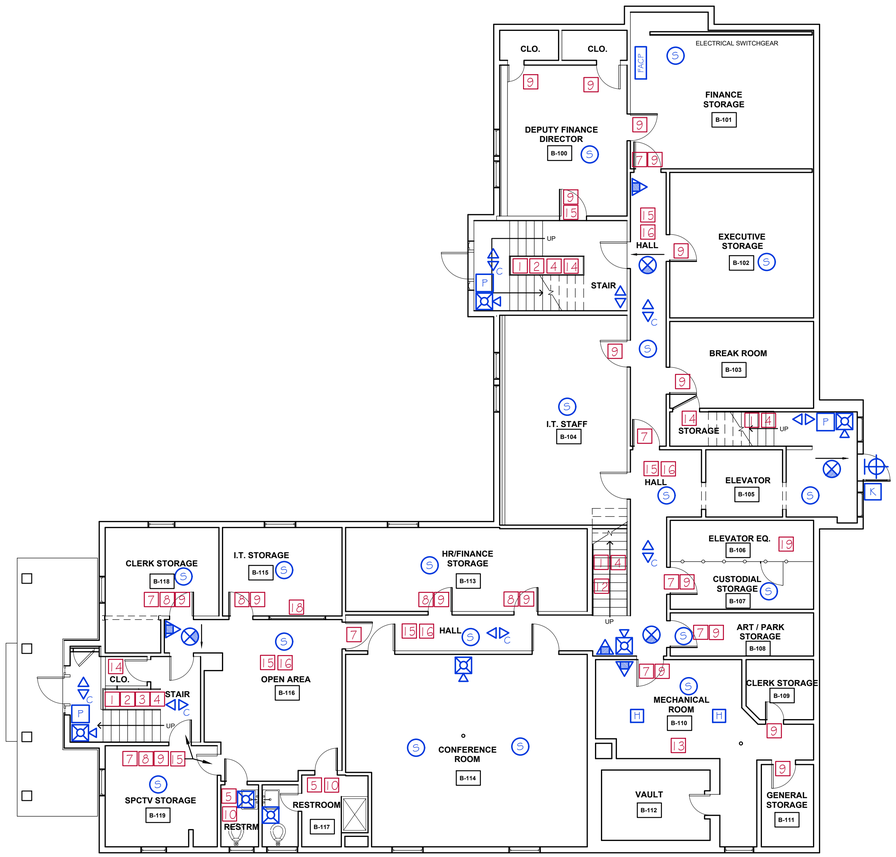

BASEMENT CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0"

KEYED NOTES LEGEND

1. STAIR TREAD/RISER DIMENSIONS AND RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODES, NOR ADA.
2. STAIR DOES NOT HAVE AREA OF REFUGE COMMUNICATION DEVICE AT LANDINGS.
3. STAIRS DO NOT HAVE AREA OF REFUGE WHEELCHAIR SPACE NOR AREA OF REFUGE COMMUNICATION DEVICE AT LANDINGS.
4. RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODE, NOR ADA.
5. TOILET ROOMS DO NOT COMPLY WITH ADA (DIMENSIONAL CRITERIA).
6. KITCHEN CABINETS/COUNTERS AND SINK ARE NOT ADA ACCESSIBLE.
7. DOOR DOES NOT HAVE ADA WHEELCHAIR MINIMUM CLEARANCE APPROACH AT HARDWARE.
8. DOOR WIDTH NOT COMPLIANT FOR WHEELCHAIR ACCESS PER ADA MINIMUM REQUIRED CLEARANCE.
9. DOOR DOES NOT HAVE ADA COMPLIANT LEVER HARDWARE.
10. TOILET/SINK ACCESSORIES MOUNTING HEIGHTS DO NOT COMPLY WITH ADA DIMENSIONAL CRITERIA. (MIRRORS, SOAP DISPENSERS, TOWEL DISPENSERS, ETC.)
11. SELF-CLOSING FIRE RATED DOOR HAS ILLEGAL HOLD-OPEN STOP.
12. OPEN STAIR DOES NOT COMPLY WITH BUILDING OR LIFE SAFETY CODE FOR AN UNSPRINKLERED ASSEMBLY USE BUILDING - NOT ENCLOSED WITH FIRE RATED WALLS.
13. BOILER/UTILITY ROOM DOES NOT HAVE EMERGENCY LIGHTING.
14. ILLEGAL STORAGE UNDER FIRE EGRESS STAIR. (FURNITURE, ETC)
15. DOOR AND FRAME ASSEMBLIES NOT SELF-CLOSING OR FIRE RATED AT EGRESS CORRIDORS PER CODE.
16. EGRESS CORRIDOR WALLS NOT FIRE RATED PER CODE.
17. FIRE RATED EGRESS DOOR /SIDELIGHT ASSEMBLY NOT FULLY FIRE RATED PER CODE.
18. NON-FIRE RATED INTERIOR GLASS LITE IN EGRESS CORRIDOR WALL.
19. ELEVATOR EQUIPMENT NOT IN DEDICATED FIRE RATED ROOM.

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
ABC	ABC FIRE EXTINGUISHER w/ CABINET
ABC	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
S	SMOKE DETECTOR
	EMERGENCY / EXIT LIGHT
	HORN / STROBE UNIT
	STROBE UNIT
P	FIRE ALARM PULL STATION
FACP	FIRE ALARM PANEL
K	KNOX BOX
	"NOT AN EXIT" SIGN
	EXTERIOR EMERGENCY LIGHT
C	HORN / STROBE - CEILING (WHITE)
(E)	EXISTING
C	CEILING

SYMBOLS LEGEND

- DIAGONAL
- EGRESS SEPARATION DISTANCE
- 1 HR FIRE RATED
- A — EXIT DISTANCE (MAX ALLOWED = 200')

GENERAL CODE NOTES - EXISTING CONDITIONS

NFPA NOTES

1. EXISTING BUILDING DOES NOT HAVE AN NFPA SPRINKLER SYSTEM.
2. EXISTING BUILDING DOES NOT HAVE A COMPLIANT NFPA ALARM/ DETECTION SYSTEM.
3. EXISTING BUILDING LACKS COMPLIANT EMERGENCY & EXIT LIGHTS.
4. CORRIDOR DOORS / FRAMES / SIDELITES ARE NOT LABEL / RATED AND DO NOT HAVE CLOSERS AT ALL REQUIRED LOCATIONS.
5. EGRESS STAIRS ARE NON-COMPLIANT (TREAD & RISER DIMENSIONS). ALL STAIR RAILINGS ARE NON-COMPLIANT.

ADA NOTES

1. MAJORITY OF DOORS DO NOT HAVE ADA COMPLIANT CLEAR OPENING WIDTH, OR LEVER HARDWARE.
2. MAJORITY OF DOORS DO NOT HAVE COMPLIANT CLEARANCE AT HARDWARE SIDE OF THE OPENING FOR WHEELCHAIR APPROACH.
3. ALL TOILET ROOMS ARE NON-COMPLIANT.
4. KITCHENETTE CABINETS, COUNTERTOPS & SINKS ARE NON-COMPLIANT.
5. ALL STAIR RAILINGS ARE NON-COMPLIANT.

CODE ANALYSIS

NFPA 101 Life Safety Code - 2021 Edition

Building Classification:	Business - 15,506 gross sf - Municipal Offices
Hazard Classification:	Ordinary Hazard
Construction Type:	Type 5B (000); Non-Sprinkled
Occupant Loads:	5557 sf Business area @ 150 sf/occupant = 37 occupants 2101 sf Assembly area @ 7/15 sf/occupant = 300/140 occupants 5577 sf Storage/Utility area @ 500 sf/occupant = 12 occupants Total Occupant Load = 349/189 occupants
Janitor, Mech, Storage Rating:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum (3-story)
Elevator Shaft Rating:	2 hours minimum (3-story)
Minimum Stair/Ramp Egress width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

Building Uses	Business; Non-Sprinkled
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	44" clear
Minimum Number of Required Exits	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required
Interior Wall/Ceiling Finishes Class:	Class A or B in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Business Group (B) - 15,506 gross sf
Construction:	Type VB - Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	5557 sf Business area @ 150 sf/occupant = 37 occupants 2101 sf Assembly area @ 7/15 sf/occupant = 300/140 occupants 5577 sf Storage/Utility area @ 300 sf/occupant = 19 occupants Total Occupant Load = 356/196 occupants
Janitor, Mech & Storage Rooms:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum
Elevator Shaft Rating:	2 hours minimum

Building Limitations	
Construction Type:	Type VB - Unprotected; Non-Sprinkled
Maximum Height:	40'; 2 stories
Maximum Area / Floor:	9,000 sf
Actual Area/Height:	15,506 sf & 3 Stories (Existing)

Fire Resistance Ratings	
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Internal Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	44"
Minimum Stair Width:	44"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required

Building Live Loads	
Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf

Interior Finish Requirements	Business B - Non-Sprinkled
Exit enclosures/passageways	Class A or B
Corridors	Class B
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC - 2015 Edition

Occupancy Classification:	Business
Occupancy Area:	15,506 sf gross
Occupancy Load:	356/196 per IBC Table Method

356/196 Occupants - 178/98 male & 178/98 female

Section 422.1	WATER CLOSET	URINALS	LAVS	SHOWERS
Male	3/2	2/1	3/2	NR
Female	8/4	NA	4/2	NR
Total Required:	11/6	2/1	7/4	0
Drinking Fountain: (or water station)	1/150 Occupants - 3/2 Required			
Service Sink:	1 Required			

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME
RENOVATIONS TO THE SOUTH PORTLAND CITY HALL
25 COTTAGE ROAD
S. PORTLAND, MAINE 04106

SHEET
BASEMENT CODE COMPLIANCE PLAN

DATE
26 JAN 2023

SCALE
1/8"=1'-0"

DRAWN
MFH / mgk

JOB NO.
221005

SHEET
AC-1

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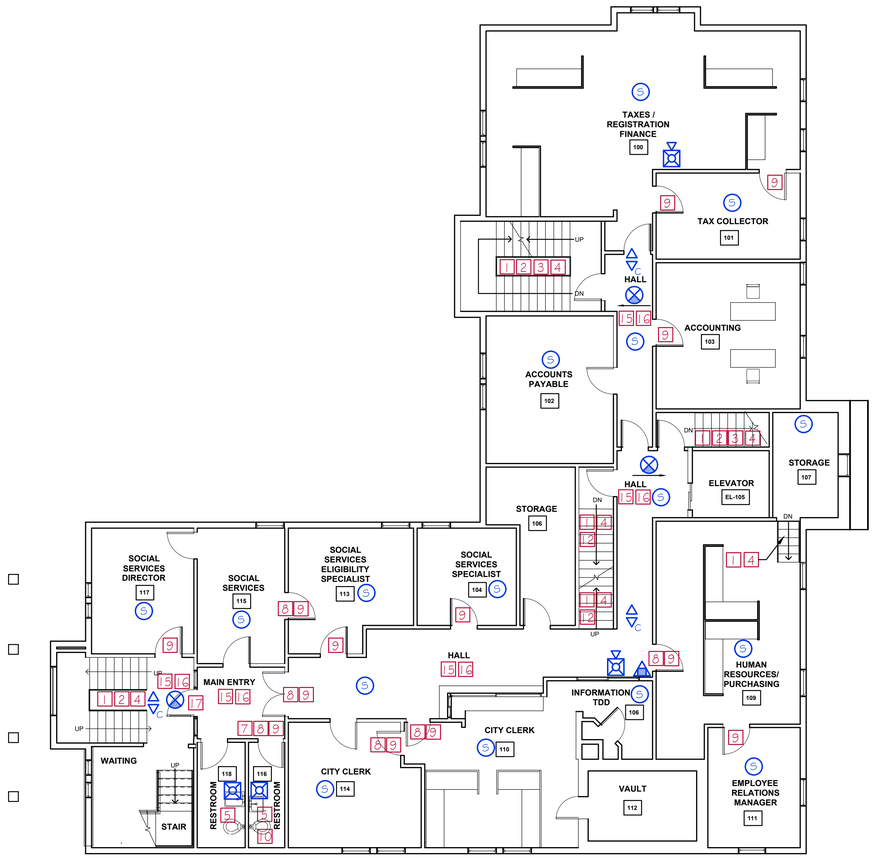

FIRST FLOOR CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0"

KEYED NOTES LEGEND

1. STAIR TREAD/RISER DIMENSIONS AND RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODES, NOR ADA.
2. STAIR DOES NOT HAVE AREA OF REFUGE COMMUNICATION DEVICE AT LANDINGS.
3. STAIRS DO NOT HAVE AREA OF REFUGE WHEELCHAIR SPACE NOR AREA OF REFUGE COMMUNICATION DEVICE AT LANDINGS.
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11. SELF-CLOSING FIRE RATED DOOR HAS ILLEGAL HOLD-OPEN STOP.
12. OPEN STAIR DOES NOT COMPLY WITH BUILDING OR LIFE SAFETY CODE FOR AN UNSPRINKLERED ASSEMBLY USE BUILDING - NOT ENCLOSED WITH FIRE RATED WALLS.
13. BOILER/UTILITY ROOM DOES NOT HAVE EMERGENCY LIGHTING.
14. ILLEGAL STORAGE UNDER FIRE EGRESS STAIR. (FURNITURE, ETC)
15. DOOR AND FRAME ASSEMBLIES NOT SELF-CLOSING OR FIRE RATED AT EGRESS CORRIDORS PER CODE.
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NFPA LEGEND

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	EMERGENCY / EXIT LIGHT
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FACP	FIRE ALARM PANEL
K	KNOX BOX
	"NOT AN EXIT" SIGN
	EXTERIOR EMERGENCY LIGHT
C	HORN / STROBE - CEILING (WHITE)
(E)	EXISTING
C	CEILING

SYMBOLS LEGEND

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- 1 HR FIRE RATED
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GENERAL CODE NOTES - EXISTING CONDITIONS

NFPA NOTES

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CODE ANALYSIS

NFPA 101 Life Safety Code - 2021 Edition

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Hazard Classification:	Ordinary Hazard
Construction Type:	Type 5B (000); Non-Sprinkled
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Janitor, Mech, Storage Rating:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum (3-story)
Elevator Shaft Rating:	2 hours minimum (3-story)
Minimum Stair/Ramp Egress width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

Building Uses	Business; Non-Sprinkled
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	44" clear
Minimum Number of Required Exits	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required
Interior Wall/Ceiling Finishes Class:	Class A or B in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Business Group (B) - 15,506 gross sf
Construction:	Type VB - Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	5557 sf Business area @ 150 sf/occupant = 37 occupants 2101 sf Assembly area @ 7/15 sf/occupant = 300/140 occupants 5577 sf Storage/Utility area @ 300 sf/occupant = 19 occupants Total Occupant Load = 356/196 occupants
Janitor, Mech & Storage Rooms:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum
Elevator Shaft Rating:	2 hours minimum

Building Limitations

Construction Type:	Type VB - Unprotected; Non-Sprinkled
Maximum Height:	40'; 2 stories
Maximum Area / Floor:	9,000 sf
Actual Area/Height:	15,506 sf & 3 Stories (Existing)

Fire Resistance Ratings

Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Internal Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	44"
Minimum Stair Width:	44"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required

Building Live Loads

Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf

Interior Finish Requirements	Business B - Non-Sprinkled
Exit enclosures/passageways	Class A or B
Corridors	Class B
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC - 2015 Edition

Occupancy Classification:	Business
Occupancy Area:	15,506 sf gross
Occupancy Load:	356/196 per IBC Table Method

356/196 Occupants - 178/98 male & 178/98 female

Section 422.1	WATER CLOSET	URINALS	LAVS	SHOWERS
Male	3/2	2/1	3/2	NR
Female	8/4	NA	4/2	NR
Total Required:	11/6	2/1	7/4	0
Drinking Fountain: (or water station)	1/150 Occupants - 3/2 Required			
Service Sink:	1 Required			

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

RENOVATIONS TO THE SOUTH PORTLAND CITY HALL
25 COTTAGE ROAD
S. PORTLAND, MAINE 04106

SHEET

FIRST FLOOR CODE COMPLIANCE PLAN

DATE
26 JAN 2023

SCALE
1/8"=1'-0"

DRAWN
MFH / mgk

JOB NO.
221005

SHEET
AC-2

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SECOND FLOOR CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0"

KEYED NOTES LEGEND

1. STAIR TREAD/RISER DIMENSIONS AND RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODES, NOR ADA.
2. STAIR DOES NOT HAVE AREA OF REFUGE COMMUNICATION DEVICE AT LANDINGS.
3. STAIRS DO NOT HAVE AREA OF REFUGE WHEELCHAIR SPACE NOR AREA OF REFUGE COMMUNICATION DEVICE AT LANDINGS.
4. RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODE, NOR ADA.
5. TOILET ROOMS DO NOT COMPLY WITH ADA (DIMENSIONAL CRITERIA).
6. KITCHEN CABINETS/COUNTERS AND SINK ARE NOT ADA ACCESSIBLE.
7. DOOR DOES NOT HAVE ADA WHEELCHAIR MINIMUM CLEARANCE APPROACH AT HARDWARE.
8. DOOR WIDTH NOT COMPLIANT FOR WHEELCHAIR ACCESS PER ADA MINIMUM REQUIRED CLEARANCE.
9. DOOR DOES NOT HAVE ADA COMPLIANT LEVER HARDWARE.
10. TOILET/SINK ACCESSORIES MOUNTING HEIGHTS DO NOT COMPLY WITH ADA DIMENSIONAL CRITERIA. (MIRRORS, SOAP DISPENSERS, TOWEL DISPENSERS, ETC.)
11. SELF-CLOSING FIRE RATED DOOR HAS ILLEGAL HOLD-OPEN STOP.
12. OPEN STAIR DOES NOT COMPLY WITH BUILDING OR LIFE SAFETY CODE FOR AN UNSPRINKLERED ASSEMBLY USE BUILDING - NOT ENCLOSED WITH FIRE RATED WALLS.
13. BOILER/UTILITY ROOM DOES NOT HAVE EMERGENCY LIGHTING.
14. ILLEGAL STORAGE UNDER FIRE EGRESS STAIR. (FURNITURE, ETC)
15. DOOR AND FRAME ASSEMBLIES NOT SELF-CLOSING OR FIRE RATED AT EGRESS CORRIDORS PER CODE.
16. EGRESS CORRIDOR WALLS NOT FIRE RATED PER CODE.
17. FIRE RATED EGRESS DOOR /SIDELIGHT ASSEMBLY NOT FULLY FIRE RATED PER CODE.
18. NON-FIRE RATED INTERIOR GLASS LITE IN EGRESS CORRIDOR WALL.
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NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
ABC	ABC FIRE EXTINGUISHER w/ CABINET
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CODE ANALYSIS

NFPA 101 Life Safety Code - 2021 Edition

Building Classification:	Business - 15,506 gross sf - Municipal Offices
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Janitor, Mech, Storage Rating:	1 hour minimum
Egress Corridor/Stair Rating:	2 hours minimum (3-story)
Elevator Shaft Rating:	2 hours minimum (3-story)
Minimum Stair/Ramp Egress width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"

Building Uses	Business; Non-Sprinkled
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	44" clear
Minimum Number of Required Exits	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required
Interior Wall/Ceiling Finishes Class:	Class A or B in Exits or Exit Corridors. Class A, B, or C in all other areas.
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2018 International Building Code

Use Group Classification:	Business Group (B) - 15,506 gross sf
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Elevator Shaft Rating:	2 hours minimum

Building Limitations	
Construction Type:	Type VB - Unprotected; Non-Sprinkled
Maximum Height:	40'; 2 stories
Maximum Area / Floor:	9,000 sf
Actual Area/Height:	15,506 sf & 3 Stories (Existing)

Fire Resistance Ratings	
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Internal Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	44"
Minimum Stair Width:	44"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Required
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Exit Lighting	Required
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Building Live Loads	
Office:	50 psf
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Corridors:	80 psf

Interior Finish Requirements	Business B - Non-Sprinkled
Exit enclosures/passageways	Class A or B
Corridors	Class B
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC - 2015 Edition

Occupancy Classification:	Business
Occupancy Area:	15,506 sf gross
Occupancy Load:	356/196 per IBC Table Method

356/196 Occupants - 178/98 male & 178/98 female

Section 422.1	WATER CLOSET	URINALS	LAVS	SHOWERS
Male	3/2	2/1	3/2	NR
Female	8/4	NA	4/2	NR
Total Required:	11/6	2/1	7/4	0
Drinking Fountain: (or water station)	1/150 Occupants - 3/2 Required			
Service Sink:	1 Required			

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

RENOVATIONS TO THE SOUTH PORTLAND CITY HALL
25 COTTAGE ROAD
S. PORTLAND, MAINE 04106

SHEET

SECOND FLOOR CODE COMPLIANCE PLAN

DATE
26 JAN 2023

SCALE
1/8"=1'-0"

DRAWN
MFH / mgk

JOB NO.
221005

SHEET
AC-3

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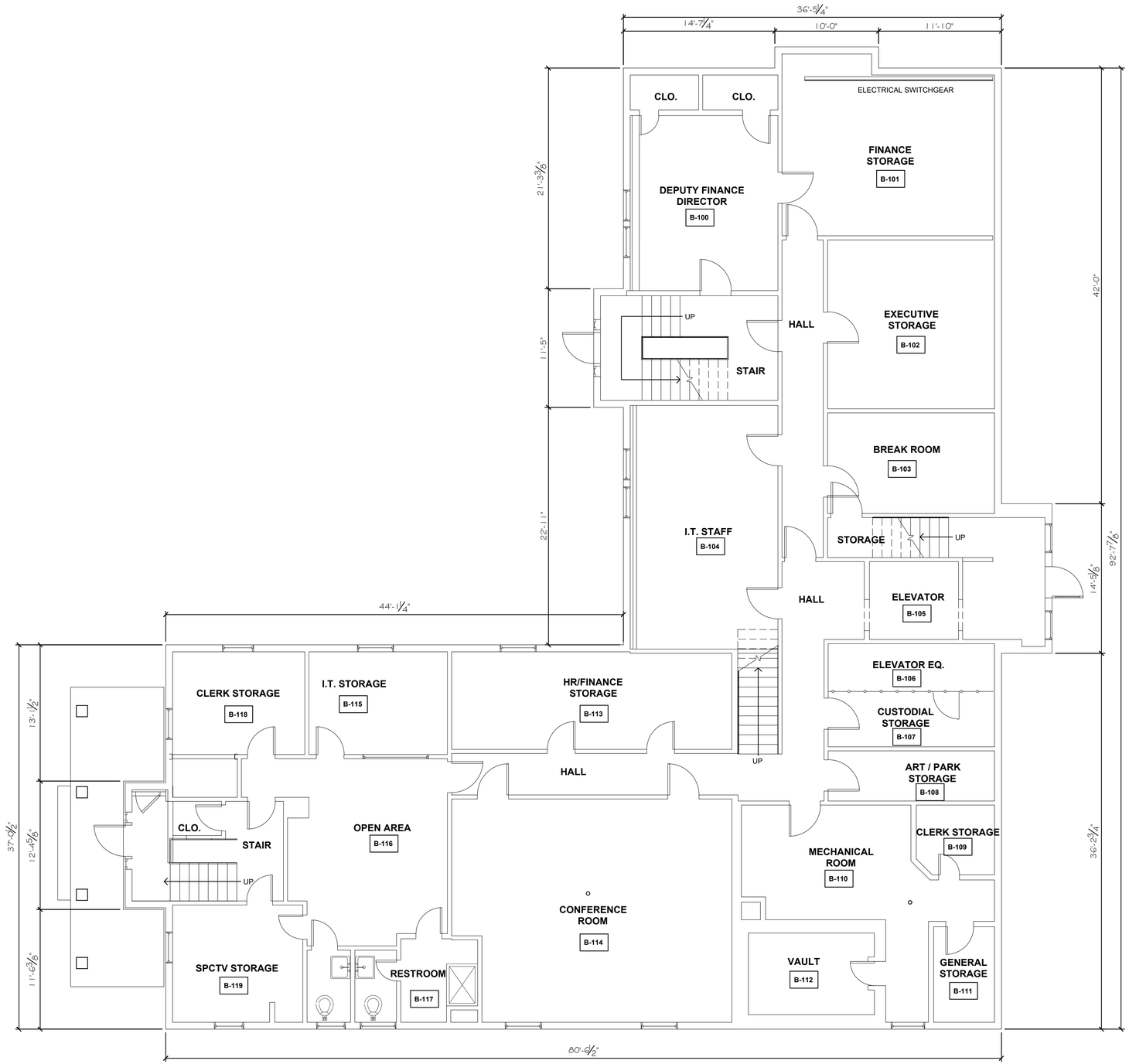

EXISTING BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'-0" 5,215 SF GROSS

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SEAL

REVISIONS

PROJECT NAME

RENOVATIONS TO THE
SOUTH PORTLAND CITY HALL

25 COTTAGE ROAD
S. PORTLAND, MAINE 04106

SHEET

EXISTING
BASEMENT
FLOOR PLAN

DATE
26 JAN 2023

SCALE
3/16"=1'-0"

DRAWN
MFH / mgk

JOB NO.
221005

SHEET
AD-1

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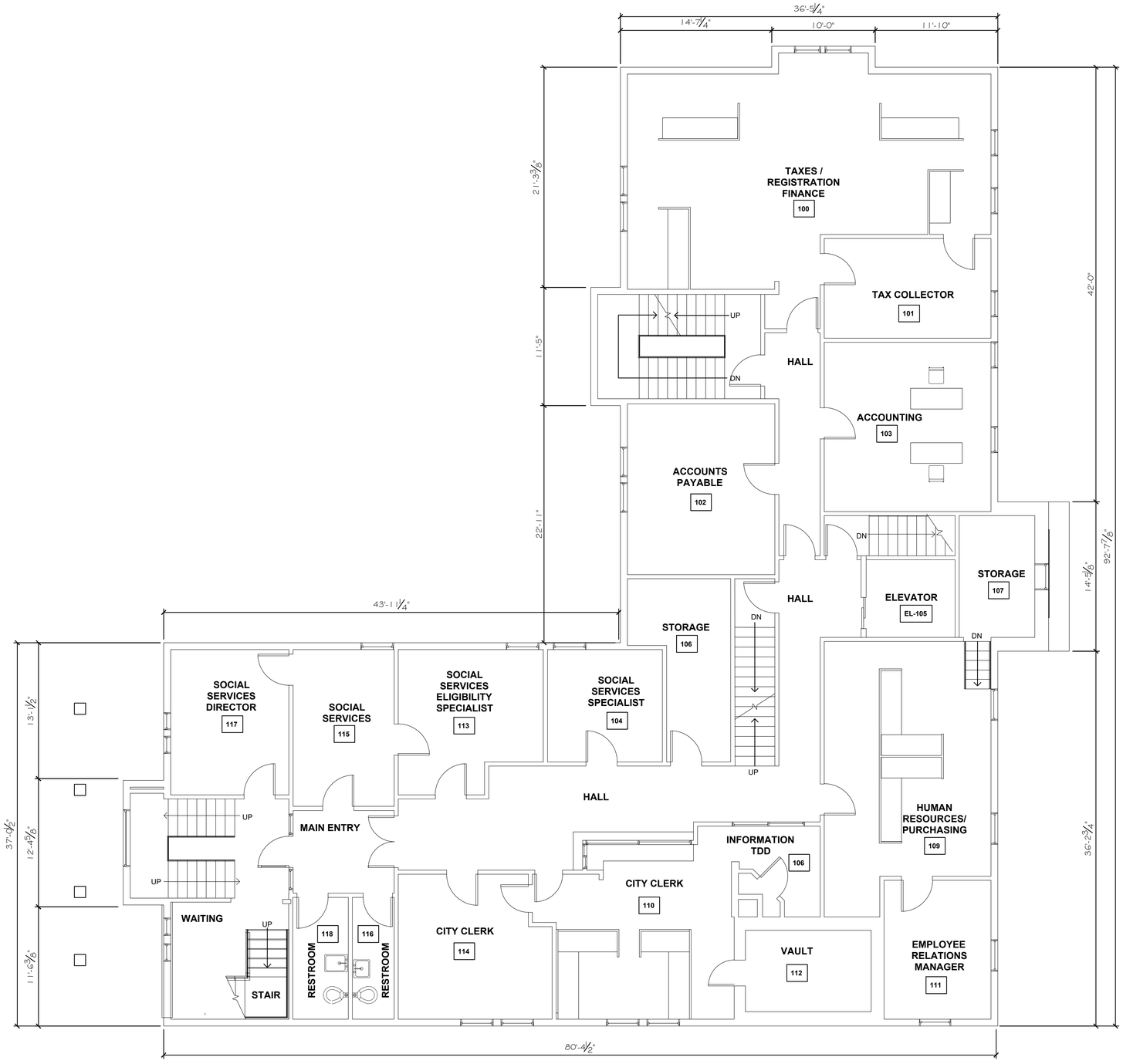

EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0" 5,215 SF GROSS

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207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

RENOVATIONS TO THE SOUTH PORTLAND CITY HALL

S. PORTLAND, MAINE 04106

25 COTTAGE ROAD

SHEET

EXISTING FIRST FLOOR PLAN

DATE 26 JAN 2023

SCALE 3/16"=1'-0"

DRAWN MFH / mgk

JOB NO. 221005

SHEET AD-2

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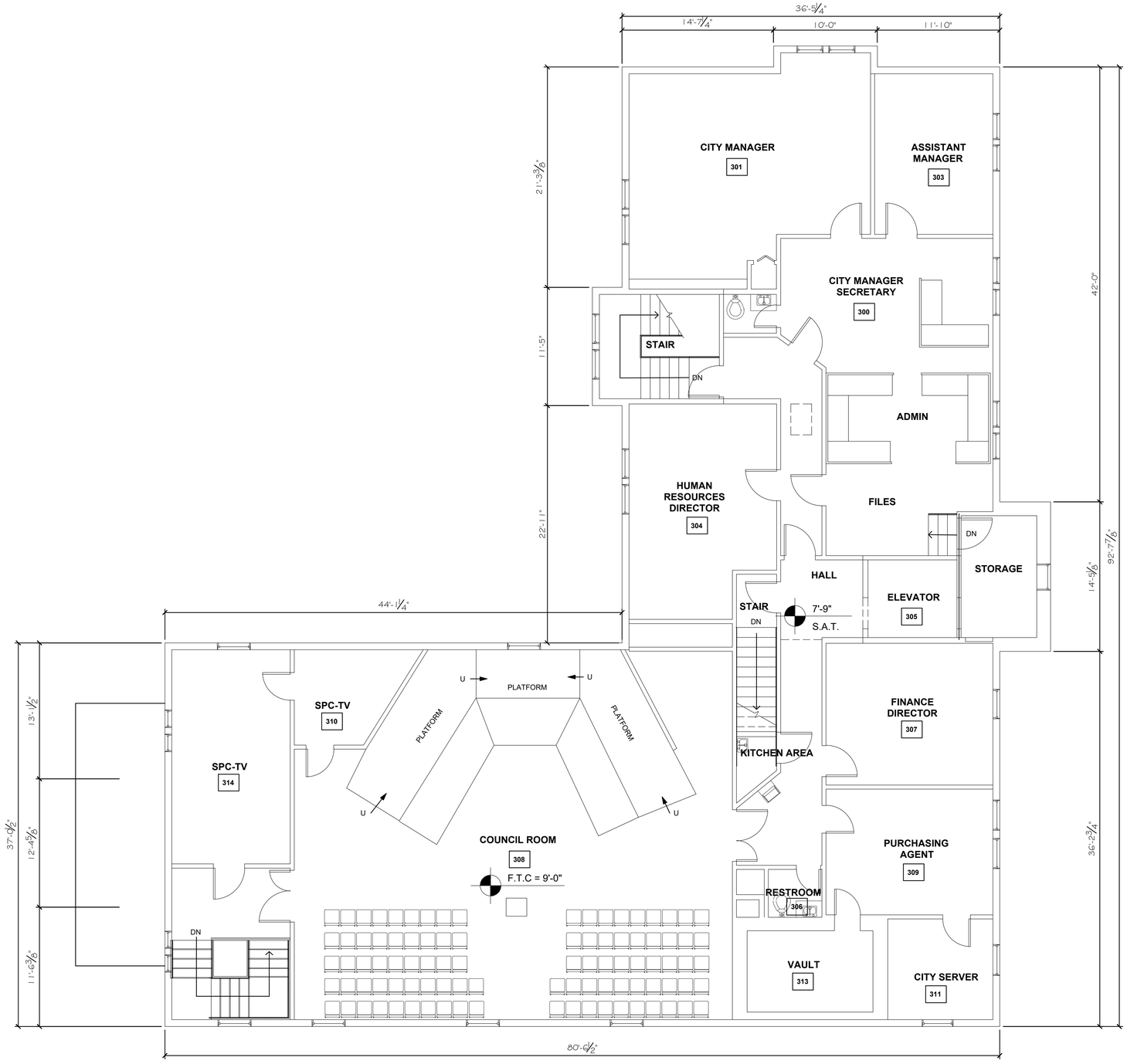

EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0" 5,076 SF GROSS

GRANT HAYS ASSOCIATES

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SEAL

REVISIONS

PROJECT NAME

RENOVATIONS TO THE
SOUTH PORTLAND CITY HALL
25 COTTAGE ROAD
S. PORTLAND, MAINE 04106

SHEET

EXISTING
SECOND FLOOR
PLAN

DATE
26 JAN 2023

SCALE
3/16"=1'-0"

DRAWN
MFH / mgk

JOB NO.
221005

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Air Quality Management Services, Inc.
"Discovering Solutions for Healthier Living"

RENOVATION IMPACT SURVEY

CITY HALL – SOUTH PORTLAND, MAINE

PREPARED FOR

Sebago Technics, Inc,
C/o Owens McCullough, P.E., LEED A.P.
75 John Roberts Road – Suite 4A
South Portland, Maine 04106

Date of Inspection(s)

December 7th, 2022 (AQM Inspection)
November 18th, 2022 (Community Concept Lead Paint Determination)

AQM PROJECT #22-844

Randy Geoffroy, CMI
MEDEP Cert #: Asbestos Inspector AI-0395

TABLE OF CONTENTS

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- ASBESTOS BULK SAMPLING Page 1
- LEAD BASED PAINT TESTING Page 2
- PCB BULK SAMPLING Page 2
- OBSERVATIONS Page 2
- SURVEY LIMITATIONS Pages 2 & 3
- ASBESTOS HAZARDS / ABATEMENT OPTIONS Page 3
- PCB ABATEMENT OPTIONS Page 3
- LEAD-BASED PAINT ABATEMENT OPTIONS Page 3

ASBESTOS BULK SAMPLING RESULTS

PCB BULK SAMPLING RESULTS

LEAD TESTING REPORT (Community Concepts)

PHOTO DOCUMENTATION

EXECUTIVE SUMMARY

Air Quality Management Services, Inc. (AQM) was retained to conduct a hazardous material evaluation to prepare for renovations and the City Hall. The property is located at 25 Cottage Road in South Portland, Maine. Testing was conducted throughout the building to identify potential Asbestos Containing Building Materials and to determine Polychlorinated Biphenyls (PCBs) in caulking / glazing (windows and exhaust vents). Asbestos and PCB survey was conducted by Mr. Randy Geoffroy (certified asbestos inspector) of Air Quality Management Services, Inc. This survey was conducted on December 7th, 2022.

ASBESTOS BULK SAMPLING

AQM collected bulk samples from suspected building materials in the aforementioned building. Bulk samples were collected and analyzed by Polarized Light Microscopy (PLM) using EPA 600/R-93/116 and / or EPA 600/M4-82-020 methodologies. Please refer to the Excel spreadsheet of this report for a detailed break- down of the samples and the results.

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Asbestos containing building materials **were** identified in this sampling event. Refer to attached Excel spreadsheets for further details regarding locations and areas.

All testing of suspect materials was in accordance with OSHA 29 CFR 1926.1101, and the State of Maine Chapter 425 Asbestos Management Regulations.

Note 1: The laboratory reported that insufficient material was submitted for analysis of the brown and black flooring mastic (adhesive) in sample sets B16 – B21. This mastic should be presumed to contain asbestos or resampled to include enough material for analysis. AQM can assist with additional testing if desired.

Note 2: The building suffered water damage earlier this year. ServPro was retained to perform water mitigation. ServPro observed suspect building materials in the areas of water damage and retained AQM to perform sampling of these building materials for asbestos content. AQM found asbestos flooring under finish floors in the 2nd floor. Some of this flooring was abated as part of the water mitigation efforts. AQM suspects there is asbestos flooring under finish flooring in areas that were not part of water mitigation. Also, during this sampling event, AQM tested flooring mastic for asbestos and asbestos fibers were confirmed in the mastic, therefore Note 1 above may not be needed.

Note 3: Roofing was not tested as testing would be destructive and damage the roof rendering the building subject to water damage. Roof should be tested if subject to future renovations / demolition.

LEAD-BASED PAINT TESTING

The lead determination was performed utilizing a Radiation Monitoring Device Lead Paint Analyzer (RMD LPA-1), which non-destructively tests for the presence of lead in building components. The analyzer was satisfactorily pre and post calibrated in accordance with both the State and Federal regulations and the manufacturer's specifications. All of the calibration readings were within the designated limits. All X-ray Fluorescence Analyzer (XRF) readings for components that were tested have been included on the forms contained herein. Components, which contain Lead-Based Paint, are those with XRF readings in excess of 1.0 milligram (mg) of lead per square centimeter (cm^2).

Lead-based paints were identified in and on the Building. Please refer to the Attached Report as produced by Community Concepts for sample locations and results.

PCB SAMPLING

AQM collected bulk samples from window /door caulking. Bulk samples were collected and analyzed using EPA SW-846 method 3540C. Please refer to the Excel spreadsheet of this report for a detailed outline of the samples and the results.

OBSERVATIONS

AQM utilized testing combination sampling techniques during this survey. Note that materials not labeled on the spreadsheets may have been considered a testing combination with other similar materials listed for like areas or similar units in the building. Testing combination in this case is known as; building component type and substrate.

There are raised floor systems in most Bathrooms. AQM suspects older flooring under the finish flooring in these Bathrooms. If present, this older flooring should be tested to determine asbestos content.

SURVEY LIMITATIONS

As with any scientific study, there are certain assumptions which are made, and certain limitations to the scope of information that can be derived. Some restrictions on the conduct of the survey are imposed by outside sources while others are established through the designed scope and methodology of the study. This survey is subject to a variety of limitations and restrictions. Limitations that should be considered in the interpretation of the results of this survey include the following:

A. Surveys may not be able to identify all hazardous materials present throughout a facility. A thorough study should be capable of identifying approximately 95 percent of accessible materials.

SURVEY LIMITATIONS (CONTINUED)

B. The inspection protocols used for this project were in accordance with U.S. Environmental Protection Agency (USEPA) - National Emission Standard for Hazardous Air Pollutants (NESHAP) and with the Maine Department of Environmental Protection (MEDEP) protocols.

C. Limitations to the scope of the survey can result from limited access to hidden materials and areas. For example, multiple layers of materials or structural components may restrict access to suspect materials thus affecting the thoroughness of the survey. In most cases surveys are limited to accessible suspect materials with some minor demolition or destructive sampling.

D. In some cases, hidden materials may be identified during renovations, general maintenance or demolition. Due to the limited nature of this survey, AQM recommends any suspect material not identified in this report be sampled and analyzed or treated as (asbestos / PCB / Lead) until otherwise determined.

ASBESTOS HAZARDS / ABATEMENT OPTIONS

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Removal & Disposal of materials:

- Flooring under the dimpled finish flooring in the base of the Front Stairwell
- Window in the Basement – Glazing
- Exterior Window Glazing

is regulated by the State of Maine DEP and/or the Occupational Safety and Health Administration (OSHA). Removal shall be performed per DEP Asbestos Management Regulations Chapter 425.

PCB ABATEMENT OPTIONS

PCB-containing caulking / glazing was identified in the survey, however below concentration of ≥50 PPM. All other samples were found to be none detected. EPA states that caulk / glazing containing PCBs at concentrations ≥ 50 PPM is not authorized for use and must be removed and properly disposed.

LEAD-BASED PAINT ABATEMENT OPTIONS

Please refer to the attached report from Community Concepts for details.

AQM Project #22-844

ASBESTOS BULK SAMPLING RESULTS

AQM

Sample #	Location	Material	% Asbestos	Type
B1 - B3	Boiler Room	Plaster	None Detected	
B4 - B6	Throughout	Plaster Ceiling (Base & Skim Coats)	None Detected	
B7 - B9	Throughout	Plaster Walls (Base & Skim Coats)	None Detected	
B10 - B12	Throughout	Blueboard behind Plaster	None Detected	
B13 - B15	Basement	12x12 Floor Tiles	None Detected	
B16 - B18	**Front Stair Landing in Basement**	**Greenish Floor Tile & Brown Mastic**	**4.8% - Floor Tile**	**Chrysotile**
B19 - B21	**Front Stair Landing in Basement**	**Tanish Floor Tile & Black Mastic**	**7.7% - Floor Tile**	**Chrysotile**
B22 - B24	**Basement Hallway**	**Window Glazing**	**3.0%**	**Chrysotile**
B25 - B27	Throughout	Ceiling Tiles	None Detected	
B28 - B30	Throughout	Joint Compound	None Detected	
B31 - B33	**Exterior**	**Window Glazing**	**1.2%**	**Chrysotile**
B34 - B36	Exterior	Black Mastic on Foundation	None Detected	

AQM

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*: 622201877

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

Company: Air Quality Management Services	**EMSL-Bill to:** ☑ Different ☐ Same If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
Street: PO Box 2491	
City: Lewiston **State/Province:** ME	**Zip/Postal Code:** 04241 **Country:** United States
Report To (Name): Randy Geoffroy	**Telephone #:** 207-657-7360
Email Address: See Account Notes	**Fax #:** 207-657-7361 **Purchase Order:** 22-844
Project Name/Number: 22-844 - South Portland	**Please Provide Results:** ☐ FAX ☑ E-mail ☐ Mail
U.S. State Samples Taken: Maine	**Connecticut Samples:** ☐ Commercial ☐ Residential

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ■ 1 Week ☐ 2 Week

**For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.*

PCM - Air ☐ Check if samples are from NY
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☒ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT (AHERA only)**
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ TEM Qual. via Filtration Technique
- ☐ TEM Qual. via Drop-Mount Technique

Other:
- ☐

■ **Check For Positive Stop – Clearly Identify Homogenous Group** **Filter Pore Size (Air Samples):** ☐ 0.8µm ☐ 0.45µm

Samplers Name: Randy Geoffroy AI0395 **Samplers Signature:** [signature]

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
B1-B3	Plaster Boiler Rm		12/7/22
B4-B6	Plaster Ceiling Base + Skim		
B7-B9	Plaster Wall Base + Skim		
B10-B12	Blueboard behind Plaster		
B13-B15	Basement 12x12 Floor Tile		
B16-B18	Greenish Floor Tile + Brown Mastic		
B19-B21	Tanish Floor Tile + Black Mastic		
B22-B24	Window Glazing Base Hall		

Client Sample # (s): B1-B36 **Total # of Samples:** 36

Relinquished (Client): [signature] **Date:** 12/7/22 **Time:** 1340

Received (Lab): Alyssa Remillard **Date:** 12/12/22 **Time:** 1:03 pm

RECEIVED
DEC 12 2022
BY: AR

Comments/Special Instructions:

Email invoices to: connie@aqmservices.com

EMSL Analytical, Inc.
200 Route 130 North

Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

622201877

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
325-327	Ceiling Tiles		12/7/22
328-330	Joint Compound		↓
331-333	Ext Window Glazing		
334-336	Black Mastic on Foundation		

***Comments/Special Instructions:**

Email invocies to: connie@aqmservices.com

RECEIVED
DEC 12 2022
BY: AR

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161 John Roberts Road South Portland, ME 04106
Phone/Fax: (207) 517-6921 / (207) 517-6922
http://www.EMSL.com / portlandlab@emsl.com

EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Attn: Randy Geoffroy
Air Quality Management Services, Inc.
PO Box 2491
Lewiston, ME 04241

Phone:	(207) 657-7360
Fax:	
Collected:	12/ 7/2022
Received:	12/12/2022
Analyzed:	12/16/2022

Proj: 22-844 - SOUTH PORTLAND

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B1 ***Lab Sample ID:*** **622201877-0001**
Sample Description: PLASTER BOILER ROOM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	3.0%	97.0%	None Detected	

Client Sample ID: B2 ***Lab Sample ID:*** **622201877-0002**
Sample Description: PLASTER BOILER ROOM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	3.0%	97.0%	None Detected	

Client Sample ID: B3 ***Lab Sample ID:*** **622201877-0003**
Sample Description: PLASTER BOILER ROOM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	2.0%	98.0%	None Detected	

Client Sample ID: B4-Skim Coat ***Lab Sample ID:*** **622201877-0004**
Sample Description: PLASTER CEILING BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	2.0%	98.0%	None Detected	

Client Sample ID: B4-Base Coat ***Lab Sample ID:*** **622201877-0004A**
Sample Description: PLASTER CEILING BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: B5-Skim Coat ***Lab Sample ID:*** **622201877-0005**
Sample Description: PLASTER CEILING BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B5-Base Coat ***Lab Sample ID:*** **622201877-0005A**
Sample Description: PLASTER CEILING BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	3.0%	97.0%	None Detected	

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http://www.EMSL.com / portlandlab@emsl.com

EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B6-Skim Coat **Lab Sample ID:** **622201877-0006**
Sample Description: PLASTER CEILING BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Tan/White	0.0%	100.0%	None Detected	

Client Sample ID: B6-Base Coat **Lab Sample ID:** **622201877-0006A**
Sample Description: PLASTER CEILING BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: B7-Skim Coat **Lab Sample ID:** **622201877-0007**
Sample Description: PLASTER WALLS BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B7-Base Coat **Lab Sample ID:** **622201877-0007A**
Sample Description: PLASTER WALLS BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: B8-Skim Coat **Lab Sample ID:** **622201877-0008**
Sample Description: PLASTER WALLS BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B8-Base Coat **Lab Sample ID:** **622201877-0008A**
Sample Description: PLASTER WALLS BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	5.0%	95.0%	None Detected	

Client Sample ID: B9-Skim Coat **Lab Sample ID:** **622201877-0009**
Sample Description: PLASTER WALLS BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B9-Base Coat **Lab Sample ID:** **622201877-0009A**
Sample Description: PLASTER WALLS BASE + SKIM

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	100.0%	None Detected	

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EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B10 ***Lab Sample ID:*** **622201877-0010**
Sample Description: BLUEBOARD BEHIND PLASTER

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	3.0%	97.0%	None Detected	

Client Sample ID: B11 ***Lab Sample ID:*** **622201877-0011**
Sample Description: BLUEBOARD BEHIND PLASTER

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: B12 ***Lab Sample ID:*** **622201877-0012**
Sample Description: BLUEBOARD BEHIND PLASTER

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	100.0%	None Detected	

Client Sample ID: B13 ***Lab Sample ID:*** **622201877-0013**
Sample Description: BASEMENT 12X12 FLOOR TILE

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray/White	0.0%	100%	None Detected	

Client Sample ID: B14 ***Lab Sample ID:*** **622201877-0014**
Sample Description: BASEMENT 12X12 FLOOR TILE

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray/White	0.0%	100%	None Detected	

Client Sample ID: B15 ***Lab Sample ID:*** **622201877-0015**
Sample Description: BASEMENT 12X12 FLOOR TILE

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray/White	0.0%	100%	None Detected	

Client Sample ID: B16-Floor Tile ***Lab Sample ID:*** **622201877-0016**
Sample Description: GREENISH FLOOR TILE + BROWN MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray/Tan	0.0%	95.2%	**4.8% Chrysotile**	

Client Sample ID: B16-Mastic ***Lab Sample ID:*** **622201877-0016A**
Sample Description: GREENISH FLOOR TILE + BROWN MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Insufficient Material	

EMSL Analytical, Inc.

161 John Roberts Road South Portland, ME 04106
Phone/Fax: (207) 517-6921 / (207) 517-6922
http://www.EMSL.com / portlandlab@emsl.com

EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B17-Floor Tile ***Lab Sample ID:*** **622201877-0017**
Sample Description: GREENISH FLOOR TILE + BROWN MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B17-Mastic ***Lab Sample ID:*** **622201877-0017A**
Sample Description: GREENISH FLOOR TILE + BROWN MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Insufficient Material	

Client Sample ID: B18-Floor Tile ***Lab Sample ID:*** **622201877-0018**
Sample Description: GREENISH FLOOR TILE + BROWN MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B18-Mastic ***Lab Sample ID:*** **622201877-0018A**
Sample Description: GREENISH FLOOR TILE + BROWN MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Insufficient Material	

Client Sample ID: B19-Floor Tile ***Lab Sample ID:*** **622201877-0019**
Sample Description: TANISH FLOOR TILE + BLACK MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Tan	0.0%	92.3%	**7.7% Chrysotile**	

Client Sample ID: B19-Mastic ***Lab Sample ID:*** **622201877-0019A**
Sample Description: TANISH FLOOR TILE + BLACK MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Insufficient Material	

Client Sample ID: B20-Floor Tile ***Lab Sample ID:*** **622201877-0020**
Sample Description: TANISH FLOOR TILE + BLACK MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B20-Mastic ***Lab Sample ID:*** **622201877-0020A**
Sample Description: TANISH FLOOR TILE + BLACK MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Insufficient Material	

EMSL Analytical, Inc.

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EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B21-Floor Tile **Lab Sample ID:** **622201877-0021**
Sample Description: TANISH FLOOR TILE + BLACK MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B21-Mastic **Lab Sample ID:** **622201877-0021A**
Sample Description: TANISH FLOOR TILE + BLACK MASTIC

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Insufficient Material	

Client Sample ID: B22 **Lab Sample ID:** **622201877-0022**
Sample Description: WINDOW GLAZING - BASE HALL

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Tan/White	0.0%	97.0%	**3.0% Chrysotile**	

Client Sample ID: B23 **Lab Sample ID:** **622201877-0023**
Sample Description: WINDOW GLAZING - BASE HALL

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B24 **Lab Sample ID:** **622201877-0024**
Sample Description: WINDOW GLAZING - BASE HALL

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B25 **Lab Sample ID:** **622201877-0025**
Sample Description: CEILING TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray/White	70.0%	30.0%	None Detected	

Client Sample ID: B26 **Lab Sample ID:** **622201877-0026**
Sample Description: CEILING TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray/White	70.0%	30.0%	None Detected	

Client Sample ID: B27 **Lab Sample ID:** **622201877-0027**
Sample Description: CEILING TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray/White	65.0%	35.0%	None Detected	

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EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B28 ***Lab Sample ID:*** **622201877-0028**
Sample Description: JOINT COMPOUND

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B29 ***Lab Sample ID:*** **622201877-0029**
Sample Description: JOINT COMPOUND

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B30 ***Lab Sample ID:*** **622201877-0030**
Sample Description: JOINT COMPOUND

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	White	0.0%	100.0%	None Detected	

Client Sample ID: B31 ***Lab Sample ID:*** **622201877-0031**
Sample Description: EXTERIOR WINDOW GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Tan/White	0.30%	98.0%	**1.2% Chrysotile**	

Client Sample ID: B32 ***Lab Sample ID:*** **622201877-0032**
Sample Description: EXTERIOR WINDOW GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B33 ***Lab Sample ID:*** **622201877-0033**
Sample Description: EXTERIOR WINDOW GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B34 ***Lab Sample ID:*** **622201877-0034**
Sample Description: BLACK MASTIC ON FOUNDATION

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Black	0.0%	100%	None Detected	

Client Sample ID: B35 ***Lab Sample ID:*** **622201877-0035**
Sample Description: BLACK MASTIC ON FOUNDATION

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Black	0.0%	100%	None Detected	

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EMSL Order ID:	622201877
Customer ID:	AIRQ51A
Customer PO:	22-844
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B36 ***Lab Sample ID:*** **622201877-0036**

Sample Description: BLACK MASTIC ON FOUNDATION

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/16/2022	Black	0.0%	100%	None Detected	

PLM: ME CERT #: LT: BA-0217, SP: BA-0225

PLM EPA NOB: ME CERT #: LT: BA-0217, SP: BA-0225

Analyst(s):

Leslie Tetrick	PLM (8) PLM Grav. Reduction (6)
Sara Poppa	PLM (16) PLM Grav. Reduction (4)

Reviewed and approved by:

Stephen Severn, Technical Manager
or Other Approved Signatory

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Samples analyzed by EMSL Analytical, Inc. Meriden, CT NVLAP Lab Code 200700-0,

Initial report from: 12/16/202211:50:57

AQM Project #22-844

PCB BULK SAMPLING RESULTS

AQM

EPA SW-846 Method: 3540C				
Sample #	**Location**	**Material**	**Result (PPM)**	**Parameter**
P1	Basement Hallway	Window Glazing	1.51	Aroclor 1248
			2.15	Aroclor 1254
P2	Exterior	Window Glazing	None Detected	
P3	Exterior	Exhaust Vent Glazing	None Detected	

ANALYTICAL REPORT

Lab Number:	L2268992
Client:	Air Quality Managment Services, Inc. PO Box 2491 Lewiston, ME 04241
ATTN:	Randy Geoffroy
Phone:	(207) 657-7360
Project Name:	22-844
Project Number:	22-844
Report Date:	12/22/22

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Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-17-00196).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 22-844
Project Number: 22-844

Lab Number: L2268992
Report Date: 12/22/22

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2268992-01	P1-GLAZING ON WINDOW IN BASEMENT	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22
L2268992-02	P2-EXTERIOR WINDOW GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22
L2268992-03	P3-EXHAUST VENT GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22

Project Name:	22-844	**Lab Number:**	L2268992
Project Number:	22-844	**Report Date:**	12/22/22

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	22-844	**Lab Number:**	L2268992
Project Number:	22-844	**Report Date:**	12/22/22

Case Narrative (continued)

PCBs

L2268992-02 and -03: The sample has elevated detection limits due to limited sample volume available for analysis.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Melissa Sturgis Melissa Sturgis

Title: Technical Director/Representative Date: 12/22/22

ORGANICS

PCBS

Project Name: 22-844 **Lab Number:** L2268992

Project Number: 22-844 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268992-01
Client ID: P1-GLAZING ON WINDOW IN BASEMENT
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 08:56
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	664	--	1	A
Aroclor 1221	ND		ug/kg	664	--	1	A
Aroclor 1232	ND		ug/kg	664	--	1	A
Aroclor 1242	ND		ug/kg	332	--	1	A
Aroclor 1248	1510		ug/kg	664	--	1	B
Aroclor 1254	2150		ug/kg	664	--	1	B
Aroclor 1260	ND		ug/kg	664	--	1	A
Aroclor 1262	ND		ug/kg	664	--	1	A
Aroclor 1268	ND		ug/kg	332	--	1	A
PCBs, Total	3660		ug/kg	332	--	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	103		30-150	A
Decachlorobiphenyl	97		30-150	A
2,4,5,6-Tetrachloro-m-xylene	100		30-150	B
Decachlorobiphenyl	92		30-150	B

Project Name: 22-844 **Lab Number:** L2268992

Project Number: 22-844 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268992-02
Client ID: P2-EXTERIOR WINDOW GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 09:04
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	794	--	1	A
Aroclor 1221	ND		ug/kg	794	--	1	A
Aroclor 1232	ND		ug/kg	794	--	1	A
Aroclor 1242	ND		ug/kg	397	--	1	A
Aroclor 1248	ND		ug/kg	794	--	1	B
Aroclor 1254	ND		ug/kg	794	--	1	A
Aroclor 1260	ND		ug/kg	794	--	1	A
Aroclor 1262	ND		ug/kg	794	--	1	A
Aroclor 1268	ND		ug/kg	397	--	1	A
PCBs, Total	ND		ug/kg	397	--	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	97		30-150	A
Decachlorobiphenyl	101		30-150	A
2,4,5,6-Tetrachloro-m-xylene	101		30-150	B
Decachlorobiphenyl	99		30-150	B

Project Name: 22-844 **Lab Number:** L2268992

Project Number: 22-844 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268992-03
Client ID: P3-EXHAUST VENT GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 09:12
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	1350	--	1	A
Aroclor 1221	ND		ug/kg	1350	--	1	A
Aroclor 1232	ND		ug/kg	1350	--	1	A
Aroclor 1242	ND		ug/kg	676	--	1	A
Aroclor 1248	ND		ug/kg	1350	--	1	A
Aroclor 1254	ND		ug/kg	1350	--	1	A
Aroclor 1260	ND		ug/kg	1350	--	1	A
Aroclor 1262	ND		ug/kg	1350	--	1	A
Aroclor 1268	ND		ug/kg	676	--	1	A
PCBs, Total	ND		ug/kg	676	--	1	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	111		30-150	A
Decachlorobiphenyl	96		30-150	A
2,4,5,6-Tetrachloro-m-xylene	113		30-150	B
Decachlorobiphenyl	94		30-150	B

Project Name: 22-844 **Lab Number:** L2268992

Project Number: 22-844 **Report Date:** 12/22/22

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 12/17/22 10:20
Analyst: ER

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 01-03 Batch: WG1723207-1						
Aroclor 1016	ND		ug/kg	629	--	A
Aroclor 1221	ND		ug/kg	629	--	A
Aroclor 1232	ND		ug/kg	629	--	A
Aroclor 1242	ND		ug/kg	314	--	A
Aroclor 1248	ND		ug/kg	629	--	A
Aroclor 1254	ND		ug/kg	629	--	A
Aroclor 1260	ND		ug/kg	629	--	A
Aroclor 1262	ND		ug/kg	629	--	A
Aroclor 1268	ND		ug/kg	314	--	A
PCBs, Total	ND		ug/kg	314	--	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	106		30-150	A
Decachlorobiphenyl	96		30-150	A
2,4,5,6-Tetrachloro-m-xylene	100		30-150	B
Decachlorobiphenyl	98		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 22-844

Project Number: 22-844

Lab Number: L2268992

Report Date: 12/22/22

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 01-03 Batch: WG1723207-2 WG1723207-3									
Aroclor 1016	106		98		40-140	8		50	A
Aroclor 1260	88		89		40-140	1		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	109		103		30-150	A
Decachlorobiphenyl	101		97		30-150	A
2,4,5,6-Tetrachloro-m-xylene	112		109		30-150	B
Decachlorobiphenyl	106		105		30-150	B

Project Name: 22-844
Project Number: 22-844

Lab Number: L2268992
Report Date: 12/22/22

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	Custody Seal
A	Absent

Container Information

Container ID	Container Type	Cooler	Initial pH	Final pH	Temp deg C	Pres	Seal	Frozen Date/Time	Analysis(*)
L2268992-01A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)
L2268992-02A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)
L2268992-03A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)

*Values in parentheses indicate holding time in days

Project Name:	22-844	**Lab Number:**	L2268992
Project Number:	22-844	**Report Date:**	12/22/22

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: Data Usability Report

Project Name:	22-844	**Lab Number:**	L2268992
Project Number:	22-844	**Report Date:**	12/22/22

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

Report Format: Data Usability Report

Project Name:	22-844	**Lab Number:**	L2268992
Project Number:	22-844	**Report Date:**	12/22/22

Data Qualifiers

ND - Not detected at the reporting limit (RL) for the sample.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Report Format: Data Usability Report

Project Name:	22-844	**Lab Number:**	L2268992
Project Number:	22-844	**Report Date:**	12/22/22

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625/625.1: alpha-Terpineol
EPA 8260C/8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

L2268992

CHAIN OF CUSTODY

PAGE 1 OF 1

Date Rec'd in Lab: 12/8/22

ALPHA Job #: ~~L2268994~~ 12/11

ALPHA ANALYTICAL
WESTBORO, MA TEL: 508-898-9220 FAX: 508-898-9193
MANSFIELD, MA TEL: 508-822-9300 FAX: 508-822-3288

Client Information

Client: AQM
Address: PO Box 2491
Lewiston ME 04241
Phone: 207 615 77360
Fax:
Email: randy@aqmservices.com
☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: 22-844
Project Location: South Portland
Project #: 22-844
Project Manager: Randy Geoffroy
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved)
Date Due: Time:

Report Information - Data Deliverables

☐ FAX ☒ EMAIL
☐ ADEx ☐ Add'l Deliverables

Billing Information

☐ Same as Client info PO #: 22-844

Regulatory Requirements/Report Limits

State /Fed Program	Criteria

Other Project Specific Requirements/Comments/Detection Limits:

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	ANALYSIS PLM	SAMPLE HANDLING	TOTAL # BOTTLES
68995-01	P1-Glazing on Window in Basement	12/7/22		Bulk	AB	✓		
-02	P2-Exterior Window Glazing					✓		
-03	P3-Exhaust Vent Glazing					✓		

SAMPLE HANDLING
Filtration
☐ Done
☐ Not needed
☐ Lab to do
Preservation
☐ Lab to do
(Please specify below)
Sample Specific Comments

Container Type: Glass Jar
Preservative:

Relinquished By:	Date/Time	Received By:	Date/Time
	12/8/22 0800		12/8/22 1314
AAL	12/8/22 19:15	AAL	12/8/22 19:15
AAL	12/8/22 21:40		12/8/22 2140

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

FORM NO: 01-01 (rev. 14-OCT-07)

AQM Project #22-844

LEAD-BASED PAINT DETERMINATION

AQM

LEAD PAINT SURVEY REPORT

REPORT NUMBER:
S#03550 – 11/18/22 09:41

INSPECTION FOR:
City South Portland

PERFORMED AT:
South Portland City Hall

INSPECTION DATE:
11/18/2022

INSTRUMENT TYPE:
R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 03550

ACTION LEVEL:
1.0 mg/cm**2

OPERATOR LICENSE:
LR-0396

STATEMENT: Interior & exterior of building tested for the presence of lead base paint, testing combination was used for this determination.

SIGNED: _____ **DATE:** _____

UNDERSTANDING THE LEAD PAINT INSPECTION REPORT

The Lead Paint Inspection Report is composed of the following parts:

Cover Sheet. The cover sheet contains general information as to where the inspection took place, date of inspection, inspector's name, action level, and reference report number.

Summary. The Summary contains general information that is required by regulation. General information such as: inspection location, facility owner, facility age/description, inspection date, and relevant inspection number is found here. The summary also lists the testing method and procedure used in the inspection. The DEP uses as XRF (X-ray fluorescence) direct read analyzer to determine lead concentration in paint. This is a non-destructive testing method that does not require laboratory analysis. The analyzer gives us a lead concentration reading of the tested surface in about twenty seconds. A procedure known as "testing combinations" is used to determine what surfaces (building components) will be tested. This is a representative sampling of the facility. Using this method, all painted surfaces are not routinely inspected. The method requires each room within the facility be tested separately. Similar building components (such as window sash, window sill, door, door jamb, base board) or unique individual components (such as ceilings, floors, walls) are grouped to form a testing combination. One painted surface from each testing combination is selected to be tested. The summary shows the total number of testing combinations and total number of individual XRF readings. The summary will also indicate if any of the components tested contained lead-based paint in poor condition will be listed. A building component containing lead-based paint in poor condition is a lead hazard. Other surfaces may be noted as lead hazards depending on location and use. The results of any samples (soil, water, dust, air, paint chip) collected for laboratory analysis are listed in the summary. An example of these results is provided.

Diagram. This is a rough (not to scale) drawing of each floor of the facility where testing took place. Perimeter wall sides are identified with letters A, B, C, D. Side A is typically the street side of the facility. Sides B, C, and D are identified clockwise from side A as one faces the dwelling; thus wall B is to the left, wall C is across from side A, and side D is to the right of side A.

Doors and windows are identified with letters A, B, C, and D and is identified going clockwise when facing the door or window. This code represents only the side of the building component in a particular room or area where the surface is exposed.

Each room equivalent is identified by room number and room name. Rooms are consecutively numbered clockwise. The exterior is always assigned as a separate room equivalent. Sides in an interior room equivalent follow the overall housing unit side allocation as described above. Therefore, when standing in any four-sided room facing side C, the room's side A will always be to the rear, side B will be to the left, and side D will be to the right.

Environmental Lead Inspection Summary. All certified Lead Inspectors are required by law to complete this form and submit to the DEP Lead Program, 17 State House Station, Augusta, ME 04333. This is a copy of the Inspection Summary submitted for this Lead Determination or Inspection.

Sequential Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Detailed Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***non-sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Summary Report. This report is organized identically to the detailed report. However, for this report, only readings or average sets, which have a lead value that is equal to or greater than the present abatement level, are shown.

Lead Safe Certificate. If applicable, a Lead-Safe Certificate is completed for all structures found to be lead-safe. "Lead-safe" means a residential dwelling or child-occupied facility that contains no lead hazards (paint, dust, soil, or water). A lead-safe condition may persist provided that no additional lead-based substances are introduced into the residential dwelling or child-occupied facility, or the condition of the existing lead-based substances does not deteriorate. This certificate will expire 6 months from the date of the inspection. For renewal of certificates, the owner must visually assess all painted surfaces for condition and have a dust wipes test performed at 6 months, and then annually thereafter.

Laboratory Analysis. XRF testing is an acceptable testing method for painted surfaces. Paint chip samples, soil, dust, or water samples, if collected, must be sent to a certified laboratory for analysis. The test results from the reporting laboratory are included in the Lead Paint Inspection Report.

QA/QC. Two separate procedures are followed to validate XRF testing results. Calibration of the analyzer is performed before, during, and after the inspection. The XRF is checked against a known lead concentration following the manufacturer's recommended procedure. Any instrument falling outside of certain limits cannot be used. Quality of XRF testing is determined by retesting certain building components. Results of the retest must fall within a certain range to determine the validity of the XRF readings. This is based on validated test results.

Paint Condition. The condition of paint shall be identified using the following classifications.

Intact condition is one in which the paint is entirely intact

Deteriorated/Poor condition is one in which paint is severely worn, weathered or no longer adhering, i.e., peeling, cracking, flaking, chalking; or the substrate is broken, exposed or otherwise deteriorated. Individual interior components with large surface areas (walls, ceilings, floors, doors) that evidence greater than 2 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual interior components with small surface areas (window sills, baseboard) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition. Exterior components with large surface areas that evidence greater than 10 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual exterior components with small surface areas (soffits, trim) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition.

XRF Readings. XRF readings less than 1.0 mg/cm2, (milligrams per centimeter squared), are considered negative results. XRF readings 1.0 mg/cm2 or greater are considered positive results indicating the presence of lead-based substances.

Lead Hazards. Leaded surfaces with a lead content of 1.0 mg/cm2 or greater and in "Deteriorated/Poor" condition are lead hazards.

Chewable, friction, or impact surfaces with a lead content of 1.0 mg/cm2 or greater may be identified as a hazard dependent upon the surface condition, location, and other relevant factors. For example, chewable surfaces that evidence children's teeth marks, friction surfaces that are subject to abrasion, and impact surfaces with chipping or flaking paint may be classified as a lead hazard.

Please be advised that improper removal of lead-based paint can pose serious health risks to dwelling occupants and removal personnel. Removal should be done by qualified professionals who are trained and licensed.

LETTER TO OWNER

Community Concepts, Inc.
240 Bates St
Lewiston, ME 04240

Re: South Portland, Maine

Dear Owner:

The purpose of the lead survey was to determine the existence of lead-based paint and lead based paint hazards at the subject property, and to determine the location, type, and severity of existing or potential health hazards associated with exposures to lead. This report can help Owners develop a plan for eliminating any lead-based paint hazards that were found and aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

As part of the assessment, a visual survey of the property and structure was conducted, onsite paint was tested using a x-ray fluorescence (XRF) analyzer was performed.

The following report details the results of the investigation. The *Lead Paint Inspection Summary* details all of the lead paint hazards. Please review the Understanding the lead paint inspection report for additional information on how to interpret XRF results, definition of terms, measurement standards, site and floor plan, etc.

Disclosure Regulations

A copy of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency (EPA), entitled “Protect Your Family from Lead in Your Home”, and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. For more information regarding your obligations under federal lead-based paint regulations, contact your local health department or Maine Childhood Lead Poisoning Prevention Program MCLPPP.

Conditions & Limitations

Staff of COMMUNITY CONCEPTS has performed the tasks listed above requested by the Client in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. COMMUNITY CONCEPTS cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. COMMUNITY CONCEPTS cannot and will not warrant that the Assessment that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards, including EPA’s Renovation, Repair and Painting regulation.

The results reported, and conclusions reached by COMMUNITY CONCEPTS are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. COMMUNITY CONCEPTS assume no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.

Sincerely,

Andrew Watson
Lead Inspector /Risk Assessor

Lead Paint Survey Summary

Report No:	**RMD# 1665 11/18/22 09:41**
Inspection Location:	South Portland City Hall
Inspection Date:	11/18/22
Inspector:	Andrew Watson
Testing Method:	XRF
Sampling Procedure:	Testing Combinations as described in HUD Chapter 7
Laboratory:	Maine State Lab
QA/QC:	Calibration Check as recommended by instrument manufacturer. XRF Testing Evaluation as described in Performance Characteristic Sheet, Oct, 25 2006, Edition No. 5
Age of Facility:	80+ Years
Facility Description:	Public Facility

The following list shows the type and location of those building components containing lead-based paint or assumed to contain lead-based paint.

Building	Building component containing lead paint	Location
City Hall	Exterior Door casing	D side
	Exterior Corner board	D side
	Exterior window casing & sill {***lower level***}	D side
Basement level	Storage SPCT window trim	C,D side
	Rest room window trim	C side
	Conference window trim	C side
	Conference door trim	C side
	Conference basement	All
	Store Finance window trim	A side
	Store Finance door trim	C,D side
	Store Finance baseboard	All
1st Floor level	Social service window trim	A,D side
	City Clerk window trim	C side
	HR/ Purchasing baseboard	All
	Employee relation window trim	B,C
	Employee relation baseboard	All
2nd floor	Hall Door casing	C,D
	Council room window trim	C
	Council room door casing	B,D
	SPC TV window trim	A,D
	Stair window trim	D
	Stair newel post	All
	Stair baluster	All

Note: Please be advise that improper removal of lead paint can pose serious health risk to dwelling occupants and removal personnel. Removal should be done by qualified professionals who have de-leading experience and the proper equipment to ensure that no one is put at risk.

No dust or chip samples taken

City Hall {South Portland}

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: City of South Portland

Inspection Date: 11/18/22
Report Date: 11/21/2022
Abatement Level: 1.0
Report No. S#03550 - 11/18/22 09:41
Total Readings: 172 Actionable: 41
Job Started: 11/18/22 09:41
Job Finished: 11/18/22 11:22

City Hall South Portland
25 Cottage Road
South Portland Maine

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 D side {Exterior}									
157	D	Corner board	Rgt		D	Wood	White	>9.9	QM
158	D	Door	Ctr	Casing	I	Wood	White	>9.9	QM
162	D	Corner board	Lft		D	Wood	White	>9.9	QM
163	D	Window	Rgt	Casing	D	Wood	White	>9.9	QM
164	D	Window	Rgt	Sill	D	Wood	White	>9.9	QM
165	D	Window	Lft	Casing	D	Wood	White	>9.9	QM
166	D	Window	Lft	Sill	D	Wood	White	>9.9	QM
Interior Room 004 Storage SPCT {Basement}									
020	C	C1 Window	Ctr	Trim	I	Wood	White	5.6	QM
021	D	D1 Window	Ctr	Trim	I	Wood	White	3.2	QM
Interior Room 005 Rest Room {Basement}									
022	C	C1 Window	Ctr	Trim	I	Wood	White	2.3	QM
023	C	C2 Window	Ctr	Trim	I	Wood	White	1.7	QM
Interior Room 006 Conference {Basement}									
025	C	C1 Door	Ctr	Casing	I	Wood	White	4.0	QM
026	C	C2 Door	Ctr	Casing	I	Wood	White	3.6	QM
028	C	C1 Window	Ctr	Trim	I	Wood	Blue	5.9	QM
029	C	C2 Window	Ctr	Trim	I	Wood	Blue	3.2	QM
027	C	Baseboard	Ctr		I	Wood	White	2.6	QM
Interior Room 007 Store Finance {Basement}									
030	A	A1 window	Ctr	Trim	I	Wood	White	3.7	QM
031	C	C1 Door	Ctr	Casing	I	Wood	White	2.6	QM
032	C	Baseboard	Ctr		I	Wood	White	2.1	QM
Interior Room 009 Social Service {1st floor}									
043	A	A1 window	Ctr	Casing	I	Wood	White	4.0	QM
044	A	A1 window	Ctr	Sill	I	Wood	White	4.6	QM
045	D	D1 Window	Ctr	Casing	I	Wood	White	4.7	QM
046	D	D1 Window	Ctr	Sill	I	Wood	White	6.3	QM
Interior Room 010 City Clerk {1st floor}									
052	C	C1 Window	Ctr	Casing	I	Wood	Brown	4.1	QM
053	C	C1 Window	Ctr	Sill	I	Wood	Brown	4.7	QM
Interior Room 011 Human Resource & Purchase Office {1st floor}									
062	C	Baseboard	Ctr		I	Wood	White	3.9	QM
Interior Room 012 Employee Relation Manager Office {1st floor}									
065	C	C1 Window	Ctr	Casing	I	Wood	White	4.1	QM
066	C	C1 Window	Ctr	Sill	I	Wood	White	4.3	QM
064	C	Baseboard	Ctr		I	Wood	White	3.7	QM
Interior Room 020 Hall {2nd floor}									
125	C	C1 Door	Ctr	Casing	I	Wood	White	3.9	QM
124	D	D3 Door	Ctr	Casing	I	Wood	White	3.7	QM

Interior Room 021 Council room {2nd floor}									
132	B	B1 Door	Ctr	Casing	I	Wood	White	>9.9	QM
130	C	C1 Window	Ctr	Casing	I	Wood	White	>9.9	QM
131	C	C1 Window	Ctr	Sill	I	Wood	White	4.2	QM
Interior Room 022 SPC TV {2nd floor}									
138	D	D1 Window	Ctr	Casing	I	Wood	White	>9.9	QM
139	D	D1 Window	Ctr	Sill	I	Wood	White	4.6	QM
Interior Room 023 stair {2nd floor}									
144	D	D1 Window	Ctr	Casing	I	Wood	gray	3.2	QM
145	D	D1 Window	Ctr	Sill	I	Wood	gray	2.8	QM
148	D	Stairs	Ctr	mop board	I	Wood	gray	4.8	QM
146	D	Stairs	Ctr	Newel post	I	Wood	gray	4.6	QM
147	D	Stairs	Ctr	Balusters	I	Wood	gray	5.0	QM

Calibration Readings

---- End of Readings ----

Notes:

Exterior

- Vinyl siding
- Wooden exterior trim D side lower window
- Exterior trim covered with coil metal
- Newer entry doors
- Exterior post/corner-board located alongside D side entry

Interior

- Carpet/cement/tile flooring
- Cement & plaster walls
- Vinyl window sash

City Hall {South Portland}

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: City Of South Portland

Inspection Date: 11/18/22
Report Date: 11/21/2022
Abatement Level: 1.0
Report No. S#03550 - 11/18/22 09:41
Total Readings: 172
Job Started: 11/18/22 09:41
Job Finished: 11/18/22 11:22

City Hall South Portland
25 Cottage Road
South Portland Maine

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Exterior Room 001 D side {Exterior}									
157	D	Corner board	Rgt		D	Wood	White	>9.9	QM
158	D	Door	Ctr	Casing	I	Wood	White	>9.9	QM
159	D	Post	1		I	Wood	White	0.1	QM
160	D	Post	2		I	Wood	White	0.0	QM
161	D	Post	3		I	Wood	White	-0.1	QM
162	D	Corner board	Lft		D	Wood	White	>9.9	QM
163	D	Window	Rgt	Casing	D	Wood	White	>9.9	QM
164	D	Window	Rgt	Sill	D	Wood	White	>9.9	QM
165	D	Window	Lft	Casing	D	Wood	White	>9.9	QM
166	D	Window	Lft	Sill	D	Wood	White	>9.9	QM
Interior Room 001 Maintain room {Basement}									
007	A	Wall	Ctr		D	Cement	green	0.7	QM
010	1	Ceiling	Ctr		D	Cement	White	-0.4	QM
008	B	Wall	Ctr		D	Cement	green	0.6	QM
009	C	Wall	Ctr		D	Cement	green	0.7	QM
Interior Room 002 Storage IT & City Clerk {Basement}									
011	A	Wall	Ctr		I	plaster	White	-0.4	QM
012	A	Ceiling	Ctr		I	plaster	White	-0.2	QM
013	C	C1 Door	Ctr		I	Wood	White	-0.3	QM
014	C	C1 Door	Ctr	Door casing	I	Wood	White	0.1	QM
Interior Room 003 stairs way {Basement}									
015	A	Wall	Ctr		I	plaster	Cream	0.0	QM
017	1	Baseboard	Ctr		I	Wood	Cream	0.0	QM
016	1	Ceiling	Ctr		I	plaster	White	0.3	QM
Interior Room 004 Storage SPCT {Basement}									
018	A	Wall	Ctr		I	plaster	White	0.6	QM
020	C	C1 Window	Ctr	Trim	I	Wood	White	5.6	QM
019	C	Wall	Ctr		I	plaster	White	0.5	QM
021	D	D1 Window	Ctr	Trim	I	Wood	White	3.2	QM
Interior Room 005 Rest Room {Basement}									
022	C	C1 Window	Ctr	Trim	I	Wood	White	2.3	QM
023	C	C2 Window	Ctr	Trim	I	Wood	White	1.7	QM
Interior Room 006 Conference {Basement}									
025	C	C1 Door	Ctr	Casing	I	Wood	White	4.0	QM
026	C	C2 Door	Ctr	Casing	I	Wood	White	3.6	QM
028	C	C1 Window	Ctr	Trim	I	Wood	Blue	5.9	QM
029	C	C2 Window	Ctr		I	Wood	Blue	3.2	QM
024	C	Wall	Ctr		I	plaster	White	0.0	QM
027	C	Baseboard	Ctr		I	Wood	White	2.6	QM
Interior Room 007 Store Finance {Basement}									
030	A	A1 window	Ctr	Trim	I	Wood	White	3.7	QM
031	C	C1 Door	Ctr	Casing	I	Wood	White	2.6	QM

033	C	C1 Door	Ctr		I	Wood	White	-0.2	QM
032	C	Baseboard	Ctr		I	Wood	White	2.1	QM

Interior Room 008 Break room {Basement}

034	A	Wall	Ctr		I	plaster	green	-0.2	QM
035	C	Wall	Ctr		I	plaster	green	-0.1	QM
036	D	D1 Door	Ctr		I	Wood	White	-0.2	QM
037	D	D1 Door	Ctr	Door casing	I	Wood	White	-0.3	QM
038	D	D1 Door	Ctr	Jamb	I	Wood	White	-0.2	QM

First floor level

Interior Room 009 Social Service {1st floor}

043	A	A1 window	Ctr	Casing	I	Wood	White	4.0	QM
044	A	A1 window	Ctr	Sill	I	Wood	White	4.6	QM
039	A	Wall	Ctr		I	plaster	green	0.4	QM
047	B	B1 Door	Ctr		I	Wood	White	-0.3	QM
048	B	B1 Door	Ctr	Casing	I	Wood	White	-0.1	QM
049	B	Baseboard	Ctr		I	Wood	White	0.1	QM
041	C	C1 Door	Ctr		I	Wood	White	-0.6	QM
042	C	C1 Door	Ctr	Door casing	I	Wood	White	0.0	QM
045	D	D1 Window	Ctr	Casing	I	Wood	White	4.7	QM
046	D	D1 Window	Ctr	Sill	I	Wood	White	6.3	QM
040	D	Wall	Ctr		I	plaster	green	0.4	QM

Interior Room 010 City Clerk {1st floor}

054	A	A1 Door	Ctr		I	Wood	White	-0.1	QM
055	A	A1 Door	Ctr	Casing	I	Wood	Brown	-0.2	QM
056	A	A1 Door	Ctr	Jamb	I	Wood	Brown	0.1	QM
050	A	Wall	Ctr		I	plaster	White	0.4	QM
057	A	Baseboard	Ctr		I	Wood	Brown	-0.1	QM
051	B	Wall	Ctr		I	plaster	White	-0.3	QM
052	C	C1 Window	Ctr	Casing	I	Wood	Brown	4.1	QM
053	C	C1 Window	Ctr	Sill	I	Wood	Brown	4.7	QM

Interior Room 011 Human Resource & Purchase Office {1st floor}

058	A	Wall	Ctr		I	drywall	Cream	-0.6	QM
060	B	B1 Window	Ctr	Casing	I	Wood	White	-0.2	QM
061	B	B1 Window	Ctr	Sill	I	Wood	White	-0.3	QM
059	B	Wall	Ctr		I	drywall	Cream	-0.2	QM
063	B	Baseboard	Ctr		I	Wood	White	-0.1	QM
062	C	Baseboard	Ctr		I	Wood	White	3.9	QM

Interior Room 012 Employee Relation Manager Office {1st floor}

068	A	A1 Door	Ctr		I	Wood	White	-0.1	QM
069	A	A1 Door	Ctr	Casing	I	Wood	White	-0.1	QM
065	C	C1 Window	Ctr	Casing	I	Wood	White	4.1	QM
066	C	C1 Window	Ctr	Sill	I	Wood	White	4.3	QM
067	C	Wall	Ctr		I	plaster	Cream	0.3	QM
064	C	Baseboard	Ctr		I	Wood	White	3.7	QM

Interior Room 013 Payroll Accounts Payable {1st floor}

070	A	Wall	Ctr		I	plaster	White	-0.3	QM
075	B	B1 Window	Ctr	Casing	I	Wood	gray	0.0	QM
076	B	B1 Window	Ctr	Sill	I	Wood	gray	0.0	QM
071	B	Wall	Ctr		I	plaster	White	0.1	QM
077	B	Baseboard	Ctr		I	Wood	gray	-0.2	QM
072	D	D1 Door	Ctr		I	Wood	gray	-0.2	QM
073	D	D1 Door	Ctr	Casing	I	Wood	gray	0.0	QM
074	D	D1 Door	Ctr	Jamb	I	Wood	gray	-0.1	QM

Interior Room 014 Account Payable {1st floor}

078	A	Wall	Ctr		I	drywall	Blue	-0.4	QM
080	B	B1 Window	Ctr	Casing	I	Wood	White	0.1	QM
081	B	B1 Window	Ctr	Sill	I	Wood	White	-0.2	QM
079	B	Wall	Ctr		I	drywall	Blue	0.0	QM

082	D	Baseboard	Ctr		I	Wood	White	-0.3	QM

Interior Room 015 Finance Office {1st floor}

088	A	A1 Door	Ctr		I	Wood	White	-0.1	QM
089	A	A1 Door	Ctr	Casing	I	Wood	White	-0.1	QM
090	A	A1 Door	Ctr	Jamb	I	Wood	White	-0.1	QM
083	A	Wall	Ctr		I	drywall	White	-0.3	QM
087	A	Baseboard	Ctr		I	Wood	White	0.2	QM
091	B	B1 Window	Ctr	Casing	I	Wood	White	0.0	QM
092	B	B1 Window	Ctr	Sill	I	Wood	White	-0.2	QM
093	B	Baseboard	Ctr		I	Wood	White	-0.2	QM
085	D	D1 Window	Ctr	Casing	I	Wood	White	-0.1	QM
086	D	D1 Window	Ctr	Sill	I	Wood	White	0.0	QM
084	D	Wall	Ctr		I	drywall	White	0.0	QM

Second floor level

Interior Room 016 City Manage Office {2nd floor}

094	A	Wall	Ctr		I	plaster	Cream	0.1	QM
099	B	B1 Door	Ctr		I	Wood	Cream	0.0	QM
100	B	B1 Door	Ctr	Casing	I	Wood	Cream	0.0	QM
101	B	B1 Door	Ctr	Jamb	I	Wood	Cream	0.0	QM
095	B	Wall	Ctr		I	plaster	Cream	-0.1	QM
098	B	Baseboard	Ctr		D	Wood	Cream	-0.1	QM
096	C	C1 Window	Ctr	Casing	I	Wood	Cream	0.0	QM
097	C	C1 Window	Ctr	Sill	D	Wood	Cream	-0.2	QM

Interior Room 017 Human Resources Director {2nd floor}

102	A	Wall	Ctr		I	plaster	Cream	-0.1	QM
104	B	B1 Door	Ctr		I	Wood	White	-0.1	QM
105	B	B1 Door	Ctr	Casing	I	Wood	White	0.1	QM
106	B	B1 Door	Ctr	Jamb	I	Wood	White	0.0	QM
107	B	D1 Window	Ctr	Casing	I	Wood	Cream	-0.3	QM
108	B	D1 Window	Ctr	Sill	I	Wood	Cream	-0.1	QM
103	B	Wall	Ctr		I	plaster	Cream	-0.1	QM

Interior Room 018 Finance Director {2nd floor}

109	A	Wall	Ctr		I	drywall	White	-0.3	QM
111	B	B1 Window	Ctr	Casing	I	Wood	White	0.0	QM
112	B	B1 Window	Ctr	Sill	I	Wood	White	0.0	QM
110	B	Wall	Ctr		I	drywall	White	-0.2	QM
113	D	D1 Door	Ctr		I	Wood	White	-0.2	QM
114	D	D1 Door	Ctr	Casing	I	Wood	White	-0.2	QM
115	D	D1 Door	Ctr	Jamb	I	Wood	White	-0.2	QM
116	D	Baseboard	Ctr		I	Wood	White	0.1	QM

Interior Room 019 Purchase Agent {2nd floor}

117	A	Wall	Ctr		I	drywall	gray	0.0	QM
119	B	B1 Window	Ctr	Casing	I	Wood	White	0.0	QM
120	B	B1 Window	Ctr	Sill	I	Wood	White	0.1	QM
118	B	Wall	Ctr		I	drywall	White	-0.1	QM
121	C	C1 Door	Ctr		I	Wood	White	-0.1	QM
122	C	C1 Door	Ctr	Casing	I	Wood	White	-0.1	QM
123	C	C1 Door	Ctr	Jamb	I	Wood	White	-0.4	QM

Interior Room 020 Hall {2nd floor}

125	C	C1 Door	Ctr	Casing	I	Wood	White	3.9	QM
124	D	D3 Door	Ctr	Casing	I	Wood	White	3.7	QM
126	D	D1 Door	Ctr	Casing	I	Wood	White	-0.2	QM
127	D	Baseboard	Ctr		I	Wood	White	-0.2	QM

Interior Room 021 Council room {2nd floor}

133	A	A1 Door	Ctr		I	Wood	White	-0.3	QM
134	A	A1 Door	Ctr	Casing	I	Wood	White	-0.1	QM
135	A	A1 Door	Ctr	Jamb	I	Wood	White	0.1	QM
128	A	Wall	Ctr		I	plaster	White	-0.3	QM
132	B	B1 Door	Ctr	Casing	I	Wood	White	>9.9	QM

129	B	Wall	Ctr		I	plaster	White	0.3	QM
130	C	C1 Window	Ctr	Casing	I	Wood	White	>9.9	QM
131	C	C1 Window	Ctr	Sill	I	Wood	White	4.2	QM

Interior Room 022 SPC TV {2nd floor}

136	A	Wall	Ctr		I	plaster	White	-0.3	QM
137	B	Wall	Ctr		I	plaster	White	0.0	QM
140	C	C1 Door	Ctr	Casing	I	Wood	White	-0.2	QM
141	C	Baseboard	Ctr		I	Wood	White	-0.2	QM
138	D	D1 Window	Ctr	Casing	I	Wood	White	>9.9	QM
139	D	D1 Window	Ctr	Sill	I	Wood	White	4.6	QM

Interior Room 023 stair way {2nd floor}

142	A	Wall	Ctr		I	plaster	White	0.2	QM
143	A	Wall	Ctr		I	plaster	White	0.6	QM
144	D	D1 Window	Ctr	Casing	I	Wood	gray	3.2	QM
145	D	D1 Window	Ctr	Sill	I	Wood	gray	2.8	QM
148	D	Stairs	Ctr	mop board	I	Wood	gray	4.8	QM
146	D	Stairs	Ctr	Newel post	I	Wood	gray	4.6	QM
147	D	Stairs	Ctr	Balusters	I	Wood	gray	5.0	QM

Interior Room 024 Stair Way{2nd floor}

154	A	A1 Door	Ctr	Casing	I	Wood	gray	-0.1	QM
149	A	Wall	Ctr		I	plaster	gray	0.0	QM
153	1	Stairs	Ctr	mop board	I	Wood	gray	-0.2	QM
151	1	Stairs	Ctr	Newel post	I	Wood	gray	-0.2	QM
152	1	Stairs	Ctr	Balusters	I	Wood	gray	-0.1	QM
150	B	Wall	Ctr		I	plaster	gray	-0.2	QM
155	C	C1 Window	Ctr	Casing	I	Wood	gray	-0.2	QM
156	C	C1 Window	Ctr	Sill	I	Wood	gray	0.0	QM

Calibration Readings

001	0.7	TC
002	1.0	TC
003	0.9	TC
004	-0.2	TC
005	-0.1	TC
006	-0.2	TC
167	0.8	TC
168	1.1	TC
169	0.8	TC
170	0.0	TC
171	0.1	TC
172	0.1	TC

---- End of Readings ----

RMD LPA-1, PCS Edition 5 Page 1 of 4 Performance Characteristic Sheets

EFFECTIVE DATE: October 25, 2006 EDITION NO.: 5
MANUFACTURER AND MODEL:

Make: ***Radiation Monitoring Devices***
Model: ***LPA-1***
Source: ^{57}***Co***
Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above ***for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:
Quick mode or 30-second equivalent standard (Time Corrected) mode readings.
XRF CALIBRATION CHECK LIMITS:

0.7 to 1.3 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

For XRF results below 4.0 mg/cm^2, substrate correction is recommended for:
Metal using 30-second equivalent standard (Time Corrected) mode readings.
None using quick mode readings.
Substrate correction is not needed for:
Brick, Concrete, Drywall, Plaster, and Wood using 30-second equivalent standard (Time Corrected) mode readings
Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings

THRESHOLDS:

30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results corrected for substrate bias on metal substrate only	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 0.9 1.0 1.0
QUICK MODE READING DESCRIPTION	**SUBSTRATE**	**THRESHOLD (mg/cm^2)**
Readings not corrected for substrate bias on any substrate	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:
This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 mCi initial strength.
OPERATING PARAMETERS:
Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.
XRF CALIBRATION CHECK:
The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).
If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.
SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.02 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th Floor *Reading*) / 6 - 1.02 mg/cm²

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use either the Quick Mode or 30-second equivalent standard (Time Corrected) Mode readings. RMD LPA-1, PCS Edition 5 Page 3 of 4

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm^2 lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm^2 lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm^2 and none of the quick mode readings were less than 1.0 mg/cm^2. The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model. RMD LPA-1, PCS Edition 5 Page 4 of 4

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm^2)	PRECISION* (mg/cm^2)
0.0 mg/cm^2	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm^2	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm^2	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm^2	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this *XRF Performance Characteristics Sheet* did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD. A HUD document titled *A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression* provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/offices/lead.

This XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

RMD LPA-1 XRF
Calibration Check Results

Company Name	**Community Concepts**	Inspector	**Andrew Watson**
Company Address	**240 Bates St**	License #	**LR-0396**
Town, State, Zip	**Lewiston Maine**	Date	**11/18/2022**
Inspection Adress	**South Portland City Hall**		
XRF S/N	**3550**		
XRF Model	**RMD LPA-1**		
NIST SRM	: **1.0**		
Calibration Check Tolerance	**Plus or minus 0.3 mg/cm2**		

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.7	1.0	0.9	0.9	-0.13

Second Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.8	1.1	0.8	0.9	0.90

Calibration Check Tolerance: plus or minus 0.3 mg/cm2

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
-0.2	-0.1	-0.2	-0.2	-0.17

Second Calibration Check:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.0	0.1	0.1	0.1	0.07

If the difference of the calibration check average for the first NIST SRM film value is greater than the specified calibration check tolerance for this device, consult the manufacturer's recommendations to bring the instrument back into control. Retest all testing combinations tested since the last successful calibration check test.

Evaluation of XRF Testing - Performance Characteristic Retest Protocol

XRF: LPA-1, S/N 3550

Location: **South Portland City offices** Inspection Date: **11/18/2022**

The following is part of a QA/QC program evaluating XRF testing readings. Proceedure folling described in Performance Characteristics Sheet Date October 25, 2006, Edition No. 5 for RMD LPA - 1

	(a) Reading	(b) Initial Resul	(c) Reading	(d) Initial Resul	(e) Average (b	(f) (e) ^{2}
	7	-0.1	34	-0.1	-0.1	0.01
	9	0.0	35	0.0	0	0.00
	10	0.1	36	0.0	0.05	0.00
	11	0.0	37	0.1	0.05	0.00
	12	0.1	38	0.1	0.1	0.01
	13	-0.3	39	-0.3	-0.3	0.09
	16	-0.1	40	-0.1	-0.1	0.01
	17	-0.1	41	-0.1	-0.1	0.01
	18	0.1	42	0.1	0.1	0.01
	19	-0.2	43	-0.2	-0.2	0.04
totals		-0.5		-0.5	-0.5	0.185
Averages		-0.05		-0.05	-0.05	0.02
		(g)		(h)		(f)

Difference between (g)&(h)= 0

C=total (f) 0.19

2.Retest Tolerance Limit = 0.30

Cx0.0072= 0.00 D

D + 0.032= 0.03 E

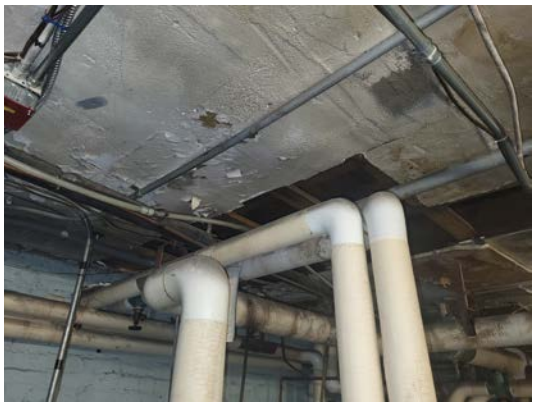
Square Root of E = 0.18 F

0.30

3. If the difference betw een (g) and (h) is less than the Retest Tolerance Limit, the inspection has passed the retest.

PHOTO DOCUMENTATION

Photo Oder – top to bottom left, top to bottom right



Location of sample set B1 – B3

Location of sample set B13 – B15

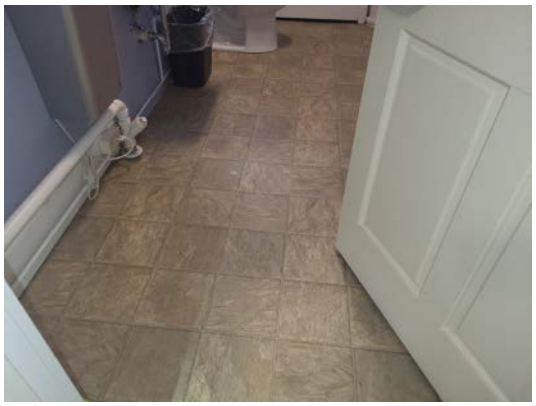
Location of sample sets B7 – B12

Location of sample sets B16 – B21

Location of sample set B4 – B6

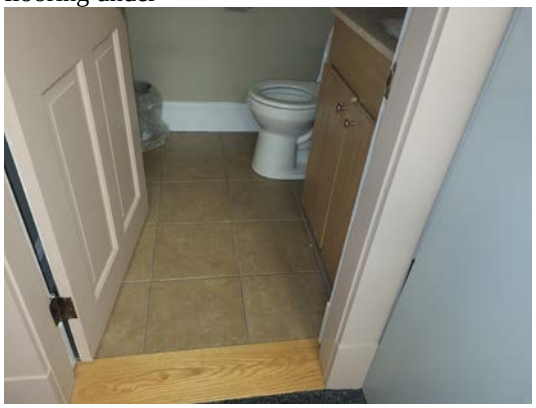
Location of sample set B22 – B24

View of Bathrooms

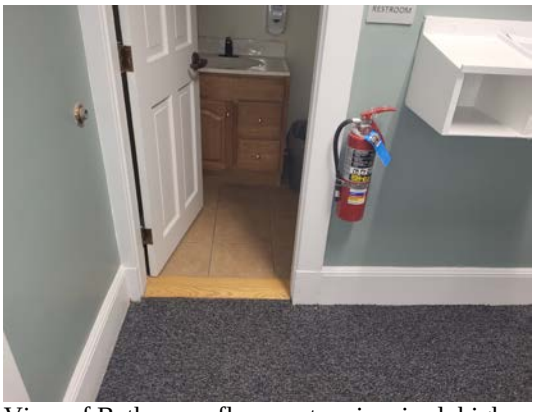


Newer vinyl flooring, there could be older flooring under

Location of sample set B31 – B33



View of Bathroom, floor system is raised, high likelihood of vinyl flooring under



View of Bathroom, floor system is raised, high likelihood of vinyl flooring under

Allied Engineering
Structural Mechanical Electrical Commissioning

SOUTH PORTLAND CITY HALL

I. Introduction and Scope

This report is issued to document our conditions assessment report for the mechanical, electrical, plumbing, structural/roofing, and fire protection (MEPSFP) systems serving the South Portland City Hall located in South Portland, Maine.

The scope for this report includes an assessment of the existing Mechanical, Electrical, Plumbing, Structural/Roofing, and Fire Protection systems within the facility and documents the condition, capacity, and code compliance for the systems based upon current and proposed future facility usage, to the extent known.

Services included in conducting this assessment are as follows:

1. Meet with designated representatives of the facility to gain an understanding of the use and environmental requirements of each functional space as well as current programming and systemic shortfalls associated with the facility based upon current occupancy and future expansion plans.
2. Conduct field visits to assess the configuration and condition of existing systems, analyze existing building design documentation, become familiar with prior renovations and functional space changes throughout the facility, and interview occupants within each of the spaces to gain an understanding as to the adequacy of the current systems to maintain acceptable conditions based upon use and occupancy.
3. Collaboration with Sebago Technics and Grant Hays Architects to understand the potential for programming changes/expansion and/or occupancy changes.

The assessment incorporates the following items:

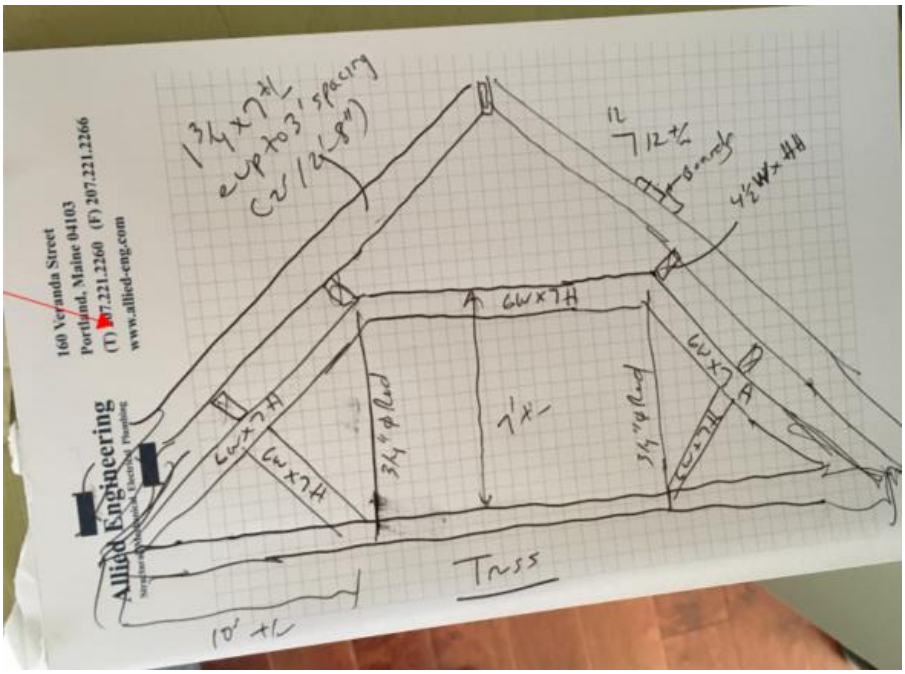
1. Visual assessment of systems condition and operation
2. Interview of designated facility personnel to gather information relative to space comfort, systems efficiency, maintainability, and other relevant information.
3. Review of system design documentation to analyze the ability for systems to meet current code requirements and industry standards for occupant comfort, indoor air quality, and efficiency of operations.

II. Existing Conditions

A. Structural

1. Building structure consists of 2x wood framing for walls and floor systems throughout, with supplemental steel beam and lally column systems supporting portions of the 1st floor framing levels.
2. There were a number of areas in the first and second floor levels where floor framing was inaccessible due to drywall hard ceiling applications. The remainder of the areas were visible above the ceiling tiles.

3. Much of the 1st floor framing consists of 2x10 floor joists at both 12" and 16" on-center (oc) spacing. There was no visible distress noted in any of the framing we could visibly see, nor was there noted stress in the hard ceiling finishes where framing was not visible.
4. The office portion of the roof structure is a combination of pre-engineered wood roof trusses at 2'-0" oc spacing and 2x8 overbuild rafters at 16" oc spacing.
5. Over the Council Room there are a series of main timer king trusses with a 1 ¾" x 7" rough sawn rafters @ 3'0" oc spacing spanning over 4 ½" x 11" rough sawn timbers setting at panel points on the king truss. Board decking spans over the rafter as a roof deck.



Council Room Roof Cross-section

B. Fire Protection

1. The facility does not incorporate a system of automatic sprinklers.

C. Mechanical

1. Heating for the facility is provided by two HB Smith Model 19-4 cast iron sectional boilers which fire natural gas. The boilers are dated 1993 and are sized at 520 MBH each.

   The boilers generate hot water which is pumped through the facility for space heating, primarily through the use of fintube radiators at the perimeter walls. The hydronic loop is piped as a reverse return system for self-balancing.

Natural gas for firing the boilers originates from a meter that is located near the emergency generator at the Northwest corner of the facility. From the meter, a 1 ½" service enters the facility via underground service which enters at the lower-level maintenance area.

The boiler stack is masonry which has been lined with a metal Type L stack liner.

2. Hot water is circulated through the facility via four in-line circulator pumps, two of which serves fin tube radiation throughout the southeast wing and northwest wing, one serving the air handler at the second floor council chambers, and one serving the air handler for the City Clerk's Area at the first floor. The pumps are of constant volume configuration.

3. Mechanical ventilation for Council Chambers is provided by an air handler which is located in the attic. The air handler is of constant volume design with a hot water coil for heating and a direct expansion cooling coil for cooling. The air handler incorporates a mixing box which introduces fresh air for ventilation through a rooftop gravity ventilation hood. The condensing unit, sized at 7.5 tons of cooling, is located at the Northwest corner of the facility.

   Mechanical ventilation for the City Clerk's area at the first floor is also provided by a small air handling unit located in the attic. Like the Council Chambers, the City Clerk's air handler incorporates a hot water coil for heating and a mixing box for introducing fresh air through a roof vent.

   Mechanical ventilation for most bathrooms (not all) is provided by ceiling mounted exhaust fans which are controlled by a wall switch.

   Offices throughout the first and second floor areas, other than mentioned above, contain no system of mechanical ventilation. Most occupied spaces, however, are located along perimeter walls which contain operable windows.

4. Zone conditioning is provided, primarily by a system of heat pumps which provide both cooling and primary heating for the individual occupied spaces. Additionally, spaces with perimeter exposure contain fintube radiation for supplemental heating.

   The heat pump systems include both one for one units and multi-split systems which incorporate multiple indoor evaporators on a single outdoor condensing unit. There are a total of ten outdoor heat pump condensing units, of which three are one for one, single zone systems connected to a single indoor evaporator for each. The heat pumps include components by both Fujitsu and Mitsubishi.

5. Non-occupied storage spaces throughout the basement area are served by fintube radiation for heating and incorporate no mechanical cooling.

6. The large Conference Room in the basement, like the storage rooms, uses fintube radiation for heating and has no mechanical cooling or mechanical ventilation.

7. There is no automated system of electronic temperature controls in the City Hall Facility. The fintube radiation throughout is controlled by a electric, standalone thermostats located in each

space served, which each control a two-position electric control valve at the hot water supply piping. The stand-alone electric components are primarily manufactured by Honeywell.

Heat pumps each include a wall mounted wireless remote controller for temperature control within the space served.

The central air handler serving the second-floor Council Chambers operates through a standalone electric controller with a wall mounted temperature sensor for control of space/discharge temperature and damper control. The controls for this system are by Johnson Controls, Inc.

The air handling unit serving the City Clerk's area, like the Council Chamber's unit, is controlled through a standalone controller for discharge/space temperature control, damper control, and occupancy programming.

D. Plumbing

1. Domestic cold water is provided by the municipal water district. The water meter is located in a manhole at the Northeast corner of the facility. From the manhole, an underground service, sized at 1" diameter enters the boiler room at the lower level.

   The domestic cold water is constructed primarily of copper pipe with soldered fittings. The domestic cold-water piping is uninsulated at most areas throughout.

2. Domestic hot water is generated by a State electric water heater located in the mechanical room and sized at 40 gallons. Like the cold water piping, the domestic hot water piping is primarily constructed of copper with soldered joints and is uninsulated in many areas.

3. The sanitary sewer main appears to exit the facility at the lower level, Southwest corner in the Storage Room. The service contains a house trap and is sized at 4" diameter, constructed of a mix of schedule 40 pvc with glued joints and cast iron with bell and spigot joints.

4. There is a sump with a pump also located in the lower-level Southwest Storage Room for evacuating surface water.

5. Water closets at the occupied spaces throughout the two upper levels are primarily flush tank, floor mount configuration with single lever actuators. Water closets at the Basement level are floor mount, flush valve configuration with hands free flush valve. Water closets are white vitreous China.

6. Lavatories are wall mounted, white vitreous China units at most areas with a mix of hands free, two handle manual, and single handle manual faucets. The lavatory at the bathroom near the City Manager's Office is casework mounted with a singly temperature mixing faucet.

7. There is one wall mount, plastic laundry tub with a two-handle gooseneck faucet located at one of the lower-level toilet rooms.

8. There is one acrylic shower enclosure located at one of the lower-level restrooms.

E. Electrical

1. The facility is served by a pole mounted CMP owned oil filled transformer; manufacture and age unknown. The service transformer has a 12470-volt, three phase, three wire (delta) overhead primary and a 120/208 volt, three phase, four wire (wye) overhead secondary to a building exterior mast routed down the electrical service entrance at grade level. The service appears to utilize (3) 50 kVA units for a total rating of 150 kVA.

2. The secondary underground feeder serves the main switchboard located in the basement level electrical room (shared with Finance storage). The 120/208-volt, three phase, four wire main switchboard (labeled MDP) is protected via a 600 Amp, 3 pole, solid neutral service entrance fused disconnect switch (and CT cabinet/meter). The MDP has a 600 Amp bus with a distribution circuit breakers to serve the loads. The switchboard is manufactured by FPE (Federal Pacific Electric) in 2015. The power distribution equipment is all in good working order. Nearly all of the lighting and power branch circuit panels are Square D (type NQ).

3. The facility does have an emergency power source; however, it is for stand-by power and not life safety power. The generator size was unconfirmed the day of the visit. The egress lighting and the fire alarm system have integral DC power back up sources. There are several exit signs that do not appear to have integral battery back-up power.

4. The building does not have a fire protection sprinkler system and does have an automatic addressable fire detection system (smoke detectors and heat detectors) by Notifier (Fire Warden 100). It appears that good code related coverage for fire alarm devices has been provided, however, given the quantity of soffits and fuel (paperwork) in the building it would beneficial to review more closely for full coverage. Some egress points to not have pull stations located properly, however, may be acceptable given the narrow and short egress paths.

5. The branch circuit power distribution system for the building consists of several Square D load centers, about six, located throughout the building. These load centers serve the interior lighting and miscellaneous power loads; these panels are located in the closets or back of house room and surface mounted.

6. The existing lighting fixtures are a balanced use of surface 2’x2’, recessed 2’x2’(flat panel and indirect), surface 1’x4’, downlights, surface linear and pendant mounted (linear and single units) fluorescent lamp sourced light fixtures. Most of them are fluorescent lamps; some fixtures in recently renovated areas have been upgrade to LED. Lighting control appears to be via manual toggle switches; automatic occupancy sensors were not observed

7. There is (1) elevator; HP unconfirmed at time of visit (assumed 20HP; 100A-3P c/b).

III. Discussion

F. Structural Systems

1. Floor joists are assumed to be Southern Pine – Select Structural grade through calculation with LL/TL deflections of 360/240. There was no apparent distress or excessive bounce identified in any of the floor levels of this building.

2. Roof framing:
   a. Over chamber area is wood timber truss. No apparent issues with these roof truss elements. Evaluation of these individual trusses is beyond this scope of services. See marked up plan depicting these areas of concern.
   b. Office areas at 2nd floor – pre-engineered wood truss @2'0" on-center (oc) spacing, appear to be bearing at both corridor walls and exterior walls (4 pt bearing). No apparent issues discovered. Load capacity not determined. See marked up plan depicting these areas of concern.
   c. Area over 2nd floor vault and corridor requires structural upgrades to stabilize the 2 length of rafter bearing walls and a portion of the roof rafters over the vault that are subject to snow drift/slide conditions. See marked up plan depicting these areas of concern.
   d. Roof framing over Information systems areas, overbuilt using 2x8 rafters@ 16" o.c. onto original gable roof framing and shingles.

G. Roof System

1. Roofing is surfaced with asphalt fiberglass shingles that are fairly new and in good condition. No reroofing is expected to be required for another 20 plus years.

H. Fire Protection Systems

1. As stated above, the facility is not currently protected by a system of automatic sprinklers. Based upon the size, occupancy, and construction of the facility, a sprinkler system is required to meet current code requirements.

I. Mechanical Systems

1. The hot water boilers are approximately 30 years of age, placing them at the upper end of their predicted useful dependable life. Additionally, the boilers fire natural gas, which does not align with the City of South Portland's goals for net zero energy consumption as outlined in their One Climate future guidelines.

2. Although the hot water pumps been replaced since original installation, varying in age from 3 to 9 years, they serve constant volume hydronic loops which are not integrated with a central control system, minimizing their energy efficiency.

3. Most spaces are not served by a mechanical ventilation system. Although operable windows are present at most occupied spaces and their area is sufficient for natural ventilation in accordance with ASHRAE requirements, there are no controls in place which would meet the current standards for energy efficiency for such a system.

4. The air handlers serving the City Council Chambers and City Clerk's areas are at or beyond their published useful service lives.

5. The heat pumps serving most occupied spaces throughout the first and second floor areas were installed recently and are well within their published dependable service lives. However the units incorporate local controls only, with no central system integration. As such, the heating control associated with fintube radiation is completely independent of the control for heat pumps. There is no means in place for preventing simultaneous heating and cooling between the systems which leads to difficulty in maintaining satisfactory temperature control, especially during the heating season. This is not efficient from an energy standpoint. As a final note, the heat pumps are of multi-split configuration with no heat recovery. As such, for indoor evaporators connected to a common condensing unit, all indoor units must either heat or cool and cannot do both independently, which is reported to cause some limitations in zoned comfort control.

6. As noted elsewhere herein, there is no central electronic temperature control system within the facility. The current standalone electric/electronic systems are antiquated and not energy efficient. The existing electric two position control valves are antiquated and beyond their useful service lives.

J. Plumbing Systems

1. Domestic hot and cold-water piping is uninsulated at many areas throughout the facility which does not comply with current energy requirements. It does not appear that the domestic water is protected by a backflow prevention device.

2. The electric water heater is of modern design and well within its published service life. Also, the heater, being electric, aligns with the City's one climate goals.

3. The existing plumbing fixtures throughout appear to be in good overall condition, well maintained. However, at many areas, the fixtures do not appear to comply with ADA requirements.

K. Electrical Systems

1. In general, the electrical distribution system is about eight years old and has sufficient life left. Repair or replacement parts would still be available for several years.

2. The CMP historical billing information was not available at the time of the report; billing information for the past 12 months would provide useful information on the peak demand

seen by this facility to determine the available capacity remaining on the existing service.

3. Depending on what program goals there are for the facility; the existing 600 Amp, 208-volt, 3 phase electrical service should continue to have appropriate capacity for potential electrical needs in the future related to possible MEP (increased cooling, humidification or ventilation capacity), site/civil scope (parking lot and site lighting) related to building upgrades, building addition or facility program offering increases. The building is 15,000 square feet; the existing service offers 12 watts/SF of load support; most air-conditioned office spaces are utilizing 10 to 12 watts/SF

4. The remaining fluorescent lighting system should be replaced with LED technology (as renovations happen) low energy use fixtures and ceiling mounted automatic occupancy lighting control sensors for common areas (auto ON, auto OFF). The office, back of house and storage areas could utilize wall mounted automatic vacancy lighting control sensors (manual ON, auto OFF). Conference rooms and meeting spaces would have dimming control in addition to the wall mounted vacancy sensor.

5. Replace any existing exit signs that do not have integral battery back up power with new units that do.

6. Consider relocating panel SP-5 from an existing tel/com closet that appears to be locate underneath a stair. Relocate the unit to a nearby by electrical closet instead.

7. The existing Notifier addressable fire alarm system is sufficient for the building. A closer review of the automatic detector coverage layout should be considered to confirm full automatic detector coverage. Review location where ceiling tiles have been removed; replace these tiles so that the smoke detector in the immediate area will perform properly (e.g. main electrical service room in basement).

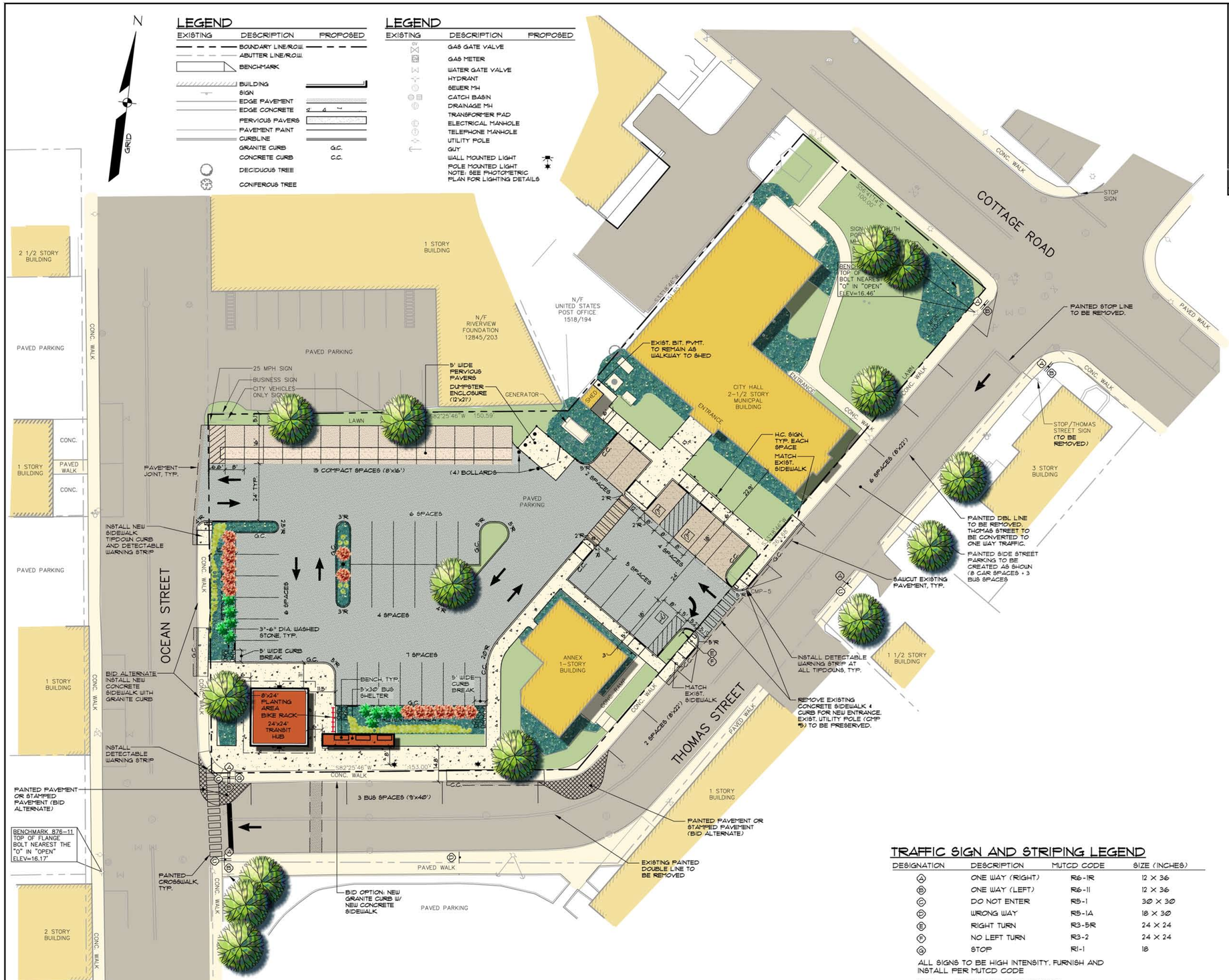
8. The facility has a stand-by power source and related distribution equipment. An accounting of the loads supported by the generator were not confirmed during the visit. A review of which loads are supported by the generator so that during a prolonged loss of power the proper equipment is powered to prevent risk for pipe freeze and resultant damage. We suggest also performing a “pull the plug test” (a scheduled dropping of normal power) to ensure the desired loads and their control system come back on line after the transfer of power form normal to emergency and then back to normal again. This would also be a good time to check the expected operation and layout of the emergency egress lighting system.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	BENCHMARK	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PERVIOUS PAVERS	
	PAVEMENT PAINT	
	CURBLINE	
	GRANITE CURB	G.C.
	CONCRETE CURB	C.C.
	DECIDUOUS TREE	
	CONIFEROUS TREE	

LEGEND

EXISTING	DESCRIPTION	PROPOSED
GV	GAS GATE VALVE	
GM	GAS METER	
WV	WATER GATE VALVE	
	HYDRANT	
	SEWER MH	
	CATCH BASIN	
	DRAINAGE MH	
	TRANSFORMER PAD	
	ELECTRICAL MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY POLE	
	GUY	
	WALL MOUNTED LIGHT	
	POLE MOUNTED LIGHT NOTE: SEE PHOTOMETRIC PLAN FOR LIGHTING DETAILS	

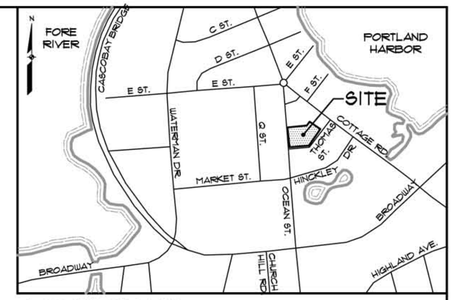


GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. APPLICANT: CITY OF SOUTH PORTLAND, 25 COTTAGE ROAD, P.O. BOX 9422, SOUTH PORTLAND, MAINE 04106.
2. RECORD OWNER OF THE PROPERTY IS CITY OF SOUTH PORTLAND BY THE FOLLOWING DEED REFERENCES:
   A. DEED OF CANAL NATIONAL BANK, DATED AUGUST 30, 1973 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 3451, PAGE 130, LOTS 99, 100, 103, 104 AND PORTIONS OF LOTS 102 AND 101.
   B. DEED OF PREACHERS' AID SOCIETY OF MAINE, DATED APRIL 11, 1931 AND RECORDED IN THE CCRD IN BOOK 1312, PAGE 241, LOT 91.
   C. DEED OF EDWIN H. INNESS, DATED SEPTEMBER 29, 2000 AND RECORDED IN THE CCRD IN BOOK 15114, PAGE 125, REMAINING PORTIONS OF LOTS 100 AND 101.

   NO DEED HAS BEEN FOUND TO DATE FOR LOT 90 AT THE CORNER OF THOMAS STREET AND COTTAGE ROAD. THE CITY HAS BEEN IN POSSESSION OF THE PARCEL SINCE 1942 OR BEFORE.
3. TAX ASSESSORS REFERENCE: TAX MAP 14, LOTS 188, 226 AND 227.
4. PLAN REFERENCES:
   A. PLAN OF PROPERTY SITUATED IN CAPE ELIZABETH, MAINE BELONGING TO ELIAS THOMAS, ESQ., SURVEYED BY WILLIAM ANSON, C.E., AS COPIED IN NOVEMBER, 1815, RECORDED AT THE CCRD IN PLAN BOOK 3, PAGE 60 TO WHICH LOT NUMBERS REFER.
   B. SURVEY OF SITE, SOUTH PORTLAND BRANCH, DATED NOVEMBER 23, 1936, BY W.T. BROWN CONSTRUCTION ENGINEER, U.S. TREASURY DEPT., ON FILE WITH THE CITY ENGINEER.
   C. SITE PLAN OF ADDITIONS AND IMPROVEMENTS TO THE POST OFFICE, ON FILE IN THE SOUTH PORTLAND POST OFFICE.
   D. PLATE NO. 16 OF THE 1914 RICHARDS ATLAS ON FILE WITH SEBAGO TECHNICS, INC.
   E. CITY OF SOUTH PORTLAND DEPT. OF PUBLIC WORKS PLAN AND PROFILE OF COTTAGE ROAD, E STREET TO BROADWAY, DATED MARCH 13, 1942, FILE NO. 30.
   F. CITY OF SOUTH PORTLAND DEPT. OF PUBLIC WORKS PLAN AND PROFILE OF OCEAN STREET, FILE NO. 316-A.
   G. CITY OF SOUTH PORTLAND DEPT. OF PUBLIC WORKS PLAN AND PROFILE OF THOMAS STREET, DATED SEPTEMBER 15, 1959, FILE NO. 218.
5. BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). COORDINATES WERE DETERMINED BY STATIC GPS POSITIONING TECHNIQUES FROM A BASE STATION LOCATED AT THE OFFICE OF SEBAGO TECHNICS INC. WESTBROOK, MAINE, ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM THE GEOID-99 MODEL OF THE U.S. AND HAS NOT BEEN VERIFIED AGAINST LOCAL VERTICAL CONTROL.
6. TOTAL LOT AREA: 43,546 SF. (1.0 ACRE)
7. ZONING DISTRICT: VILLAGE COMMERCIAL (VC).
8. EXISTING USE: MUNICIPAL, PROPOSED USE: MUNICIPAL (BUS TRANSIT).
9. SPACE AND BULK CRITERIA, VC DISTRICT, NON-RESIDENTIAL USE:

	REQUIRED	PROPOSED
MIN. LOT AREA:	3,500 SF.	43,661 SF.
MIN. STREET FRONTAGE:	25 FT.	100 FT. (CORNER LOT)
MIN. FRONT YARD:	NONE	8 FT.
MIN. SIDE YARD:	NONE	24 FT. (BUS SHELTER)
MIN. REAR YARD:	NONE	62 FT.
MIN. BUILDING HEIGHT:	24 FT.	24 FT.
MAX. BUILDING HEIGHT:	50 FT.	24 FT.
MAX. BUILDING COVERAGE:	NONE	15%
% OF GREEN IN PARKING LOT:	0%	10.88%

10. BUILDING SUMMARY:

TRANSIT HUB (PROPOSED):	576 SF. (1-STORY)
BUS SHELTER (PROPOSED):	150 SF.
ASSESSOR BUILDING (EXISTING):	1,444 SF. (1-STORY)
CITY HALL (EXISTING):	12,930 SF. (3-STORY)
TOTAL BUILDING AREA:	15,100 SF.

11. PARKING SPACE REQUIREMENTS:
    REQUIRED: 1 SPACE PER 350 SF. = 15,100 SF./350 SF. = 44 SPACES
    PROPOSED: 43 SPACES
12. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY SEBAGO TECHNICS IN JUNE 2010.
13. THE FACILITY IS SERVICED BY UNDERGROUND GAS, ELECTRIC, TELEPHONE AND TELECOMMUNICATIONS.
14. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
15. AN APPROVED SET OF PLANS AND ALL APPLICABLE PERMITS MUST BE AVAILABLE AT THE CONSTRUCTION SITE. THE DEVELOPER, OR AN AUTHORIZED AGENT, MUST BE AVAILABLE AT ALL TIMES DURING CONSTRUCTION.
16. WARNING SIGNS, MARKERS, BARRICADES OR FLAGMEN, APPROPRIATE FOR THE TYPE OF CONSTRUCTION MUST BE EMPLOYED TO REGULATE TRAFFIC.
17. PROPERTY MARKERS AND STREET LINE MONUMENTS SHALL BE PROPERLY PROTECTED AT ALL TIMES DURING CONSTRUCTION TO INSURE THEIR INTEGRITY. IF DISTURBED THEY SHALL BE REPLACED BY A SURVEYOR REGISTERED IN THE STATE OF MAINE AT THE CONTRACTOR/DEVELOPER'S EXPENSE.
18. THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.

TRAFFIC SIGN AND STRIPING LEGEND

DESIGNATION	DESCRIPTION	MUTCD CODE	SIZE (INCHES)
A	ONE WAY (RIGHT)	R6-1R	12 X 36
B	ONE WAY (LEFT)	R6-1L	12 X 36
C	DO NOT ENTER	R5-1	30 X 30
D	WRONG WAY	R5-1A	18 X 30
E	RIGHT TURN	R3-5R	24 X 24
F	NO LEFT TURN	R3-2	24 X 24
G	STOP	R1-1	18

ALL SIGNS TO BE HIGH INTENSITY. FURNISH AND INSTALL PER MUTCD CODE

SYEL	SOLID YELLOW EDGE LINE
DYCL	DOUBLE YELLOW CENTER LINE
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
SWSL	SOLID WHITE STOP LINE
BWL	BROKEN WHITE LINE
WSKL	WHITE SKIP LINE
SYCL	SOLID YELLOW CHEVRON LINE

WAIVERS:

ORDINANCE SECTION 27-146 (1): FOR THE INSTALLATION OF GRANITE CORNER MONUMENTS.
ORDINANCE SECTION 27-148 (A): FOR AN EXTENSION OF THE TIME LIMITATION ON SITE PLAN APPROVAL FROM 6 MONTHS TO 2 YEARS.
ORDINANCE SECTION 27-153.I.(C).(2).(B): FOR THE SUBMITTAL OF LEGAL DOCUMENTS DEMONSTRATING THE CITY'S' OBLIGATION TO MAINTAIN STORMWATER FACILITIES AND TO ENTER INTO A DRAINAGE MAINTENANCE AGREEMENT FOR A CITY OWNED PROPERTY.
ORDINANCE SECTION 27-153.I.(C).(3).(C): FOR THE REQUIREMENTS TO PREPARE SITE SPECIFIC CERTIFICATION OF INSPECTION AND MAINTENANCE REPORTS FOR THE TRANSIT HUB SITE.
27-153.I.(C).(3).(D) AND (E): TO ALLOW CITY STAFF, OR THEIR QUALIFIED DESIGNEES TO COMPLETE ANNUAL STORMWATER INSPECTIONS.

A	DLR	6-15-10	ISSUED FOR SITE PLAN REVIEW
REV:	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
Engineering Expertise You Can Build On.
One Chabot Street, Westbrook, ME 04092-1339, tel (207) 856-0277
250 Goddard Rd. - Suite B, Lewiston, ME 04240, tel (207) 795-3666
WWW.SEBAGOTECHNICS.COM

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
08042	-	SRG	DLR	SAB

SITE PLAN - SPECIAL EXCEPTION
OF:
MILL CREEK TRANSIT HUB
160 OCEAN STREET
SOUTH PORTLAND, MAINE
FOR:
CITY OF SOUTH PORTLAND
25 COTTAGE ROAD, P.O. BOX 9422
SOUTH PORTLAND, MAINE 04106

DATE	SCALE
6-3-10	1" = 20'

SHEET 3 OF 9

08042S.dwg, TAB:S

Section V
Hamlin School

- **Architect Summary Report**
- **Code Assessment**
- **Building Codes Plan**
- **Existing Floor Plan**
- **Environmental Building Report (Mold & Asbestos)**
- **MEPSFP Assessment Report (Oct. 2018)**
- **Property Survey**

CITY OF SOUTH PORTLAND - MUNICIPAL FACILITIES SPACE PROGRAM ASSESSMENT

HAMLIN BUILDING (a.k.a. HAMLIN SCHOOL)

PLANNING/CODE ENFORCEMENT/SUSTAINABILITY/COMMUNITY & BUSINESS DEVELOPMENT

November 2, 2022

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
PROGRAM SPACES	**(#) = number of cubicles in room**				
Administrative Area (3)	1	24’ x 31’-8	742.5	742.5	Room
Planning Area (4)	1	24’ x 31’-8	742.5	742.5	Room
Code/Inspection Area (3)	1	24’ x 31’-8	742.5	742.5	Room
Sustainability Area (4)	1	24’ x 31’-8 (-)	661.5	661.5	Room
E & C Development (4)	1	24’ x 31’-8	742.5	742.5	Room
Plans & Files Storage	1	24’ x 31’-8	742.5	742.5	Room
Codes Director	1	11’-6 x 17’	195.5	195.5	Office
Field Inspector	1	12’-6 x 13’-6	168.75	168.75	Office
Health Inspector	1	10’-6 x 13’-6	141.75	141.75	Office
I.T. Director	1	15’ x 15’	225	225	Office
I.T. Techs (3)	1	15’ x 38’	570	570	Room
I.T. Server	1	6’-8 x 7’-1	47.2	47.2	Room
Conference Room	1	12’-8 x 31’-8	401	401	Room
Staff/Kitchenette	1	10’-8 x 27’-6	293.3	293.3	Room
Mechanical/Electrical	1	24’ x 30’-8	736	736	Room
Custodial	1	2’-7 x 4	10.3	10.3	Room
Restroom/Shower-ADA	1	7’-8 x 12’-0	82	82	Room
Restroom-Single User	1	4’ x 7’-3	29	29	Room
Restroom-Single User	1	4’-8 x 10’-3	47.8	47.8	Room
Mixed Storage	1	7’-8 x 20’-6”	159	159	Room
Codes/Planning Storage	1	16’ x 21’	336	336	Room

FUNCTION (cont.)	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
Codes Storage	1	16’ x 12’-9	204	204	Room
Closets	5	Varies	Varies	67.5	Room
SUBTOTAL				***8088.1 SF***	
CIRCULATION					
Lobby	1	21’ x 24’-5 (-)	412	412	
Transaction Area	1	11’ x24’	264	264	
Corridors - Minor	1		187	187	
Corridor – Central	1	11’ x 69’	759	759	
SUBTOTAL				***1622 SF***	
NON-PROGRAM SPACES					
Gym	1	40’ x 44’	1760	1760	Room
Storage (Lobby)	1	6’ x 16’-9	100.5	100.5	Room
SUBTOTAL				***1860.5 SF***	
NET SUBTOTAL				***11,570.6 SF***	
SYSTEMS				***937.4 SF***	
GRAND TOTAL (GROSS)				***12,508 SF***	

CODE ANALYSIS

NFPA 101 Life Safety Code - 2021 Edition

"(#) denotes if building is fully sprinkled

Building Classification:	Business (Existing) 10,888 sf Includes 2,480 sf Gymnasium (Assembly) No Sprinkler System / No Fire Alarm System
Hazard Classification:	Ordinary Hazard
Construction Type:	Type III (000)
Occupant Loads:	Business 7,188 sf @ 100 sf/occupant = 72 Assembly 2,480 sf (Gym) at 15sf/occupant = 166 Assembly 1,220 sf (Conf Rooms) @ 15sf/occupant = 82 Total Occupant Load = 320 occupants
Janitor, Mech, Storage Rating:	1 hour
Minimum Stair width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Maximum ht between landings:	12'-0"
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum baluster open space:	less than 4"

Building Uses	**Business**	**Assembly**
"(#)" denotes if building is fully sprinkled		
Max. Allowable Travel Distance:	200' (300')	200' (250')
Max. Allowable Common Path:	75' (100')	
Max. Dead End Corridor Length:	20' (50')	
Minimum Egress Corridor Width:	44"	
Minimum Number of Required Exits	2	
Minimum Horz Egress Enclosure rating:	1 hr (none)	
Minimum Separation of exits:	0.5 diagonal' (0.33)	
Minimum Egress Door Width:	36"	
Exit Lighting:	Required	
Emergency Lighting:	Required	
Fire Alarm System:	Required (Mixed Use)	
Fire Sprinkler System:	Not Required	
Portable Fire Extinguishers:	Required	
Exit Devices/Panic Hardware	Required	
Interior Finishes	Class A or B in Corridors & Lobbies Class A, B, or C at Assembly or Offices under 300 occupants	

2018 International Building Code

"(x)" denotes if building is fully sprinkled

Use Group Classification:	Business - Use Group B – 10,888 sf Includes 2,480 sf Gymnasium (Assembly)

	No Sprinkler System / No Fire Alarm System
Construction:	Type III – Combustible, Non-Combustible, Unprotected
Occupant Loads:	Business 7,188 sf @ 100 sf/occupant = 72
	Assembly 2,480 sf (Gym) at 15sf/occupant = 166
	Assembly 1,220 sf (Conf Rooms) @ 15sf/occupant = 82
	Total Occupant Load = 320 occupants
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations

Construction Type:	IIIB Unprotected
Maximum Height:	55’ (75)
Maximum Stories:	3 (4)
Maximum Area / Floor:	19,000 (57,000 for multiple stories)
Actual Area/Height:	1 story; less than 30’
	10,888 sf

Fire Resistance Ratings

Primary Structure:	None
Load Bearing Exterior Walls:	2 Hours
Load Bearing Interior Partitions:	None
Floor Structure:	None
Roof Structure:	None
Fire Separation of Uses:	2 hours (1 hour)
Exit Corridors:	1 hour (none)
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20’ (50’)
Maximum Travel Distance:	200’ (300’)
Minimum Corridor Width:	44”
Minimum Stair Width:	44”
Maximum Riser Height:	7”
Minimum Tread Depth:	11”
Minimum Ramp Width:	44”
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7’-6”
Fire Alarm System:	Required (Mixed Use)
Fire Sprinkler System:	Not Required (if 2 Hour separation at Assembly)
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required

Building Live Loads

Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf
Storage:	125 psf @ light; 250 psf @ heavy

Interior Finishes

Stairs, Ramps, Exit Passageways:	A (B)
Corridors and exit access to stairs/ramps	A (C)
Rooms and enclosed spaces	C (C)

Maine State Plumbing Code/UPC

Occupancy Classification: Business/assembly
IBC Table Occupants: 320

Business: **138 Occupants (69 male/69 female)**

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	2	1	1	NR
Women:	4	0	2	NR
TOTAL	6	1	3	0

1 Drinking Fountain or Water Fill Station for public
1 Service Sink

Assembly **182 Occupants (91 male/91 female)**

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	1	1	1	NR
Women:	3	0	1	NR
TOTAL	4	1	2	0

1 Drinking Fountain or Water Fill Station for public

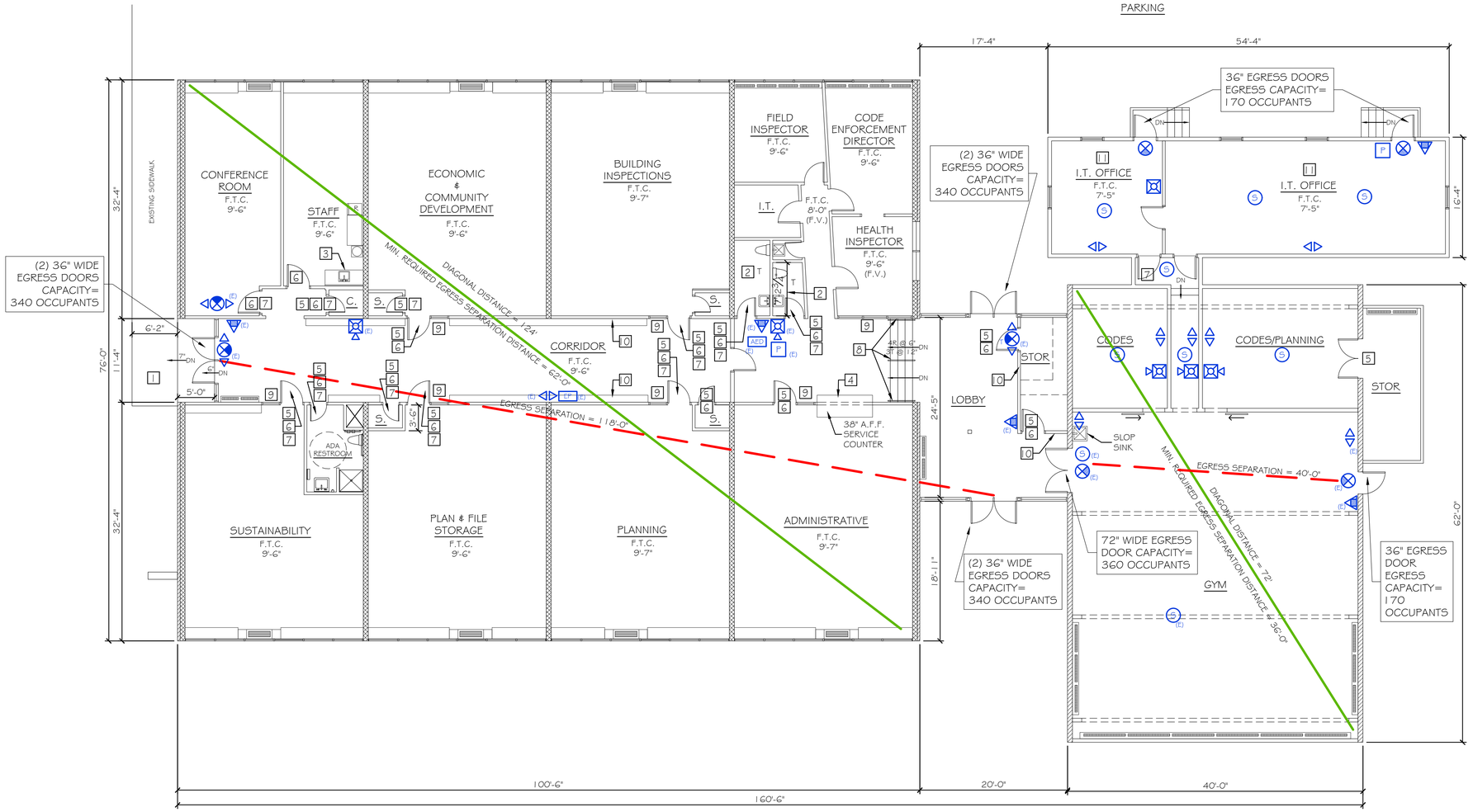
IECC/MUBEC (Maine Uniform Building Energy Code) MINIMUM INSULATION VALUES

Per 2021 IECC; Table C402.1.3, C402.1.4 and C402.4

ZONE 6 COMMERCIAL Masonry & Framed Building	R-VALUE	U-FACTOR	SHGC
Roof (insulation above roof deck)	R-30	0.033	NA
Roof (attic)	R-49	0.020	NA
Mass Wall above Grade	R-13.3 ci	0.080	NA
Mass Wall below Grade	R-10 ci	0.10	NA
Unheated Slab (24” band)	R-20	F-0.51	NA
Doors – Swinging		0.37	NA
Windows - Operable		0.42	0.33

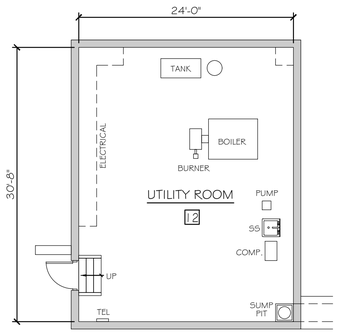
c.i. – Continuous Insulation

End of Analysis



CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0"



BASEMENT CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0"

SYMBOLS LEGEND

- DIAGONAL
- EGRESS SEPARATION DISTANCE
- 1 HR FIRE RATED
- [A] EXIT DISTANCE (MAX ALLOWED = 200')

KEYED NOTES LEGEND

1. REQUIRED EXIT DOES NOT COMPLY WITH ADA (NEEDS RAMP +/- 13'-0").
2. TOILET ROOM DOES NOT COMPLY WITH ADA (DIMENSIONAL CRITERIA).
3. SINK DOES NOT COMPLY WITH ADA (NOT WHEELCHAIR ACCESSIBLE).
4. SERVICE COUNTER DOES NOT COMPLY WITH ADA (NOT WHEELCHAIR ACCESSIBLE HEIGHT).
5. DOOR HARDWARE NOT ADA COMPLIANT (KNOB).
6. DOOR ASSEMBLY NOT 1 HR FIRE RATED AT EGRESS CORRIDOR (NON-SPRINKLED).
7. DOOR DOES NOT HAVE ADA WHEELCHAIR MINIMUM CLEARANCE APPROACH @ HARDWARE.
8. STAIR RAILING DOES NOT HAVE CODE COMPLIANT EXTENSIONS.
9. SIDELITES / BORROWED LITES AT EGRESS CORRIDORS ARE NOT 1 HR FIRE RATED ASSEMBLIES.
10. PARTITION @ EGRESS CORRIDOR NOT 1 HR FIRE RATED.
11. PORTABLE DOES NOT COMPLY WITH ADA / NFPA / IBC FOR ACCESS or FIRE PROTECTION. ROOMS DO NOT HAVE REQUIRED 7'-6" CLEAR CEILING HEIGHT.
12. UTILITY ROOM DOES NOT HAVE FIRE EXTINGUISHER, EMERGENCY LIGHT, EXIT LIGHT, SMOKE DETECTOR or HORN / STROBE UNITS.

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
	ABC FIRE EXTINGUISHER w/ CABINET
	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
S	SMOKE DETECTOR
	EMERGENCY / EXIT LIGHT
	HORN / STROBE UNIT
	STROBE UNIT
P	FIRE ALARM PULL STATION
FACP	FIRE ALARM PANEL
K	KNOX BOX
	"NOT AN EXIT" SIGN
	EXTERIOR EMERGENCY LIGHT
C	HORN / STROBE - CEILING (WHITE)
(E)	EXISTING

GENERAL CODE NOTES - EXISTING CONDITIONS

NFPA NOTES

1. EXISTING BUILDING DOES NOT HAVE AN NFPA SPRINKLER SYSTEM.
2. EXISTING BUILDING DOES NOT HAVE A COMPLIANT NFPA ALARM/ DETECTION SYSTEM.
3. EXISTING BUILDING LACKS COMPLIANT EMERGENCY & EXIT LIGHTS.
4. CORRIDOR DOORS / FRAMES / SIDELITES ARE NOT LABEL / RATED AND DO NOT HAVE CLOSERS AT ALL LOCATIONS.

ADA NOTES

1. MAJORITY OF DOORS DO NOT HAVE ADA COMPLIANT HARDWARE (LEVERS).
2. MAJORITY OF DOORS DO NOT HAVE COMPLIANT CLEARANCE AT HARDWARE SIDE OF THE OPENING FOR WHEELCHAIR APPROACH.
3. TOILET ROOMS ARE NON-COMPLIANT.
4. KITCHENETTE SINKS ARE NON-COMPLIANT.
5. REAR EXIT IS NON-COMPLIANT.
6. STAIRS ARE NON-COMPLIANT.

CODE ANALYSIS

NFPA 101 Life Safety Code - 2015 Edition
"(#) denotes if building is fully sprinkled

Building Classification:	Business (Existing) 10,888 sf Includes 2,480 sf Gymnasium (Assembly) No Sprinkler System / No Fire Alarm System
Hazard Classification:	Ordinary Hazard
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Minimum Stair width:	44" clear
Maximum Riser height:	7"
Minimum Tread width:	11"
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Maximum ht between landings:	12'-0"
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum baluster open space:	less than 4"

Building Uses "(#)" denotes if building is fully sprinkled	Business	Assembly
Max. Allowable Travel Distance:	200' (300)	200' (250)
Max. Allowable Common Path:	75' (100)	
Max. Dead End Corridor Length:	20' (50)	
Minimum Egress Corridor Width:	44"	
Minimum Number of Required Exits	2	
Minimum Horz Egress Enclosure rating:	1 hr (none)	
Minimum Separation of exits:	0.5 diagonal (0.33)	
Minimum Egress Door Width:	36"	
Exit Lighting:	Required	
Emergency Lighting:	Required	
Fire Alarm System:	Required (Mixed Use)	
Fire Sprinkler System:	Not Required	
Portable Fire Extinguishers:	Required	
Exit Devices/Panic Hardware	Required	
Interior Finishes	Class A or B in Corridors & Lobbies Class A, B, or C at Assembly or Offices under 300 occupants	

2015 International Building Code
"(x)" denotes if building is fully sprinkled

Use Group Classification:	Business - Use Group B - 10,888 sf Includes 2,480 sf Gymnasium (Assembly)
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Actual Area/Height:	1 story; less than 30' 10,888 sf
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Load Bearing Exterior Walls:	2 Hours
Load Bearing Interior Partitions:	None
Floor Structure:	None
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Fire Sprinkler System:	Not Required (if 2 Hour separation at Assembly)
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Required
Building Live Loads	
Office:	50 psf
Lobbies:	100 psf
Corridors:	80 psf
Storage:	125 psf @ light; 250 psf @ heavy
Interior Finishes	
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Corridors and exit access to stairs/ramps	A (C)
Rooms and enclosed spaces	C (C)

Maine State Plumbing Code/UPC

Occupancy Classification: Business/assembly
IBC Table Occupants: 320

Business: 136 Occupants (69 male/69 female)

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	2	1	1	NR
Women:	4	0	2	NR
TOTAL	6	1	3	0

1 Drinking Fountain or Water Fill Station for public
1 Service Sink

Assembly 182 Occupants (91 male/91 female)

FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	1	1	1	NR
Women:	3	0	1	NR
TOTAL	4	1	2	0

1 Drinking Fountain or Water Fill Station for public

End of Analysis

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH, MAINE 04105
207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

CITY OF SOUTH PORTLAND
MUNICIPAL FACILITIES STUDY
HAMLIN BUILDING
496 OCEAN STREET
S. PORTLAND, MAINE 04106

SHEET

CODE COMPLIANCE PLANS

DATE
21 DEC 2022
SCALE
1/8"=1'-0"
DRAWN
MFH / mgk
JOB NO.
180612
SHEET
A-1

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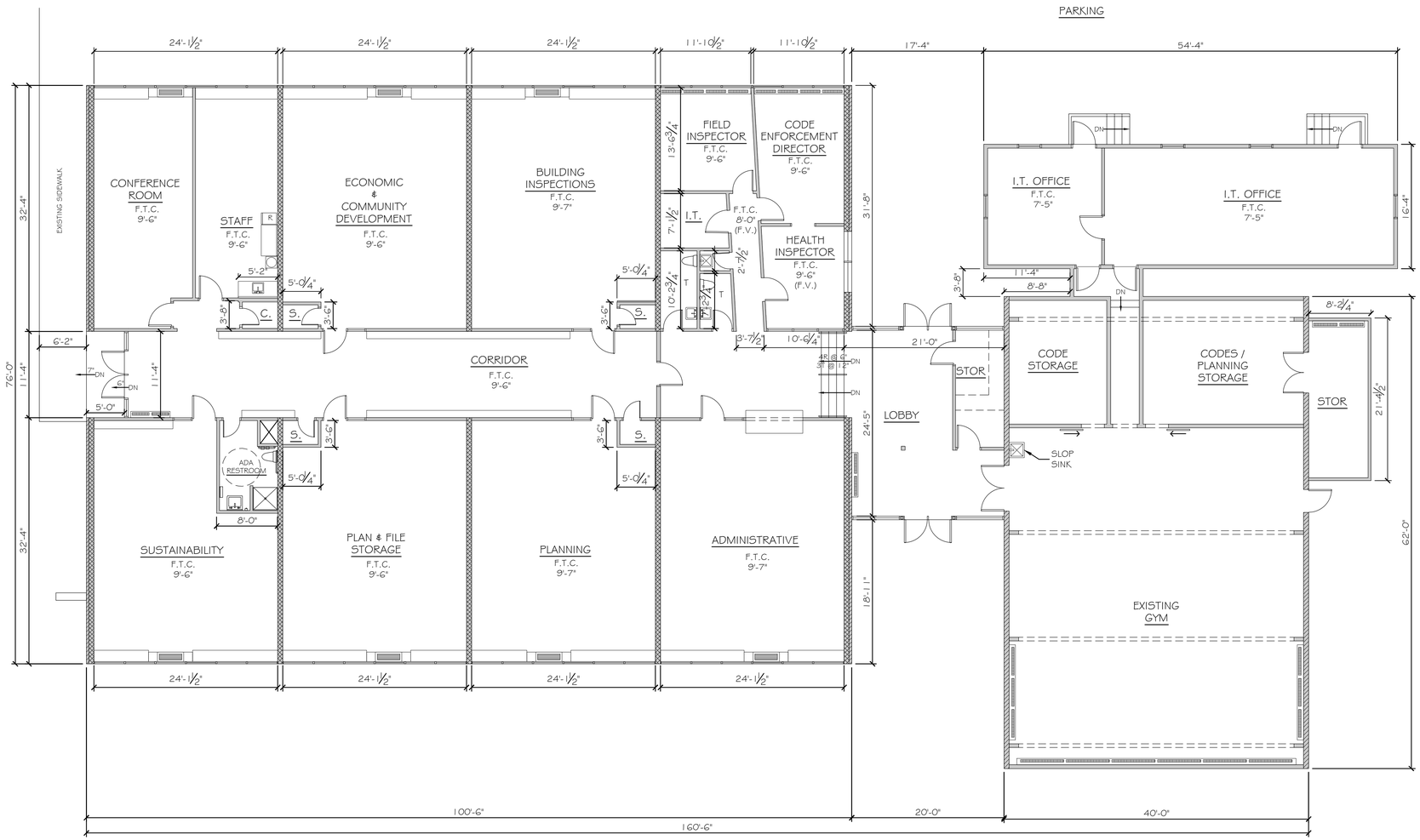
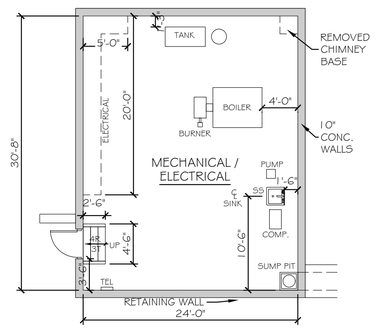


EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXISTING BASEMENT PLAN

SCALE: 1/8" = 1'-0"

GRANT HAYS ASSOCIATES
ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6179 FALMOUTH MAINE 04105
207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

CITY OF SOUTH PORTLAND
MUNICIPAL FACILITIES STUDY
HAMLIN BUILDING
496 OCEAN STREET S. PORTLAND, MAINE 04106

SHEET

EXISTING CONDITIONS PLANS

DATE
28 NOV 2022
SCALE
1/8"=1'-0"
DRAWN
MFH / mgk
JOB NO.
180612
SHEET
AD-1

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Recommendations

Management and maintenance of buildings is important in order to prevent conditions that could possibly compromise the overall indoor air quality. Based on the findings of this assessment and our professional experience ESHA offers the following recommendations to assure good indoor air quality, they are as follows;

- Based on the age and condition of the carpeting, strongly consider having the carpeting removed and replaced. As an option, the carpeting could be professionally cleaned but it must be done by a professional carpet cleaning company **using high temperature steam extraction followed by very rapid dehumidification with several commercial dehumidifiers to accomplish this recommendation.**

- Have the conference room thoroughly cleaned (damp wiped and vacuumed) to include all surfaces. In addition, have the vinyl cove base molding that is falling off the base of the masonry walls re-sealed/adhered.

- Consider sealing the access hatched in all of the offices and rooms with duct tape to prevent any possible migration of mold spores from the tunnel into occupied areas.

- Consider having the entire ceiling and walls in the Gymnasium thoroughly cleaned (damp wiped and vacuumed).

Methodology

The testing and analytical protocols for this assessment were based on information and methodologies prescribed by American Society of Heating, Refrigeration, and Air conditioning Engineers (ASHRAE), the American Conference of Governmental Industrial Hygienist (ACGIH), the United States Environmental Protection Agency (USEPA), IICRC,s S520 Standard and Reference Guide for Professional Mold Remediation, Occupational Safety & Health Administration (OSHA), the World Wide Standards for Exposures to Bacteria and Mold, and our professional experience.

ESHA appreciates the opportunity to assist you with your Indoor Air Quality needs. Should there be any questions and/or concerns feel free to contact us at 845-2711.

Sincerely,

Mark P. Coleman, CIE, CMR
President

ESHA
ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality Testing
- Asbestos Testing & Consulting
- Lead Testing & Consulting
- Mold Testing
- Industrial Hygiene
- Training
- OSHA Compliance

February 22nd, 2018

Mrs. Amy Jennings
Human Resources Director
City of South Portland
25 Cottage Road
South Portland, Maine 04106

Re: Asbestos Sampling and Analysis, Flooring Systems, Planning Office Building, 496 Ocean Street, South Portland, Maine.

Dear Mrs. Jennings:

Environmental Safety & Hygiene Associates, Inc. (ESHA) is providing you with the asbestos bulk testing results for the flooring samples collected from the Planning Office Building, 496 Ocean Street, South Portland, Maine. The assessment was conducted by Mr. Mark Coleman, a State of Maine certified Asbestos Inspector on February 16th, 2018.

A summary of the building materials sampled and analyzed for asbestos content are as follows;

Asbestos Sampling Summary

Material	Location	% Asbestos	Regulated
Gray 9" x 9" Floor Tiles	Gymnasium	4.6% Chrysotile	YES
Black Flooring Adhesive	"	5.2% Chrysotile	YES
Tan 9" x 9" Floor Tiles	Elec. Codes Office	4.6% Chrysotile	YES
Black Flooring Adhesive	"	5.8% Chrysotile	YES
Tan 12" x 12" Floor Tiles	Carpeted Room	None	NO
Black Flooring Adhesive	"	6.0% Chrysotile	YES

The bulk samples were collected with standard sampling protocols, properly packaged and shipped to EMSL Analytical Services, South Portland, Maine for analysis by Polarized Light Microscopy (PLM) specific to asbestos content by volume.

Should any additional suspect asbestos materials be found during any renovation / demolition, the work should immediately stop until additional sampling can be conducted.

Sincerely,

Mark Coleman CIE, CMR
President

Asbestos Testing Summary

Codes/Planning Building

Client: City of South Portland
25 Cottage Rd.
South Portland, ME 04106
Project No. 18-068

Testing Date: February 16, 2018

Sample Id	Sample Location	Sample Description/Color	Sample Results
1A	Gym	Gray 9 x 9 Floor Tile	***4.6% Chrysotile***
1B	"	"	*Positive Stop (Not Analyzed)*
1C	"	"	*Positive Stop (Not Analyzed)*
2A	Gym	Floor Tile Adhesives - Black	***5.2% Chrysotile***
2B	"	"	*Positive Stop (Not Analyzed)*
2C	"	"	*Positive Stop (Not Analyzed)*
3A	Elec. Code Office	Tan 9 x 9 Floor Tile	***4.6% Chrysotile***
3B	"	"	*Positive Stop (Not Analyzed)*
3C	"	"	*Positive Stop (Not Analyzed)*
4A	Elec. Code Office	Floor Tile Adhesive- Black	***5.8% Chrysotile***
4B	"	"	*Positive Stop (Not Analyzed)*
4C	"	"	*Positive Stop (Not Analyzed)*
5A	Carpet Room	Tan 12 x 12 Floor Tile	No Asbestos Detected
5B	"	"	"
5C	"	"	"
6A	Carpet Room	Floor Tile Adhesive - Black	***6.0% Chrysotile***
6B	"	"	*Positive Stop (Not Analyzed)*
6C	"	"	*Positive Stop (Not Analyzed)*

End of results reporting

Recommendations: *(if materials come back positive)*

Bulk Samples were tested using the EPA Method 600/R-93/116. ACM (asbestos containing material) that may be impacted or affected or disturbed during a renovation should be removed by a licensed professional. The State of Maine requires a licensed abatement professional to remove all ACM (asbestos containing material).

Mark P. Coleman
Asbestos Inspector License # BI-01680

EMSL Analytical, Inc.
161 John Roberts Road South Portland, ME 04106
Tel/Fax: (207) 517-6921 / (207) 517-6922
http://www.EMSL.com / portlandlab@emsl.com

EMSL Order: 621800365
Customer ID: ESH50
Customer PO:
Project ID:

Attention: Mark Coleman
Environmental Safety & Hygiene Assoc.
91 Larrabee Rd
Westbrook, ME 04092

Project: S. P. Codes / Planning

Phone: (207) 756-9429
Fax:
Received Date: 02/16/2018 10:10 AM
Analysis Date: 02/22/2018
Collected Date: 02/16/2018

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by PLM via EPA 600/R-93/116 section 2.3

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
1A *621800365-0001*	Gray 9 x 9 FT - Gym	Gray Non-Fibrous Homogeneous	95.4	None	4.6% Chrysotile
1B *621800365-0002*	Gray 9 x 9 FT - Gym				
	Positive Stop (Not Analyzed)				
1C *621800365-0003*	Gray 9 x 9 FT - Gym				
	Positive Stop (Not Analyzed)				
2A *621800365-0004*	Black Adhesives	Black Non-Fibrous Homogeneous	94.8	None	5.2% Chrysotile
2B *621800365-0005*	Black Adhesives				
	Positive Stop (Not Analyzed)				
2C *621800365-0006*	Black Adhesives				
	Positive Stop (Not Analyzed)				
3A *621800365-0007*	Tan 9 x 9 FT - Elec. Code Office	Tan Non-Fibrous Homogeneous	95.4	None	4.6% Chrysotile
3B *621800365-0008*	Tan 9 x 9 FT - Elec. Code Office				
	Positive Stop (Not Analyzed)				
3C *621800365-0009*	Tan 9 x 9 FT - Elec. Code Office				
	Positive Stop (Not Analyzed)				
4A *621800365-0010*	Black Adhesives	Black Non-Fibrous Homogeneous	94.2	None	5.8% Chrysotile

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. This report contains data that is (are) not covered by the NVLAP accreditation. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. South Portland, ME NVLAP Lab Code 500094-0, MA AA000236, VT AL197271, ME LM-0039, CT PH-0346

Initial report from: 02/22/2018 08:21:15

EMSL Analytical, Inc.
161 John Roberts Road South Portland, ME 04106
Tel/Fax: (207) 517-6921 / (207) 517-6922
http://www.EMSL.com / portlandlab@emsl.com

EMSL Order: 621800365
Customer ID: ESH50
Customer PO:
Project ID:

Attention: Mark Coleman
Environmental Safety & Hygiene Assoc.
91 Larrabee Rd
Westbrook, ME 04092

Project: S. P. Codes / Planning

Phone: (207) 756-9429
Fax:
Received Date: 02/16/2018 10:10 AM
Analysis Date: 02/22/2018
Collected Date: 02/16/2018

Test Report: Asbestos Analysis of Non-Friable Organically Bound Materials by PLM via EPA 600/R-93/116 section 2.3

Sample ID	Description	Appearance	% Matrix Material	% Non-Asbestos Fibers	Asbestos Types
4B *621800365-0011*	Black Adhesives				
	Positive Stop (Not Analyzed)				
4C *621800365-0012*	Black Adhesives				
	Positive Stop (Not Analyzed)				
5A *621800365-0013*	Tan 12 x 12 FT - Carpet Room	Tan Non-Fibrous Homogeneous	100	None	No Asbestos Detected
5B *621800365-0014*	Tan 12 x 12 FT - Carpet Room	Tan Non-Fibrous Homogeneous	100	None	No Asbestos Detected
5C *621800365-0015*	Tan 12 x 12 FT - Carpet Room	Tan Non-Fibrous Homogeneous	100	None	No Asbestos Detected
6A *621800365-0016*	Black Adhesives	Black Non-Fibrous Homogeneous	94.0	None	6.0% Chrysotile
6B *621800365-0017*	Black Adhesives				
	Positive Stop (Not Analyzed)				
6C *621800365-0018*	Black Adhesives				
	Positive Stop (Not Analyzed)				

ME CERT.# BA-0142

Analyst(s)

Christina Lentz (8)

Christina Lentz, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. This report contains data that is (are) not covered by the NVLAP accreditation. Samples received in good condition unless otherwise noted. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample.

Samples analyzed by EMSL Analytical, Inc. South Portland, ME NVLAP Lab Code 500094-0, MA AA000236, VT AL197271, ME LM-0039, CT PH-0346

Initial report from: 02/22/2018 08:21:15

OrderID: 621800365

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): **621800365**

PHONE:
FAX:

Company Name : ESHSO	**EMSL Customer ID:**
Street:	**City:** / **State/Province:**
Zip/Postal Code: / **Country:**	**Telephone #:** / **Fax #:**
Report To (Name):	**Please Provide Results:** ☐ Fax ☐ Email
Email Address: CODES / PLANNING	**Purchase Order:**
Project Name/Number: S.P. ~~LIBRARY~~	**EMSL Project ID** (*Internal Use Only*):
U.S. State Samples Taken:	**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt

EMSL-Bill to: ☐ Same ☐ Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☑ 72 Hour ☐ 96 Hour ☐ 1 Week ☐ 2 Week

**For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.*

PCM - Air ☐ Check if samples are from NY
☐ NIOSH 7400
☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
☐ PLM EPA 600/R-93/116 (<1%)
☑ PLM EPA NOB (<1%)
Point Count
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
Point Count w/Gravimetric
☐ 400 (<0.25%) ☐ 1000 (<0.1%)
☐ NYS 198.1 (friable in NY)
☐ NYS 198.6 NOB (non-friable-NY)
☐ NYS 198.8 SOF-V
☐ NIOSH 9002 (<1%)

TEM – Air ☐ 4-4.5hr TAT (AHERA only)
☐ AHERA 40 CFR, Part 763
☐ NIOSH 7402
☐ EPA Level II
☐ ISO 10312

TEM - Bulk
☐ TEM EPA NOB
☐ NYS NOB 198.4 (non-friable-NY)
☐ Chatfield SOP
☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
Fibers >10µm ☐ Waste ☐ Drinking
All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
☐ Microvac - ASTM D 5755
☐ Wipe - ASTM D6480
☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
☐ PLM EPA 600/R-93/116 with milling prep (<1%)
☐ PLM EPA 600/R-93/116 with milling prep (<0.25%)
☐ TEM EPA 600/R-93/116 with milling prep (<0.1%)
☐ TEM Qualitative via Filtration Prep
☐ TEM Qualitative via Drop Mount Prep
☐ Cincinnati Method EPA 600/R-04/004 – PLM/TEM (BC only)

Other:
☐

☑ **Check For Positive Stop – Clearly Identify Homogenous Group**

Filter Pore Size (Air Samples): ☐ 0.8µm ☐ 0.45µm

Samplers Name:

Samplers Signature:

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1A-C	GRAY 9'X9" FT - GYM		2.16.18
2A-C	BLACK ADHESIVES		
3A-C	TAN 9'X9" FT - ELEC. CODE OFFICE		
4A-C	BLACK ADHESIVES		
5A-C	TAN 12"X12" FT - CARPET READY		

Client Sample # (s):

Total # of Samples:

Relinquished (Client): [signature] **Date:** 2.16.18 **Time:** 1010

Received (Lab): Stephanie Soucy **Date:** 2/16/18 **Time:** 10:10 am

Comments/Special Instructions:

Page 1 of _____ pages

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OrderID: 621800365

EMSL ANALYTICAL, INC.
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Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

621800365

EMSL ANALYTICAL, INC.
161 JOHN ROBERTS ROAD
SOUTH PORTLAND, ME 04106
PHONE: (207) 517-6921
FAX: (207) 517-6922

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
6A-C	BLACK ADHESIVE>		

***Comments/Special Instructions:**

RECEIVED
FEB 16 2018
By

Controlled Document – Asbestos COC – R6 – 4/11/2012

Allied Engineering
Structural Mechanical Electrical Commissioning

October 10, 2018

Owens McCullough, P.E., LEED-AP
Vice President, Engineering
Sebago Technics
75 John Roberts Rd., Suite 1A
South Portland, ME 04106

Re: Facility Assessment Report for Mechanical, Plumbing, Electrical, Fire Protection, Structural, and Roofing Systems at the Hamlin School in South Portland, Maine

Owens:

This letter is issued to document our assessment for the mechanical, plumbing, electrical, fire protection, structural, and roofing systems to support planned renovations at the former Hamlin School in South Portland, Maine. The scope for this report includes assessment for the existing Mechanical, Plumbing, Fire Protection, Structural, Roof, and Electrical systems, capacity for existing systems to support the proposed renovations, and establishes our recommendations for upgrades to the existing systems to support the proposed architectural renovations and comply with current standards of care based upon the change in use for Administrative function.

Our services include the following:

1. Meet with designated representatives of the facility to gain an understanding of the use and environmental requirements of each functional space.
2. Conduct field visits to assess the configuration and condition of existing systems, analyze existing building design documentation, become familiar with prior renovations and functional space changes throughout the facility, and interview occupants within each of the spaces to gain an understanding as to the adequacy of the current systems to maintain acceptable conditions based upon use and occupancy.
3. Collaboration with Sebago Technics and Grant Hays Architects to establish the scope for the proposed renovations and upgrades.
4. Develop a Recommendations for upgrades and additions to the Mechanical, Plumbing, Fire Protection, Structural, and Electrical systems based upon information collected during the assessment phase, as required to remediate the current mold growth and prevent its re-occurrence.

The assessment incorporates the following items:

1. Visual assessment of systems condition and operation
2. Interview of designated facility personnel to gather information relative to space comfort, systems efficiency, maintainability, and other relevant information.
3. Review of system design documentation to analyze the ability for systems to meet current code requirements and industry standards for occupant comfort, indoor air quality, and efficiency of operations.

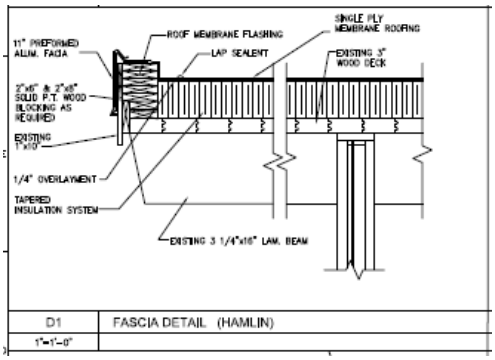
4. Report of recommendations for upgrades based upon current facility use and proposed renovations and upgrades.

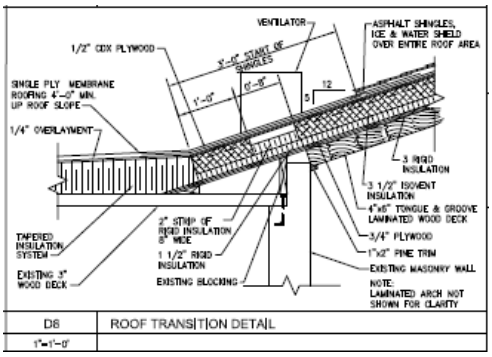
I. Existing Conditions

A. Roofing/Flashing

Roofing:

In 2001, AEI developed designs for the reroofing and structure upgrade to roof structure at this facility all of which were installed during the summer months in 2001. The scope of work involved reinforcement to the roof structure elements on the main (flat roof) and a complete removal/replacement of the glulam arches and roof structure over the multi-purpose area of the building. All roof surfacing was replaced and an R-30 roof insulating system was provided. Typical cross sections of both sloped (multi-purpose) and flat (office) roof areas are offered below:





The Office and central core of the building are surfaced with 5 ½" polyisocyanurate insulation, a ¼" glass fiber overlayment and a 0.060 mil EPDM membrane roof surface. There are internal drains on this roof surface designed and sized to collect roof stormwater runoff through an internal piping system to city storm drainage systems. Overall, the roof system has held up very well and with minor servicing should provide another 12 to 15 years of service for the Town.

Existing observations regarding the EPDM membrane roof surfaces are as follows:

- The office area roof system ties into the multipurpose roof slope approximately 2 feet up the sloped roof. This transition appears to be holding up quite well and continues to serve as a water-tight transition between roofing materials.

- Perimeter metal fascia was found to be in place and functional with no apparent loose or missing sections or visible damage.

- From our walk around, we did not note any areas of insulation breakdown (punky). Walking the roof surfaces indicated a solid/stable insulation layer beneath the membrane.

- There are a couple of depressions that have developed on the field of the roof where there is evidence of standing water locations. These areas should have the EPDM membrane opened and the insulation shimmed to allow for proper drainage directed to the existing roof drains.

- The seams have been exposed to seasonal elements for nearly 17 years. Some appear to have been repairs and/or redone. It would be advisable to invest in the complete replacement of these seam coverings at this point in order to avoid imminent seam breakdowns. This replacement of the seams should greatly extend the life of this roof system as a whole. The same is true for around vent and equipment curbs, vent pipes and around the base of the EPDM wrapped chimney.

- Some of the roof drain covers were missing from the roof and should be replaced as these offer continued protection from accumulated debris entering the drain lines.

The multi-purpose area was reroofed with a 5 ½" of polyisocyanurate insulation, the top 3 ½" of this material is a vendor supplied panel (Isovent) that has integral ventilation flutes immediately beneath and integral sheathing board that allows airflow under the roof decking. This maintains a cold roof system directly beneath the shingle application. The intent is to reduce the tendency for potential of ice damming at the eaves and to extend the lifetime of the shingles as they are less likely to be overheated under direct summer exposures. This roof surface has performed quite well over the years. A small are on the rear roof slope (discussed further below) requires some immediate repair, however, that is really all that needs to be addressed. The shingle roof surface should provide another 15 or so years of protection before reroofing may be necessary.

Existing observations regarding the Shingle roof surfaces are as follows:

- The shingles on the office side roof slope have separated and are sliding down-slope. These shingles should be replaced with new/matching shingles. Fortunately, this has occurred on the rear roof slope. As such a not-perfect shingle match color will not be a problematic.

- An approximate 10' long single of secondary starter course of shingle is missing and should be replaced.

There is a connector extending from the multi-purpose space over to a modular classroom structure. The connection of the connector to the multi-purpose building has been a source of leakage for quite some time. We understand that this connector and modular are to be removed. When it is removed, we expect that there will be some wall damages that need to be addressed. Further, any stud or sheathing damage will need to be addressed. A continuous air/vapor barrier system should be made continuous/functional, and the siding replaced in this area to match and blend with the existing adjacent surfaces.

Flashing:

1. Multipurpose Shingled Roof: Flashings for this roof surface include drip edge, rake edge metal and some equipment bend curbing, none of which are showing any signs of breakdown, damage, or associated interior leakage damage.

B. Building Structure

Foundation

1. There is a partial basement beneath the classroom wing toward the end opposite multipurpose area that serves as a boiler room for the building. Other than minor

foundation cracks there was nothing of concern to us relative to the existing conditions within this space.

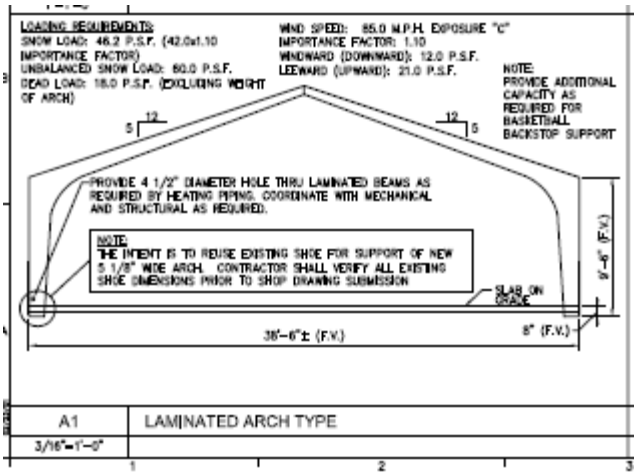
2. There were also minor vertical hairline cracks note din the exposed top of frost wall foundation along the Route 88 side of the building. Again, what was noted by us on site does not represent a concern to us.

3. There are heaves and settlements visible with the floor slab in the central corridor that was present when we did the roof reconstruction/reroofing project in 2001. These are still present to this day and don't appear to have change in since 2001. While minor movements may have occurred over this time, no significant elevation changes or crack projections appears to be occurring. Aside from cutting the floor and replacing a section of this floor slab, the condition remains more of a nuisance than a structural concern to AEI.

Roof Structure Systems

4. General:
   a. Roof structures are designed for the following applied roof loads:
      1) Flat Roof Snow Load (Pf) = 42 psf
      2) Roof Dead Load (sloped Roofs) = 12 psf
      3) Roof Dead Load (Flat Roofs) = 15 psf

   b. The Multi-purpose glue-laminated arch roof trusses were designed as presented below:



5. Multi-Purpose Building:

   a. The roof structure consists of a series of glue-laminated wood arch trusses. These arches were replaced in kind in 2001.
   b. The roof structure consists of 4x6 tongue and groove laminated wood decking clear spanning between the laminated arches. The decking in-turn supports the roof insulation and shingle roof applications.
   c. No damage or conditions were visible with these systems that would indicate a concern to AEI.

6. Common Area Flat Roof Systems:
   a. The common area flat roof consists of 3 spans of 3 ¼" x 61" deep glulam beams clear spanning the space.
   b. These glulam beams support 4x6 tongue and groove laminated wood decking clear spanning between the laminated beams. The decking in-turn supports the roof insulation and EPDM roofing applications.
   c. No damage or conditions were visible with these systems that would indicate a concern to AEI.

7. Classroom Area Flat Roof Systems:

   a. The common area flat roof consists of rough sawn 2" x 14" roof rafters installed at 16" on-center spacing.
   b. These joists either bear onto CMU bearing walls between the classrooms or onto steel beams that clear span the central corridor.
   c. Plywood sheathing spans over the rafters which in-turn supports the roof insulation and EPDM roofing applications.
   d. No damage or conditions were visible with these systems that would indicate a concern to AEI.

C. Fire Protection

1. There is currently no system of automatic sprinkler protection within the facility.

D. Mechanical

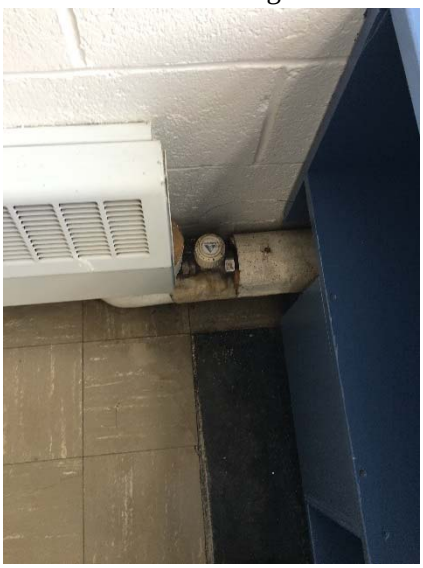
1. Heat for the facility is generated by a single Weil McLain low pressure steam boiler, consisting of 8 sections, with approximately 750 MBH of heating output. The boiler

originally fired fuel oil but has been recently converted to natural gas via a Powerflame Burner.

2. Natural gas enters the lower level boiler room as a 1 ½" service, delivered at 2 psig. Within the boiler room it is reduced to 14" wc pressure and increased to 2" diameter to serve the boiler.

3. Combustion air for the boiler room is provided by two 22" x 22" louvers, located in the boiler room door, one high and one low.

4. Steam for heating the facility is routed to perimeter heating units in each of the functional spaces via a steam tunnel that runs around the perimeter of the facility. Condensate is returned to the boiler room within the perimeter trench as well. Most of the steam and condensate piping, where accessible, is insulated. Insulation in many areas has been labeled as containing asbestos.

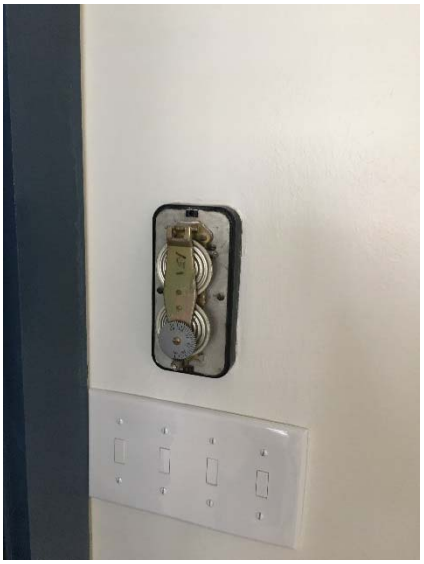


5. Heat and ventilation within each of the former classrooms, by original design is provided by steam unit ventilators located at the exterior wall and supplemental finned pipe radiation at classrooms with a large amount of exterior exposure. The unit ventilators are ducted through a wall sleeve to sidewall louvers for fresh air intake. Relief air is provided, again, by original design, by bathroom exhaust fans located at bathrooms within each of the former classrooms and central relief grilles located in the corridor and ducted to gravity ventilators on the roof.

6. The Multi-purpose room is heated via perimeter steam finned tube radiation. A central roof ventilator provides exhaust ventilation for

the Multi-purpose room. There is no source for conditioned fresh air supply. There is no mechanical cooling within the Multi-purpose room.

7. The portable classroom space is heated by electric baseboard radiation with stand-alone electronic thermostats. There is no space ventilation or mechanical cooling within this space.
8. There is no central system of cooling within the facility. Cooling is presently provided by individual window mounted air conditioners at each of the functional spaces.



9. The temperature control system for the facility is primarily pneumatic. There is a central thermostat in the corridor which enables steam heating on a day/night basis and each of the unit ventilators contains a room thermostat for control of heating. Several of the finned tube radiators are outfitted with standalone Danfoss radiator valves for manual control of the supplemental heaters.

E. Plumbing

1. Domestic cold water enters the facility within the lower level boiler room as a 2" municipal service. The service currently contains both a water meter and an RPZ style backflow prevention device. In addition to the domestic water service within the building, a ¾" service exits the boiler room above grade and drops underground. It is not known what this serves.

2. Domestic hot water is generated by both a steam to water storage type heater and an electric water heater.
3. Domestic hot and cold water piping is primarily constructed of soldered copper and is uninsulated at many areas.

4. The sanitary sewer exits the facility to municipal sewer at the lower level boiler room, constructed of cast iron with bell and spigot joints, sized at 4" diameter.
5. The storm drainage also exits the facility at the boiler room level, sized at 6" diameter and insulated.

6. Bathroom fixtures consist of floor mounted flush valve water closets with wall mounted lavatories, both of white vitreous china.
7. Janitor's sinks are of wall mounted cast iron construction.
8. Classroom sinks, where still in place are stainless steel drop in units with bubblers.

F. Electrical

1. General: The Hamlin Street School facility electrical system consists of a 400 amp, 120/208 volt three-phase Westinghouse Main Switch which feeds feeding an ITE 400a, 120/208v three-phase Main Distribution Panel. This main distribution panel feeds two sub-panels located on the 1st floor, as well as various other loads located primarily in the basement.

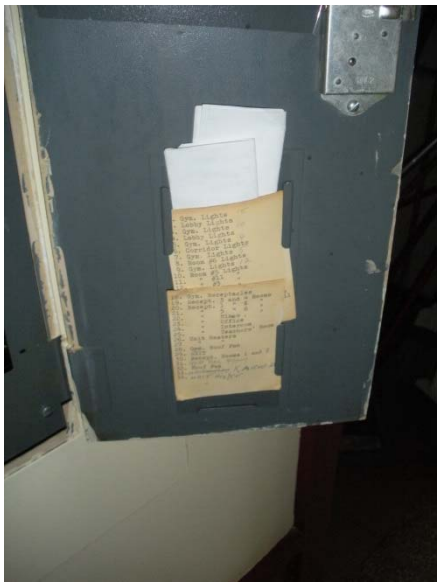
   The existing 400 amp Westinghouse Main switch is well past its useful life. If safety switches are not operated, lubricated and maintained on a regular basis they can become bound up, and as such will not function properly. Corrosion on the fuse blades over a period of time will cause the connections to loosen and thus create heat, which will further deteriorate the conductivity of the fuse to the switch. AEI would recommend that this 400 amp switch be replaced.

2. Main Distribution Panel: The 400 amp ITE distribution panel appears to be fairly new and in excellent condition. One issue that was noted was poor labeling in this panel.

Main Distrbution Panel

AEI would recommend the circuiting within the panel be re-identified and new labeling installed. The new panel schedule should include identification as to circuit of where the panel is fed from.

3. Panel 1**:** This panel is fed from a 100 amp three-phase breaker located in the 400 amp distribution panel, is an older ITE 225 amp, 120/208 three-phase panel that is past its useful life span.



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Panel 1

4. Panel 2**:** This panel which is fed from a 100 amp single phase breaker located in the 400 amp distribution panel, is a 100 amp Square D panel. It is in like new condition however its circuit identification labeling is questionable. AEI would recommend that all existing circuit breakers are reidentified indicating what they feed what they feed and that a new circuit breaker schedule be installed. This schedule should include the circuit information as to where Panel 2 is fed from.

Panel 2

5. Photovoltaic Inverter Equipment: The system also contains a grid connected photovoltaic interface System. This system consists of two Fronius IG Plus 10.0-3 Inverters. Each inverter appears to have a maximum AC output of 27.2a at 208v. These units are connected to two three-phase 30 amp breakers located in a panel next to the inverter units. These two breakers feed into the main distribution panel through a KWH meter as shown below. Also included in the inverter package is a data logger which reports various information to a remote location. Through the use of the data logger and the KWH meter much information can be gathered as to the functionality, efficiency and payback feasibility of the initial installation costs.

Photovoltaic Inverter Equipment

6. Fire Alarm System: It was noted that the building appears to not have a fire alarm system installed.

7. Emergency Power: Currently there are no provisions for an emergency generator for this facility.

8. Portable Building: Attached to this facility is a portable building. This building is fed separately with its own single phase service.

II. Discussion

G. Roofing/Flashing

Roofing

1. Shingle Roof Surfaces
   a. Remove/replace sections of shingle roof where the shingles have torn free and appear to have slid down the roof slope. Approximately 1 square.
   b. Apply the starter course cover shingle that appears to have come free along the base of the sloped roof to flat roof transition. Approximately 10 linear feet.

2. EPDM Roofing Surfaces
   a. Remove/replace all EPDM Seam flashings at EPDM joints, intersections, roof vent/equipment curb bases, and pipe vent bases.

b. Provide roof covers at all roof drains.
c. Raise depressed areas where standing water is prevalent, typical of 2 locations. Approximately 200 square feet.

Flashings

3. No issues

H. Structure

1. Codes, Standards and Authorities Having Jurisdiction:

a. International Building Code - 2015
b. American Society of Civil Engineers – Minimum Design Loads For Buildings and Other Structures – 2010

2. Snow Load Comparisons Boca 1999 to IBC 2015

Existing Snow Live Load Capacity:

The reroofing/structure upgrade drawings were developed in 2001 by Allied Architects/Engineers. AEI researched the 1999 BOCA building codes for a representative snow design load that was likely used in 2001.

Ground Snow:	South Portland, ME	P_g	= 60 psf
Importance Factor:	Other structures	I	= 1.0
Thermal Factor:	w/ Insulation values of R>25 Thermal Factor	C_t	= 1.1
Exposure Category:	Category	B	
Exposure Factor:	All other structures	C_e	= 0.9

The design snow load in both BOCA versions were found to be the same at

$Pf = 0.7*C_e*I*Ct*P_g = 0.7*0.9*1.1*60$ psf = **Pf = 41.5 psf**.

IBC 2015 Snow Live Load Design Capacity:

The 2015 International Building Code, which is the most recent Building Code adopted by the BREM and the State of Maine, identifies requirements for design snow loads in the Baileyville, Maine area as follows:

Ground Snow:	South Portland, ME	P_g	= 60 psf
Thermal Factor:	w/ Insulation values of R>25 Thermal Factor	C_t	= 1.1
Importance Factor:	Category II	I	= 1.0
Exposure Factor:	Partially Exposed, B Terrain Exposed Structure	C_e	= 0.9
Exposure Category:	Category	B	

Adjusted Low Slope Roof Design Snow load:

$P_f = 0.7*C_e*C_t*I*P_g = 0.7*0.9*1.0*1.1*60$ psf = **Pf = 41.5 psf. No Change**

Structural elements designed in 2001 meet the current IBC 2015 building code capacity requirements.

I. Fire Protection

1. Currently there is no system of automatic sprinklers within the facility. Based upon discussions with Grant Hays Associates the current size and proposed use for the facility will not trigger the need to install a system of automatic sprinklers.

J. Mechanical Systems

1. The heating boiler appears to be original to the facility and is beyond its published dependable service life. Although the boiler, firing natural gas, was replaced within the last 8 years, it is much less efficient than modern gas fired heating equipment.
2. The combustion air system within the boiler room has been partially blocked off and is no longer code compliant.
3. Steam, as a source for heat is not easy to control and relies on gravity for returning condensate to the boiler room, or individual lift stations. Additionally, the steam operates at much higher temperatures than modern hot water systems, increasing radiational losses. As such, it is much less efficient and diversified than modern heating systems.
4. The thermal insulation on the heating system is noted to contain asbestos which makes maintenance difficult.
5. The unit ventilators which originally proved the primary source of heat and ventilation for the occupied classroom areas are outdated, beyond their useful service life, and in poor condition. It is reported that the fans are no longer operable on some of the units, thermostats have been de-commissioned, and parts are difficult to get for them.
6. The fintube radiation is controlled with stand-alone Danfoss radiator valves which do not provide uniform space temperature control.
7. The central, pneumatic temperature control system is original to the facility and in a state of disrepair. It appears that many of the thermostats are not currently functional.
8. For spaces with inoperable unit ventilators, there is currently no source for mechanical ventilation within the occupied spaces served. Although the windows are operable within many of these spaces, natural ventilation is not a desirable way to ventilate spaces during much of the year.
9. The bathrooms, some of which are no longer functional, are served by a central exhaust fan at the roof. This fan appears original to the facility and is beyond its dependable service life.
10. The ventilation for the Multi-purpose room is currently consistent of only an exhaust type ventilator at the roof. There is no apparent source for conditioned fresh air makeup.

K. Plumbing Systems

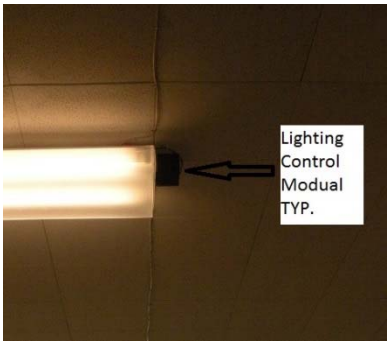
1. Most plumbing fixtures are original to the facility and have exceeded their published service life. Although fixtures are operational for the most part, there are signs of

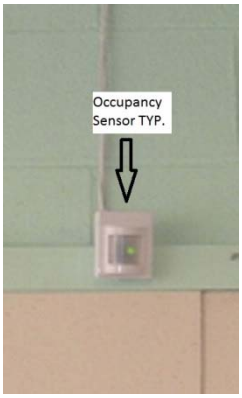
significant dilapidation. Many fixtures have previously been removed at former classroom bathrooms and classroom sinks. Others appear to have simply been abandoned in place.

2. The domestic cold water service is currently metered and protected by an RPZ backflow prevention device. The 2" size appears adequate for the current space usage and proposed architectural upgrades.
3. The ¾" exterior service is not protected and its use should be ascertained, with appropriate upgrades or de-commissioning.
4. Both the sanitary and storm water mains appear to be sized adequately to support the proposed space usage.
5. The steam to water domestic water heater appears original to the facility and is well beyond its useful service life.
6. Much of the domestic hot and cold water piping throughout is uninsulated which is not compliant with the current energy code.

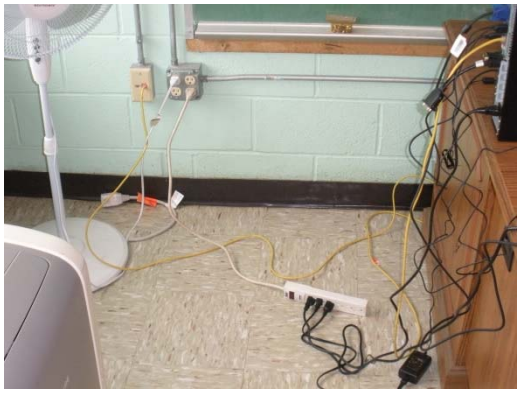
L. Electrical Systems

1. In general, our review of the electrical system installations located within the facility were found to be neatly installed and the workmanship well within industry standards. Given the nature of the retrofitted use of this building conduit runs were found to be surface mounted in many cases, but were installed in a workmanlike manner. Similarly IT cabling located within the building has been neatly installed in a manner consistent with the retrofit. Lighting fixtures have been installed to match the existing space rework. The majority of the lighting systems located throughout the facility appear to have early generation occupancy sensing lighting control, which was found to be in functional condition. Fluorescent fixture lamping located throughout the building should be checked to ensure uniform coverage of energy efficient lamps is achieved. AEI would suggest that the all lighting located throughout the facility be reviewed to ensure that all lighting incorporates occupancy sensing capabilities and that exterior lighting should be controlled by a combination of photocell and timeclock control.





2. Code Violations: During our inspection of the facilities a few code violations were noted. Without a doubt the most prevalent violation is the extensive use of extension cords feeding the various equipment required in the day-to-day operations of the facility. AEI would recommend that an electrical contractor review the current receptacle requirements throughout the facility and that a plan be developed to facilitate code compliant outlets. Additionally, some poorly installed conduits were of on the exterior of the building. Again, AEI would recommend an electrical contractor review the entire facility and develop a plan to remove or repair all code violations noted.



Extensive Use of Extension Cords Typical throughout All Office Areas.

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Non Weatherproof Fittings

Improperly And Poorly Installed Conduit

3. As previously stated, there is currently no system of emergency power generation within the facility. It is our understanding, however, that the City desires that an emergency generator be installed with capacity to provide 100% back-up for the normal power.

4. The electrical systems within the temporary building were found to be adequate and functional. If this portable building is going to remain attached to the main building.

5. Egress and exit lighting consists of emergency battery units and exit signs with battery backup. Existing coverage is adequate.

III. Basis of Design Recommendations

Roof System & Structure

6. Shingle Roof Surfaces
   a. Remove/replace sections of shingle roof where the shingles have torn free and appear to have slid down the roof slope. Approximately 1 square.

Estimated Cost: $1,500 - $2,000

   b. Apply the starter course cover shingle that appears to have come free along the base of the sloped roof to flat roof transition. Approximately 10 linear feet.

Estimated Cost: Included in Value above.

7. EPDM Roofing Surfaces
   a. Remove/replace all EPDM Seam flashings at EPDM joints, intersections, roof vent/equipment curb bases, and pipe vent bases.

Estimated Cost: $4,500 - $6,000

   b. Provide roof covers at all roof drains.

Estimated Cost: $500 - $800

c. Raise depressed areas where standing water is prevalent, typical of 2 locations. Approximately 200 square feet.

Estimated Cost: $2,500 - $4,000

M. Fire Protection

1. No work is anticipated to be necessary.

N. Heating, Ventilating, and Air Conditioning

1. Codes, Standards and Authorities Having Jurisdiction:
   a. State of Maine Fire Marshal's Office
   b. Local Fire Department
   c. International Building Code
   d. Maine Uniform Building Code
   e. 2015 Uniform Plumbing Code
   f. NFPA 1 – Fire Prevention Code
   g. NFPA 54: National Fuel Gas Code
   h. NFPA 72: National Fire Alarm Code
   i. NFPA 90A: Standard for the Installation of Air-Conditioning and Ventilating Systems
   j. NFPA 101 – Life Safety Code.
   k. IECC-2015 (Energy Standard)
   l. ASHRAE 62.1-2010 Ventilation for Acceptable Indoor Air Quality
   m. ASHRAE 90.1-2010 Energy Standard for Buildings Except Low-Rise Residential Buildings

2. Design Conditions:
   a. Heating Outdoor DB / Indoor DB: -10°F / 68°F
   Cooling Outdoor DB, WB / Indoor DB: 87°F, 74°F / 74°F

3. Recommendations for Upgrades to Existing Systems

   a. Given the current space usage, considering the proposed facility layout, and given that ceiling space is very limited within the facility, we would recommend the installation of a dedicated outdoor air system with terminal units for heating, cooling and ventilating the occupied spaces within the Administrative areas. The system will consist of a central energy recovery ventilator (ERV) located on the flat roof above the corridor, with supplemental heating and cooling coils, to deliver ventilation air to the administrative office spaces via new ductwork above the corridor ceiling to each space. The ERV will also provide exhaust ventilation for

the bathrooms and storage rooms. A second ERV will be located on the roof above the large conference room to serve that space. Primary heating and cooling for each space will be provided by a series of Variable Refrigerant Flow (VRF) heat pumps with evaporators located at each functional space and a condensing unit sized at approximately 15 tons of cooling located on the roof above.

Estimated Cost: $130,000-$150,000

b. Add a package rooftop unit sized at approximately 7.5 tons of cooling with energy recovery, gas heat, and Dx cooling to serve the Multi-purpose room. The unit will provide code compliant ventilation air for the space with demand controlled ventilation to limit outside air to that required based upon occupancy.

Estimated Cost: $40,000-$60,000

c. Replace the current boiler plant with a condensing hot water boiler sized to provide supplemental heating via perimeter fintube. The boiler will also incorporate an indirect storage type water heater to generate domestic hot water through the facility.

Estimated Cost: $75,000-$100,000

d. Add a central Building Automation System controller to integrate individual electronic controllers associated with the ERV, VRF units, boiler plant, and Multi-purpose room HVAC units such that facility scheduling, monitoring, and control is achievable through the City's central building automation system.

Estimated Cost: $30,000-$40,000

O. Plumbing

1. Recommendations for upgrades to existing systems:

a. Furnish and install new plumbing fixtures throughout the renovated areas. The fixtures will include flush valve style water closets of white vitreous china, wall mounted vitreous china lavatories, and terrazzo style service sinks. Electronic faucets and flush valves will be employed as desired by the client. Floor drains will be installed at all bathrooms with multiple water closets/urinals.

Estimated Cost: $40,000-$50,000

b. Furnish and install new sanitary waste, vent, domestic hot and cold water piping throughout to serve the new fixtures in accordance with Maine Plumbing Code requirements. Insulate piping per International Energy Code and ASHRAE 90.1 requirements.

Estimated Cost: $80,000-$100,000

P. Electrical

1. All electrical work under scope of this Contract shall comply fully with the following codes and standards:
   a. American Society for Testing and Materials (ASTM).
   b. Underwriters' Laboratories, Inc. (UL)
   c. Insulated Power Cable Engineers Association (IPCEA)
   d. National Electrical Manufacturers Association (NEMA).
   e. Institute of Electrical and Electronic Engineers (IEEE).
   f. American National Standards Institute (ANSI).
   g. National Fire Protection Association (NFPA).
   h. National Electrical Code (NEC).
   i. Occupational Safety and Health Act (Public) (OSHA).
   j. International Energy Conservation Code (IECC).
   k. Local Inspection Department.
   l. Local Fire Department.

2. Replace existing 400a Main Safety Switch

Estimated Cost: $3,000. – $5,000.

3. The main distribution panel and panel 2 should have all their terminations checked for tightness and evidence of overheating. All circuit breakers inspected should be checked for proper operation and all circuiting should be verified**,** re-identified and new type written updated panel schedules be installed.

Estimated Cost: $4,000. – $6,000

4. Replace the existing Panel 1 with a new 72 circuit panel. Trace circuits and update panel schedule.

Estimated Cost: $2,000. – $4,000

5. Replace existing lighting with LED lighting and update controls as needed to meet current energy code requirements.

Estimated Repair Cost: $35,000. – $39,000

6. General electrical repairs: Add receptacles and discontinue the extensive use of extension cords. Replace exterior conduit fittings with weatherproof fittings and secure conduit. Rectify existing non code compliant wiring installations

Estimated Repair Cost: $18,000. – $22,000

7. Install Fire Alarm System

Estimated Cost: $9,000. – $12,000

8. If the portable building is going to remain attached to the main building, AEI would recommend that all fluorescent lighting fixtures installed in the portable building be converted to LED lighting.

Estimated Cost: $10,000. – $12,000

9. Standby generator

Whole building backup would include a transfer switch, concrete pad, trenching, conduit, etc. This would not include a second transfer switch and power for emergency systems such as egress lighting.

If partial building backup is added there would be a smaller generator but this would require that the existing branch circuits be rewired to isolate the standby generator circuits from the normal power.

Whole building Estimated Cost: $110,000- $120,000

Partial building Estimated Cost: $90,000- $95,000

10. Egress and exit lighting

Existing emergency battery units and exit signs shall be relocated where affected by new work. Additional units and exit signs shall be added as needed to meet egress code requirements.

Estimated Cost: $3,000-$4,000

IV. Closing

It is with pleasure that this report is submitted for your use and consideration. We look forward to working with Sebago Technics in the design development for this exciting project.

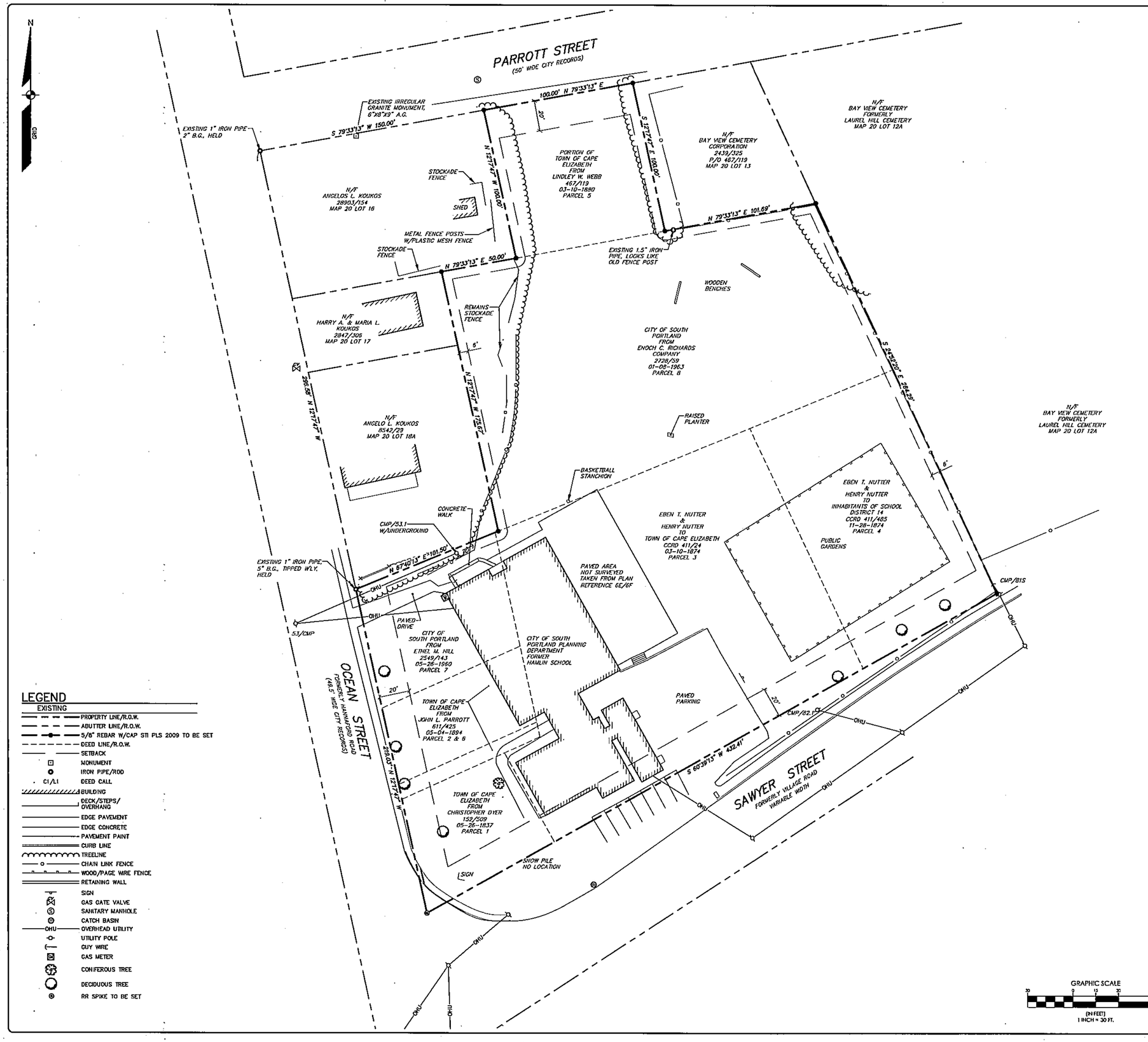
Allied Engineering
Structural Mechanical Electrical Commissioning

Regards,
Allied Engineering, Inc.

Anthony Davis, P.E., LEED AP
Principal

160 Veranda Street
Portland, ME 04103

T 207.221.2260
F 207.221.2266
Web: www.allied-eng.com



LEGEND

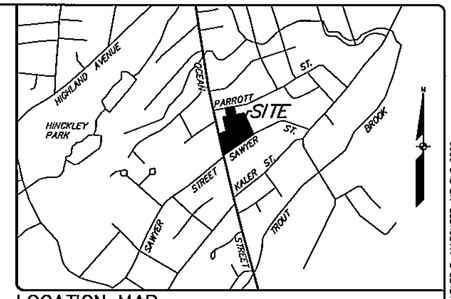
EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- 5/8" REBAR W/CAP STI PLS 2009 TO BE SET
- DEED LINE/R.O.W.
- SETBACK
- MONUMENT
- IRON PIPE/ROD
- C1/L1 DEED CALL
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- CURB LINE
- TREELINE
- CHAIN LINK FENCE
- WOOD/PAGE WIRE FENCE
- RETAINING WALL
- SIGN
- GAS GATE VALVE
- SANITARY MANHOLE
- CATCH BASIN
- OHU OVERHEAD UTILITY
- UTILITY POLE
- GUY WIRE
- GAS METER
- CONIFEROUS TREE
- DECIDUOUS TREE
- RR SPIKE TO BE SET

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 INCH = 30 FT.



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS THE CITY OF SOUTH PORTLAND BY DEEDS DATED MAY 26, 1837 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 152, PAGE 509 (PARCEL 1); DATED MAY 4, 1894 AND RECORDED AT THE CCRD IN BOOK 611, PAGE 425 (PARCELS 2 & 6); DATED MARCH 10, 1874 AND RECORDED AT THE CCRD IN BOOK 411, PAGE 24 (PARCEL 3); DATED NOVEMBER 28, 1874 AND RECORDED AT THE CCRD IN BOOK 411, PAGE 485 (PARCEL 4); MARCH 10, 1880 AND RECORDED AT THE CCRD IN BOOK 467, PAGE 119 (PARCEL 5); DATED MAY 26, 1950 AND RECORDED AT THE CCRD IN BOOK 2549, PAGE 143 (PARCEL 7) AND DATED JANUARY 8, 1963 AND RECORDED AT THE CCRD IN BOOK 2728, PAGE 59 (PARCEL 8). THESE PARCELS ARE LABELED ON THE PLAN FOR CLARITY.
2. THE PROPERTY IS SHOWN AS LOT 20A ON THE CITY OF SOUTH PORTLAND TAX MAP 20 AND IS LOCATED IN THE RESIDENTIAL DISTRICT A.
3. SPACE AND BULK CRITERIA FOR THE RESIDENTIAL DISTRICT A ARE AS FOLLOWS:

NET RESIDENTIAL DENSITY:	4 DWELLING UNITS PER NET RESIDENTIAL ACRE
MINIMUM LOT AREA:	12,500 SQUARE FEET
MINIMUM STREET FRONTAGE:	75 FEET
MINIMUM FRONT YARD:	20 FEET
MINIMUM SIDE YARD:	8 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	25%

• SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF PARCEL IS APPROXIMATELY 125,715 SQUARE FEET OR 2.88 ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN JANUARY OF 2015 WITH AN AVERAGE SNOW DEPTH OF 6"-24". DUE TO THIS SNOW COVER THERE MAY BE PHYSICAL BOUNDARY EVIDENCE AND FEATURES WHICH WERE NOT FOUND OR OBSERVED AT THIS TIME.
6. PLAN REFERENCES:
7. A. "PLAN OF PROPERTY IN SOUTH PORTLAND, MAINE MADE FOR SCHOOL DEPARTMENT, CITY OF SOUTH PORTLAND" DATED JUNE 15, 1950 BY H.I. & E.C. JORDAN - SURVEYORS, PLAN FILE 584, SCALE 1" = 16'. A COPY OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOUTH PORTLAND.

   B. "CITY OF SOUTH PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS - OCEAN STREET" SHEETS NO. 316-D AND 316-E. A COPY OF THESE PLANS WAS OBTAINED FROM THE CITY OF SOUTH PORTLAND.

   C. "CITY OF SOUTH PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS - PARROTT STREET" SHEET #2, FILE NO. 23A. A COPY OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOUTH PORTLAND.

   D. "FINAL MAJOR SUBDIVISION PLAN OCEAN PLACE BETWEEN 530 AND 542 OCEAN STREET, SOUTH PORTLAND, MAINE FOR FREMAR LLC, 35 ARBOR VIEW LANE, SCARBOROUGH, MAINE" DATED APRIL 2008 BY ROSS BOUNDARY SURVEYS. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 209, PAGE 107.

   E. "WORKSHEET HAMLIN SCHOOL SAWYER & OCEAN STREETS, SOUTH PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE FOR DELUCA-HOFFMAN ASSOCIATES, INC." DATED JULY 3, 2000 AND REVISED THROUGH JULY 10, 2000 BY LEWIS & WASINA, INC. A COPY OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOUTH PORTLAND.

   F. "SOUTH PORTLAND ELEMENTARY SCHOOL, SOUTH PORTLAND, MAINE" DATED SEPTEMBER 1960. A COPY OF THIS PLAN WAS OBTAINED FROM THE CITY OF SOUTH PORTLAND.
8. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
9. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
10. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SOUTH PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230053 0008 D, HAVING AN EFFECTIVE DATE OF APRIL 17, 1985. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE C, AREAS OF MINIMAL FLOODING, NO SHADING.
11. ALL MONUMENTATION TO BE SET AS DEPICTED HEREON WILL BE SET WHEN THE SNOW COVER AND GROUND CONDITIONS PERMIT.

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, ME PLS 2009 *FEBRUARY 3, 2015*

CHARLES D. MARCHESE, ME PLS 2009

STATE OF MAINE CHARLES D. MARCHESE 10 2009 PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
CDM	CLB

REV.#	BY:	DATE:	STATUS:
A.	CDM	2-2-2015	RELEASED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-9825

BOUNDARY RETRACEMENT SURVEY OF:
FORMER HAMLIN SCHOOL
496 OCEAN STREET
SOUTH PORTLAND, MAINE 04106
FOR RECORD OWNER:
CITY OF SOUTH PORTLAND
P.O. BOX 9422
SOUTH PORTLAND, MAINE 04116-9422

PROJECT NO.	SCALE
15014	1" = 30'

SHEET 1 OF 1

15014EC.dwg TAB:15014EC

Section VI
Library

- **Architect Summary Report**
- **Exterior Photos**
- **Interior Photos**
- **Code Assessment**
- **Existing Floor Plan**
- **Environmental Building Report**
- **MEPSFP Assessment Report**
- **Survey Plan**
- **Concept Sketch for Parking and Expansion**

EXISTING CONDITIONS

The existing Public Library building is a two story 19,348 square foot steel-framed structure located in the heart of the Mill Creek area of South Portland. Built in 1965 in the Contemporary architectural style, the building has a structural steel main frame with concrete-topped metal deck and bar joist floor system. The daylight lower level and foundation have full height cast-in-place concrete walls at the finished spaces and a concrete frost wall at the unexcavated front portion of the building. The original built-up roofing system has been replaced with an EPDM system atop low-sloped steel bar joist and metal decking. Exterior walls at the daylight lower level toward the rear of the building are finished with stone veneer applied to the concrete foundation walls. Upper level exterior walls are finished with tilt-up precast concrete panels. Exterior fenestration elements are comprised of hollow metal doors and frames with glass lites and fixed aluminum frame single-pane glass windows.

Interior construction consists primarily of concrete block walls, with metal/glass panelized partitions sub-dividing spaces with higher public visibility. Floors are finished with sheet vinyl, vinyl tile, and direct-glued carpet in the public and staff areas and painted or unfinished concrete in the storage & utilitarian spaces. Restrooms have ceramic tile floors and base. Wall finishes throughout include painted and unpainted concrete block, painted sheetrock, veneer plywood decorative panels, along with painted panels against the lower level exterior concrete foundation walls. Larger interior public spaces at the upper level are separated by glass partitions and decorative wood panels in metal supports. Ceilings are finished with suspended acoustical tiles throughout the public and staff spaces. The steel floor structure for the upper level is exposed in the lower level storage, utility, and Closed Bookstack areas.

The interior space configuration is predominantly large open areas on the upper level for the Control, Bookstack, Reference, Resource, and Children's areas. Other spaces include the Librarian's Office and two staff workrooms. The lower level has a large Community Room with a storage space and a kitchen. Other lower level spaces include a Staff Break room, Bookstore, and a Closed Stack room. The building has a two-stop elevator, one enclosed egress stair, one open egress stair, and one open communicating stair for staff only. There is also a ramp from the lower level to the rear entrance in the open stair area serving the upper level. There are multiple restrooms on both levels. The custodial room is located on the upper level and the boiler room is located on the lower level.

Lushington Associates conducted an Improvement Study for the Public Library, issuing their findings in a preliminary report prepared for the City in September, 2008.

Refer to the Space Program Assessment at the end of this document for the uses and areas of each current Assessor function.

Refer to the Existing Conditions Photographs at the end of this document for exterior and interior pictures of the existing conditions.

CODE COMPLIANCE

The building was reviewed under the current editions of the International Building Code, Life Safety Code, Americans with Disabilities Act, and the Uniform Plumbing Code. The building has exit lights, emergency lighting, and fire extinguishers in the occupied spaces. It also has a partial antiquated fire

alarm system with inadequate coverage, rendering the facility as non-compliant. The facility does not have an NFPA 13 sprinkler system, which also renders the building non-compliant. The restrooms do not have the required fire alarm strobe light or emergency light. The mechanical/electrical room does not have the required emergency lighting, horn/strobe unit or fire extinguisher. The voids in the required fire separation wall between the Community Room Storage space and the adjacent egress stair needs to be filled with a 2-hour fire rated assembly.

Most interior doors do have ADA required level handle hardware. Multiple doors do not have the required minimum clear width or approach clearances for wheelchair access. Five out of the six restrooms are not accessible per ADA dimensional criteria at all.

All of the existing stairs do not have code-compliant tread and riser dimensions, nor do they have code-compliant railings and handrails. The ramp to the lower level does not have code-compliant guardrails or handrails. Since the building is not sprinkled, un-enclosed stairs are not allowed. The two open stair locations at the rear entrance and the Kaler Room are non-compliant. All the stair locations have general building items stored underneath, which is a fire code violation.

The Community Room Kitchen has a residential range. The range hood does not meet NFPA Life Safety Code and should be replaced with a code-compliant model if the range will continue to be utilized. The kitchen counters and sink do not comply with ADA dimensional criteria or clearances.

Refer to the Code Analysis at the end of this document and the Code Compliance Plans for additional information.

THERMAL ENVELOPE

The original drawings from 1965 indicate the building was constructed with no insulation at the lower level concrete foundation walls or the concrete floor slab, which was placed over a vapor barrier. The upper level exterior walls are primarily constructed with 3-1/2” concrete panels with 6” or 8” concrete blocks (CMU). The drawings do not indicate the CMU has insulation. The upper level exterior walls have 2” Styrofoam insulation on the inside face of the 3-1/2” precast concrete wall panels where the inside finish material is not concrete block (Gypsum or Wood panels). The original roof covering system was built-up roofing with 1-1/2 “ of fiberglass board insulation. It is assumed the replacement EPDM roofing system has at least 1-1/2” to 4-1/2” polyisocyanurate board insulation. Filed testing will need to be performed to verify the current R-value for the roof assembly.

The exterior doors appear to be the originally installed units from 1965, and assumed to uninsulated, as would have been standard at that time. All the exterior windows are original also, and are single pane ¼” thick plate glass in non-thermal break aluminum frames.

The current building envelope is substantially out of compliance with current building energy code requirements for required thermal R, U and F values. Suggestions for improving the thermal envelope on a holistic level would be as follows:

- Install offset metal stud furring, continuous and cavity spray foam insulation, and painted sheetrock at the interior face of the exterior walls.

- Replace exterior doors and frames with thermally broken frames and insulated doors with high efficiency glazing.
- Replace windows with high efficiency glazed units with thermally broken frames.
- Verify the insulation R-value for the existing roof system, as well as the structural capacity of the roof framing to determine the cost-benefit of installing additional insulation when the current roof membrane needs to be replaced.

Refer to the Code Analysis at the end of this document for the minimum IECC thermal values.

PUBLIC LIBRARY PROGRAMMING NEEDS

(Reserved)

CITY OF SOUTH PORTLAND - MUNICIPAL FACILITIES SPACE PROGRAM ASSESSMENT

PUBLIC LIBRARY

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
PROGRAM SPACES	**(#) = number of occupants**				
Book Stack Area	1	36 x 62	2232	2232	Open
Reference Area	1	20 x 62	1240	1240	Open
Youth/Home Area	1	20 x 62	1240	1240	Open
Teen Area	1	16 x 26	416	416	Room
Children's Area	1	41 x 44'-6	1824.5	1824.5	Room
Control Area (4)	1	18 x 27	486	486	Open
Processing/Loan Area (3)	1	25 x 35	875	997.5	Room
(Irregular)		7 x 17'-6	122.5		
& Storage		5 x 9	45	45	Room
Librarian	1	16 x 17	272	272	Office
Work Room (Kaler)	1	14'-6 x 28'-8	415.67	415.67	Room
Staff Breakroom	1	14'-4 x 21'-10	312.94	312.94	Room
Bookstore	1	29'-3 x 34 (+)	1038.5	1038.5	Room
Closed Book Stack	1	35'-5 x 34	1204.17	1204.17	Room
Meeting Room	1	31'-9 x 56'-4	1788.58	1788.58	Room
Kitchenette	1	9 x 9'-4	84	84	Room
Kitchen Closet	1	3'-8 x 9	33	33	Room
Storage	1	8'-6 x 38'-6	327.25	327.25	Room
Mechanical/Electrical	1	21'-8 x 28 (+)	652.17	652.17	Room
Custodial	1	8 x 9	72	72	Room
Restroom-Multi-User	4	6'-6 x 9	58.5	234	Room
Restroom-Single User	2	6 x 8'-6	51	102	Room
SUBTOTAL				***15,017.28 SF***	

FUNCTION (cont.)	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE
CIRCULATION					
Vestibule	1	8’-9 x 9’-10	86	86	
Elevator Lobby	1	13 x 13’-6	175.5	175.5	
Elevator	1	6’-6 x 7’-0	45.5	91	
Elevator Machine Room	1	6’-6 x 10’-6	68.25	68.25	
Stair A	1	8’-5 x 17’-3	145.19	290.38	
Stair B/Ramp	1	10 x 22	220	220	
		5 x 12	60	60	
Corridors				994	
SUBTOTAL				***1985.13 SF***	
NET SUBTOTAL				***17,002.41 SF***	
SYSTEMS				***2345.34 SF***	
GRAND TOTAL (GROSS)				***19,347.75 SF***	

CODE ANALYSIS

NFPA 101 Life Safety Code – 2021 Edition

Building Classification:	Assembly (Library) - 19,095 sf gross
Hazard Classification:	Ordinary Hazard
Construction Type:	Type 2B (000); Non-Sprinkled
Occupant Loads:	2660 sf Assembly @ 7/15 sf/occ = 380/178
	1696 sf Office @ 150 sf/occ = 12
	3980 sf Library Stacks @ 100 sf/occ= 40
	4252 sf Library Reading Room @ 50 sf/occ = 85
	986 sf Mercantile @ 30 sf/occupant = 44
	1727 sf Storage/Utility @ 500 sf/occupant = 4
	Total Occupant Load: 565/363 occupants

Janitor, Mech, Storage Rating:	1 hour
Minimum Stair/Ramp Egress width:	44”
Maximum Riser height:	7”
Minimum Tread width:	11”
Maximum Ramp Slope:	1:12
Minimum Headroom:	6’-8” at stairs; 7’-6” at occupied areas
Handrail height:	34”-38” @ 42” guardrail
Handrail top extension:	12” horz.
Handrail bottom extension:	11” angled + 12” horz.
Handrail diameter:	1-1/4” O.D.
Maximum balluster open space:	less than 4”

Building Uses	**Assembly; Non-Sprinkled**
Max. Allowable Travel Distance:	200’
Max. Allowable Common Path:	75’
Max. Dead End Corridor Length:	20’
Minimum Egress Corridor Width:	44”
Minimum Number of Required Exits	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36”
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required*
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required

*if non-maintenance/repair alterations or additions are performed

Interior Wall/Ceiling Finishes Class:	Class A in Exits or Exit Corridors.
	Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Assembly Group A-3 (Library); 19,095 sf gross
Construction:	Type IIB – Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	2660 sf Assembly @ 7/15 sf/occ = 380/178
	1696 sf Office @ 150 sf/occ = 12
	3980 sf Library Stacks @ 100 sf/occ = 40
	4252 sf Library Reading Room @ 50 sf/occ = 85
	986 sf Mercantile @ 30 sf/occ = 44
	1727 sf Storage/Utility @ 300 sf/occ = 6
	Total Occupant Load: 567/365 occupants

Janitor, Mech & Storage Rooms:	1 hour

Building Limitations

Construction Type:	Type IIB - Unprotected; Non-Sprinkled
Maximum Height:	55’; 2 stories
Maximum Area / Floor:	9,500 sf
Actual Area/Height:	19,095 sf & 2 Stories (Existing)

Fire Resistance Ratings

Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Primary Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20’
Maximum Common Travel Path:	75’
Maximum Travel Distance:	200’
Minimum Corridor Width:	44”
Minimum Stair Width:	44”
Maximum Riser Height:	7”
Minimum Tread Depth:	11”
Minimum Ramp Width:	36”
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7’-6”

Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Not Required

Building Live Loads

Assembly:	100 psf
Platforms:	100 psf
Library Stacks:	150 psf

Library Reading Rooms:	60 psf
Office:	50 psf
Lobbies/Stairs/Exits:	100 psf
Corridors:	100 psf

Interior Finish Requirements	Assembly A-3 – Non-Sprinkled
Exit enclosures/passageways	Class A
Corridors	Class A
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC – 2015 Edition

Occupancy Classification:	Assembly
Occupancy Area:	19,095 sf gross
Occupancy Load:	565/363

Assembly	**565 Occupants (282 male/283 female)** **363 Occupants (181 male/182 female)**			
FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	3/2	3/2	2/1	NR
Women:	5/4	0	3/2	NR
TOTAL REQUIRED	**8/6**	**3/2**	**5/3**	**0**
EXISTING	*7*	*2*	*6*	*0*

Drinking Fountain or Water Fill Station:	1-150 occupants – 2 required 151-500 occupants – 3 required *Existing = 1*
Service Sink:	1 required *Existing = 1*

IECC/MUBEC (Maine Uniform Building Energy Code) MINIMUM INSULATION VALUES

Per 2021 IECC; Table C402.1.3, C402.1.4 and C402.4

ZONE 6 COMMERCIAL Metal Framed Building	R-VALUE	U-FACTOR	SHGC
Roof (insulation above roof deck)	R-30	0.033	NA
Metal-Framed Wall above Grade	R-13.3 + R-12.5 ci	0.049	NA
Mass Wall below Grade	R-10 ci	0.10	NA
Unheated Slab (24” band)	R-20	F-0.51	NA
Doors – Swinging		0.37	NA
Windows - Fixed		0.34	0.38
Windows – Operable		0.42	0.34

c.i. – Continuous Insulation

CITY OF SOUTH PORTLAND – PUBLIC LIBRARY SPACE PROGRAM ASSESSMENT

19 JAN 2024 revised

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE	P1 ADJACENT	P2 ADJACENT
ADMINISTRATION							
Director	1	16 x 17	272	272	Office		
Deputy Director	1	14 x 16	224	224	Office*		
*plus designated area at Circulation Desk							
SUBTOTAL				***496 SF***			
YOUTH SERVICES							
Department Head	1	12 x 14	168	168	Office		
YS Assistant – Preschool	1	8 x 22	176	176	Cubicle*		
*workspace for 2 people & a public service desk							
YS Assistant (Teen)	1	8 x 12	96	96	Cubicle*		
*workspace with public service desk							
Seasonal Books Storage Room	1	10 x 12	120	120	Room		
SUBTOTAL				***560 SF***			

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE	P1 ADJACENT	P2 ADJACENT
TECHNICAL SERVICES							
Department Head	1	12 x 14	168	168	Office		
TS Assistant	1	10 x 10	100	100	Cubicle		
Work-in-Progress Area (Loan/Processing)	1	28 x 32	896	896	Open		
Book Carts Storage (4 Carts)	1	8 x 8	64	64	Alcove		
Book Repair Area	1	10 x 14	140	140	Alcove		
SUBTOTAL				***1,368 SF***			
ADULT SERVICES							
Outreach Librarian	1	10 x 12	120	120	Office		
Assistant Librarian	1	10 x 12	120	120	Office		
Library Aides (Part-time) *Circulation Desk – Public Interface	4 of 8	8 x 8	64	256	Desk*		
Library Aides (Part Time) *Reference/Information Desk – Public Interface	2 of 8	8 x 8	64	128	Desk*		
Library Aides *Special projects/Non-Public Interface	2 of 2	8 x 8	64	128	Cubicle*		
Book Carts Storage (4 Carts)	1	8 x 8	64	64	Alcove		

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE	P1 ADJACENT	P2 ADJACENT
Public Access Computers	6	6 x 6	36	216	Cubicle*		
*cluster with individual privacy screens/4 Open Access + 2 Tutorial							
SUBTOTAL				***1,032 SF***			
LENDING COLLECTION							
Main Stack Area	1	60 x 100	6,000	6,000	Open		
Periodicals/Reference Area	1	24 x 60	1,440	1,440	Open		
Media/Audio Area	1	24 x 60	1,440	1,440	Alcove		
Children's Stack Area	1	40 x 60	2,400	2,400	Open		
Children's Reading Areas	2	20 x 20	400	800	Open		
Teen/Youth Stack Area	1	20 x 30	600	600	Open		
Teen/Youth Reading Area	1	20 x 30	600	600	Open		
Special Collections/Archives	1	14 x 30	420	420	Room*		
*Kaler Room							
SUBTOTAL				***13,700 SF***			
COMMON & UTILITARIAN AREAS							
Assembly - Public 100 Public seats/Dividable	1	40 x 80	3,200	3,200	Room		
Assembly Storage (Tables/Chairs/Podium/Etc.)	1	12 x 25	300	300	Room		
Assembly Kitchen/Supply Pantry	1	12 x 20	240	240	Alcove		

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE	P1 ADJACENT	P2 ADJACENT
Community Programs Storage (Crafts/Equipment)	1	12 x 12	144	144	Room		
Conference Rooms – Public/Staff 8 – 10 Seats	1	14 x 20	280	280	Room		
Small Group Quite Study 2-6 Seats	2	12 x 14	168	336	Room		
Staff Break Room/Kitchen	1	14 x 17	242	242	Room		
Public Restrooms*							
Male Restroom	2	9 X 20	180	360	Room		
Female Restroom	2	9 x 20	180	360	Room		
Single-User Restroom	2	8 x 12	96	96	Room		
*UPC Code – Multi-User Male &Female/Single User-All Inclusive/Family for 400 occupants (maximum)							
Restrooms – Staff*							
Male Restroom	1	8 x 8	64	64	Room		
Female Restroom	2	8 x 8	64	128	Room		
*UPC Code – Male/Female/Single User-All Inclusive for 50 employee occupants (maximum)							
Delivery/Shipping Area	1	10 x 10	100	100	Open		
Mail/Copy/Print/Supplies	1	10 x 10	100	100	Alcove		
Bulk Storage Room	1	20 x 20	400	400	Room		
Climate Storage Room	1	20 x 20	400	400	Room		
Custodial/Maintenance	1	10 x 10	100	100	Room		

FUNCTION	QUANTITY	SIZE	SF EACH	TOTAL SF	TYPE	P1 ADJACENT	P2 ADJACENT
Mechanical/Electrical	1	18 x 24	432	432	Room		
Sprinkler	1	12 x 12	144	144	Room		
Life Safety	1	6 x 6	36	36	Room		
IT Room (Servers)	1	8 x 8	64	64	Room		
SUBTOTAL				***7,508 SF***			
CIRCULATION							
Lobby - Public	2	12 x 25	300	600	Open*		
*Access to Transaction Areas & Meeting Spaces - 20 maximum occupants each							
Stairs - Egress	2	9 x 20	180	360			
Elevator	1	9 x 10	90	90			
Elevator Machine Room	1	9 x 10	90	90			
Vestibule	3	8 x 16	128	384			
SUBTOTAL				***1,524 SF***			
PROGRAM SPACE SUBTOTAL (NET)				***26,206 SF***			
BUILDING SYSTEMS				***4,500 SF***			
GRAND TOTAL (GROSS)				***30,706 SF***			
GROWTH				***TBD***			

LIBRARY EXTERIOR PHOTOGRAPHS

LIBRARY EXTERIOR PHOTOGRAPHS

LIBRARY EXTERIOR PHOTOGRAPHS

LIBRARY INTERIOR PHOTOGRAPHS

LIBRARY INTERIOR PHOTOGRAPHS

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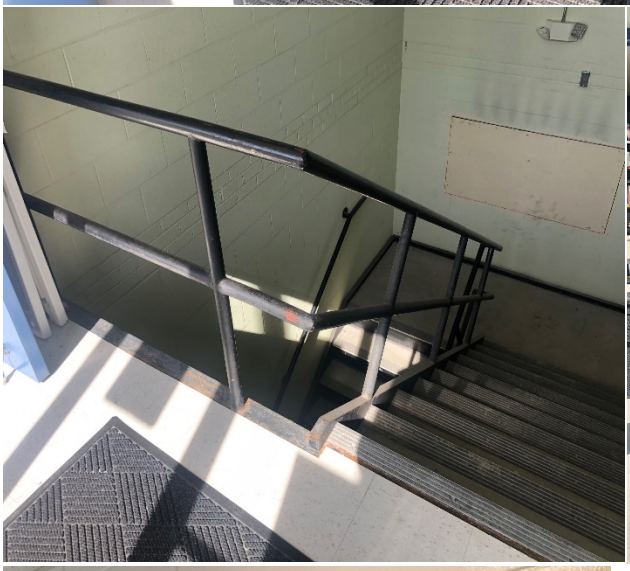

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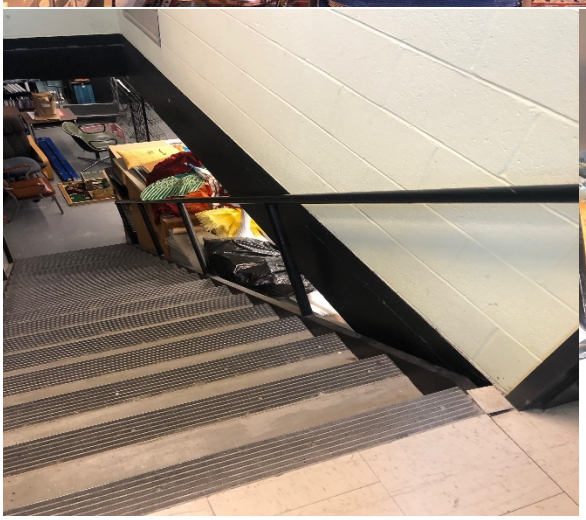

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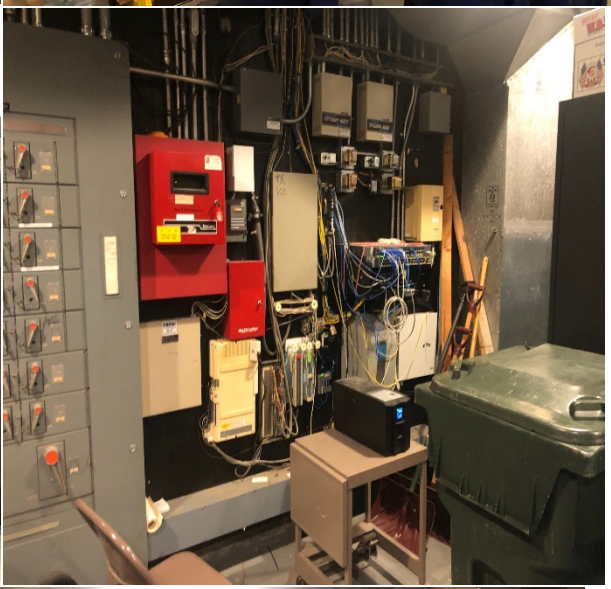

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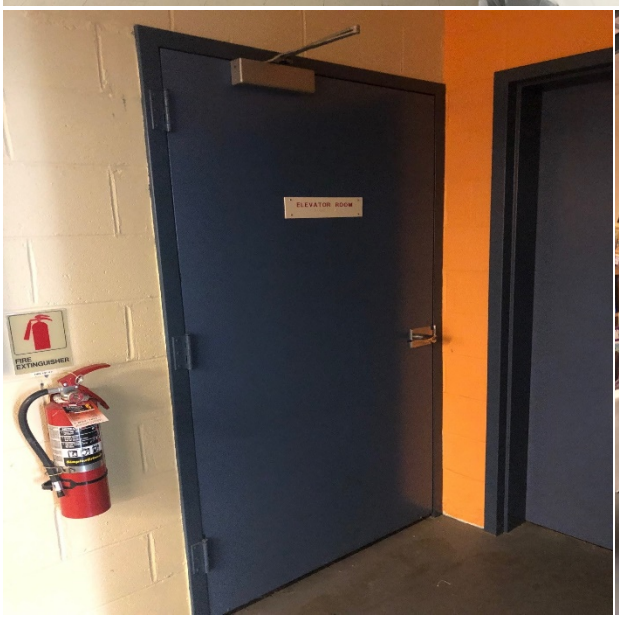

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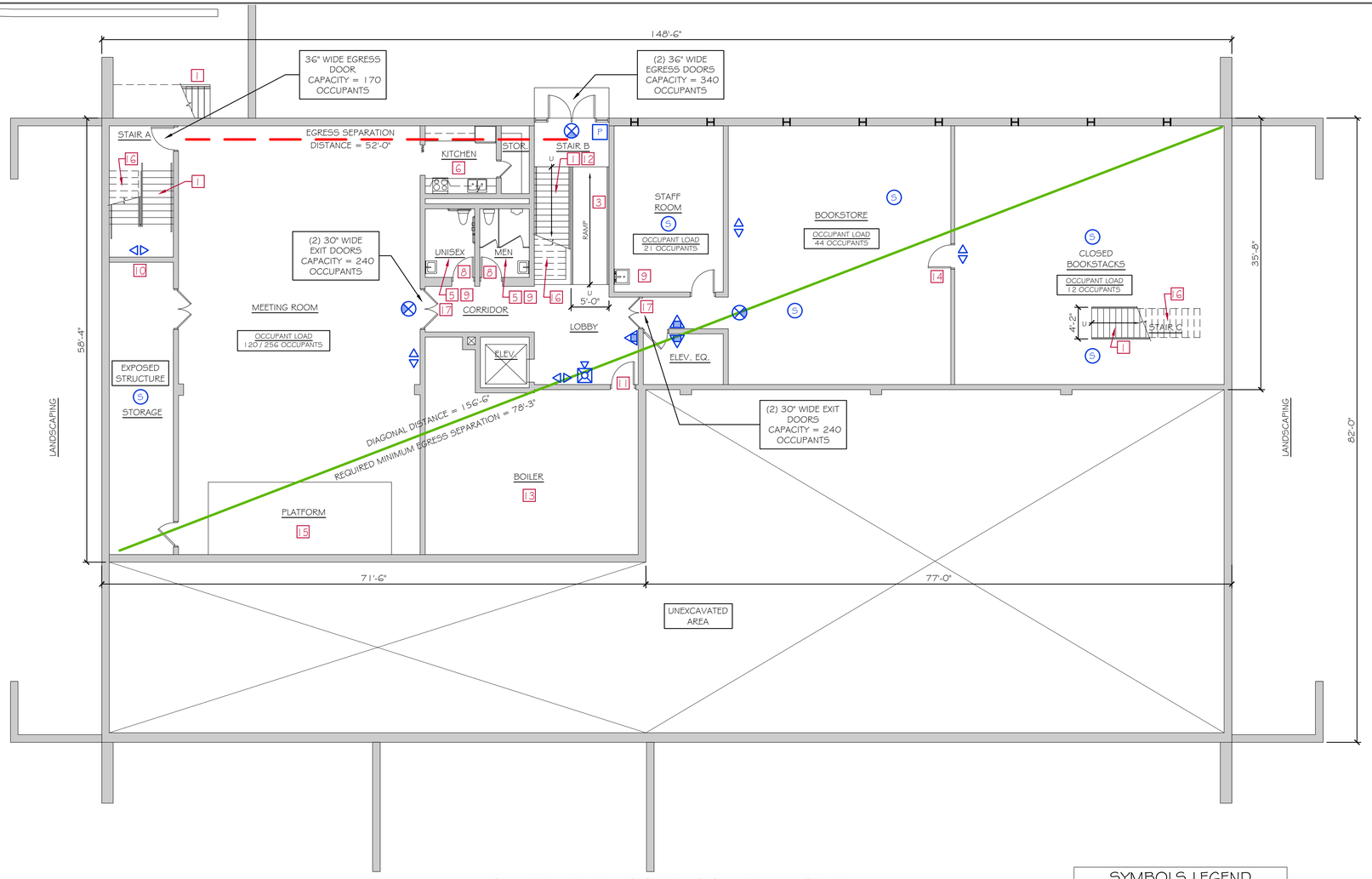

LOWER LEVEL CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0" 6,918 SF (GROSS)

KEYED NOTES LEGEND

1. STAIR TREAD/RISER DIMENSIONS AND RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODES, NOR ADA.
2. SECOND MEANS OF EGRESS PATH TO PUBLIC WAY FOR THIS FLOOR DOES NOT MEET ADA FOR WHEELCHAIR ACCESSIBILITY. NEEDS A RAMP.
3. INTERIOR RAMP RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODE, NOR ADA.
4. TOILET ROOMS DO NOT COMPLY WITH ADA (DIMENSIONAL CRITERIA). NEED ONE SET OF RESTROOMS TO BE WHEELCHAIR ACCESSIBLE.
5. TOILET ROOMS MUST BE UNISEX/NON-GENDER FOR ONLY ONE TO BE DESIGNATED AS ADA ACCESSIBLE.
6. KITCHEN CABINETS/COUNTERS AND SINK ARE NOT ADA ACCESSIBLE. KITCHEN RANGE DOES NOT HAVE AN NFPA EXHAUST/SUPPRESSION HOOD.
7. DOOR DOES NOT HAVE ADA WHEELCHAIR MINIMUM CLEARANCE APPROACH AT HARDWARE.
8. DOOR WIDTH NOT COMPLIANT FOR WHEELCHAIR ACCESS PER ADA MINIMUM REQUIRED CLEARANCE.
9. TOILET/SINK ACCESSORIES MOUNTING HEIGHTS DO NOT COMPLY WITH ADA DIMENSIONAL CRITERIA. (MIRRORS, SOAP DISPENSERS, TOWEL DISPENSERS, ETC.)
10. VOID IN FIRE BARRIER WALL AT EGRESS STAIR ENCLOSURE NEEDS TO BE INFILLED WITH FIRE-RATED CONSTRUCTION.
11. SELF-CLOSING FIRE RATED DOOR HAS ILLEGAL HOLD-OPEN STOP.
12. PRIMARY FIRE EGRESS STAIR DOES NOT COMPLY WITH BUILDING OR LIFE SAFETY CODE FOR AN UNSPRINKLERED ASSEMBLY USE BUILDING - NOT ENCLOSED WITH FIRE RATED WALLS.
13. BOILER/UTILITY ROOM DOES NOT HAVE FIRE EXTINGUISHER, EMERGENCY LIGHT, OR FIRE DETECTION.
14. DOOR DOES NOT HAVE ADA COMPLIANT LEVER HARDWARE.
15. PLATFORM IS NOT WHEELCHAIR ACCESSIBLE.
16. ILLEGAL STORAGE UNDER FIRE EGRESS STAIR. (FURNITURE, ETC)
17. DOOR/OPENING DOES NOT HAVE MINIMUM CLEAR WIDTH PER LEAF FOR EGRESS PER BUILDING AND LIFE SAFETY CODE, NOR ADA COMPLIANT MINIMUM CLEAR WIDTH FOR WHEELCHAIR.

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
ABC	ABC FIRE EXTINGUISHER w/ CABINET
ABC	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
S	SMOKE DETECTOR
	EMERGENCY / EXIT LIGHT
	HORN / STROBE UNIT
	STROBE UNIT
P	FIRE ALARM PULL STATION
FACP	FIRE ALARM PANEL
K	KNOX BOX
	"NOT AN EXIT" SIGN
	EXTERIOR EMERGENCY LIGHT
C	HORN / STROBE - CEILING (WHITE)
(E)	EXISTING

SYMBOLS LEGEND

- DIAGONAL
- EGRESS SEPARATION DISTANCE
- 1 HR FIRE RATED
- A — EXIT DISTANCE (MAX ALLOWED = 200')

GENERAL CODE NOTES - EXISTING CONDITIONS

NFPA NOTES

1. EXISTING BUILDING DOES NOT HAVE AN NFPA SPRINKLER SYSTEM.
2. EXISTING BUILDING DOES NOT HAVE A COMPLIANT NFPA ALARM/ DETECTION SYSTEM.
3. EXISTING BUILDING LACKS COMPLIANT EMERGENCY & EXIT LIGHTS.
4. CORRIDOR DOORS / FRAMES / SIDELITES ARE NOT LABEL / RATED AND DO NOT HAVE CLOSERS AT ALL REQUIRED LOCATIONS.
5. EGRESS STAIRS ARE NON-COMPLIANT (FIRE RATINGS). ALL STAIR RAILINGS ARE NON-COMPLIANT.

ADA NOTES

1. MAJORITY OF DOORS DO NOT HAVE ADA COMPLIANT CLEAR OPENING WIDTH.
2. MAJORITY OF DOORS DO NOT HAVE COMPLIANT CLEARANCE AT HARDWARE SIDE OF THE OPENING FOR WHEELCHAIR APPROACH.
3. UPPER LEVEL TOILET ROOMS ARE NON-COMPLIANT.
4. KITCHENETTE SINKS ARE NON-COMPLIANT.
5. ALL STAIR RAILINGS ARE NON-COMPLIANT.

CODE ANALYSIS

NFPA 101 Life Safety Code - 2021 Edition

Building Classification:	Assembly (Library) - 19,095 sf gross
Hazard Classification:	Ordinary Hazard
Construction Type:	Type 2B (000); Non-Sprinkled
Occupant Loads:	2660 sf Assembly @ 7/15 sf/occupant = 380/178 occupants 1696 sf Office @ 150 sf/occupant = 12 occupants 3980 sf Library Stacks @ 100 sf/occupant = 40 occupants 4252 sf Library Reading Room @ 50 sf/occupant = 85 occupants 986 sf Mercantile @ 30 sf/occupant = 44 occupants 1727 sf Storage/Utility @ 500 sf/occupant = 4 occupants Total Occupant Load: 565/363 occupants
Janitor, Mech, Storage Rating:	1 hour
Minimum Stair/Ramp Egress width:	44"
Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum baluster open space:	less than 4"

Building Uses	Assembly; Non-Sprinkled
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits:	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required*
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required

*if non-maintenance/repair alterations or additions are performed

Interior Wall/Ceiling Finishes Class:	Class A in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Assembly Group A-3 (Library); 19,095 sf gross
Construction:	Type IIB - Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	2660 sf Assembly @ 7/15 sf/occupant = 380/178 occupants 1696 sf Office @ 150 sf/occupant = 12 occupants 3980 sf Library Stacks @ 100 sf/occupant = 40 occupants 4252 sf Library Reading Room @ 50 sf/occupant = 85 occupants 986 sf Mercantile @ 30 sf/occupant = 44 occupants 1727 sf Storage/Utility @ 300 sf/occupant = 6 occupants Total Occupant Load: 567/365 occupants
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations	
Construction Type:	Type IIB - Unprotected; Non-Sprinkled
Maximum Height:	55'; 2 stories
Maximum Area / Floor:	9,500 sf
Actual Area/Height:	19,095 sf & 2 Stories (Existing)

Fire Resistance Ratings	
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Primary Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	44"
Minimum Stair Width:	44"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Not Required

Building Live Loads	
Assembly:	100 psf
Platforms:	100 psf
Library Stacks:	150 psf
Library Reading Rooms:	60 psf
Office:	50 psf
Lobbies/Stairs/Exits:	100 psf
Corridors:	100 psf

Interior Finish Requirements	Assembly A-3 - Non-Sprinkled
Exit enclosures/passageways	Class A
Corridors	Class A
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC - 2015 Edition

Occupancy Classification:	Assembly
Occupancy Area:	19,095 sf gross
Occupancy Load:	565/363

Assembly	565 Occupants (282 male/283 female) 363 Occupants (181 male/182 female)			
FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	3/2	3/2	2/1	NR
Women:	5/4	0	3/2	NR
TOTAL REQUIRED	8/6	3/2	5/3	0
EXISTING	7	2	6	0
Drinking Fountain or Water Fill Station:	1-150 occupants - 2 required 151-500 occupants - 3 required Existing = 1			
Service Sink:	1 required Existing = 1			

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ARCHITECTURE & INTERIOR DESIGN
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207.871.5900 www.granthays.com

SEAL

REVISIONS

PROJECT NAME

RENOVATIONS TO THE SOUTH PORTLAND LIBRARY
482 BROADWAY
S. PORTLAND, MAINE 04106

SHEET
LOWER LEVEL CODE COMPLIANCE PLAN

DATE
9 JAN 2023

SCALE
1/8"=1'-0"

DRAWN
MFH / mgk

JOB NO.
221004

SHEET
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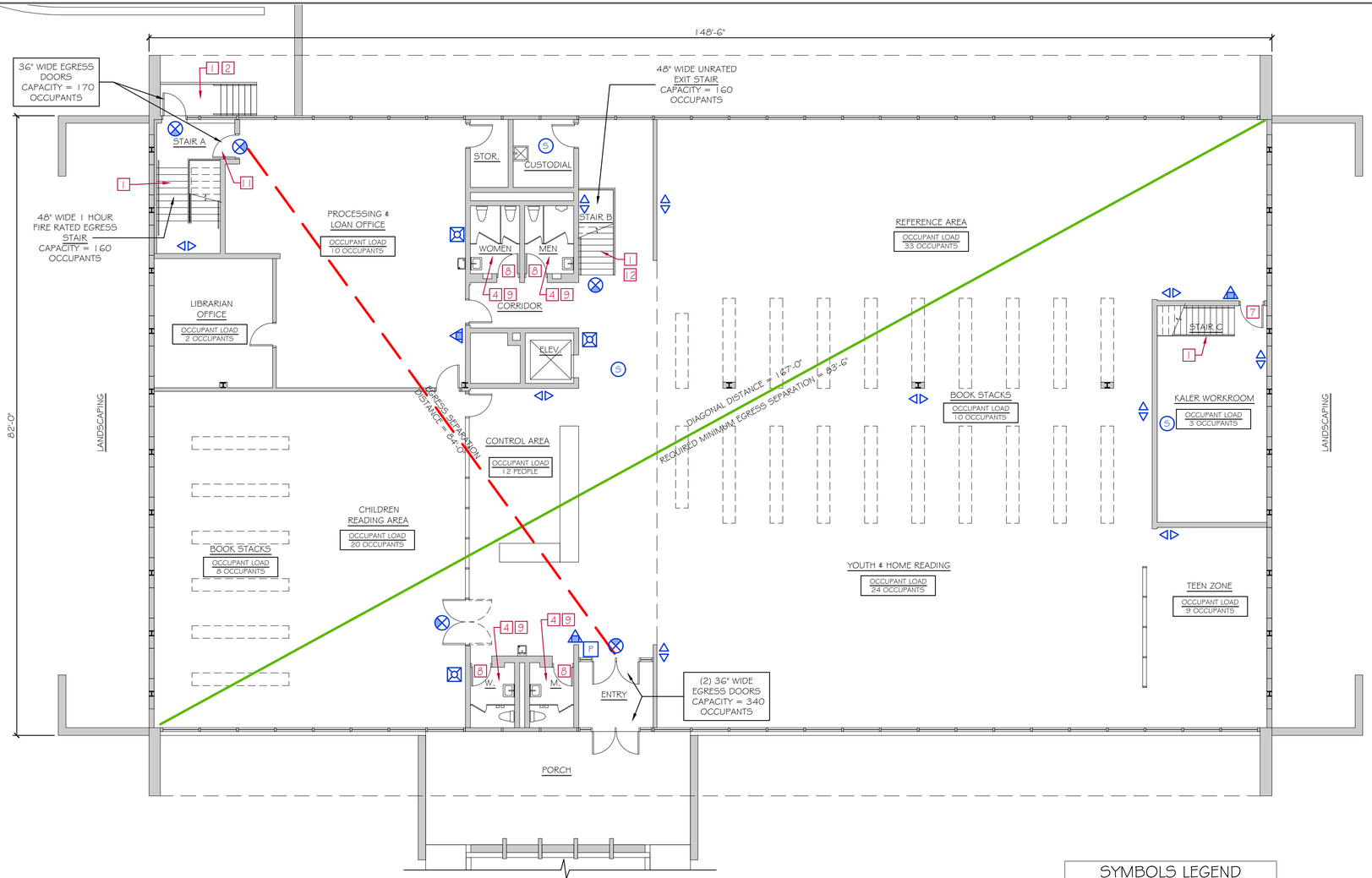

UPPER LEVEL CODE COMPLIANCE PLAN

SCALE: 1/8" = 1'-0" 12,177 SF (GROSS)

KEYED NOTES LEGEND

1. STAIR TREAD/RISER DIMENSIONS AND RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODES, NOR ADA.
2. SECOND MEANS OF EGRESS PATH TO PUBLIC WAY FOR THIS FLOOR DOES NOT MEET ADA FOR WHEELCHAIR ACCESSIBILITY. NEEDS A RAMP.
3. INTERIOR RAMP RAILINGS DO NOT COMPLY WITH BUILDING AND LIFE SAFETY CODE, NOR ADA.
4. TOILET ROOMS DO NOT COMPLY WITH ADA (DIMENSIONAL CRITERIA). NEED ONE SET OF RESTROOMS TO BE WHEELCHAIR ACCESSIBLE.
5. TOILET ROOMS MUST BE UNISEX/NON-GENDER FOR ONLY ONE TO BE DESIGNATED AS ADA ACCESSIBLE.
6. KITCHEN CABINETS/COUNTERS AND SINK ARE NOT ADA ACCESSIBLE. KITCHEN RANGE DOES NOT HAVE AN NFPA EXHAUST/SUPPRESSION HOOD.
7. DOOR DOES NOT HAVE ADA WHEELCHAIR MINIMUM CLEARANCE APPROACH AT HARDWARE.
8. DOOR WIDTH NOT COMPLIANT FOR WHEELCHAIR ACCESS PER ADA MINIMUM REQUIRED CLEARANCE.
9. TOILET/SINK ACCESSORIES MOUNTING HEIGHTS DO NOT COMPLY WITH ADA DIMENSIONAL CRITERIA. (MIRRORS, SOAP DISPENSERS, TOWEL DISPENSERS, ETC.)
10. VOID IN FIRE BARRIER WALL AT EGRESS STAIR ENCLOSURE NEEDS TO BE INFILLED WITH FIRE-RATED CONSTRUCTION.
11. SELF-CLOSING FIRE RATED DOOR HAS ILLEGAL HOLD-OPEN STOP.
12. PRIMARY FIRE EGRESS STAIR DOES NOT COMPLY WITH BUILDING OR LIFE SAFETY CODE FOR AN UNSPRINKLERED ASSEMBLY USE BUILDING - NOT ENCLOSED WITH FIRE RATED WALLS.
13. BOILER/UTILITY ROOM DOES NOT HAVE FIRE EXTINGUISHER, EMERGENCY LIGHT, OR FIRE DETECTION.
14. DOOR DOES NOT HAVE ADA COMPLIANT LEVER HARDWARE.
15. PLATFORM IS NOT WHEELCHAIR ACCESSIBLE.
16. ILLEGAL STORAGE UNDER FIRE EGRESS STAIR. (FURNITURE, ETC)
17. DOOR/OPENING DOES NOT HAVE MINIMUM CLEAR WIDTH PER LEAF FOR EGRESS PER BUILDING AND LIFE SAFETY CODE, NOR ADA COMPLIANT MINIMUM CLEAR WIDTH FOR WHEELCHAIR.

NFPA LEGEND

SYMBOL	DESCRIPTION
	EXIT LIGHT
	ABC FIRE EXTINGUISHER w/ CABINET
	ABC FIRE EXTINGUISHER w/ BRACKET
	EMERGENCY LIGHT
S	SMOKE DETECTOR
	EMERGENCY / EXIT LIGHT
	HORN / STROBE UNIT
	STROBE UNIT
P	FIRE ALARM PULL STATION
FACP	FIRE ALARM PANEL
K	KNOX BOX
	"NOT AN EXIT" SIGN
	EXTERIOR EMERGENCY LIGHT
C	HORN / STROBE - CEILING (WHITE)
(E)	EXISTING

SYMBOLS LEGEND

- DIAGONAL
- EGRESS SEPARATION DISTANCE
- 1 HR FIRE RATED
- A — EXIT DISTANCE (MAX ALLOWED = 200')

GENERAL CODE NOTES - EXISTING CONDITIONS

NFPA NOTES

1. EXISTING BUILDING DOES NOT HAVE AN NFPA SPRINKLER SYSTEM.
2. EXISTING BUILDING DOES NOT HAVE A COMPLIANT NFPA ALARM/ DETECTION SYSTEM.
3. EXISTING BUILDING LACKS COMPLIANT EMERGENCY & EXIT LIGHTS.
4. CORRIDOR DOORS / FRAMES / SIDELITES ARE NOT LABEL / RATED AND DO NOT HAVE CLOSERS AT ALL REQUIRED LOCATIONS.
5. EGRESS STAIRS ARE NON-COMPLIANT (FIRE RATINGS). ALL STAIR RAILINGS ARE NON-COMPLIANT.

ADA NOTES

1. MAJORITY OF DOORS DO NOT HAVE ADA COMPLIANT CLEAR OPENING WIDTH.
2. MAJORITY OF DOORS DO NOT HAVE COMPLIANT CLEARANCE AT HARDWARE SIDE OF THE OPENING FOR WHEELCHAIR APPROACH.
3. UPPER LEVEL TOILET ROOMS ARE NON-COMPLIANT.
4. KITCHENETTE SINKS ARE NON-COMPLIANT.
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CODE ANALYSIS

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Maximum Riser height:	7"
Minimum Tread width:	11"
Maximum Ramp Slope:	1:12
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied areas
Handrail height:	34"-38" @ 42" guardrail
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum baluster open space:	less than 4"

Building Uses	Assembly; Non-Sprinkled
Max. Allowable Travel Distance:	200'
Max. Allowable Common Path:	75'
Max. Dead End Corridor Length:	20'
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits:	2
Minimum Separation of exits:	0.5 of diagonal distance
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Required
Fire Alarm System:	Required
Fire Sprinkler System:	Required*
Portable Fire Extinguishers:	Required
Exit Devices/Panic Hardware	Required

*if non-maintenance/repair alterations or additions are performed

Interior Wall/Ceiling Finishes Class:	Class A in Exits or Exit Corridors. Class A, B, or C in all other areas.
Interior Floor Finishes Class:	Class I or II in Exits or Exit Corridors.

2018 International Building Code

Use Group Classification:	Assembly Group A-3 (Library); 19,095 sf gross
Construction:	Type IIB - Combustible/Non-Combustible, Unprotected; Non-Sprinkled
Occupant Loads:	2660 sf Assembly @ 7/15 sf/occupant = 380/178 occupants 1696 sf Office @ 150 sf/occupant = 12 occupants 3980 sf Library Stacks @ 100 sf/occupant = 40 occupants 4252 sf Library Reading Room @ 50 sf/occupant = 85 occupants 986 sf Mercantile @ 30 sf/occupant = 44 occupants 1727 sf Storage/Utility @ 300 sf/occupant = 6 occupants Total Occupant Load: 567/365 occupants
Janitor, Mech & Storage Rooms:	1 hour

Building Limitations	
Construction Type:	Type IIB - Unprotected; Non-Sprinkled
Maximum Height:	55'; 2 stories
Maximum Area / Floor:	9,500 sf
Actual Area/Height:	19,095 sf & 2 Stories (Existing)

Fire Resistance Ratings	
Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Floor/Roof Structure:	None
Primary Structural Frame:	None
Minimum Number of Exits:	2
Maximum Dead-End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Travel Distance:	200'
Minimum Corridor Width:	44"
Minimum Stair Width:	44"
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36"
Maximum Ramp Pitch:	1:12
Handrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Fire Alarm System:	Required
Fire Sprinkler System:	Required
Portable Fire Extinguishers:	Required
Exit Lighting	Required
Emergency Lighting	Not Required

Building Live Loads	
Assembly:	100 psf
Platforms:	100 psf
Library Stacks:	150 psf
Library Reading Rooms:	60 psf
Office:	50 psf
Lobbies/Stairs/Exits:	100 psf
Corridors:	100 psf

Interior Finish Requirements	Assembly A-3 - Non-Sprinkled
Exit enclosures/passageways	Class A
Corridors	Class A
Rooms & enclosed spaces	Class C

Maine State Plumbing Code/UPC - 2015 Edition

Occupancy Classification:	Assembly
Occupancy Area:	19,095 sf gross
Occupancy Load:	565/363

Assembly	565 Occupants (282 male/283 female) 363 Occupants (181 male/182 female)			
FIXTURES	TOILETS	URINALS	LAVS	SHOWERS
Men	3/2	3/2	2/1	NR
Women:	5/4	0	3/2	NR
TOTAL REQUIRED	8/6	3/2	5/3	0
EXISTING	*7*	*2*	*6*	*0*
Drinking Fountain or Water Fill Station:	1-150 occupants - 2 required 151-500 occupants - 3 required *Existing = 1*			
Service Sink:	*1 required* *Existing = 1*			

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SHEET
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DATE
9 JAN 2023

SCALE
1/8"=1'-0"

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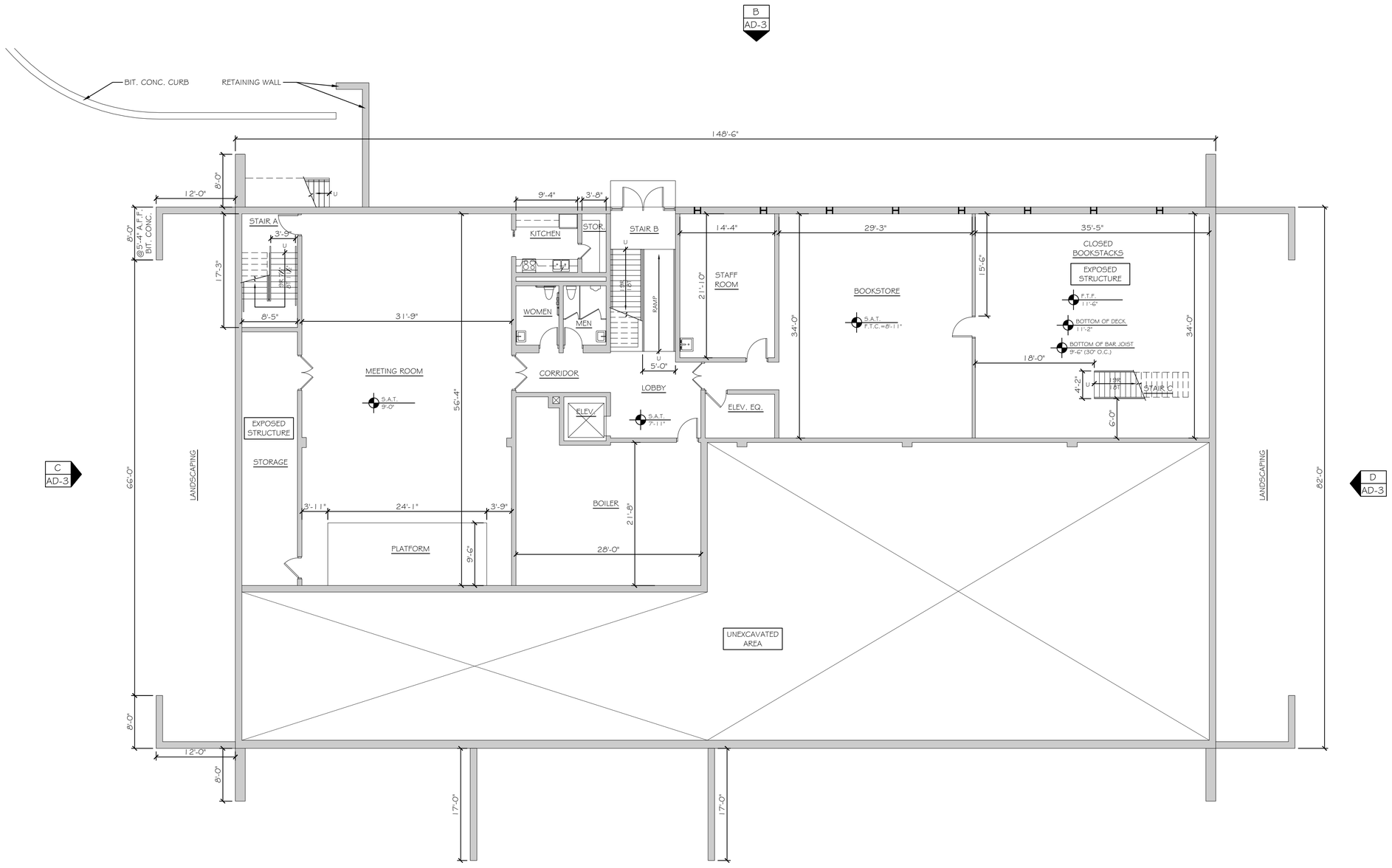

LOWER LEVEL EXISTING CONDITIONS PLAN

SCALE: 1/8" = 1'-0"

PLAN NORTH

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482 BROADWAY
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SHEET

LOWER LEVEL
EXISTING
CONDITIONS PLAN

DATE
26 JAN 2023

SCALE
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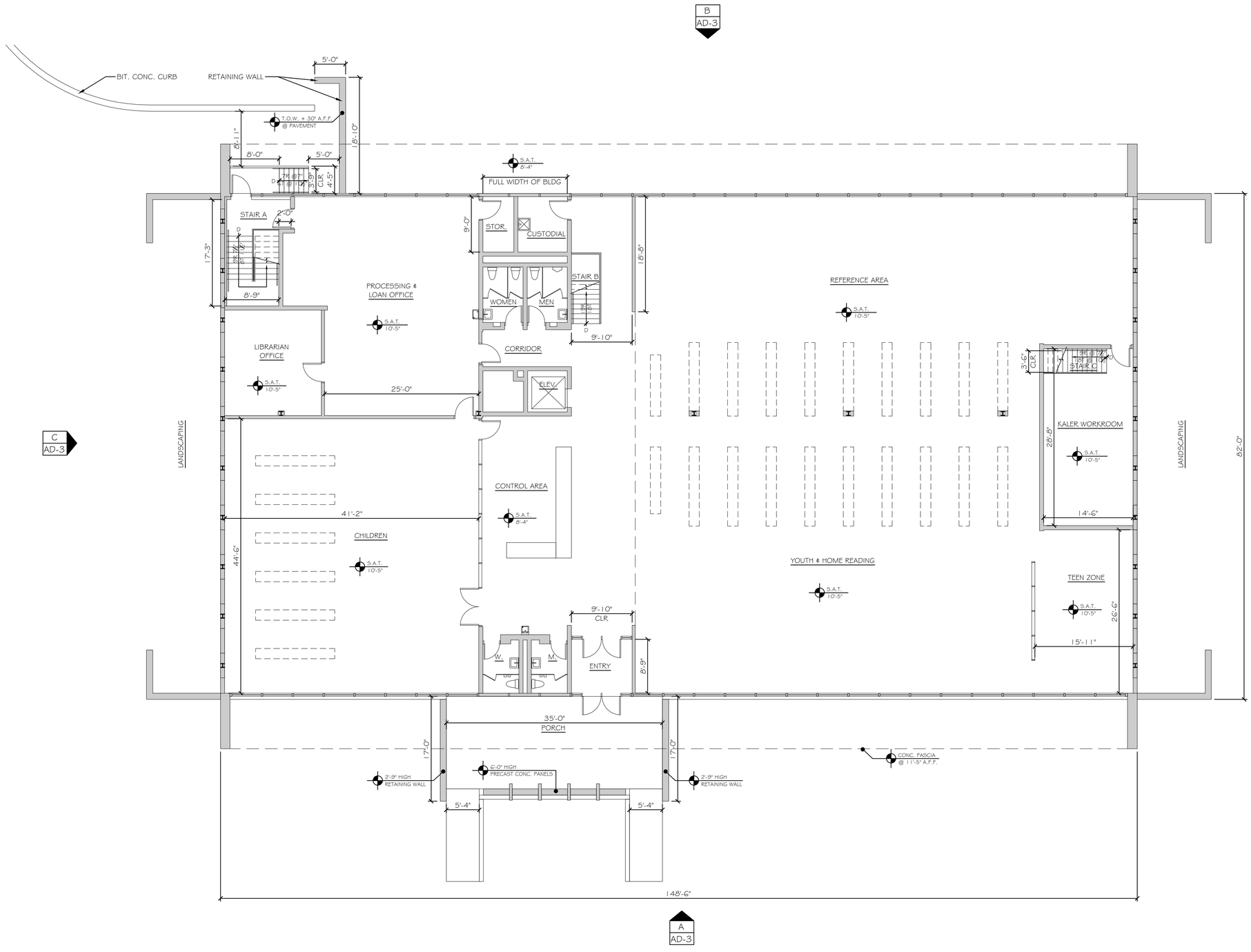

UPPER LEVEL EXISTING CONDITIONS PLAN

SCALE: 1/8" = 1'-0"

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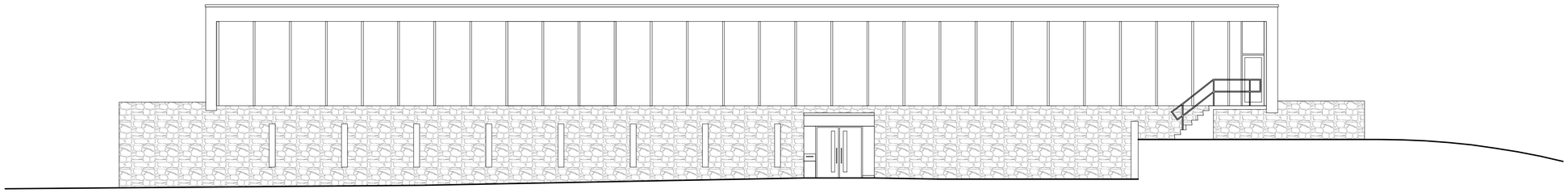
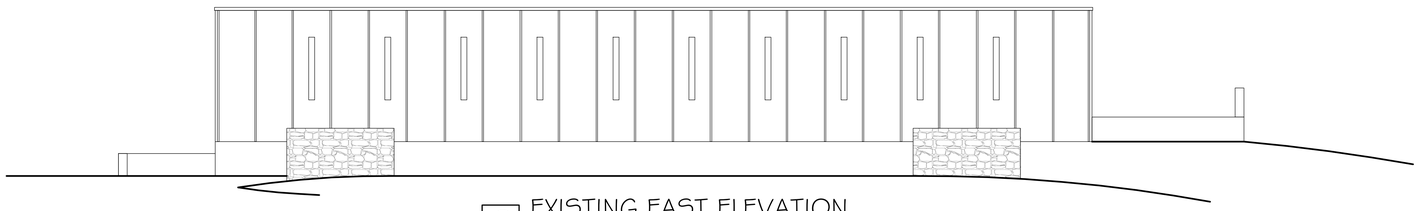
A EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



C EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

D EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Air Quality Management Services, Inc.
"Discovering Solutions for Healthier Living"

RENOVATION IMPACT SURVEY

LIBRARY – SOUTH PORTLAND, MAINE

PREPARED FOR

Sebago Technics, Inc,
C/o Owens McCullough, P.E., LEED A.P.
75 John Roberts Road – Suite 4A
South Portland, Maine 04106

Date of Inspection(s)

December 7th, 2022 (AQM Inspection)
November 18th, 2022 (Community Concept Lead Paint Determination)

AQM PROJECT #22-846

Randy Geoffroy, CMI
MEDEP Cert #: Asbestos Inspector AI-0395

TABLE OF CONTENTS

- EXECUTIVE SUMMARY Page 1
- ASBESTOS BULK SAMPLING Page 1
- LEAD BASED PAINT TESTING Page 2
- PCB BULK SAMPLING Page 2
- OBSERVATIONS Page 2
- SURVEY LIMITATIONS Pages 2 & 3
- ASBESTOS HAZARDS / ABATEMENT OPTIONS Page 3
- PCB ABATEMENT OPTIONS Page 3
- LEAD-BASED PAINT ABATEMENT OPTIONS Page 3

ASBESTOS BULK SAMPLING RESULTS

PCB BULK SAMPLING RESULTS

LEAD TESTING REPORT (Community Concepts)

PHOTO DOCUMENTATION

EXECUTIVE SUMMARY

Air Quality Management Services, Inc. (AQM) was retained to conduct a hazardous material evaluation to prepare for renovations and the Library. The property is located at 482 Broadway in South Portland, Maine. Testing was conducted throughout the building to identify potential Asbestos Containing Building Materials and to determine Polychlorinated Biphenyls (PCBs) in caulking / glazing (windows and exhaust vents). Asbestos and PCB survey was conducted by Mr. Randy Geoffroy (certified asbestos inspector) of Air Quality Management Services, Inc. This survey was conducted on December 7th, 2022.

ASBESTOS BULK SAMPLING

AQM collected bulk samples from suspected building materials in the aforementioned building. Bulk samples were collected and analyzed by Polarized Light Microscopy (PLM) using EPA 600/R-93/116 and / or EPA 600/M4-82-020 methodologies. Please refer to the Excel spreadsheet of this report for a detailed break- down of the samples and the results.

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Asbestos containing building materials **were** identified in this sampling event. Refer to attached Excel spreadsheets for further details regarding locations and areas.

All testing of suspect materials was in accordance with OSHA 29 CFR 1926.1101, and the State of Maine Chapter 425 Asbestos Management Regulations.

Note 1: There are Unit Ventilators in the Building. There could be asbestos cement board or paper behind these Units. AQM did not dissemble these Units for inspection as they are operating. If cement board or paper is present, these materials should be tested for asbestos content.

Note 2: There is wood wall paneling in the Building. The building was occupied / being used during this survey therefore the adhesive was not tested, as testing would damage the wall panel. This adhesive is a suspect building material and should be testing for asbestos content.

Note 3: Roofing was not tested as testing would be destructive and damage the roof rendering the building subject to water damage. Roof should be tested if subject to future renovations / demolition.

LEAD-BASED PAINT TESTING

The lead determination was performed utilizing a Radiation Monitoring Device Lead Paint Analyzer (RMD LPA-1), which non-destructively tests for the presence of lead in building components. The analyzer was satisfactorily pre and post calibrated in accordance with both the State and Federal regulations and the manufacturer's specifications. All of the calibration readings were within the designated limits. All X-ray Fluorescence Analyzer (XRF) readings for components that were tested have been included on the forms contained herein. Components, which contain Lead-Based Paint, are those with XRF readings in excess of 1.0 milligram (mg) of lead per square centimeter (cm^2).

Lead-based paints were NOT identified in and on the Building. Please refer to the Attached Report as produced by Community Concepts for sample locations and results.

PCB SAMPLING

AQM collected bulk samples from window /door caulking. Bulk samples were collected and analyzed using EPA SW-846 method 3540C. Please refer to the Excel spreadsheet of this report for a detailed outline of the samples and the results.

OBSERVATIONS

AQM utilized testing combination sampling techniques during this survey. Note that materials not labeled on the spreadsheets may have been considered a testing combination with other similar materials listed for like areas or similar units in the building. Testing combination in this case is known as; building component type and substrate.

SURVEY LIMITATIONS

As with any scientific study, there are certain assumptions which are made, and certain limitations to the scope of information that can be derived. Some restrictions on the conduct of the survey are imposed by outside sources while others are established through the designed scope and methodology of the study. This survey is subject to a variety of limitations and restrictions. Limitations that should be considered in the interpretation of the results of this survey include the following:

A. Surveys may not be able to identify all hazardous materials present throughout a facility. A thorough study should be capable of identifying approximately 95 percent of accessible materials.

B. The inspection protocols used for this project were in accordance with U.S. Environmental Protection Agency (USEPA) - National Emission Standard for Hazardous Air Pollutants (NESHAP) and with the Maine Department of Environmental Protection (MEDEP) protocols.

SURVEY LIMITATIONS (CONTINUED)

C. Limitations to the scope of the survey can result from limited access to hidden materials and areas. For example, multiple layers of materials or structural components may restrict access to suspect materials thus affecting the thoroughness of the survey. In most cases surveys are limited to accessible suspect materials with some minor demolition or destructive sampling.

D. In some cases, hidden materials may be identified during renovations, general maintenance or demolition. Due to the limited nature of this survey, AQM recommends any suspect material not identified in this report be sampled and analyzed or treated as (asbestos / PCB / Lead) until otherwise determined.

ASBESTOS HAZARDS / ABATEMENT OPTIONS

Asbestos containing material means any material containing asbestos in quantities greater than or equal to 1%. Removal & Disposal of materials:

- Floor Tiles (not white Tiles)
- Floor Tile Mastic (Black)
- Pipe Insulation
- Window Glazing
- Expansion Joint Glazing

is regulated by the State of Maine DEP and/or the Occupational Safety and Health Administration (OSHA). Removal shall be performed per DEP Asbestos Management Regulations Chapter 425.

PCB ABATEMENT OPTIONS

PCB-containing caulking / glazing were identified in the survey, well above concentration of ≥50 PPM. All other samples were found to be below the threshold. EPA states that caulk / glazing containing PCBs at concentrations ≥ 50 PPM is not authorized for use and must be removed and properly disposed.

LEAD-BASED PAINT ABATEMENT OPTIONS

Not applicable

AQM Project #22-846

ASBESTOS BULK SAMPLING RESULTS

AQM

Sample #	Location	Material	% Asbestos	Type
B1 - B3	Basement	12x12 Floor Tiles	2.3%	Chrysotile
B4 - B6	Basement	Floor Tile Mastic (Black)	5.2%	Chrysotile
B7 - B9	Basement	Pipe Insulation	15.0%	Amosite
B10 - B12	Throughout	Sheetrock	None Detected	
B13 - B15	Throughout	White 12x12 Floor Tiles	None Detected	
B16 - B18	Throughout	Ceiling Tiles	None Detected	
B19 - B21	Throughout	Plaster Soffit	None Detected	
B22 - B24	Exterior	Large Window Glazing	1.5%	Chrysotile
B25 - B27	Exterior	Expansion Joint Glazing	1.3%	Chrysotile
B28 - B30	Exterior	Small Window Glazing	1.3%	Chrysotile
B31 - B33	Exterior	Exhaust Vent Glazing	None Detected	

AQM

EMSL Analytical, Inc.
200 Route 130 North

Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 622201878

Company: Air Quality Management Services	**EMSL-Bill to:** ☑ Different ☐ Same If Bill to is Different note instructions in Comments** *Third Party Billing requires written authorization from third party*
Street: PO Box 2491	
City: Lewiston **State/Province:** ME	**Zip/Postal Code:** 04241 **Country:** United States
Report To (Name): Randy Geoffroy	**Telephone #:** 207-657-7360
Email Address: See Account Notes	**Fax #:** 207-657-7361 **Purchase Order:** 22-846
Project Name/Number: 22-846 - South Portland	**Please Provide Results:** ☐ FAX ☑ E-mail ☐ Mail
U.S. State Samples Taken: Maine	**Connecticut Samples:** ☐ Commercial ☐ Residential

Turnaround Time (TAT) Options* – Please Check

☐ 3 Hour ☐ 6 Hour ☐ 24 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ■ 1 Week ☐ 2 Week

**For TEM Air 3 hr through 6 hr, please call ahead to schedule.*There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide.*

PCM - Air ☐ Check if samples are from NY
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☒ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT (AHERA only)**
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ TEM Qual. via Filtration Technique
- ☐ TEM Qual. via Drop-Mount Technique

Other: ☐

■ **Check For Positive Stop – Clearly Identify Homogenous Group** **Filter Pore Size (Air Samples):** ☐ 0.8µm ☐ 0.45µm

Samplers Name: Randy Geoffroy AI0395 **Samplers Signature:**

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
B1-B3	12x12 Floor Tiles Basement		12/7/22
B4-B6	Black Floor Tile Mastic Basement		"
B7-B9	Pipe Insulation		
B10-B12	Sheetrock		
B13-B15	White 12x12 Floor Tiles		
B16-B18	Ceiling Tiles		
B19-B21	Plaster Soffit		
B22-B24	Ext window Glazing Large Window		V

Client Sample # (s): B1 - B33 **Total # of Samples:** 33

Relinquished (Client): RECEIVED **Date:** 12/7/22 **Time:** 1630

Received (Lab): AlyssaRamillard **Date:** 12/12/22 **Time:** 2:03 pm

DEC 12 2022

Comments/Special Instructions:

Email invocies to: connie@aqmservices.com

BY: AR

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

EMSL Analytical, Inc.
200 Route 130 North

Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
FAX: (856) 786-5974

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

622201878

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
B25-B27	Expansion Joint Glazing		12/7/22
B28-B30	Small Window Glazing		↓
B31-B33	Exhaust Vent Glazing		↓

EMSL Analytical, Inc.

161 John Roberts Road South Portland, ME 04106
Phone/Fax: (207) 517-6921 / (207) 517-6922
http://www.EMSL.com / portlandlab@emsl.com

EMSL Order ID:	622201878
Customer ID:	AIRQ51A
Customer PO:	22-846
Project ID:	

Attn: Randy Geoffroy
Air Quality Management Services, Inc.
PO Box 2491
Lewiston, ME 04241

Proj: 22-846 - SOUTH PORTLAND

Phone:	(207) 657-7360
Fax:	
Collected:	12/ 7/2022
Received:	12/12/2022
Analyzed:	12/15/2022

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B1 ***Lab Sample ID:*** **622201878-0001**
Sample Description: 12X12 FLOOR TILES BASEMENT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	White/Beige	0.0%	97.7%	**2.3% Chrysotile**	

Client Sample ID: B2 ***Lab Sample ID:*** **622201878-0002**
Sample Description: 12X12 FLOOR TILES BASEMENT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B3 ***Lab Sample ID:*** **622201878-0003**
Sample Description: 12X12 FLOOR TILES BASEMENT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B4 ***Lab Sample ID:*** **622201878-0004**
Sample Description: BLACK FLOOR TILE MASTIC BASEMENT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Black	0.0%	94.8%	**5.2% Chrysotile**	

Client Sample ID: B5 ***Lab Sample ID:*** **622201878-0005**
Sample Description: BLACK FLOOR TILE MASTIC BASEMENT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B6 ***Lab Sample ID:*** **622201878-0006**
Sample Description: BLACK FLOOR TILE MASTIC BASEMENT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B7 ***Lab Sample ID:*** **622201878-0007**
Sample Description: PIPE INSULATION

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	0.0%	85.0%	**15% Amosite**	

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EMSL Order ID:	622201878
Customer ID:	AIRQ51A
Customer PO:	22-846
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B8 ***Lab Sample ID:*** **622201878-0008**

Sample Description: PIPE INSULATION

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022			Positive Stop (Not Analyzed)		

Client Sample ID: B9 ***Lab Sample ID:*** **622201878-0009**

Sample Description: PIPE INSULATION

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022			Positive Stop (Not Analyzed)		

Client Sample ID: B10 ***Lab Sample ID:*** **622201878-0010**

Sample Description: SHEET ROCK

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	4.0%	96.0%	None Detected	

Client Sample ID: B11 ***Lab Sample ID:*** **622201878-0011**

Sample Description: SHEET ROCK

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	4.0%	96.0%	None Detected	

Client Sample ID: B12 ***Lab Sample ID:*** **622201878-0012**

Sample Description: SHEET ROCK

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray	3.0%	97.0%	None Detected	

Client Sample ID: B13 ***Lab Sample ID:*** **622201878-0013**

Sample Description: WHITE 12X12 FLOOR TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	White	0.0%	100%	None Detected	

Client Sample ID: B14 ***Lab Sample ID:*** **622201878-0014**

Sample Description: WHITE 12X12 FLOOR TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	White	0.0%	100%	None Detected	

Client Sample ID: B15 ***Lab Sample ID:*** **622201878-0015**

Sample Description: WHITE 12X12 FLOOR TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	White	0.0%	100%	None Detected	

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EMSL Order ID:	622201878
Customer ID:	AIRQ51A
Customer PO:	22-846
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B16 ***Lab Sample ID:*** **622201878-0016**
Sample Description: CEILING TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray/White	65.0%	35.0%	None Detected	

Client Sample ID: B17 ***Lab Sample ID:*** **622201878-0017**
Sample Description: CEILING TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray/White	70.0%	30.0%	None Detected	

Client Sample ID: B18 ***Lab Sample ID:*** **622201878-0018**
Sample Description: CEILING TILES

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM	12/15/2022	Gray/White	65.0%	35.0%	None Detected	

Client Sample ID: B19 ***Lab Sample ID:*** **622201878-0019**
Sample Description: PLASTIC SOFFIT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	91.6%	None Detected	

Client Sample ID: B20 ***Lab Sample ID:*** **622201878-0020**
Sample Description: PLASTIC SOFFIT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	93.2%	None Detected	

Client Sample ID: B21 ***Lab Sample ID:*** **622201878-0021**
Sample Description: PLASTIC SOFFIT

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	92.1%	None Detected	

Client Sample ID: B22 ***Lab Sample ID:*** **622201878-0022**
Sample Description: EXTERIOR GLAZING LARGE WINDOW

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	97.7%	**1.5% Chrysotile**	

Client Sample ID: B23 ***Lab Sample ID:*** **622201878-0023**
Sample Description: EXTERIOR GLAZING LARGE WINDOW

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

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EMSL Order ID:	622201878
Customer ID:	AIRQ51A
Customer PO:	22-846
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B24 ***Lab Sample ID:*** **622201878-0024**
Sample Description: EXTERIOR GLAZING LARGE WINDOW

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B25 ***Lab Sample ID:*** **622201878-0025**
Sample Description: EXPANSION JOINT GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	97.8%	**1.3% Chrysotile**	

Client Sample ID: B26 ***Lab Sample ID:*** **622201878-0026**
Sample Description: EXPANSION JOINT GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B27 ***Lab Sample ID:*** **622201878-0027**
Sample Description: EXPANSION JOINT GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B28 ***Lab Sample ID:*** **622201878-0028**
Sample Description: SMALL WINDOW GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	98.7%	**1.3% Chrysotile**	

Client Sample ID: B29 ***Lab Sample ID:*** **622201878-0029**
Sample Description: SMALL WINDOW GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B30 ***Lab Sample ID:*** **622201878-0030**
Sample Description: SMALL WINDOW GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022				Positive Stop (Not Analyzed)	

Client Sample ID: B31 ***Lab Sample ID:*** **622201878-0031**
Sample Description: EXHAUST VENT GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	100%	None Detected	

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EMSL Order ID:	622201878
Customer ID:	AIRQ51A
Customer PO:	22-846
Project ID:	

Summary Test Report for Asbestos Analysis of Bulk Material via EPA 600/R-93/116

Client Sample ID: B32 ***Lab Sample ID:*** **622201878-0032**

Sample Description: EXHAUST VENT GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	100%	None Detected	

Client Sample ID: B33 ***Lab Sample ID:*** **622201878-0033**

Sample Description: EXHAUST VENT GLAZING

TEST	Analyzed Date	Color	Non-Asbestos Fibrous	Non-Asbestos Non-Fibrous	Asbestos	Comment
PLM Grav. Reduction	12/15/2022	Gray	0.0%	100%	None Detected	

PLM: ME CERT #: LT: BA-0217, SP: BA-0225

PLM EPA NOB: ME CERT #: LT: BA-0217, SP: BA-0225

Analyst(s):

Leslie Tetrick	PLM (2) PLM Grav. Reduction (9)
Sara Poppa	PLM (5) PLM Grav. Reduction (5)

Reviewed and approved by:

Stephen Severn, Technical Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL. This test report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. EMSL bears no responsibility for sample collection activities or analytical method limitations. The laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples. PLM alone is not consistently reliable in detecting asbestos in floor coverings and similar NOBs

Samples analyzed by EMSL Analytical, Inc. Meriden, CT NVLAP Lab Code 200700-0

Initial report from: 12/16/202211:55:31

AQM Project #22-846

PCB BULK SAMPLING RESULTS

AQM

EPA SW-846 Method: 3540C				
Sample #	**Location**	**Material**	**Result (PPM)**	**Parameter**
P1	**Exterior**	**Large Window Glazing**	**27,600**	**Aroclor 1254**
P2	**Exterior**	**Small Window Glazing**	**56,700**	**Aroclor 1260**
P3	**Exterior**	**Expansion Joints**	**10,000**	**Aroclor 1248**
			13,300	**Aroclor 1260**
P4	Exterior	Exhaust Vent Glazing	1.46	Arcolor 1254
			1.64	Arcolor 1260

AQM

ANALYTICAL REPORT

Lab Number:	L2268995
Client:	Air Quality Managment Services, Inc. PO Box 2491 Lewiston, ME 04241
ATTN:	Randy Geoffroy
Phone:	(207) 657-7360
Project Name:	22-846
Project Number:	22-846
Report Date:	12/22/22

The original project report/data package is held by Alpha Analytical. This report/data package is paginated and should be reproduced only in its entirety. Alpha Analytical holds no responsibility for results and/or data that are not consistent with the original.

Certifications & Approvals: MA (M-MA086), NH NELAP (2064), CT (PH-0574), IL (200077), ME (MA00086), MD (348), NJ (MA935), NY (11148), NC (25700/666), PA (68-03671), RI (LAO00065), TX (T104704476), VT (VT-0935), VA (460195), USDA (Permit #P330-17-00196).

Eight Walkup Drive, Westborough, MA 01581-1019
508-898-9220 (Fax) 508-898-9193 800-624-9220 - www.alphalab.com

Project Name: 22-846
Project Number: 22-846

Lab Number: L2268995
Report Date: 12/22/22

Alpha Sample ID	Client ID	Matrix	Sample Location	Collection Date/Time	Receive Date
L2268995-01	P1-LARGE WINDOW GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22
L2268995-02	P2-SMALL WINDOW GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22
L2268995-03	P3-EXPANSION JOINTS	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22
L2268995-04	P4-EXHAUST VENT GLAZING	SOLID	SOUTH PORTLAND	12/07/22 00:00	12/08/22

Project Name:	22-846	**Lab Number:**	L2268995
Project Number:	22-846	**Report Date:**	12/22/22

Case Narrative

The samples were received in accordance with the Chain of Custody and no significant deviations were encountered during the preparation or analysis unless otherwise noted. Sample Receipt, Container Information, and the Chain of Custody are located at the back of the report.

Results contained within this report relate only to the samples submitted under this Alpha Lab Number and meet NELAP requirements for all NELAP accredited parameters unless otherwise noted in the following narrative. The data presented in this report is organized by parameter (i.e. VOC, SVOC, etc.). Sample specific Quality Control data (i.e. Surrogate Spike Recovery) is reported at the end of the target analyte list for each individual sample, followed by the Laboratory Batch Quality Control at the end of each parameter. Tentatively Identified Compounds (TICs), if requested, are reported for compounds identified to be present and are not part of the method/program Target Compound List, even if only a subset of the TCL are being reported. If a sample was re-analyzed or re-extracted due to a required quality control corrective action and if both sets of data are reported, the Laboratory ID of the re-analysis or re-extraction is designated with an "R" or "RE", respectively.

When multiple Batch Quality Control elements are reported (e.g. more than one LCS), the associated samples for each element are noted in the grey shaded header line of each data table. Any Laboratory Batch, Sample Specific % recovery or RPD value that is outside the listed Acceptance Criteria is bolded in the report. In reference to questions H (CAM) or 4 (RCP) when "NO" is checked, the performance criteria for CAM and RCP methods allow for some quality control failures to occur and still be within method compliance. In these instances, the specific failure is not narrated but noted in the associated QC Outlier Summary Report, located directly after the Case Narrative. QC information is also incorporated in the Data Usability Assessment table (Format 11) of our Data Merger tool, where it can be reviewed in conjunction with the sample result, associated regulatory criteria and any associated data usability implications.

Soil/sediments, solids and tissues are reported on a dry weight basis unless otherwise noted. Definitions of all data qualifiers and acronyms used in this report are provided in the Glossary located at the back of the report.

HOLD POLICY - For samples submitted on hold, Alpha's policy is to hold samples (with the exception of Air canisters) free of charge for 21 calendar days from the date the project is completed. After 21 calendar days, we will dispose of all samples submitted including those put on hold unless you have contacted your Alpha Project Manager and made arrangements for Alpha to continue to hold the samples. Air canisters will be disposed after 3 business days from the date the project is completed.

Please contact Project Management at 800-624-9220 with any questions.

Project Name:	22-846	**Lab Number:**	L2268995
Project Number:	22-846	**Report Date:**	12/22/22

Case Narrative (continued)

Sample Receipt

L2268995-04: At the client's request, the PCBs analysis was performed.

PCBs

L2268995-01D, -02D, and -03D: The surrogate recoveries are below the acceptance criteria for 2,4,5,6-tetrachloro-m-xylene (0%) and decachlorobiphenyl (0%) due to the dilution required to quantitate the sample. Re-extraction was not required; therefore, the results of the original analysis are reported.

L2268995-01D: The sample was extracted by EPA Method 3580A - instead of 3540C - as required by the sample matrix (due to the high concentration of Aroclor 1254). The requested reporting limits were not achieved. The use of Method 3580A was previously authorized by the client.

L2268995-02D: The sample was extracted by EPA Method 3580A - instead of 3540C - as required by the sample matrix (due to the high concentration of Aroclor 1260). The requested reporting limits were not achieved. The use of Method 3580A was previously authorized by the client.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete. This certificate of analysis is not complete unless this page accompanies any and all pages of this report.

Authorized Signature: Melissa Sturgis Melissa Sturgis

Title: Technical Director/Representative Date: 12/22/22

ORGANICS

PCBS

Project Name: 22-846 **Lab Number:** L2268995

Project Number: 22-846 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268995-01 D
Client ID: P1-LARGE WINDOW GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/13/22 22:30
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3580A
Extraction Date: 12/12/22 08:19
Cleanup Method: EPA 3665A
Cleanup Date: 12/13/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/13/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	980000	--	500	A
Aroclor 1221	ND		ug/kg	980000	--	500	A
Aroclor 1232	ND		ug/kg	980000	--	500	A
Aroclor 1242	ND		ug/kg	490000	--	500	A
Aroclor 1248	ND		ug/kg	980000	--	500	A
Aroclor 1254	27600000		ug/kg	980000	--	500	A
Aroclor 1260	ND		ug/kg	980000	--	500	A
Aroclor 1262	ND		ug/kg	980000	--	500	A
Aroclor 1268	ND		ug/kg	490000	--	500	A
PCBs, Total	27600000		ug/kg	490000	--	500	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	A
Decachlorobiphenyl	**0**	Q	30-150	A
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	B
Decachlorobiphenyl	**0**	Q	30-150	B

Project Name: 22-846 **Lab Number:** L2268995

Project Number: 22-846 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268995-02 D
Client ID: P2-SMALL WINDOW GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/14/22 02:39
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3580A
Extraction Date: 12/12/22 08:19
Cleanup Method: EPA 3665A
Cleanup Date: 12/13/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/13/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	4850000	--	2500	A
Aroclor 1221	ND		ug/kg	4850000	--	2500	A
Aroclor 1232	ND		ug/kg	4850000	--	2500	A
Aroclor 1242	ND		ug/kg	2430000	--	2500	A
Aroclor 1248	ND		ug/kg	4850000	--	2500	A
Aroclor 1254	ND		ug/kg	4850000	--	2500	A
Aroclor 1260	56700000		ug/kg	4850000	--	2500	A
Aroclor 1262	ND		ug/kg	4850000	--	2500	A
Aroclor 1268	ND		ug/kg	2430000	--	2500	A
PCBs, Total	56700000		ug/kg	2430000	--	2500	A

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	A
Decachlorobiphenyl	**0**	Q	30-150	A
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	B
Decachlorobiphenyl	**0**	Q	30-150	B

Project Name: 22-846 **Lab Number:** L2268995

Project Number: 22-846 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268995-03 D
Client ID: P3-EXPANSION JOINTS
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 15:14
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	1060000	--	1000	A
Aroclor 1221	ND		ug/kg	1060000	--	1000	A
Aroclor 1232	ND		ug/kg	1060000	--	1000	A
Aroclor 1242	ND		ug/kg	530000	--	1000	A
Aroclor 1248	10000000		ug/kg	1060000	--	1000	B
Aroclor 1254	ND		ug/kg	1060000	--	1000	A
Aroclor 1260	13300000		ug/kg	1060000	--	1000	A
Aroclor 1262	ND		ug/kg	1060000	--	1000	A
Aroclor 1268	ND		ug/kg	530000	--	1000	A
PCBs, Total	23300000		ug/kg	530000	--	1000	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	A
Decachlorobiphenyl	**0**	Q	30-150	A
2,4,5,6-Tetrachloro-m-xylene	**0**	Q	30-150	B
Decachlorobiphenyl	**0**	Q	30-150	B

Project Name: 22-846 **Lab Number:** L2268995

Project Number: 22-846 **Report Date:** 12/22/22

SAMPLE RESULTS

Lab ID: L2268995-04
Client ID: P4-EXHAUST VENT GLAZING
Sample Location: SOUTH PORTLAND

Date Collected: 12/07/22 00:00
Date Received: 12/08/22
Field Prep: Not Specified

Sample Depth:
Matrix: Solid
Analytical Method: 1,8082A
Analytical Date: 12/17/22 14:54
Analyst: ER
Percent Solids: Results reported on an 'AS RECEIVED' basis.

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Dilution Factor	Column
Polychlorinated Biphenyls by GC - Westborough Lab							
Aroclor 1016	ND		ug/kg	568	--	1	A
Aroclor 1221	ND		ug/kg	568	--	1	A
Aroclor 1232	ND		ug/kg	568	--	1	A
Aroclor 1242	ND		ug/kg	284	--	1	A
Aroclor 1248	ND		ug/kg	568	--	1	A
Aroclor 1254	1460		ug/kg	568	--	1	B
Aroclor 1260	1640		ug/kg	568	--	1	B
Aroclor 1262	ND		ug/kg	568	--	1	A
Aroclor 1268	ND		ug/kg	284	--	1	A
PCBs, Total	3100		ug/kg	284	--	1	B

Surrogate	% Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	94		30-150	A
Decachlorobiphenyl	93		30-150	A
2,4,5,6-Tetrachloro-m-xylene	87		30-150	B
Decachlorobiphenyl	85		30-150	B

Project Name: 22-846
Project Number: 22-846

Lab Number: L2268995
Report Date: 12/22/22

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 12/14/22 02:10
Analyst: ER

Extraction Method: EPA 3580A
Extraction Date: 12/12/22 08:19

Cleanup Method: EPA 3665A
Cleanup Date: 12/13/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/13/22

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 01-02 Batch: WG1722095-1						
Aroclor 1016	ND		ug/kg	1070	--	A
Aroclor 1221	ND		ug/kg	1070	--	A
Aroclor 1232	ND		ug/kg	1070	--	A
Aroclor 1242	ND		ug/kg	535	--	A
Aroclor 1248	ND		ug/kg	1070	--	A
Aroclor 1254	ND		ug/kg	1070	--	A
Aroclor 1260	ND		ug/kg	1070	--	A
Aroclor 1262	ND		ug/kg	1070	--	A
Aroclor 1268	ND		ug/kg	535	--	A
PCBs, Total	ND		ug/kg	535	--	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	115		30-150	A
Decachlorobiphenyl	111		30-150	A
2,4,5,6-Tetrachloro-m-xylene	109		30-150	B
Decachlorobiphenyl	102		30-150	B

Project Name: 22-846 **Lab Number:** L2268995

Project Number: 22-846 **Report Date:** 12/22/22

Method Blank Analysis
Batch Quality Control

Analytical Method: 1,8082A
Analytical Date: 12/17/22 10:20
Analyst: ER

Extraction Method: EPA 3540C
Extraction Date: 12/14/22 12:20
Cleanup Method: EPA 3630
Cleanup Date: 12/16/22
Cleanup Method: EPA 3665A
Cleanup Date: 12/16/22
Cleanup Method: EPA 3660B
Cleanup Date: 12/17/22

Parameter	Result	Qualifier	Units	RL	MDL	Column
Polychlorinated Biphenyls by GC - Westborough Lab for sample(s): 03-04 Batch: WG1723207-1						
Aroclor 1016	ND		ug/kg	629	--	A
Aroclor 1221	ND		ug/kg	629	--	A
Aroclor 1232	ND		ug/kg	629	--	A
Aroclor 1242	ND		ug/kg	314	--	A
Aroclor 1248	ND		ug/kg	629	--	A
Aroclor 1254	ND		ug/kg	629	--	A
Aroclor 1260	ND		ug/kg	629	--	A
Aroclor 1262	ND		ug/kg	629	--	A
Aroclor 1268	ND		ug/kg	314	--	A
PCBs, Total	ND		ug/kg	314	--	A

Surrogate	%Recovery	Qualifier	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	106		30-150	A
Decachlorobiphenyl	96		30-150	A
2,4,5,6-Tetrachloro-m-xylene	100		30-150	B
Decachlorobiphenyl	98		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 22-846

Project Number: 22-846

Lab Number: L2268995

Report Date: 12/22/22

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 01-02 Batch: WG1722095-2 WG1722095-3									
Aroclor 1016	126		123		40-140	2		50	A
Aroclor 1260	113		110		40-140	3		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	124		121		30-150	A
Decachlorobiphenyl	122		116		30-150	A
2,4,5,6-Tetrachloro-m-xylene	117		113		30-150	B
Decachlorobiphenyl	110		108		30-150	B

Lab Control Sample Analysis

Batch Quality Control

Project Name: 22-846

Project Number: 22-846

Lab Number: L2268995

Report Date: 12/22/22

Parameter	LCS %Recovery	Qual	LCSD %Recovery	Qual	%Recovery Limits	RPD	Qual	RPD Limits	Column
Polychlorinated Biphenyls by GC - Westborough Lab Associated sample(s): 03-04 Batch: WG1723207-2 WG1723207-3									
Aroclor 1016	106		98		40-140	8		50	A
Aroclor 1260	88		89		40-140	1		50	A

Surrogate	LCS %Recovery	Qual	LCSD %Recovery	Qual	Acceptance Criteria	Column
2,4,5,6-Tetrachloro-m-xylene	109		103		30-150	A
Decachlorobiphenyl	101		97		30-150	A
2,4,5,6-Tetrachloro-m-xylene	112		109		30-150	B
Decachlorobiphenyl	106		105		30-150	B

Project Name: 22-846
Project Number: 22-846

Lab Number: L2268995
Report Date: 12/22/22

Sample Receipt and Container Information

Were project specific reporting limits specified? YES

Cooler Information

Cooler	*Custody Seal*
A	Absent

Container Information

Container ID	*Container Type*	*Cooler*	*Initial pH*	*Final pH*	*Temp deg C*	*Pres*	*Seal*	*Frozen Date/Time*	*Analysis(*)*
L2268995-01A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)
L2268995-02A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)
L2268995-03A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)
L2268995-04A	Glass 120ml/4oz unpreserved	A	NA		3.7	Y	Absent		PCB-8082-CAULK(365)

*Values in parentheses indicate holding time in days

Project Name:	22-846	**Lab Number:**	L2268995
Project Number:	22-846	**Report Date:**	12/22/22

GLOSSARY

Acronyms

DL - Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the limit of quantitation (LOQ). The DL includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

EDL - Estimated Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The EDL includes any adjustments from dilutions, concentrations or moisture content, where applicable. The use of EDLs is specific to the analysis of PAHs using Solid-Phase Microextraction (SPME).

EMPC - Estimated Maximum Possible Concentration: The concentration that results from the signal present at the retention time of an analyte when the ions meet all of the identification criteria except the ion abundance ratio criteria. An EMPC is a worst-case estimate of the concentration.

EPA - Environmental Protection Agency.

LCS - Laboratory Control Sample: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LCSD - Laboratory Control Sample Duplicate: Refer to LCS.

LFB - Laboratory Fortified Blank: A sample matrix, free from the analytes of interest, spiked with verified known amounts of analytes or a material containing known and verified amounts of analytes.

LOD - Limit of Detection: This value represents the level to which a target analyte can reliably be detected for a specific analyte in a specific matrix by a specific method. The LOD includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

LOQ - Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

Limit of Quantitation: The value at which an instrument can accurately measure an analyte at a specific concentration. The LOQ includes any adjustments from dilutions, concentrations or moisture content, where applicable. (DoD report formats only.)

MDL - Method Detection Limit: This value represents the level to which target analyte concentrations are reported as estimated values, when those target analyte concentrations are quantified below the reporting limit (RL). The MDL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

MS - Matrix Spike Sample: A sample prepared by adding a known mass of target analyte to a specified amount of matrix sample for which an independent estimate of target analyte concentration is available. For Method 332.0, the spike recovery is calculated using the native concentration, including estimated values.

MSD - Matrix Spike Sample Duplicate: Refer to MS.

NA - Not Applicable.

NC - Not Calculated: Term is utilized when one or more of the results utilized in the calculation are non-detect at the parameter's reporting unit.

NDPA/DPA - N-Nitrosodiphenylamine/Diphenylamine.

NI - Not Ignitable.

NP - Non-Plastic: Term is utilized for the analysis of Atterberg Limits in soil.

NR - No Results: Term is utilized when 'No Target Compounds Requested' is reported for the analysis of Volatile or Semivolatile Organic TIC only requests.

RL - Reporting Limit: The value at which an instrument can accurately measure an analyte at a specific concentration. The RL includes any adjustments from dilutions, concentrations or moisture content, where applicable.

RPD - Relative Percent Difference: The results from matrix and/or matrix spike duplicates are primarily designed to assess the precision of analytical results in a given matrix and are expressed as relative percent difference (RPD). Values which are less than five times the reporting limit for any individual parameter are evaluated by utilizing the absolute difference between the values; although the RPD value will be provided in the report.

SRM - Standard Reference Material: A reference sample of a known or certified value that is of the same or similar matrix as the associated field samples.

STLP - Semi-dynamic Tank Leaching Procedure per EPA Method 1315.

TEF - Toxic Equivalency Factors: The values assigned to each dioxin and furan to evaluate their toxicity relative to 2,3,7,8-TCDD.

TEQ - Toxic Equivalent: The measure of a sample's toxicity derived by multiplying each dioxin and furan by its corresponding TEF and then summing the resulting values.

TIC - Tentatively Identified Compound: A compound that has been identified to be present and is not part of the target compound list (TCL) for the method and/or program. All TICs are qualitatively identified and reported as estimated concentrations.

Report Format: Data Usability Report

Project Name:	22-846	**Lab Number:**	L2268995
Project Number:	22-846	**Report Date:**	12/22/22

Footnotes

1 - The reference for this analyte should be considered modified since this analyte is absent from the target analyte list of the original method.

Terms

Analytical Method: Both the document from which the method originates and the analytical reference method. (Example: EPA 8260B is shown as 1,8260B.) The codes for the reference method documents are provided in the References section of the Addendum.

Chlordane: The target compound Chlordane (CAS No. 57-74-9) is reported for GC ECD analyses. Per EPA,this compound "refers to a mixture of chlordane isomers, other chlorinated hydrocarbons and numerous other components." (Reference: USEPA Toxicological Review of Chlordane, In Support of Summary Information on the Integrated Risk Information System (IRIS), December 1997.)

Difference: With respect to Total Oxidizable Precursor (TOP) Assay analysis, the difference is defined as the Post-Treatment value minus the Pre-Treatment value.

Final pH: As it pertains to Sample Receipt & Container Information section of the report, Final pH reflects pH of container determined after adjustment at the laboratory, if applicable. If no adjustment required, value reflects Initial pH.

Frozen Date/Time: With respect to Volatile Organics in soil, Frozen Date/Time reflects the date/time at which associated Reagent Water-preserved vials were initially frozen. Note: If frozen date/time is beyond 48 hours from sample collection, value will be reflected in 'bold'.

Gasoline Range Organics (GRO): Gasoline Range Organics (GRO) results include all chromatographic peaks eluting from Methyl tert butyl ether through Naphthalene, with the exception of GRO analysis in support of State of Ohio programs, which includes all chromatographic peaks eluting from Hexane through Dodecane.

Initial pH: As it pertains to Sample Receipt & Container Information section of the report, Initial pH reflects pH of container determined upon receipt, if applicable.

PAH Total: With respect to Alkylated PAH analyses, the 'PAHs, Total' result is defined as the summation of results for all or a subset of the following compounds: Naphthalene, C1-C4 Naphthalenes, 2-Methylnaphthalene, 1-Methylnaphthalene, Biphenyl, Acenaphthylene, Acenaphthene, Fluorene, C1-C3 Fluorenes, Phenanthrene, C1-C4 Phenanthrenes/Anthracenes, Anthracene, Fluoranthene, Pyrene, C1-C4 Fluoranthenes/Pyrenes, Benz(a)anthracene, Chrysene, C1-C4 Chrysenes, Benzo(b)fluoranthene, Benzo(j)+(k)fluoranthene, Benzo(e)pyrene, Benzo(a)pyrene, Perylene, Indeno(1,2,3-cd)pyrene, Dibenz(ah)+(ac)anthracene, Benzo(g,h,i)perylene. If a 'Total' result is requested, the results of its individual components will also be reported.

PFAS Total: With respect to PFAS analyses, the 'PFAS, Total (5)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA and PFOS. In addition, the 'PFAS, Total (6)' result is defined as the summation of results for: PFHpA, PFHxS, PFOA, PFNA, PFDA and PFOS. For MassDEP DW compliance analysis only, the 'PFAS, Total (6)' result is defined as the summation of results at or above the RL. Note: If a 'Total' result is requested, the results of its individual components will also be reported.

Total: With respect to Organic analyses, a 'Total' result is defined as the summation of results for individual isomers or Aroclors. If a 'Total' result is requested, the results of its individual components will also be reported. This is applicable to 'Total' results for methods 8260, 8081 and 8082.

Data Qualifiers

A - Spectra identified as "Aldol Condensates" are byproducts of the extraction/concentration procedures when acetone is introduced in the process.

B - The analyte was detected above the reporting limit in the associated method blank. Flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For MCP-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank. For DOD-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte at less than ten times (10x) the concentration found in the blank AND the analyte was detected above one-half the reporting limit (or above the reporting limit for common lab contaminants) in the associated method blank. For NJ-Air-related projects, flag only applies to associated field samples that have detectable concentrations of the analyte above the reporting limit. For NJ-related projects (excluding Air), flag only applies to associated field samples that have detectable concentrations of the analyte, which was detected above the reporting limit in the associated method blank or above five times the reporting limit for common lab contaminants (Phthalates, Acetone, Methylene Chloride, 2-Butanone).

C - Co-elution: The target analyte co-elutes with a known lab standard (i.e. surrogate, internal standards, etc.) for co-extracted analyses.

D - Concentration of analyte was quantified from diluted analysis. Flag only applies to field samples that have detectable concentrations of the analyte.

E - Concentration of analyte exceeds the range of the calibration curve and/or linear range of the instrument.

F - The ratio of quantifier ion response to qualifier ion response falls outside of the laboratory criteria. Results are considered to be an estimated maximum concentration.

G - The concentration may be biased high due to matrix interferences (i.e, co-elution) with non-target compound(s). The result should be considered estimated.

H - The analysis of pH was performed beyond the regulatory-required holding time of 15 minutes from the time of sample collection.

I - The lower value for the two columns has been reported due to obvious interference.

J - Estimated value. This represents an estimated concentration for Tentatively Identified Compounds (TICs).

M - Reporting Limit (RL) exceeds the MCP CAM Reporting Limit for this analyte.

Report Format: Data Usability Report

Project Name:	22-846	**Lab Number:**	L2268995
Project Number:	22-846	**Report Date:**	12/22/22

Data Qualifiers

ND - Not detected at the reporting limit (RL) for the sample.

NJ - Presumptive evidence of compound. This represents an estimated concentration for Tentatively Identified Compounds (TICs), where the identification is based on a mass spectral library search.

P - The RPD between the results for the two columns exceeds the method-specified criteria.

Q - The quality control sample exceeds the associated acceptance criteria. For DOD-related projects, LCS and/or Continuing Calibration Standard exceedences are also qualified on all associated sample results. Note: This flag is not applicable for matrix spike recoveries when the sample concentration is greater than 4x the spike added or for batch duplicate RPD when the sample concentrations are less than 5x the RL. (Metals only.)

R - Analytical results are from sample re-analysis.

RE - Analytical results are from sample re-extraction.

S - Analytical results are from modified screening analysis.

V - The surrogate associated with this target analyte has a recovery outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Z - The batch matrix spike and/or duplicate associated with this target analyte has a recovery/RPD outside the QC acceptance limits. (Applicable to MassDEP DW Compliance samples only.)

Report Format: Data Usability Report

Project Name:	22-846	**Lab Number:**	L2268995
Project Number:	22-846	**Report Date:**	12/22/22

REFERENCES

1 Test Methods for Evaluating Solid Waste: Physical/Chemical Methods. EPA SW-846. Third Edition. Updates I - VI, 2018.

LIMITATION OF LIABILITIES

Alpha Analytical performs services with reasonable care and diligence normal to the analytical testing laboratory industry. In the event of an error, the sole and exclusive responsibility of Alpha Analytical shall be to re-perform the work at it's own expense. In no event shall Alpha Analytical be held liable for any incidental, consequential or special damages, including but not limited to, damages in any way connected with the use of, interpretation of, information or analysis provided by Alpha Analytical.

We strongly urge our clients to comply with EPA protocol regarding sample volume, preservation, cooling, containers, sampling procedures, holding time and splitting of samples in the field.

Certification Information

The following analytes are not included in our Primary NELAP Scope of Accreditation:

Westborough Facility
EPA 624/624.1: m/p-xylene, o-xylene, Naphthalene
EPA 625/625.1: alpha-Terpineol
EPA 8260C/8260D: NPW: 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene, Azobenzene; SCM: Iodomethane (methyl iodide), 1,2,4,5-Tetramethylbenzene; 4-Ethyltoluene.
EPA 8270D/8270E: NPW: Dimethylnaphthalene,1,4-Diphenylhydrazine, alpha-Terpineol; SCM: Dimethylnaphthalene,1,4-Diphenylhydrazine.
SM4500: NPW: Amenable Cyanide; SCM: Total Phosphorus, TKN, NO2, NO3.

Mansfield Facility
SM 2540D: TSS
EPA 8082A: NPW: PCB: 1, 5, 31, 87,101, 110, 141, 151, 153, 180, 183, 187.
EPA TO-15: Halothane, 2,4,4-Trimethyl-2-pentene, 2,4,4-Trimethyl-1-pentene, Thiophene, 2-Methylthiophene, 3-Methylthiophene, 2-Ethylthiophene, 1,2,3-Trimethylbenzene, Indan, Indene, 1,2,4,5-Tetramethylbenzene, Benzothiophene, 1-Methylnaphthalene.
Biological Tissue Matrix: EPA 3050B

The following analytes are included in our Massachusetts DEP Scope of Accreditation

Westborough Facility:

Drinking Water
EPA 300.0: Chloride, Nitrate-N, Fluoride, Sulfate; **EPA 353.2**: Nitrate-N, Nitrite-N; **SM4500NO3-F**: Nitrate-N, Nitrite-N; **SM4500F-C, SM4500CN-CE, EPA 180.1, SM2130B, SM4500Cl-D, SM2320B, SM2540C, SM4500H-B, SM4500NO2-B**
EPA 332: Perchlorate; **EPA 524.2:** THMs and VOCs; **EPA 504.1:** EDB, DBCP.
Microbiology: **SM9215B; SM9223-P/A, SM9223B-Colilert-QT,SM9222D**.

Non-Potable Water
SM4500H,B, EPA 120.1, SM2510B, SM2540C, SM2320B, SM4500CL-E, SM4500F-BC, SM4500NH3-BH: Ammonia-N and Kjeldahl-N, **EPA 350.1**: Ammonia-N, **LACHAT 10-107-06-1-B**: Ammonia-N, **EPA 351.1, SM4500NO3-F, EPA 353.2**: Nitrate-N, **SM4500P-E, SM4500P-B, E, SM4500SO4-E, SM5220D, EPA 410.4, SM5210B, SM5310C, SM4500CL-D, EPA 1664, EPA 420.1, SM4500-CN-CE, SM2540D, EPA 300: Chloride, Sulfate, Nitrate.**
EPA 624.1: Volatile Halocarbons & Aromatics,
EPA 608.3: Chlordane, Toxaphene, Aldrin, alpha-BHC, beta-BHC, gamma-BHC, delta-BHC, Dieldrin, DDD, DDE, DDT, Endosulfan I, Endosulfan II, Endosulfan sulfate, Endrin, Endrin Aldehyde, Heptachlor, Heptachlor Epoxide, PCBs
EPA 625.1: SVOC (Acid/Base/Neutral Extractables), **EPA 600/4-81-045**: PCB-Oil.
Microbiology: **SM9223B-Colilert-QT; Enterolert-QT, SM9221E, EPA 1600, EPA 1603, SM9222D.**

Mansfield Facility:

Drinking Water
EPA 200.7: Al, Ba, Cd, Cr, Cu, Fe, Mn, Ni, Na, Ag, Ca, Zn. **EPA 200.8:** Al, Sb, As, Ba, Be, Cd, Cr, Cu, Pb, Mn, Ni, Se, Ag, TL, Zn. **EPA 245.1** Hg.
EPA 522, EPA 537.1.

Non-Potable Water
EPA 200.7: Al, Sb, As, Be, Cd, Ca, Cr, Co, Cu, Fe, Pb, Mg, Mn, Mo, Ni, K, Se, Ag, Na, Sr, TL, Ti, V, Zn.
EPA 200.8: Al, Sb, As, Be, Cd, Cr, Cu, Fe, Pb, Mn, Ni, K, Se, Ag, Na, TL, Zn.
EPA 245.1 Hg.
SM2340B

For a complete listing of analytes and methods, please contact your Alpha Project Manager.

CHAIN OF CUSTODY

PAGE 1 OF 1

Date Rec'd in Lab: 12/8/22

ALPHA Job #: L2268995

ALPHA ANALYTICAL
WESTBORO, MA TEL: 508-898-9220 FAX: 508-898-9193
MANSFIELD, MA TEL: 508-822-9300 FAX: 508-822-3288

Client Information

Client: AQM
Address: 10 Box 2491
Lewiston, ME 04241
Phone: 2076577360
Fax:
Email: randy@aqmservices.com
☐ These samples have been previously analyzed by Alpha

Project Information

Project Name: 22-846
Project Location: South Portland
Project #: 22-846
Project Manager: Randy Geoffroy
ALPHA Quote #:

Turn-Around Time

☒ Standard ☐ RUSH (only confirmed if pre-approved!)
Date Due: Time:

Report Information - Data Deliverables

☐ FAX ☒ EMAIL
☐ ADEx ☐ Add'l Deliverables

Billing Information

☐ Same as Client info PO #: 22-846

Regulatory Requirements/Report Limits

State /Fed Program	Criteria

Other Project Specific Requirements/Comments/Detection Limits:

ANALYSIS: TCS

SAMPLE HANDLING
Filtration
☐ Done
☐ Not needed
☐ Lab to do
Preservation
☐ Lab to do
(Please specify below)

ALPHA Lab ID (Lab Use Only)	Sample ID	Collection Date	Collection Time	Sample Matrix	Sampler's Initials	Sample Specific Comments	TOTAL # BOTTLES
68[illegible]15-01	P1-Large Window Glazing	12/7/22		Bulk	NV	✓	
-02	P2-Small Window Glazing					✓	
-03	P3-Expansion Joints					✓	
-04	P4-Exhaust Vent Glazing						

Container Type: Glass Jar
Preservative:

Relinquished By:	Date/Time	Received By:	Date/Time
	12/8/22 0800		12/8/22 1314
	12/8/22 19:15	AAL	12/8/22 1945
AAL	12/8/22 21:40		12/8/22 2140

Please print clearly, legibly and completely. Samples can not be logged in and turnaround time clock will not start until any ambiguities are resolved. All samples submitted are subject to Alpha's Terms and Conditions. See reverse side.

FORM NO: 01-01 (rev. 14-OCT-07)

AQM Project #22-846

LEAD-BASED PAINT DETERMINATION

AQM

LEAD PAINT SURVEY REPORT

REPORT NUMBER:
S#03550 – 11/18/22 11:48

INSPECTION FOR:
City South Portland

PERFORMED AT:
South Portland Public Library

INSPECTION DATE:
11/18/2022

INSTRUMENT TYPE:
R M D
MODEL LPA-1
XRF TYPE ANALYZER
Serial Number: 03550

ACTION LEVEL:
1.0 mg/cm**2

OPERATOR LICENSE:
LR-0396

STATEMENT: Interior & exterior of building tested for the presence of lead base paint, testing combination was used for this determination.

SIGNED: _____ **DATE:** _____

UNDERSTANDING THE LEAD PAINT INSPECTION REPORT

The Lead Paint Inspection Report is composed of the following parts:

Cover Sheet. The cover sheet contains general information as to where the inspection took place, date of inspection, inspector's name, action level, and reference report number.

Summary. The Summary contains general information that is required by regulation. General information such as: inspection location, facility owner, facility age/description, inspection date, and relevant inspection number is found here. The summary also lists the testing method and procedure used in the inspection. The DEP uses as XRF (X-ray fluorescence) direct read analyzer to determine lead concentration in paint. This is a non-destructive testing method that does not require laboratory analysis. The analyzer gives us a lead concentration reading of the tested surface in about twenty seconds. A procedure known as "testing combinations" is used to determine what surfaces (building components) will be tested. This is a representative sampling of the facility. Using this method, all painted surfaces are not routinely inspected. The method requires each room within the facility be tested separately. Similar building components (such as window sash, window sill, door, door jamb, base board) or unique individual components (such as ceilings, floors, walls) are grouped to form a testing combination. One painted surface from each testing combination is selected to be tested. The summary shows the total number of testing combinations and total number of individual XRF readings. The summary will also indicate if any of the components tested contained lead-based paint in poor condition will be listed. A building component containing lead-based paint in poor condition is a lead hazard. Other surfaces may be noted as lead hazards depending on location and use. The results of any samples (soil, water, dust, air, paint chip) collected for laboratory analysis are listed in the summary. An example of these results is provided.

Diagram. This is a rough (not to scale) drawing of each floor of the facility where testing took place. Perimeter wall sides are identified with letters A, B, C, D. Side A is typically the street side of the facility. Sides B, C, and D are identified clockwise from side A as one faces the dwelling; thus wall B is to the left, wall C is across from side A, and side D is to the right of side A.

Doors and windows are identified with letters A, B, C, and D and is identified going clockwise when facing the door or window. This code represents only the side of the building component in a particular room or area where the surface is exposed.

Each room equivalent is identified by room number and room name. Rooms are consecutively numbered clockwise. The exterior is always assigned as a separate room equivalent. Sides in an interior room equivalent follow the overall housing unit side allocation as described above. Therefore, when standing in any four-sided room facing side C, the room's side A will always be to the rear, side B will be to the left, and side D will be to the right.

Environmental Lead Inspection Summary. All certified Lead Inspectors are required by law to complete this form and submit to the DEP Lead Program, 17 State House Station, Augusta, ME 04333. This is a copy of the Inspection Summary submitted for this Lead Determination or Inspection.

Sequential Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Detailed Report. This report is generated from readings stored in the XRF analyzer. The report lists individual rooms and every surface tested in that room in ***non-sequential*** order. Doors and windows are identified by wall and as left, center or right. These are only reference points showing the location of the building components tested. Like building components are grouped together to form testing combinations. Testing combinations used are listed in the comment section. Any building component in poor condition will be listed using the identifying code from the floor diagram.

Summary Report. This report is organized identically to the detailed report. However, for this report, only readings or average sets, which have a lead value that is equal to or greater than the present abatement level, are shown.

Lead Safe Certificate. If applicable, a Lead-Safe Certificate is completed for all structures found to be lead-safe. "Lead-safe" means a residential dwelling or child-occupied facility that contains no lead hazards (paint, dust, soil, or water). A lead-safe condition may persist provided that no additional lead-based substances are introduced into the residential dwelling or child-occupied facility, or the condition of the existing lead-based substances does not deteriorate. This certificate will expire 6 months from the date of the inspection. For renewal of certificates, the owner must visually assess all painted surfaces for condition and have a dust wipes test performed at 6 months, and then annually thereafter.

Laboratory Analysis. XRF testing is an acceptable testing method for painted surfaces. Paint chip samples, soil, dust, or water samples, if collected, must be sent to a certified laboratory for analysis. The test results from the reporting laboratory are included in the Lead Paint Inspection Report.

QA/QC. Two separate procedures are followed to validate XRF testing results. Calibration of the analyzer is performed before, during, and after the inspection. The XRF is checked against a known lead concentration following the manufacturer's recommended procedure. Any instrument falling outside of certain limits cannot be used. Quality of XRF testing is determined by retesting certain building components. Results of the retest must fall within a certain range to determine the validity of the XRF readings. This is based on validated test results.

Paint Condition. The condition of paint shall be identified using the following classifications.

Intact condition is one in which the paint is entirely intact

Deteriorated/Poor condition is one in which paint is severely worn, weathered or no longer adhering, i.e., peeling, cracking, flaking, chalking; or the substrate is broken, exposed or otherwise deteriorated. Individual interior components with large surface areas (walls, ceilings, floors, doors) that evidence greater than 2 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual interior components with small surface areas (window sills, baseboard) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition. Exterior components with large surface areas that evidence greater than 10 square feet of normal wear and tear or direct damage are considered to be in poor condition. Individual exterior components with small surface areas (soffits, trim) that evidence greater than 10 percent normal wear and tear or direct damage on the total surface area of the component are considered to be in poor condition.

XRF Readings. XRF readings less than 1.0 mg/cm2, (milligrams per centimeter squared), are considered negative results. XRF readings 1.0 mg/cm2 or greater are considered positive results indicating the presence of lead-based substances.

Lead Hazards. Leaded surfaces with a lead content of 1.0 mg/cm2 or greater and in "Deteriorated/Poor" condition are lead hazards.

Chewable, friction, or impact surfaces with a lead content of 1.0 mg/cm2 or greater may be identified as a hazard dependent upon the surface condition, location, and other relevant factors. For example, chewable surfaces that evidence children's teeth marks, friction surfaces that are subject to abrasion, and impact surfaces with chipping or flaking paint may be classified as a lead hazard.

Please be advised that improper removal of lead-based paint can pose serious health risks to dwelling occupants and removal personnel. Removal should be done by qualified professionals who are trained and licensed.

LETTER TO OWNER

Community Concepts, Inc.
240 Bates St
Lewiston, ME 04240

Re: South Portland, Maine

Dear Owner:

The purpose of the lead survey was to determine the existence of lead-based paint and lead based paint hazards at the subject property, and to determine the location, type, and severity of existing or potential health hazards associated with exposures to lead. This report can help Owners develop a plan for eliminating any lead-based paint hazards that were found and aid in establishing an ongoing lead-based paint maintenance and re-evaluation program, if needed.

As part of the assessment, a visual survey of the property and structure was conducted, onsite paint was tested using a x-ray fluorescence (XRF) analyzer was performed.

The following report details the results of the investigation. The *Lead Paint Inspection Summary* details all of the lead paint hazards. Please review the Understanding the lead paint inspection report for additional information on how to interpret XRF results, definition of terms, measurement standards, site and floor plan, etc.

Disclosure Regulations

A copy of this report must be provided to each new lessee (tenant) or purchaser of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must also be provided to purchasers and made available to tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet approved by the U.S. Environmental Protection Agency (EPA), entitled "Protect Your Family from Lead in Your Home", and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards. For more information regarding your obligations under federal lead-based paint regulations, contact your local health department or Maine Childhood Lead Poisoning Prevention Program MCLPPP.

Conditions & Limitations

Staff of COMMUNITY CONCEPTS has performed the tasks listed above requested by the Client in a thorough and professional manner consistent with commonly accepted standard industry practices, using state of the art practices and best available known technology, as of the date of the assessment. COMMUNITY CONCEPTS cannot guarantee and does not warrant that this Assessment has identified all adverse environmental factors and/or conditions affecting the subject property on the date of the Assessment. COMMUNITY CONCEPTS cannot and will not warrant that the Assessment that was requested by the client will satisfy the dictates of, or provide a legal defense in connection with, any environmental laws or regulations. It is the responsibility of the client to know and abide by all applicable laws, regulations, and standards, including EPA's Renovation, Repair and Painting regulation.

The results reported, and conclusions reached by COMMUNITY CONCEPTS are solely for the benefit of the client. The results and opinions in this report, based solely upon the conditions found on the property as of the date of the Assessment, will be valid only as of the date of the Assessment. COMMUNITY CONCEPTS assume no obligation to advise the client of any changes in any real or potential lead hazards at this residence that may or may not be later brought to our attention. Further conditions and limitations to this contracted report are included in the general terms and conditions supplied to the client with the contract for services.

Sincerely,

Andrew Watson
Lead Inspector /Risk Assessor

CommunityConcepts
helping people changing lives

Lead Paint Survey Summary

Report No:	**RMD# 1665 11/18/22 09:48**
Inspection Location:	South Portland Library
Inspection Date:	11/18/22
Inspector:	Andrew Watson
Testing Method:	XRF
Sampling Procedure:	Testing Combinations as described in HUD Chapter 7
Laboratory:	Maine State Lab
QA/QC:	Calibration Check as recommended by instrument manufacturer. XRF Testing Evaluation as described in Performance Characteristic Sheet, Oct, 25 2006, Edition No. 5
Age of Facility:	80+ Years
Facility Description:	Public Facility

The following list shows the type and location of those building components containing lead-based paint or assumed to contain lead-based paint.

Building	Building component containing lead paint	Location
Public Library	No lead paint found	--

Note: Please be advise that improper removal of lead paint can pose serious health risk to dwelling occupants and removal personnel. Removal should be done by qualified professionals who have de-leading experience and the proper equipment to ensure that no one is put at risk.

No dust or chip samples taken

SUMMARY REPORT OF LEAD PAINT INSPECTION FOR: City of South Portland ME

Inspection Date:	11/18/22	**Public Library**
Report Date:	11/21/2022	**South Portland ME**
Abatement Level:	1.0	**482 Broadway**
Report No.	S#03550 - 11/18/22 11:48	
Total Readings:	49 Actionable: 0	
Job Started:	11/18/22 11:48	
Job Finished:	11/18/22 12:19	

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Calibration Readings									
---- End of Readings ----									

Notes:

Exterior

- Stone/brick siding
- Metal exterior trim
- Exterior trim covered with coil metal
- Newer entry doors

Interior

- Carpet/cement/tile flooring
- Cement & plaster walls
- Metal window sash

Public Library {South Portland}

DETAILED REPORT OF LEAD PAINT INSPECTION FOR: City of South Portland ME

Inspection Date: 11/18/22
Report Date: 11/21/2022
Abatement Level: 1.0
Report No. S#03550 - 11/18/22 11:48
Total Readings: 49
Job Started: 11/18/22 11:48
Job Finished: 11/18/22 12:19

Public Library
South Portland ME
482 Broadway

Read No.	Wall	Structure	Location	Member	Paint Cond	Substrate	Paint Color	Lead (mg/cm²)	Mode
Interior Room 001 meeting									
007	A	Wall	Ctr		I	Panel	White	-0.1	QM
011	A	Wall	Ctr		I	Cement	green	0.0	QM
008	B	Wall	Ctr		I	Wood	stained	-0.2	QM
009	B	Wall	Ctr		I	Cement	black	0.0	QM
010	B	Wall	Ctr		I	Cement	White	0.1	QM
Interior Room 002 Bathroom									
012	A	Wall	Ctr		I	Cement	White	0.1	QM
013	B	Wall	Ctr		I	Cement	White	-0.3	QM
014	C	C1 Door	Ctr		I	metal	Blue	0.1	QM
015	C	C1 Door	Ctr	Door casing	I	metal	Blue	0.1	QM
Interior Room 003 staff									
016	A	Wall	Ctr		I	Cement	White	-0.1	QM
017	B	Wall	Ctr		I	Cement	White	-0.1	QM
Interior Room 004 book stack									
021	1	post	Ctr		I	metal	Brown	0.0	QM
018	A	Wall	Ctr		I	Cement	White	0.1	QM
020	1	Floor	Ctr		D	Cement	gray	0.2	QM
019	B	Wall	Ctr		I	drywall	Cream	-0.2	QM
022	C	C1 Door	Ctr		I	metal	Blue	0.1	QM
Interior Room 005 book stack									
023	A	Wall	Ctr		I	Cement	green	0.2	QM
025	1	Floor	Ctr		D	Cement	gray	0.2	QM
026	1	Stairs	Ctr	Railing cap	D	metal	black	0.4	QM
024	C	Wall	Ctr		I	Cement	Blue	-0.1	QM
Interior Room 006 reference									
027	A	Window	Ctr	Part. bead	I	metal	black	0.1	QM
Interior Room 007 children rm									
028	A	Wall	Ctr		I	drywall	Cream	0.0	QM
029	D	Wall	Ctr		I	Panel	Brown	-0.1	QM
Interior Room 008 Office									
030	B	Wall	Ctr		I	Cement	Blue	0.1	QM
032	C	C1 Door	Ctr		I	metal	Blue	0.0	QM
033	C	C1 Door	Ctr	Door casing	I	metal	Blue	0.5	QM
031	D	Wall	Ctr		I	Cement	Cream	0.1	QM

Interior Room 009 XRF Retest								
034	A	Wall	Ctr	I	Panel	White	-0.1	QM
035	A	Wall	Ctr	I	Cement	green	0.0	QM
038	A	Wall	Ctr	I	Cement	White	0.1	QM
040	A	Wall	Ctr	I	Cement	White	-0.1	QM
042	A	Wall	Ctr	I	Cement	White	0.1	QM
036	B	Wall	Ctr	I	Cement	black	0.0	QM
037	B	Wall	Ctr	I	Cement	White	0.1	QM
039	B	Wall	Ctr	I	Cement	White	-0.3	QM
041	B	Wall	Ctr	I	Cement	White	-0.1	QM
043	B	Wall	Ctr	I	drywall	Cream	-0.2	QM
Calibration Readings								
001							0.9	TC
002							1.1	TC
003							1.1	TC
004							0.0	TC
005							0.0	TC
006							-0.1	TC
044							1.0	TC
045							0.8	TC
046							0.8	TC
047							-0.1	TC
048							-0.2	TC
049							-0.1	TC

---- End of Readings ----

RMD LPA-1, PCS Edition 5 Page 1 of 4 Performance Characteristic Sheets

EFFECTIVE DATE: October 25, 2006 EDITION NO.: 5
MANUFACTURER AND MODEL:

Make: ***Radiation Monitoring Devices***
Model: ***LPA-1***
Source: ^{57}***Co***
Note: This sheet supersedes all previous sheets for the XRF instrument of the make, model, and source shown above ***for instruments sold or serviced after June 26, 1995. For other instruments, see prior editions.***

FIELD OPERATION GUIDANCE

OPERATING PARAMETERS:
Quick mode or 30-second equivalent standard (Time Corrected) mode readings.
XRF CALIBRATION CHECK LIMITS:

0.7 to 1.3 mg/cm^2 (inclusive)

SUBSTRATE CORRECTION:

For XRF results below 4.0 mg/cm^2, substrate correction is recommended for:
Metal using 30-second equivalent standard (Time Corrected) mode readings.
None using quick mode readings.
Substrate correction is not needed for:
Brick, Concrete, Drywall, Plaster, and Wood using 30-second equivalent standard (Time Corrected) mode readings
Brick, Concrete, Drywall, Metal, Plaster, and Wood using quick mode readings

THRESHOLDS:

30-SECOND EQUIVALENT STANDARD MODE READING DESCRIPTION	SUBSTRATE	THRESHOLD (mg/cm^2)
Results corrected for substrate bias on metal substrate only	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 0.9 1.0 1.0
QUICK MODE READING DESCRIPTION	**SUBSTRATE**	**THRESHOLD (mg/cm^2)**
Readings not corrected for substrate bias on any substrate	Brick Concrete Drywall Metal Plaster Wood	1.0 1.0 1.0 1.0 1.0 1.0

BACKGROUND INFORMATION

EVALUATION DATA SOURCE AND DATE:
This sheet is supplemental information to be used in conjunction with Chapter 7 of the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing* ("HUD Guidelines"). Performance parameters shown on this sheet are calculated from the EPA/HUD evaluation using archived building components. Testing was conducted on approximately 150 test locations in July 1995. The instrument that performed testing in September had a new source installed in June 1995 with 12 mCi initial strength.
OPERATING PARAMETERS:
Performance parameters shown in this sheet are applicable only when properly operating the instrument using the manufacturer's instructions and procedures described in Chapter 7 of the HUD Guidelines.
XRF CALIBRATION CHECK:
The calibration of the XRF instrument should be checked using the paint film nearest 1.0 mg/cm^2 in the NIST Standard Reference Material (SRM) used (e.g., for NIST SRM 2579, use the 1.02 mg/cm^2 film).
If readings are outside the acceptable calibration check range, follow the manufacturer's instructions to bring the instruments into control before XRF testing proceeds.
SUBSTRATE CORRECTION VALUE COMPUTATION:

Chapter 7 of the HUD Guidelines provides guidance on correcting XRF results for substrate bias. Supplemental guidance for using the paint film nearest 1.0 mg/cm^2 for substrate correction is provided:

XRF results are corrected for substrate bias by subtracting from each XRF result a correction value determined separately in each house for single-family housing or in each development for multifamily housing, for each substrate. The correction value is an average of XRF readings taken over the NIST SRM paint film nearest to 1.02 mg/cm^2 at test locations that have been scraped bare of their paint covering. Compute the correction values as follows:

Using the same XRF instrument, take three readings on a bare substrate area covered with the NIST SRM paint film nearest 1 mg/cm^2. Repeat this procedure by taking three more readings on a second bare substrate area of the same substrate covered with the NIST SRM.

Compute the correction value for each substrate type where XRF readings indicate substrate correction is needed by computing the average of all six readings as shown below.

For each substrate type (the 1.02 mg/cm^2 NIST SRM is shown in this example; use the actual lead loading of the NIST SRM used for substrate correction):

Correction value = (1st + 2nd + 3rd + 4th + 5th + 6th Floor *Reading*) / 6 - 1.02 mg/cm²

Repeat this procedure for each substrate requiring substrate correction in the house or housing development.

EVALUATING THE QUALITY OF XRF TESTING:

Randomly select ten testing combinations for retesting from each house or from two randomly selected units in multifamily housing. Use either the Quick Mode or 30-second equivalent standard (Time Corrected) Mode readings. RMD LPA-1, PCS Edition 5 Page 3 of 4

Conduct XRF re-testing at the ten testing combinations selected for retesting.

Determine if the XRF testing in the units or house passed or failed the test by applying the steps below.

Compute the Retest Tolerance Limit by the following steps:

Determine XRF results for the original and retest XRF readings. Do not correct the original or retest results for substrate bias. In single-family and multi-family housing, a result is defined as a single reading. Therefore, there will be ten original and ten retest XRF results for each house or for the two selected units.

Calculate the average of the original XRF result and retest XRF result for each testing combination.

Square the average for each testing combination.

Add the ten squared averages together. Call this quantity C.

Multiply the number C by 0.0072. Call this quantity D.

Add the number 0.032 to D. Call this quantity E.

Take the square root of E. Call this quantity F.

Multiply F by 1.645. The result is the Retest Tolerance Limit.

Compute the average of all ten original XRF results.

Compute the average of all ten re-test XRF results.

Find the absolute difference of the two averages.

If the difference is less than the Retest Tolerance Limit, the inspection has passed the retest. If the difference of the overall averages equals or exceeds the Retest Tolerance Limit, this procedure should be repeated with ten new testing combinations. If the difference of the overall averages is equal to or greater than the Retest Tolerance Limit a second time, then the inspection should be considered deficient.

Use of this procedure is estimated to produce a spurious result approximately 1% of the time. That is, results of this procedure will call for further examination when no examination is warranted in approximately 1 out of 100 dwelling units tested.

BIAS AND PRECISION:

Do not use these bias and precision data to correct for substrate bias. These bias and precision data were computed without substrate correction from samples with reported laboratory results less than 4.0 mg/cm^2 lead. The data which were used to determine the bias and precision estimates given in the table below have the following properties. During the July 1995 testing, there were 15 test locations with a laboratory-reported result equal to or greater than 4.0 mg/cm^2 lead. Of these, one 30-second standard mode reading was less than 1.0 mg/cm^2 and none of the quick mode readings were less than 1.0 mg/cm^2. The instrument that tested in July is representative of instruments sold or serviced after June 26, 1995. These data are for illustrative purposes only. Actual bias must be determined on the site. Results provided above already account for bias and precision. Bias and precision ranges are provided to show the variability found between machines of the same model. RMD LPA-1, PCS Edition 5 Page 4 of 4

30-SECOND STANDARD MODE READING MEASURED AT	SUBSTRATE	BIAS (mg/cm^2)	PRECISION* (mg/cm^2)
0.0 mg/cm^2	Brick	0.0	0.1
	Concrete	0.0	0.1
	Drywall	0.1	0.1
	Metal	0.3	0.1
	Plaster	0.1	0.1
	Wood	0.0	0.1
0.5 mg/cm^2	Brick	0.0	0.2
	Concrete	0.0	0.2
	Drywall	0.0	0.2
	Metal	0.2	0.2
	Plaster	0.0	0.2
	Wood	0.0	0.2
1.0 mg/cm^2	Brick	0.0	0.3
	Concrete	0.0	0.3
	Drywall	0.0	0.3
	Metal	0.2	0.3
	Plaster	0.0	0.3
	Wood	0.0	0.3
2.0 mg/cm^2	Brick	-0.1	0.4
	Concrete	-0.1	0.4
	Drywall	-0.1	0.4
	Metal	0.1	0.4
	Plaster	-0.1	0.4
	Wood	-0.1	0.4

*Precision at 1 standard deviation.

CLASSIFICATION RESULTS:

XRF results are classified as positive if they are greater than the upper boundary of the inconclusive range, and negative if they are less than the lower boundary of the inconclusive range, or inconclusive if in between. The inconclusive range includes both its upper and lower bounds. Earlier editions of this *XRF Performance Characteristics Sheet* did not include both bounds of the inconclusive range as "inconclusive." While this edition of the Performance Characteristics Sheet uses a different system, the specific XRF readings that are considered positive, negative, or inconclusive for a given XRF model and substrate remain unchanged, so previous inspection results are not affected.

DOCUMENTATION:

An EPA document titled *Methodology for XRF Performance Characteristic Sheets* provides an explanation of the statistical methodology used to construct the data in the sheets, and provides empirical results from using the recommended inconclusive ranges or thresholds for specific XRF instruments. For a copy of this document call the National Lead Information Center Clearinghouse at 1-800-424-LEAD. A HUD document titled *A Nonparametric Method for Estimating the 5th and 95th Percentile Curves of Variable-Time XRF Readings Based on Monotone Regression* provides supplemental information on the methodology for variable-time XRF instruments. A copy of this document can be obtained from the HUD lead web site, www.hud.gov/offices/lead.

This XRF Performance Characteristic Sheet was developed by QuanTech, Inc., under a contract from the U.S. Department of Housing and Urban Development (HUD). HUD has determined that the information provided here is acceptable when used as guidance in conjunction with Chapter 7, Lead-Based Paint Inspection, of HUD's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*.

RMD LPA-1 XRF
Calibration Check Results

Company Name	**Community Concepts**	Inspector	**Andrew Watson**
Company Address	**240 Bates St**	License #	**LR-0396**
Town, State, Zip	**Lewiston Maine**	Date	**11/18/2022**
Inspection Adress	**South Portland Library**		
XRF S/N	**3550**		
XRF Model	**RMD LPA-1**		
NIST SRM	: **1.0**		
Calibration Check Tolerance	**Plus or minus 0.3 mg/cm2**		

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.9	1.1	1.1	1.0	0.03

Second Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
1.0	0.8	0.8	0.9	0.87

Calibration Check Tolerance: plus or minus 0.3 mg/cm2

First Calibration Check: Calibration Start Time:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
0.0	0.0	-0.1	0.0	-0.03

Second Calibration Check:

First Reading	Second Reading	Third Reading	First Average	Difference between Average
-0.2	-0.1	-0.1	-0.1	-0.13

If the difference of the calibration check average for the first NIST SRM film value is greater than the specified calibration check tolerance for this device, consult the manufacturer's recommendations to bring the instrument back into control. Retest all testing combinations tested since the last successful calibration check test.

Evaluation of XRF Testing - Performance Characteristic Retest Protocol

XRF: LPA-1, S/N 3550

Location: **South Portland City offices** Inspection Date: **11/18/2022**

The following is part of a QA/QC program evaluating XRF testing readings. Proceedure folling described in Performance Characteristics Sheet Date October 25, 2006, Edition No. 5 for RMD LPA - 1

	(a) Reading N	(b) Initial Resul	(c) Reading N	(d) Initial Resul	(e) Average (b	(f) (e) ^{2}
	7	-0.1	34	-0.1	-0.1	0.01
	9	0.0	35	0.0	0	0.00
	10	0.1	36	0.0	0.05	0.00
	11	0.0	37	0.1	0.05	0.00
	12	0.1	38	0.1	0.1	0.01
	13	-0.3	39	-0.3	-0.3	0.09
	16	-0.1	40	-0.1	-0.1	0.01
	17	-0.1	41	-0.1	-0.1	0.01
	18	0.1	42	0.1	0.1	0.01
	19	-0.2	43	-0.2	-0.2	0.04
totals		-0.5		-0.5	-0.5	0.185
Averages		-0.05		-0.05	-0.05	0.02
		(g)		(h)		(f)

Difference between (g)&(h)= 0

C=total (f) 0.19

2.Retest Tolerance Limit = 0.30

Cx0.0072= 0.00 D

D + 0.032= 0.03 E

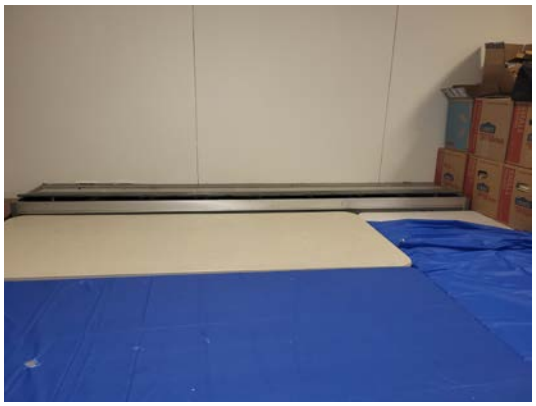
Square Root of E = 0.18 F

0.30

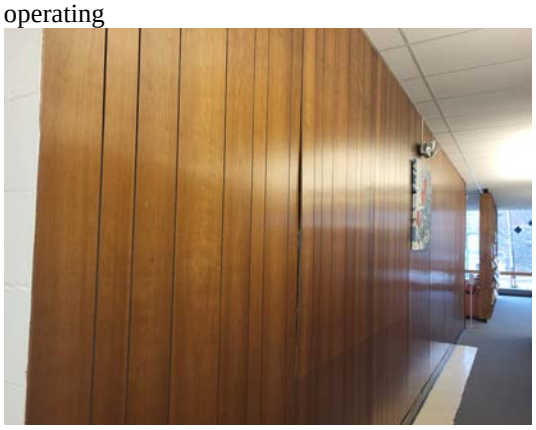
3. If the difference betw een (g) and (h) is less than the Retest Tolerance Limit, the inspection has passed the retest.

PHOTO DOCUMENTATION

Photo Oder – top to bottom left, top to bottom right



View of Unit Ventilator, there could be asbestos cement board or paper behind this Unit that AQM was unable to inspect for as Units are operating



AQM was unable to test wood panel adhesive for asbestos content as testing would damage the board and the building is still used / occupied

View of floor tiles where sample sets (B1 – B3 and B13 – B15) were collected

View of plaster soffit

View of Large Window Glazing

Example of Expansion Joint Glazing

View of Small Window Glazing

View of Exhaust Vent Glazing

Allied Engineering
Structural Mechanical Electrical Commissioning

SOUTH PORTLAND PUBLIC LIBRARY

I. Introduction and Scope

This report is issued to document our conditions assessment report and conceptual design narrative for the mechanical, electrical, plumbing, structural/roofing, and fire protection (MEPSFP) systems within the proposed renovation areas at the South Portland Public Library located in South Portland, Maine.

The scope for this report includes an assessment of the existing Mechanical, Electrical, Plumbing, Structural/Roofing, and Fire Protection systems within the facility and documents the condition, capacity, and code compliance for the systems based upon current and proposed future facility usage, to the extent known.

Services included in conducting this assessment are as follows:

1. Meet with designated representatives of the facility to gain an understanding of the use and environmental requirements of each functional space as well as current programming and systemic shortfalls associated with the facility based upon current occupancy and future expansion plans.
2. Conduct field visits to assess the configuration and condition of existing systems, analyze existing building design documentation, become familiar with prior renovations and functional space changes throughout the facility, and interview occupants within each of the spaces to gain an understanding as to the adequacy of the current systems to maintain acceptable conditions based upon use and occupancy.
3. Collaboration with Sebago Technics and Grant Hays Architects to understand the potential for programming changes/expansion and/or occupancy changes.

The assessment incorporates the following items:

1. Visual assessment of systems condition and operation
2. Interview of designated facility personnel to gather information relative to space comfort, systems efficiency, maintainability, and other relevant information.
3. Review of system design documentation to analyze the ability for systems to meet current code requirements and industry standards for occupant comfort, indoor air quality, and efficiency of operations.

II. Existing Conditions

A. Structural

1. Floor framing consists of steel beams and columns supporting steel bar joists, metal deck and a WWM reinforced concrete slab on deck, total depth 5”. There was no apparent distress visible with these systems.

2. At the central stair core (stairwell/elevator lobby) and extending above the lower-level mechanical room, there is a 6" reinforced structural elevated concrete slab supported on steel beams and column. There was no apparent distress noted during our field evaluations. There was no apparent distress visible with these systems.

3. Roof structure are steel bar joists supported by a steel beam/column line. The roof steel is sloped toward a center low area along the longitudinal length of the building to facilitate internal roof drain lines. There was no apparent distress visible with these systems.

B. Roof System

1. Roof is polyisocyanurate insulation with membrane roofing over metal decking. Roof is in good condition and should offer another 10-15 years of use.

C. Fire Protection

1. The facility does not incorporate a system of automatic sprinklers.

D. Mechanical

1. Heating for the facility is provided by a single HB Smith Model 19HE SW07 cast iron sectional hot water boiler with a dual fuel burner that fires natural gas and #2 fuel oil. The boiler is sized at 1,137 MBH.

   The boiler generates hot water which is pumped through the facility for space heating via a pair of base mounted constant flow circulator pumps, located within the boiler room.

   Natural gas for firing the boilers originates from a meter that is located at the East side of the facility and traverses the Lower Level to serve the boiler.

   The fuel oil for the boilers is stored in a double wall underground fuel storage tank at the East side of the facility. The tank is monitored for leak detection via an Omntek electronic leak detection system.

   The boiler stack is masonry and contains a clay tile liner.

2. Heating, cooling, and mechanical ventilation for the facility is provided by a variable volume split system HVAC unit. The air handler is located in the boiler room. It is manufactured by Trane and includes a direct expansion refrigerant coil for cooling and a mixing box for introducing fresh air. The unit delivers air to the facility via a ducted system of supply and return air and pulls fresh air for ventilation through a sidewall louver at the South façade.

   Each functional space incorporates a terminal variable air volume box or boxes with hydronic reheat coils to vary the volume of supply air and add heat to the supply air as required to maintain heating/cooling temperature setpoints at each space.

The supply fan is driven by a variable frequency drive to modulate supply air volume based upon the space needs.

The condensing unit for the split system air handler, sized at 30 tons of cooling, is located on the roof.

3. Supplemental space heating is provided by fintube radiators at the perimeter walls, cabinet unit heaters, and convectors.

4. The break room range include a residential style hood which exhausts to the roof.

5. The bathrooms are exhausted via rooftop exhaust fans located above the plumbing chase.

6. The facility is served by an electronic direct digital control (DDC) system manufactured by Barbar Colman (Network 8000).

E. Plumbing

1. Domestic cold water is provided by the municipal water district. Water enters the facility as a 2" service at the West Storage Room located at the lower level of the facility. The entrance contains a meter but does not incorporate a backflow prevention device.

   The domestic cold water is constructed primarily of copper pipe with soldered fittings. The domestic cold-water piping appears to be insulated at most areas using fiberglass pipe insulation with all service jacket.

2. Domestic hot water is generated by a Rheem electric water heater sized at 40 gallons, located in the boiler room. Like the cold water piping, the domestic hot water piping is primarily constructed of copper with soldered joints and is insulated with fiberglass and all service jacket at most areas.

3. The sanitary sewer main, based upon a review of the existing drawings, exits the facility through the unexcavated area at the north side of the facility to a manhole located at the site. The service appears to be sized at 6" diameter.

4. There is a sump with a pump also located in the lower-level Storage room at the East end of the facility. The pump discharges through the foundation wall to an indirect waste line exterior to the facility.

5. Water closets and urinals are white vitreous China, wall mounted, with hands free flush valves.

6. Lavatories are wall mounted, white vitreous China units with hands free faucets.

7. The Break Room sink is a double bowl stainless steel drop-in unit with two handle gooseneck faucet and separate pull out sprayer.

8. The Staff Room sink is a wall mounted white vitreous China unit with a two handle manual gooseneck faucet.

F. Electrical

1. The facility is served by a pole mounted CMP owned oil filled transformer; manufacture and age unknown. The unit has a 12470-volt, three phase, three wire (delta) overhead primary and a 120/208 volt, three phase, four wire (wye) underground secondary. The unit is assumed to be rated at between 125 and 150 kva, however unconfirmed at time of survey.

2. The secondary underground feeder serves the main switchboard located in the basement level electrical room (shared with mechanical equipment). The 120/208-volt, three phase, four wire main switchboard (labeled MDP) is protected via a 400 Amp, 3 pole, solid neutral service entrance fused disconnect switch (and CT cabinet/meter). The MDP has a 400 Amp bus with a fused distribution disconnect switches to serve the loads. The switchboard is manufactured by FPE (Federal Pacific Electric) in 1966.

3. The facility does not have an emergency power source. The egress lighting and the fire alarm system have integral DC power back up sources. The building does not have a fire protection sprinkler system and does not have a full coverage automatic fire detection system (smoke detectors and heat detectors). It appears that minimal code related coverage for fire alarm devices has been provided, however, given the amount of fuel (books) in the building it would beneficial to provide full coverage. Existing pull station heights do not meet ADA requirements. Some egress points to not have pull stations located properly. Audio-visual notification devices do not meet ADA requirements.

4. The branch circuit power distribution system for the building consists of two adjacent load centers per floor (basement and first). These load centers serve the interior lighting and miscellaneous power loads; these panels are located in the corridors and are flush mounted.

5. The lighting and power load centers as well as the main distribution panel are manufactured by FPE (Federal Pacific Electric). They appear to be consistent with age of the facility.

6. Major mechanical equipment serving the facility consists of oil-fired boiler for heat, hot water storage tank, and a VFD controlled Trane Air Handling unit with associated A/C condenser unit.

7. The existing lighting fixtures consist primarily of pendant mounted linear fluorescent lamp sourced light fixtures. A few recessed downlights and surface mounted 2'x2' fixtures; also fluorescent lamps. Lighting control appears to be via manual toggle switches; automatic occupancy sensors were not observed

8. There is (1) elevator; HP unconfirmed at time of visit (assumed 20HP).

III. Discussion

A. Structural Systems

1. Existing roof structure drawings indicate that the roof is designed for a 50 psf load over the entire roof structure. Since not specifically defined, AEI assumes that this represents a total snow load plus dead load capacity.

2. Given a IBC 2015 defined Ground snow load of P_g = 50 psf and the following adjustments for Snow Exposure Factor (1.0), Thermal Factor (1.10), Sloped Roof Factor (1.0); the resulting Flat Roof Snow load to be used for evaluation would be a P_f = 38.5 psf.

3. Given the defined total load capacity from the design drawings of 50 psf less the P_f of 38.5 Psf, results in a roof Dead Load capability of 11.5 psf.

4. Excluding the roof structure loading and only considering the 5 1/2" of Polyisocyanurate insulation (R-30) and EPDM membrane in the dead load considerations. This results in an applied roof dead load of 6.5 psf on average, leaving approximately another 5 psf of capacity for future PV in compliance with the current energy code requirements.

5. There is no snow drift that needs to be considered on this main roof structure.

B. Roof System

1. The EPDM system is in good condition and should provide the City with another 10-15 years of performance. There may be seams that need to be redone in 5-7 years, but overall, that would be considered a general maintenance recommendation.

C. Fire Protection Systems

1. As stated above, the facility is not currently protected by a system of automatic sprinklers. Based upon the size, occupancy, and construction of the facility, a sprinkler system is required to meet current code requirements.

D. Mechanical Systems

1. Although the facility was originally constructed in the mid to late 1960's, much of the mechanical system appears to have been installed in the 1990's which indicates there may have been a renovation at that time.

2. The exact age of the hot water boiler was not readily apparent. Based upon its overall appearance, it is anticipated to have been installed more recently than the 1990's and likely within the last ten years. With that said however, the boiler is of non-condensing, high temperature design and is much less efficient than boilers of modern design. Additionally, the boiler fires natural gas and #2 fuel oil, which does not align with the City of South Portland's goals for net zero energy consumption as outlined in their One Climate future guidelines.

3. The hot water pumps appear to be of 1990's vintage and are beyond their published useful service lives.

4. The split system HVAC unit serving the facility was installed in 1998. As such, it is beyond its published service life. The condensing unit on the roof was not operational on the date of the site visit.

5. The temperature control system throughout the facility, although electronic and computer automated, is outdated and antiquated. It appears that several valve actuators have been replaced already, with many more in excess of 20 years old.

E. Plumbing Systems

1. The domestic cold water service does not contain a backflow prevention device as is required.

2. The domestic water heater is sized appropriately for the facility. However, the unit is dated 2010, indicating that it is approaching the end of its published service life.

3. Plumbing fixtures appear to be in good overall condition, well maintained and serviceable. With that said, however, based upon the vintage for most components and systems in the building, it is anticipated that the fixtures are approaching the end of their published service lives.

F. Electrical Systems

1. In general, the electrical distribution system is beyond its useful life and will increasingly become a maintenance and reliability challenge. It would be difficult to acquire repair or replacement parts. The equipment manufacturer (FPE) has not been in business for many years. There is only one disconnect switch that is new enough to consider maintaining (AC condenser – 200 Amp, 3 Pole).

2. The CMP historical billing indicates the peak demand in July of 2018 was (50 kW). This equates to approximately (140 Amps) of demand load on a service with (400 Amps) of rated capacity or (35%). The existing service would appear to be lightly loaded; however, we should re-check against the peak demand load value for 2019 to determine whether the demand load has increased.

3. The lighting system should be replaced with LED technology, low energy use fixtures and ceiling mounted automatic occupancy lighting control sensors for common areas (auto ON, auto OFF). The office, back of house and storage areas could utilize wall mounted automatic vacancy lighting control sensors (manual ON, auto OFF). Conference rooms and meeting spaces would have dimming control in addition to the wall mounted vacancy sensor. Since the library has large glazing on the perimeter with very few interior walls it could also benefit from utilizing daylight harvesting sensors.

4. Depending on what program goals there are for the facility; the existing 400 Amp, 208-volt, 3 phase electrical service may not have appropriate capacity for potential electrical needs in the future related to possible MEP (increased cooling, humidification or ventilation capacity), site/civil scope (parking lot and site lighting) related to building upgrades,

building addition or facility program offering increases.

5. Replace the existing fire alarm system with a new addressable fire alarm system that provides full automatic detector coverage and an audio/visual device layout that satisfies ADA requirements. Relocate all pull station mounting heights to satisfy ADA also.

6. One way to get more electrical capacity without running new underground conduits to the building (challenging since half of the basement is unexcavated) would be to consider changing the service from 208 Volt three phase to 480 Volt three phase, however, keeping the amperage rating at 400 amps so that the existing secondary conduit can be reused. This will require a step-down transformer in the building for low voltage (120 volt) loads. The revised service rating would also be better utilized if the elevator, the AHU and the A/C condenser (and other large loads) were changed to 480-volt three phase input instead of the current 208-volt three phase input (smaller wires and circuit breakers at 480 volt). Having a 480-volt system will also permit the interior and exterior lighting to be replaced and operate at 277 volts instead of 120 volts (fewer circuits)

7. The facility does not have a stand-by power source or related distribution equipment. Prolonged loss of power places the building at risk for pipe freeze and resultant damage.

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COTTAGE ROAD

BROADWAY

HIGHLAND AVENUE

CB_1778

DMH PT.1458

CB_6508

CB_6509

CB PT.1423

DM_1

CB_4259

CB_4260

CB_0185

DM_6361

CB_6642

CB_3193

CB_6643

2C_59

DM_1115

CB_2792

2C_58

2C_60

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 INCH = 20 FT.

REVISIONS	APP'D	DATE
BID SET	DLR	9/23/19

DRAWN BY: BAW
APPROVED BY: DLR
DATE
CHECKED BY: DLR
DATE: 9/5/19
PROJECT NO.: 16537
SCALE: AS NOTED

City of South Portland
Water Resource Protection
111 Waterman Drive
PO Box 9422
South Portland, ME 04106-9422
Ph # 207-767-7673
Fax # 207-767-5097

CITY OF SOUTH PORTLAND
SOUTH PORTLAND PUBLIC LIBRARY
DRAINAGE IMPROVEMENTS PROJECT
-
LIBRARY SITE PLAN

DWG 1A

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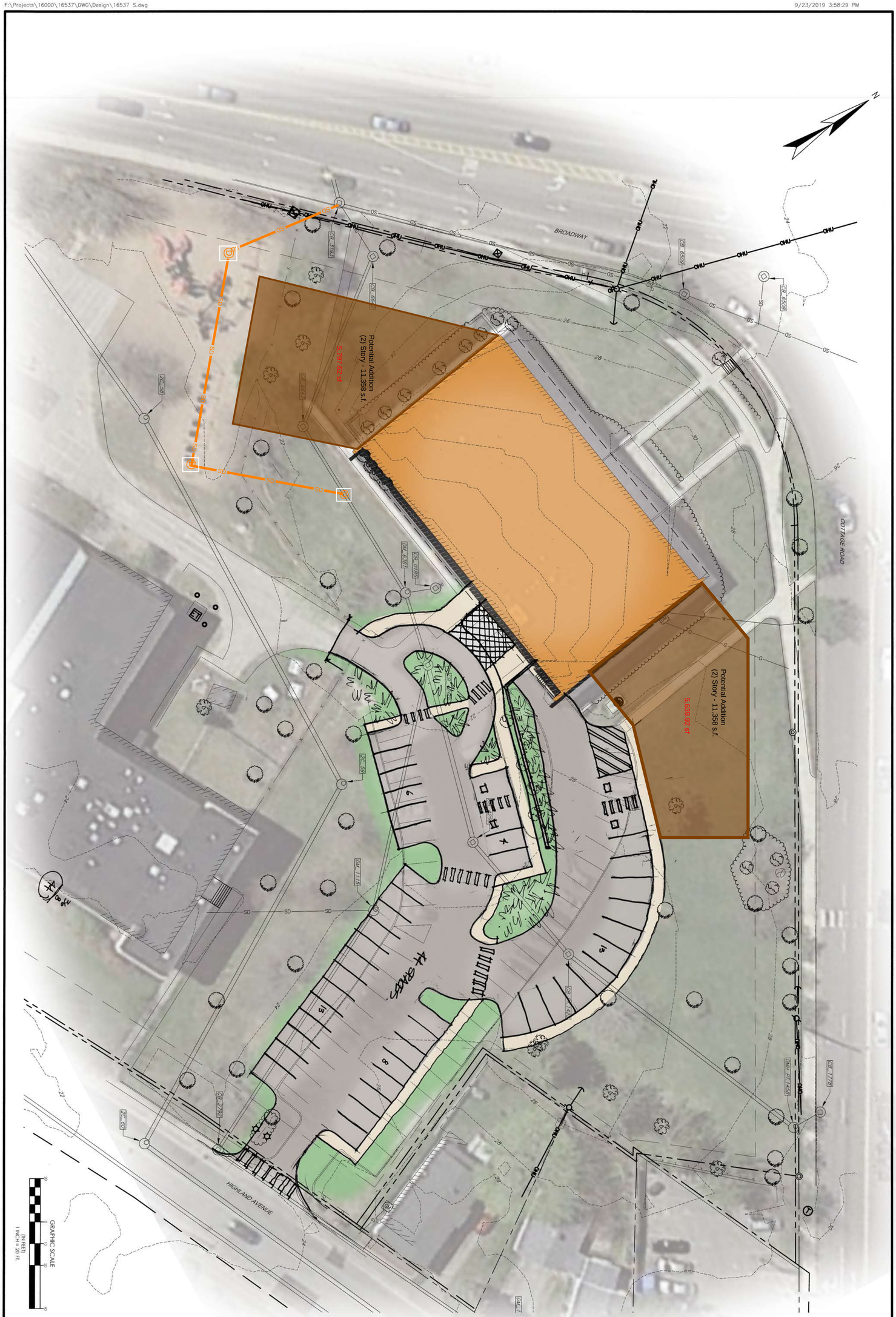


DWG 1A

CITY OF SOUTH PORTLAND
SOUTH PORTLAND PUBLIC LIBRARY
DRAINAGE IMPROVEMENTS PROJECT
–
LIBRARY SITE PLAN

City of South Portland
Water Resource Protection
111 Waterman Drive
PO Box 9422
South Portland, ME 04106-9422
Ph # 207-767-7675
Fax # 207-767-5697

DRAWN BY	BAW
APPROVED BY	DLR
DATE	
CHECKED BY	DLR
DATE	9/5/19
PROJECT NO.	16537
SCALE	AS NOTED

REVISIONS	APP'D	DATE
BID SET	DLR	9/23/19

Section VII
Mahoney School

- **MEPSFP Assessment Report**
- **Property Survey**
- **S.W. Cole Phase I**
- **S.W. Cole Phase II**
- **2010 Building Plans**
- **Flood Zone Mapping**

Allied Engineering
Structural Mechanical Electrical Commissioning

MAHONEY MIDDLE SCHOOL

I. Introduction and Scope

This report is issued to document our conditions assessment report for the mechanical, electrical, plumbing, structural/roofing, and fire protection (MEPSFP) systems serving the Mahoney Middle School located in South Portland, Maine.

The scope for this report includes an assessment of the existing Mechanical, Electrical, Plumbing, Structural/Roofing, and Fire Protection systems within the facility and documents the condition, capacity, and code compliance for the systems based upon current and proposed future facility usage, to the extent known.

Services included in conducting this assessment are as follows:

1. Meet with designated representatives of the facility to gain an understanding of the use and environmental requirements of each functional space as well as current programming and systemic shortfalls associated with the facility based upon current occupancy and future expansion plans.
2. Conduct field visits to assess the configuration and condition of existing systems, analyze existing building design documentation, become familiar with prior renovations and functional space changes throughout the facility, and interview occupants within each of the spaces to gain an understanding as to the adequacy of the current systems to maintain acceptable conditions based upon use and occupancy.
3. Collaboration with Sebago Technics and Grant Hays Architects to understand the potential for programming changes/expansion and/or occupancy changes.

The assessment incorporates the following items:

1. Visual assessment of systems condition and operation
2. Interview of designated facility personnel to gather information relative to space comfort, systems efficiency, maintainability, and other relevant information.
3. Review of system design documentation to analyze the ability for systems to meet current code requirements and industry standards for occupant comfort, indoor air quality, and efficiency of operations.

II. Existing Conditions

A. Structural

1. Original portion of building by Miller & Mayo Architects from 1922. Addition by Miller & Beal Architects. Framing drawings made available for both original and addition areas.
2. Roof Framing:
   a. Roofing is relatively new. No roofing issues observed.

b. Roof framing for original is 2X wood framing spaced from 12" to 18" on center with wood roof sheathing supported on perimeter and interior masonry bearing walls. Roof framing was observable from attic space during site visit. No visible distress in any of exposed roof framing elements discovered.
c. Addition roof framing is 2" concrete slab on open web steel joists spaced at 24" on center supported by steel beams and lally columns per drawings supplied.

3. Floor Framing:
   a. Floor framing not observable during site visit.
   b. Floor framing for original is 2X wood framing spaced 16" on center supported by perimeter and interior bearing walls, except at main corridor where framing is 4" thick concrete slab and at original Gym space at First Floor where framing is steel beams. Not observable during site visit.
   c. Floor framing for addition is concrete slab on open web steel joists spaced at 24" on center supported by steel beams and lally columns per drawings supplied. Floor framing not observable during site visit.

4. Perimeter brick walls are in good condition.

B. Fire Protection

1. The facility incorporates an automatic sprinkler system for coverage throughout all three occupied floors as well as the unconditioned attic space. The sprinkler service enters the facility at the ground floor Janitor's Closet as an 8" diameter service. The 8" service reduces to 4" to serve a single dry pipe riser that feeds the entire facility.

C. Mechanical

1. Heating for the facility is provided by two low pressure steam firetube boilers, sized at 125 horsepower each and manufactured by Cleaver Brooks.
2. The boilers generate steam at 6 psig which is distributed throughout the facility for heating service.
3. The boilers are configured for dual fuel service, natural gas and #2 fuel oil, however the #2 fuel tank has been removed/decommissioned. Presently natural gas is the sole fuel source.
4. Natural gas for firing the boilers enters the facility on the Ocean Street side of the facility as a 6" service.
5. The boiler stack is masonry which has been lined with a metal Type L chimney system.
6. Low pressure steam is piped throughout the facility to cast iron radiators and unit ventilators to provide space heating throughout.
7. Condensate is collected via a gravity return system to three vented receiver/pump sets located at the first floor. The condensate is pumped from each of the receivers to a central boiler feen receiver located in the boiler room.
8. The original section of the facility (1922) utilizes cast iron steam radiators as the primary source for space heating.
9. Ventilation for the majority of the 1922 Building is natural, comprised of vertical ventilation shafts which extend from the occupied spaces up through the attic to rooftop

ventilation hoods. The supply air is introduced at the sidewall adjacent to the corridor in each of the classroom spaces while exhaust air exits through transfer grilles to exhaust ducts located in the Storage rooms between each of the classrooms. Additionally, each of the classroom spaces contains operable windows.

10. At the Gymnasium and Auditorium areas, similar to the Classrooms in the original building, ventilation is provided by natural means, utilizing vertical supply and exhaust shafts ducted ton high and low grilles in the spaces to introduce natural airflow through stratification. Heating is provided by cast iron steam radiators at the perimeter walls.
11. The first floor Locker Room areas are exhausted through the vertical ventilation shafts via natural ventilation.
12. The group bathrooms appear to have been upgraded at some point to include the installation of in-line mechanical exhaust fans which are ducted to the existing vertical exhaust risers within the space.
13. The first floor Administrative area incorporates four ducted split Dx variable refrigerant volume evaporator units located above the ceiling to provide cooling throughout the spaces served. The evaporators are connected to a single exterior condensing unit located near the East entrance. Ventilation for the Administrative area is provided by an energy recovery ventilator (ERV) located in a Storage Closet adjacent to the Principal's Office with fresh air ducted into each of the evaporators and exhaust ducted to ceiling grilles in each space. The ERV pull outside air and evacuates exhaust air through a sidewall louver located at a former window opening in the South facade. The Admin Bathroom contains an in-line exhaust fan which is ducted through the East sidewall.
14. The 1930 addition contains unit ventilators ducted to sidewall fresh air grilles to provide heated conditioned ventilation air (heat only) to each of the classroom spaces. Supplemental heat for the spaces is provided by steam radiators at the perimeter walls. Relief air for the classroom spaces is transferred to the corridor and exhausted to the roof via vertical exhaust shafts at the North end of the corridor which terminate at a gravity ventilation hood on the roof.
15. The bathrooms in the 1930 addition each contain a sidewall exhaust fan which exhausts to a vertical exhaust shaft terminating at an exhaust hood on the roof.
16. The kitchen, at the Basement Level, contains only a small, manually energized, sidewall exhaust fan to provide heat relief to the space. There are no capture hoods within the Kitchen to serve cooking and dishwashing appliances.
17. The Cafeteria does not appear to incorporate a system of ventilation. Space heating is provided by unit heaters with steam coils.
18. Classroom 207 at the second floor of the original building is served by a split dx air handler located in the attic above the space. The air handler was installed to supply mechanical cooling to the Classroom, used as a computer room. The condensing unit for the air handler is located on the roof above.
19. Like Classroom 207, Classroom 211 is also served by a dedicated Dx split air handler located in the attic above with a rooftop condensing unit to provide space cooling.
20. There are three cooling only ductless splits, manufactured by Mitsubishi, located at the facility. One of the splits, sized at 12,000 BTU/hr, serves the MDF room located adjacent to Classroom 207. Its condensing unit is on the roof above. A second split, sized at 18,000 BTU/hr, manufactured by Mitsubishi, serves an IDF room located adjacent to the Women's Locker Room at the Basement Level. It's condensing unit is mounted to the exterior wall

near the boiler room. The third unit, also a Mitsubishi, sized at 12,000 BTU/hr has it's condensing unit located above Classroom 211. Although the space below was not accessed during the site visit, we anticipate that there is a server room adjacent to Classroom 211 on the Second Floor.

21. There is no centralized automatic temperature control system within the facility. Each of the steam radiators in the original building contain a manual globe valve for throttling steam flow. Additionally, there are electronic steam zone valves at several building zones to regulate steam based upon space eating requirements at the different building exposures. Originally, the zone valves were part of an antiquated pneumatic control system. It appears that there have been some recent upgrades to control these valves through the School facility's Siemens building automation system (BAS).
22. Temperature control within the 1930 Addition is provided by pneumatic thermostats at each Classroom to modulate the air dampers and steam control valves at each of the unit ventilators. As with the original building section, it appears that some recent upgrades have automated a few zone valves with the Siemens BAS.

D. Plumbing

1. Domestic cold water is provided by the municipal water district. The water enters the facility in the boiler room, is sized at 2" diameter, and contains a water meter within the space. The service incorporates a pressure regulator as required by code given the incoming pressure exceeds 80 psig, however, there is no apparent backflow prevention device. The domestic water to the facility is sized at 2 ½".
2. The domestic cold water is constructed of a mix of copper with soldered fittings and black iron with threaded fittings.. The domestic cold-water piping is uninsulated at most areas throughout.
3. Domestic hot water is generated by two indirect storage type water heaters located in the boiler room, served by tankless heating coils in each boiler.
4. The domestic hot water, like the cold water is a mix of black iron and copper piping, uninsulated at many areas.
5. The sanitary sewer main appears to exit the facility at the Southwest corner of the facility, in the Girl's Locker Room. The service, based upon the original drawings, is sized at 10" diameter. Where visible, the sanitary service is primarily constructed of cast iron with bell and spigot joints.
6. Roof drains are connected to an internal system of storm piing. Based upon a review of the original drawings, the storm drain was originally connected to the sanitary service. It is not apparent whether the systems were separated subsequently, as is required by current code.
7. Plumbing fixtures throughout the facility consist primarily of floor mount flush valve style white vitreous water closets, drop in white vitreous lavatories with manual, two handle faucets, and wall mounted white vitreous urinal. At the Admin bathroom, which was renovated in 2010, the water closet uses a hand's free flush valve.

E. Electrical

1. The facility is served by a pad mounted CMP owned oil filled transformer; manufacture and age unknown. The unit has a 12470-volt, three phase, three wire (delta) overhead

primary and a 120/208 volt, three phase, four wire (wye) underground secondary. The unit is rated at 150 kva (3.6% Impedance). The utility pole at the road in front of the transformer provides the primary riser as well as the tel/com riser serving the facility

2. The secondary underground feeder from the pad mounted transformer serves the main switchboard located in the basement level electrical room (shared with a slop sink). The 120/208-volt, three phase, four wire main switchboard (labeled MDP) was expected to be protected via a 800 Amp, 3 pole, solid neutral service entrance fused disconnect switch or circuit breaker, however, this protection device was not discovered during our visit. The MDP has a 800 Amp bus with circuit breakers to serve the loads. The switchboard is manufactured by Square D (HCP I-Line) and recently installed along with the adjacent branch circuit panel (PP1). Nearly all of the newer lighting and power branch circuit panels are Square D (type NF). Most of the flush mounted panels in the corridors were locked (GE) and are expected to be beyond their useful life.

3. The existing lighting fixtures consist primarily of pendant and surface mounted linear fluorescent lamp sourced light fixtures. A few recessed downlights, surface and recessed mounted 2'x2' fixtures; also fluorescent lamps. Lighting control appears to be via manual toggle switches; automatic occupancy sensors were not observed

4. There no elevators; instead, a chair lift has been installed in one of the stairwells (closest to the main office).

5. The branch circuit power distribution system for the building consists of several load centers, about eleven, located throughout the building. These load centers serve the interior lighting and miscellaneous power loads; some panels are located in the closets or back of house rooms (surface mounted) while others are located in the main corridors (flush mounted).

6. The building has an automatic fire alarm system manufactured by Simplex 4100U; addressable type. There appear to be an appropriate coverage/layout of fire alarm detection and audio-visual devices. The system communicates to the municipality via a radio transmitter (AES Intellinet city box communicator).

7. The facility does not have an emergency power source. There are combination exit sign/emergency egress light fixtures located above each egress point and along the egress paths. The egress lighting and the fire alarm system have integral DC power back up sources.

III Discussion

F. Structural Systems

1. There were no noted deficiencies requiring discussion in this report format. The roofing was recently redone and expectations are that the roof framing was evaluated per the 2015 IBC reroofing requirements.

2. Floors will need to be evaluated for office framing Live load capacities going forward. It is unknown whether the floor framing was established with classroom Live Load considerations or office Live load considerations plus partitions. Library stack, storage areas and mechanical spaces may also have excess capacity than required for office use.

G. Fire Protection Systems

1. As stated elsewhere herein, the facility is completely protected by a dry pipe system of automatic sprinklers. The system appears to be routinely inspected and tested and no issues are noted.

H. Mechanical Systems

1. One of the two heating boilers is dated 1989, placing it at greater than 30 years old. As such, the boiler has exceeded its published dependable service life.
2. The second heating boiler is dated 2002. It is not clear whether the boiler was replaced in its entirety at that time or simply re-tubed. Whichever is the case, the boiler is in excess of 20 years old and at or beyond its dependable service life.
3. Although the feedwater is treated chemically, reportedly, there is no deaerator tank in the boiler room, only a vented boiler feed receiver/pump. As such, there is no means in place to mechanically remove dissolved oxygen from the feedwater, which can lead to excessive corrosion within the boiler tubes and decreased operational efficiency.
4. It is reported that many of the steam traps associated with the condensate return system are located in steam trenches and are difficult to maintain and replace. As such, the current makeup water consumption is high.
5. Steam heat is not easy to control and is not an efficient means of space heating by modern standards.
6. Given that the source for domestic hot water generation is the steam boiler plant, the steam boilers currently have to operate in non-heating seasons which is inefficient, given the excessive radiational losses.
7. The steam and condensate piping at many locations is uninsulated which creates excessive energy loss, contributes to poor space temperature control, and creates a potential for harm to occupants.
8. The cast iron steam radiators at most areas have been retro-fitted to incorporate protective screens, however, there is still potential for occupant to come in contact with excessive surface temperatures.
9. There is no mechanical ventilation within most of the spaces, with the exception of the Administrative area and the bathrooms. Although it is reported that motorized dampers have been re-furbished and integrated with the Siemens BAS at the existing vertical ventilation shafts, the system is a natural ventilation system which depends upon temperature gradient with the spaces to induce ventilation through natural stratification. As such, the system does not provide an efficient means for positive space ventilation by modern standards.
10. The kitchen cooking equipment does not incorporate any means for source capture. NFPA compliant hoods with a dedicated source of make-up air should be installed per current code requirements.

11. The split air conditioning units serving the Administrative area were installed in approximately 2010. As such they are nearing the end of their published service lives. It is reported that the condensing unit is not currently operable and has been de-commissioned, removing the capacity for the indoor units to provide mechanical cooling.
12. The ERV serving the Administrative area, like the split dx units, is approaching the end of its dependable service life. Although the unit was observed to be operating on the date of the site walk, the associated air handlers did not appear to be operating, reducing the ability for ventilation air to traverse the spaces served.
13. The three ductless split AC units serving MDF/IDF rooms are dated 2018 and are well within their published dependable service lives.
14. The two York split system air handlers serving the second floor Computer Rooms are beyond their published service lives and are reported to be non-operational and de-commissioned.
15. The temperature control system throughout both the original and 1930 buildings is outdated and antiquated. Pneumatic components are in poor condition and have been decommissioned in many cases with limited integration to the School Department's Siemens BAS. As such, control for systems and temperatures throughout is very limited.

I. Plumbing Systems

1. Although the service sizes appear adequate based upon the current connected load for the domestic hot and cold water mains, neither the domestic hot or cold water piping is insulated at many areas throughout the facility which does not comply with current energy requirements. The domestic water is not protected by a backflow prevention device.
2. The age of the indirect domestic water heaters is not known. However, based upon their appearance and configuration, replacement with a more modern system of heating should be considered, one that is not dependent upon steam boilers for heat.
3. The existing plumbing fixtures throughout appear to be in good overall condition, well maintained. However, at many areas, the fixtures do not appear to comply with ADA requirements and are likely to be at or beyond their published service lives.

J. Electrical Systems

1. In general, the electrical distribution panels are beyond its useful life and will increasingly become a maintenance and reliability challenge. The service equipment and the new Square D panels have significant service life left. It would be difficult to acquire repair or replacement parts for the older GE distribution panels.

2. The lighting system should be replaced with LED technology, low energy use fixtures and ceiling mounted automatic occupancy lighting control sensors for common areas (auto ON, auto OFF). The office, back of house and storage areas could utilize wall mounted automatic vacancy lighting control sensors (manual ON, auto OFF). Conference rooms, classrooms and meeting spaces would have dimming control in addition to the wall mounted vacancy sensor. Since the classrooms have large glazing they could also benefit from utilizing daylight harvesting sensors.

3. Depending on what program goals there are for the facility; the existing 800 Amp, 208-volt, 3 phase electrical service may not have appropriate capacity for potential electrical needs in the future related to possible MEP (increased cooling, humidification or ventilation capacity), site/civil scope (parking lot and site lighting) related to building upgrades, building addition or facility program offering increases. Note that the 800Amp service is only supported by a 150 kVA utility transformer (max. amp output is 417). Most air-conditioned office spaces are utilizing 10 to 12 watts/SF. This building has a gross square footage of 93,000 (across three levels); the service transformer would need to be 1000 kVA in order to provide the desired 10W/SF. This would translate into a new 1600 Amp service with a 277/480 volt three phase rating. The new higher voltage service could back feed the existing 800 Amp 208 volt three phase service.

4. The facility does not have a stand-by power source or related distribution equipment. Prolonged loss of power places the building at risk for pipe freeze and resultant damage (as well as shelter in place facility or critical city systems and loads).

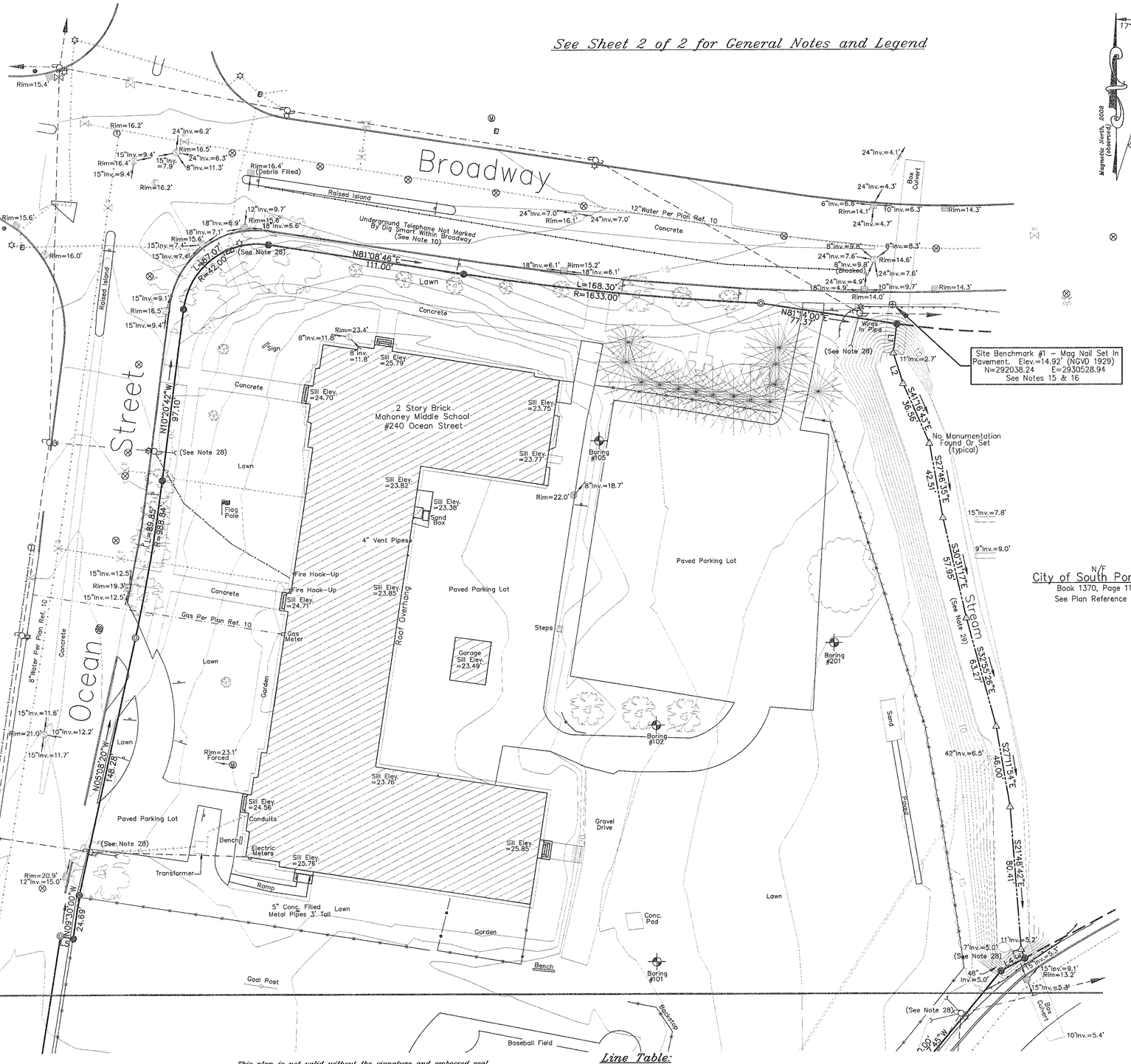
5. The CMP historical billing information was not available at the time of the report; billing information for the past 12 months would provide useful information on the peak demand seen by this facility to determine the available capacity remaining on the existing service.

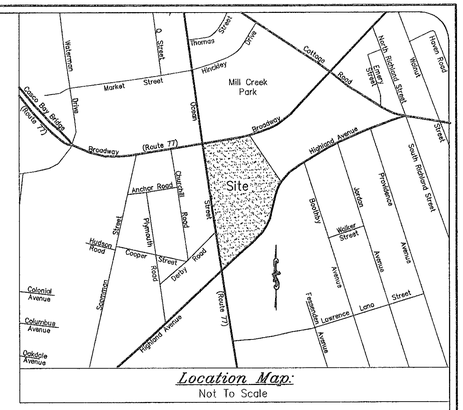
6. Replace any existing exit signs that do not have integral battery back up power with new units that do.

7. The existing Simplex addressable fire alarm system is sufficient for the building. A closer review of the automatic detector coverage layout should be considered to confirm full automatic detector coverage.

8. In general, the electrical systems lighting and power distribution systems are beyond their useful life and will increasingly become a maintenance and reliability challenge. It would be difficult to acquire repair or replacement parts for a few elements.

See Sheet 2 of 2 for General Notes and Legend





Location Map:
Not To Scale

Plan References:

1. *"Plan Of Property Situated In Cape Elizabeth, Me. Belonging To Elias Thomas, Esq'r.", Surveyed By Wm. Anson, C.E., Copy Of Plan A By Anderson Bonnell & Co., August 1868, Copied By E.C.J. November 1875, recorded November 5, 1875 at the Cumberland County Registry of Deeds in Plan Book 5, page 60.*
2. *"Plan Of Property Situated In Cape Elizabeth, Me. Belonging To Elias Thomas, Esq'r.", Surveyed By Wm. Anson, C.E., Copy Of Plan A By Anderson Bonnell & Co., August 1868, Copied By E.C.J. November 1875, City Of South Portland Plan R-172, Copied From Blue Print From E.C. Jordan's Office.*
3. *"City Of South Portland, Maine Department Of Public Works, So. Portland High School And Athletic Field", City of South Portland Plan #804, dated October 11, 1935.*
4. *City of South Portland "WPA" Sheets 14E & 14F, dated 1933–1934 and used as Tax Maps through 1958, on file at the City of South Portland Assessor's Office.*
5. *"Plan Of Property In South Portland, Maine", dated October 1940, revised November 1940 by H.J. Jordan, C.E., recorded July 15, 1941 at the Cumberland County Registry of Deeds in Plan Book 27, page 28.*
6. *"City Of South Portland, Maine Department Of Public Works, Broadway, Richland St. To The Brook", City of South Portland Plans #154D & 154E, dated February 10 & June 4, 1948, revised August 11, 1952.*
7. *"City Of South Portland, Maine Department Of Public Works, Highland Avenue", City of South Portland Plans #251A & 251B, dated March 25, 1959.*
8. *"City Of South Portland, Maine Department Of Public Works, Ocean Street", City of South Portland Plan #316-B (no date).*
9. *"State Of Maine Department Of Transportation Right Of Way Map, State Aid Highways No. 8 & No. 2, South Portland, Cumberland County, Federal Aid Project No. M-0575(3), D.O.T. File No. 3-305", dated June 1982, recorded June 10, 1987 at the Cumberland County Registry of Deeds in Plan Book 163, page 17.*
10. *"State Of Maine Department Of Transportation Right Of Way Map, State Aid Highway "14" Spur, South Portland, Cumberland County, Federal Aid Project No. BRF-DPI-014-I(28), D.O.T. File No. 3-375", Sheets 2 through 6 of 22, dated September 1992, recorded April 29, 2002 at the Cumberland County Registry of Deeds in Plan Book 202, pages 189–193.*
11. *"Topographic Survey, The Frank I. Brown School, City Of South Portland, County Of Cumberland, State Of Maine For South Portland School Department", dated August 20, 2002, last revised September 3, 2002 by Lewis & Wasina, Inc. Surveyors–Engineers, Westbrook, Maine, recorded March 6, 2003 at the Cumberland County Registry of Deeds in Plan Book 203, page 102.*
12. *"Boundary Survey, Ocean Street, Highland Avenue, City Of South Portland, Cumberland County, State Of Maine For Record Owners Philip Kaminsky, Jr., Sherrie Kaminsky", dated January 13, 2006, last revised April 3, 2006 by Lewis & Wasina, Inc. Professional Land Surveyors, Corham, Maine, recorded June 16, 2006 at the Cumberland County Registry of Deeds in Plan Book 206, page 391.*
13. *"Plan Showing A Standard Boundary Survey And Site Survey Made For Larry Lydon, 100 Highland Avenue, South Portland, Maine", dated March 22, 2007, revised March 28, 2007 by Daniel J. Dalfonso LLC Land Surveyor, South Portland, Maine, recorded March 29, 2007 at the Cumberland County Registry of Deeds in Plan Book 207, page 172.*

Graphic Scale:

0' 15' 30' 45' 60' 90' 120' 150'

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC

James D. Nadeau, P.L.S. #2124 (agent)

Date: 2-5-09

Line Table:

L1	S10°52'47"E	16.56'
L2	S35°08'40"E	18.12'
L3	S39°05'50"E	5.34'
L4	S44°29'45"W	15.11'
L5	N84°51'40"E	7.33'
L6	N08°41'52"W	2.12'

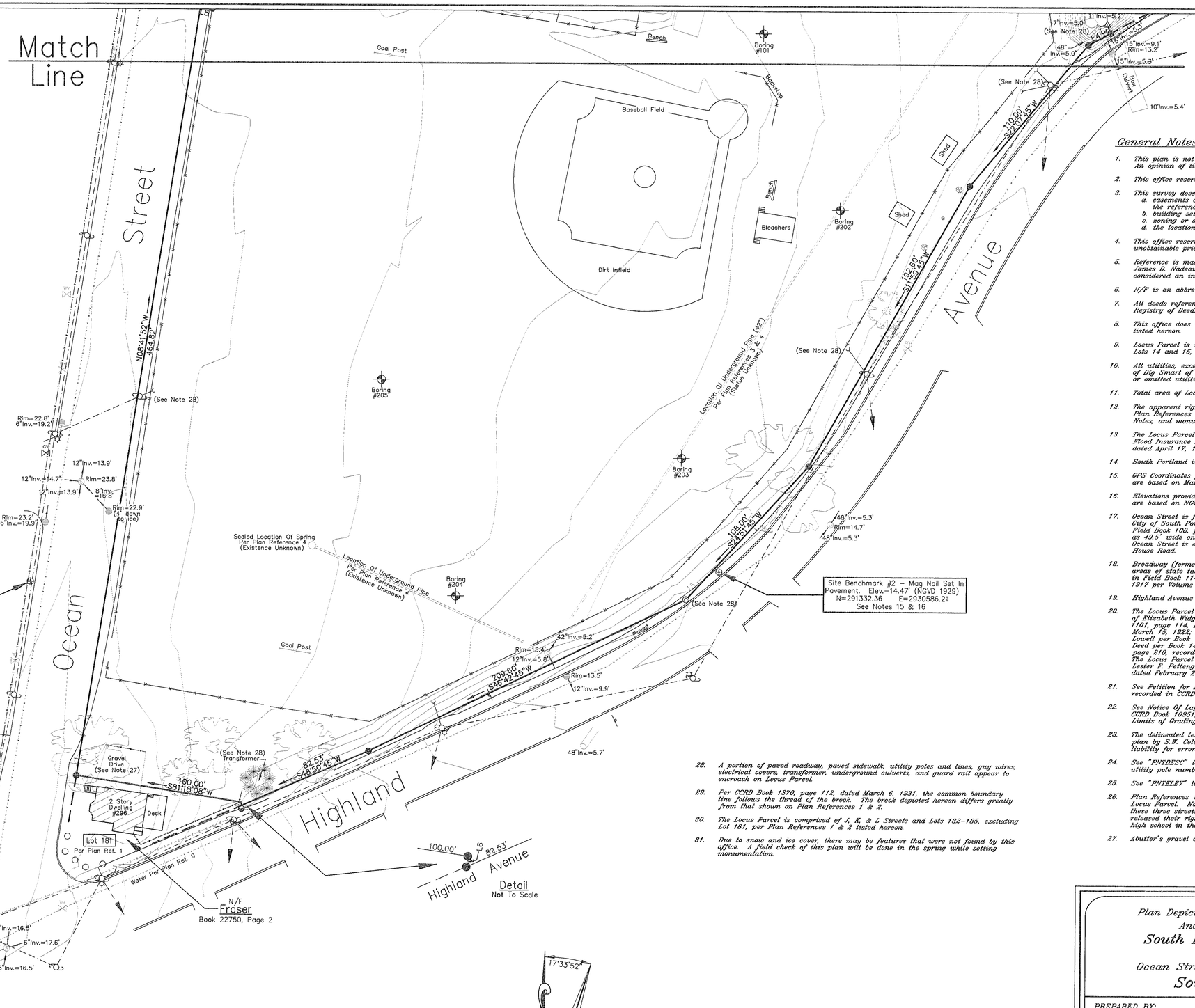
Plan Depicting The Results Of A Boundary Survey
And Topographic Survey Made For
South Portland School Department
Mahoney Middle School
Ocean Street, Broadway & Highland Avenue
South Portland, Maine

PREPARED BY:
James D. Nadeau, LLC
Professional Land Surveyors
918 BRIGHTON AVENUE
PORTLAND, ME 04102
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: South Portland School Department, 130 Wescott Road, South Portland, Maine 04106	*DRAWN BY:* SBH/TPB	*PLAN DATE:* 2/5/2009	
	CHECKED BY: JDN	*SURVEYED:* Nov.2008–Jan.2009	
	INSTR. Topcon GPT-3003W	*SCALE:* 1" = 30'	
FIELD BOOK: FB 379 & Topcon Ranger	*JOB No:* 2081067BT	*SHEET No:* 1 Of 2	

Legend:

- Catch Basin
- Catch Basin
- Manhole
- Drain Manhole
- Sewer Manhole
- Water Valve
- Gas Valve
- Fire Hydrant
- Utility Pole
- Guy Wire
- Overhead Light
- Sign
- S.W. Cole Engineering, Inc. Boring (See Note 23)
- Found Iron Pipe
- Found #5 Steel Rebar w/ Survey Cap #1278
- #5 Steel Rebar w/Survey Cap #2124 To Be Set
- Mag Nail To Be Set In Pavement
- Set Mag Nail In Pavement
- Found Mag Nail In Pavement
- Found Iron Rod
- Chain-link Fence
- Metal Guardrail
- Edge Of Trees
- Underground Electric
- Underground Communication
- Underground 24" Oil Line
- Underground Water
- Surface Flow Direction
- Overhead Utilities
- Tie Line
- Conifer Tree
- Deciduous Tree
- Electrical Manhole
- Electrical Cover



General Notes:

1. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References listed hereon.
9. Locus Parcel is shown on the City of South Portland Assessor's Map 19 as Lots 14 and 15, and is listed as 240 Ocean Street.
10. All utilities, except gas utilities, were field identified by Glen Vaillancourt of Dig Smart of Maine. This office does not accept liability for errors or omitted utilities. Gas lines were not field identified/located.
11. Total area of Locus Parcel to the tie lines is 355,674 square feet (9.17 acres).
12. The apparent right-of-way lines depicted on this plan are based on the Plan References listed hereon, City of South Portland Public Works Survey Notes, and monumentation found in the field.
13. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230053 0008B, index dated April 17, 1985. The parcel scales in Zone C.
14. South Portland is formerly part of Cape Elizabeth.
15. GPS Coordinates provided by Survey, Inc., Windham, Maine, December 2008, are based on Maine State Plane Grid West, NAD83.
16. Elevations provided by Survey, Inc., Windham, Maine, December 2008, and are based on NGVD 1929.
17. Ocean Street is fifty (50') feet wide (except for areas of state takings) per City of South Portland Public Works Survey Notes dated October 8, 1935 in Field Book 102, pages 84-101 and Plan Reference 2. 9 & 12. It is depicted as 49.5' wide on Plan Reference 6, and as 55' wide on Plan Reference 8. Ocean Street is also known as Route 77 and was formerly known as Ocean House Road.
18. Broadway (formerly Sumway Street) is sixty (60') feet wide (except for areas of state takings) per City of South Portland Public Works Survey Notes in Field Book 114, pages 16-17, and was accepted as 60' wide November 14, 1917 per Volume 11, page 88 of the City of South Portland municipal records.
19. Highland Avenue is fifty (50') feet wide per Plan References 7, 8 & 9.
20. The Locus Parcel (Lot 15) was conveyed to the City of South Portland by heirs of Elizabeth Widgery Thomas as part of four deeds recorded at the CCRD: Book 1101, page 114, Book 1106, page 279, and Book 1105, page 241, all dated March 15, 1922; Book 1160, page 307, dated January 14, 1924; from Ida F. Lowell per Book 1492, page 442, dated May 9, 1936; and by Condemnation Deed per Book 1492, page 211, dated June 6, 1936. See CCRD Book 401, page 210, recorded April 24, 1873, for Will of Elizabeth Widgery Thomas. The Locus Parcel (Lot 14) was conveyed to the City of South Portland by Lester F. Pettengill and Blanche A. Pettengill per CCRD Book 3214, page 160, dated February 24, 1972.
21. See Petition for Partition for heirs of Elias Thomas, dated June 3, 1941 and recorded in CCRD Book 1647, page 301.
22. See Notice Of Layout And Taking, dated August 31, 1993 and recorded in CCRD Book 10951, page 225, as depicted on Plan Reference 10 listed hereon. Limits of Grading Rights have not been depicted on this plan.
23. The delineated test borings were located and then electronically plotted on this plan by S.W. Cole Engineering, Inc., Portland, Maine. This office assumes no liability for errors and/or omissions pertaining to the location of these items.
24. See "PNTDESC" layer for diameter, species, and spread of trees, & available utility pole numbers.
25. See "PNTELEV" layer for spot elevations.
26. Plan References 1 & 2 listed hereon depict J, K, and L Streets within the Locus Parcel. No municipal records have been found concerning the status of these three streets. It appears that the City of South Portland would have released their rights to these streets prior to the construction of the former high school in the early 1920's. A title attorney should be consulted.
27. Abutter's gravel drive and wood fence appear to encroach on Locus Parcel.
28. A portion of paved roadway, paved sidewalk, utility poles and lines, guy wires, electrical covers, transformer, underground culverts, and guard rail appear to encroach on Locus Parcel.
29. Per CCRD Book 1370, page 112, dated March 6, 1931, the common boundary line follows the thread of the brook. The brook depicted hereon differs greatly from that shown on Plan References 1 & 2.
30. The Locus Parcel is comprised of J, K, & L Streets and Lots 132-135, excluding Lot 181, per Plan References 1 & 2 listed hereon.
31. Due to snow and ice cover, there may be features that were not found by this office. A field check of this plan will be done in the spring while setting monumentation.

Graphic Scale:

0' 15' 30' 45' 60' 90' 120' 150'

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC

James D. Nadeau, P.L.S. #2124 (agent)

Date: 2-5-09

See Sheet 1 of 2 for Location Map and Plan References

Plan Depicting The Results Of A Boundary Survey And Topographic Survey Made For

South Portland School Department

Mahoney Middle School

Ocean Street, Broadway & Highland Avenue

South Portland, Maine

PREPARED BY:

James D. Nadeau, LLC
Professional Land Surveyors

918 BRIGHTON AVENUE
PORTLAND, ME 04102

PH. (207) 878-7870
FAX (207) 878-7871

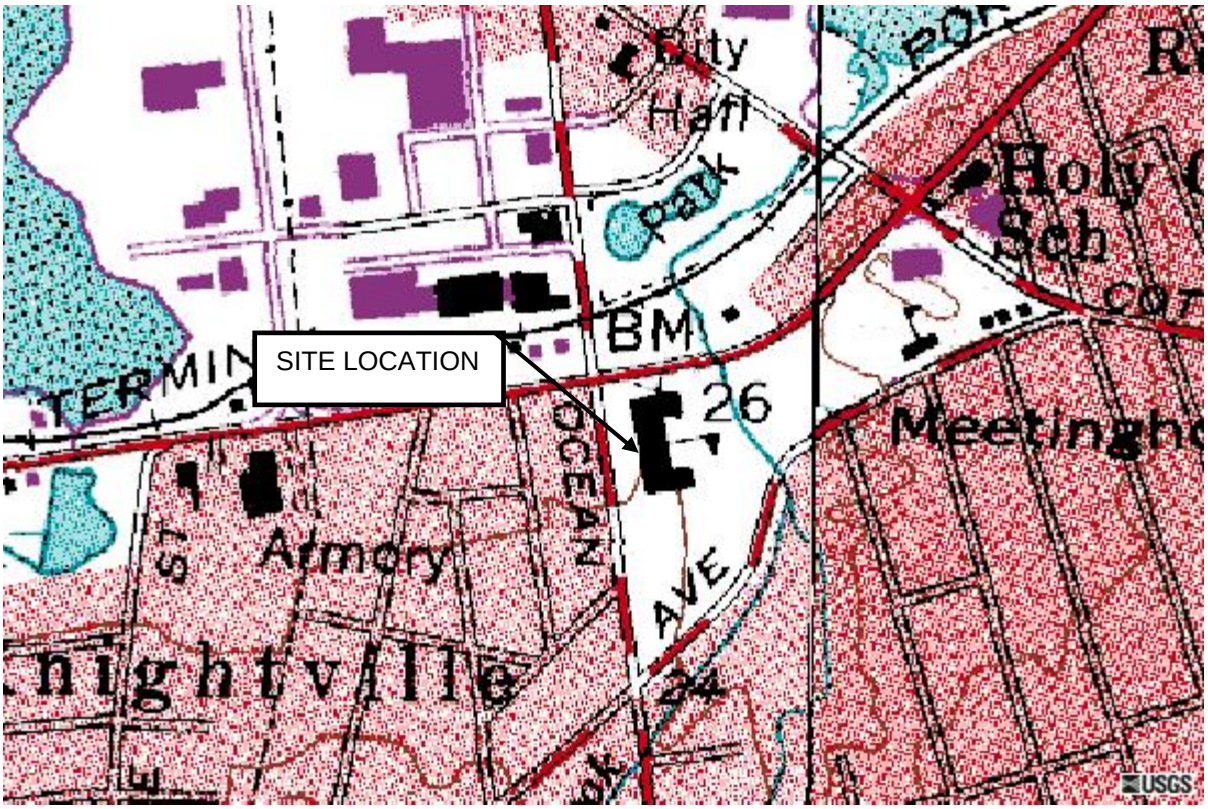
RECORD OWNER: South Portland School Department, 130 Wescott Road, South Portland, Maine 04106	DRAWN BY: SBH/TPB	PLAN DATE: 2/5/2009
	CHECKED BY: JDN	SURVEYED: Nov.2008–Jan.2009
	INSTR: Topcon GPT-3003W	SCALE: 1" = 30'
FIELD BOOK: FB 379 & Topcon Ranger	JOB No: 2081067BT	SHEET No: 2 Of 2

PHASE I
ENVIRONMENTAL SITE ASSESSMENT
MAHONEY MIDDLE SCHOOL
240 OCEAN STREET
SOUTH PORTLAND, MAINE

08-0972.1 E **JUNE 29, 2010**

PREPARED BY:

S.W.COLE ENGINEERING, INC.



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APPENDIX F	Additional Documentation
APPENDIX G	Qualifications

08-0972.1 E

June 29, 2010

South Portland School Department
Attention: Mr. Greg Marles
130 Wescott Road
South Portland, Maine 04106

Subject: Report
Phase I Environmental Site Assessment
Mahoney Middle School
240 Ocean Street
South Portland, Maine

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to evaluate current and historical conditions at the Site and on adjoining property in an effort to identify recognized environmental conditions (RECs) in connection with the Site.

A REC is defined by the American Society for Testing and Materials (ASTM) as: "the presence of or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies."

The identification of RECs in connection with the Site may impose an environmental liability on owners or operators of the Site, reduce the value of the Site, or restrict the use or marketability of the Site, and therefore, further investigation may be warranted to evaluate the scope and extent of potential environmental liabilities.

1.2 Scope of Services

The Phase I ESA of the Site was conducted in general accordance with ASTM Designation E 1527-05: *Standard Practice for Environmental Site Assessments* and included the following:

- Review of previous environmental site assessments, if any;
- Federal, State, and Municipal environmental records review;
- Interviews with regulatory officials and personnel associated with the Site and adjoining properties;
- A Site reconnaissance visit; and
- Evaluation of information and preparation of the report provided herein.

Typically, a Phase I ESA does not include sampling or testing of air, soil, groundwater, surface water, or building materials. These activities would be carried out in a Phase II ESA, if required. For this assessment, no additions to the ASTM E 1527-05 standard were made with the exception of the following: asbestos containing materials (visual assessment), lead-based paint (visual assessment), radon (data as reported by Environmental Data Resources), wetlands (visual assessment), and mold (visual assessment).

1.3 Significant Assumptions

During the course of this assessment, information was obtained from individuals, government agencies, and other sources as referenced in this report. It is assumed that the information obtained is valid and therefore, no attempt to independently verify its accuracy and completeness was made. Additional significant assumptions were not made by the assessor during the course of this assessment.

1.4 Limitations and Exceptions

Along with the limitations set forth in various sections of the ASTM E 1527-05 protocol and Appendix A of this report, the accuracy and completeness of this report may be limited by the following:

- Access Limitations – Roof, Fuel Oil Tank.
- Physical Obstructions to Observations – None.
- Outstanding Information Requests – None.
- Historical Data Source Failure – None.
- Other – None.

It should be noted that this assessment did not include a review or audit of operational environmental compliance issues or of any environmental management systems that may exist on the property. Our scope of services did not include soil or water sampling and testing, an asbestos survey, a lead-based paint survey, radon testing, a wetlands evaluation, or a biological pollutant (mold) survey. Where required, the documents listed in Section 11 - References were used as reference material for the completion of the assessment. Some of the information presented in this report was provided through existing documents and interviews. Although attempts were made, whenever possible, to obtain a minimum of two confirmatory sources of information, in certain instances it has been assumed that the information provided from a single source was accurate.

The findings and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. The conclusions and recommendations presented represent the best judgment of the assessor based on the data obtained from the work. Due to the nature of the assessment and the limited data available, we cannot warrant against undiscovered environmental liabilities. Conclusions and recommendations presented in this report should not be construed as legal advice.

Should additional information become available, which differs significantly from our understanding of the conditions presented in this report, we request that this information be brought to our attention so that we may reassess the findings, conclusions, and recommendations provided herein.

1.5 Special Terms and Conditions

Authorization to perform this assessment was given to S. W. COLE ENGINEERING, INC. (SWCE) by Mr. Greg Marles, Director of Buildings and Grounds with the South Portland School Department (the Client) on June 4, 2010 (Purchase Order 20107905-00). Instructions as to the location of the property, access, and an explanation of the property and facilities to be assessed were also provided to SWCE by Mr. Marles.

1.6 Reliance

This report has been prepared for the sole benefit of the Client. The report may not be relied upon by any other person or entity without the express written consent of SWCE and the Client. Reliance on the information, findings, conclusions, and recommendations presented

within this report are limited to within 180 days from the date of this report. We recommend that this assessment report be updated if it is to be relied upon after 180 days.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Site is located at 240 Ocean Street (Route 77) in South Portland, Maine (Cumberland County) and is described by the South Portland City Tax Assessor as Map 19, Lot 15. It is approximately 10 acres in size, is situated on the southeast corner of the intersection of Broadway Avenue and Ocean Street, and is occupied by the Mahoney Middle School. A portion of the Portland West Quadrangle topographic map showing the approximate Site location is included on the cover of this report and also in Appendix B.

2.2 Site and Vicinity General Characteristics

The Site is situated in a suburban residential and retail area of South Portland (population around 25,000). Ground surface at the Site is predominantly level with an average elevation of 20 feet above mean sea level. The site is bordered by Broadway Avenue to the north, Trout Brook to the east, Highland Avenue and Kimball Brook to the south, and Ocean Street to the west. Kimball Brook generally flows from southwest to northeast in the Site vicinity and was redirected sometime between 1914 and 1940 from its' former path across the Mahoney Middle School athletic fields to the south side of Highland Avenue and then again into a 400 foot long concrete box culvert beneath Highland Avenue in 1998. Kimball Brook currently discharges to Trout Brook just north of Highland Avenue. Trout Brook generally flows from south to north in the Site vicinity and is locally referred to as Mill Creek north of Broadway Avenue. Mill Creek discharges to the Fore River at Mill Cove approximately 1,250 feet north-northeast of the Site. Inferred groundwater flow direction at the Site is likely east-northeast toward Trout Brook, Mill Creek and the Fore River (aka Portland Harbor).

2.3 Current Use of Property

The Site is currently occupied by Mahoney Middle School which is one of two public middle schools in the City. Mahoney Middle School has a total of about 350 sixth, seventh, and eighth grade students.

2.4 Description of Structures and Other Improvements

At the time of the Site reconnaissance visit, the Site was developed with a 93,000 square foot, 3-level, brick school building constructed in 1924 and 1936. It has a combination brick, stone, and poured concrete foundation walls in the partially finished lower level, two above ground levels, a gymnasium, an auditorium, a flat rubber membrane roof, steel and wooden girders, and a combination of concrete, tile, hardwood, and vinyl floors.

The Site building has underground connections to overhead electrical and telecommunication lines suspended from utility poles along Ocean Street. Storm drains are located in the paved parking area behind the school building and also along Broadway Avenue, Highland Avenue, and Ocean Street. The storm drains discharge to Trout Brook and Mill Creek and ultimately to the Fore River. The Site building is connected to municipal sanitary sewer pipes to the north beneath Broadway Avenue and to the west beneath Ocean Street. The wastewater treatment plant located on Waterman Drive approximately 2,000 feet northwest of the Site. The Site building is also connected to drinking water supply piping (Portland Water District) and natural gas piping (Unitil) located beneath Ocean Street.

2.5 Current Uses of Adjoining Properties

The Site is zoned by the City of South Portland as A – Residential. Surrounding property use includes a public park and greenbelt (Mill Creek Park) to the north across Broadway Avenue, an elementary school (Frank I. Brown School) to the east across Trout Brook, and predominantly single and multi-family residential properties to the south and west across Highland Avenue and Ocean Street, respectively.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Ownership information was accessed by SWCE through the review of documents on file at the Cumberland County Registry of Deeds in Portland, Maine. The current Site Owner, the City of South Portland, purchased the property from the four living descendents of Elizabeth Widgery Thomas on April 8, 1922 as recorded in Book 1101, Page 114. The following table presents a summary of the Site ownership information obtained.

Summary of Site Ownership

Grantee	Transaction Date	Cumberland County Book/Page	Grantor
City of South Portland	April 8, 1922	1101/114	Elias Thomas, Helen Thomas Payson, William Widgery Thomas, John P. Thomas
Thomas Descendents	December 3, 1859	401/210 (Will/Trust)	Elizabeth Widgery Thomas
Elizabeth Widgery Thomas	November 5, 1875 Remake of Original Plan Burned in the 1866 Portland Fire	Plan Book 3/60	Elias Thomas, Esq.

3.2 Environmental Liens and Activity/Use Limitations

SWCE has performed this assessment in general conformance with the scope and limitations of ASTM Standard E 1527-05 for the property located at 240 Ocean Street in South Portland, Maine. During the course of the assessment, representatives from the City of South Portland did not provide SWCE with any information pertaining to Activity/Use Limitations (AULs) at the Site.

Client Representative, Mr. Greg Marles, Director of Buildings and Grounds with the South Portland School Department completed an ASTM Standard E 1527-05 User Questionnaire. Questions 1 and 2 pertaining to AULs and the answers provided by Mr. Marles are presented below:

1) "Are you aware of any environmental cleanup liens against the subject property that are filed or recorded under federal, tribal, state, or local law?" ANSWER: "No."

2) "Are you aware of any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the Site and/or have been filed or recorded in the registry under federal, tribal, state, or local law." ANSWER: "No."

A copy of the completed ASTM E 1527-05 User Questionnaire is included in Appendix F of this report. SWCE did not conduct an environmental lien search for the Site. During the interviews portion of the assessment the property owner and/or the Client did not provide SWCE with any information pertaining to the existence of environmental liens in connection with the Site. SWCE did however, observe a number of deeds associated with the Site including the most recent and did not note records of environmental liens associated with the property.

3.3 Specialized Knowledge

During the course of this assessment, the Site Owner and the Client did not provide SWCE with any information pertaining to Specialized Knowledge associated with the Site. Client Representative, Mr. Greg Marles, Director of Buildings and Grounds with the South Portland School District completed an ASTM E 1527-05 User Questionnaire. Question 3 pertaining to Specialized Knowledge and the answer provided by Mr. Marles to Question 3 is presented below:

3) "As user of this environmental site assessment, do you have any specialized knowledge or experience related to the property or nearby properties?" ANSWER: "No."

3.4 Valuation Reduction for Environmental Issues

SWCE was not provided with any information regarding valuation reduction for environmental issues or the purchase price of the Site. Environmental issues were not identified to SWCE by the Site Owner or by the Client that could result in property value reduction. Client Representative, Mr. Greg Marles, Director of Buildings and Grounds with the South Portland School District completed an ASTM E 1527-05 User Questionnaire. Question 4 pertaining to Fair Market Value and the answer provided by Mr. Marles is presented below:

4) "Does the purchase price being paid for this property reasonably reflect the fair market value of the property?" ANSWER: "N/A."

3.5 Owner, Property Manager, and Occupant Information

An ASTM E 1527-05 Environmental Site Assessment Questionnaire was completed by Client Representative, Mr. Greg Marles, Director of Buildings and Grounds with the South Portland School District. In his responses, Mr. Marles did not indicate that he was aware of the presence of specific environmental issues associated with the Site. A copy of the completed ASTM owner's questionnaire is included in Appendix F of this report.

3.6 Reason for Performing Phase I

According to Mr. Marles, this Phase I ESA is being conducted as part of the City's investigation concerning the recent development of several shallow depressions and small diameter sink holes in the athletic field section of the Site property.

4.0 RECORDS REVIEW

4.1 Standard Environmental Record Sources

SWCE contracted Environmental Data Resources, Inc. (EDR) of Milford, Connecticut to conduct a search of Federal, Tribal, and State databases of known and suspected environmental contamination locations. The results of the environmental database search completed by EDR shows that the Site is listed on three environmental databases. The three databases include: the Facility Index System (FINDS), the aboveground storage tank (AST) list, and the Tier 2 list.

The Site is listed on the FINDS database because the federal government collects emissions data from the school department concerning the heat plant located in the school building. The Site is listed on the AST list because the school department stores No. 2 heating oil at the Site to fire the heating plant located in the school building. The Site is listed as a Tier 2 facility because the school department submits an annual chemical inventory report to the Maine Emergency Management Agency. The EDR database search report does not list violations or environmental incident information found for either the Site or for the school department. The Site is not listed on any other environmental databases searched by EDR.

The EDR search report presents a total of 73 listings for surrounding properties within the approximate minimum search distances (AMSD) from the Site as specified in ASTM Standard E 1527-05. Many of the facilities are listed on multiple databases. Based on the type of listing, the distance each listed facility is situated from the Site, local topography, and

the inferred groundwater flow direction in the Site vicinity (from west to east with a minor northeasterly component), it is expected that three of the 73 listings have the potential to adversely impact the Site. Detailed information concerning the three locations is provided in the paragraphs below, along with an opinion about the significance of the listing to the identification of RECs in connection with the Site. Information concerning the remaining 70 listings not considered to have the potential to impact the environmental integrity of the Site may be found in the complete EDR environmental database search report presented in Appendix D.

The EDR environmental database search report lists the Pizza Joint restaurant at 239 Ocean Street (across the street and up-gradient) west of the Site as an underground storage tank (UST) facility (MeDEP Registration #18970). It also lists the Simpson home at 32 Cooper Street and the Dumont residence at 46 Scammon Street as leaking above-ground storage tank (LAST) locations within approximately 800 feet southwest (up-gradient) of the Site

The EDR search report shows a 500-gallon, steel, No. 2 fuel oil UST and a 500-gallon, steel, waste oil UST were installed at the 239 Ocean Street address on October 1, 1969 and removed on December 1, 1994. The EDR report does not indicate that Maine Department of Environmental Protection (MeDEP) spill file is associated with the UST removal activity. Many UST facility listings maintained by the MeDEP exhibit these same installation and removal dates indicating that they are likely an approximation. In addition, the 5-digit registration number assigned to the facility indicates that the USTs were likely not registered at the time of installation. An undocumented UST removal adjoining and up-gradient relative to the Site is considered a REC in connection with the Site. It is recommended that an in-person file review of the archived tank file (Reg. #18970) be conducted at the MeDEP Central Office in Augusta to assess the potential for environmental impact at the Site due to leaking USTs and underground piping from the 239 Ocean Street address.

A gasoline spill is also listed for 239 Ocean Street. According to MeDEP spill file #P-436-1994, a Maine DOT vehicle spilled an undisclosed volume of gasoline to the ground surface at 239 Ocean Street on July 14, 1994. No wells were at risk or impacted and no response action was taken or was expected to be taken by the MeDEP. A copy of the spill file is included in Appendix F.

The Simpson home at 32 Cooper Street is listed on the EDR database search report as a LAST location. According to the EDR report, Yorkie Oil Company experienced a blow-out in their No. 2 heating oil delivery hose on January 20, 2006 that resulted in approximately one gallon of heating oil to spray onto the house. Yorkie Oil cleaned up the spill to the satisfaction of the MeDEP and the homeowner. SWCE conducted an online review of MeDEP spill file P-49-2006 associated with the incident and confirmed the accuracy of the EDR listing. Spill P-49-2006 is not expected to have had an environmental impact on the Site. A copy of the spill file is presented in Appendix F.

The Dumont residence at 46 Scammon Street is listed on the EDR report as a LAST location. According to the EDR report approximately 50 gallons of No. 2 heating oil leaked to the concrete basement floor from the heating oil AST due to a corroded fuel line. Dead River Oil Company cleaned the spill to the satisfaction of the homeowner and the MeDEP. SWCE conducted an online review of MeDEP spill file P-564-2003 associated with the incident. According to the MeDEP spill file, the majority of the spill volume collected in a basement sump at the home and discharged directly to the South Portland wastewater treatment plant. No further response action was required by the MeDEP. Spill P-564-2003 is not expected to have had an environmental impact on the Mahoney Middle School property. A copy of the spill file is presented in Appendix F.

EDR identified 20 database listing locations as “Orphan” locations in South Portland and Cape Elizabeth due to inadequate address information such as a street address or latitude an longitude that would allow them to be accurately mapped relative to the Site. SWCE reviewed the list of “Orphan” facilities presented by EDR and based on the assessor’s knowledge of the region and on observations made during the Site reconnaissance visit have concluded that due to either the low-impact nature of the environmental incident reported by EDR or due to the distance and direction relative to the Site, the 20 “Orphan” locations listed by EDR are not expected to have an environmental impact on the Site.

The results of the Federal, Tribal, and State environmental database search conducted by EDR for this Phase I ESA revealed a REC in connection with the Site from an off-Site source. The former occupant of 239 Ocean Street had an undocumented UST removal in 1994. The property is currently the location of the Pizza Joint restaurant and is situated just west and inferred up-gradient relative to the Site.

4.2 Additional Environmental Record Sources

Previous environmental site assessment reports for the Site or Site vicinity were not found by or provided to SWCE during the course of this assessment. SWCE accessed and reviewed oil and hazardous material (OHM) spill, registered UST, and remediation site lists and information available online from the MeDEP central offices in Augusta, Maine. Spill, UST, and remediation information was not found in the online database for the Site. Some additional OHM spill, UST, and remediation information was found concerning facilities near the Site. Based on the type of environmental incident described in the online MeDEP files, the distance and direction each facility is located from the Site, the local topography and inferred groundwater flow direction in the Site vicinity, the additional environmental information reviewed did not indicate a REC in connection with the Site.

A ground penetrating radar survey, test pits, and soil borings completed by SWCE at the Site in 2008 showed evidence of voids and fill including brick, asphalt, tile, organics, and metal in the athletic field area down to as much as about 10 feet below existing ground surface. Evidence of relic wetland/marsh areas was also discovered 6 to 9 feet below existing ground surface in some areas. Buried ash, charred remains, or other evidence of historical burning at the Site was not discovered during the 2008 test pit and soil boring operations.

As a part of this assessment, SWCE reviewed *Historic Sources of Pollution in Portland Harbor 1840-1970 by Edward L. Hawes, 1993.* In the Knightville/Mill Cove section, Mr. Hawes reports that in the late 1800s, Bradley Brickyard was located across what is now Highland Avenue just south of the Site but does not cite a reference for his information. He also writes that former South Portland Public Works Director, George Erskine told former South Portland Engineering Department Director, who told him (Hawes) that both Mill Creek and the Mahoney School Site were former “dumps”. Mr. Hawes does not provide any dates, maps, photographs or other written historical evidence in his publication to support these statements.

4.3 Physical Setting Sources

SWCE obtained and reviewed published maps from the Maine Geological Survey (MGS) and from the Federal Emergency Management Agency (FEMA) that describe various aspects of the Site and adjacent areas.

According to the *Bedrock Geologic Map of Maine* (1985 Anderson, et al), bedrock in the Site vicinity is weathered metamorphosed biotite-muscovite-garnet-quartz phyllite commonly known as the Scarborough Formation that was formed approximately 450 million years ago during the Middle Ordovician geologic period. Depth to bedrock in the Site vicinity is mapped at 10 to 30 feet below ground surface.

According to the MGS *Surficial Geologic Map of Maine* (1985 Anderson, et al), surficial soils in the site vicinity are composed of marine sediments commonly known as the Presumpscot Formation. They consist of silt, clay and lesser amounts of sand deposited on the sea floor during the late glacial marine submergence approximately 13,000 to 15,000 years ago.

According to the MGS *Sand and Gravel Aquifers Map* for the Portland West Quadrangle, the Site is not located over a significant sand and gravel aquifer. The closest mapped sand and gravel aquifer is located approximately 1.5 miles northwest of the Site in Portland. The depth to groundwater in the Site vicinity is not shown on the MGS maps reviewed.

The FEMA Flood Insurance Rate Map (FIRM) #230053 0008D dated April 17, 1985 shows the Site and the immediate Site vicinity. According to the map, the eastern edge of the Site along Trout Brook is located in a flood zone. An approximate 75-foot corridor west of Trout Brook is in either Zone A – an area prone to 100-year floods or Zone B – an area prone to 500 year floods. The map also shows a similar flood zone corridor along Kimball Brook to the south and Mill Creek to the north.

4.4 Historical Site Use Information

As part of this assessment, SWCE conducted a search of available historical land use records for the Site. The search was conducted to assist in identifying past Site use and included a search of available municipal records at the South Portland City Hall, a search of historical street directories at the South Portland Public Library, a search of historical fire insurance maps from EDR, a search of historical aerial photographs from the United States Department of Agriculture (USDA) Cumberland County Office in Scarborough, a search of historical topographic maps from the EDR collection, and a search of historical documents at the South Portland Historical Society.

A review of the municipal records on file at the South Portland City Hall incorrectly lists the construction date for the school building as 1940 and provided no useful information concerning historical site use information. A search of historical street directories at the South Portland Public Library included directories for the years: 1935, 1929, 1923, and 1918. Both the 1935 and the 1929 street directories listed the South Portland High School building to be located at 240 Ocean Street. Historical street directories for the years 1923 and 1918 do not provide individual street addresses and occupant names for South Portland.

SWCE contracted EDR to conduct a search of historical fire insurance maps for the Site and Site vicinity. According to EDR, historical fire insurance maps covering the Site-specific area were published for the years 1988, 1985, 1970, 1954, and 1950. A review of the maps indicate that the north end of the school building was constructed in 1924 and the southern end in 1936. The Site layout appears similar as today with athletic fields south of the school building, Trout Brook borders the Site property to the east and Broadway Avenue to the north. Copies of the fire insurance maps are included in Appendix E. SWCE also searched the University of Southern Maine (USM) Library and the USM Osher Map Library for available fire insurance and other historic maps. Neither library provided any additional useful information for this assessment.

SWCE reviewed available historical aerial photographs of the Site at the USDA office in Scarborough, Maine including photographs taken in 1964 and 1940. Both photographs were black and white and at a scale of 1" = 1,667'. Both photographs appear to show the Site layout as it is today with the school building in the northwestern section of the Site property and open space (fields) east and south of the school.

SWCE contracted EDR to provide copies of historical topographic maps obtained from their in-house collection. EDR provided color copies of topographic maps dated 1978, 1970, 1957, 1956, 1944, 1916, and 1893 for the Portland West Quadrangle. The 1957, 1916, and the 1893 maps are at a scale of 1:62,500 and do not provide enough detail to identify Site-specific features other than that the school building is evident on the 1957 map. The 1978, 1970, 1956, and 1944 maps are at a scale of 1:24,000 and show the school building with open space to the east and south as the Site appears today. These maps also show the convergence of Kimball Brook and Trout Brook on the south side of Highland Avenue. The waterway then passes beneath Highland Avenue to the north and along the east Site boundary. Ultimately it flows beneath Broadway Avenue to the north and is locally referred to

as Mill Creek from Broadway Avenue to its' discharge at Mill Cove in the Fore River approximately 1,250 feet north-northeast of the Site.

SWCE visited the South Portland Historical Society Museum located in Bug Light Park in South Portland. Director Kathryn DiPhilippo produced a 1914 Atlas of Portland and South Portland, Maine by the Richards Map Company of Springfield, Massachusetts. The atlas shows the Site property divided with three west to east traversing residential streets ("J" Street, "K" Street, and "L" Street) extending from Ocean Street and across Kimball Brook that meanders across the area and terminate at Trout Brook. Houses are shown on the west side of Ocean Street but not on the east side of Ocean street nor on "J", "K", and "L" Streets. Kimball Brook is shown crossing beneath Highland Avenue on the south end of the Site and traverses about 400 feet across the southeast portion of the Site through what now is the athletic fields and converges with Trout Brook on the east side of the Site. A photograph of the atlas page depicting the Site and the immediate Site vicinity is included in Appendix E. It appears that Kimball Brook originally flowed across the school athletic fields as evidenced on the 1914 map and was redirected sometime between 1914 and 1944 to the south side of Highland Avenue as shown on the topographic maps from 1978 back to 1944. In 1998 Kimball Brook was directed into a 400 foot long concrete box culvert beneath Highland Avenue as recalled by David Thomes at the South Portland Sewer Maintenance Department. Kimball Brook currently discharges to Trout Brook just north of Highland Avenue.

4.5 Historical Adjoining Property Use Information

Concurrently with the historical Site use research, SWCE conducted a search of available historical land use records for the immediate Site vicinity. The search was conducted to assist in identifying past Site vicinity land use and included a search of available municipal records at South Portland City Hall, a search of historical street directories at the South Portland Public Library, a search of historical fire insurance maps from EDR, a search of historical aerial photographs from the USDA office in Scarborough, a search of historical topographic maps from the EDR collection, and a search of historical documents at the South Portland Historical Society.

Municipal records provided no useful historical land use information concerning properties surrounding the Site. The 1935 historical street directory reviewed at the South Portland Public Library listed residential dwellings along Ocean Street in the Site vicinity except for the Lloyd Jordan Service Station at 239 Ocean Street (current location of the Pizza Joint

restaurant up-gradient of the Site). Broadway was listed as intersecting with Ocean Street, Buchanan's Store and a Gulf Refining Company Service Station were listed north of the intersection on the west side of Ocean Street. The 1929 directory indicates that Broadway intersected with Ocean Street but did not extend east to Cottage Road. The directory instead refers to Sumway Street in that area.

The historical fire insurance maps show that surrounding land use included a 'Filling Station' at 239 Ocean Street, a 'Private Garage-Trucks' at 269 Ocean Street, and an 'Auto Repair Garage' with a gasoline tank at 277 Ocean Street back until at least 1950. All three of these Ocean Street addresses are directly across the street and up-gradient relative to the Site. Copies of the fire insurance maps are included in Appendix E. The aerial photograph, topographic map, and historical society file review did not provide information concerning surrounding land use in addition to that presented in the previous section of this report.

Based on the results of our review of historical adjoining property use information it appears that property use surrounding the Site to the west and south has predominantly been for residential and small business purposes back to at least 1914. It appears that land north of the Site was slated for residential development in 1914 when Mill Creek was a larger swollen waterway, however, no evidence of development north of the Site other than for a public park and a railroad right-of-way was found. Land east of Trout Brook (the eastern Site boundary) appears to have been undeveloped until a portion of the Frank Brown Elementary School was originally constructed in 1940.

5.0 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

A Site reconnaissance visit was made on June 18, 2010 by SWCE Senior Environmental Geologist, Thomas A. Trainor, P.G. Weather conditions at the time of the Site visit included clear skies, warm temperatures, and breezy conditions. The Site reconnaissance was led by South Portland School Department employee Mr. Tim Parker. The visual reconnaissance consisted of observing accessible interior areas of the school building, observing the boundaries of the property, and systematically traversing the Site to provide an overlapping field of view, wherever possible. The periphery of abutting and adjacent property was also observed. A Site Features Plan is attached as Sheet 2 in Appendix B. Color copies of photographs taken during the Site visit are included in Appendix C.

5.2 General Site Setting

The Site is a 10-acre lot developed with a circa 1924 brick school building described by the City of South Portland as Map 19, Lot 15. It is located on the east side of Ocean Street, south of Broadway Avenue and north of Highland Avenue. It is predominantly surrounded by single and multi-family residential property to the south across Highland Avenue, and to the west across Ocean Street. A few small businesses are located across Ocean Street from the Site including a pizza restaurant and a real estate office.

North of the Site across Broadway Avenue is a railroad right-of-way and the approximate 10-acre Mill Creek (public) Park. East of the Site across Trout Brook is the Frank Brown Elementary School. The Site surface is relatively level and averages about 20 feet above mean sea level. The general inferred groundwater flow direction in the immediate Site vicinity is east-northeast toward Trout Brook which constitutes the eastern Site boundary.

5.3 Site Visit Findings

5.3.1 Hazardous Substances

Small quantities of chemicals used as additives for the building heat system were observed by SWCE in the boiler room. These included: 5 gallons of sodium nitrate, 1 gallon of disodium phosphate, and 1 gallon of caustic soda. Other hazardous substances were not observed by SWCE during the Site visit.

5.3.2 Petroleum Products

Approximately 4 quarts of motor oil and several cartridges of grease were also observed by SWCE in the boiler room during the Site reconnaissance visit.

5.3.3 Underground Storage Tanks

Evidence of an UST including both fill and vent piping was observed by SWCE on the east side of the school building immediately adjacent to the boiler room. Mr. Parker indicated that a steel, 10,000 gallon No. 2 fuel oil tank was located on the poured concrete floor behind a brick wall adjacent to the boiler room. The fuel oil is used to fire the heating system. According to Mr. Parker, the tank cannot be accessed or seen without either removing a portion of the interior or exterior brick walls. As noted previously in Section 4.1, the tank is listed on the EDR database report as an AST, however, since the tank cannot be seen or easily accessed, it more appropriately fits the MeDEP definition of an UST.

A 3-foot wide by 3-foot long by 2-foot deep, brick-lined vault that had been built into the floor of the home economics room just inside the door to the lower hallway was observed during the Site reconnaissance visit. It was covered with two steel plates. Mr. Parker of the South Portland School Department, indicated that he did not know the historical purpose for the vault or when it had been installed. Indications of odor or staining was not noted to be associated with the vault. Approximately 1-inch of clear groundwater was observed to have seeped into it from surrounding subsurface soil.

5.3.4 Aboveground Storage Tanks

An approximate 300-gallon steam expansion/return line tank was observed in the boiler room of the school building. The tank was constructed of steel and appeared to be in good condition. Other ASTs were not observed by SWCE during the Site reconnaissance visit.

5.3.5 Other Suspect Containers

Other containers suspected of containing OHM were not observed by SWCE during the Site reconnaissance visit.

5.3.6 Equipment Likely to Contain Polychlorinated Biphenyls

Equipment likely or suspected to contain polychlorinated biphenyls (PCBs) was not observed by SWCE during the Site reconnaissance visit.

5.3.7 Interior Staining/Corrosion

At the time of the Site reconnaissance visit, SWCE observed an approximate 2 square foot area of heavy petroleum (No. 6 oil) staining on the floor in a storage closet off the boiler room. Other areas of interior staining and/or corrosion were not observed.

5.3.8 Discharge Features

According to Mr. Tim Parker, the school building is connected to Portland Water District and South Portland Sanitary Sewer lines located beneath Ocean Street and Broadway Avenue. Storm drains were observed in paved parking and drive areas of the Site and along Broadway Avenue, Ocean Street, and Highland Avenue. Storm water discharge for the Site and immediate Site vicinity is to the Fore River (Portland Harbor) via Kimball Brook to Trout Brook to Mill Creek, Trout Brook to Mill Creek, or directly to Mill Creek.

SWCE walked portions of Kimball Brook and Trout Brook during the Site reconnaissance visit and observed a rusted 30-inch diameter corrugated steel culvert emanating from the west

embankment of the brook approximately 150 feet north of Highland Avenue. The angle of the culvert relative to the brook indicates that it traverses beneath the athletic fields south of the school building. The origination point of the culvert could not be determined in the field. David Thomes with the Sewer Maintenance Department indicated that he believed the culvert was connected to a catch basin on Highland Avenue next to the southern end of the athletic field and that it was likely disconnected in 1998 when Kimball Brook was rerouted into a 400 foot long box culvert beneath Highland Avenue. Plans showing the culvert could not be found on file with the City during the course of this assessment.

5.3.9 Pits, Ponds, and Lagoons

Pits, ponds, and/or lagoons were not observed at the Site by SWCE during the Site reconnaissance visit.

5.3.10 Solid Waste Dumping/Landfills

Evidence of solid waste dumping and/or landfills was not observed by SWCE during the Site reconnaissance visit.

5.3.11 Stained Soil/Stressed Vegetation

Stained soil and evidence of stressed vegetation was not observed by SWCE at the Site during the Site reconnaissance visit.

5.3.12 Wells

Wells were not observed at the Site by SWCE during the Site reconnaissance visit.

6.0 INTERVIEWS

Information obtained by SWCE as part of the interview process identified past Site use that is considered a historical REC in connection with the Site.

During the course of this assessment, SWCE interviewed South Portland School Department Director of Buildings and Grounds, Mr. Greg Marles, South Portland Tax Assessor, Mr. Robert Tripp, Cathy Counts and David Kasik at the South Portland Engineering Office, South Portland Deputy Fire chief, Mr. Miles Haskell, David Thomes with the Sewer Maintenance Department, and South Portland Historical Society Director, Kathyrn DiPhilippo.

The South Portland Municipal officials interviewed were not aware of environmental issues associated with the Site property or properties in the immediate Site vicinity. Mr. Tripp and

Mr. Haskell both indicated that previous to the original South Portland High School development at the Site in 1924, portions of the Site may have been used as an open burn municipal dump as was the land now occupied by Mill Creek Park. Kathyrn DiPhilippo provided a 1914 atlas showing Kimball Brook traversing about 400 linear feet of the Site's southeast corner before converging with Trout Brook along the eastern Site border indicating that portions of this area have been filled. The 1914 map did not indicate a municipal dump at either the Site or at the Mill Creek Park area but rather showed planned but undeveloped residential neighborhoods. David Kasik, Cathy Counts, and David Thomes recalled that in 1998, improvements were made concerning the alignment and discharge point of Kimball Brook to Trout Brook.

7.0 OTHER ENVIRONMENTAL CONSIDERATIONS

7.1 Asbestos Containing Materials

Friable asbestos containing thermal insulation was observed by SWCE in the boiler room of the school building. Suspect non-friable asbestos containing materials were also observed by SWCE during the Site reconnaissance visit. These materials included: floor tile, science lab counter tops, fire blankets, and chalk boards. Both Mr. Parker and Mr. Marles of the South Portland School Department indicated that an asbestos management plan is in place for Mahoney Middle School as required by the federal Asbestos Hazard Emergency Response Act (AHERA) of 1987.

7.2 Lead Based Paint

Evidence of lead based paint was not observed by SWCE during the Site reconnaissance visit. However, the presence of lead based paint cannot be definitively determined based on visual observations alone. Field assay testing, x-ray fluorescence, or laboratory analysis would be required. Based on the age of school building construction it is expected that some subsurface paint coatings may contain lead. Painted surfaces observed by SWCE during the Site visit were in good condition with no evidence of peeling or flaking except for some limited areas in the boiler room.

7.3 Radon

According to information presented in the EDR database search report, the US EPA listed average air-borne radon concentration in the basement level of residential buildings located in the 04106 area code is 5.8 pCi/L. The US EPA recommends remedial action for air-borne

radon levels in excess of 4.0 pCi/L in residential homes. There is no EPA action level for radon in commercial buildings. Since the Site is used for institutional purposes, radon may not be considered to be an issue of concern.

7.4 Wetlands

Wetlands along Trout Brook were observed at the Site by SWCE during the Site reconnaissance visit.

7.5 Mold

Mold was not observed by SWCE during the Site reconnaissance visit.

7.6 Client Specific Items

Client specific items were not requested by the Client or included by SWCE as a part of this assessment.

8.0 FINDINGS AND CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the 10-acre Mahoney Middle School property located at 240 Ocean Street in South Portland, Maine (Map 19, Lot 15). Any exceptions to, or deletions from, this practice are described in Section 1 of this report. This assessment has revealed evidence of recognized environmental conditions in connection with the property.

The 1914 atlas provided written historical evidence of Kimball Brook crossing about 400 feet of the southeastern portion of the Site indicating that the present day relatively level athletic fields in this area have been filled with a much as 10-15 feet of material. Potential on Site sources of environmental impact are associated with land filled with undocumented material. Test pits and soil borings completed by SWCE at the Site in 2008 showed evidence of fill including brick, asphalt, tile, organics, and metal in the athletic field area down to 10 feet below existing ground surface. Evidence of relic wetland/marsh areas was also discovered 6 to 9 feet below existing ground surface in some areas. Buried ash, charred remains, or other evidence of historical burning at the Site was not discovered during the 2008 test pit and soil boring operations.

Potential off-Site sources of contamination are associated with previous adjoining and hydraulically up-gradient property use as a 'Filling Station' at 239 Ocean Street, a 'Private Garage-Trucks' at 269 Ocean Street, and an 'Auto Repair Garage' with a gasoline tank at 277 Ocean Street from the 1980s back until at least 1950. Previous UST removals at these locations without documented tank, piping, soil, and groundwater conditions at the time of removal constitutes recognized environmental conditions in connection with the Site.

9.0 RECOMMENDATIONS

Based on the results of this Phase I Environmental Site Assessment, SWCE recommends that an in-person review of the MeDEP tank file #18970 for 239 Ocean Street property be conducted at the MeDEP Central Office in Augusta. A Phase II Environmental Site Assessment including a geophysical survey and a subsurface exploration program should be considered to assess subsurface soil and groundwater conditions at the Site. The path, integrity, and origination point of the approximate 30-inch diameter corrugated steel culvert found by SWCE emanating from the west embankment of the Trout Brook should be determined. The 10,000 gallon No. 2 oil tank located on the lower level next to the boiler room in the school building should be registered as an UST with the MeDEP or sufficiently exposed so as to meet the MeDEPs definition of an AST. ASTs should be registered with the State Fire Marshall's Office or the Maine Fuel Board.

10.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professionals* as defined in 40 CFR Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

Site Assessor:

Thomas A. Trainor, P.G.
Senior Environmental Geologist

Senior Reviewer:

Gary W. Bucklin, C.G.
Senior Geologist

TAT:gwb/jlw

11.0 REFERENCES

SOURCE	INFORMATION/CONTACT
Environmental Data Resources, Inc. (EDR) - Milford, Connecticut	Federal and Tribal databases including the U.S. Environmental Protection Agency: NPL Site List, NPL Delisted Site List, CERCLIS List, CERCLIS NFRAP List, RCRA TSD List, RCRA Generators List, RCRA CORRACTS List, Federal Institutional/Engineering Control, and ERNS Databases. State Department of Environmental Protection Databases on Spills, Landfills, Hazardous Waste Sites, Registered UST Facilities, LUST Sites, Brownfield Sites, Voluntary Clean-up Program Sites, and State Institutional/Engineering Control. Sanborn Fire Insurance Maps 1988, 1985, 1970, 1954, and 1950
Maine Geological Survey	Bedrock Geologic Map, 03-94, Surficial Geologic Map, 08-16 Sand & Gravel Aquifers Map 99-11
Maine Department of Environmental Protection	Online Registered Underground Storage Tanks Database, Spills Database, and Remediation Sites List
EDR	USGS Topographic Quadrangle, Portland West, Maine: 1978, 1970, 1957, 1956, 1944, 1916, and 1893
EDR	Fire Insurance Maps: 1988, 1985, 1970, 1954, and 1950
Federal Emergency Management Agency	Flood Insurance Rate Map 230053 0008 D dated April 17, 1985
United States Department of Agriculture, Cumberland County Regional Office	Aerial Photographs: 1964 and 1940
University of Southern Maine	Fire Insurance Maps, Osher Map Library-Historic Maps
Historic Map Works Company	www.historicmapworks.com
Cumberland County Registry of Deeds, Bangor, Maine	Property Deeds
Other Sources	City of South Portland, Maine • School Dept. – Greg Marles 207 871 0555 • Engineering – Cathy Counts/ David Kasik 207 767 7603 • Sewer Maintenance – David Thomes 207 767 7680 • Assessing – Robert Tripp 207 767 7604 • Fire Department – Miles Haskell 207 799 3314 Historical Society – Kathryn DiPhilippo 207 767 7299

APPENDIX A

APPENDIX A

Limitations

This Phase I ESA report has been prepared for the exclusive use of the city of South Portland, Maine for specific application to the property at 240 Broadway Avenue in South Portland, Maine. We have endeavored to prepare this report in accordance with generally accepted practices. No other warranty, expressed or implied, is made.

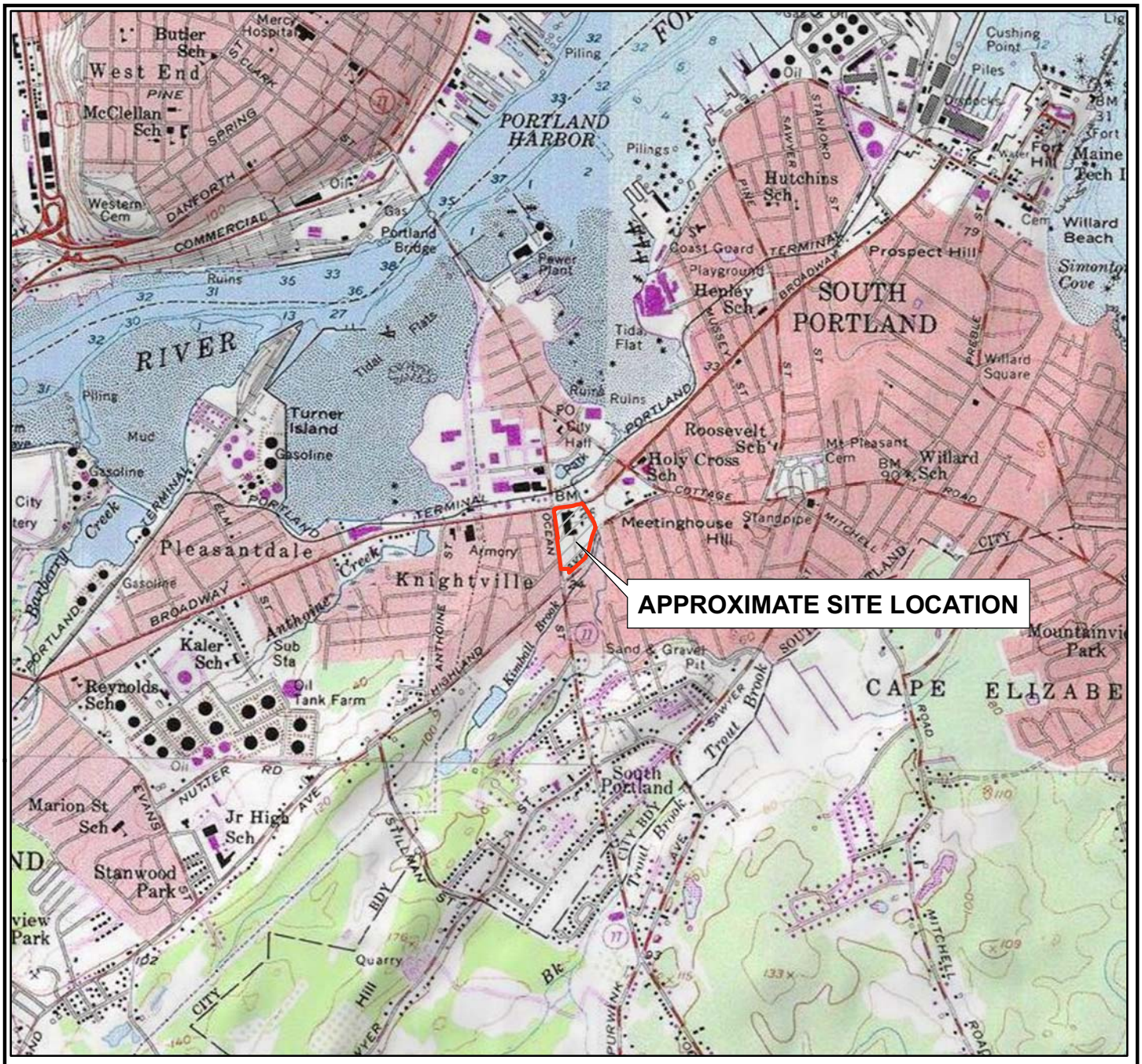
The scope of our assessment has been limited to the items specifically discussed in the text of this report. Recommendations contained in this report are based substantially upon information provided by others regarding the site and on our findings during the site visit. Should additional data or information become available, it should be reviewed by S. W. COLE ENGINEERING, INC. and the conclusions and recommendations presented in this report should be modified as appropriate.

This report cannot reflect undetected variations which may occur, nor can it reflect variations of subsurface conditions (groundwater quality or elevation) over time. S. W. COLE ENGINEERING, INC. has made no attempt to verify the compliance of the past or present owners and/or occupants of the property with local, state, or federal laws and regulations.

The S. W. COLE ENGINEERING, INC. scope of work has not included the investigation, detection, or prevention of any Biological Pollutants at the site or in any existing or proposed structure at the site. The term “Biological Pollutants” includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

It must be noted that our findings do not represent scientific certainties and are based on professional judgement. S. W. COLE ENGINEERING, INC. does not represent that the subject site contains no hazardous substances or other latent conditions beyond that noted or observed by S. W. COLE ENGINEERING, INC. during this assessment.

APPENDIX B


APPROXIMATE SITE LOCATION
PORTLAND HARBOR
SOUTH PORTLAND
RIVER
Pleasantdale
Knightville
CAPE ELIZABE
Turner Island
Meetinghouse Hill
Prospect Hill
Willard Square
Willard Beach
Mountainvie Park
Stanwood Park
Marion St Sch
Jr High Sch
Kaler Sch
Reynolds Sch
Roosevelt Sch
Holy Cross Sch
Hutchins Sch
Hepley Sch
Butler Sch
McClellan Sch
Western Cem
Mt Pleasant Cem
Fort Maine Tech I
Cushing Point
Simonton Cove
Trout Brook
Kimball Brook
Sawyer Brook
Quarry Hill
Sand & Gravel Pit
Oil Tank Farm
Armory
Standpipe
Tida Flat
Mud Flats
Ruins
Piling
Pilings
Piles
Oil
Gas
Gasoline
Playground
Coast Guard Station
Power Plant
Portland Bridge
Mercy Hospital
West End
Sub Sta
Jr High Sch
Evans
Nutter Rd
Stildman
Bdy
Ocean
Anthoine
Highland
Broadway
Portland
Commercial
Terminal
Danforth
Spring
Pine
Elm
Cottage
Mitchell
Preble
Russell
Stanford
Sawyer
Fort Hill
Meeting House Hill
Willard Sch
Willard Square
Mt Pleasant Cem
Holy Cross Sch
Roosevelt Sch
Hepley Sch
Hutchins Sch
Butler Sch
McClellan Sch
Western Cem
Mercy Hospital
Turner Island
Gasoline
Oil Tank Farm
Armory
Standpipe
Tida Flat
Mud Flats
Ruins
Piling
Pilings
Piles
Oil
Gas

TRUE N

LEGEND

- APPROXIMATE SITE BOUNDARY
- (1) APPROXIMATE ENVIRONMENTAL SITE ASSESSMENT FEATURE LOCATION
- SURFACE FLOW DIRECTION
- CATCH BASIN
- —SS— SANITARY SEWER LINE
- —NG— NATURAL GAS LINE
- — W — WATER LINE
- —TEL— UNDERGROUND TELCOM LINE
- — E — UNDERGROUND ELECTRIC LINES

KEY TO ENVIRONMENTAL SITE FEATURES

1, 10,000 GALLON NO. 2 OIL TANK

2, 30 INCH DIAMETER STORM CULVERT, APPEARS TO TRAVERSE BENEATH THE ATHLETIC FIELDS

3, 1 FOOT DIAMETER SINK HOLE, MAY COINCIDE WITH 2008 SOIL BORING B-205

NOTES:

1. SITE FEATURES PLAN PREPARED FROM CITIPI ORTHO-RECTIFIED DIGITAL IMAGES, PUBLISHED BY THE MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (MEGIS), PUBLISHED JULY 2003.

2. SITE BOUNDARY AND PARCEL LINES FROM MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (MEGIS), PUBLISHED NOVEMBER 2008.

3. THE LOCATIONS OF ENVIRONMENTAL SITE ASSESSMENT FEATURES ARE APPROXIMATE AND ARE BASED ON THE RELATIVE LOCATIONS TO OBJECTS OBSERVED.

100 0 100 200
Scale in Feet

S.W.COLE ENGINEERING, INC.

SOUTH PORTLAND SCHOOL DEPARTMENT

SITE FEATURES PLAN

MAHONEY MIDDLE SCHOOL
240 OCEAN STREET
SOUTH PORTLAND, MAINE

Job No.	08-0972.1	Scale	1"=100'
Date:	06/28/2010	Sheet	2

APPENDIX C

View of the front of Mahoney Middle School located at 240 Ocean Street in South Portland, Maine. The photograph was taken facing south from Broadway Avenue.

View of the south end of Mahoney Middle School with the athletic fields in the foreground. The photograph was taken facing north from Highland Avenue.

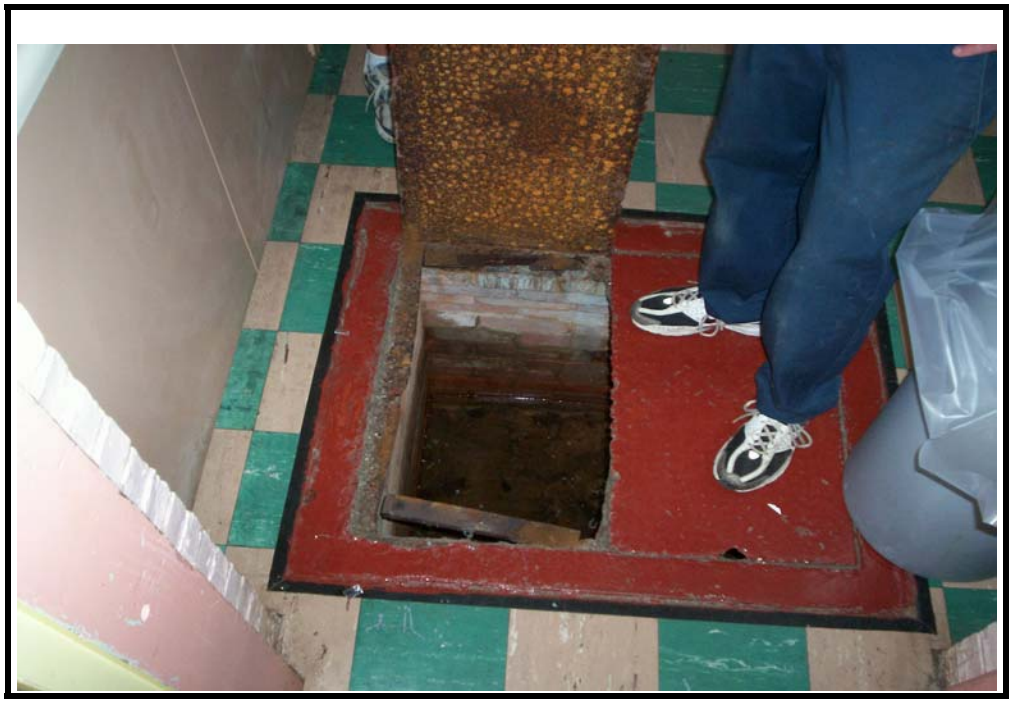
Photos 1 and 2.doc
240 Ocean Street
South Portland, Maine
SWCE Job #08-0972.1

S.W.COLE ENGINEERING, INC.

Photograph of the No. 2 fuel oil fired boilers located in the lower level of the school building showing asbestos containing pipe insulation.

Photograph of chemical additives used to treat water in the boiler/steam plant in the lower level of the school building: sodium nitrate, disodium phosphate, and caustic soda.

Photograph of a locker room on the lower level showing a 6-inch floor drain that is connected to the sanitary sewer system according to the school department.



Photograph of a 3' square by 2' deep, brick-lined vault in the (asbestos tile) floor of the home economics room with about an inch of groundwater that has seeped into it.

Photograph of the weight training room on the lower level showing asbestos containing vinyl floor tiles with some damage evident.

Photograph of natural gas piping in the lower level hallway. Natural gas is supplied to the school building from piping beneath Ocean Street.

Photograph of a slop sink on the lower level reportedly connected to the municipal sanitary sewer system.

Photograph of asbestos containing laboratory countertops (black) located in a science room on the ground floor of the school building.

Photograph of a cabinet containing a potentially asbestos containing fire blanket in a science room on the ground level of the school building.

Photograph of asbestos containing chalk board in one of the classrooms on the ground level of the school building.

View of an approx. 1-foot diameter hole in the athletic field south of the school building. The hole was filled with sand and may coincide with 2008 soil boring B-205.

View of Trout Brook looking south (upstream) from along the eastern side of the school grounds showing a 30-inch diameter steel storm culvert that appears to traverse beneath the athletic fields.

Photos 13 and 14.doc
240 Ocean Street
South Portland, Maine
SWCE Job #08-0972.1

S.W.COLE ENGINEERING, INC.

APPENDIX D

Mahoney School
240 Ocean Street
South Portland, ME 04106

Inquiry Number: 2785162.2s
June 11, 2010

The EDR Radius Map™ Report with GeoCheck®

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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Detail Map	3
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Physical Setting Source Records Searched	A-24

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

240 OCEAN STREET
SOUTH PORTLAND, ME 04106

COORDINATES

Latitude (North):	43.633800 - 43° 38' 1.7''
Longitude (West):	70.251300 - 70° 15' 4.7''
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	399059.9
UTM Y (Meters):	4831746.0
Elevation:	18 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	43070-F3 PORTLAND WEST, ME
Most Recent Revision:	1978
East Map:	43070-F2 PORTLAND EAST, ME
Most Recent Revision:	1975
Southeast Map:	43070-E2 CAPE ELIZABETH, ME
Most Recent Revision:	1975
South Map:	43070-E3 PROUTS NECK, ME
Most Recent Revision:	1978

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2006
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
DANIEL F. MAHONEY MIDDLE SCHOOL 240 OCEAN STREET SOUTH PORTLAND, ME 04106	FINDS AST TIER 2	N/A

EXECUTIVE SUMMARY

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ---------- National Priority List Deletions

Federal CERCLIS list

CERCLIS ---------- Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ---------- Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP ---------- CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS ---------- Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG ---------- RCRA - Large Quantity Generators

Federal institutional controls / engineering controls registries

US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROL ---------- Sites with Institutional Controls

Federal ERNS list

ERNS ---------- Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF ---------- Solid Waste Facility List
LCP ---------- Municipal Landfill Closure Database

State and tribal leaking storage tank lists

INDIAN LUST ---------- Leaking Underground Storage Tanks on Indian Land

EXECUTIVE SUMMARY

State and tribal registered storage tank lists

INDIAN UST ---- Underground Storage Tanks on Indian Land
FEMA UST ---- Underground Storage Tank Listing

State and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS ---- Remediation Sites List

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
ODI ---- Open Dump Inventory
INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ---- Clandestine Drug Labs
DEL SHWS ---- Sites Removed from the Uncontrolled Sites List
US HIST CDL ---- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---- CERCLA Lien Information
LUCIS ---- Land Use Control Information System
LIENS ---- Environmental Liens Information Listing

Records of Emergency Release Reports

HMIRS ---- Hazardous Materials Information Reporting System
SPILLS ---- Hazardous Material and Oil Spill System Database

Other Ascertainable Records

DOT OPS ---- Incident and Accident Data
DOD ---- Department of Defense Sites
FUDS ---- Formerly Used Defense Sites
CONSENT ---- Superfund (CERCLA) Consent Decrees
ROD ---- Records Of Decision
UMTRA ---- Uranium Mill Tailings Sites
MINES ---- Mines Master Index File
TRIS ---- Toxic Chemical Release Inventory System
TSCA ---- Toxic Substances Control Act

FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
RAATS	RCRA Administrative Action Tracking System
NPDES	Wastewater Facilities Listing
UIC	Underground Injection Control
AIRS	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
COAL ASH DOE	Sleam-Electric Plan Operation Data

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 02/17/2010 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRATT ABBOTT CLEANERS & LAUNDE	***109 COTTAGE RD***	***NE 1/8 - 1/4 (0.216 mi.)***	***F26***	***69***

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 02/17/2010 has revealed that there is 1 RCRA-CESQG site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
FRESH LOOK CLEANERS - SOUTH PO	***585 BROADWAY***	***WNW 0 - 1/8 (0.083 mi.)***	***B5***	***21***

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Environmental Protection's Uncontrolled Hazardous Substance Sites Program List of Investigations.

A review of the SHWS list, as provided by EDR, and dated 03/01/2010 has revealed that there are 4 SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
U.S. COAST GUARD BASE : In Review	***259 HIGH STREET***	***NNE 1/2 - 1 (0.827 mi.)***	***58***	***171***
TEXACO, INC. : No Further Action	***102 MECHANIC STREET***	***WNW 1/2 - 1 (0.875 mi.)***	***59***	***171***

Lower Elevation	Address	Direction / Distance	Map ID	Page
RICHMAN PROPERTY : No Further Action	***CORNER OF A / OCEAN ST***	***NNW 1/2 - 1 (0.521 mi.)***	***57***	***170***
PORTLAND GAS WORKS : Remediation Underway	***40 WEST COMMERCIAL STRE***	***NNW 1/2 - 1 (0.970 mi.)***	***61***	***177***

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's Hazardous Material and Oil Spill System Database (H.O.S.S.).

A review of the LUST list, as provided by EDR, and dated 03/13/2010 has revealed that there are 15 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HOLY CROSS CHURCH	436 BROADWAY	NE 1/8 - 1/4 (0.239 mi.)	36	96
SOUTH PORTLAND PUBLIC WORKS DE	42 ONEIL ST	E 1/4 - 1/2 (0.385 mi.)	J45	141
SOUTH PORTLAND PUBLIC WORKS	43 ONEIL ST	E 1/4 - 1/2 (0.386 mi.)	J47	149
SO PORTLAND PUBLIC WORKS	47 ONEIL ST	E 1/4 - 1/2 (0.388 mi.)	J48	152

Lower Elevation	Address	Direction / Distance	Map ID	Page
PRATT ABBOTT INC	***BROADWAY & COTTAGE RDS***	***NNE 0 - 1/8 (0.057 mi.)***	***A3***	***14***
DEERING FAMILY RESTAURANT	601 BROADWAY	WNW 0 - 1/8 (0.100 mi.)	B8	30
PRATT ABBOTT	489 BROADWAY	NE 0 - 1/8 (0.116 mi.)	C10	34
PRATT ABBOTT CLEANERS	***489 BROADWAY***	***NE 0 - 1/8 (0.116 mi.)***	***C11***	***38***
U-HAUL	***633 BROADWAY STREET***	***W 1/8 - 1/4 (0.231 mi.)***	***H33***	***88***
AUTOWIZE INC. (UNITED REALTY)	291 WATERMAN DR.	W 1/8 - 1/4 (0.247 mi.)	H38	102
MILL CREEK MOBIL	***BROADWAY / WATERMAN D***	***W 1/8 - 1/4 (0.248 mi.)***	***H39***	***104***
OCEAN STREET EXXON	***96 OCEAN STREET***	***NNW 1/4 - 1/2 (0.362 mi.)***	***43***	***128***
OCEAN ST. EXXON	96 OCEAN AVE.	NNW 1/4 - 1/2 (0.385 mi.)	I46	143
UNION OIL CO.	63 OCEAN ST	NNW 1/4 - 1/2 (0.427 mi.)	K52	158
BOBS BOTTLE WASH	51 OCEAN ST	NNW 1/4 - 1/2 (0.451 mi.)	L55	164

LAST: A listing of leaking aboveground storage tanks.

A review of the LAST list, as provided by EDR, and dated 03/13/2010 has revealed that there are 12 LAST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
KIEREN RESIDENCE	41 BOOTHBY AVE.	ESE 1/8 - 1/4 (0.160 mi.)	16	47
SIMPSON HOME	32 COOPER STREET	SW 1/8 - 1/4 (0.177 mi.)	19	53
JUDY DUMONT	46 SCAMMON ST	WSW 1/8 - 1/4 (0.192 mi.)	22	62
CARON, DOROTHY	117 SOUTH RICHLAND ST	ESE 1/4 - 1/2 (0.318 mi.)	41	122
PETER MARSH	193 COTTAGE RD	ENE 1/4 - 1/2 (0.332 mi.)	42	125
MILLINGTON, CHARLES	21 HARBOR VIEW AVENUE	WSW 1/4 - 1/2 (0.405 mi.)	49	154
REGGIE CONNOHAN	213 SO RICHLAND ST	ESE 1/4 - 1/2 (0.430 mi.)	53	160
ASHA LAMY	277 MARGARET WAY	E 1/4 - 1/2 (0.457 mi.)	56	167

Lower Elevation	Address	Direction / Distance	Map ID	Page
PALANZA, JOHN	169 OCEAN STREET	NNW 1/8 - 1/4 (0.188 mi.)	E20	56
JOHN PALENZA PROPERTY	169 OCEAN ST	NNW 1/8 - 1/4 (0.188 mi.)	E21	59
HANSEN CHRYSLER PLYMOUTH INC	***207 WATERMAN DR***	***WNW 1/4 - 1/2 (0.274 mi.)***	***40***	***117***
KRAMER RESIDENCE	44 D STREET	NNW 1/4 - 1/2 (0.376 mi.)	I44	138

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Protection's Underground Storage Tank Database.

A review of the UST list, as provided by EDR, and dated 02/01/2010 has revealed that there are 17 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FRANK I BROWN SCHOOL	37 HIGHLAND AVE	ENE 1/8 - 1/4 (0.170 mi.)	17	49
GETTY PROP 28002	159 COTTAGE ST	ENE 1/8 - 1/4 (0.243 mi.)	37	98

Lower Elevation	Address	Direction / Distance	Map ID	Page
PIZZA JOINT THE	239 OCEAN ST	WNW 0 - 1/8 (0.043 mi.)	2	12
PRATT ABBOTT INC	***BROADWAY & COTTAGE RDS***	***NNE 0 - 1/8 (0.057 mi.)***	***A3***	***14***

Lower Elevation	Address	Direction / Distance	Map ID	Page
ELECTRICAL BUILDING	513 BROADWAY	NNE 0 - 1/8 (0.068 mi.)	A4	19
SO PORTLAND FILLING STATION	585 BROADWAY ST	WNW 0 - 1/8 (0.083 mi.)	B6	27
SOUTH PORTLAND PUBLIC LIBRARY	482 BROADWAY	NE 0 - 1/8 (0.113 mi.)	C9	32
MDOT PRATT ABBOTT	489 BROADWAY	NE 0 - 1/8 (0.116 mi.)	C12	43
HODGES APPLIANCES INC	185 OCEAN ST	NNW 1/8 - 1/4 (0.147 mi.)	13	44
DUTKA, AGNES M	610 BROADWAY	W 1/8 - 1/4 (0.149 mi.)	D14	45
DEERING FAMILY RESTAURANT	614 BROADWAY	W 1/8 - 1/4 (0.157 mi.)	D15	46
MILL CREEK LAUNDRAMAT	***MILL CREEK SHOPPING CTR***	***NNW 1/8 - 1/4 (0.175 mi.)***	***18***	***51***
KEY BANK OF SOUTHERN MAINE	25 MARKET STREET	NW 1/8 - 1/4 (0.194 mi.)	23	65
CODE ENFORCMENT	41 THOMAS ST	N 1/8 - 1/4 (0.209 mi.)	24	67
JC BEST CARPETS	161 OCEAN ST	NNW 1/8 - 1/4 (0.210 mi.)	E25	68
U HALL CENTER OF BROADWAY	633 BROADWAY	W 1/8 - 1/4 (0.231 mi.)	H34	93
FLEET BANK	65 MARKET ST	NW 1/8 - 1/4 (0.236 mi.)	G35	95

State and tribal institutional control / engineering control registries

INST CONTROL: Sites with Land Use Restrictions in place.

A review of the INST CONTROL list, as provided by EDR, and dated 03/01/2010 has revealed that there are 5 INST CONTROL sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRATT ABBOTT CORP.	***109 COTTAGE ROAD***	***NE 1/8 - 1/4 (0.216 mi.)***	***F29***	***84***

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID	***51 MARKET STREET***	***NW 1/8 - 1/4 (0.219 mi.)***	***G30***	***85***
OCEAN STREET EXXON	***96 OCEAN STREET***	***NNW 1/4 - 1/2 (0.362 mi.)***	***43***	***128***
OCEAN STREET AUTO	***72 OCEAN STREET***	***NNW 1/4 - 1/2 (0.408 mi.)***	***K50***	***157***
BOBS BOTTLE WASH	***51 OCEAN STREET***	***NNW 1/4 - 1/2 (0.451 mi.)***	***L54***	***163***

State and tribal voluntary cleanup sites

VCP: A list of sites where the necessary investigation and/or remedation activities have been completed to the Department's satisfaction and the applicants to the VRAP have been issued final certification documents. The list does not include those sites that are currently participating in the VRAP but have not yet received certification.

A review of the VCP list, as provided by EDR, and dated 03/01/2010 has revealed that there are 6 VCP sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
RITE AID	***51 MARKET STREET***	***NW 1/8 - 1/4 (0.219 mi.)***	***G30***	***85***
U-HAUL	***633 BROADWAY STREET***	***W 1/8 - 1/4 (0.231 mi.)***	***H33***	***88***
OCEAN STREET EXXON	***96 OCEAN STREET***	***NNW 1/4 - 1/2 (0.362 mi.)***	***43***	***128***
OCEAN STREET AUTO	***72 OCEAN STREET***	***NNW 1/4 - 1/2 (0.408 mi.)***	***K50***	***157***
FORMER UNION OIL	***63 OCEAN STREET***	***NNW 1/4 - 1/2 (0.427 mi.)***	***K51***	***157***
BOBS BOTTLE WASH	***51 OCEAN STREET***	***NNW 1/4 - 1/2 (0.451 mi.)***	***L54***	***163***

EXECUTIVE SUMMARY

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: The Sites List Database is the public record of information regarding properties that have been, are now, or are planned to be addressed by the Division of Remediation of the Bureau of Remediation and Waste Management. This database is not intended to be a comprehensive, all-inclusive source of information regarding the properties listed therein.

A review of the ALLSITES list, as provided by EDR, and dated 03/01/2010 has revealed that there are 7 ALLSITES sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRATT ABBOTT CORP.	***109 COTTAGE ROAD***	***NE 1/8 - 1/4 (0.216 mi.)***	***F29***	***84***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
RITE AID	***51 MARKET STREET***	***NW 1/8 - 1/4 (0.219 mi.)***	***G30***	***85***
U-HAUL	***633 BROADWAY STREET***	***W 1/8 - 1/4 (0.231 mi.)***	***H33***	***88***
OCEAN STREET EXXON	***96 OCEAN STREET***	***NNW 1/4 - 1/2 (0.362 mi.)***	***43***	***128***
OCEAN STREET AUTO	***72 OCEAN STREET***	***NNW 1/4 - 1/2 (0.408 mi.)***	***K50***	***157***
FORMER UNION OIL	***63 OCEAN STREET***	***NNW 1/4 - 1/2 (0.427 mi.)***	***K51***	***157***
BOBS BOTTLE WASH	***51 OCEAN STREET***	***NNW 1/4 - 1/2 (0.451 mi.)***	***L54***	***163***

Other Ascertainable Records

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 02/17/2010 has revealed that there are 2 RCRA-NonGen sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MILL CREEK LAUNDRAMAT	***MILL CREEK SHOPPING CTR***	***NNW 1/8 - 1/4 (0.175 mi.)***	***18***	***51***
SHOPPERS TRUE VALUE HARDWARE	50 MARKET STREET	NW 1/8 - 1/4 (0.220 mi.)	G31	85

DRYCLEANERS: A listing of drycleaning facilities that use perchloroethylene.

A review of the DRYCLEANERS list, as provided by EDR, and dated 11/01/2009 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PRATT ABBOTT CORP.	***109 COTTAGE ROAD***	***NE 1/8 - 1/4 (0.216 mi.)***	***F29***	***84***
Lower Elevation	**Address**	**Direction / Distance**	**Map ID**	**Page**
FRESH LOOK DRY CLEANERS	585 BROADWAY	WNW 0 - 1/8 (0.083 mi.)	B7	29

EXECUTIVE SUMMARY

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there is 1 Manufactured Gas Plants site within approximately 1 mile of the target property.

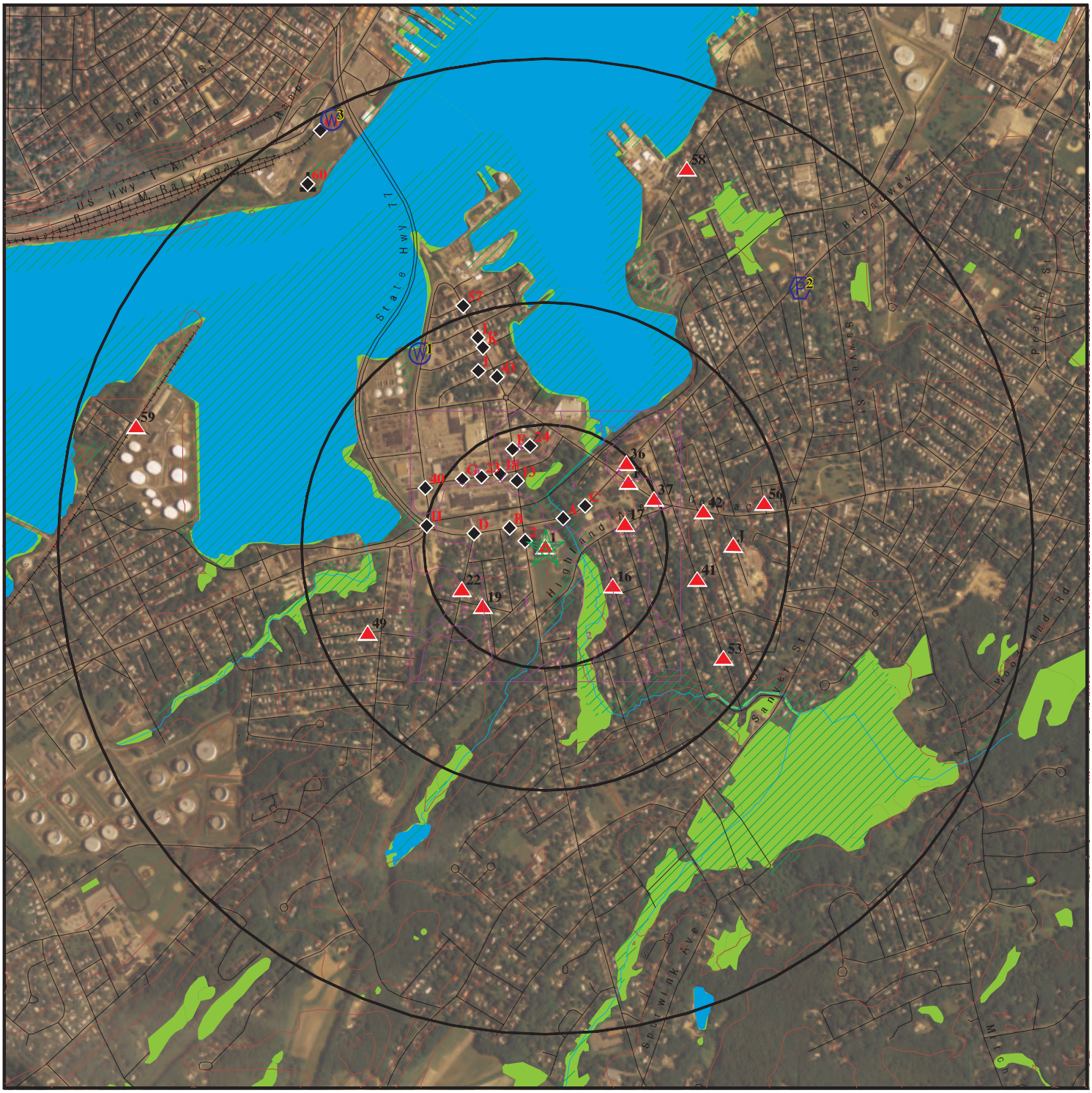
Lower Elevation	Address	Direction / Distance	Map ID	Page
PORTLAND GAS WORKS	40 W COMMERCIAL ST	NNW 1/2 - 1 (0.889 mi.)	60	176

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
SOUTH PORTLAND DEMO DEBRIS LANDFIL	INST CONTROL,LAST,ALLSITES
SOUTH PORTLAND SCHOOL DEPT	FTTS,HIST FTTS INSP
CARROL, PAT	LAST
RAMS HEAD ESTATE	LAST
GETTY #28002	LUST,LAST
SOUTHERN MAINE TECHNICAL COLLEGE (	AST,LAST,SPILLS
PORTLAND PIPELINE	SPILLS,LAST
ASTROLINE TERMINAL	SPILLS,LAST
PORTLAND PIPELINE CORP	SPILLS,LAST
EXXON TERMINAL	SPILLS,LAST
PUBLIC WORKS GARAGE	LUST
CAPE ELIZABETH HIGH SCHOOL	FINDS,LUST
7-ELEVEN STA.	LUST
LINCOLN STREET GETTY	LUST
FRANK'S TEXACO	LUST
BJ'S SERVICE STATION	LUST
SO. PORTLAND CITGO	LUST
MARINE-EAST MARINA	LUST
OCEAN ST. (EXXON ENERGY)	LUST
SITE 2	AST

OVERVIEW MAP - 2785162.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

0 1/4 1/2 1 Miles

Indian Reservations BIA

Oil & Gas pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Mahoney School	CLIENT:	S.W. Cole Engineering
ADDRESS:	240 Ocean Street South Portland ME 04106	CONTACT:	Tom Trainor, P.G.
LAT/LONG:	43.6338 / 70.2513	INQUIRY #:	2785162.2s
		DATE:	June 11, 2010 9:12 am

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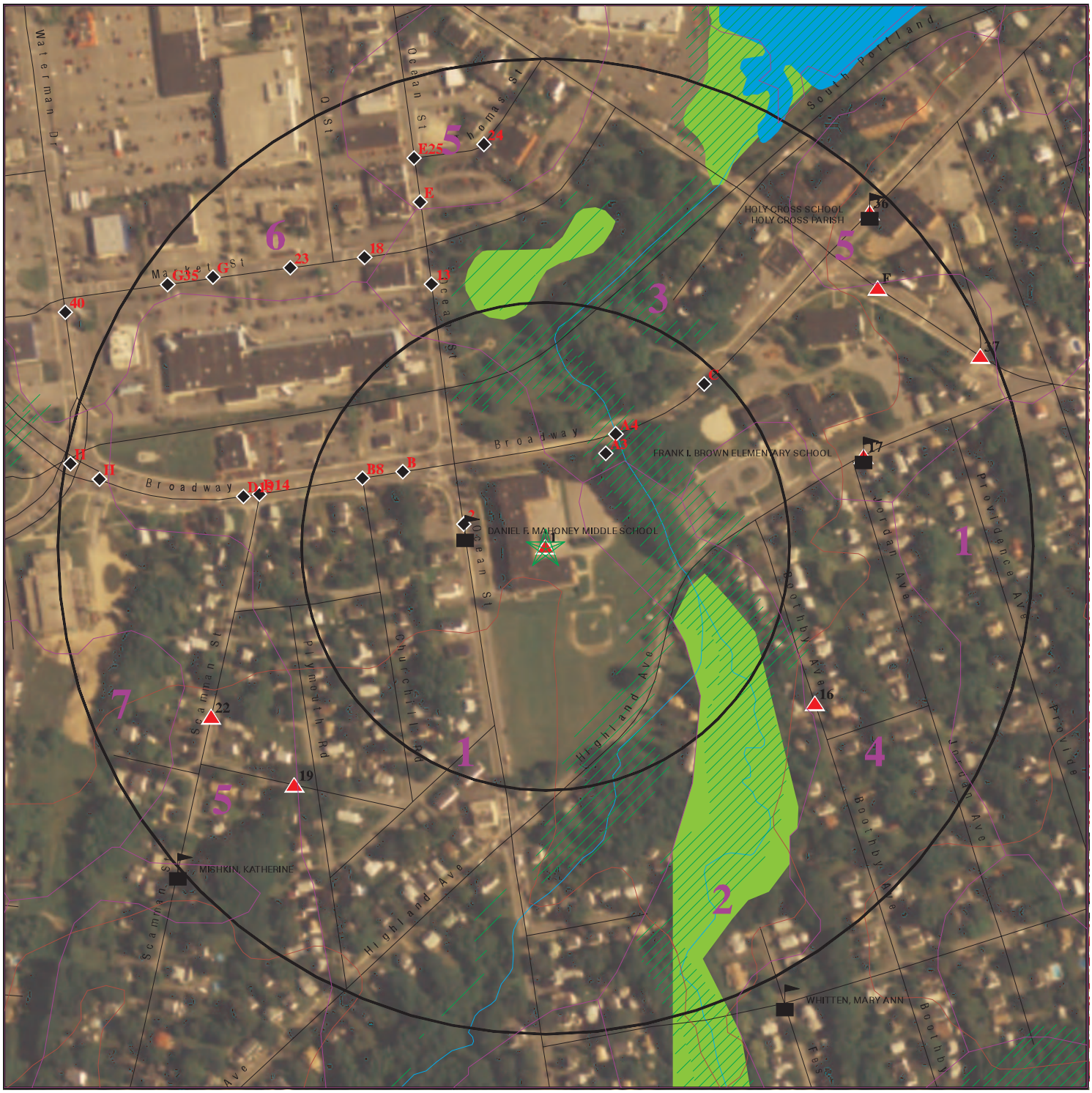
DETAIL MAP - 2785162.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Mahoney School	CLIENT: S.W. Cole Engineering
ADDRESS: 240 Ocean Street South Portland ME 04106	CONTACT: Tom Trainor, P.G.
LAT/LONG: 43.6338 / 70.2513	INQUIRY #: 2785162.2s DATE: June 11, 2010 9:12 am

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	0	1	NR	NR	NR	1
RCRA-CESQG		0.250	1	0	NR	NR	NR	1
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Federal ERNS list								
ERNS		TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent CERCLIS								
SHWS		1.000	0	0	0	4	NR	4
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	0	NR	NR	0
LCP		0.500	0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST		0.500	4	4	7	NR	NR	15
LAST		0.500	0	5	7	NR	NR	12
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST		0.250	6	11	NR	NR	NR	17

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
AST	X	0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL		0.500	0	2	3	NR	NR	5
State and tribal voluntary cleanup sites								
VCP		0.500	0	2	4	NR	NR	6
INDIAN VCP		0.500	0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
ALLSITES		0.500	0	3	4	NR	NR	7
DEL SHWS		1.000	0	0	0	0	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
SPILLS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen		0.250	0	2	NR	NR	NR	2
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
NPDES		TP	NR	NR	NR	NR	NR	0
UIC		TP	NR	NR	NR	NR	NR	0
DRYCLEANERS		0.250	1	1	NR	NR	NR	2
AIRS		TP	NR	NR	NR	NR	NR	0
TIER 2	X	TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	1	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 **DANIEL F. MAHONEY MIDDLE SCHOOL** **FINDS** **1008308754**
Target **240 OCEAN STREET** **AST** **N/A**
Property **SOUTH PORTLAND, ME 04106** **TIER 2**

Actual: 18 ft.

FINDS:

Registry ID: 110021993057

Environmental Interest/Information System

AFS (Aerometric Information Retrieval System (AIRS) Facility Subsystem) replaces the former Compliance Data System (CDS), the National Emission Data System (NEDS), and the Storage and Retrieval of Aerometric Data (SAROAD). AIRS is the national repository for information concerning airborne pollution in the United States. AFS is used to track emissions and compliance data from industrial plants. AFS data are utilized by states to prepare State Implementation Plans to comply with regulatory programs and by EPA as an input for the estimation of total national emissions. AFS is undergoing a major redesign to support facility operating permits required under Title V of the Clean Air Act.

US Geographic Names Information System (GNIS) is the official vehicle for geographic names used by the federal government and the source for applying geographic names to federal maps and other printed and electronic documents.

NCES (National Center for Education Statistics) is the primary federal entity for collecting and analyzing data related to education in the United States and other nations and the institute of education sciences.

AST:

Facility ID:	Not reported
Facility Status:	INSIDE
Facility Phone:	2078710565485
Facility Dept:	Not reported
Lat/Long:	Not reported
Mail Address:	Not reported
Mail City:	Not reported
Mail State:	Not reported
Mail Zip:	Not reported
Record Id:	1000001825
CAS Number:	Not reported
Submitted By:	Not reported
Max Container is Holding:	Not reported
Max Amount Container:	Not reported
Location:	Not reported
Amount:	Not reported
Amount Unit:	Not reported
Type Code:	Not reported
Pressure Code:	Not reported
Temperature Code:	Not reported
Max Amount Code:	Not reported
Chemical Name:	FUEL OIL, [NO. 2]
Days On Site:	Not reported
CIEHS Chemical:	Not reported
Report Year:	2001

DANIEL F. MAHONEY MIDDLE SCHOOL (Continued) **1008308754**

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 2001

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 2000

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 2000

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1999

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported

DANIEL F. MAHONEY MIDDLE SCHOOL (Continued) **1008308754**

Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1999

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1996

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1996

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1995

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported

DANIEL F. MAHONEY MIDDLE SCHOOL (Continued) **1008308754**

Report Year: 1995

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1994

Location: Not reported
Amount: Not reported
Amount Unit: Not reported
Type Code: Not reported
Pressure Code: Not reported
Temperature Code: Not reported
Max Amount Code: Not reported
Chemical Name: FUEL OIL, [NO. 2]
Days On Site: Not reported
CIEHS Chemical: Not reported
Report Year: 1994

TIER 2:
Facility Mailing Address: 130 Wescott Rd.
Facility Mailing City/State/Zip: South Portland, ME 04106
Facility Mailing Country: USA
Report Year: 2005
Submitted By: David Brochu
Acute/Chronic: Not reported
Average Amount: 56000
Record ID: Not reported
Facility Router Record ID: FATR20054ASUSS01CC8Z
Chemical Inventory Record ID: CVTR20054ASVPL01P116
Chemical Same As Last Year: Not reported
Chronic: T
CICAS: Not reported
CI EHS Chemical: Not reported
CI Last Modified: 3/20/2006
MSDS Number For Chemical: Not reported
CI Notes: Not reported
Days On Site: 365
Entered Chemical Name: Heating Oil
Fire: T
Gas: Not reported
Liquid: T
Maximum Amount: 80000
Maximum Amount Code: 04
Maximum Amount Container: 80000
Mixture: T
Pressure: Not reported
Pure: Not reported

DANIEL F. MAHONEY MIDDLE SCHOOL (Continued) **1008308754**

Reactive: Not reported
Solid: Not reported
Date Signed: Not reported
Date TierII Received: Not reported
Facility Dept: Not reported
Facility Record Id: FATR20054ASUSS01CC8Z
Failed Validation: Not reported
Facility Date Modified: Not reported
Facility Mail Address: Not reported
Mail City/State/Zip: Not reported
Mail Country: Not reported
Latitude: Not reported
Longitude: Not reported
Lat/Long Location Descr: Not reported
Lat/Long Method: Not reported
Notes: Not reported
Validation Report: Not reported

Report Year: 2008
Submitted By: Suzanne Godin
Acute/Chronic: Not reported
Average Amount: Not reported
Record ID: Not reported
Facility Router Record ID: Not reported
Chemical Inventory Record ID: Not reported
Chemical Same As Last Year: Not reported
Chronic: Not reported
CICAS: Not reported
CI EHS Chemical: Not reported
CI Last Modified: Not reported
MSDS Number For Chemical: Not reported
CI Notes: Not reported
Days On Site: Not reported
Entered Chemical Name: Not reported
Fire: Not reported
Gas: Not reported
Liquid: Not reported
Maximum Amount: Not reported
Maximum Amount Code: Not reported
Maximum Amount Container: Not reported
Mixture: Not reported
Pressure: Not reported
Pure: Not reported
Reactive: Not reported
Solid: Not reported
Date Signed: 2/20/2009
Date TierII Received: Not reported
Facility Dept: Mahoney Middle School
Facility Record Id: FATR20086B6RHX00YJBP
Failed Validation: Not reported
Facility Date Modified: 3/5/2009
Facility Mail Address: Not reported
Mail City/State/Zip: Not reported
Mail Country: Not reported
Latitude: Not reported
Longitude: Not reported
Lat/Long Location Descr: Not reported

DANIEL F. MAHONEY MIDDLE SCHOOL (Continued) **1008308754**

Lat/Long Method: Not reported
Notes: Not reported
Validation Report: This facility passed all validation checks.

Chemical Inventory:
Ave Amount: 32000
CFacilityRouteRecordId: FATR20086B6RHX00YJBP
Chem Inv Record Id: CVTR20086B6RHX014JEF
Chronic: T
CICAS: Not reported
CIEHS Chemical: Not reported
Entered Chem Name: FUEL OIL
Fire: T
Gas: Not reported
Liquid: T
Max Amount: 65000
Max Amt Container: 65000
Mixture: T
Pressure: Not reported
Pure: Not reported
Reactive: Not reported
Solid: Not reported
Date Last Modified: 3/5/2009
Acute: Not reported
Avg Amt Code: 4
Max Amt Code: 4

---

2 **PIZZA JOINT THE** **UST** **U003100683**
WNW **239 OCEAN ST** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.043 mi.
229 ft.

Relative:
Lower

Actual:
17 ft.

UST:
Facility ID: 18970
Facility Location2: SOUTH PORTLAND
Facility Code: COMMERCIAL
Fed Reg Ind: No
Owner Name: NEAL, AL & JAN
Owner Contact: Not reported
Owner Delivery Address: 239 OCEAN ST
Owner City/State/Zip: SOUTH PORTLAND, ME 4106
Owner Telephone: 2077672330
Operator Contact: Not reported

Tank Number: 1
Tank Material: STEEL - BARE OR ASPHALT COATED.
Tank Status: **REMOVED**
Tank Sub Status: **REMOVED**
Tank Status Date: 12/1/1994
Tank Status Label: REMOVED
Tank Sub Status Label: Not reported
Tank Volume in Gallons: 500
Tank Above/Below: BELOWGROUND
Installation Date: 10/1/1969
Reg Date: 11/10/1994
Near Public Water: No

PIZZA JOINT THE (Continued) **U003100683**

Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	12/1/1994
Pipe Date Installed:	Not reported
Pipe Material Label:	COPPER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	12/1/1994
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	500
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	11/10/1994
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500
Product Type:	WASTE OIL/USED MOTOR OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	12/1/1994
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

A3
NNE
< 1/8
0.057 mi.
300 ft.

PRATT ABBOTT INC
BROADWAY & COTTAGE RDS
SOUTH PORTLAND, ME

Site 1 of 2 in cluster A

LUST **U003098445**
UST **N/A**

Relative:
Lower

Actual:
16 ft.

LUST:

Event:

Spill Number:	P-1013-2004
Spill Cause:	Overfill
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	True
UST Registered Flag:	True
MCD Value:	5220
Create Date:	11/08/2004
Create By:	EISBERNA
Modify Date:	07/13/2005
Modify By:	EITGALLA
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Tank and/or Piping Removal
Inc Location:	Business - Commercial
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	Not reported

Change:

Description:	Report Created with Report Status = DR
Date Change:	11/08/2004
Changed By:	EISBERNA
Description:	Report Status change from DRV to DQA
Date Change:	12/28/2004
Changed By:	EIJWOODA
Description:	Report Status change from DR to DRV
Date Change:	12/27/2004
Changed By:	EISBERNA
Description:	Report Status change from DQA to FR
Date Change:	07/13/2005
Changed By:	EITGALLA
Description:	Added an addendum
Date Change:	07/21/2005
Changed By:	eitgalla

Contact:

Contact Type:	Subject/Spiller
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	PRATT ABBOTT INC

PRATT ABBOTT INC (Continued) **U003098445**

Address: PO BOX 1120
City,State: PORTLAND,ME
Country: USA
Zipcode: 04104
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: SHERYL J BERNARD

File:
Spill Id: P-1013-2004
Date Created: 07/27/2005
Created By: IMAGING
Date Modified: 12/01/2005
Modified By: IMAGING
File Num Sheets: 0
Notes: Report updated in the imaging system on 01-DEC-05. Report scanned into the imaging system on 27-JUL-05.
Reconcile Date: Not reported

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 1013
Spill Year: 2004
Create Date: 11/08/2004
Created By: EISBERNA
Modify Date: 11/08/2004
Modify By: EISBERNA
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 11/08/2004
Log Rep Prod Cd: 02
Log Rep Prod: #2 Fuel Oil
Log Emp Name: SHERYL J BERNARD
Location: Pratt Abbott Broadway and Cottage Rds.
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: UST removal

Material Recovered:
Material Recovered Type: NO
Material Recovered: None
Material Amount: 0
Material Units: gals.
Material Amt Qualifier: ACTUAL

Recovery Method: None

PRATT ABBOTT INC (Continued) **U003098445**

Spill Point:

Create Date:	9/10/2008
Created By:	EICHALST
Modify Date:	7/15/2009
Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4832207.4100000001
UTM East:	399258.34000000003
GPS Unit:	TANKS
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	13262
GIS Sync Flag:	True

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	Not reported
Product Amt Qualifier:	UNKNOWN
Primary Product:	True

Attachments:

Description:	Cleanup DTREE
Attach Type:	Electronic Form
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	11/08/2004

Description:	Site Assessment Report from St Germain & Assoc - dated 2-24-05
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	07/21/2005

UST:

Facility ID:	8719
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	No
Owner Name:	PRATT ABBOTT INC
Owner Contact:	Not reported
Owner Delivery Address:	PO BOX 1120
Owner City/State/Zip:	PORTLAND, ME 4104
Owner Telephone:	2077978574
Operator Contact:	Not reported

Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**

PRATT ABBOTT INC (Continued) **U003098445**

Tank Status Date:	4/1/1986
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	2000
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1966
Reg Date:	10/20/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	SUCTION
Chamber Pump type Desc:	SUCTION
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	2000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	4/1/1986
Pipe Date Installed:	Not reported
Pipe Material Label:	COPPER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	11/8/2004
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA NOT REQUIRED
Tank Volume in Gallons:	4000
Tank Above/Below:	BELOWGROUND
Installation Date:	4/1/1986
Reg Date:	10/20/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	4000

PRATT ABBOTT INC (Continued) **U003098445**

Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	11/8/2004
Pipe Date Installed:	04/01/1986
Pipe Material Label:	STEEL WITH CATHODIC PROTECTION.
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	3
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	1/1/1990
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	10/20/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	REGULAR GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	1/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	4
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	1/1/1990
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	10/20/1986
Near Public Water:	No
Near Pvt Water:	No

PRATT ABBOTT INC (Continued) **U003098445**

Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	LEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	1/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

A4 **ELECTRICAL BUILDING** **UST** **U002165836**
NNE **513 BROADWAY** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.068 mi.
359 ft. **Site 2 of 2 in cluster A**

Relative:
Lower

Actual:
16 ft.

UST:

Facility ID:	3645
Facility Location2:	SOUTH PORTLAND
Facility Code:	PUBLIC FACILITY
Fed Reg Ind:	No
Owner Name:	SOUTH PORTLAND CITY OF
Owner Contact:	Not reported
Owner Delivery Address:	PO BOX 9422
Owner City/State/Zip:	SOUTH PORTLAND, ME 4116 9422
Owner Telephone:	2077677635
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	8/1/1990
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	500
Tank Above/Below:	BELOWGROUND
Installation Date:	8/1/1976
Reg Date:	8/6/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported

ELECTRICAL BUILDING (Continued) **U002165836**

Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	8/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	8/1/1990
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	50
Tank Above/Below:	BELOWGROUND
Installation Date:	1/1/1975
Reg Date:	8/6/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	50
Product Type:	UNLEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	8/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	COPPER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

B5 **FRESH LOOK CLEANERS - SOUTH PORTLAND** **RCRA-CESQG** **1007879796**
WNW **585 BROADWAY** **MANIFEST** **MER000503490**
< 1/8 **SOUTH PORTLAND, ME 04106**
0.083 mi.
436 ft. **Site 1 of 4 in cluster B**

Relative:
Lower

Actual:
16 ft.

RCRA-CESQG:

Date form received by agency:	11/22/2004
Facility name:	FRESH LOOK CLEANERS - SOUTH PORTLAND
Facility address:	585 BROADWAY SOUTH PORTLAND, ME 04106
EPA ID:	MER000503490
Mailing address:	BROADWAY SOUTH PORTLAND, ME 04106
Contact:	DOMINIC C MOULTON
Contact address:	BROADWAY SOUTH PORTLAND, ME 04106
Contact country:	US
Contact telephone:	207-799-4886
Contact email:	DOMINICMOULTON@YAHOO.COM
EPA Region:	01
Land type:	Private
Classification:	Conditionally Exempt Small Quantity Generator
Description:	Handler: generates 100 kg or less of hazardous waste per calendar month, and accumulates 1000 kg or less of hazardous waste at any time; or generates 1 kg or less of acutely hazardous waste per calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste

Owner/Operator Summary:

Owner/operator name:	FINELY PRESSED, INC
Owner/operator address:	BROADWAY SOUTH PORTLAND, ME 04106
Owner/operator country:	US
Owner/operator telephone:	207-799-4886
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	06/01/2004
Owner/Op end date:	Not reported

Owner/operator name:	FRESH LOOK CLEANERS
Owner/operator address:	BROADWAY SOUTH PORTLAND, ME 04106
Owner/operator country:	US
Owner/operator telephone:	207-799-4886
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	08/01/2004
Owner/Op end date:	Not reported

FRESH LOOK CLEANERS - SOUTH PORTLAND (Continued) **1007879796**

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Hazardous Waste Summary:
Waste code: F001
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLOROETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE, AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Facility Has Received Notices of Violations:
Regulation violated: SR - 851(13)(B)(2)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 850(3)(A)(5)

FRESH LOOK CLEANERS - SOUTH PORTLAND (Continued) **1007879796**

Area of violation: Generators - General
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 851(13)(B)(2)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 851(6)
Area of violation: Generators - General
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 851(3)(A)(5)(d)(ii)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 851(6)
Area of violation: Generators - General

FRESH LOOK CLEANERS - SOUTH PORTLAND (Continued) **1007879796**

Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 851(8)(A)(1)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 851(8)(A)(1)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 851(8)(B)(2)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 850(3)(A)(5)
Area of violation: Generators - General
Date violation determined: 10/19/2004

FRESH LOOK CLEANERS - SOUTH PORTLAND (Continued) **1007879796**

Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 851(8)(B)(2)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 851(13)(D)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: SR - 851(13)(D)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/25/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 6000
Paid penalty amount: Not reported

Regulation violated: SR - 851(3)(A)(5)(d)(ii)
Area of violation: Generators - Pre-transport
Date violation determined: 10/19/2004
Date achieved compliance: 02/28/2005

FRESH LOOK CLEANERS - SOUTH PORTLAND (Continued) **1007879796**

Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 01/14/2005
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 05/25/2005
Evaluation: NOT A SIGNIFICANT NON-COMPLIER
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 04/27/2005
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: Generators - Pre-transport
Date achieved compliance: 02/28/2005
Evaluation lead agency: State

Evaluation date: 04/27/2005
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: Generators - General
Date achieved compliance: 02/28/2005
Evaluation lead agency: State

Evaluation date: 10/19/2004
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 02/28/2005
Evaluation lead agency: State

Evaluation date: 10/19/2004
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Pre-transport
Date achieved compliance: 02/28/2005
Evaluation lead agency: State

MANIFEST:
GEN Cert Date: 8/24/2006
Transporter Recpt Date: 8/24/2006
Number Of Containers: 4
Container Type: DM
Waste Code1: F002
Waste Code2: Not reported
Waste Code3: Not reported
Comment: Not reported
Fee Exempt Code: Not reported
TSDF Name: United Oil Recovery Inc
TSDF ID: RID084802842
TSDF Date: 8/24/2006
Date Imported: 9/19/2007 3:38:23 PM
Transporter 2 Name: Not reported
Transporter 2 ID: RID982194987

FRESH LOOK CLEANERS - SOUTH PORTLAND (Continued) **1007879796**

Manifest Docket Number:	Not reported
Waste Description:	Not reported
Quantity:	Not reported
WT/Vol Units:	Not reported
Item Number:	Not reported
Transporter Name:	Not reported
Transporter EPA ID:	Not reported
GEN Cert Date:	Not reported
Transporter Recpt Date:	Not reported
Transporter 2 Recpt Date:	Not reported
TSDF Recpt Date:	Not reported
EPA ID:	Not reported
Transporter 2 ID:	Not reported

B6 **SO PORTLAND FILLING STATION** **UST** **U003099835**
WNW **585 BROADWAY ST** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.083 mi.
436 ft. **Site 2 of 4 in cluster B**

Relative:
Lower

Actual:
16 ft.

UST:

Facility ID:	14949
Facility Location2:	SOUTH PORTLAND
Facility Code:	RETAIL OIL
Fed Reg Ind:	No
Owner Name:	PROUT, ROCKWELL
Owner Contact:	Not reported
Owner Delivery Address:	324 MITCHELL RD
Owner City/State/Zip:	CAPE ELIZABETH, ME 4107
Owner Telephone:	2077996071
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	2/1/1987
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	4000
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	6/1/1988
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1

SO PORTLAND FILLING STATION (Continued) **U003099835**

Volume (gallons):	4000
Product Type:	UNKNOWN SUBSTANCE
Pipe Status:	**REMOVED**
Pipe Status Date:	2/1/1987
Pipe Date Installed:	Not reported
Pipe Material Label:	OTHER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	2/1/1987
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	6000
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	6/1/1988
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6000
Product Type:	UNKNOWN SUBSTANCE
Pipe Status:	**REMOVED**
Pipe Status Date:	2/1/1987
Pipe Date Installed:	Not reported
Pipe Material Label:	OTHER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	3
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	2/1/1987
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	6000
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	6/1/1988
Near Public Water:	No

SO PORTLAND FILLING STATION (Continued) **U003099835**

Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6000
Product Type:	UNKNOWN SUBSTANCE
Pipe Status:	**REMOVED**
Pipe Status Date:	2/1/1987
Pipe Date Installed:	Not reported
Pipe Material Label:	OTHER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

B7 **FRESH LOOK DRY CLEANERS** **DRYCLEANERS** **S109135162**
WNW **585 BROADWAY** **N/A**
< 1/8 **SOUTH PORTLAND, ME 04106**
0.083 mi.
436 ft. **Site 3 of 4 in cluster B**

Relative:
Lower

Actual:
16 ft.

DRYCLEANERS:

Facility ID:	B12
Facility Telephone:	2077994886
Facility Contact:	Dominic & Laurie-Dyer Moulton
Mailing Address:	585 BROADWAY AND OCEAN
Mailing City,St,Zip:	SOUTH PORTLAND, ME 04106
1991 Perc:	0
1993 Perc:	0
1994 Perc:	0
1996 Perc:	0
1997 Perc:	0
1998 Perc:	0
1999 Perc:	0
2000 Perc:	0
2001 Perc:	0
2002 Perc:	0
2003 Perc:	Not reported
2006 Perc:	Not reported
2007 Perc:	105
2008 Perc:	10
Mach Number:	0
Brand:	Refrig. Cond
Type:	Dry-To-Dry
Brand 2:	Not reported
Type 2:	Not reported
Capacity:	Not reported
Capacity2:	Not reported
Continuation of 1991-2003:	Not reported
Continuation of 1991-2003:	Not reported

B8 **DEERING FAMILY RESTAURANT** **LUST** **S104219393**
WNW **601 BROADWAY** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.100 mi.
528 ft. **Site 4 of 4 in cluster B**

Relative:
Lower

Actual:
16 ft.

LUST:

Event:

Spill Number:	P-516-1995
Spill Cause:	Corrosion - Tank
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Tank and/or Piping Removal
Inc Location:	Business - Commercial
Inc Source:	Not reported
Material Disposal Info:	29.75 tons disposed of at Commercial Recycling Systems.

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	ACQ INC.
Address:	GILMAN ROAD RR3 BOX 16
City,State:	YARMOUTH,ME
Country:	Not reported
Zipcode:	04096
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	JON WOODARD

File:

Spill Id:	P-516-1995
Date Created:	12/13/1995
Created By:	SPILLS

DEERING FAMILY RESTAURANT (Continued) **S104219393**

Date Modified:	08/22/2006
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 22-AUG-06.
Reconcile Date:	Not reported

Media Affected:

Medium:	Groundwater
Medium:	Land

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	516
Spill Year:	1995
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	08/30/1995
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	JON WOODARD
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	25
Material Units:	cu. yds.
Material Amt Qualifier:	ACTUAL
Recovery Method:	Excavation

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported

DEERING FAMILY RESTAURANT (Continued) **S104219393**

GIS Sync Flag: Not reported

Product:
Product Code: #2 Fuel Oil
Product Other: Not reported
Product Amt: Not reported
Product Amt Unit: gals.
Product Amt Qualifier: UNKNOWN
Primary Product: False

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

C9 **SOUTH PORTLAND PUBLIC LIBRARY** **UST** **U002165602**
NE **482 BROADWAY** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.113 mi.
598 ft. **Site 1 of 4 in cluster C**

Relative:
Lower

Actual:
10 ft.

UST:
Facility ID: 3643
Facility Location2: SOUTH PORTLAND
Facility Code: TOWN "&" SCHOOL
Fed Reg Ind: No
Owner Name: SOUTH PORTLAND CITY OF
Owner Contact: Not reported
Owner Delivery Address: PO BOX 9422
Owner City/State/Zip: SOUTH PORTLAND, ME 4116 9422
Owner Telephone: 2077677635
Operator Contact: Not reported

Tank Number: 1
Tank Material: STEEL - BARE OR ASPHALT COATED.
Tank Status: **ABANDONED_IN_PLACE**
Tank Sub Status: **ABANDONED_IN_PLACE**
Tank Status Date: 9/1/1990
Tank Status Label: ABANDONED IN PLACE
Tank Sub Status Label: Not reported
Tank Volume in Gallons: 2000
Tank Above/Below: BELOWGROUND
Installation Date: 1/1/1966
Reg Date: 8/6/1986
Near Public Water: No
Near Pvt Water: No
Near Other Water: No
On Aquifer: No
Near Private Water Label: Not reported
Near Public Water Label: Not reported
Nearby Water Other Owner Label: Not reported
On Aquifer Label: Not reported
Tank Leak Detection Label: UNKNOWN

SOUTH PORTLAND PUBLIC LIBRARY (Continued) **U002165602**

Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	2000
Product Type:	#2 FUEL OIL
Pipe Status:	**ABANDONED_IN_PLACE**
Pipe Status Date:	9/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	ABANDONED IN PLACE
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	DOUBLE-WALLED CP STEEL
Tank Status:	**ACTIVE**
Tank Sub Status:	**ACTIVE**
Tank Status Date:	9/1/1990
Tank Status Label:	ACTIVE
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	4000
Tank Above/Below:	BELOWGROUND
Installation Date:	9/1/1990
Reg Date:	8/6/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Chamber Pump Type Label:	SUCTION
Chamber Pump type Desc:	SUCTION
Pipe Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Overfill Protection Label:	VENT WHISTLE
Chamber ID:	1
Volume (gallons):	4000
Product Type:	#2 FUEL OIL
Pipe Status:	**ACTIVE**
Pipe Status Date:	12/4/2003
Pipe Date Installed:	10/01/2003
Pipe Material Label:	FLEXIBLE DOUBLE-WALLED PIPING
Pipe Status Label:	ACTIVE
Overfill:	VENT_WHISTLE

C10
NE
< 1/8
0.116 mi.
615 ft.

PRATT ABBOTT
489 BROADWAY
SOUTH PORTLAND, ME

Site 2 of 4 in cluster C

LUST **S107446941**
N/A

Relative:
Lower

Actual:
10 ft.

LUST:

Event:

Spill Number:	P-550-2004
Spill Cause:	Overfill
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	07/08/2004
Create By:	EICPAQUE
Modify Date:	11/02/2005
Modify By:	EITGALLA
Report Status:	Final Report
Actual Spill Datetime:	07/05/2004
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Public Official
Detection Method:	Visual Product
Inc Location:	Business - Commercial
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	ENPRO to manage spill clean up debris

Change:

Description:	Report Created with Report Status = DR
Date Change:	07/08/2004
Changed By:	EICPAQUE
Description:	Report Status change from DRV to DQA
Date Change:	10/13/2005
Changed By:	EIJWOODA
Description:	Report Status change from DQA to FR
Date Change:	11/02/2005
Changed By:	EITGALLA
Description:	Report Status change from DR to DRV
Date Change:	09/09/2005
Changed By:	EISCYR

Contact:

Contact Type:	Other Contact
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	PRATT ABBOTT CLEANERS
Address:	498 BROADWAY
City,State:	SOUTH PORTLAND,ME
Country:	USA
Zipcode:	Not reported

PRATT ABBOTT (Continued) **S107446941**

Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: False
Name: DARRYL
Title: PROJECT MANAGER
Company: ENPRO SERVICES INC
Address: 106 MAIN ST
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: False
Name: Not reported
Title: Not reported
Company: VERIZON
Address: Not reported
City,State: ,ME
Country: USA
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: False
Name: Not reported
Title: Not reported
Company: SOUTH PORTLAND, CITY OF - PUBLIC WORKS
Address: Not reported
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Contact Type: Subject/Spiller
Potential RP: True
Name: MARK ANDERSON
Title: Not reported
Company: DOWNEAST ENERGY
Address: 172 MAIN ST
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04104
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: SCOTT R CYR

File:

PRATT ABBOTT (Continued) **S107446941**

Spill Id:	P-550-2004
Date Created:	11/16/2005
Created By:	IMAGING
Date Modified:	11/16/2005
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 16-NOV-05.
Reconcile Date:	Not reported

Media Affected:

Medium:	Inland Surface Water
Medium:	Coastal Water
Medium:	Land

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	550
Spill Year:	2004
Create Date:	07/08/2004
Created By:	EICPAQUE
Modify Date:	07/08/2004
Modify By:	EICPAQUE
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	07/05/2004
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	SCOTT R CYR
Location:	498 Broadway Pratt Abbott
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	D.E.E. overfill 200 gallons + to Ocean Street.

Material Recovered:

Material Recovered Type:	VP
Material Recovered:	Unspilled Product
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN
Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN
Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN

PRATT ABBOTT (Continued) **S107446941**

Material Recovered Type: SP
Material Recovered: Spilled Product
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: UNKNOWN

Recovery Method: Sorbents

Recovery Method: Pumps

Recovery Method: Vacuum Trucks

Spill Point:
Create Date: 9/10/2008
Created By: EICHALST
Modify Date: 7/15/2009
Modify By: EICHALST
Point Type Code: ASP
UTM North: 4832207.4100000001
UTM East: 399258.34000000003
GPS Unit: TANKS
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Response_Spill_Points
GIS Object Id: 11719
GIS Sync Flag: True

Product:
Product Code: #2 Fuel Oil
Product Other: Not reported
Product Amt: 200
Product Amt Unit: gals.
Product Amt Qualifier: ESTIMATE
Primary Product: True

Attachments:
Description: Referral to DIANA MCLAUGHLIN
Attach Type: Electronic Form
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 11/02/2005

Description: Letter from DownEast Energy - dated 7-8-04
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 11/02/2005

Description: Initial Clean-Up Actions Agreement
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 09/09/2005

PRATT ABBOTT (Continued) **S107446941**

Description:	Digital Photographic Images
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	09/09/2005

Description:	NRC Notifiocation Incident Report 727313
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	09/09/2005

C11 **PRATT ABBOTT CLEANERS** **LUST** **S106791530**
NE **489 BROADWAY** **SPILLS** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.116 mi.
615 ft. **Site 3 of 4 in cluster C**

Relative:
Lower

Actual:
10 ft.

LUST:

Event:

Spill Number:	P-66-1990
Spill Cause:	Corrosion - Tank
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	01/31/1990
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Tank and/or Piping Removal
Inc Location:	Business - Commercial
Inc Source:	Not reported
Material Disposal Info:	80 YDS TAKEN TO CWS

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported

PRATT ABBOTT CLEANERS (Continued) **S106791530**

Company: LOWELL, RODERICK (PRATT ABOTT)
Address: 489 BROADWAY
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: SHERYL SMITH

Primary Employee: False
Name: JOHN DUNLAP

File:
Spill Id: P-66-1990
Date Created: 10/09/2008
Created By: IMAGING
Date Modified: 10/09/2008
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 09-OCT-08.
Reconcile Date: Not reported

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 66
Spill Year: 1990
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: 01/31/1990
Spill Time Unk: True
Spill Dt Unknown: False
Log Rep Dt Tm: 01/31/1990
Log Rep Prod Cd: 20
Log Rep Prod: Gasoline Unspecified
Log Emp Name: SHERYL SMITH
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: MM
Material Recovered: Mixed Liquid Media
Material Amount: 80
Material Units: cu. yds.

PRATT ABBOTT CLEANERS (Continued) **S106791530**

Material Amt Qualifier: ACTUAL

Recovery Method: Sorbents

Spill Point:
Create Date: 9/10/2008
Created By: EICHALST
Modify Date: 7/15/2009
Modify By: EICHALST
Point Type Code: ASP
UTM North: 4832207.4100000001
UTM East: 399258.34000000003
GPS Unit: TANKS
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Response_Spill_Points
GIS Object Id: 12608
GIS Sync Flag: True

Product:
Product Code: Gasoline Unspecified
Product Other: Not reported
Product Amt: 80
Product Amt Unit: cu. yds.
Product Amt Qualifier: ACTUAL
Primary Product: False

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

SPILLS:

Event:
Spill Number: P-77-1990
Inc Tank Code: Not reported
Inc Tank: Not reported
Removal Flag: Not reported
Ust Registered Flag: Not reported
Ast Inside Flag: Not reported
Create Date: 12/07/2001
Create By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Report Status: FR
Report Status: Final Report
Actual Spill Datetime: Not reported
Actual Spill Date Unknown: True
Actual Spill Time Unknown: True
Number Wells At Risk: 0
Number Wells Impacted: 0

PRATT ABBOTT CLEANERS (Continued) **S106791530**

Dtree Completed Flag:	False
MCD Value:	5220
Further Response Action:	False
Spill Type Code:	H
Spill Type:	Hazardous Material Incident
Reporter Type Code:	6
Reporter Type:	Contractor/Consultant
Detection Method Code:	C
Detection Method:	Monitoring Well
Inc Location Code:	CM
Inc Location:	Business - Commercial
Inc Source Code:	Not reported
Inc Source:	Not reported
Spill Cause Code:	18
Spill Cause:	Other - Unknown
Material Disposal Info:	Not reported

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	ABBOTT PRATT
Title:	Not reported
Company:	Not reported
Address:	489 BROADWAY
City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	JOHN DUNLAP

File:

Spill Id:	P-77-1990
Date Created:	04/07/2000
Created By:	SPILLS
Date Modified:	10/10/2008
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 10-OCT-08.
Reconcile Date:	Not reported

Media Affected:

Medium:	Inland Surface Water

Log:

Spill Void Flag:	False
Spill Office:	Portland

PRATT ABBOTT CLEANERS (Continued) **S106791530**

Spill Off Sequence:	77
Spill Year:	1990
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Hazardous Material Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	02/08/1990
Log Rep Prod Cd:	75
Log Rep Prod:	Hazardous Chemical - Unspecified
Log Emp Name:	JOHN DUNLAP
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Unknown/Unspecified
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	35
Material Units:	gals.
Material Amt Qualifier:	ACTUAL
Recovery Method:	Pumps

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	Hazardous Chemical - Unspecified
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	Not reported
Product Amt Qualifier:	Not reported
Primary Product:	False

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported

PRATT ABBOTT CLEANERS (Continued) **S106791530**

File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

C12 **MDOT PRATT ABBOTT** **UST** **U003100645**
NE **489 BROADWAY** **N/A**
< 1/8 **SOUTH PORTLAND, ME**
0.116 mi.
615 ft. **Site 4 of 4 in cluster C**

Relative:
Lower

Actual:
10 ft.

UST:

Facility ID:	18784
Facility Location2:	SOUTH PORTLAND
Facility Code:	PUBLIC FACILITY
Fed Reg Ind:	No
Owner Name:	MDOT
Owner Contact:	ENVIRONMENTAL OFFICE
Owner Delivery Address:	16 STATE HOUSE STATION
Owner City/State/Zip:	AUGUSTA, ME 4333 0016
Owner Telephone:	2076243100
Operator Contact:	ENVIRONMENTAL OFFICE
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	1/1/1985
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1200
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	5/17/1994
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1200
Product Type:	UNKNOWN SUBSTANCE
Pipe Status:	**REMOVED**
Pipe Status Date:	1/1/1985
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

13
NNW
1/8-1/4
0.147 mi.
774 ft.

HODGES APPLIANCES INC
185 OCEAN ST
SOUTH PORTLAND, ME

UST **U003559948**
N/A

Relative:
Lower

Actual:
14 ft.

UST:

Facility ID:	1568
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	No
Owner Name:	HODGES REALTY INC
Owner Contact:	Not reported
Owner Delivery Address:	185 OCEAN ST
Owner City/State/Zip:	SOUTH PORTLAND, ME 4106
Owner Telephone:	2077995574
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	8/1/1987
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	1/1/1950
Reg Date:	6/25/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	8/1/1987
Pipe Date Installed:	Not reported
Pipe Material Label:	STEEL WITH CATHODIC PROTECTION.
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

D14 **DUTKA, AGNES M** **UST** **U000241563**
West **610 BROADWAY** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.149 mi.
787 ft. **Site 1 of 2 in cluster D**

Relative:
Lower

Actual:
14 ft.

UST:

Facility ID:	15606
Facility Location2:	SOUTH PORTLAND
Facility Code:	SINGLE RESIDENCE
Fed Reg Ind:	No
Owner Name:	DUTKA, AGNES M
Owner Contact:	Not reported
Owner Delivery Address:	610 BROADWAY
Owner City/State/Zip:	SOUTH PORTLAND, ME 4106
Owner Telephone:	2077994825
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	6/1/1989
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	275
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	5/18/1989
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	275
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	6/1/1989
Pipe Date Installed:	Not reported
Pipe Material Label:	OTHER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

D15 **DEERING FAMILY RESTAURANT** **UST** **U002167460**
West **614 BROADWAY** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.157 mi.
829 ft. **Site 2 of 2 in cluster D**

Relative:
Lower

Actual:
14 ft.

UST:

Facility ID:	19021
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	No
Owner Name:	CHARLES E STICKNEY JR
Owner Contact:	ACQ INC
Owner Delivery Address:	RR 1 BOX 16
Owner City/State/Zip:	YARMOUTH, ME 4096
Owner Telephone:	Not reported
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	8/30/1995
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1961
Reg Date:	3/10/1995
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	8/30/1995
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

16
ESE
1/8-1/4
0.160 mi.
843 ft.

KIEREN RESIDENCE
41 BOOTHBY AVE.
SOUTH PORTLAND, ME

LAST **S105111213**
N/A

Relative:
Higher

Actual:
22 ft.

LAST:

Event:

Spill Number:	P-678-2000
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	False
AST inside flag:	False
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	12/07/2001
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	Not reported
Spill Date Unknown:	True
Spill Time Unknown:	True
Number of wells at risk:	0
Number of wells impacted:	0
DTREE completed flag:	False
MCD Value:	5220
Further response action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	6
Reporter Type:	Contractor/Consultant
Detection Method Code:	N
Detection Method:	AST Tank Anomaly
Inc Location Code:	SF
Inc Location:	Residential - Single Family
Inc Source Code:	Not reported
Inc Source:	Not reported
Spill Cause Code:	06
Spill Cause:	Mechanical Failure - Piping/Hose
Material Disposal Info:	n/a

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS
Description:	Not reported
Date Change:	02/12/2002
Changed By:	eipcolli

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	SHAWN KIEREN
Title:	Not reported
Company:	Not reported
Address:	41 BOOTHBY AVE.
City,State:	SOUTH PORTLAND,ME

KIEREN RESIDENCE (Continued) **S105111213**

Country: Not reported
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN BREZINSKI

File:
Spill Id: P-678-2000
Date Created: 03/04/2002
Created By: EIMMASON
Date Modified: 12/08/2008
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 08-DEC-08.
Reconcile Date: 03/04/2002

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 678
Spill Year: 2000
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 11/02/2000
Log Rep Prod Cd: 02
Log Rep Prod: #2 Fuel Oil
Log Emp Name: STEPHEN BREZINSKI
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Above Ground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: NO
Material Recovered: None
Material Amount: 0
Material Units: gals.
Material Amt Qualifier: ACTUAL

Spill Point:
Create Date: Not reported
Created By: Not reported

KIEREN RESIDENCE (Continued) **S105111213**

Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported
Recovery Method:	None

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	.99
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

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17 **FRANK I BROWN SCHOOL** **UST** **U003096927**
ENE **37 HIGHLAND AVE** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.170 mi.
895 ft.

Relative:
Higher

Actual:
21 ft.

UST:

Facility ID:	1338
Facility Location2:	SOUTH PORTLAND
Facility Code:	TOWN "&" SCHOOL
Fed Reg Ind:	No
Owner Name:	SOUTH PORTLAND SCHOOL DEPT
Owner Contact:	MAINTENANCE DEPT
Owner Delivery Address:	130 WESCOTT RD
Owner City/State/Zip:	SOUTH PORTLAND, ME 4106
Owner Telephone:	2077673201
Operator Contact:	MAINTENANCE DEPT
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	8/1/1990
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	6670

FRANK I BROWN SCHOOL (Continued) **U003096927**

Tank Above/Below:	BELOWGROUND
Installation Date:	1/1/1936
Reg Date:	6/23/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6670
Product Type:	#4 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	8/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	STEEL WITH CATHODIC PROTECTION.
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	DOUBLE-WALLED CP STEEL
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	9/24/2003
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA NOT REQUIRED
Tank Volume in Gallons:	4000
Tank Above/Below:	BELOWGROUND
Installation Date:	7/1/1990
Reg Date:	6/23/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Chamber Pump Type Label:	SUCTION & RETURN
Chamber Pump type Desc:	SUCTION & RETURN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	VENT WHISTLE
Chamber ID:	1
Volume (gallons):	4000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	9/24/2003
Pipe Date Installed:	07/01/1990

FRANK I BROWN SCHOOL (Continued) **U003096927**

Pipe Material Label: F/GLASS - PETROLEUM
Pipe Status Label: REMOVED
Overfill: VENT_WHISTLE

18
NNW
1/8-1/4
0.175 mi.
923 ft.

MILL CREEK LAUNDRAMAT **RCRA-NonGen** **1000274042**
MILL CREEK SHOPPING CTR **UST** **MED980671283**
SOUTH PORTLAND, ME 04106

Relative:
Lower

Actual:
12 ft.

RCRA-NonGen:
Date form received by agency: 09/01/1983
Facility name: MILL CREEK LAUNDRAMAT
Facility address: MILL CREEK SHOPPING CTR
SOUTH PORTLAND, ME 04106
EPA ID: MED980671283
Mailing address: SECOND AVE
SCARBOROUGH, ME 04074
Contact: JUDITH-L ROY
Contact address: 6 SECOND AVE
SCARBOROUGH, ME 04074
Contact country: US
Contact telephone: (207) 799-7064
Contact email: Not reported
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: Not reported
Owner/operator address: OWNERSTREET
OWNERCITY, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (207) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): Unknown
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Verified to be non-commercial

MILL CREEK LAUNDRAMAT (Continued) **1000274042**

Hazardous Waste Summary:
Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

UST:
Facility ID: 12299
Facility Location2: SOUTH PORTLAND
Facility Code: COMMERCIAL
Fed Reg Ind: No
Owner Name: MCCARTHY, JAMES P
Owner Contact: Not reported
Owner Delivery Address: 85 CHRISTY RD
Owner City/State/Zip: PORTLAND, ME 4103
Owner Telephone: 2077972867
Operator Contact: Not reported

Tank Number: 1
Tank Material: STEEL - BARE OR ASPHALT COATED.
Tank Status: **REMOVED**
Tank Sub Status: **REMOVED**
Tank Status Date: 7/31/2001
Tank Status Label: REMOVED
Tank Sub Status Label: Not reported
Tank Volume in Gallons: 500
Tank Above/Below: BELOWGROUND
Installation Date: 1/1/1962
Reg Date: 2/18/1987
Near Public Water: Yes
Near Pvt Water: No
Near Other Water: No
On Aquifer: No
Near Private Water Label: Not reported
Near Public Water Label: NEAR PUBLIC WATER
Nearby Water Other Owner Label: Not reported
On Aquifer Label: Not reported
Tank Leak Detection Label: UNKNOWN
Chamber Pump Type Label: UNKNOWN
Chamber Pump type Desc: UNKNOWN
Pipe Leak Detection Label: UNKNOWN
Overfill Protection Label: UNKNOWN
Chamber ID: 1
Volume (gallons): 500
Product Type: #1 FUEL OIL - KEROSENE
Pipe Status: **REMOVED**
Pipe Status Date: 7/31/2001
Pipe Date Installed: Not reported
Pipe Material Label: GALVANIZED STEEL

MILL CREEK LAUNDRAMAT (Continued) **1000274042**

Pipe Status Label:	REMOVED
Overfill:	UNKNOWN
Tank Number:	2
Tank Material:	DOUBLE-WALLED CP STEEL
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	7/31/2001
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	500
Tank Above/Below:	BELOWGROUND
Installation Date:	8/1/1990
Reg Date:	2/18/1987
Near Public Water:	Yes
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	NEAR PUBLIC WATER
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	7/31/2001
Pipe Date Installed:	Not reported
Pipe Material Label:	COPPER
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

19
SW
1/8-1/4
0.177 mi.
937 ft.

SIMPSON HOME **LAST** **S109156357**
32 COOPER STREET **N/A**
SOUTH PORTLAND, ME

Relative:
Higher

Actual:
28 ft.

LAST:

Event:

Spill Number:	P-49-2006
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	True
AST inside flag:	True
Create Date:	01/26/2006
Create By:	EICPAQUE
Modify Date:	07/18/2008
Modify By:	07/18/2008
Report Status Code:	FR

SIMPSON HOME (Continued) **S109156357**

Report Status:	Final Report
Spill Datetime:	01/20/2006
Spill Date Unknown:	False
Spill Time Unknown:	False
Number of wells at risk:	0
Number of wells impacted:	0
DTREE completed flag:	False
MCD Value:	5220
Further response action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	2
Reporter Type:	Subject/Spiller
Detection Method Code:	L
Detection Method:	Visual Product
Inc Location Code:	SF
Inc Location:	Residential - Single Family
Inc Source Code:	TT
Inc Source:	Land Transportation - Tank Truck
Spill Cause Code:	06
Spill Cause:	Mechanical Failure - Piping/Hose
Material Disposal Info:	Yorkie Oil Company managed the oil cleanup and spill debris.

Change:

Description:	Report Status change from DQA to FR
Date Change:	07/18/2008
Changed By:	EIASTUDW
Description:	Report Status change from DR to DRV
Date Change:	12/27/2006
Changed By:	EISCYR
Description:	Report Status change from DRV to DQA
Date Change:	04/14/2008
Changed By:	EIJWOODA
Description:	Report Created with Report Status = DR
Date Change:	01/26/2006
Changed By:	EICPAQUE

Contact:

Contact Type:	Other Contact
Potential RP:	True
Name:	MARIANNE SIMPSON
Title:	HOME OWNER
Company:	Not reported
Address:	32 COOPER STREET
City,State:	SOUTH PORTLAND,ME
Country:	USA
Zipcode:	Not reported
Phone/Ext:	/
Comments:	Not reported
Contact Type:	Subject/Spiller
Potential RP:	True
Name:	MIKE
Title:	Not reported

SIMPSON HOME (Continued) **S109156357**

Company:	YORKIE OIL CO
Address:	154 PLEASANT HILL RD
City,State:	SCARBOROUGH,ME
Country:	USA
Zipcode:	04074
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	SCOTT R CYR

File:

Spill Id:	P-49-2006
Date Created:	07/28/2008
Created By:	IMAGING
Date Modified:	07/28/2008
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 28-JUL-08.
Reconcile Date:	Not reported

Media Affected:

Medium:	Atmosphere

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	49
Spill Year:	2006
Create Date:	01/26/2006
Created By:	EICPAQUE
Modify Date:	12/27/2006
Modify By:	EISCYR
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	01/20/2006
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	SCOTT R CYR
Location:	32 Cooper Street Yorkie Oil
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Hose split at delivery sprayed on house initially thought to be wooden sidings

Material Recovered:

Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN

SIMPSON HOME (Continued) **S109156357**

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported
Recovery Method:	Other

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	1
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

E20 **PALANZA, JOHN** **LAST** **S105002475**
NNW **169 OCEAN STREET** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.188 mi.
991 ft. **Site 1 of 3 in cluster E**

Relative:
Lower

Actual:
14 ft.

LAST:

Event:

Spill Number:	P-703-1999
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	False
AST inside flag:	False
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	12/07/2001
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	10/04/1999
Spill Date Unknown:	False

PALANZA, JOHN (Continued) **S105002475**

Spill Time Unknown: False
Number of wells at risk: 0
Number of wells impacted: 0
DTREE completed flag: False
MCD Value: 5220
Further response action: False
Spill Type Code: O
Spill Type: Oil Incident
Reporter Type Code: 6
Reporter Type: Contractor/Consultant
Detection Method Code: L
Detection Method: Visual Product
Inc Location Code: CM
Inc Location: Business - Commercial
Inc Source Code: Not reported
Inc Source: Not reported
Spill Cause Code: 01
Spill Cause: Corrosion - Tank
Material Disposal Info: Clean Harbors

Change:
Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: JOHN PALANZA
Title: Not reported
Company: Not reported
Address: 169 OCEAN STREET
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: JOHN DUNLAP

File:
Spill Id: P-703-1999
Date Created: 01/26/2000
Created By: SPILLS
Date Modified: 09/23/2008
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 23-SEP-08.
Reconcile Date: Not reported

Media Affected:
Medium: None

PALANZA, JOHN (Continued) **S105002475**

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	703
Spill Year:	1999
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	10/04/1999
Spill Time Unk:	False
Spill Dt Unknown:	False
Log Rep Dt Tm:	10/04/1999
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	JOHN DUNLAP
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	Not reported
Material Units:	gals.
Material Amt Qualifier:	UNKNOWN

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Recovery Method:	Sorbents

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	50
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	False

PALANZA, JOHN (Continued) **S105002475**

Attachments:
- Description: Not reported
- Attach Type: Not reported
- File Name: Not reported
- File Code: Not reported
- File Size: Not reported
- File Modify Date: Not reported

E21 **JOHN PALENZA PROPERTY** **LAST** **S107554546**
NNW **169 OCEAN ST** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.188 mi.
991 ft. **Site 2 of 3 in cluster E**

Relative: Lower

Actual: 14 ft.

LAST:

Event:
- Spill Number: P-433-2004
- Inc Tank Code: A
- Inc Tank: Above Ground Tank(s) Involved
- Removal Flag: False
- UST registered flag: False
- AST inside flag: True
- Create Date: 05/20/2004
- Create By: EICPAQUE
- Modify Date: 12/23/2005
- Modify By: 12/23/2005
- Report Status Code: FR
- Report Status: Final Report
- Spill Datetime: 05/17/2004
- Spill Date Unknown: False
- Spill Time Unknown: True
- Number of wells at risk: 0
- Number of wells impacted: 0
- DTREE completed flag: False
- MCD Value: 5220
- Further response action: False
- Spill Type Code: O
- Spill Type: Oil Incident
- Reporter Type Code: 6
- Reporter Type: Contractor/Consultant
- Detection Method Code: H
- Detection Method: Odor/Vapor/Mist
- Inc Location Code: CM
- Inc Location: Business - Commercial
- Inc Source Code: TA
- Inc Source: Storage Unit - Aboveground Storage Tank
- Spill Cause Code: 01
- Spill Cause: Corrosion - Tank
- Material Disposal Info: oil soaked mat’ls in four drums taken to ENPRO facility

Change:
- Description: Report Created with Report Status = DR
- Date Change: 05/20/2004
- Changed By: EICPAQUE

- Description: Report Status change from DR to DRV

JOHN PALENZA PROPERTY (Continued) **S107554546**

Date Change: 10/21/2005
Changed By: EISCYR

Description: Report Status change from DRV to DQA
Date Change: 12/05/2005
Changed By: EISBERNA

Description: Report Status change from DQA to FR
Date Change: 12/23/2005
Changed By: EITGALLA

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: JOHN PALENZA
Title: Not reported
Company: Not reported
Address: 169 OCEAN ST
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04096
Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: False
Name: ENPRO
Title: Not reported
Company: Not reported
Address: Not reported
City,State: ,ME
Country: USA
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: SCOTT R CYR

File:
Spill Id: P-433-2004
Date Created: 08/28/2009
Created By: IMAGING
Date Modified: 08/28/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 28-AUG-09.
Reconcile Date: Not reported

Media Affected:
Medium: Interior Surface

Log:
Spill Void Flag: False

JOHN PALENZA PROPERTY (Continued) **S107554546**

Spill Office:	Portland
Spill Off Sequence:	433
Spill Year:	2004
Create Date:	05/20/2004
Created By:	EICPAQUE
Modify Date:	12/05/2005
Modify By:	EISBERNA
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	05/17/2004
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	SCOTT R CYR
Location:	169 -171 Ocean Street Professional building
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	AST leak

Material Recovered:

Material Recovered Type:	VP
Material Recovered:	Unspilled Product
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN

Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Recovery Method:	Sorbents

Recovery Method:	Pumps

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	Not reported

JOHN PALENZA PROPERTY (Continued) **S107554546**

Product Amt Unit: Not reported
Product Amt Qualifier: UNKNOWN
Primary Product: True

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

22
WSW
1/8-1/4
0.192 mi.
1015 ft.

JUDY DUMONT **LAST** **S106180289**
46 SCAMMON ST **N/A**
SOUTH PORTLAND, ME

Relative:
Higher

Actual:
22 ft.

LAST:

Event:
Spill Number: P-564-2003
Inc Tank Code: A
Inc Tank: Above Ground Tank(s) Involved
Removal Flag: False
UST registered flag: False
AST inside flag: True
Create Date: 07/18/2003
Create By: EICPAQUE
Modify Date: 02/25/2004
Modify By: 02/25/2004
Report Status Code: FR
Report Status: Final Report
Spill Datetime: 07/21/2003
Spill Date Unknown: False
Spill Time Unknown: False
Number of wells at risk: 0
Number of wells impacted: 0
DTREE completed flag: False
MCD Value: 5220
Further response action: False
Spill Type Code: O
Spill Type: Oil Incident
Reporter Type Code: 6
Reporter Type: Contractor/Consultant
Detection Method Code: L
Detection Method: Visual Product
Inc Location Code: SF
Inc Location: Residential - Single Family
Inc Source Code: TA
Inc Source: Storage Unit - Aboveground Storage Tank
Spill Cause Code: 03
Spill Cause: Corrosion - Piping
Material Disposal Info: waste recovered by Dead River Oil Co.

Change:
Description: Report Created with Report Status = DR

JUDY DUMONT (Continued) **S106180289**

Date Change: 07/18/2003
Changed By: EICPAQUE

Description: Report Status change from DRV to DQA
Date Change: 01/14/2004
Changed By: EIJWOODA

Description: Report Status change from DQA to FR
Date Change: 02/25/2004
Changed By: EITGALLA

Description: Report Status change from DR to DRV
Date Change: 09/30/2003
Changed By: EISBREZI

Contact:
Contact Type: Other Contact
Potential RP: False
Name: RON LETARTE
Title: Not reported
Company: SOUTH PORTLAND, CITY OF - TREATMENT PLANT
Address: Not reported
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: True
Name: COLLENE DUMONT
Title: Not reported
Company: Not reported
Address: 46 SCAMMMON ST
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Contact Type: Subject/Spiller
Potential RP: True
Name: JUDY DUMONT
Title: Not reported
Company: Not reported
Address: 46 SCAMMON ST
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN G BREZINSKI

JUDY DUMONT (Continued) **S106180289**

File:

Spill Id:	P-564-2003
Date Created:	03/05/2004
Created By:	EIPLAMBE
Date Modified:	03/21/2005
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 21-MAR-05.
Reconcile Date:	03/05/2004

Media Affected:

Medium:	Groundwater
Medium:	Land
Medium:	Inland Surface Water
Medium:	Atmosphere

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	564
Spill Year:	2003
Create Date:	07/18/2003
Created By:	EICPAQUE
Modify Date:	09/30/2003
Modify By:	EISBREZI
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	07/21/2003
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	STEPHEN G BREZINSKI
Location:	Judy Dumont property, 46 Scammon St.
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	AST leak due to corroded line.

Material Recovered:

Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	10
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported

JUDY DUMONT (Continued) **S106180289**

UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported
Recovery Method:	Sorbents

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	50
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Notes
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	09/30/2003

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23 **KEY BANK OF SOUTHERN MAINE** **UST** **U002166922**
NW **25 MARKET STREET** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.194 mi.
1023 ft.

Relative:
Lower

Actual:
11 ft.

UST:

Facility ID:	9889
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	No
Owner Name:	KEY BANK OF MAINE
Owner Contact:	Not reported
Owner Delivery Address:	25 MARKET ST
Owner City/State/Zip:	SOUTH PORTLAND, ME 4106
Owner Telephone:	2078747330
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	6/1/1992
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	9/1/1973
Reg Date:	11/19/1986
Near Public Water:	No

KEY BANK OF SOUTHERN MAINE (Continued) **U002166922**

Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	6/1/1992
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	JACKETED TANK - DOUBLE-WALLED
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	12/14/2004
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA NOT REQUIRED
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	7/1/1992
Reg Date:	11/19/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Chamber Pump Type Label:	SUCTION & RETURN
Chamber Pump type Desc:	SUCTION & RETURN
Pipe Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	12/14/2004
Pipe Date Installed:	07/01/1992
Pipe Material Label:	COPPER WITH SECONDARY CONTAINMENT
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

24
North
1/8-1/4
0.209 mi.
1101 ft.

CODE ENFORCMENT
41 THOMAS ST
SOUTH PORTLAND, ME

UST **U000231951**
N/A

Relative:
Lower

Actual:
11 ft.

UST:

Facility ID:	17383
Facility Location2:	SOUTH PORTLAND
Facility Code:	PUBLIC FACILITY
Fed Reg Ind:	No
Owner Name:	SOUTH PORTLAND CITY OF
Owner Contact:	Not reported
Owner Delivery Address:	PO BOX 9422
Owner City/State/Zip:	SOUTH PORTLAND, ME 4116 9422
Owner Telephone:	2077677635
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	9/1/1990
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	550
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	10/1/1990
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	550
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	9/1/1990
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

E25
NNW
1/8-1/4
0.210 mi.
1110 ft.

JC BEST CARPETS
161 OCEAN ST
SOUTH PORTLAND, ME

Site 3 of 3 in cluster E

UST **U003097710**
N/A

Relative:
Lower

Actual:
12 ft.

UST:

Facility ID:	4776
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	No
Owner Name:	SMALL, ALBERT L
Owner Contact:	Not reported
Owner Delivery Address:	PO BOX 123
Owner City/State/Zip:	SURRY, ME 4684
Owner Telephone:	2076672092
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	2/1/1988
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	10/1/1969
Reg Date:	8/26/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	2/1/1988
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

F26 **PRATT ABBOTT CLEANERS & LAUNDERERS** **RCRA-SQG** **1000421258**
NE **109 COTTAGE RD** **FINDS** **MED980670616**
1/8-1/4 **SOUTH PORTLAND, ME 04106** **MANIFEST**
0.216 mi.
1139 ft. **Site 1 of 4 in cluster F**

Relative:
Higher

Actual:
22 ft.

RCRA-SQG:

Date form received by agency:	05/04/2009
Facility name:	PRATT ABBOTT CLEANERS & LAUNDERERS
Facility address:	109 COTTAGE RD SOUTH PORTLAND, ME 04106
EPA ID:	MED980670616
Mailing address:	P O BOX 1120 PORTLAND, ME 04104
Contact:	DAVID MACHESNEY
Contact address:	P O BOX 1120 PORTLAND, ME 04104
Contact country:	US
Contact telephone:	(207) 799-2960
Contact email:	Not reported
EPA Region:	01
Land type:	Private
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	Not reported
Owner/operator address:	OWNERSTREET OWNERCITY, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(207) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	Unknown
Mixed waste (haz. and radioactive):	Unknown
Recycler of hazardous waste:	Unknown
Transporter of hazardous waste:	Unknown
Treater, storer or disposer of HW:	Unknown
Underground injection activity:	Unknown
On-site burner exemption:	Unknown
Furnace exemption:	Unknown
Used oil fuel burner:	Unknown
Used oil processor:	Unknown
User oil refiner:	Unknown
Used oil fuel marketer to burner:	Unknown
Used oil Specification marketer:	Unknown
Used oil transfer facility:	Unknown
Used oil transporter:	Unknown
Off-site waste receiver:	Verified to be non-commercial

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Universal Waste Summary:
Waste type: Batteries
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Lamps
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Pesticides
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: Thermostats
Accumulated waste on-site: No
Generated waste on-site: Not reported

Waste type: C
Accumulated waste on-site: No
Generated waste on-site: No

Waste type: Z
Accumulated waste on-site: No
Generated waste on-site: No

Historical Generators:
Date form received by agency: 03/01/1996
Facility name: PRATT ABBOTT CLEANERS & LAUNDERERS
Site name: PRATT-ABBOTT INC
Classification: Large Quantity Generator

Date form received by agency: 07/11/1983
Facility name: PRATT ABBOTT CLEANERS & LAUNDERERS
Classification: Small Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: State Statute or Regulation
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Container Use and Management
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Universal Waste - General
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - Pre-transport
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General Facility Standards
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: State Statute or Regulation
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: State Statute or Regulation
Date violation determined: 05/11/2006
Date achieved compliance: 08/25/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - Container Use and Management
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: TSD - General Facility Standards
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Federal or State Statute
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 12/30/2006
Enf. disposition status: Action Satisfied (Case Closed)
Enf. disp. status date: 12/31/2006
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 11350
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: State Statute or Regulation
Date violation determined: 05/11/2006
Date achieved compliance: 08/25/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - Pre-transport
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Federal or State Statute
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Universal Waste - General
Date violation determined: 05/11/2006
Date achieved compliance: 08/24/2006
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 07/24/2006
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 12/30/2006
Evaluation: NOT A SIGNIFICANT NON-COMPLIER
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/24/2006
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - General Facility Standards
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Federal or State Statute
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Container Use and Management
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: State Statute or Regulation
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Pre-transport
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Universal Waste - General
Date achieved compliance: 08/24/2006
Evaluation lead agency: State

Evaluation date: 05/11/2006
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: State Statute or Regulation
Date achieved compliance: 08/25/2006
Evaluation lead agency: State

FINDS:

Registry ID: 110000797317

Environmental Interest/Information System
RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MANIFEST:
GEN Cert Date: 3/20/1989
Transporter Recpt Date: Not reported
Number Of Containers: 0
Container Type: Not reported
Waste Code1: F002
Waste Code2: Not reported
Waste Code3: Not reported

PRATT ABBOTT CLEANERS & LAUNDERERS (Continued) **1000421258**

Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	SK
TSDF ID:	OHD980587364
TSDF Date:	Not reported
Date Imported:	Not reported
Transporter 2 Name:	Not reported
Transporter 2 ID:	Not reported
Manifest Docket Number:	Not reported
Waste Description:	Not reported
Quantity:	Not reported
WT/Vol Units:	Not reported
Item Number:	Not reported
Transporter Name:	Not reported
Transporter EPA ID:	Not reported
GEN Cert Date:	Not reported
Transporter Recpt Date:	Not reported
Transporter 2 Recpt Date:	Not reported
TSDF Recpt Date:	Not reported
EPA ID:	Not reported
Transporter 2 ID:	Not reported

F27 **PRATT ABBOTT, INC.** **MANIFEST** **S109767625**
NE **109 COTTAGE RD** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME 04106**
0.216 mi.
1139 ft. **Site 2 of 4 in cluster F**

Relative:
Higher

Actual:
22 ft.

CT MANIFEST:

Manifest No:	CTF0136728
Waste Occurence:	1
UNNA:	1897
Hazard Class:	6.1
US Dot Description:	WASTE TETRACHLOROETHYLENE
No of Containers:	003
Container Type:	DF
Quantity:	585
Weight/Volume:	P
Additional Description:	Y
Handling Code:	S01
Date Record Was Last Modified:	4/27/2004
DEO Who Last Modified Record:	IG
Manifest No:	CTF0136728
Waste Occurence:	1
EPA Waste Code:	F002
Recycled Waste?:	T
Date Record Was Last Modified:	4/27/2004
DEO Who Last Modified Record:	IG
Year:	1992
Manifest ID:	CTF0136728
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	9/25/1992

PRATT ABBOTT, INC. (Continued) **S109767625**

Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	9/25/1992
Date Received:	9/30/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported

F28 **PRATT ABBOTT CLEANERS & LAUNDRY** **MANIFEST** **S109767624**
NE **109 COTTAGE RD** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME 04106**
0.216 mi.
1139 ft. **Site 3 of 4 in cluster F**

Relative:
Higher

Actual:
22 ft.

CT MANIFEST:

Manifest No:	CTF0151587
Waste Occurence:	1
UNNA:	1897
Hazard Class:	ORM-A
US Dot Description:	WASTE PERCHLOROETHYLENE
No of Containers:	004
Container Type:	DF
Quantity:	780
Weight/Volume:	P
Additional Description:	Y
Handling Code:	S01
Date Record Was Last Modified:	4/27/2004
DEO Who Last Modified Record:	IG
Manifest No:	CTF0151587
Waste Occurence:	1
EPA Waste Code:	F002
Recycled Waste?:	T
Date Record Was Last Modified:	4/27/2004
DEO Who Last Modified Record:	IG
Year:	1992
Manifest ID:	CTF0191602
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	6/5/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	6/5/1992
Date Received:	6/10/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0155055
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	1/17/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

Date Shipped:	1/17/1992
Date Received:	1/21/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0157972
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	3/13/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	Yes
Date Shipped:	3/13/1992
Date Received:	3/17/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0143620
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	10/22/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	10/22/1992
Date Received:	10/27/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0145427
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	8/26/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	8/26/1992
Date Received:	9/1/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0164546
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

TSDF Telephone:	Not reported
Transport Date:	2/10/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	2/10/1992
Date Received:	2/11/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0192820
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	7/30/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	7/30/1992

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

Date Received:	8/4/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1992
Manifest ID:	CTF0197395
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	4/9/1992
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	4/9/1992
Date Received:	4/14/1992
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1991
Manifest ID:	CTF0170715
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	12/27/1991
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	12/27/1991
Date Received:	12/30/1991
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1991
Manifest ID:	CTF0151587
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	11/22/1991
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	11/22/1991
Date Received:	11/25/1991
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported
Year:	1991
Manifest ID:	MAF266991
TSDF EPA ID:	CTD001156009
TSDF Name:	SAFETY-KLEEN CORP.
TSDF Address:	785 NORWICH AVENUE
TSDF City,St,Zip:	PLAINFIELD, CT 06374
TSDF Country:	USA
TSDF Telephone:	Not reported

PRATT ABBOTT CLEANERS & LAUNDRY (Continued) **S109767624**

Transport Date:	10/24/1991
Transporter EPA ID:	ILD051060408
Transporter Name:	SAFETY-KLEEN CORP. (TRANSPORTER ONLY)
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	Not reported
Trans 2 EPA ID:	Not reported
Trans 2 Name:	Not reported
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MED980670616
Gererator Phone:	2077992960
Generator Mailing Addr:	109 COTTAGE ROAD
Generator Mailing Town:	SOUTH PORTLAND
Generator Mailing State:	ME
Generator Mailing Zip:	04106
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	10/24/1991
Date Received:	10/29/1991
Last modified date:	4/27/2004
Last modified by:	IG
Comments:	Not reported

F29 **PRATT ABBOTT CORP.** **ALLSITES** **S106800017**
NE **109 COTTAGE ROAD** **INST CONTROL** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME 04106** **DRYCLEANERS**
0.216 mi.
1139 ft. **Site 4 of 4 in cluster F**

Relative:
Higher

Actual:
22 ft.

ALLSITES:

Status:	Operation and Maintenance
Program Type:	RCRA
Lat/Long:	Not reported
IC:	TRUE

INST CONTROL:

Facility ID:	REM01758
Facility Status:	Operation and Maintenance
Program Type:	RCRA
Lat/Long:	Not reported
Inst Controls:	TRUE

DRYCLEANERS:

Facility ID:	57
Facility Telephone:	2077978574
Facility Contact:	DAVID E. MACHESNEY
Mailing Address:	P.O. BOX 1120
Mailing City,St,Zip:	PORTLAND, ME 04104
1991 Perc:	270
1993 Perc:	Not reported
1994 Perc:	Not reported
1996 Perc:	Not reported
1997 Perc:	Not reported

PRATT ABBOTT CORP. (Continued) **S106800017**

1998 Perc:	Not reported
1999 Perc:	Not reported
2000 Perc:	Not reported
2001 Perc:	Not reported
2002 Perc:	Not reported
2003 Perc:	Not reported
2006 Perc:	Not reported
2007 Perc:	Not reported
2008 Perc:	Not reported
Mach Number:	0
Brand:	Not reported
Type:	Not reported
Brand 2:	Not reported
Type 2:	Not reported
Capacity:	Not reported
Capacity2:	Not reported
Continuation of 1991-2003:	Not reported
Continuation of 1991-2003:	Not reported

G30 **RITE AID** **ALLSITES** **S107447276**
NW **51 MARKET STREET** **INST CONTROL** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME** **VCP**
0.219 mi.
1157 ft. **Site 1 of 3 in cluster G**

Relative:
Lower

Actual:
11 ft.

ALLSITES:

Status:	No Further Action
Program Type:	VRAP
Lat/Long:	43.63723492 / -70.25301483
IC:	TRUE

INST CONTROL:

Facility ID:	REM01601
Facility Status:	No Further Action
Program Type:	VRAP
Lat/Long:	43.63723492 / -70.25301483
Inst Controls:	TRUE

VCP:

Facility ID:	REM01601
Facility status:	No Further Action
Program Type:	VRAP
Lat/Long:	43.63723492 / -70.25301483
Inst Controls:	TRUE

G31 **SHOPPERS TRUE VALUE HARDWARE** **RCRA-NonGen** **1010319181**
NW **50 MARKET STREET** **MER000504548**
1/8-1/4 **SOUTH PORTLAND, ME 04106**
0.220 mi.
1160 ft. **Site 2 of 3 in cluster G**

Relative:
Lower

Actual:
11 ft.

RCRA-NonGen:

Date form received by agency:	06/06/2007
Facility name:	SHOPPERS TRUE VALUE HARDWARE
Facility address:	50 MARKET STREET

SHOPPERS TRUE VALUE HARDWARE (Continued) **1010319181**

MILL CREEK SHOPPING CENTER
SOUTH PORTLAND, ME 04106
EPA ID: MER000504548
Mailing address: MARKET STREET
SOUTH PORTLAND, ME 04106
Contact: MADDIE D SIMPSON
Contact address: MARKET STREET
SOUTH PORTLAND, ME 04106
Contact country: US
Contact telephone: (207) 799-6191
Contact email: ASHOPPER@MAINE.RR.COM
EPA Region: 01
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: RICHARD MCGOLDRICK
Owner/operator address: SILVA STREET
PORTLAND, ME 04101
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 11/15/1974
Owner/Op end date: Not reported

Owner/operator name: TOM SIMPSON
Owner/operator address: MILL CREEK SHOPPING CENTER
SOUTH PORTLAND, ME 04106
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 02/15/1981
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No
Off-site waste receiver: Commercial status unknown

Violation Status: No violations found

H32
West
1/8-1/4
0.228 mi.
1204 ft.

UHAUL OF N.H., VT.
633 BROADWAY SO.
PORTLAND, ME

Site 1 of 5 in cluster H

MANIFEST **S109768820**
N/A

Relative:
Lower

Actual:
12 ft.

CT MANIFEST:

Manifest No:	CTF0037872
Waste Occurence:	1
UNNA:	1203
Hazard Class:	3
US Dot Description:	WASTE GASOLINE MIXTURE
No of Containers:	001
Container Type:	TT
Quantity:	9651
Weight/Volume:	G
Additional Description:	Y
Handling Code:	T40
Date Record Was Last Modified:	4/27/2004
DEO Who Last Modified Record:	IG
Manifest No:	CTF0037872
Waste Occurence:	1
EPA Waste Code:	D001
Recycled Waste?:	F
Date Record Was Last Modified:	4/27/2004
DEO Who Last Modified Record:	IG
Year:	1993
Manifest ID:	CTF0037872
TSDF EPA ID:	CTD072138969
TSDF Name:	ENVIRONMENTAL WASTE RESOURCES, INC.
TSDF Address:	130 FREIGHT STREET
TSDF City,St,Zip:	WATERBURY, CT 06702
TSDF Country:	USA
TSDF Telephone:	Not reported
Transport Date:	9/16/1993
Transporter EPA ID:	MED056570492
Transporter Name:	SEACOST OCEAN ERVICES
Transporter Country:	USA
Transporter Phone:	Not reported
Trans 2 Date:	9/16/1993
Trans 2 EPA ID:	NHD980521843
Trans 2 Name:	TOTAL WASTE MANAGEMENT
Trans 2 Address:	Not reported
Trans 2 City,St,Zip:	CT
Trans 2 Country:	USA
Trans 2 Phone:	Not reported
EPA ID:	MEP000009438
Gererator Phone:	Not reported
Generator Mailing Addr:	633 BROADWAY SO. PORTLAND
Generator Mailing Town:	Not reported
Generator Mailing State:	ME
Generator Mailing Zip:	Not reported
Generator Mailing Country:	USA
Special Handling:	Yes
Discrepancies:	No
Date Shipped:	9/16/1993
Date Received:	9/23/1993
Last modified date:	4/27/2004
Last modified by:	IG

UHAUL OF N.H., VT. (Continued) **S109768820**

Comments: Not reported

H33 **U-HAUL** **ALLSITES** **S104216172**
West **633 BROADWAY STREET** **LUST** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME** **VCP**
0.231 mi.
1221 ft. **Site 2 of 5 in cluster H**

Relative:
Lower

Actual:
12 ft.

ALLSITES:
Status: No Further Action
Program Type: VRAP
Lat/Long: 43.63358509 / -70.25603727
IC: FALSE

LUST:

Event:
Spill Number: P-581-1993
Spill Cause: Other - No Cause
Spill Type: Non-Oil, Non-Hazardous Incident
Inc Tank: Underground Tank(s) Involved
Removal Flag: False
UST Registered Flag: True
MCD Value: 5220
Create Date: 12/07/2001
Create By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Report Status: Final Report
Actual Spill Datetime: 09/17/1993
Actual Spill Date Unknown: False
Number Wells At Risk: Not reported
Number Wells Impacted: Not reported
Dtree Completed Flag: False
Further Response Action: False
Reporter Type: Public Official
Detection Method: Tank and/or Piping Removal
Inc Location: Terminal - Service Station
Inc Source: Not reported
Material Disposal Info: no material disposed of

Change:
Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: Not reported
Title: Not reported
Company: U-HAUL
Address: 633 BROADWAY
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

U-HAUL (Continued) **S104216172**

Primary Employee:
Primary Employee: True
Name: JON WOODARD

Primary Employee: False
Name: BRADFORD HAHN

File:
Spill Id: P-581-1993
Date Created: 02/18/1994
Created By: SPILLS
Date Modified: 07/20/2007
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 20-JUL-07.
Reconcile Date: 04/08/2003

Media Affected:
Medium: None

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 581
Spill Year: 1993
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Non-Oil, Non-Hazardous Incident
Log Spill Datetime: 09/17/1993
Spill Time Unk: False
Spill Dt Unknown: False
Log Rep Dt Tm: 09/17/1993
Log Rep Prod Cd: 20
Log Rep Prod: Gasoline Unspecified
Log Emp Name: JON WOODARD
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: Not reported
Material Recovered: Not reported
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: Not reported

Recovery Method: None

Spill Point:
Create Date: Not reported
Created By: Not reported

U-HAUL (Continued) **S104216172**

Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	Gasoline Unspecified
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	Not reported
Product Amt Qualifier:	Not reported
Primary Product:	False

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

Event:

Spill Number:	P-581-1993
Spill Cause:	Other - No Cause
Spill Type:	Non-Oil, Non-Hazardous Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	False
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	09/17/1993
Actual Spill Date Unknown:	False
Number Wells At Risk:	Not reported
Number Wells Impacted:	Not reported
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Public Official
Detection Method:	Tank and/or Piping Removal
Inc Location:	Terminal - Service Station
Inc Source:	Not reported
Material Disposal Info:	no material disposed of

Change:

Description:	Report Created with Report Status = FR

U-HAUL (Continued) **S104216172**

Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: Not reported
Title: Not reported
Company: U-HAUL
Address: 633 BROADWAY
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: JON WOODARD

Primary Employee: False
Name: BRADFORD HAHN

File:
Spill Id: P-581-1993
Date Created: 02/18/1994
Created By: SPILLS
Date Modified: 07/20/2007
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 20-JUL-07.
Reconcile Date: 04/08/2003

Media Affected:
Medium: None

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 581
Spill Year: 1993
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Non-Oil, Non-Hazardous Incident
Log Spill Datetime: 09/17/1993
Spill Time Unk: False
Spill Dt Unknown: False
Log Rep Dt Tm: 09/17/1993
Log Rep Prod Cd: 20
Log Rep Prod: Gasoline Unspecified
Log Emp Name: JON WOODARD
Location: Not reported
Log Location Town: SOUTH PORTLAND

U-HAUL (Continued) **S104216172**

Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: Not reported
Material Recovered: Not reported
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: Not reported

Recovery Method: None

Spill Point:
Create Date: Not reported
Created By: Not reported
Modify Date: Not reported
Modify By: Not reported
Point Type Code: Not reported
UTM North: Not reported
UTM East: Not reported
GPS Unit: Not reported
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Not reported
GIS Object Id: Not reported
GIS Sync Flag: Not reported

Product:
Product Code: Gasoline Unspecified
Product Other: Not reported
Product Amt: Not reported
Product Amt Unit: Not reported
Product Amt Qualifier: Not reported
Primary Product: False

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

VCP:
Facility ID: REM01185
Facility status: No Further Action
Program Type: VRAP
Lat/Long: 43.63358509 / -70.25603727
Inst Controls: FALSE

H34 **U HALL CENTER OF BROADWAY** **UST** **U003097568**
West **633 BROADWAY** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.231 mi.
1221 ft. **Site 3 of 5 in cluster H**

Relative:
Lower

Actual:
12 ft.

UST:

Facility ID:	4256
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	Yes
Owner Name:	AMACO/U HAUL
Owner Contact:	Not reported
Owner Delivery Address:	2727 N CENTRAL AVE SUITE 700
Owner City/State/Zip:	PHOENIX, AZ 85004
Owner Telephone:	8005280463
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	F/GLASS SINGLE-WALLED
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	11/1/1993
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	10000
Tank Above/Below:	BELOWGROUND
Installation Date:	8/1/1984
Reg Date:	8/14/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	10000
Product Type:	REGULAR GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	11/1/1993
Pipe Date Installed:	Not reported
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN
Tank Number:	2
Tank Material:	F/GLASS SINGLE-WALLED
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	11/1/1993
Tank Status Label:	REMOVED

U HALL CENTER OF BROADWAY (Continued) **U003097568**

Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	10000
Tank Above/Below:	BELOWGROUND
Installation Date:	8/1/1984
Reg Date:	8/14/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	10000
Product Type:	REGULAR GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	11/1/1993
Pipe Date Installed:	Not reported
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	3
Tank Material:	F/GLASS SINGLE-WALLED
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	11/1/1993
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	10000
Tank Above/Below:	BELOWGROUND
Installation Date:	8/1/1984
Reg Date:	8/14/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	10000
Product Type:	UNLEADED GASOLINE
Pipe Status:	**REMOVED**

U HALL CENTER OF BROADWAY (Continued) **U003097568**

Pipe Status Date:	11/1/1993
Pipe Date Installed:	Not reported
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

G35 **FLEET BANK** **UST** **U000232502**
NW **65 MARKET ST** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.236 mi.
1244 ft. **Site 3 of 3 in cluster G**

Relative:
Lower

Actual:
11 ft.

UST:

Facility ID:	11793
Facility Location2:	SOUTH PORTLAND
Facility Code:	COMMERCIAL
Fed Reg Ind:	No
Owner Name:	GENUINE PARTS CO
Owner Contact:	DIRECTOR OF REAL ESTATE
Owner Delivery Address:	2999 CIRCLE 75 PARKWAY
Owner City/State/Zip:	ATLANTA, GA 30339
Owner Telephone:	7709531700
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	6/1/1989
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	500
Tank Above/Below:	BELOWGROUND
Installation Date:	8/1/1973
Reg Date:	2/3/1987
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	6/1/1989
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

FLEET BANK (Continued) **U000232502**

Tank Number:	2
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	5/29/1995
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	1000
Tank Above/Below:	BELOWGROUND
Installation Date:	6/1/1989
Reg Date:	2/3/1987
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	1000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	5/29/1995
Pipe Date Installed:	Not reported
Pipe Material Label:	STEEL WITH CATHODIC PROTECTION.
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

36
NE
1/8-1/4
0.239 mi.
1260 ft.

HOLY CROSS CHURCH **LUST** **S104324523**
436 BROADWAY **N/A**
SOUTH PORTLAND, ME

Relative:
Higher

Actual:
22 ft.

LUST:

Event:

Spill Number:	P-19-1982
Spill Cause:	Corrosion - Tank
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0

HOLY CROSS CHURCH (Continued) **S104324523**

Number Wells Impacted: 0
Dtree Completed Flag: False
Further Response Action: False
Reporter Type: Contractor/Consultant
Detection Method: Tank and/or Piping Removal
Inc Location: Government, Municipal or Religious Facility
Inc Source: Not reported
Material Disposal Info: Not reported

Change:
Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: Not reported
Title: Not reported
Company: HOLY CROSS CHURCH
Address: 436 BROADWAY
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEVEN EUFEMIA

Media Affected:
Medium: Groundwater

Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 19
Spill Year: 1982
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 01/29/1982
Log Rep Prod Cd: 02
Log Rep Prod: #2 Fuel Oil
Log Emp Name: STEVEN EUFEMIA
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved

HOLY CROSS CHURCH (Continued) **S104324523**

Notes: Not reported

Material Recovered:
Material Recovered Type: Not reported
Material Recovered: Not reported
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: Not reported

Recovery Method: Not reported

Spill Point:
Create Date: 9/10/2008
Created By: EICHALST
Modify Date: 7/15/2009
Modify By: EICHALST
Point Type Code: ASP
UTM North: 4832215.79
UTM East: 399368.83000000002
GPS Unit: TANKS
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Response_Spill_Points
GIS Object Id: 13479
GIS Sync Flag: True

Product:
Product Code: #2 Fuel Oil
Product Other: Not reported
Product Amt: 99.9
Product Amt Unit: gals.
Product Amt Qualifier: ACTUAL
Primary Product: False

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

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37 **GETTY PROP 28002** **UST** **U003097508**
ENE **159 COTTAGE ST** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.243 mi.
1285 ft.

Relative:
Higher

Actual:
28 ft.

UST:
Facility ID: 3973
Facility Location2: SOUTH PORTLAND
Facility Code: RETAIL OIL
Fed Reg Ind: Yes
Owner Name: GETTY PETROLEUM CORP
Owner Contact: KOZLOFF, TERRY

GETTY PROP 28002 (Continued) **U003097508**

Owner Delivery Address:	PO BOX 1590
Owner City/State/Zip:	PORTLAND, ME 4104
Owner Telephone:	2077998518
Operator Contact:	KOZLOFF, TERRY
Tank Number:	1
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	10/3/2006
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA APPROVED
Tank Volume in Gallons:	6000
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1982
Reg Date:	8/11/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6000
Product Type:	UNLEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	10/3/2006
Pipe Date Installed:	11/01/1982
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	10/3/2006
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA APPROVED
Tank Volume in Gallons:	6000
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1982
Reg Date:	8/11/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported

GETTY PROP 28002 (Continued) **U003097508**

Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6000
Product Type:	UNLEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	10/3/2006
Pipe Date Installed:	11/01/1982
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	3
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	10/3/2006
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA APPROVED
Tank Volume in Gallons:	6000
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1982
Reg Date:	8/11/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6000
Product Type:	PREMIUM UNLEADED
Pipe Status:	**REMOVED**
Pipe Status Date:	10/3/2006
Pipe Date Installed:	11/01/1982
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	4
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**

GETTY PROP 28002 (Continued) **U003097508**

Tank Status Date:	10/3/2006
Tank Status Label:	REMOVED
Tank Sub Status Label:	SA APPROVED
Tank Volume in Gallons:	6000
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1982
Reg Date:	8/11/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	SIA STATISTICAL INVENTORY ANALYSIS
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	6000
Product Type:	UNLEADED PLUS
Pipe Status:	**REMOVED**
Pipe Status Date:	10/3/2006
Pipe Date Installed:	11/01/1982
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	5
Tank Material:	STEEL WITH CATHODIC PROTECTION.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	9/17/1998
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	500
Tank Above/Below:	BELOWGROUND
Installation Date:	11/1/1982
Reg Date:	8/11/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500

GETTY PROP 28002 (Continued) **U003097508**

Product Type:	WASTE OIL/USED MOTOR OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	9/17/1998
Pipe Date Installed:	Not reported
Pipe Material Label:	F/GLASS - PETROLEUM
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

H38 **AUTOWIZE INC. (UNITED REALTY)** **LUST** **S105795951**
West **291 WATERMAN DR.** **N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.247 mi.
1305 ft. **Site 4 of 5 in cluster H**

Relative:
Lower

Actual:
11 ft.

LUST:

Event:

Spill Number:	P-13-1979
Spill Cause:	Accident - Transportation
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	False
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	Not reported
Number Wells Impacted:	Not reported
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Visual Product
Inc Location:	Business - Commercial
Inc Source:	Not reported
Material Disposal Info:	Not reported

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	AUTOWIZE INC. (UNITED REALTY)
Address:	291 WATERMAN DR.
City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	Not reported
Phone/Ext:	/
Comments:	Not reported

AUTOWIZE INC. (UNITED REALTY) (Continued) **S105795951**

Primary Employee:
Primary Employee: True
Name: SUSANNE WILLARD

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 13
Spill Year: 1979
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 01/29/1997
Log Rep Prod Cd: 02
Log Rep Prod: #2 Fuel Oil
Log Emp Name: SUSANNE WILLARD
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: MM
Material Recovered: Mixed Liquid Media
Material Amount: 160
Material Units: gals.
Material Amt Qualifier: ESTIMATE

Recovery Method: Sorbents

Spill Point:
Create Date: Not reported
Created By: Not reported
Modify Date: Not reported
Modify By: Not reported
Point Type Code: Not reported
UTM North: Not reported
UTM East: Not reported
GPS Unit: Not reported
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Not reported
GIS Object Id: Not reported
GIS Sync Flag: Not reported

Product:

AUTOWIZE INC. (UNITED REALTY) (Continued) **S105795951**

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	300
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	False

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

H39 **MILL CREEK MOBIL** **LUST S104208542**
West **BROADWAY / WATERMAN DR.** **SPILLS N/A**
1/8-1/4 **SOUTH PORTLAND, ME**
0.248 mi.
1308 ft. **Site 5 of 5 in cluster H**

Relative: Lower

Actual: 12 ft.

LUST:

Event:

Spill Number:	P-533-1989
Spill Cause:	Mechanical Failure - Piping/Hose
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	False
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	08/06/2003
Modify By:	EISBREZI
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Tank and/or Piping Removal
Inc Location:	Terminal - Service Station
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	SOIL TO CWS LANDFILL

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Description:	Added D & W CONSTRUCTION as a contact.
Date Change:	08/06/2003
Changed By:	eisbrezi

MILL CREEK MOBIL (Continued) **S104208542**

Description: Not reported
Date Change: 08/06/2003
Changed By: eisbrezi

Contact:
Contact Type: Other Contact
Potential RP: True
Name: Not reported
Title: Not reported
Company: D & W CONSTRUCTION
Address: Not reported
City,State: ,MA
Country: USA
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Contact Type: Subject/Spiller
Potential RP: False
Name: Not reported
Title: Not reported
Company: MOBIL OIL COMPANY
Address: 657 BROADWAY/WATERMA
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN BREZINSKI

File:
Spill Id: P-533-1989
Date Created: 04/06/2000
Created By: SPILLS
Date Modified: 10/15/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 15-OCT-09.
Reconcile Date: Not reported

Media Affected:
Medium: Land

Medium: Groundwater

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 533
Spill Year: 1989
Create Date: 12/07/2001
Created By: SPILLS

MILL CREEK MOBIL (Continued) **S104208542**

Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	03/31/1989
Log Rep Prod Cd:	20
Log Rep Prod:	Gasoline Unspecified
Log Emp Name:	STEPHEN BREZINSKI
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	50.9
Material Units:	gals.
Material Amt Qualifier:	ACTUAL
Recovery Method:	Excavation

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	Gasoline Unspecified
Product Other:	Not reported
Product Amt:	100
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

MILL CREEK MOBIL (Continued) **S104208542**

Event:

Spill Number:	P-714-1993
Spill Cause:	Mechanical Failure - Piping/Hose
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/20/2004
Modify By:	EISBREZI
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	UST Tank Anomaly
Inc Location:	Terminal - Service Station
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	no clean-up performed, see attached

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS
Description:	Added MOBIL OIL CORP. as a contact.
Date Change:	12/20/2004
Changed By:	eisbrezi
Description:	Not reported
Date Change:	12/20/2004
Changed By:	eisbrezi

Contact:

Contact Type:	Subject/Spiller
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	MOBIL OIL CORP.
Address:	ONE TECHNOLOGY PARK DR.
City,State:	WESTFORD,MA
Country:	Not reported
Zipcode:	01886
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	False
Name:	BRADFORD HAHN
Primary Employee:	False

MILL CREEK MOBIL (Continued) **S104208542**

Name: LINDA DORAN

Primary Employee: True
Name: STEPHEN BREZINSKI

File:
Spill Id: P-714-1993
Date Created: 08/02/2001
Created By: SPILLS
Date Modified: 07/24/2007
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 24-JUL-07.
Reconcile Date: 04/08/2003

Media Affected:
Medium: Land

Medium: Groundwater

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 714
Spill Year: 1993
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: 02/04/1990
Spill Time Unk: True
Spill Dt Unknown: False
Log Rep Dt Tm: 02/05/1990
Log Rep Prod Cd: 23
Log Rep Prod: Unleaded Gasoline
Log Emp Name: STEPHEN BREZINSKI
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: OM
Material Recovered: Other Material
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: UNKNOWN

Recovery Method: Excavation

Spill Point:
Create Date: 12/10/2001
Created By: SPILLS
Modify Date: 9/5/2008

MILL CREEK MOBIL (Continued) **S104208542**

Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4832029
UTM East:	398960
GPS Unit:	Unknown
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	5908
GIS Sync Flag:	True

Product:

Product Code:	Unleaded Gasoline
Product Other:	Not reported
Product Amt:	100
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

Event:

Spill Number:	P-90-1990
Spill Cause:	Accident - Poor Workmanship
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/20/2004
Modify By:	EISBREZI
Report Status:	Final Report
Actual Spill Datetime:	02/04/1990
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	UST Tank Anomaly
Inc Location:	Terminal - Service Station
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	SEPARATOR

Change:

Description:	Added MOBIL OIL CO. as a contact.
Date Change:	12/20/2004

MILL CREEK MOBIL (Continued) **S104208542**

Changed By: eisbrezi

Description: Not reported
Date Change: 12/20/2004
Changed By: eisbrezi

Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: MOBIL OIL CO.
Address: BROADWAY & WATERMAN
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: False
Name: DIANA MCLAUGHLIN

Primary Employee: True
Name: STEPHEN BREZINSKI

Primary Employee: False
Name: JAMES HYNSON

File:
Spill Id: P-90-1990
Date Created: 07/13/2000
Created By: SPILLS
Date Modified: 10/10/2008
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 10-OCT-08.
Reconcile Date: Not reported

Media Affected:
Medium: Groundwater

Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 90
Spill Year: 1990
Create Date: 12/07/2001
Created By: SPILLS

MILL CREEK MOBIL (Continued) **S104208542**

Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	02/04/1990
Spill Time Unk:	True
Spill Dt Unknown:	False
Log Rep Dt Tm:	02/05/1990
Log Rep Prod Cd:	23
Log Rep Prod:	Unleaded Gasoline
Log Emp Name:	STEPHEN BREZINSKI
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	15.9
Material Units:	gals.
Material Amt Qualifier:	ACTUAL
Recovery Method:	Vacuum Trucks

Spill Point:

Create Date:	2/7/2008
Created By:	EICHALST
Modify Date:	7/15/2009
Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4832004.3099999996
UTM East:	398641.98999999999
GPS Unit:	EGAD
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	7178
GIS Sync Flag:	True

Product:

Product Code:	Unleaded Gasoline
Product Other:	Not reported
Product Amt:	20
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

MILL CREEK MOBIL (Continued) **S104208542**

SPILLS:

Event:

Spill Number:	P-224-1992
Inc Tank Code:	Not reported
Inc Tank:	Not reported
Removal Flag:	Not reported
Ust Registered Flag:	Not reported
Ast Inside Flag:	Not reported
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/20/2004
Modify By:	EISBREZI
Report Status:	FR
Report Status:	Final Report
Actual Spill Datetime:	03/20/1992
Actual Spill Date Unknown:	False
Actual Spill Time Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
MCD Value:	5220
Further Response Action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	5
Reporter Type:	Anonymous
Detection Method Code:	L
Detection Method:	Visual Product
Inc Location Code:	SS
Inc Location:	Terminal - Service Station
Inc Source Code:	OS
Inc Source:	Other Source
Spill Cause Code:	20
Spill Cause:	Discharge - Deliberate/Other
Material Disposal Info:	SEE TEXT

Change:

Description:	Added MOBIL OIL CORP. as a contact.
Date Change:	12/20/2004
Changed By:	eisbrezi
Description:	Added MOBIL OIL CO. as a contact.
Date Change:	12/20/2004
Changed By:	eisbrezi
Description:	Not reported
Date Change:	12/20/2004
Changed By:	eisbrezi
Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Other Contact
Potential RP:	True

MILL CREEK MOBIL (Continued) **S104208542**

Name:	Not reported
Title:	Not reported
Company:	MOBIL OIL CO.
Address:	Not reported
City,State:	FAIRFAX,VA
Country:	USA
Zipcode:	Not reported
Phone/Ext:	/
Comments:	Not reported
Contact Type:	Subject/Spiller
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	MOBIL OIL CORP.
Address:	BROADWAY & WATERMAN DR KNIGHTSVILLE AREA
City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	STEPHEN BREZINSKI

File:

Spill Id:	P-224-1992
Date Created:	06/07/2000
Created By:	SPILLS
Date Modified:	09/19/2007
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 19-SEP-07.
Reconcile Date:	Not reported

Media Affected:

Medium:	Land
Medium:	Groundwater

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	224
Spill Year:	1992
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	03/20/1992
Spill Time Unk:	True
Spill Dt Unknown:	False
Log Rep Dt Tm:	04/02/1992

MILL CREEK MOBIL (Continued) **S104208542**

Log Rep Prod Cd:	81
Log Rep Prod:	Waste Oil/Used Motor Oil
Log Emp Name:	STEPHEN BREZINSKI
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Unknown/Unspecified
Notes:	Not reported

Material Recovered:

Material Recovered Type:	SP
Material Recovered:	Spilled Product
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN
Recovery Method:	Other

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	Waste Oil/Used Motor Oil
Product Other:	Not reported
Product Amt:	10
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

Event:

Spill Number:	P-774-1993
Inc Tank Code:	Not reported
Inc Tank:	Not reported
Removal Flag:	Not reported
Ust Registered Flag:	Not reported

MILL CREEK MOBIL (Continued) **S104208542**

Ast Inside Flag:	Not reported
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	01/21/2004
Modify By:	EISBREZI
Report Status:	FR
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Actual Spill Time Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
MCD Value:	5220
Further Response Action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	6
Reporter Type:	Contractor/Consultant
Detection Method Code:	J
Detection Method:	Tank and/or Piping Removal
Inc Location Code:	SS
Inc Location:	Terminal - Service Station
Inc Source Code:	TX
Inc Source:	Storage Unit - Box or Other General Use Container
Spill Cause Code:	14
Spill Cause:	Accident - Other
Material Disposal Info:	Waste pumped off under MDOT.

Change:

Description:	Added GEORGE ROBERTS as a contact.
Date Change:	01/21/2004
Changed By:	eisbrezi
Description:	update
Date Change:	01/21/2004
Changed By:	eisbrezi
Description:	Added MOBIL OIL CORPORATION as a contact.
Date Change:	01/21/2004
Changed By:	eisbrezi
Description:	Added GEORGE ROBERTS as a contact.
Date Change:	01/21/2004
Changed By:	eisbrezi
Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Other Contact
Potential RP:	True
Name:	GEORGE ROBERTS
Title:	Not reported
Company:	Not reported
Address:	12 OCEAN AVE EXXON

MILL CREEK MOBIL (Continued) **S104208542**

City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported
Contact Type:	Subject/Spiller
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	MOBIL OIL CORPORATION
Address:	Not reported
City,State:	,MA
Country:	USA
Zipcode:	Not reported
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	STEPHEN BREZINSKI

File:

Spill Id:	P-774-1993
Date Created:	08/02/2001
Created By:	SPILLS
Date Modified:	08/01/2007
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 01-AUG-07.
Reconcile Date:	04/08/2003

Media Affected:

Medium:	Land
Medium:	Inland Surface Water

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	774
Spill Year:	1993
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	12/02/1993
Log Rep Prod Cd:	81
Log Rep Prod:	Waste Oil/Used Motor Oil
Log Emp Name:	STEPHEN BREZINSKI
Location:	Not reported

MILL CREEK MOBIL (Continued) **S104208542**

Log Location Town: SOUTH PORTLAND
Log Tank Involved: Unknown/Unspecified
Notes: Not reported

Material Recovered:
Material Recovered Type: MM
Material Recovered: Mixed Liquid Media
Material Amount: 2
Material Units: gals.
Material Amt Qualifier: ESTIMATE

Recovery Method: Vacuum Trucks

Spill Point:
Create Date: 12/10/2001
Created By: SPILLS
Modify Date: 9/5/2008
Modify By: EICHALST
Point Type Code: ASP
UTM North: 4832054
UTM East: 398945
GPS Unit: Unknown
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Response_Spill_Points
GIS Object Id: 5585
GIS Sync Flag: True

Product:
Product Code: Waste Oil/Used Motor Oil
Product Other: Not reported
Product Amt: 1
Product Amt Unit: gals.
Product Amt Qualifier: ESTIMATE
Primary Product: True

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

---

40 **HANSEN CHRYSLER PLYMOUTH INC** **UST** **U003560079**
WNW **207 WATERMAN DR** **LAST** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.274 mi.
1446 ft.

Relative:
Lower

Actual:
15 ft.

UST:
Facility ID: 1800
Facility Location2: SOUTH PORTLAND
Facility Code: COMMERCIAL
Fed Reg Ind: No

HANSEN CHRYSLER PLYMOUTH INC (Continued) **U003560079**

Owner Name:	CHRYSLER REALTY CORP
Owner Contact:	Not reported
Owner Delivery Address:	1450 WEST LONG LAKE RD
Owner City/State/Zip:	TROY, MI 48098
Owner Telephone:	Not reported
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	12/1/1993
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	2000
Tank Above/Below:	BELOWGROUND
Installation Date:	6/1/1979
Reg Date:	7/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	2000
Product Type:	#2 FUEL OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	12/1/1993
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	2
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	7/1/1987
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	500
Tank Above/Below:	BELOWGROUND
Installation Date:	4/1/1969
Reg Date:	7/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No

HANSEN CHRYSLER PLYMOUTH INC (Continued) **U003560079**

Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	500
Product Type:	WASTE OIL/USED MOTOR OIL
Pipe Status:	**REMOVED**
Pipe Status Date:	7/1/1987
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

LAST:

Event:

Spill Number:	P-831-2002
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	True
AST inside flag:	True
Create Date:	11/05/2002
Create By:	EICPAQUE
Modify Date:	01/09/2004
Modify By:	01/09/2004
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	11/05/2002
Spill Date Unknown:	False
Spill Time Unknown:	False
Number of wells at risk:	0
Number of wells impacted:	0
DTREE completed flag:	False
MCD Value:	5220
Further response action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	4
Reporter Type:	Public Official
Detection Method Code:	L
Detection Method:	Visual Product
Inc Location Code:	CM
Inc Location:	Business - Commercial
Inc Source Code:	TA
Inc Source:	Storage Unit - Aboveground Storage Tank
Spill Cause Code:	17
Spill Cause:	Accident - Human Error
Material Disposal Info:	Clean Harbors to take care of disposal.

Change:

Description:	Report Status change from DRV to DQA

HANSEN CHRYSLER PLYMOUTH INC (Continued) **U003560079**

Date Change: 12/27/2002
Changed By: EIJWOODA

Description: Report Status change from DR to DRV
Date Change: 11/07/2002
Changed By: EIGOBRIE

Description: Report Status change from P to FR
Date Change: 01/09/2004
Changed By: EITGALLA

Description: Report Status change from DQA to P
Date Change: 05/09/2003
Changed By: EIDFRITH

Description: Report Created with Report Status = DR
Date Change: 11/05/2002
Changed By: EICPAQUE

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: VIP
Address: 12 LEXINGTON RD
City,State: LEWISTON,ME
Country: USA
Zipcode: 04240
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: GREGORY B O'BRIEN

Primary Employee: False
Name: JON L WOODARD

Primary Employee: False
Name: SCOTT R CYR

Primary Employee: False
Name: SCOTT L WILSON

File:
Spill Id: P-831-2002
Date Created: 01/12/2004
Created By: EIPLAMBE
Date Modified: 07/29/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 29-JUL-09.
Reconcile Date: 01/12/2004

HANSEN CHRYSLER PLYMOUTH INC (Continued) **U003560079**

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 831
Spill Year: 2002
Create Date: 11/05/2002
Created By: EICPAQUE
Modify Date: 11/05/2002
Modify By: EICPAQUE
Log Spill Type: Oil Incident
Log Spill Datetime: 11/05/2002
Spill Time Unk: False
Spill Dt Unknown: False
Log Rep Dt Tm: 11/05/2002
Log Rep Prod Cd: 81
Log Rep Prod: Waste Oil/Used Motor Oil
Log Emp Name: GREGORY B O'BRIEN
Location: 207 Waterman Drive (VIP)
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Above Ground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: SP
Material Recovered: Spilled Product
Material Amount: 200
Material Units: gals.
Material Amt Qualifier: ESTIMATE

Material Recovered Type: OM
Material Recovered: Other Material
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: UNKNOWN

Spill Point:
Create Date: Not reported
Created By: Not reported
Modify Date: Not reported
Modify By: Not reported
Point Type Code: Not reported
UTM North: Not reported
UTM East: Not reported
GPS Unit: Not reported
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Not reported
GIS Object Id: Not reported
GIS Sync Flag: Not reported

Recovery Method: Pumps

HANSEN CHRYSLER PLYMOUTH INC (Continued) **U003560079**

Recovery Method: Sorbents

Product:
Product Code: Waste Oil/Used Motor Oil
Product Other: Not reported
Product Amt: 200
Product Amt Unit: gals.
Product Amt Qualifier: ESTIMATE
Primary Product: True

Product Code: Unleaded Gasoline
Product Other: Not reported
Product Amt: Not reported
Product Amt Unit: Not reported
Product Amt Qualifier: UNKNOWN
Primary Product: False

Attachments:
Description: Pictures
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 01/08/2004

41
ESE
1/4-1/2
0.318 mi.
1680 ft.

CARON, DOROTHY **LAST** **S105112188**
117 SOUTH RICHLAND ST **N/A**
SOUTH PORTLAND, ME

Relative:
Higher

Actual:
48 ft.

LAST:

Event:
Spill Number: P-484-2001
Inc Tank Code: A
Inc Tank: Above Ground Tank(s) Involved
Removal Flag: False
UST registered flag: False
AST inside flag: False
Create Date: 12/07/2001
Create By: SPILLS
Modify Date: 12/07/2001
Modify By: 12/07/2001
Report Status Code: FR
Report Status: Final Report
Spill Datetime: 06/16/2001
Spill Date Unknown: False
Spill Time Unknown: True
Number of wells at risk: 0
Number of wells impacted: 0
DTREE completed flag: False
MCD Value: 5220
Further response action: False
Spill Type Code: O
Spill Type: Oil Incident

CARON, DOROTHY (Continued) **S105112188**

Reporter Type Code: 6
Reporter Type: Contractor/Consultant
Detection Method Code: L
Detection Method: Visual Product
Inc Location Code: SF
Inc Location: Residential - Single Family
Inc Source Code: Not reported
Inc Source: Not reported
Spill Cause Code: 18
Spill Cause: Other - Unknown
Material Disposal Info: Webber Energy crew cleaned up with sorbents.

Change:
Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: DOROTHY CARON
Title: Not reported
Company: Not reported
Address: 117 SOUTH RICHLAND ST
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: SHERYL BERNARD

File:
Spill Id: P-484-2001
Date Created: 08/02/2001
Created By: SPILLS
Date Modified: 03/25/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 25-MAR-09.
Reconcile Date: Not reported

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 484
Spill Year: 2001
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001

CARON, DOROTHY (Continued) **S105112188**

Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	06/16/2001
Spill Time Unk:	True
Spill Dt Unknown:	False
Log Rep Dt Tm:	06/18/2001
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	SHERYL BERNARD
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	2
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported
Recovery Method:	Sorbents

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	2
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	False

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

42
ENE
1/4-1/2
0.332 mi.
1753 ft.

PETER MARSH
193 COTTAGE RD
SOUTH PORTLAND, ME

LAST **S107446863**
N/A

Relative:
Higher

Actual:
46 ft.

LAST:

Event:

Spill Number:	P-7-2005
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	False
AST inside flag:	True
Create Date:	01/04/2005
Create By:	EIGOBRIE
Modify Date:	09/16/2005
Modify By:	09/16/2005
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	01/04/2005
Spill Date Unknown:	False
Spill Time Unknown:	False
Number of wells at risk:	0
Number of wells impacted:	0
DTREE completed flag:	False
MCD Value:	5220
Further response action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	2
Reporter Type:	Subject/Spiller
Detection Method Code:	L
Detection Method:	Visual Product
Inc Location Code:	SF
Inc Location:	Residential - Single Family
Inc Source Code:	TA
Inc Source:	Storage Unit - Aboveground Storage Tank
Spill Cause Code:	09
Spill Cause:	Overfill
Material Disposal Info:	by Dead River Co

Change:

Description:	Report Created with Report Status = DR
Date Change:	01/04/2005
Changed By:	EIGOBRIE
Description:	Report Status change from DQA to FR
Date Change:	09/16/2005
Changed By:	EITGALLA
Description:	Report Status change from DRV to DQA
Date Change:	01/04/2005
Changed By:	EIJWOODA
Description:	Report Status change from DR to DRV
Date Change:	01/04/2005
Changed By:	EIGOBRIE

PETER MARSH (Continued) **S107446863**

Description: typo correction
Date Change: 09/16/2005
Changed By: eitgalla

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: DEAD RIVER CO
Address: 73 PLEASANT HILL RD
City,State: SCARBOROUGH,ME
Country: USA
Zipcode: 04074
Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: False
Name: PETER MARSH
Title: Not reported
Company: Not reported
Address: 193 COTTAGE RD
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: GREGORY B O'BRIEN

File:
Spill Id: P-7-2005
Date Created: 10/06/2005
Created By: IMAGING
Date Modified: 10/06/2005
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 06-OCT-05.
Reconcile Date: Not reported

Media Affected:
Medium: Interior Surface

Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 7
Spill Year: 2005
Create Date: 01/04/2005
Created By: EIGOBRIE

PETER MARSH (Continued) **S107446863**

Modify Date:	01/04/2005
Modify By:	EIGOBRIE
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	01/04/2005
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	GREGORY B O'BRIEN
Location:	Marsh Residence 193 Cottage Rd
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Overfill

Material Recovered:

Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	3
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Recovery Method:	Sorbents

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	3
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

43
NNW
1/4-1/2
0.362 mi.
1910 ft.

OCEAN STREET EXXON
96 OCEAN STREET
SOUTH PORTLAND, ME

ALLSITES
LUST
UST
INST CONTROL
VCP

U002167207
N/A

Relative:
Lower

Actual:
12 ft.

ALLSITES:

Status:	No Further Action
Program Type:	VRAP
Lat/Long:	43.63894511 / -70.25313218
IC:	TRUE

LUST:

Event:

Spill Number:	P-626-2003
Spill Cause:	Other - Unknown
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	True
UST Registered Flag:	True
MCD Value:	5220
Create Date:	08/07/2003
Create By:	EICPAQUE
Modify Date:	08/19/2004
Modify By:	EITGALLA
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Subject/Spiller
Detection Method:	Tank and/or Piping Removal
Inc Location:	Terminal - Service Station
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	N/A

Change:

Description:	Report Created with Report Status = DR
Date Change:	08/07/2003
Changed By:	EICPAQUE
Description:	Report Status change from DQA to P
Date Change:	05/06/2004
Changed By:	EITGALLA
Description:	Report Status change from DRV to DQA
Date Change:	09/12/2003
Changed By:	EIJWOODA
Description:	Report Status change from P to FR
Date Change:	08/19/2004
Changed By:	EITGALLA
Description:	Report Status change from DR to DRV
Date Change:	08/15/2003
Changed By:	EISBREZI

OCEAN STREET EXXON (Continued) **U002167207**

Contact:

Contact Type:	Other Contact
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	WEBBER ENERGY FUELS
Address:	700 MAIN ST
City,State:	BANGOR,ME
Country:	USA
Zipcode:	04401
Phone/Ext:	/
Comments:	Not reported

Contact Type:	Other Contact
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	ACADIA ENVIRONMENTAL TECHNOLOGY
Address:	4 MILK ST
City,State:	PORTLAND,ME
Country:	USA
Zipcode:	04101
Phone/Ext:	/
Comments:	Not reported

Contact Type:	Other Contact
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	R A PIERCE EXCAVATION
Address:	Not reported
City,State:	CUMBERLAND,ME
Country:	USA
Zipcode:	Not reported
Phone/Ext:	/
Comments:	Not reported

Contact Type:	Subject/Spiller
Potential RP:	True
Name:	TIM HIGGINS
Title:	PROPERTY OWNER
Company:	FORMER OCEAN ST EXXON
Address:	96 OCEAN ST
City,State:	SOUTH PORTLAND,ME
Country:	USA
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	False
Name:	NICHOLAS J HODGKINS

Primary Employee:	True
Name:	STEPHEN G BREZINSKI

OCEAN STREET EXXON (Continued) **U002167207**

File:
- Spill Id: P-626-2003
- Date Created: 09/01/2004
- Created By: EIPLAMBE
- Date Modified: 02/18/2005
- Modified By: IMAGING
- File Num Sheets: 0
- Notes: Report scanned into the imaging system on 18-FEB-05.
- Reconcile Date: 09/01/2004

Media Affected:
- Medium: Groundwater
- Medium: Land

Log:
- Spill Void Flag: False
- Spill Office: Portland
- Spill Off Sequence: 626
- Spill Year: 2003
- Create Date: 08/07/2003
- Created By: EICPAQUE
- Modify Date: 08/11/2003
- Modify By: EISBREZI
- Log Spill Type: Oil Incident
- Log Spill Datetime: Not reported
- Spill Time Unk: True
- Spill Dt Unknown: True
- Log Rep Dt Tm: 08/06/2003
- Log Rep Prod Cd: 20
- Log Rep Prod: Gasoline Unspecified
- Log Emp Name: STEPHEN G BREZINSKI
- Location: Former Ocean Street Exxon
- Log Location Town: SOUTH PORTLAND
- Log Tank Involved: Underground Tank(s) Involved
- Notes: Old contamination See P-218-89 & P-248-99

Material Recovered:
- Material Recovered Type: NO
- Material Recovered: None
- Material Amount: 0
- Material Units: gals.
- Material Amt Qualifier: ACTUAL
- Recovery Method: None

Spill Point:
- Create Date: Not reported
- Created By: Not reported
- Modify Date: Not reported
- Modify By: Not reported
- Point Type Code: Not reported
- UTM North: Not reported
- UTM East: Not reported
- GPS Unit: Not reported

OCEAN STREET EXXON (Continued) **U002167207**

GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Not reported
GIS Object Id: Not reported
GIS Sync Flag: Not reported

Product:
Product Code: Gasoline Unspecified
Product Other: Not reported
Product Amt: Not reported
Product Amt Unit: Not reported
Product Amt Qualifier: UNKNOWN
Primary Product: True

Attachments:
Description: Notes
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 08/11/2003

Description: VRAP document
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 08/15/2003

Description: spill reports, historical info.
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 08/11/2003

Description: site maps
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 08/11/2003

Description: UST assessment
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 08/15/2003

Event:
Spill Number: P-342-1995
Spill Cause: Process Failure - Other
Spill Type: Oil Incident
Inc Tank: Underground Tank(s) Involved

OCEAN STREET EXXON (Continued) **U002167207**

Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	06/13/1995
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Citizen Complaint
Detection Method:	Odor/Vapor/Mist
Inc Location:	Terminal - Service Station
Inc Source:	Not reported
Material Disposal Info:	Not reported

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	WEBBER ENERGY FUELS
Address:	700 MAIN STREET
City,State:	BANGOR,ME
Country:	Not reported
Zipcode:	04401
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	LINDA DORAN

File:

Spill Id:	P-342-1995
Date Created:	07/24/1995
Created By:	SPILLS
Date Modified:	07/13/2006
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 13-JUL-06.
Reconcile Date:	Not reported

Media Affected:

Medium:	Land
Medium:	Coastal Water

OCEAN STREET EXXON (Continued) **U002167207**

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	342
Spill Year:	1995
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	06/13/1995
Spill Time Unk:	True
Spill Dt Unknown:	False
Log Rep Dt Tm:	06/13/1995
Log Rep Prod Cd:	20
Log Rep Prod:	Gasoline Unspecified
Log Emp Name:	LINDA DORAN
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	2
Material Units:	gals.
Material Amt Qualifier:	ACTUAL
Recovery Method:	Sorbents

Spill Point:

Create Date:	12/10/2001
Created By:	SPILLS
Modify Date:	9/5/2008
Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4832684
UTM East:	398865
GPS Unit:	Unknown
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	496
GIS Sync Flag:	True

Product:

Product Code:	Gasoline Unspecified
Product Other:	Not reported
Product Amt:	2
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	False

OCEAN STREET EXXON (Continued) **U002167207**

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

UST:

Facility ID:	7335
Facility Location2:	SOUTH PORTLAND
Facility Code:	RETAIL OIL
Fed Reg Ind:	Yes
Owner Name:	WEBBER ENERGY GASOLINE
Owner Contact:	GASOLINE ACCOUNTING DEPT
Owner Delivery Address:	PO BOX 929
Owner City/State/Zip:	BANGOR, ME 4402 0929
Owner Telephone:	2079425501
Operator Contact:	Not reported
Tank Number:	1
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	4/1/1989
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	8000
Tank Above/Below:	BELOWGROUND
Installation Date:	1/1/1971
Reg Date:	10/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	8000
Product Type:	UNLEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	4/1/1989
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

OCEAN STREET EXXON (Continued) **U002167207**

Tank Number:	2
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	4/1/1989
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	4000
Tank Above/Below:	BELOWGROUND
Installation Date:	1/1/1971
Reg Date:	10/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN
Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	4000
Product Type:	LEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	4/1/1989
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	3
Tank Material:	STEEL - BARE OR ASPHALT COATED.
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	4/1/1989
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	4000
Tank Above/Below:	BELOWGROUND
Installation Date:	1/1/1971
Reg Date:	10/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	UNKNOWN
Chamber Pump Type Label:	UNKNOWN
Chamber Pump type Desc:	UNKNOWN

OCEAN STREET EXXON (Continued) **U002167207**

Pipe Leak Detection Label:	UNKNOWN
Overfill Protection Label:	UNKNOWN
Chamber ID:	1
Volume (gallons):	4000
Product Type:	UNLEADED PLUS
Pipe Status:	**REMOVED**
Pipe Status Date:	4/1/1989
Pipe Date Installed:	Not reported
Pipe Material Label:	GALVANIZED STEEL
Pipe Status Label:	REMOVED
Overfill:	UNKNOWN

Tank Number:	4
Tank Material:	F/GLASS - SEC CONTAIN - PETRO & ALCOHOL
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	3/15/1999
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	8000
Tank Above/Below:	BELOWGROUND
Installation Date:	4/1/1989
Reg Date:	10/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Chamber Pump Type Label:	PRESSURIZED
Chamber Pump type Desc:	PRESSURIZED
Pipe Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Overfill Protection Label:	MECHANICAL
Chamber ID:	1
Volume (gallons):	8000
Product Type:	UNLEADED GASOLINE
Pipe Status:	**REMOVED**
Pipe Status Date:	3/15/1999
Pipe Date Installed:	10/22/1993
Pipe Material Label:	FLEXIBLE DOUBLE-WALLED PIPING
Pipe Status Label:	REMOVED
Overfill:	MECHANICAL

Tank Number:	5
Tank Material:	F/GLASS - SEC CONTAIN - PETRO & ALCOHOL
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	4/15/1999
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	8000
Tank Above/Below:	BELOWGROUND

OCEAN STREET EXXON (Continued) **U002167207**

Installation Date:	4/1/1989
Reg Date:	10/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Chamber Pump Type Label:	PRESSURIZED
Chamber Pump type Desc:	PRESSURIZED
Pipe Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Overfill Protection Label:	MECHANICAL
Chamber ID:	1
Volume (gallons):	8000
Product Type:	PREMIUM UNLEADED
Pipe Status:	**REMOVED**
Pipe Status Date:	4/15/1999
Pipe Date Installed:	10/22/1993
Pipe Material Label:	FLEXIBLE DOUBLE-WALLED PIPING
Pipe Status Label:	REMOVED
Overfill:	MECHANICAL

Tank Number:	6
Tank Material:	F/GLASS - SEC CONTAIN - PETRO & ALCOHOL
Tank Status:	**REMOVED**
Tank Sub Status:	**REMOVED**
Tank Status Date:	4/15/1999
Tank Status Label:	REMOVED
Tank Sub Status Label:	Not reported
Tank Volume in Gallons:	8000
Tank Above/Below:	BELOWGROUND
Installation Date:	4/1/1989
Reg Date:	10/1/1986
Near Public Water:	No
Near Pvt Water:	No
Near Other Water:	No
On Aquifer:	No
Near Private Water Label:	Not reported
Near Public Water Label:	Not reported
Nearby Water Other Owner Label:	Not reported
On Aquifer Label:	Not reported
Tank Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Chamber Pump Type Label:	PRESSURIZED
Chamber Pump type Desc:	PRESSURIZED
Pipe Leak Detection Label:	SECONDARY CONTAINMENT / CONT ELEC MON
Overfill Protection Label:	MECHANICAL
Chamber ID:	1
Volume (gallons):	8000
Product Type:	UNLEADED PLUS
Pipe Status:	**REMOVED**
Pipe Status Date:	4/15/1999
Pipe Date Installed:	10/22/1993
Pipe Material Label:	FLEXIBLE DOUBLE-WALLED PIPING

OCEAN STREET EXXON (Continued) **U002167207**

Pipe Status Label: REMOVED
Overfill: MECHANICAL

INST CONTROL:
Facility ID: REM01183
Facility Status: No Further Action
Program Type: VRAP
Lat/Long: 43.63894511 / -70.25313218
Inst Controls: TRUE

VCP:
Facility ID: REM01183
Facility status: No Further Action
Program Type: VRAP
Lat/Long: 43.63894511 / -70.25313218
Inst Controls: TRUE

I44 **KRAMER RESIDENCE** **LAST** **S105794088**
NNW **44 D STREET** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.376 mi.
1986 ft. **Site 1 of 2 in cluster I**

Relative:
Lower

Actual:
11 ft.

LAST:

Event:
Spill Number: P-855-2001
Inc Tank Code: A
Inc Tank: Above Ground Tank(s) Involved
Removal Flag: False
UST registered flag: Not reported
AST inside flag: True
Create Date: 04/09/2002
Create By: EISBREZI
Modify Date: 06/28/2002
Modify By: 06/28/2002
Report Status Code: FR
Report Status: Final Report
Spill Datetime: 10/18/2001
Spill Date Unknown: False
Spill Time Unknown: False
Number of wells at risk: 0
Number of wells impacted: 0
DTREE completed flag: False
MCD Value: 5220
Further response action: False
Spill Type Code: O
Spill Type: Oil Incident
Reporter Type Code: 6
Reporter Type: Contractor/Consultant
Detection Method Code: L
Detection Method: Visual Product
Inc Location Code: SF
Inc Location: Residential - Single Family
Inc Source Code: TA
Inc Source: Storage Unit - Aboveground Storage Tank
Spill Cause Code: 07

KRAMER RESIDENCE (Continued) **S105794088**

Spill Cause: Mechanical Failure - Valve
Material Disposal Info: Waste recovered by Irving Oil.

Change:
Description: Report Created with Report Status = DR
Date Change: 04/09/2002
Changed By: EISBREZI

Description: Report Status change from DQA to FR
Date Change: 06/28/2002
Changed By: EITGALLA

Description: Report Status change from DR to DRV
Date Change: 04/09/2002
Changed By: EISBREZI

Description: Report Status change from DRV to DQA
Date Change: 06/18/2002
Changed By: EIJWOODA

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: SUSAN KRAMER
Title: Not reported
Company: Not reported
Address: 44 D STREET
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: Not reported
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN G BREZINSKI

File:
Spill Id: P-855-2001
Date Created: 08/21/2002
Created By: EICSTULT
Date Modified: 04/01/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 01-APR-09.
Reconcile Date: 08/21/2002

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 855
Spill Year: 2001

KRAMER RESIDENCE (Continued) **S105794088**

Create Date:	03/07/2002
Created By:	EIMBARTO
Modify Date:	04/09/2002
Modify By:	EISBREZI
Log Spill Type:	Oil Incident
Log Spill Datetime:	10/18/2001
Spill Time Unk:	False
Spill Dt Unknown:	False
Log Rep Dt Tm:	10/19/2001
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	STEPHEN G BREZINSKI
Location:	Basement AST leak @ 44 D St.
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	<1 gal. from AST to floor.

Material Recovered:

Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	.5
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Recovery Method:	Sorbents

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	1
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	NOTES
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported

KRAMER RESIDENCE (Continued) **S105794088**

File Modify Date: 04/09/2002

J45 **SOUTH PORTLAND PUBLIC WORKS DEPT** **LUST** **S107446948**
East **42 ONEIL ST** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.385 mi.
2034 ft. **Site 1 of 3 in cluster J**

Relative:
Higher

Actual:
70 ft.

LUST:

Event:

Spill Number:	P-85-2005
Spill Cause:	Overfill
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	02/01/2005
Create By:	EICPAQUE
Modify Date:	09/19/2005
Modify By:	EITGALLA
Report Status:	Final Report
Actual Spill Datetime:	01/31/2005
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Subject/Spiller
Detection Method:	Visual Product
Inc Location:	Terminal - Other
Inc Source:	Land Transportation - Fuel Supply Tank (Saddle)
Material Disposal Info:	Contaminated soil to Commercial Recycling.

Change:

Description:	Report Created with Report Status = DR
Date Change:	02/01/2005
Changed By:	EICPAQUE
Description:	Report Status change from DRV to DQA
Date Change:	03/03/2005
Changed By:	EIJWOODA
Description:	Report Status change from DQA to FR
Date Change:	09/19/2005
Changed By:	EITGALLA
Description:	Report Status change from DR to DRV
Date Change:	03/03/2005
Changed By:	EISBERNA

Contact:

Contact Type:	Subject/Spiller
Potential RP:	True
Name:	JOE COLLUCCI
Title:	Not reported

SOUTH PORTLAND PUBLIC WORKS DEPT (Continued) **S107446948**

Company:	SOUTH PORTLAND, CITY OF - PUBLIC WORKS DEPT
Address:	42 ONEIL ST
City,State:	SOUTH PORTLAND,ME
Country:	USA
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	SHERYL J BERNARD

File:

Spill Id:	P-85-2005
Date Created:	10/06/2005
Created By:	IMAGING
Date Modified:	10/06/2005
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 06-OCT-05.
Reconcile Date:	Not reported

Media Affected:

Medium:	Land

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	85
Spill Year:	2005
Create Date:	02/01/2005
Created By:	EICPAQUE
Modify Date:	02/01/2005
Modify By:	EICPAQUE
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	01/31/2005
Log Rep Prod Cd:	29
Log Rep Prod:	Diesel
Log Emp Name:	SHERYL J BERNARD
Location:	South Portland Public Works 42 O'Neil Street
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	Overfill of city vehicle

Material Recovered:

Material Recovered Type:	CS
Material Recovered:	Contaminated Soil
Material Amount:	6.39
Material Units:	tons
Material Amt Qualifier:	ACTUAL
Recovery Method:	Sorbents

SOUTH PORTLAND PUBLIC WORKS DEPT (Continued) **S107446948**

Spill Point:

Create Date:	9/10/2008
Created By:	EICHALST
Modify Date:	7/15/2009
Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4831906.2800000003
UTM East:	399719.62
GPS Unit:	TANKS
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	12125
GIS Sync Flag:	True

Product:

Product Code:	Diesel
Product Other:	Not reported
Product Amt:	10
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Generator Special Waste Processing Form
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	03/03/2005

Description:	Oil Spill Debris Form
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	03/03/2005

I46 **OCEAN ST. EXXON** **LUST** **S104206492**
NNW **96 OCEAN AVE.** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.385 mi.
2035 ft. **Site 2 of 2 in cluster I**

Relative:
Lower

Actual:
13 ft.

LUST:

Event:

Spill Number:	P-218-1989
Spill Cause:	Other - Unknown
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	True
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS

OCEAN ST. EXXON (Continued) **S104206492**

Modify Date: 08/07/2003
Modify By: EISBREZI
Report Status: Final Report
Actual Spill Datetime: 04/05/1989
Actual Spill Date Unknown: False
Number Wells At Risk: 0
Number Wells Impacted: 0
Dtree Completed Flag: False
Further Response Action: False
Reporter Type: Subject/Spiller
Detection Method: Tank and/or Piping Removal
Inc Location: Terminal - Service Station
Inc Source: Storage Unit - Underground Storage Tank
Material Disposal Info: GASO. CONTAM. SOIL LANDSPREAD @ PHASE EXCAV. CO. LOT IN FALMOUTH,

Change:
Description: Added WEBBER ENERGY OIL CO. as a contact.
Date Change: 08/07/2003
Changed By: eisbrezi

Description: update
Date Change: 08/07/2003
Changed By: eisbrezi

Description: Added WEBBER ENERGY PETROLEUM as a contact.
Date Change: 08/07/2003
Changed By: eisbrezi

Description: UPDATE
Date Change: 08/07/2003
Changed By: eisbrezi

Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: WEBBER ENERGY OIL CO.
Address: 96 OCEAN ST.
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: BRADFORD HAHN

File:
Spill Id: P-218-1989
Date Created: 07/30/1993

OCEAN ST. EXXON (Continued) **S104206492**

Created By:	SPILLS
Date Modified:	10/02/2009
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 02-OCT-09.
Reconcile Date:	Not reported

Media Affected:

Medium:	Groundwater
Medium:	Land

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	218
Spill Year:	1989
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	08/07/2003
Modify By:	EISBREZI
Log Spill Type:	Oil Incident
Log Spill Datetime:	04/05/1989
Spill Time Unk:	True
Spill Dt Unknown:	False
Log Rep Dt Tm:	04/05/1989
Log Rep Prod Cd:	30
Log Rep Prod:	Unspecified Motor Fuel
Log Emp Name:	BRADFORD HAHN
Location:	OCEAN ST. EXXON,
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	WEBBER ENERGY CO. UST FACILITY REMOVAL.

Material Recovered:

Material Recovered Type:	SP
Material Recovered:	Spilled Product
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN
Material Recovered Type:	CS
Material Recovered:	Contaminated Soil
Material Amount:	50
Material Units:	cu. yds.
Material Amt Qualifier:	ESTIMATE
Recovery Method:	Excavation

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported

OCEAN ST. EXXON (Continued) **S104206492**

UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	Unspecified Motor Fuel
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	Not reported
Product Amt Qualifier:	UNKNOWN
Primary Product:	True

Attachments:

Description:	narrative
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	08/07/2003

Event:

Spill Number:	P-218-1989
Spill Cause:	Other - Unknown
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	08/07/2003
Modify By:	EISBREZI
Report Status:	Final Report
Actual Spill Datetime:	04/05/1989
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Subject/Spiller
Detection Method:	Tank and/or Piping Removal
Inc Location:	Terminal - Service Station
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	GASO. CONTAM. SOIL LANDSPREAD @ PHASE EXCAV. CO. LOT IN FALMOUTH,

Change:

Description:	Added WEBBER ENERGY OIL CO. as a contact.
Date Change:	08/07/2003
Changed By:	eisbrezi

OCEAN ST. EXXON (Continued) **S104206492**

Description: update
Date Change: 08/07/2003
Changed By: eisbrezi

Description: Added WEBBER ENERGY PETROLEUM as a contact.
Date Change: 08/07/2003
Changed By: eisbrezi

Description: UPDATE
Date Change: 08/07/2003
Changed By: eisbrezi

Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: WEBBER ENERGY OIL CO.
Address: 96 OCEAN ST.
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: BRADFORD HAHN

File:
Spill Id: P-218-1989
Date Created: 07/30/1993
Created By: SPILLS
Date Modified: 10/02/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 02-OCT-09.
Reconcile Date: Not reported

Media Affected:
Medium: Groundwater

Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 218
Spill Year: 1989
Create Date: 12/07/2001
Created By: SPILLS

OCEAN ST. EXXON (Continued) **S104206492**

Modify Date:	08/07/2003
Modify By:	EISBREZI
Log Spill Type:	Oil Incident
Log Spill Datetime:	04/05/1989
Spill Time Unk:	True
Spill Dt Unknown:	False
Log Rep Dt Tm:	04/05/1989
Log Rep Prod Cd:	30
Log Rep Prod:	Unspecified Motor Fuel
Log Emp Name:	BRADFORD HAHN
Location:	OCEAN ST. EXXON,
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	WEBBER ENERGY CO. UST FACILITY REMOVAL.

Material Recovered:

Material Recovered Type:	SP
Material Recovered:	Spilled Product
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN

Material Recovered Type:	CS
Material Recovered:	Contaminated Soil
Material Amount:	50
Material Units:	cu. yds.
Material Amt Qualifier:	ESTIMATE

Recovery Method: Excavation

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	Unspecified Motor Fuel
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	Not reported
Product Amt Qualifier:	UNKNOWN
Primary Product:	True

Attachments:

Description: narrative

OCEAN ST. EXXON (Continued) **S104206492**

Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	08/07/2003

J47 **SOUTH PORTLAND PUBLIC WORKS** **LUST** **S104223010**
East **43 ONEIL ST** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.386 mi.
2036 ft. **Site 2 of 3 in cluster J**

Relative: Higher

Actual: 70 ft.

LUST:

Event:

Spill Number:	P-1059-2001
Spill Cause:	Accident - Human Error
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	True
UST Registered Flag:	True
MCD Value:	5220
Create Date:	01/07/2002
Create By:	EISBREZI
Modify Date:	01/09/2003
Modify By:	EITGALLA
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	DEP Personnel
Detection Method:	Other
Inc Location:	Government - Local
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	n/a. See narrative.

Change:

Description:	Report Status change from DR to DRV
Date Change:	01/07/2002
Changed By:	EISBREZI
Description:	Report Status change from P to FR
Date Change:	01/09/2003
Changed By:	EITGALLA
Description:	Report Status change from DRV to DQA
Date Change:	06/18/2002
Changed By:	EIJWOODA
Description:	Report Status change from DQA to P
Date Change:	07/08/2002
Changed By:	EITGALLA
Description:	correction
Date Change:	01/22/2002

SOUTH PORTLAND PUBLIC WORKS (Continued) **S104223010**

Changed By: eisbrezi

Description: Report Created with Report Status = DR
Date Change: 01/07/2002
Changed By: EISBREZI

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: SOUTH PORTLAND, CITY OF - PUBLIC WORKS
Address: 42 ONEIL ST
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04116
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN G BREZINSKI

File:
Spill Id: P-1059-2001
Date Created: 01/27/2003
Created By: EICSTULT
Date Modified: 04/03/2009
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 03-APR-09.
Reconcile Date: 01/27/2003

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 1059
Spill Year: 2001
Create Date: 01/07/2002
Created By: EISBREZI
Modify Date: 01/22/2002
Modify By: EISBREZI
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 08/21/2001
Log Rep Prod Cd: 29
Log Rep Prod: Diesel
Log Emp Name: STEPHEN G BREZINSKI
Location: South Portland Public Works. Located in suburban, residential area.
Off Shore Rd.

SOUTH PORTLAND PUBLIC WORKS (Continued) **S104223010**

Log Location Town: PUBLIC WORKS FACILITY
Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: NO
Material Recovered: None
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: UNKNOWN

Recovery Method: None

Spill Point:
Create Date: 9/10/2008
Created By: EICHALST
Modify Date: 7/15/2009
Modify By: EICHALST
Point Type Code: ASP
UTM North: 4831906.2800000003
UTM East: 399719.62
GPS Unit: TANKS
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Response_Spill_Points
GIS Object Id: 12136
GIS Sync Flag: True

Product:
Product Code: #2 Fuel Oil
Product Other: Not reported
Product Amt: Not reported
Product Amt Unit: gals.
Product Amt Qualifier: UNKNOWN
Primary Product: False

Product Code: Diesel
Product Other: Not reported
Product Amt: 2.99
Product Amt Unit: gals.
Product Amt Qualifier: ESTIMATE
Primary Product: True

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

J48 **SO PORTLAND PUBLIC WORKS** **LUST** **S106790362**
East **47 ONEIL ST** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.388 mi.
2047 ft. **Site 3 of 3 in cluster J**

Relative: Higher

Actual: 70 ft.

LUST:

Event:

Spill Number:	P-680-2000
Spill Cause:	Other - Unknown
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	03/08/2002
Modify By:	EIJWOODA
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	DEP Personnel
Detection Method:	UST Tank Anomaly
Inc Location:	Government - Local
Inc Source:	Not reported
Material Disposal Info:	Not reported

Change:

Description:	Not reported
Date Change:	03/08/2002
Changed By:	eijwooda
Description:	Not reported
Date Change:	02/12/2002
Changed By:	eipcolli
Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	SOUTH PORTLAND, CITY OF
Address:	25 COTTAGE RD
City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported

SO PORTLAND PUBLIC WORKS (Continued) **S106790362**

Primary Employee:
Primary Employee: True
Name: STEPHEN BREZINSKI

Primary Employee: False
Name: NORMA DEHAAS

File:
Spill Id: P-680-2000
Date Created: 06/14/2002
Created By: EICSTULT
Date Modified: 12/08/2008
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 08-DEC-08.
Reconcile Date: 06/14/2002

Media Affected:
Medium: Land

Medium: Groundwater

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 680
Spill Year: 2000
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 11/07/2000
Log Rep Prod Cd: 29
Log Rep Prod: Diesel
Log Emp Name: STEPHEN BREZINSKI
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: Not reported

Material Recovered:
Material Recovered Type: OM
Material Recovered: Other Material
Material Amount: .09
Material Units: gals.
Material Amt Qualifier: ACTUAL

Recovery Method: Sorbents

Spill Point:

SO PORTLAND PUBLIC WORKS (Continued) **S106790362**

Create Date:	9/10/2008
Created By:	EICHALST
Modify Date:	7/15/2009
Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4831906.2800000003
UTM East:	399719.62
GPS Unit:	TANKS
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	11162
GIS Sync Flag:	True

Product:

Product Code:	Diesel
Product Other:	Not reported
Product Amt:	1
Product Amt Unit:	gals.
Product Amt Qualifier:	ESTIMATE
Primary Product:	True

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	Not reported

49
WSW
1/4-1/2
0.405 mi.
2138 ft.

MILLINGTON, CHARLES **LAST** **S104220122**
21 HARBOR VIEW AVENUE **N/A**
SOUTH PORTLAND, ME

Relative: Higher

Actual: 26 ft.

LAST:

Event:

Spill Number:	P-33-1995
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	False
AST inside flag:	False
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	12/07/2001
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	Not reported
Spill Date Unknown:	True
Spill Time Unknown:	True
Number of wells at risk:	0
Number of wells impacted:	0

MILLINGTON, CHARLES (Continued) **S104220122**

DTREE completed flag: False
MCD Value: 5220
Further response action: False
Spill Type Code: O
Spill Type: Oil Incident
Reporter Type Code: 2
Reporter Type: Subject/Spiller
Detection Method Code: I
Detection Method: Other
Inc Location Code: SF
Inc Location: Residential - Single Family
Inc Source Code: Not reported
Inc Source: Not reported
Spill Cause Code: 06
Spill Cause: Mechanical Failure - Piping/Hose
Material Disposal Info: Mid Maine Waste Action Corp.

Change:
Description: Report Created with Report Status = FR
Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: CHARLES MILLINGTON
Title: Not reported
Company: Not reported
Address: 21 HARBOR VIEW AVENUE
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04041
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN FLANNERY

File:
Spill Id: P-33-1995
Date Created: 06/12/2006
Created By: IMAGING
Date Modified: 06/12/2006
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 12-JUN-06.
Reconcile Date: Not reported

Media Affected:
Medium: Groundwater

Log:
Spill Void Flag: False
Spill Office: Portland

MILLINGTON, CHARLES (Continued) **S104220122**

Spill Off Sequence:	33
Spill Year:	1995
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	01/22/1995
Log Rep Prod Cd:	02
Log Rep Prod:	#2 Fuel Oil
Log Emp Name:	STEPHEN FLANNERY
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	10
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Recovery Method:	Sorbents

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	gals.
Product Amt Qualifier:	UNKNOWN
Primary Product:	False

Attachments:

Description:	Not reported
Attach Type:	Not reported
File Name:	Not reported

MILLINGTON, CHARLES (Continued) **S104220122**

File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

K50 **OCEAN STREET AUTO** **ALLSITES** **S108051937**
NNW **72 OCEAN STREET** **INST CONTROL** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME** **VCP**
0.408 mi.
2155 ft. **Site 1 of 3 in cluster K**

Relative:
Lower

Actual:
13 ft.

ALLSITES:
Status: No Further Action
Program Type: VRAP
Lat/Long: 43.63956351 / -70.25344025
IC: TRUE

INST CONTROL:
Facility ID: REM01636
Facility Status: No Further Action
Program Type: VRAP
Lat/Long: 43.63956351 / -70.25344025
Inst Controls: TRUE

VCP:
Facility ID: REM01636
Facility status: No Further Action
Program Type: VRAP
Lat/Long: 43.63956351 / -70.25344025
Inst Controls: TRUE

K51 **FORMER UNION OIL** **ALLSITES** **S109156032**
NNW **63 OCEAN STREET** **VCP** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.427 mi.
2255 ft. **Site 2 of 3 in cluster K**

Relative:
Lower

Actual:
9 ft.

ALLSITES:
Status: In Review
Program Type: VRAP
Lat/Long: 43.63980115 / -70.25428297
IC: UNKNOWN

VCP:
Facility ID: REM01839
Facility status: In Review
Program Type: VRAP
Lat/Long: 43.63980115 / -70.25428297
Inst Controls: UNKNOWN

K52 **UNION OIL CO.** **LUST** **S104207175**
NNW **63 OCEAN ST** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME**
0.427 mi.
2255 ft. **Site 3 of 3 in cluster K**

Relative:
Lower

Actual:
9 ft.

LUST:

Event:

Spill Number:	P-482-1989
Spill Cause:	Corrosion - Tank
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Report Status:	Final Report
Actual Spill Datetime:	08/04/1989
Actual Spill Date Unknown:	False
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Tank and/or Piping Removal
Inc Location:	Terminal - Service Station
Inc Source:	Not reported
Material Disposal Info:	CONSOLIDATED WASTE SERVICES

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	UNION OIL COMPANY
Address:	63 OCEAN STREET
City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	04106
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	STEVEN EUFEMIA

File:

Spill Id:	P-482-1989
Date Created:	07/30/1993
Created By:	SPILLS

UNION OIL CO. (Continued) **S104207175**

Date Modified:	10/14/2009
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 14-OCT-09.
Reconcile Date:	Not reported

Media Affected:

Medium:	Groundwater

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	482
Spill Year:	1989
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	08/04/1989
Spill Time Unk:	False
Spill Dt Unknown:	False
Log Rep Dt Tm:	08/04/1989
Log Rep Prod Cd:	29
Log Rep Prod:	Diesel
Log Emp Name:	STEVEN EUFEMIA
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Underground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	200
Material Units:	gals.
Material Amt Qualifier:	ACTUAL
Recovery Method:	Excavation

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

UNION OIL CO. (Continued) **S104207175**

Product:
- Product Code: Diesel
- Product Other: Not reported
- Product Amt: 225
- Product Amt Unit: gals.
- Product Amt Qualifier: ACTUAL
- Primary Product: False

Attachments:
- Description: Not reported
- Attach Type: Not reported
- File Name: Not reported
- File Code: Not reported
- File Size: Not reported
- File Modify Date: Not reported

53
ESE
1/4-1/2
0.430 mi.
2272 ft.

REGGIE CONNOHAN **LAST** **S107554561**
213 SO RICHLAND ST **N/A**
SOUTH PORTLAND, ME

Relative:
Higher

Actual:
55 ft.

LAST:

Event:
- Spill Number: P-1139-2004
- Inc Tank Code: A
- Inc Tank: Above Ground Tank(s) Involved
- Removal Flag: False
- UST registered flag: False
- AST inside flag: True
- Create Date: 01/13/2005
- Create By: EICPAQUE
- Modify Date: 11/30/2005
- Modify By: 11/30/2005
- Report Status Code: FR
- Report Status: Final Report
- Spill Datetime: 12/20/2004
- Spill Date Unknown: False
- Spill Time Unknown: False
- Number of wells at risk: 0
- Number of wells impacted: 0
- DTREE completed flag: False
- MCD Value: 5220
- Further response action: False
- Spill Type Code: O
- Spill Type: Oil Incident
- Reporter Type Code: 2
- Reporter Type: Subject/Spiller
- Detection Method Code: L
- Detection Method: Visual Product
- Inc Location Code: SF
- Inc Location: Residential - Single Family
- Inc Source Code: TA
- Inc Source: Storage Unit - Aboveground Storage Tank
- Spill Cause Code: 09

REGGIE CONNOHAN (Continued) **S107554561**

Spill Cause: Overfill
Material Disposal Info: waste taken by Yorkie

Change:
Description: Report Created with Report Status = DR
Date Change: 01/13/2005
Changed By: EICPAQUE

Description: Report Status change from DR to DRV
Date Change: 05/11/2005
Changed By: EISBREZI

Description: Report Status change from DQA to FR
Date Change: 11/30/2005
Changed By: EITGALLA

Description: Report Status change from DRV to DQA
Date Change: 08/31/2005
Changed By: EIJWOODA

Contact:
Contact Type: Subject/Spiller
Potential RP: True
Name: Not reported
Title: Not reported
Company: YORKIE OIL CO
Address: 154 PLEASANT HILL RD
City,State: SCARBOROUGH,ME
Country: USA
Zipcode: 04074
Phone/Ext: /
Comments: Not reported

Contact Type: Other Contact
Potential RP: True
Name: REGGY CONNOHAN
Title: Not reported
Company: Not reported
Address: 213 SO RICHLAND ST
City,State: SOUTH PORTLAND,ME
Country: USA
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: STEPHEN G BREZINSKI

File:
Spill Id: P-1139-2004
Date Created: 12/01/2005
Created By: IMAGING
Date Modified: 12/01/2005
Modified By: IMAGING
File Num Sheets: 0

REGGIE CONNOHAN (Continued) **S107554561**

Notes: Report scanned into the imaging system on 01-DEC-05.
Reconcile Date: Not reported

Media Affected:
Medium: Atmosphere

Medium: Land

Medium: Interior Surface

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 1139
Spill Year: 2004
Create Date: 01/13/2005
Created By: EICPAQUE
Modify Date: 01/13/2005
Modify By: EICPAQUE
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 12/20/2004
Log Rep Prod Cd: 02
Log Rep Prod: #2 Fuel Oil
Log Emp Name: STEPHEN G BREZINSKI
Location: Peggy Connahan 213 South Richmond
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Above Ground Tank(s) Involved
Notes: Yorkie Oil, overfill

Material Recovered:
Material Recovered Type: OM
Material Recovered: Other Material
Material Amount: Not reported
Material Units: Not reported
Material Amt Qualifier: UNKNOWN

Spill Point:
Create Date: Not reported
Created By: Not reported
Modify Date: Not reported
Modify By: Not reported
Point Type Code: Not reported
UTM North: Not reported
UTM East: Not reported
GPS Unit: Not reported
GPS Date: Not reported
GPS Time: Not reported
GIS Feature Class: Not reported
GIS Object Id: Not reported
GIS Sync Flag: Not reported

Recovery Method: Other

REGGIE CONNOHAN (Continued) **S107554561**

Recovery Method: Sorbents

Product:
Product Code: #2 Fuel Oil
Product Other: Not reported
Product Amt: 1
Product Amt Unit: gals.
Product Amt Qualifier: ESTIMATE
Primary Product: True

Attachments:
Description: site sketch
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 05/11/2005

Description: notes & location map
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 05/11/2005

L54 **BOBS BOTTLE WASH** **ALLSITES** **S105577199**
NNW **51 OCEAN STREET** **INST CONTROL** **N/A**
1/4-1/2 **SOUTH PORTLAND, ME** **VCP**
0.451 mi.
2379 ft. **Site 1 of 2 in cluster L**

Relative:
Lower

Actual:
6 ft.

ALLSITES:
Status: No Further Action
Program Type: VRAP
Lat/Long: 43.64041976 / -70.25464062
IC: TRUE

INST CONTROL:
Facility ID: REM01178
Facility Status: No Further Action
Program Type: VRAP
Lat/Long: 43.64041976 / -70.25464062
Inst Controls: TRUE

VCP:
Facility ID: REM01178
Facility status: No Further Action
Program Type: VRAP
Lat/Long: 43.64041976 / -70.25464062
Inst Controls: TRUE

L55
NNW
1/4-1/2
0.451 mi.
2379 ft.

BOBS BOTTLE WASH
51 OCEAN ST
SOUTH PORTLAND, ME

Site 2 of 2 in cluster L

LUST **S108052288**
N/A

Relative:
Lower

Actual:
6 ft.

LUST:

Event:

Spill Number:	P-566-2000
Spill Cause:	Other - Unknown
Spill Type:	Oil Incident
Inc Tank:	Underground Tank(s) Involved
Removal Flag:	False
UST Registered Flag:	True
MCD Value:	5220
Create Date:	09/03/2002
Create By:	EICPAQUE
Modify Date:	06/05/2006
Modify By:	EITGALLA
Report Status:	Final Report
Actual Spill Datetime:	Not reported
Actual Spill Date Unknown:	True
Number Wells At Risk:	0
Number Wells Impacted:	0
Dtree Completed Flag:	False
Further Response Action:	False
Reporter Type:	Contractor/Consultant
Detection Method:	Site Assessment
Inc Location:	Business - Commercial
Inc Source:	Storage Unit - Underground Storage Tank
Material Disposal Info:	Commercial Paving

Change:

Description:	Report Created with Report Status = DR
Date Change:	09/03/2002
Changed By:	EICPAQUE
Description:	Report Status change from DQA to FR
Date Change:	06/05/2006
Changed By:	EITGALLA
Description:	Report Status change from DRV to DQA
Date Change:	10/07/2004
Changed By:	EIJWOODA
Description:	Report Status change from DR to DRV
Date Change:	10/01/2004
Changed By:	EIAHEMEN

Contact:

Contact Type:	Subject/Spiller
Potential RP:	True
Name:	Not reported
Title:	Not reported
Company:	BOBS BOTTLE WASH INC
Address:	51 OCEAN ST
City,State:	SOUTH PORTLAND,ME
Country:	USA
Zipcode:	04106

BOBS BOTTLE WASH (Continued) **S108052288**

Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: ANN E HEMENWAY

File:
Spill Id: P-566-2000
Date Created: 06/20/2006
Created By: IMAGING
Date Modified: 06/20/2006
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 20-JUN-06.
Reconcile Date: Not reported

Media Affected:
Medium: Land

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 566
Spill Year: 2000
Create Date: 02/26/2002
Created By: EIMBARTO
Modify Date: 10/01/2004
Modify By: EIAHEMEN
Log Spill Type: Oil Incident
Log Spill Datetime: 09/14/2000
Spill Time Unk: False
Spill Dt Unknown: False
Log Rep Dt Tm: 09/13/2000
Log Rep Prod Cd: 02
Log Rep Prod: #2 Fuel Oil
Log Emp Name: ANN E HEMENWAY
Location: Bob’s Bottle Wash Ocean St
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Underground Tank(s) Involved
Notes: VRAP soil removal

Material Recovered:
Material Recovered Type: CS
Material Recovered: Contaminated Soil
Material Amount: 58.15
Material Units: tons
Material Amt Qualifier: ACTUAL

Recovery Method: Excavation

Spill Point:
Create Date: Not reported
Created By: Not reported

BOBS BOTTLE WASH (Continued) **S108052288**

Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported

Product:

Product Code:	#2 Fuel Oil
Product Other:	Not reported
Product Amt:	Not reported
Product Amt Unit:	Not reported
Product Amt Qualifier:	UNKNOWN
Primary Product:	True

Attachments:

Description:	MDEP letter - dated July 17, 2000
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	06/05/2006

Description:	St. Germain Letter dated October 31st
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	10/01/2004

Description:	St. Germain Letter dated June 7th, 2000
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	10/01/2004

Description:	St Germain letter - dated July 17, 2000
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	06/05/2006

Description:	Soil Disposal Letter
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	10/01/2004

BOBS BOTTLE WASH (Continued) **S108052288**

Description:	Spill Letter
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	10/01/2004

Description:	MDEP letter - dated July 11, 2000
Attach Type:	Paper Attach
File Name:	Not reported
File Code:	Not reported
File Size:	Not reported
File Modify Date:	06/05/2006

56
East
1/4-1/2
0.457 mi.
2414 ft.

ASHA LAMY **LAST** **S106073304**
277 MARGARET WAY **N/A**
NAPLES, ME

Relative:
Higher

Actual:
86 ft.

LAST:

Event:

Spill Number:	P-845-2001
Inc Tank Code:	A
Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	False
AST inside flag:	False
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	08/11/2003
Modify By:	08/11/2003
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	10/19/2001
Spill Date Unknown:	False
Spill Time Unknown:	False
Number of wells at risk:	1
Number of wells impacted:	0
DTREE completed flag:	False
MCD Value:	5130
Further response action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	4
Reporter Type:	Public Official
Detection Method Code:	L
Detection Method:	Visual Product
Inc Location Code:	SF
Inc Location:	Residential - Single Family
Inc Source Code:	TA
Inc Source:	Storage Unit - Aboveground Storage Tank
Spill Cause Code:	20
Spill Cause:	Discharge - Deliberate/Other
Material Disposal Info:	The soil was made up of sand, that was mildly contaminated. I authorized the spreading and areation of the material removed, in

ASHA LAMY (Continued) **S106073304**

order to install recovery well, at the Griffin Excavation pit in Casco. Approx. 275 gallons of oil and water mixture was pumped from the AST by Enpro Vac truck.

Change:
- Description: Report Status change from DRV to DQA
- Date Change: 11/08/2002
- Changed By: EIJWOODA

- Description: Report Status change from DQA to FR
- Date Change: 08/11/2003
- Changed By: EITGALLA

- Description: Report Status change from DR to DRV
- Date Change: 10/22/2002
- Changed By: EINTHOMP

- Description: Report Created with Report Status = DR
- Date Change: 12/07/2001
- Changed By: SPILLS

Contact:
- Contact Type: Subject/Spiller
- Potential RP: False
- Name: Not reported
- Title: Not reported
- Company: MYSTERY
- Address: Not reported
- City,State: ,
- Country: Not reported
- Zipcode: Not reported
- Phone/Ext: /
- Comments: Not reported

Primary Employee:
- Primary Employee: True
- Name: NATHAN THOMPSON

File:
- Spill Id: P-845-2001
- Date Created: 08/14/2003
- Created By: EIPLAMBE
- Date Modified: 04/01/2009
- Modified By: IMAGING
- File Num Sheets: 0
- Notes: Report scanned into the imaging system on 01-APR-09.
- Reconcile Date: 08/14/2003

Media Affected:
- Medium: Land

Log:
- Spill Void Flag: False
- Spill Office: Portland
- Spill Off Sequence: 845

ASHA LAMY (Continued) **S106073304**

Spill Year:	2001
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	10/19/2001
Spill Time Unk:	False
Spill Dt Unknown:	False
Log Rep Dt Tm:	10/19/2001
Log Rep Prod Cd:	01
Log Rep Prod:	#1 Fuel Oil - Kerosene
Log Emp Name:	NATHAN THOMPSON
Location:	Not reported
Log Location Town:	NAPLES
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	275
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE
Material Recovered Type:	OM
Material Recovered:	Other Material
Material Amount:	Not reported
Material Units:	Not reported
Material Amt Qualifier:	UNKNOWN
Material Recovered Type:	CS
Material Recovered:	Contaminated Soil
Material Amount:	8
Material Units:	cu. yds.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	Not reported
Created By:	Not reported
Modify Date:	Not reported
Modify By:	Not reported
Point Type Code:	Not reported
UTM North:	Not reported
UTM East:	Not reported
GPS Unit:	Not reported
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Not reported
GIS Object Id:	Not reported
GIS Sync Flag:	Not reported
Recovery Method:	Excavation
Recovery Method:	Vacuum Trucks

ASHA LAMY (Continued) **S106073304**

Recovery Method: Sorbents

Product:
Product Code: #1 Fuel Oil - Kerosene
Product Other: Not reported
Product Amt: 275
Product Amt Unit: gals.
Product Amt Qualifier: ACTUAL
Primary Product: True

Attachments:
Description: Mass Uniform Haz Waste Manifest
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 10/22/2002

Description: Spill Expenditure Tracking forms (A) & (B)
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 10/22/2002

Description: Naples Fire Dept Incident Report
Attach Type: Paper Attach
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: 10/22/2002

57
NNW
1/2-1
0.521 mi.
2752 ft.

Relative:
Lower

Actual:
5 ft.

RICHMAN PROPERTY **SHWS** **S106891067**
CORNER OF A / OCEAN ST **ALLSITES** **N/A**
SOUTH PORTLAND, ME **VCP**

SHWS:
Facility ID: REM00855
Facility Status: No Further Action
Program Type: UNCONTROLLED SITES
Lat/Long: 43.64074220 / -70.25489073
IC: FALSE

ALLSITES:
Status: No Further Action
Program Type: UNCONTROLLED SITES
Lat/Long: 43.64074220 / -70.25489073
IC: FALSE

Status: No Further Action
Program Type: VRAP
Lat/Long: 43.64074220 / -70.25489073
IC: FALSE

RICHMAN PROPERTY (Continued) **S106891067**

VCP:
Facility ID: REM00855
Facility status: No Further Action
Program Type: VRAP
Lat/Long: 43.64074220 / -70.25489073
Inst Controls: FALSE

58
NNE
1/2-1
0.827 mi.
4365 ft.

U.S. COAST GUARD BASE **SHWS** **S106891069**
259 HIGH STREET **ALLSITES** **N/A**
SOUTH PORTLAND, ME

Relative:
Higher

Actual:
19 ft.

SHWS:
Facility ID: REM00854
Facility Status: In Review
Program Type: UNCONTROLLED SITES
Lat/Long: 43.64510335 / -70.24651296
IC: UNKNOWN

ALLSITES:
Status: In Review
Program Type: FEDERAL FACILITIES
Lat/Long: 43.64510335 / -70.24651296
IC: UNKNOWN

Status: In Review
Program Type: UNCONTROLLED SITES
Lat/Long: 43.64510335 / -70.24651296
IC: UNKNOWN

59
WNW
1/2-1
0.875 mi.
4617 ft.

TEXACO, INC. **SHWS** **S104222407**
102 MECHANIC STREET **ALLSITES** **N/A**
SOUTH PORTLAND, ME **LAST**

Relative:
Higher

Actual:
19 ft.

SHWS:
Facility ID: REM00850
Facility Status: No Further Action
Program Type: UNCONTROLLED SITES
Lat/Long: 43.63613185 / -70.26721473
IC: UNKNOWN

ALLSITES:
Status: No Further Action
Program Type: UNCONTROLLED SITES
Lat/Long: 43.63613185 / -70.26721473
IC: UNKNOWN

LAST:

Event:
Spill Number: P-565-1997
Inc Tank Code: A

TEXACO, INC. (Continued) **S104222407**

Inc Tank:	Above Ground Tank(s) Involved
Removal Flag:	False
UST registered flag:	False
AST inside flag:	False
Create Date:	12/07/2001
Create By:	SPILLS
Modify Date:	12/07/2001
Modify By:	12/07/2001
Report Status Code:	FR
Report Status:	Final Report
Spill Datetime:	Not reported
Spill Date Unknown:	True
Spill Time Unknown:	True
Number of wells at risk:	0
Number of wells impacted:	0
DTREE completed flag:	False
MCD Value:	5220
Further response action:	False
Spill Type Code:	O
Spill Type:	Oil Incident
Reporter Type Code:	2
Reporter Type:	Subject/Spiller
Detection Method Code:	L
Detection Method:	Visual Product
Inc Location Code:	LI
Inc Location:	Terminal - Licensed
Inc Source Code:	Not reported
Inc Source:	Not reported
Spill Cause Code:	21
Spill Cause:	Process Failure - Other
Material Disposal Info:	to Commercial Paving

Change:

Description:	Report Created with Report Status = FR
Date Change:	12/07/2001
Changed By:	SPILLS

Contact:

Contact Type:	Subject/Spiller
Potential RP:	False
Name:	Not reported
Title:	Not reported
Company:	STAR ENTERPRISES
Address:	102 MECHANIC STREET
City,State:	SOUTH PORTLAND,ME
Country:	Not reported
Zipcode:	Not reported
Phone/Ext:	/
Comments:	Not reported

Primary Employee:

Primary Employee:	True
Name:	LINDA DORAN

File:

Spill Id:	P-565-1997

TEXACO, INC. (Continued) **S104222407**

Date Created:	07/13/1998
Created By:	SPILLS
Date Modified:	06/21/2007
Modified By:	IMAGING
File Num Sheets:	0
Notes:	Report scanned into the imaging system on 21-JUN-07.
Reconcile Date:	Not reported

Media Affected:

Medium:	Land

Log:

Spill Void Flag:	False
Spill Office:	Portland
Spill Off Sequence:	565
Spill Year:	1997
Create Date:	12/07/2001
Created By:	SPILLS
Modify Date:	12/07/2001
Modify By:	SPILLS
Log Spill Type:	Oil Incident
Log Spill Datetime:	Not reported
Spill Time Unk:	True
Spill Dt Unknown:	True
Log Rep Dt Tm:	10/03/1997
Log Rep Prod Cd:	23
Log Rep Prod:	Unleaded Gasoline
Log Emp Name:	LINDA DORAN
Location:	Not reported
Log Location Town:	SOUTH PORTLAND
Log Tank Involved:	Above Ground Tank(s) Involved
Notes:	Not reported

Material Recovered:

Material Recovered Type:	MM
Material Recovered:	Mixed Liquid Media
Material Amount:	10
Material Units:	gals.
Material Amt Qualifier:	ESTIMATE

Spill Point:

Create Date:	2/7/2008
Created By:	EICHALST
Modify Date:	7/15/2009
Modify By:	EICHALST
Point Type Code:	ASP
UTM North:	4832240.2000000002
UTM East:	397782.91999999998
GPS Unit:	EGAD
GPS Date:	Not reported
GPS Time:	Not reported
GIS Feature Class:	Response_Spill_Points
GIS Object Id:	4006
GIS Sync Flag:	True

TEXACO, INC. (Continued) **S104222407**

Recovery Method: Excavation

Product:
Product Code: Unleaded Gasoline
Product Other: Not reported
Product Amt: 15
Product Amt Unit: gals.
Product Amt Qualifier: ESTIMATE
Primary Product: False

Attachments:
Description: Not reported
Attach Type: Not reported
File Name: Not reported
File Code: Not reported
File Size: Not reported
File Modify Date: Not reported

Event:
Spill Number: P-825-1996
Inc Tank Code: A
Inc Tank: Above Ground Tank(s) Involved
Removal Flag: False
UST registered flag: False
AST inside flag: False
Create Date: 12/07/2001
Create By: SPILLS
Modify Date: 12/07/2001
Modify By: 12/07/2001
Report Status Code: FR
Report Status: Final Report
Spill Datetime: Not reported
Spill Date Unknown: True
Spill Time Unknown: True
Number of wells at risk: 0
Number of wells impacted: 0
DTREE completed flag: False
MCD Value: 5220
Further response action: False
Spill Type Code: O
Spill Type: Oil Incident
Reporter Type Code: 2
Reporter Type: Subject/Spiller
Detection Method Code: L
Detection Method: Visual Product
Inc Location Code: LI
Inc Location: Terminal - Licensed
Inc Source Code: Not reported
Inc Source: Not reported
Spill Cause Code: 18
Spill Cause: Other - Unknown
Material Disposal Info: Clean Harbors

Change:
Description: Report Created with Report Status = FR

TEXACO, INC. (Continued) **S104222407**

Date Change: 12/07/2001
Changed By: SPILLS

Contact:
Contact Type: Subject/Spiller
Potential RP: False
Name: Not reported
Title: Not reported
Company: STAR ENTERPRISES
Address: 102 MECHANIC STREET
City,State: SOUTH PORTLAND,ME
Country: Not reported
Zipcode: 04106
Phone/Ext: /
Comments: Not reported

Primary Employee:
Primary Employee: True
Name: LINDA DORAN

File:
Spill Id: P-825-1996
Date Created: 04/03/1997
Created By: SPILLS
Date Modified: 04/19/2006
Modified By: IMAGING
File Num Sheets: 0
Notes: Report scanned into the imaging system on 19-APR-06.
Reconcile Date: Not reported

Media Affected:
Medium: Coastal Water

Log:
Spill Void Flag: False
Spill Office: Portland
Spill Off Sequence: 825
Spill Year: 1996
Create Date: 12/07/2001
Created By: SPILLS
Modify Date: 12/07/2001
Modify By: SPILLS
Log Spill Type: Oil Incident
Log Spill Datetime: Not reported
Spill Time Unk: True
Spill Dt Unknown: True
Log Rep Dt Tm: 12/29/1996
Log Rep Prod Cd: 23
Log Rep Prod: Unleaded Gasoline
Log Emp Name: LINDA DORAN
Location: Not reported
Log Location Town: SOUTH PORTLAND
Log Tank Involved: Above Ground Tank(s) Involved
Notes: Not reported

TEXACO, INC. (Continued) **S104222407**

Material Recovered:
- Material Recovered Type: MM
- Material Recovered: Mixed Liquid Media
- Material Amount: 5
- Material Units: gals.
- Material Amt Qualifier: ESTIMATE

Spill Point:
- Create Date: 2/7/2008
- Created By: EICHALST
- Modify Date: 7/15/2009
- Modify By: EICHALST
- Point Type Code: ASP
- UTM North: 4832240.2000000002
- UTM East: 397782.91999999998
- GPS Unit: EGAD
- GPS Date: Not reported
- GPS Time: Not reported
- GIS Feature Class: Response_Spill_Points
- GIS Object Id: 7175
- GIS Sync Flag: True

Recovery Method: Sorbents

Product:
- Product Code: Unleaded Gasoline
- Product Other: Not reported
- Product Amt: 5
- Product Amt Unit: gals.
- Product Amt Qualifier: ESTIMATE
- Primary Product: False

Attachments:
- Description: Not reported
- Attach Type: Not reported
- File Name: Not reported
- File Code: Not reported
- File Size: Not reported
- File Modify Date: Not reported

60
NNW
1/2-1
0.889 mi.
4692 ft.

PORTLAND GAS WORKS **Manufactured Gas Plants** **1008408917**
40 W COMMERCIAL ST **N/A**
PORTLAND, ME 04101

Relative:
Lower

Actual:
6 ft.

Manufactured Gas Plants:
Alternate Name:PORTLAND GAS LIGHT CO.

61
NNW
1/2-1
0.970 mi.
5120 ft.

PORTLAND GAS WORKS
40 WEST COMMERCIAL STREET
PORTLAND, ME

SHWS
ALLSITES
VCP

1000414092
N/A

Relative:
Lower

Actual:
3 ft.

SHWS:
Facility ID: REM00772
Facility Status: Remediation Underway
Program Type: UNCONTROLLED SITES
Lat/Long: 43.64456549 / -70.26104014
IC: UNKNOWN

ALLSITES:
Status: Remediation Underway
Program Type: UNCONTROLLED SITES
Lat/Long: 43.64456549 / -70.26104014
IC: UNKNOWN

Status: Remediation Underway
Program Type: VRAP
Lat/Long: 43.64456549 / -70.26104014
IC: UNKNOWN

VCP:
Facility ID: REM00772
Facility status: Remediation Underway
Program Type: VRAP
Lat/Long: 43.64456549 / -70.26104014
Inst Controls: UNKNOWN

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CAPE ELIZABETH	1006172793	CAPE ELIZABETH HIGH SCHOOL	OCEAN HOUSE ROAD		FINDS,LUST
SOUTH PORTLAND	1009401820	SOUTH PORTLAND SCHOOL DEPT	130 WESTCOTT RD	04106	FTTS,HIST FTTS INSP
CAPE ELIZABETH	A100348731	SITE 2	4 SOLOMON JORDAN ROAD		AST
SOUTH PORTLAND	S104200745	OCEAN ST. (EXXON ENERGY)	OCEAN ST.		LUST
SOUTH PORTLAND	S104202827	MARINE-EAST MARINA	14 OCEAN AVE		LUST
SOUTH PORTLAND	S104204353	EXXON TERMINAL	ROLLING MILLS AREA		SPILLS,LAST
SOUTH PORTLAND	S104205649	SO. PORTLAND CITGO	MARKET ST		LUST
SOUTH PORTLAND	S104213231	LINCOLN STREET GETTY	409 LINCOLN / BROADWAY		LUST
CAPE ELIZABETH	S104219064	CARROL, PAT	63 COTTAGE FARM RD		LAST
CAPE ELIZABETH	S104220104	RAMS HEAD ESTATE	END OF CHARLES JORDAN ROAD		LAST
SOUTH PORTLAND	S104221391	SOUTH PORTLAND DEMO DEBRIS LANDFIL	HIGHLAND AVE		INST CONTROL,LAST,ALLSITES
SOUTH PORTLAND	S104221924	PORTLAND PIPELINE	HILL ST		SPILLS,LAST
SOUTH PORTLAND	S104996381	GETTY #28002	159 COTTAGE / HIGHLAND		LUST,LAST
SOUTH PORTLAND	S105002387	SOUTHERN MAINE TECHNICAL COLLEGE (	FORT RD.		AST,LAST,SPILLS
SOUTH PORTLAND	S105795263	ASTROLINE TERMINAL	MAIN ST., ROLLING MILLS		SPILLS,LAST
SOUTH PORTLAND	S106404057	PORTLAND PIPELINE CORP	PIER 2		SPILLS,LAST
CAPE ELIZABETH	S106787798	PUBLIC WORKS GARAGE	OCEAN HOUSE RD		LUST
SOUTH PORTLAND	S106788338	7-ELEVEN STA.	RT. 1		LUST
SOUTH PORTLAND	S106788598	FRANK'S TEXACO	BROADWAY		LUST
SOUTH PORTLAND	S106789485	BJ'S SERVICE STATION	BROADWAY		LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 03/31/2010
Date Data Arrived at EDR: 04/02/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 05/07/2010
Next Scheduled EDR Contact: 07/26/2010
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/31/2010
Date Data Arrived at EDR: 04/02/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 05/07/2010
Next Scheduled EDR Contact: 07/26/2010
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 05/17/2010
Next Scheduled EDR Contact: 08/30/2010
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 03/31/2010
Date Data Arrived at EDR: 04/02/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 10

Source: EPA
Telephone: N/A
Last EDR Contact: 05/07/2010
Next Scheduled EDR Contact: 07/26/2010
Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/29/2010
Date Data Arrived at EDR: 02/09/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 62

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/07/2010
Next Scheduled EDR Contact: 07/12/2010
Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of NPL and Base Realighnment & Closure sites found in the CERCLIS database where FERRO is involved in cleanup projects.

Date of Government Version: 06/23/2009
Date Data Arrived at EDR: 01/15/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 04/30/2010
Next Scheduled EDR Contact: 07/26/2010
Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 06/23/2009
Date Data Arrived at EDR: 09/02/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 19

Source: EPA
Telephone: 703-412-9810
Last EDR Contact: 05/07/2010
Next Scheduled EDR Contact: 06/14/2010
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/25/2010
Date Data Arrived at EDR: 03/31/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 57

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/17/2010
Next Scheduled EDR Contact: 08/30/2010
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 04/29/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 04/29/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 04/29/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 04/29/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 12/20/2009
Date Data Arrived at EDR: 01/20/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 12/20/2009
Date Data Arrived at EDR: 01/20/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/22/2010
Date Made Active in Reports: 02/11/2010
Number of Days to Update: 20

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 04/07/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Remediation Sites List

Uncontrolled Sites locations included in the Remediation Sites List.

Date of Government Version: 03/01/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-4850
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility List

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/23/2010
Date Data Arrived at EDR: 02/24/2010
Date Made Active in Reports: 03/16/2010
Number of Days to Update: 20

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 05/17/2010
Next Scheduled EDR Contact: 08/30/2010
Data Release Frequency: Annually

LCP: Municipal Landfill Closure Database

The Municipal Landfill Closure and Remediation Program was established in 1988 to assist nearly 400 municipalities with the closure of their unlicensed municipal solid waste landfills. Project managers in this program have conducted site investigations and provided technical engineering assistance to aid municipalities in this process. Funding to accomplish this goal was provided by the state, utilizing several bonds that supported a 75% state cost sharing reimbursement process.

Date of Government Version: 12/15/2009
Date Data Arrived at EDR: 12/16/2009
Date Made Active in Reports: 01/20/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-8552
Last EDR Contact: 06/01/2010
Next Scheduled EDR Contact: 08/30/2010
Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Hazardous Material and Oil Spill System Database (H.O.S.S.)

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/13/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 05/12/2010
Next Scheduled EDR Contact: 08/23/2010
Data Release Frequency: Quarterly

LAST: HOSS Database

A listing of leaking aboveground storage tanks.

Date of Government Version: 03/13/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 05/12/2010
Next Scheduled EDR Contact: 08/23/2010
Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/25/2010
Date Data Arrived at EDR: 02/25/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 46

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 03/24/2009
Date Data Arrived at EDR: 05/20/2009
Date Made Active in Reports: 06/17/2009
Number of Days to Update: 28

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/04/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/03/2010
Date Data Arrived at EDR: 05/05/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 22

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 05/04/2010
Date Data Arrived at EDR: 05/05/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 22

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Quarterly

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 03/10/2010
Date Data Arrived at EDR: 03/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 27

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Semi-Annually

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 02/01/2010
Date Data Arrived at EDR: 03/03/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Underground Storage Tank Database
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/01/2010
Date Data Arrived at EDR: 02/24/2010
Date Made Active in Reports: 03/17/2010
Number of Days to Update: 21

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 05/25/2010
Next Scheduled EDR Contact: 09/06/2010
Data Release Frequency: Quarterly

AST: Aboveground Storage Tanks
Registered Aboveground Storage Tanks.

Date of Government Version: 07/28/2009
Date Data Arrived at EDR: 07/28/2009
Date Made Active in Reports: 08/27/2009
Number of Days to Update: 30

Source: Maine Emergency Management Agency
Telephone: 207-626-4503
Last EDR Contact: 03/22/2010
Next Scheduled EDR Contact: 07/05/2010
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 02/19/2009
Date Data Arrived at EDR: 02/19/2009
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 25

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 03/10/2010
Date Data Arrived at EDR: 03/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 27

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/01/2010
Date Data Arrived at EDR: 03/03/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 40

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Quarterly

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/03/2010
Date Data Arrived at EDR: 05/05/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 22

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 02/25/2010
Date Data Arrived at EDR: 02/25/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 46

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/04/2010
Date Data Arrived at EDR: 05/05/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 22

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2008
Date Data Arrived at EDR: 12/30/2008
Date Made Active in Reports: 03/16/2009
Number of Days to Update: 76

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/12/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 02/11/2010
Date Data Arrived at EDR: 02/11/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 60

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/19/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

INST CONTROL: Remediation Sites List

Sites with Institutional Controls in place included in the Remediation Sites List. Institutional Controls are legally enforceable site use restrictions recorded on the property deed and therefore operate in perpetuity regardless of change in site ownership.

Date of Government Version: 03/01/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Semi-Annually

State and tribal voluntary cleanup sites

VCP: Remediation Sites List

Voluntary Response Action Program sites included in the Remediation Sites List. VRAP promotes the investigation, remediation and redevelopment of contaminated properties by offering liability assurances/protections from state enforcement actions for applicants to the program.

Date of Government Version: 03/01/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-4854
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 04/02/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 04/05/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Remediation Sites List
Brownfields site locations included in the Remediation Sites List. Brownfields are "Real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant".

Date of Government Version: 03/01/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-7716
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 03/02/2010
Date Data Arrived at EDR: 03/23/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 55

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/23/2010
Next Scheduled EDR Contact: 07/12/2010
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-972-3336
Last EDR Contact: 06/07/2010
Next Scheduled EDR Contact: 09/20/2010
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 06/08/2010
Next Scheduled EDR Contact: 08/23/2010
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 08/19/2009
Date Data Arrived at EDR: 12/29/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 43

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/08/2010
Next Scheduled EDR Contact: 09/20/2010
Data Release Frequency: Quarterly

ALLSITES: Remediation Sites List

The Sites List Database is the public record of information regarding properties that have been, are now, or are planned to be addressed by the Division of Remediation of the Bureau of Remediation and Waste Management. This database is not intended to be a comprehensive, all-inclusive source of information regarding the properties listed therein.

Date of Government Version: 03/01/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-4850
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Quarterly

DEL HWS: Sites Removed from the Uncontrolled Sites List

Sites are removed from the List once it is determined that they are not "worthy of listing". This term is used as there are a number of reasons to remove a site from the List, including: no file exists, the site was reported as an oil spill, there is no evidence of a hazardous substance release or based on an investigation the site is referred to another program unrelated to hazardous substance or hazardous waste. Sites are removed on a case by case basis. The USP intends this to be an on-going process, as time and resources allow.

Date of Government Version: 03/01/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 06/02/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Semi-Annually

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/05/2010
Date Data Arrived at EDR: 02/11/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 60

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/24/2010
Next Scheduled EDR Contact: 09/06/2010
Data Release Frequency: Varies

LIENS: Environmental Liens Information Listing

An Environmental Lien is a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA 42 USC ? 9607(1) and similar state or local laws. In other words: a lien placed upon a property's title due to an environmental condition

Date of Government Version: 02/01/2010
Date Data Arrived at EDR: 02/03/2010
Date Made Active in Reports: 02/15/2010
Number of Days to Update: 12

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 04/06/2010
Date Data Arrived at EDR: 04/07/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 50

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/07/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Annually

SPILLS: Hazardous Material and Oil Spill System Database

The database contains surface, groundwater and hazardous material spills.

Date of Government Version: 03/13/2010
Date Data Arrived at EDR: 03/18/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 35

Source: Department of Environmental Protection
Telephone: 207-287-2651
Last EDR Contact: 05/12/2010
Next Scheduled EDR Contact: 08/23/2010
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/17/2010
Date Data Arrived at EDR: 02/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 04/29/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2010
Date Data Arrived at EDR: 02/09/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 62

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/12/2010
Next Scheduled EDR Contact: 08/23/2010
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 04/21/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 09/30/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 62

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 03/18/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 04/11/2010
Date Data Arrived at EDR: 04/19/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 28

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/05/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/29/2010
Date Data Arrived at EDR: 05/07/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 20

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/07/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 01/05/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 05/08/2009
Number of Days to Update: 1

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 06/01/2010
Next Scheduled EDR Contact: 09/13/2010
Data Release Frequency: Varies

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/12/2010
Date Data Arrived at EDR: 03/10/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 68

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 06/09/2010
Next Scheduled EDR Contact: 09/20/2010
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 01/13/2010
Date Made Active in Reports: 02/18/2010
Number of Days to Update: 36

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 06/04/2010
Next Scheduled EDR Contact: 09/13/2010
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 04/21/2010
Next Scheduled EDR Contact: 07/12/2010
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 06/01/2010
Next Scheduled EDR Contact: 09/13/2010
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 06/01/2010
Next Scheduled EDR Contact: 09/13/2010
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 01/06/2010
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 04/24/2010
Date Data Arrived at EDR: 04/29/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 18

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 03/29/2010
Next Scheduled EDR Contact: 07/12/2010
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/01/2009
Date Data Arrived at EDR: 10/21/2009
Date Made Active in Reports: 12/01/2009
Number of Days to Update: 41

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/22/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/18/2010
Date Data Arrived at EDR: 04/06/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 51

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/13/2010
Date Data Arrived at EDR: 04/14/2010
Date Made Active in Reports: 05/17/2010
Number of Days to Update: 33

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/14/2010
Next Scheduled EDR Contact: 07/26/2010
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (617) 918-1111
Last EDR Contact: 03/15/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 02/25/2010
Date Made Active in Reports: 05/12/2010
Number of Days to Update: 76

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/25/2010
Next Scheduled EDR Contact: 09/06/2010
Data Release Frequency: Biennially

NPDES: Wastewater Facilities Listing
A listing of wastewater facility locations.

Date of Government Version: 04/06/2010
Date Data Arrived at EDR: 04/07/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 15
Source: Department of Environmental Protection
Telephone: 207-287-3901
Last EDR Contact: 04/07/2010
Next Scheduled EDR Contact: 07/19/2010
Data Release Frequency: Quarterly

UIC: Underground Injection Control
An injection well is any bored, drilled or driven shaft, or dug hole whose depth is greater than its largest surface dimension; an improved sinkhole; or a subsurface distribution system used to discharge fluids underground. These wells range from deep, highly technical, and more frequently monitored wells to shallow on-site drainage systems, such as septic systems, cesspools, and storm water drainage wells.

Date of Government Version: 10/28/2009
Date Data Arrived at EDR: 12/23/2009
Date Made Active in Reports: 01/20/2010
Number of Days to Update: 28
Source: Department of Environmental Protection
Telephone: 207-287-7814
Last EDR Contact: 05/24/2010
Next Scheduled EDR Contact: 09/06/2010
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner Facilities
A listing of drycleaning facilities that use perchloroethylene.

Date of Government Version: 11/01/2009
Date Data Arrived at EDR: 11/05/2009
Date Made Active in Reports: 11/24/2009
Number of Days to Update: 19
Source: Department of Environmental Protection
Telephone: 207-287-7030
Last EDR Contact: 05/03/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

AIRS: Emissions Inventory Data
Point Source Criteria Pollutant Emissions Inventory data. Criteria air pollutant emissions, expressed in tons, by facility and pollutant.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 03/25/2010
Date Made Active in Reports: 04/22/2010
Number of Days to Update: 28
Source: Department of Environmental Protection
Telephone: 207-287-7036
Last EDR Contact: 03/25/2010
Next Scheduled EDR Contact: 07/05/2010
Data Release Frequency: Annually

TIER 2: Tier 2 Information Listing
A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 07/27/2009
Date Made Active in Reports: 08/26/2009
Number of Days to Update: 30
Source: Maine Emergency Management Agency
Telephone: 207-624-4441
Last EDR Contact: 03/22/2010
Next Scheduled EDR Contact: 07/05/2010
Data Release Frequency: Annually

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34
Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/21/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 02/10/2010
Date Data Arrived at EDR: 02/11/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 60

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/10/2010
Next Scheduled EDR Contact: 08/09/2010
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/21/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/14/2010
Next Scheduled EDR Contact: 08/16/2010
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 11/09/2009
Date Data Arrived at EDR: 12/18/2009
Date Made Active in Reports: 02/10/2010
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 03/16/2010
Next Scheduled EDR Contact: 06/28/2010
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 04/21/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 06/04/2010
Next Scheduled EDR Contact: 09/06/2010
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 01/20/2010
Date Made Active in Reports: 02/05/2010
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/23/2010
Next Scheduled EDR Contact: 08/02/2010
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/04/2010
Date Data Arrived at EDR: 02/11/2010
Date Made Active in Reports: 03/17/2010
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/13/2010
Next Scheduled EDR Contact: 08/23/2010
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 05/24/2010
Next Scheduled EDR Contact: 09/06/2010
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 11/03/2009
Date Data Arrived at EDR: 02/12/2010
Date Made Active in Reports: 02/22/2010
Number of Days to Update: 10

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 06/01/2010
Next Scheduled EDR Contact: 09/13/2010
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 02/18/2010
Date Made Active in Reports: 02/25/2010
Number of Days to Update: 7

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 01/25/2010
Next Scheduled EDR Contact: 05/10/2010
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: child Care Listing
Source: Department of Human Services
Telephone: 207-287-5060

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Geographic Information Systems
Telephone: 207-287-6144

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MAHONEY SCHOOL
240 OCEAN STREET
SOUTH PORTLAND, ME 04106

TARGET PROPERTY COORDINATES

Latitude (North):	43.63380 - 43° 38' 1.7''
Longitude (West):	70.2513 - 70° 15' 4.7''
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	399059.9
UTM Y (Meters):	4831746.0
Elevation:	18 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	43070-F3 PORTLAND WEST, ME
Most Recent Revision:	1978
East Map:	43070-F2 PORTLAND EAST, ME
Most Recent Revision:	1975
Southeast Map:	43070-E2 CAPE ELIZABETH, ME
Most Recent Revision:	1975
South Map:	43070-E3 PROUTS NECK, ME
Most Recent Revision:	1978

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

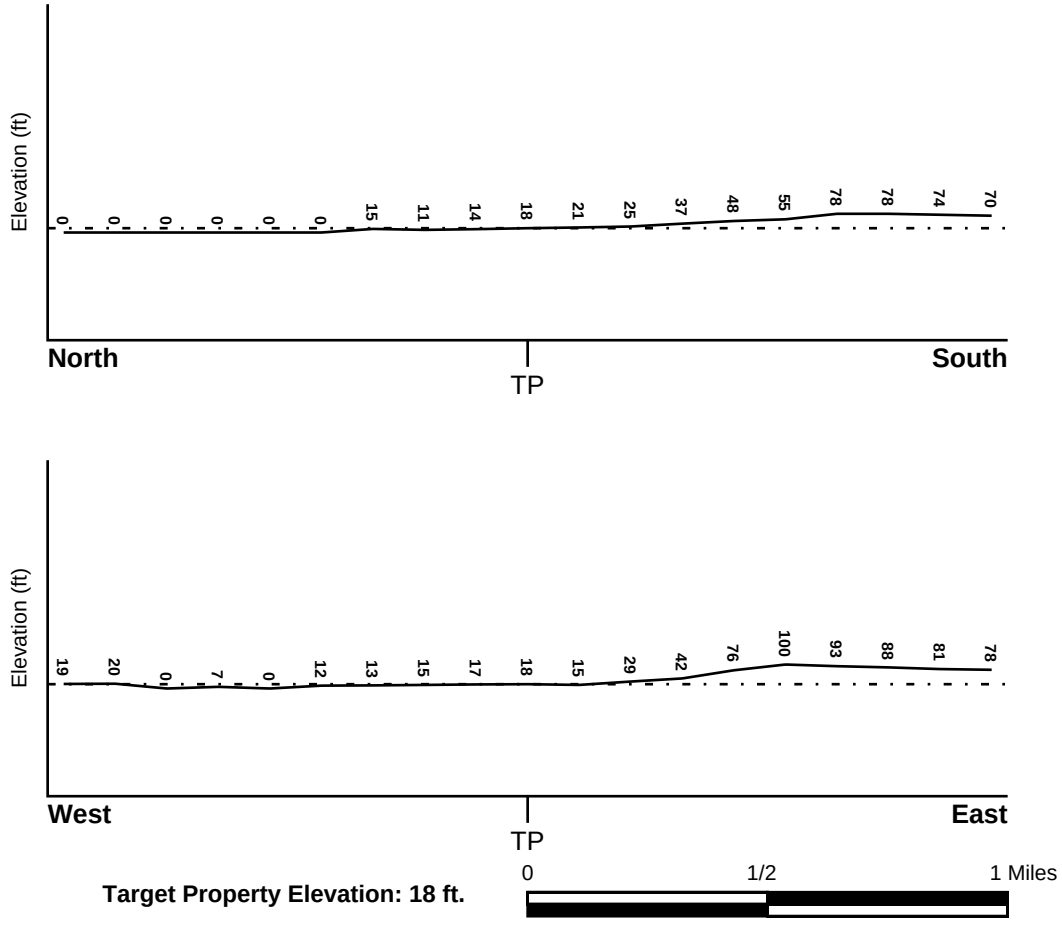
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General WNW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 18 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
CUMBERLAND, ME	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	2300530008D - FEMA Q3 Flood data
Additional Panels in search area:	2300510013B - FEMA Q3 Flood data 2300530009D - FEMA Q3 Flood data 2300510016B - FEMA Q3 Flood data 2300430008C - FEMA Q3 Flood data 2300430006C - FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
PORTLAND WEST	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

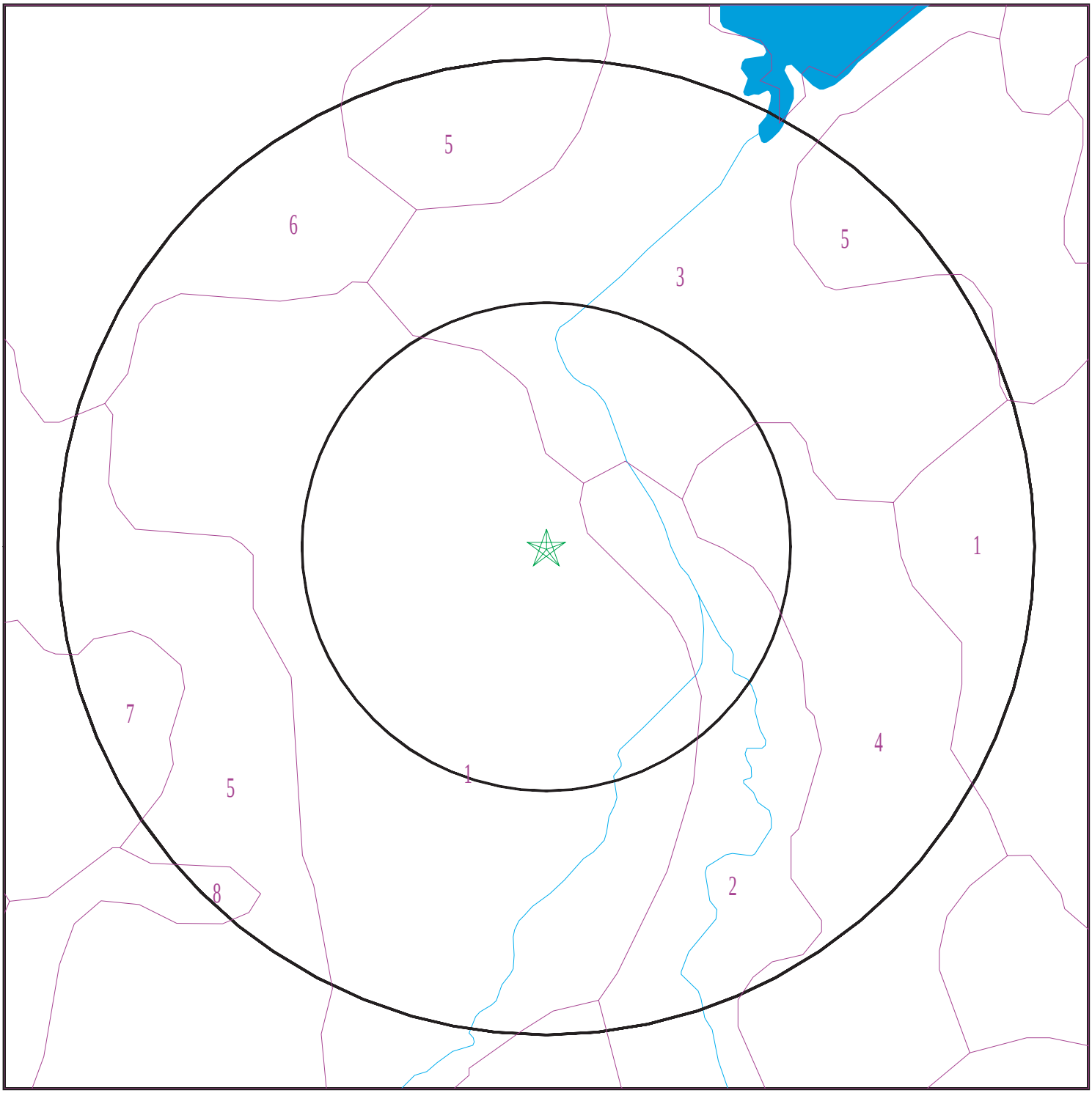
Era:	Paleozoic
System:	Devonian and Silurian
Series:	Devonian and Silurian
Code:	DSe *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Eugeosynclinal Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 2785162.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Mahoney School	CLIENT:	S.W. Cole Engineering
ADDRESS:	240 Ocean Street South Portland ME 04106	CONTACT:	Tom Trainor, P.G.
LAT/LONG:	43.6338 / 70.2513	INQUIRY #:	2785162.2s
		DATE:	June 11, 2010 9:12 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: DEERFIELD

Soil Surface Texture: loamy sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 69 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 705 Min: 141.14	Max: 6 Min: 4.5
2	9 inches	24 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 705 Min: 141.14	Max: 6 Min: 4.5
3	24 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 705 Min: 141.14	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: SWANTON

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 23 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.41 Min: 0	Max: 8.4 Min: 5.6
2	9 inches	31 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.41 Min: 0	Max: 8.4 Min: 5.6
3	31 inches	59 inches	silty clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.41 Min: 0	Max: 8.4 Min: 5.6

Soil Map ID: 3

Soil Component Name: ELMWOOD

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 69 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.41 Min: 0	Max: 7.3 Min: 6.1
2	7 inches	25 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.41 Min: 0	Max: 7.3 Min: 6.1
3	25 inches	59 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 1.41 Min: 0	Max: 7.3 Min: 6.1

Soil Map ID: 4

Soil Component Name: HINCKLEY

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
2	7 inches	9 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
3	9 inches	24 inches	gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
4	24 inches	59 inches	very gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5

Soil Map ID: 5

Soil Component Name: WINDSOR

Soil Surface Texture: loamy sand

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
2	5 inches	25 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
3	25 inches	59 inches	gravelly sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Clean Sands, Poorly graded sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5

Soil Map ID: 6

Soil Component Name: AU GRES

Soil Surface Texture: loamy sand

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 23 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	9 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6.5 Min: 4.5
2	9 inches	31 inches	loamy sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6.5 Min: 4.5
3	31 inches	59 inches	sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 141.14 Min: 42.34	Max: 6.5 Min: 4.5

Soil Map ID: 7

Soil Component Name: SCANTIC

Soil Surface Texture: silt loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 15 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 1.41 Min: 0	Max: 7.3 Min: 5.6
2	7 inches	27 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 1.41 Min: 0	Max: 7.3 Min: 5.6
3	27 inches	59 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Elastic silt.	Max: 1.41 Min: 0	Max: 7.3 Min: 5.6

Soil Map ID: 8

Soil Component Name: HINCKLEY

Soil Surface Texture: gravelly sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
2	7 inches	9 inches	very gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
3	9 inches	24 inches	gravelly loamy sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5
4	24 inches	59 inches	very gravelly sand	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Clean gravels, Poorly Graded Gravel.	Max: 705 Min: 141.14	Max: 6.5 Min: 4.5

Soil Map ID: 9

Soil Component Name: HOLLIS

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 38 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 141.14 Min: 0.07	Max: Min:
2	5 inches	18 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 141.14 Min: 0.07	Max: Min:
3	18 inches	22 inches	unweathered bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	Not reported	Max: 141.14 Min: 0.07	Max: Min:

Soil Map ID: 10

Soil Component Name: WATER BODIES GREATER

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class C/D - Drained/undrained hydrology class of soils that can be drained and classified.

Soil Drainage Class:
Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS2383144	1/4 - 1/2 Mile NNW
3	USGS2062723	1/2 - 1 Mile NNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
2	ME0098239	1/2 - 1 Mile NE

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 2785162.2s

0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location

SITE NAME:	Mahoney School	CLIENT:	S.W. Cole Engineering
ADDRESS:	240 Ocean Street South Portland ME 04106	CONTACT:	Tom Trainor, P.G.
		INQUIRY #:	2785162.2s
LAT/LONG:	43.6338 / 70.2513	DATE:	June 11, 2010 9:12 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
NNW
1/4 - 1/2 Mile
Lower | **FED USGS** | **USGS2383144**

Agency cd:	USGS	Site no:	433822070152501
Site name:	CW 241		
Latitude:	433822	EDR Site id:	USGS2383144
Longitude:	0701525	Dec lat:	43.63952694
Dec lon:	-70.2564369	Coor meth:	M
Coor accr:	U	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	23
State:	23	County:	005
Country:	US	Land net:	Not Reported
Location map:	Not Reported	Map scale:	Not Reported
Altitude:	1.2		
Altitude method:	Unknown		
Altitude accuracy:	Not Reported		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	1963
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	29	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	Not Reported		
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

2
NE
1/2 - 1 Mile
Higher | **FRDS PWS** | **ME0098239**

PWS ID:	ME0098239
Date Initiated:	7701 Date Deactivated: Not Reported
PWS Name:	SNOW VALLEY ASSOCIATION SNOW VALLEY ASSOCIATION 129 SETTLER ROAD SOUTH PORTLAND, ME 04106
Addressee / Facility:	Not Reported

Facility Latitude:	43 38 29	Facility Longitude:	070 14 29
City Served:	UNITY		
Treatment Class:	Untreated	Population:	00000030

Violations information not reported.

3
NNW
1/2 - 1 Mile
Lower

FED USGS **USGS2062723**

Agency cd:	USGS	Site no:	433847070153801
Site name:	CW 291		
Latitude:	433847	EDR Site id:	USGS2062723
Longitude:	0701538	Dec lat:	43.64647139
Dec lon:	-70.260048	Coor meth:	M
Coor accr:	U	Latlong datum:	NAD27
Dec latlong datum:	NAD83	District:	23
State:	23	County:	005
Country:	US	Land net:	Not Reported
Location map:	Not Reported	Map scale:	Not Reported
Altitude:	1.4		
Altitude method:	Unknown		
Altitude accuracy:	Not Reported		
Altitude datum:	National Geodetic Vertical Datum of 1929		
Hydrologic:	Not Reported		
Topographic:	Not Reported		
Site type:	Ground-water other than Spring	Date construction:	1965
Date inventoried:	Not Reported	Mean greenwich time offset:	EST
Local standard time flag:	Y		
Type of ground water site:	Single well, other than collector or Ranney type		
Aquifer Type:	Not Reported		
Aquifer:	Not Reported		
Well depth:	32	Hole depth:	Not Reported
Source of depth data:	Not Reported		
Project number:	Not Reported		
Real time data flag:	Not Reported	Daily flow data begin date:	Not Reported
Daily flow data end date:	Not Reported	Daily flow data count:	Not Reported
Peak flow data begin date:	Not Reported	Peak flow data end date:	Not Reported
Peak flow data count:	Not Reported	Water quality data begin date:	Not Reported
Water quality data end date:	Not Reported	Water quality data count:	Not Reported
Ground water data begin date:	Not Reported	Ground water data end date:	Not Reported
Ground water data count:	Not Reported		

Ground-water levels, Number of Measurements: 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: ME Radon

Radon Test Results

Zip	City	Floor	Results
04106	So Portland	B	6.9
04106	So. Portland	B	4.4
04106	So. Portland	B	4.4
04106	South Portland	B	1.8
04106	South Portland	B	3.6
04106		B	36.9
04106	South Portland	B	9.1
04106	South Portland	B	4.9
04106	South Portland	B	3.9
04106	South Portland	B	1.1
04106	South Portland	B	13.8
04106	So Portland	B	4.4
04106	South Portland	B	9.1
04106	South Portland	B	4.9
04106	South Portland	B	3.9
04106	South Portland	B	1.1
04106	South Portland	B	13.8
04106	So Portland	B	4.4
04106		B	0.9
04106		B	2.5
04106		B	3.8
04106		B	3.6
04106		B	0.2
04106		F	0.3
04106		F	0.4
04106		F	0.6
04106		F	0.5
04106		B	0.4
04106		B	6.8
04106	South Portland	B	2.1
04106	So. Portland	B	6.3
04106	South Portland	B	9.3
04106	South Portland	B	1.2
04106	So. Portland	B	5.6
04106	S. Portland	B	1.5
04106	S. Portland	B	1.2
04106	S. Portland	B	2.7
04106	S. Portland	B	1.2
04106	S. Portland	B	2.7
04106	So Portland	B	6.9
04106		F	3.9
04106		F	3.9
04106		F	4.0
04106		F	4.1
04106		B	0.3
04106		U	0.7
04106			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

		U	0.8
04106		B	1.1
04106		F	0.8
04106		F	3.9
04106		F	3.9
04106		B	2.8
04106		B	2.7
04106		F	1.8
04106		B	1.1
04106		B	1.1
04106		B	11.8
04106		B	11.9
04106		B	2.2
04106	South Portland	B	5.1
04106	South Portland	B	1.5
04106	South Portland	B	1.6
04106	south Portland	B	2.0
04106	South Portland	B	5.1
04106	South Portland	B	1.5
04106	South Portland	B	1.6
04106	south Portland	B	2.0
04106		B	1.5
04106	FALMOUTH	B	7.3
04106	FALMOUTH	B	6.7
04106		B	11.6
04106		B	11.4
04106		F	3.9
04106		B	3.6
04106		B	1.0
04106		B	1.2
04106		B	14.5
04106		B	14.1
04106		B	16.5
04106		B	16.6
04106		F	8.8
04106		B	4.7
04106	South Portland	B	2.5
04106	South Portland	B	5.7
04106	South Portland	B	2.5
04106	South Portland	B	5.7
04106		B	6.1
04106		B	6.3
04106	FALMOUTH	B	3.1
04106	FALMOUTH	B	2.5
04106	South Portland	B	3.8
04106	South Portland	B	6.4
04106		B	1.8
04106		S	2.0
04106		S	2.4
04106		B	1.7
04106		B	3.6
04106		B	3.7
04106		B	18.0
04106		B	18.0
04106		B	0.1
04106	South Portland	B	3.8
04106			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

	South Portland	B	6.4
04106		B	2.2
04106	South Portland	B	1.1
04106	Portland	B	4.4
04106	South Portland	B	0.0
04106	South Portland	B	1.1
04106	Portland	B	4.4
04106	South Portland	B	0.0
04106	South Portland	B	1.6
04106	South Portland	B	1.6
04106	South Portland	B	1.6
04106	South Portland	B	1.6
04106	South Portland	B	1.6
04106	South Portland,	B	2.5
04106	South Portland	B	1.6
04106	South Portland,	B	2.5
04106		B	4.5
04106		B	10.2
04106		F	5.8
04106	South Portland	B	3.1
04106	South Portland	B	3.1
04106	South Portland	B	3.2
04106	South Portland	B	3.3
04106	South Portland	B	2.3
04106	South Portland	B	3.2
04106	South Portland	B	3.3
04106	South Portland	B	2.3
04106		F	5.8
04106	South Portland	B	0.9
04106	South Portland	B	0.9
04106		B	4.2
04106	South Portland	B	1.9
04106	South Portland	B	47.6
04106	South Portland	B	1.9
04106	South Portland	B	47.6
04106		F	2.3
04106		B	4.9
04106		F	0.6
04106		B	3.1
04106		B	6.2
04106		B	1.9
04106	South Portland	B	1.9
04106	South Portland	B	4.5
04106	South Portland	B	2.6
04106	South Portland	B	1.9
04106	South Portland	B	4.5
04106	South Portland	B	2.6
04106	South Portland	B	3.8
04106	South Portland	B	7.4
04106	South Portland	B	3.0
04106	South Portland	B	0.5
04106	South Portland	B	4.3
04106	South Portland	B	19.9
04106	South Portland	B	3.8
04106	South Portland	B	7.4
04106	South Portland	B	3.0
04106			

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

	South Portland	B	0.5
04106	South Portland	B	3.4
04106	South Portland	B	17.4
04106	South Portland	B	3.4
04106	South Portland	B	17.4
04106	South Portland	B	3.5
04106	South Portland	B	5.5
04106	South Portland	B	3.5
04106	South Portland	B	5.5
04106		B	7.1
04106		B	1.8
04106	South Portland	B	10.0
04106	South Portland	B	5.5
04106	South Portland	B	2.4
04106		B	0.9
04106		B	1.4
04106	South Portland	B	3.7
04106	South Portland	B	3.7
04106	Newry	B	4.0
04106	South Portland	B	2.2
04106	South Portland	B	2.0
04106	Newry	B	4.0
04106	South Portland	B	2.2
04106	South Portland	B	2.0
04106	South Portland	B	6.0
04106	South Portland	B	2.4
04106	South Portland	B	8.5
04106	South Portland	B	5.3
04106	South Portland	B	6.0
04106	South Portland	B	2.4
04106	South Portland	B	8.5
04106	South Portland	B	5.3
04106	South Portland	B	1.0
04106	South Portland	B	10.0
04106	South Portland	B	5.5
04106	South Portland	B	2.4
04106	South Portland	B	1.0
04106	South Portland	B	4.0
04106	South Portland	B	1.7
04106	South Portland	B	3.3
04106	South Portland	B	4.0
04106	South Portland	B	1.7
04106	South Portland	B	3.3
04106		B	3.7
04106		B	7.1
04106		B	3.7
04106		B	7.1
04106		B	3.7
04106		B	7.1
04106		B	3.7
04106		B	7.1
04106		B	8.8
04106	South Portland	B	12.8
04106	South Portland	B	12.8
04106	South Portland	B	4.3
04106	South Portland	B	19.9

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for CUMBERLAND County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 04106

Number of sites tested: 7

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	1.200 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	5.814 pCi/L	29%	71%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2009 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Office of Geographic Information Systems
Telephone: 207-287-6144

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Public Water Supply Wells Database
Source: Department of Human Services, Drinking Water Program
Telephone: 207-287-6196
There are 3 types of public water systems in Maine: Transient Systems; Community Systems and Non-transient Non-community Systems

OTHER STATE DATABASE INFORMATION

RADON

Maine Radon Test Results
Source: Department of Human Services
Telephone: 207-287-5698
The state of Maine Radiation Control Program's - Radon/Indor Air Quality Section's position on radon map, is that they should be used neither to predict the presence of high nor low values in any given geographic or geologic area. The only conclusion that should be drawn from this data is that radon in omnipresent in the soil gasses in the state of Maine, and therefore all residences and buildings that come in contact with the ground should be tested for radon.

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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ME DEP REMEDIATION SITES LIST

SOUTH BERWICK

Site	Site Name	Primary Parcel Address	Program	Latitude	Longitude	IC?	Status
REM01895	FORMER DRY CLEANER	11 PAUL STREET				Unknov	Investigation Needed
REM00847	HOOPER SANDS ROAD SITE	HOOPER SANDS ROAD	UNCONTROLLED SITES	43.26241886	-70.73906867	False	Operation and Maintenance
REM00848	OLD LANDFILL	ROUTE 236	UNCONTROLLED SITES	43.24470711	-70.77536929	Unknov	Referred to Other Programs
REM00849	OLD TANNERY	ROUTE 236	UNCONTROLLED SITES	43.23944176	-70.81526833	Unknov	Referred to Other Programs
REM01917	SAINT MICHAEL'S CHURCH	29 YOUNG STREET	BROWNFIELDS	43.23449934	-70.81075836	Unknov	In Review
REM01917	SAINT MICHAEL'S CHURCH	29 YOUNG STREET	VRAP	43.23449934	-70.81075836	Unknov	In Review
REM00332	SOUTH BERWICK MUNICIPAL LANDFILL	111 AGAMENTICUS RD	LANDFILL CLOSURE	43.24175000	-70.78903333	True	Operation and Maintenance
REM00332	SOUTH BERWICK MUNICIPAL LANDFILL	111 AGAMENTICUS RD	UNCONTROLLED SITES	43.24175000	-70.78903333	True	Operation and Maintenance

SOUTH BRISTOL

Site	Site Name	Primary Parcel Address	Program	Latitude	Longitude	IC?	Status
REM01174	BATES PROPERTY	309 STATE ROUTE 129	VRAP	43.97792265	-69.55563255	False	Operation and Maintenance

SOUTH PORTLAND

Site	Site Name	Primary Parcel Address	Program	Latitude	Longitude	IC?	Status
REM01176	279 MAIN STREET	279 MAIN STREET	VRAP	43.63085471	-70.29217580	True	No Further Action
REM01177	A & M TRANSMISSION	85 CHAMBERS AVENUE	VRAP	43.62462251	-70.28352517	True	No Further Action
REM01178	BOBS BOTTLE WASH	51 OCEAN STREET	VRAP	43.64041976	-70.25464062	True	No Further Action
REM01179	BROADWAY INDUSTRIES	2066 WEST BROADWAY	VRAP	43.62636773	-70.32043319	False	No Further Action
REM01180	C & D SORTING	110 DARTMOUTH STREET	VRAP	43.62097304	-70.28870443	False	No Further Action
REM01711	CAPE VETERINARY CLINIC	391 COTTAGE ROAD	VRAP	43.63539043	-70.23507684	True	No Further Action
REM01181	CAPT. EDWARD NICHOLS HOUSE	MADISON ST. @ CUSHING CT.	VRAP	43.65088589	-70.23346932	True	No Further Action
REM01713	CAPTAIN NEWICKS	740 BROADWAY	VRAP	43.63260554	-70.26146962	True	No Further Action
REM00862	CARNATION CLEANERS	CORNER OF A & OCEAN ST.	UNCONTROLLED SITES			Unknov	No Further Action
REM01182	COLONIAL DRY CLEANERS	448 COTTAGE ROAD	VRAP	43.63535327	-70.23267695	True	No Further Action
REM01568	DURASTONE	1 WALLACE AVENUE	BROWNFIELDS	43.61219010	-70.30358272	True	No Further Action
REM01568	DURASTONE	1 WALLACE AVENUE	VRAP	43.61219010	-70.30358272	True	No Further Action
REM01541	DUVALS SERVICE	501 COTTAGE STREET	VRAP	43.63456232	-70.23061241	True	No Further Action
REM00859	FAIRCHILD	PORTLAND JETPORT	UNCONTROLLED SITES	43.63615994	-70.34252162	Unknov	Referred to Other Programs
REM01523	FILL IT UP, PLEASE	425 GORHAM ROAD	VRAP	43.63723931	-70.33416411	True	No Further Action
REM01605	FORMER BANCROFT & MARTIN	27 MAIN STREET	VRAP	43.63788613	-70.28512307	True	No Further Action
REM01839	FORMER UNION OIL	63 OCEAN STREET	VRAP	43.63980115	-70.25428297	Unknov	In Review

Disclaimer: Despite our efforts to be accurate, this report may contain errors. This report is presented with a good-faith representation that the information provided herein is generally reliable. Data contained in this report does not include all programs within the Department that apply Institutional Controls. Information in this report is not valid for legal purposes. If you need further information, please contact Nick Hodgkins at (207) 287-4854.

Date Printed: 5/29/2010 9:45:11AM

REM00861	FORT PREBLE		FEDERAL FACILITIES	43.64785679	-70.22802550	Unknov	In Review
REM00861	FORT PREBLE		UNCONTROLLED SITES	43.64785679	-70.22802550	Unknov	In Review
REM00853	GENERAL ELECTRIC COMPANY	148 PICKETT STREET	UNCONTROLLED SITES	43.65421549	-70.23497164	True	No Further Action
REM00853	GENERAL ELECTRIC COMPANY	148 PICKETT STREET	VRAP	43.65421549	-70.23497164	True	No Further Action
REM00857	HIGHLAND AVENUE	HIGHLAND AVENUE	UNCONTROLLED SITES			False	No Further Action
REM01461	IRELAND PROPERTY	2053-2063 BROADWAY	VRAP	43.62703589	-70.32002952	True	No Further Action
REM00851	JET LINE SERVICES, INC.	106 MAIN STREET	UNCONTROLLED SITES			False	Referred to Other Programs
REM00860	MAINE CENTRAL RAILROAD CO.	RIGBY ROAD	UNCONTROLLED SITES	43.62529141	-70.29465321	Unknov	No Further Action
REM01462	MAINE MALL CITGO	385 GORHAM ROAD	VRAP	43.63691393	-70.33264870	True	No Further Action
REM01798	MAINE MALL MOTORS	255 MAINE MALL ROAD	VRAP	43.63810145	-70.33615456	Unknov	In Review
REM00852	MEGQUIER AND JONES STEEL PLANT	1156 BROADWAY AVENUE	UNCONTROLLED SITES			Unknov	No Further Action
REM01183	OCEAN ST. EXXON	96 OCEAN STREET	VRAP	43.63894511	-70.25313218	True	No Further Action
REM01636	OCEAN STREET AUTO	72 OCEAN STREET	VRAP	43.63956351	-70.25344025	True	No Further Action
REM01622	PHILS FOREIGN AUTO	15 ADAMS STREET	VRAP	43.64745488	-70.23167027	True	No Further Action
REM00858	PINE STATE BY PRODUCTS	PINE STREET	UNCONTROLLED SITES			False	Referred to Other Programs
REM01835	PRATT ABBOTT					Unknov	Investigation in Progress
REM01758	PRATT ABBOTT	109 COTTAGE ROAD	RCRA			True	Operation and Maintenance
REM00855	RICHMAN PROPERTY	CORNER OF A AND OCEAN ST	UNCONTROLLED SITES	43.64074220	-70.25489073	False	No Further Action
REM00855	RICHMAN PROPERTY	CORNER OF A AND OCEAN ST	VRAP	43.64074220	-70.25489073	False	No Further Action
REM01601	RITE AID	51 MARKET STREET	VRAP	43.63723492	-70.25301483	True	No Further Action
REM01184	ROCKWOOD SYSTEMS	80 SECOND STREET	VRAP	43.64189708	-70.24620674	True	No Further Action
REM00856	S. PORTLAND SHIPYARD & MARINE RAILWA	FRONT STREET	UNCONTROLLED SITES	43.64941770	-70.24251214	Unknov	Investigation Needed
REM01898	SNV CLEANERS	525 MAIN STREET				Unknov	Investigation Needed
REM00334	SOUTH PORTLAND DEMO DEBRIS LANDFILL	HIGHLAND AVE	LANDFILL CLOSURE			True	Operation and Maintenance
REM00333	SOUTH PORTLAND MUNICIPAL LANDFILL	HIGHLAND AVE	LANDFILL CLOSURE	43.61508470	-70.28865944	True	Operation and Maintenance
REM00333	SOUTH PORTLAND MUNICIPAL LANDFILL	HIGHLAND AVE	UNCONTROLLED SITES	43.61508470	-70.28865944	True	Operation and Maintenance
REM00850	TEXACO, INC.	102 MECHANIC STREET	UNCONTROLLED SITES	43.63613185	-70.26721473	Unknov	No Further Action
REM00854	U.S. COAST GUARD BASE	259 HIGH STREET	FEDERAL FACILITIES	43.64510335	-70.24651296	Unknov	In Review
REM00854	U.S. COAST GUARD BASE	259 HIGH STREET	UNCONTROLLED SITES	43.64510335	-70.24651296	Unknov	In Review
REM01185	U-HAUL	633 BROADWAY STREET	VRAP	43.63358509	-70.25603727	False	No Further Action
REM01186	UNION OIL CO.	116 DARTMOUTH STREET	VRAP	43.62039434	-70.29227366	False	No Further Action

~~SOUTH THOMASTON~~

Site	Site Name	Primary Parcel Address	Program	Latitude	Longitude	IC?	Status

Disclaimer: Despite our efforts to be accurate, this report may contain errors. This report is presented with a good-faith representation that the information provided herein is generally reliable. Data contained in this report does not include all programs within the Department that apply Institutional Controls. Information in this report is not valid for legal purposes. If you need further information, please contact Nick Hodgkins at (207) 287-4854.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Remediation & Waste Management

Hazardous & Oil Spill System

ONLINE REPORT SERVICE

SEARCH: Results: Full Report

Selected Report: **p-436-1994**

ADJOINING & UP GRADIENT TO THE MAHONEY School

Spill Report Information

Spill Number:	P-436-1994
Report Status:	Final Report
MCD Town:	SOUTH PORTLAND
Local Name:	
Primary Responder:	STEPHEN BREZINSKI
Primary Product:	
Subject/Owner:	MDOT - -

I. EVENT

Spill Info

Type:	Non-Oil, Non-Hazardous Incident
Source:	
Cause:	Other - No Cause

Spill Date/Time

Spill Date/Time:	Date and Time Unknown

Reporter Type/Detection Method

Type:	DEP Personnel {1}
Method:	Other

Reported Date/Time

Reported Date/Time:	07/14/1994 00:00

Subject/Spiller

Contact:	MDOT CHILD STREET STATION # 16 AUGUSTA ME 04333
Comment:	

Primary Responder and Other Employees

Contact(s):	STEPHEN BREZINSKI (Primary Responder) BRADFORD HAHN
Comment:	No Further Response Action Expected

II. SITE

Location

Location Type:	Terminal - Service Station {SS}
Name:	PIZZA JOINT
Street Address:	239 OCEAN AVENUE
MCD Town:	SOUTH PORTLAND
Local Name:	
State/Province:	

Spill Point

Spill Point:	UTM North 4832206.00 UTM East 399297.00
Wells and Media Affected	
Wells Affected:	0 Wells Impacted/ 0 Wells At Risk
Media Affected:	Groundwater {G}
Tanks Involved	
Tanks Involved:	Underground Tank(s) Involved-0 0

III. CLEANUP

Product Reported:	Gasoline Unspecified {20}
Products Found/Amount Spilled:	Gasoline Unspecified {20} - 0.00
Material Recovered:	NONE
Recovery/Treatment Method:	None {K}
Cleanup DTREE:	
Disposal Information:	NONE

IV. NARRATIVE

V.ATTACHMENTS

None

New Search

Questions about this Service? Contact the Bureau at: (207) 287-2651 or Email: deprwm@maine.gov

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DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Remediation & Waste Management

Hazardous & Oil Spill System

ONLINE REPORT SERVICE

SEARCH: Results: Full Report 1000' UP GRADIENT

Selected Report: **p-49-2006**

Spill Report Information

Spill Number:	P-49-2006
Report Status:	Final Report
MCD Town:	SOUTH PORTLAND
Local Name:	SOUTH PORTLAND
Primary Responder:	SCOTT R CYR
Primary Product:	#2 Fuel Oil {02} - 1.00 ESTIMATE
Subject/Owner:	YORKIE OIL CO - MIKE -

I. EVENT

Spill Info

Type:	Oil Incident
Source:	Land Transportation - Tank Truck
Cause:	Mechanical Failure - Piping/Hose

Spill Date/Time

Spill Date/Time:	01/20/2006 00:00

Reporter Type/Detection Method

Type:	Subject/Spiller {2}
Method:	Visual Product

Reported Date/Time

Reported Date/Time:	01/20/2006 00:00

Other Contact (Potential Responsible Party)

Contact:	MARIANNE SIMPSON-HOME OWNER- 32 COOPER STREET SOUTH PORTLAND ME USA
Comment:	

Subject/Spiller (Potential Responsible Party)

Contact:	MIKE -YORKIE OIL CO 154 PLEASANT HILL RD SCARBOROUGH ME 04074 USA
Comment:	

Primary Responder and Other Employees

Contact(s):	SCOTT R CYR (Primary Responder)
Comment:	No Further Response Action Expected

II. SITE

Location

Location Type:	Residential - Single Family {SF}
Name:	SIMPSON HOME
Street Address:	32 COOPER STREET

MCD Town:	SOUTH PORTLAND
Local Name:	SOUTH PORTLAND
State/Province:	ME
Spill Point	
Spill Point:	
Wells and Media Affected	
Wells Affected:	0 Wells Impacted/ 0 Wells At Risk
Media Affected:	Atmosphere {A}
Tanks Involved	
Tanks Involved:	Above Ground Tank(s) Involved-Tank Inside

III. CLEANUP

Product Reported:	#2 Fuel Oil {02}
Products Found/Amount Spilled:	#2 Fuel Oil {02} - 1.00 ESTIMATE (Primary Product)
Material Recovered:	Other Material {OM} - 0.00 UNKNOWN
Recovery/Treatment Method:	Other {J}
Cleanup DTREE:	
Disposal Information:	Yorkie Oil Company managed the oil cleanup and spill debris.

IV. NARRATIVE

While making a delivery to the Simpson home, Yorkie Oil Company's hose split, and sprayed the side of the home briefly as the pressure in the hose subsided. The siding was first thought to be wooden shingles but upon closer examination, it was found to be fiberglass or some other impermeable surface. The spray pattern to the side of the home was evident; less obvious were the oil drippings on the ornamental plants below the siding.

Ms Simpson asked for a meeting with the insurance company representing Yorkie and the Department of Environmental Protection (DEP) to discuss cleanup and restoration. At the meeting, Yorkie agreed to wipe down the wall again and replace the affected plants. All parties were satisfied with the cleanup agreement. No other communications have been recorded by the DEP; therefore no additional cleanup actions are planned.

V.ATTACHMENTS

None

New Search

Questions about this Service? Contact the Bureau at: (207) 287-2651 or Email: deprwm@maine.gov

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DEPARTMENT OF ENVIRONMENTAL PROTECTION
Bureau of Remediation & Waste Management

Hazardous & Oil Spill System

ONLINE REPORT SERVICE

SEARCH: Results: Full Report

1000' UP GRADIENT

Selected Report: **p-564-2003**

Spill Report Information

Spill Number:	P-564-2003
Report Status:	Final Report
MCD Town:	SOUTH PORTLAND
Local Name:	SOUTH PORTLAND
Primary Responder:	STEPHEN G BREZINSKI
Primary Product:	#2 Fuel Oil {02} - 50.00 ESTIMATE
Subject/Owner:	- JUDY DUMONT -

I. EVENT

Spill Info

Type:	Oil Incident
Source:	Storage Unit - Aboveground Storage Tank
Cause:	Corrosion - Piping

Spill Date/Time

Spill Date/Time:	07/21/2003 00:00

Reporter Type/Detection Method

Type:	Contractor/Consultant {6}
Method:	Visual Product

Reported Date/Time

Reported Date/Time:	07/21/2003 00:00

Other Contact

Contact:	RON LETARTE-SOUTH PORTLAND, CITY OF - TREATMENT PLANT SOUTH PORTLAND ME 04106 USA
Comment:	

Other Contact (Potential Responsible Party)

Contact:	COLLENE DUMONT- 46 SCAMMMON ST SOUTH PORTLAND ME 04106 USA
Comment:	

Subject/Spiller (Potential Responsible Party)

Contact:	JUDY DUMONT- 46 SCAMMON ST SOUTH PORTLAND ME 04106 USA
Comment:	

Primary Responder and Other Employees

Contact(s):	STEPHEN G BREZINSKI (Primary Responder)
Comment:	No Further Response Action Expected

II. SITE

Location

Location Type:	Residential - Single Family {SF}
Name:	JUDY DUMONT
Street Address:	46 SCAMMON ST
MCD Town:	SOUTH PORTLAND
Local Name:	SOUTH PORTLAND
State/Province:	ME

Spill Point

Spill Point:

Wells and Media Affected

Wells Affected:	0 Wells Impacted/ 0 Wells At Risk
Media Affected:	Groundwater {G} Land {L} Atmosphere {A} Inland Surface Water {I}

Tanks Involved

Tanks Involved:	Above Ground Tank(s) Involved-Tank Inside

III. CLEANUP

Product Reported:	#2 Fuel Oil {02}
Products Found/Amount Spilled:	#2 Fuel Oil {02} - 50.00 ESTIMATE (Primary Product)
Material Recovered:	Other Material {OM} - 10.00 gals. ESTIMATE
Recovery/Treatment Method:	Sorbents {C}
Cleanup DTREE:	
Disposal Information:	waste recovered by Dead River Oil Co.

IV. NARRATIVE

INITIAL NOTICE & RESPONSE
On 7/21/03, DEP received notice of a discharge of about 50-gals. of home heating oil from the basement AST at this suburban residence. I arrived onsite within an hour of the notice to find Dead River Oil Co. (DR) workers completing the clean-up. The property owner nor the tenant were home at the time.

ASSESSMENT
The area is dense single-family residential on municipal water & sewer. According to the DR workers the discharge came from a corroded line off the AST. The oil had spread across approximately 1/4 to 1/3 of the concrete basement floor with much going down a sump in the center. A significant amount of the spill appears to have gone down the sump.

REMEDIAL ACTIONS
I pumped 3-gal. of the red oil out of the floor sump. Dead River workers adsorbed up the remaining oil, perhaps five gallons, off the floor with clay sorbent. I notified the South Portland Public Works and the Wastewater Treatment Plant of a possible discharge to their drains and plant. Ron LeTarte came down and confirmed that a significant amount of the oil went directly to the sewer drains and to the plant but there was little to stop it at the time.

CONCLUSION & RECOMMENDATIONS
a. At this time no further Response Div. actions are expected and there was no long term oil odor problem in the home.
b. I later sent Judy Dumont an AST Ins. Fund Application. Over the phone I explained that Fund would cover approved clean-up expenses, but unfortunately would not cover a new tank, piping or the lost oil. Dead River's remediation expenses may not exceed the $500 Fund deductible. A copy of this report will be sent to Ms. Dumont.

S G Brezinski
Oil & Haz. Materials Specialist
Maine DEP, BRWM

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V.ATTACHMENTS

Attachment Type	Description
Paper Attach	Notes

New Search

Questions about this Service? Contact the Bureau at: (207) 287-2651 or Email: deprwm@maine.gov

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APPENDIX E

COTTAGE ST.
SOULE ST.
PRIVATE
F.H. JONES
8 IN.
HIGHLAND AVE
"EMERY HIGHLANDS" PLAN
MILL CREEK
BRADLEY'S CORNER
G.C. BOOTHBY
P.K. DOYEN
E.G. WILSON
E. THOMAS PLAN
C.H. PROUT
C.E. BREMON
MT. VERNON
OCEAN
THOMAS
57
12 IN.
40

Mahoney School
240 Ocean Street
South Portland, ME 04106

Inquiry Number: 2785162.3
June 03, 2010

Certified Sanborn® Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

6/03/10

Site Name:
Mahoney School
240 Ocean Street
South Portland, ME 04106

EDR Inquiry # 2785162.3

Client Name:
S.W. Cole Engineering
17 Chestnut Street
Portland, ME 04101

Contact: Tom Trainor, P.G.

EDR® Environmental Data Resources Inc

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Certified Sanborn Results:

Site Name: Mahoney School
Address: 240 Ocean Street
City, State, Zip: South Portland, ME 04106
Cross Street:
P.O. # NA
Project: SWCE #08-0972.1
Certification # AB92-40C7-A6C5

Maps Provided:

1988
1985
1970
1954
1950

Sanborn® Library search results
Certification # AB92-40C7-A6C5

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Sanborn Sheet Thumbnails

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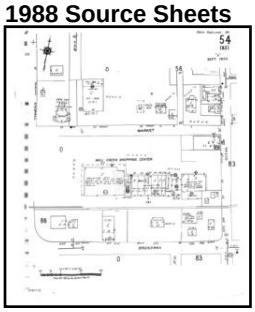
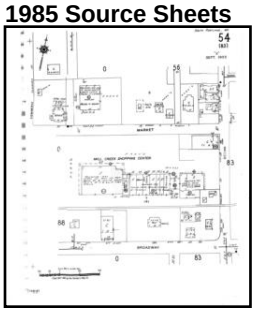
1988 Source Sheets



Volume 1, Sheet 54

Volume 1, Sheet 83

1985 Source Sheets



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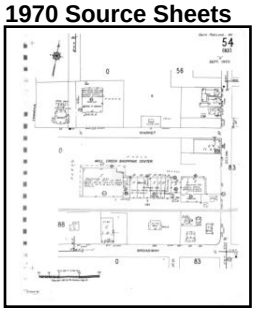
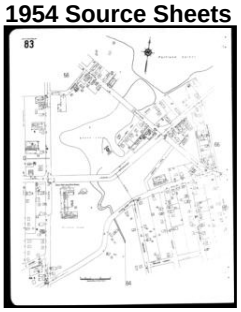
1970 Source Sheets



Volume 1, Sheet 54

Volume 1, Sheet 83

1954 Source Sheets



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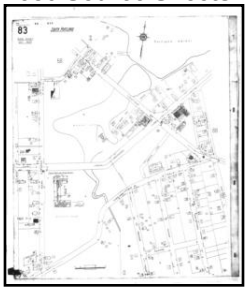
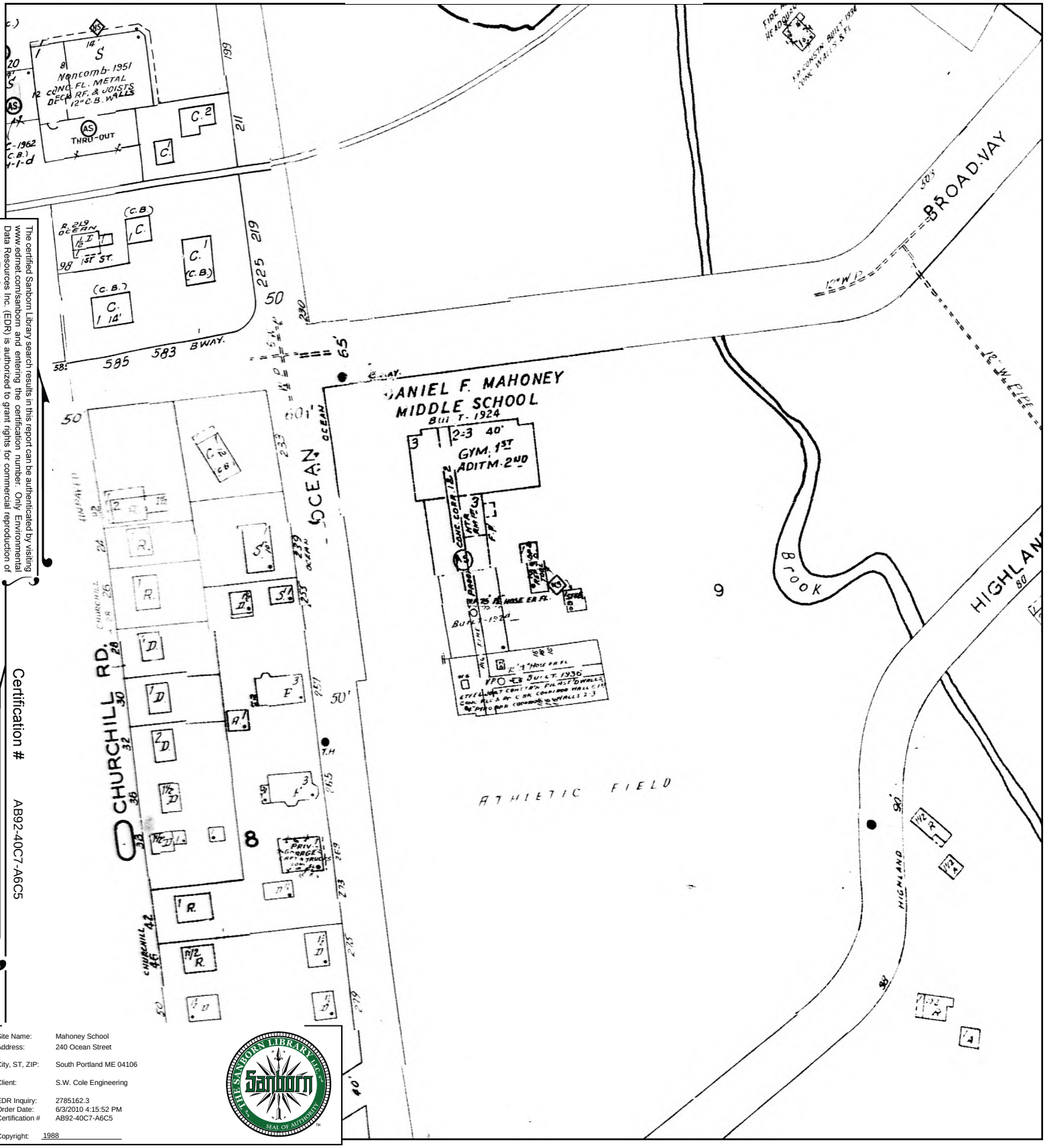
1950 Source Sheets



Volume 2, Sheet 83

1988 Certified Sanborn Map



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Site Name: Mahoney School
Address: 240 Ocean Street
City, ST, ZIP: South Portland ME 04106
Client: S.W. Cole Engineering
EDR Inquiry: 2785162.3
Order Date: 6/3/2010 4:15:52 PM
Certification # AB92-40C7-A6C5
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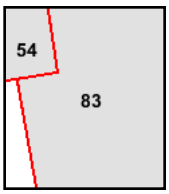

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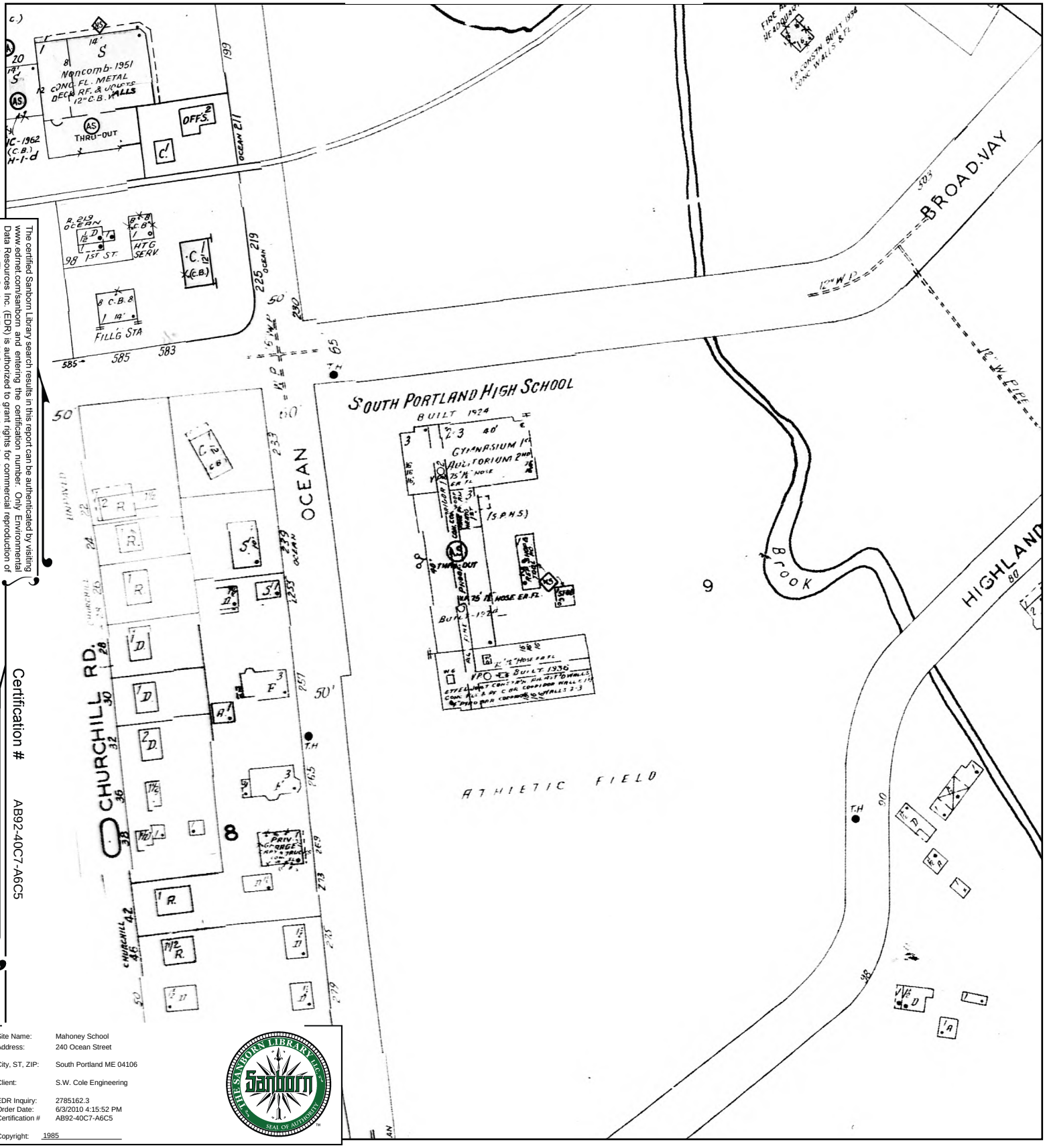
Volume 1, Sheet 83

0 Feet 150 300 600

N

1985 Certified Sanborn Map



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Address: 240 Ocean Street
City, ST, ZIP: South Portland ME 04106
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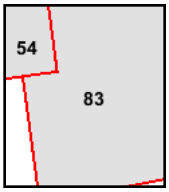

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0 Feet 150 300 600

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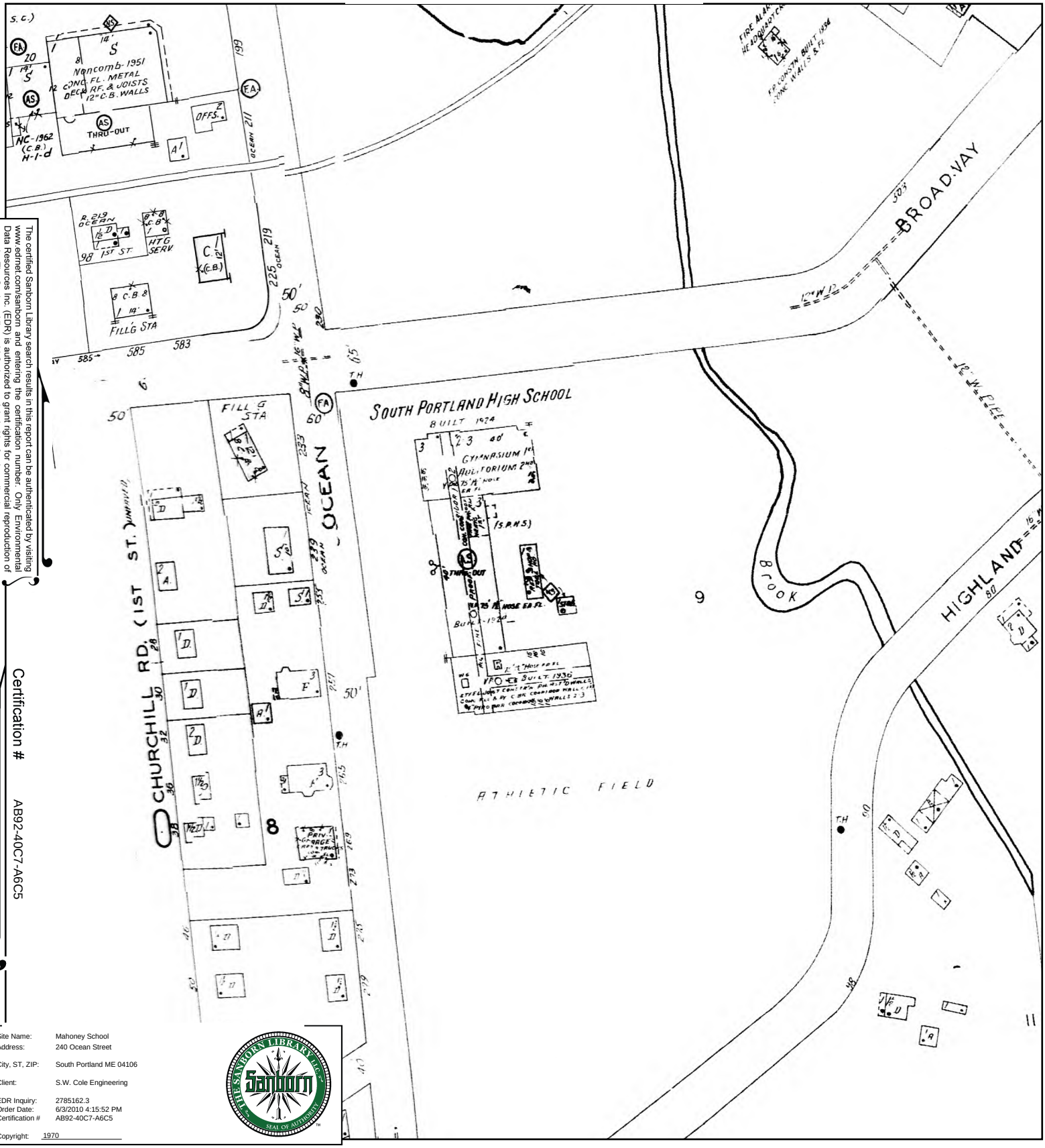
1970 Certified Sanborn Map



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Certification # AB92-40C7-A6C5

Site Name:	Mahoney School
Address:	240 Ocean Street
City, ST, ZIP:	South Portland ME 04106
Client:	S.W. Cole Engineering
EDR Inquiry:	2785162.3
Order Date:	6/3/2010 4:15:52 PM
Certification #	AB92-40C7-A6C5
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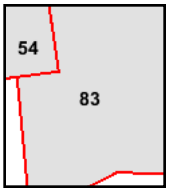

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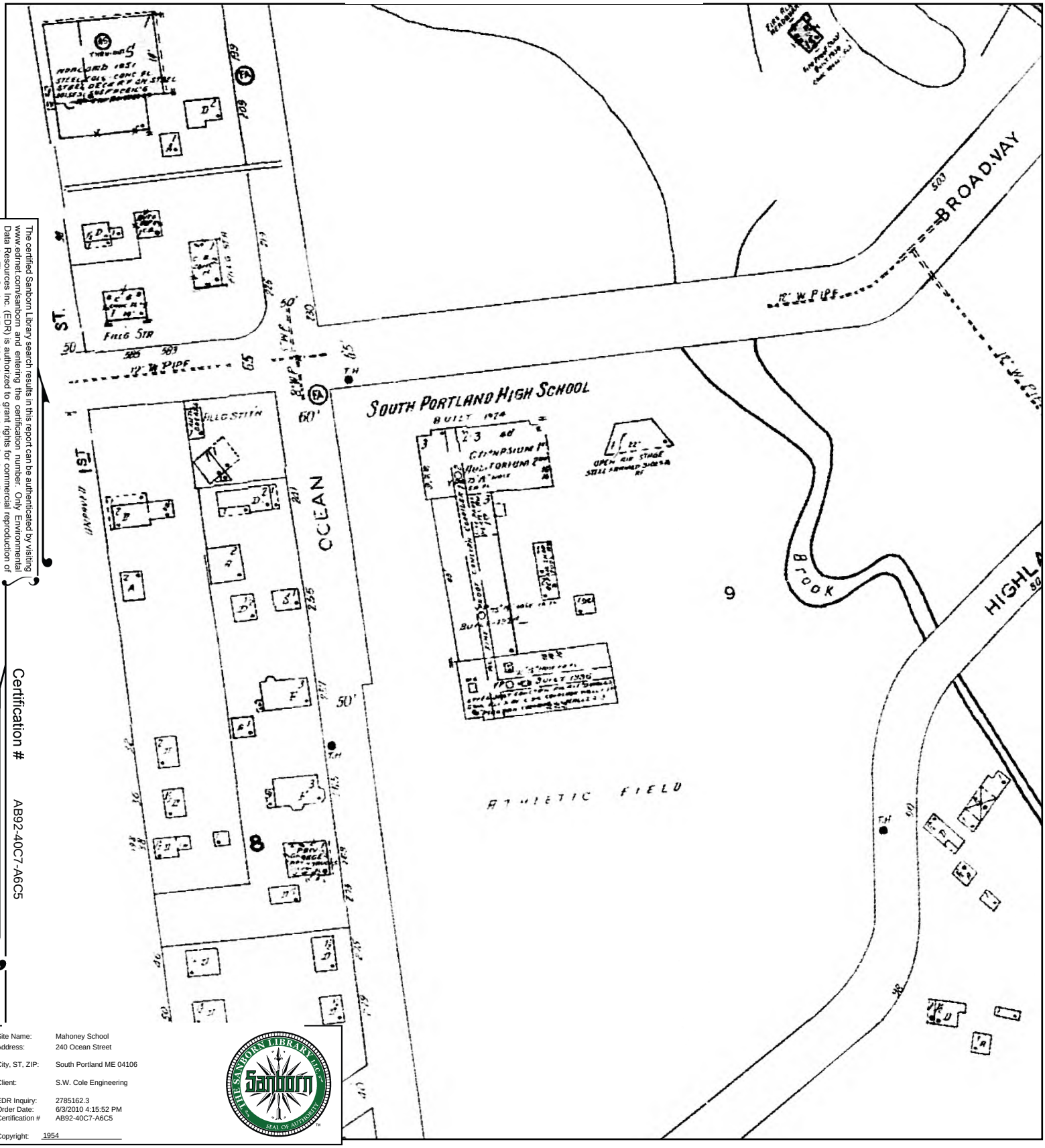
0 Feet 150 300 600

N

1954 Certified Sanborn Map



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Certification # AB92-40C7-A6C5

Site Name:	Mahoney School
Address:	240 Ocean Street
City, ST, ZIP:	South Portland ME 04106
Client:	S.W. Cole Engineering
EDR Inquiry:	2785162.3
Order Date:	6/3/2010 4:15:52 PM
Certification #	AB92-40C7-A6C5
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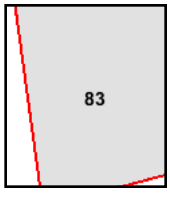

Volume 1, Sheet 83

0 Feet 150 300 600

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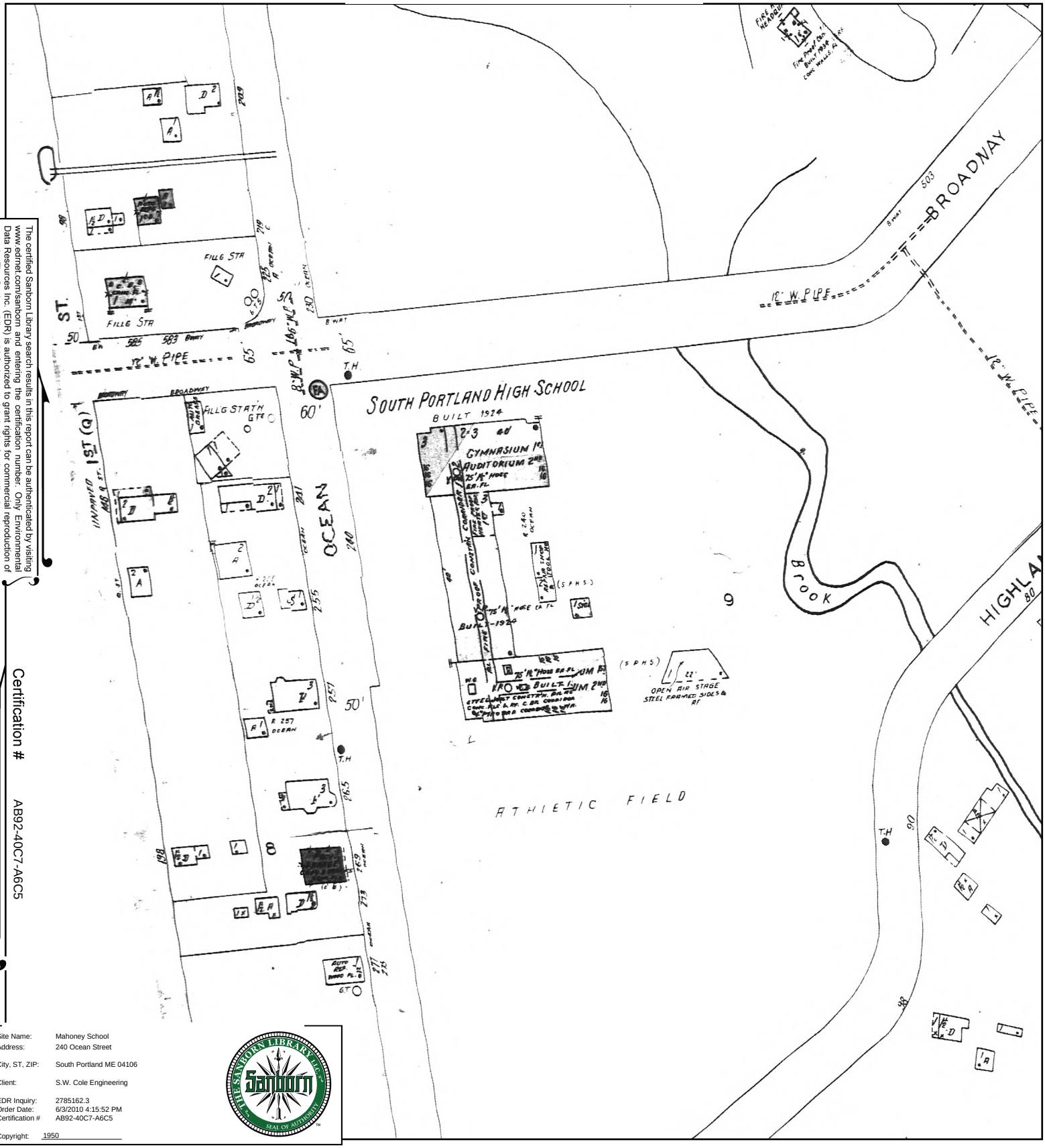
1950 Certified Sanborn Map



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Site Name: Mahoney School
Address: 240 Ocean Street
City, ST, ZIP: South Portland ME 04106
Client: S.W. Cole Engineering
EDR Inquiry: 2785162.3
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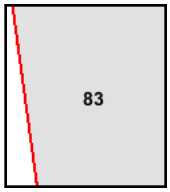

Volume 2, Sheet 83

0 Feet 150 300 600

N

Mahoney School
240 Ocean Street
South Portland, ME 04106

Inquiry Number: 2785162.4
June 03, 2010

The EDR Historical Topographic Map Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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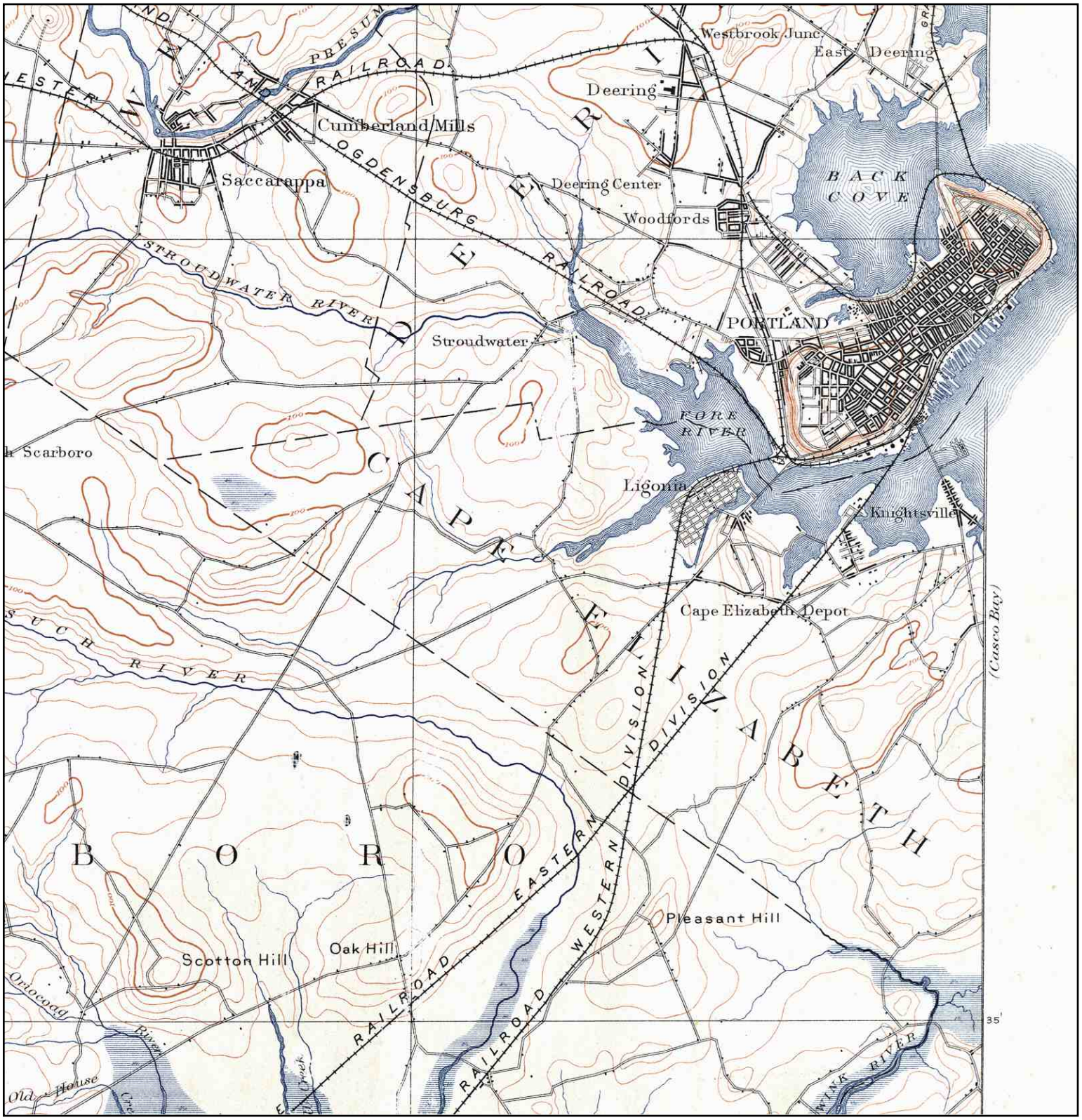
Historical Topographic Map



N	TARGET QUAD NAME: PORTLAND MAP YEAR: 1893 SERIES: 15 SCALE: 1:62500	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

Historical Topographic Map

N	TARGET QUAD NAME: PORTLAND VICINITY MAP YEAR: 1916 SERIES: 15 SCALE: 1:62500	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

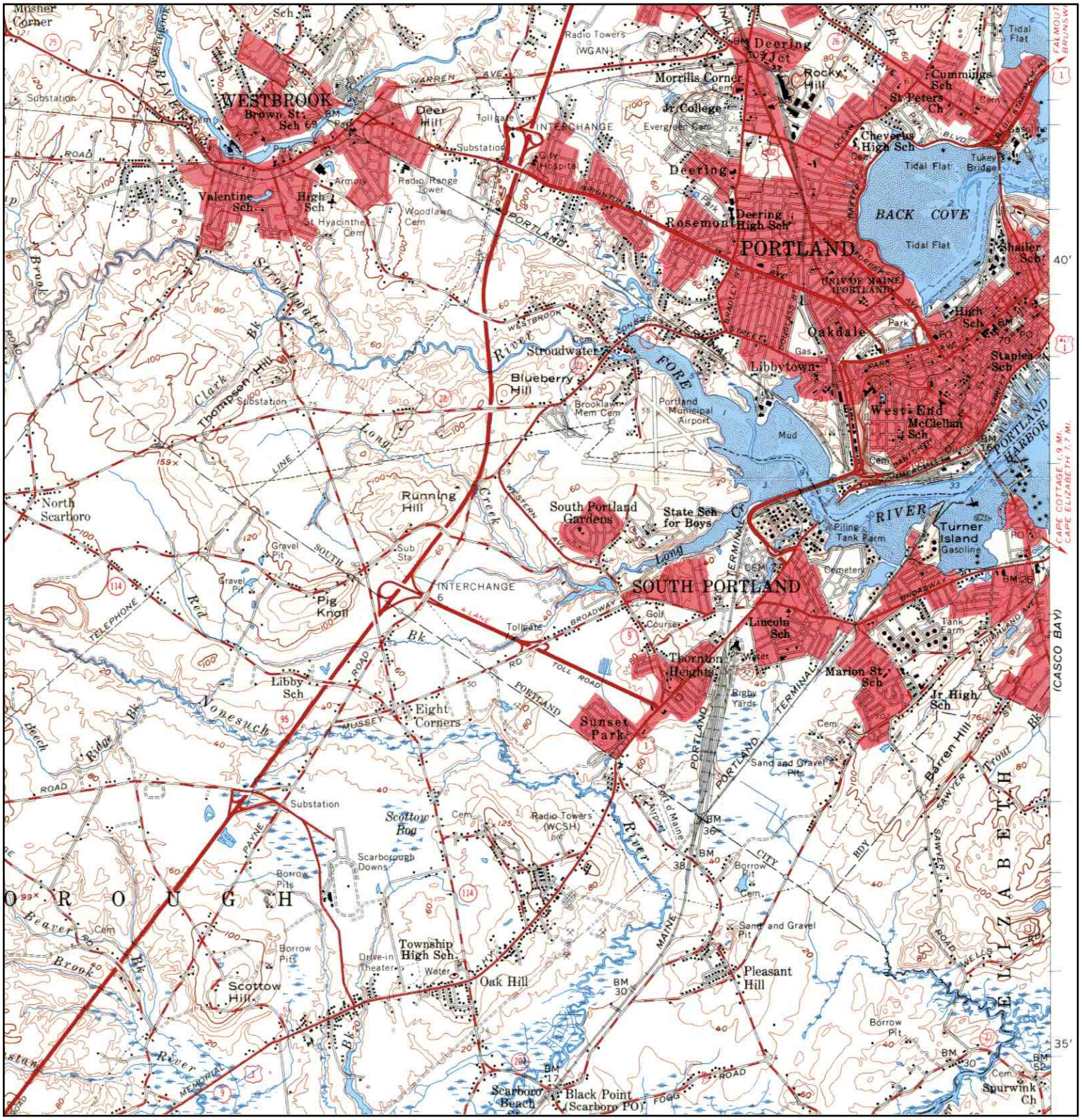
Historical Topographic Map

N	TARGET QUAD NAME: PORTLAND WEST MAP YEAR: 1944 SERIES: 7.5 SCALE: 1:25000	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

Historical Topographic Map

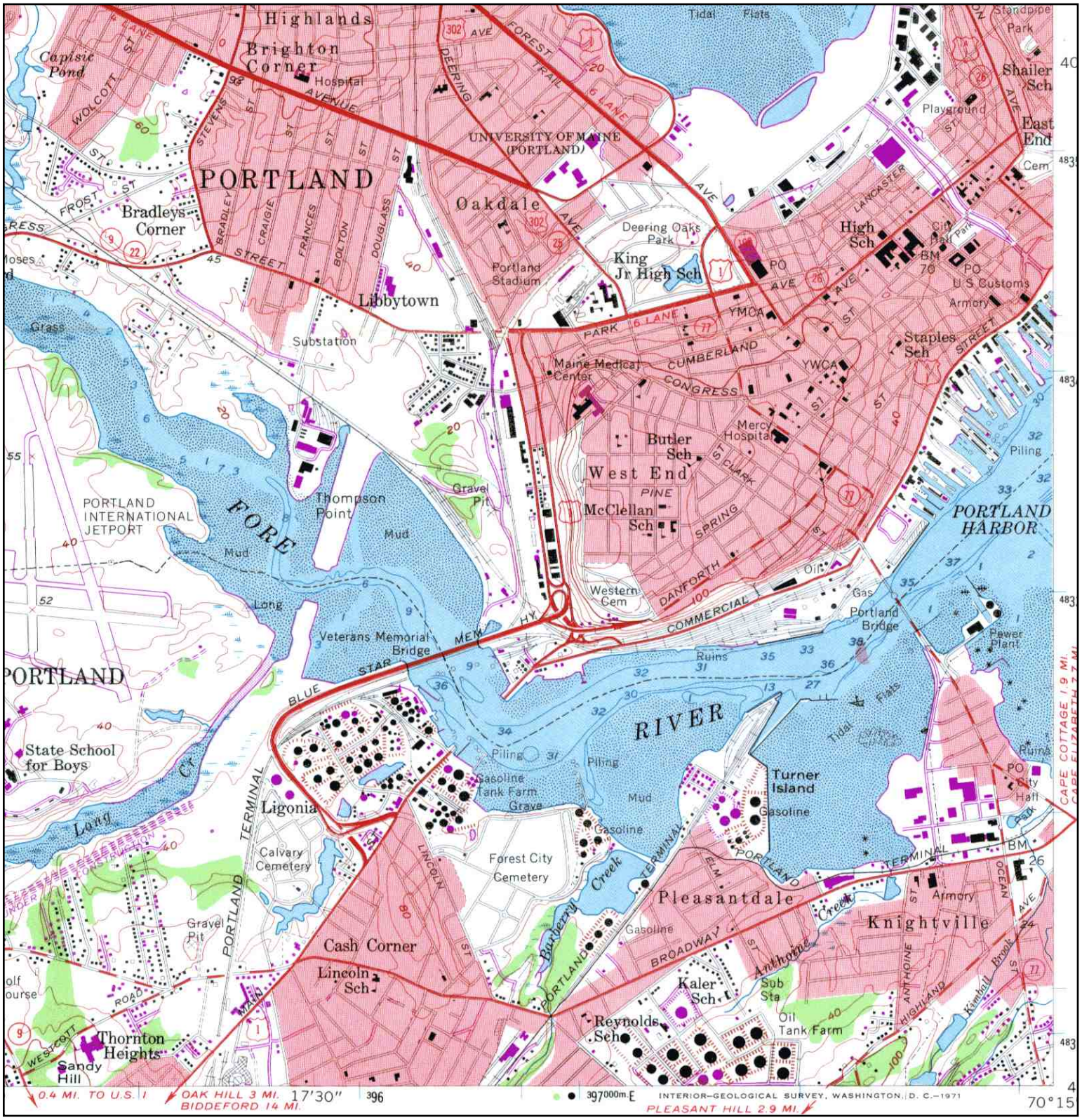
N	TARGET QUAD NAME: PORTLAND WEST MAP YEAR: 1956 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

Historical Topographic Map



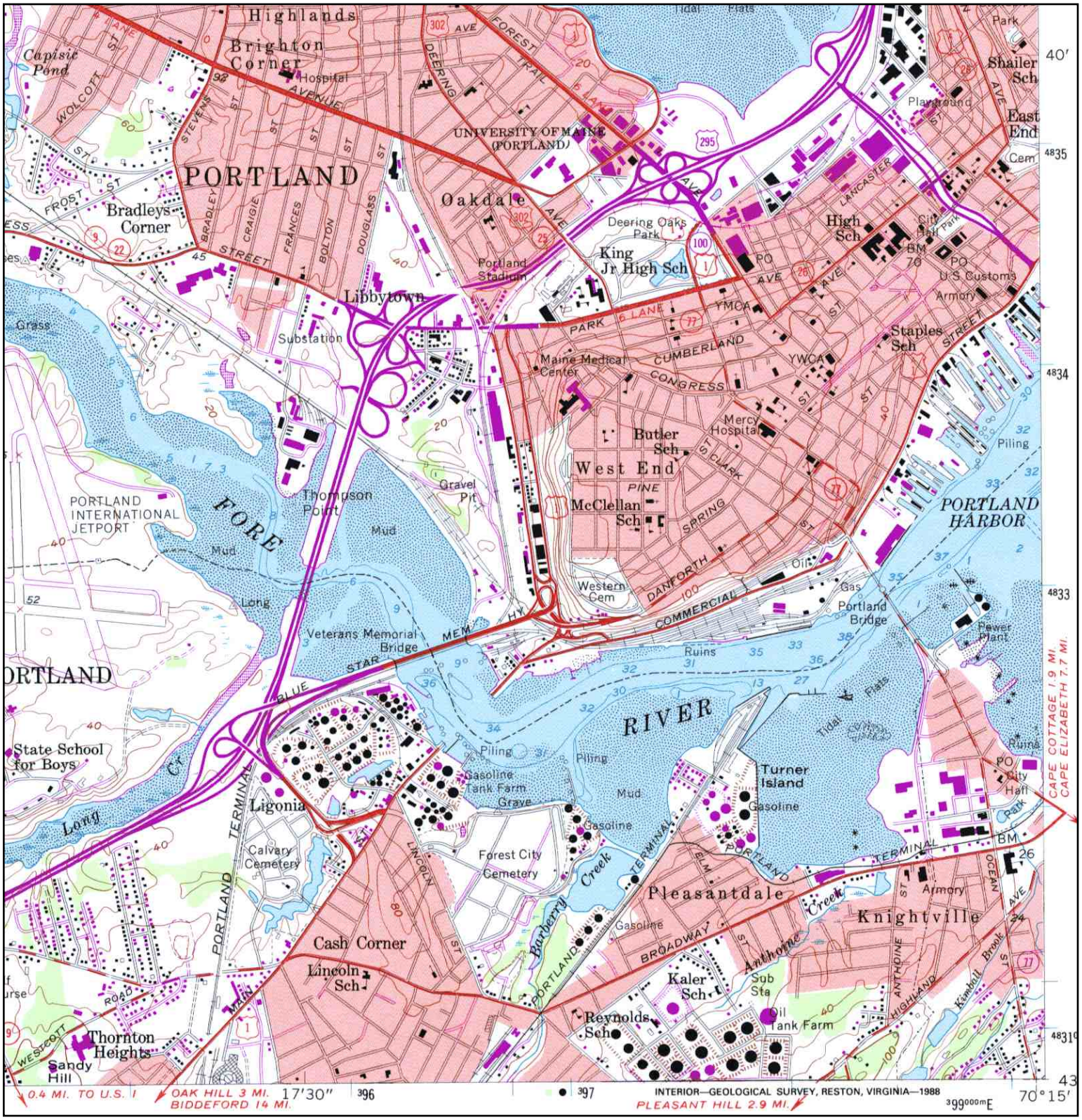
N	TARGET QUAD NAME: PORTLAND MAP YEAR: 1957 SERIES: 15 SCALE: 1:62500	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

Historical Topographic Map



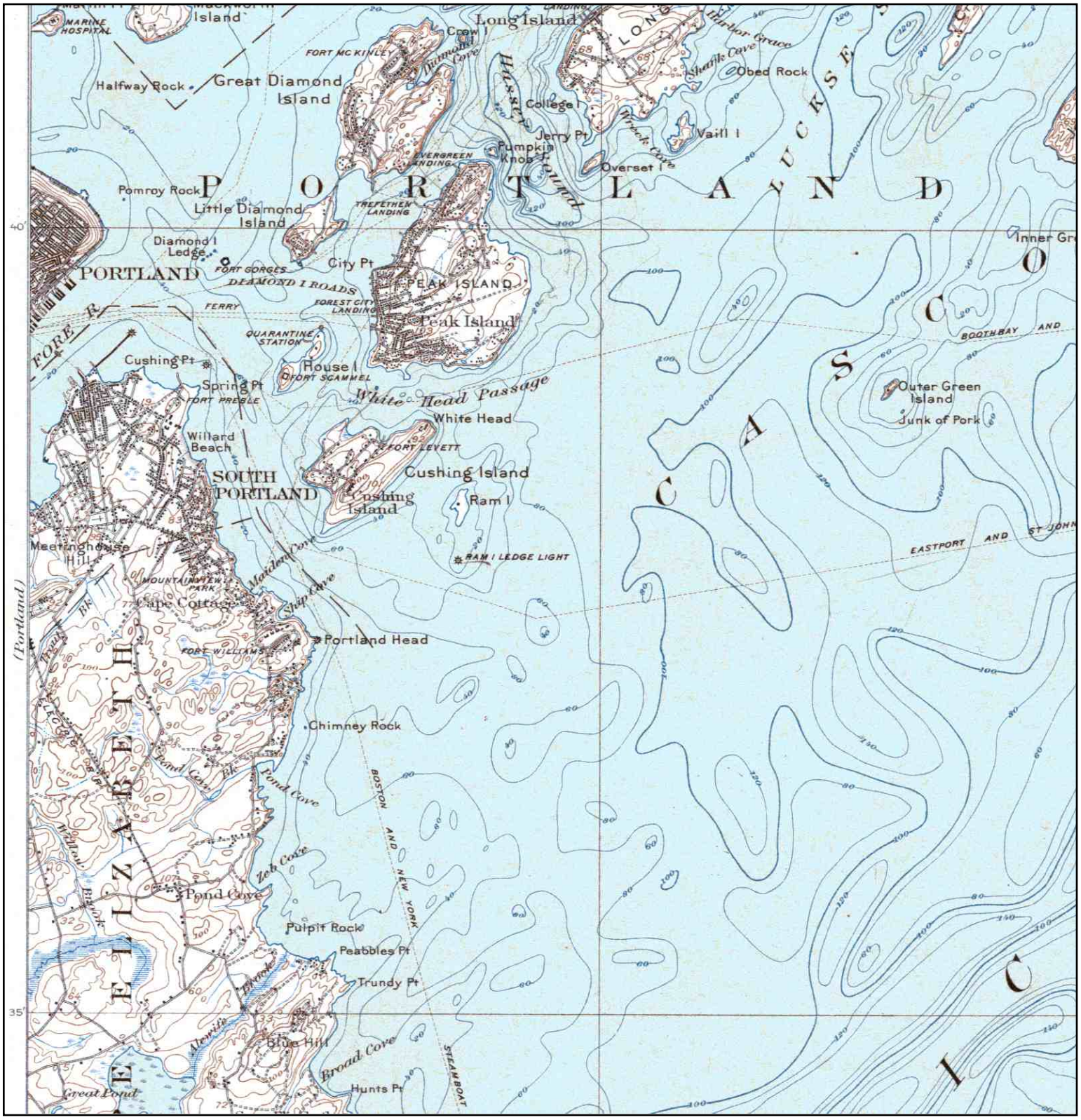
N	TARGET QUAD NAME: PORTLAND WEST MAP YEAR: 1970 PHOTOREVISED FROM:1956 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

Historical Topographic Map



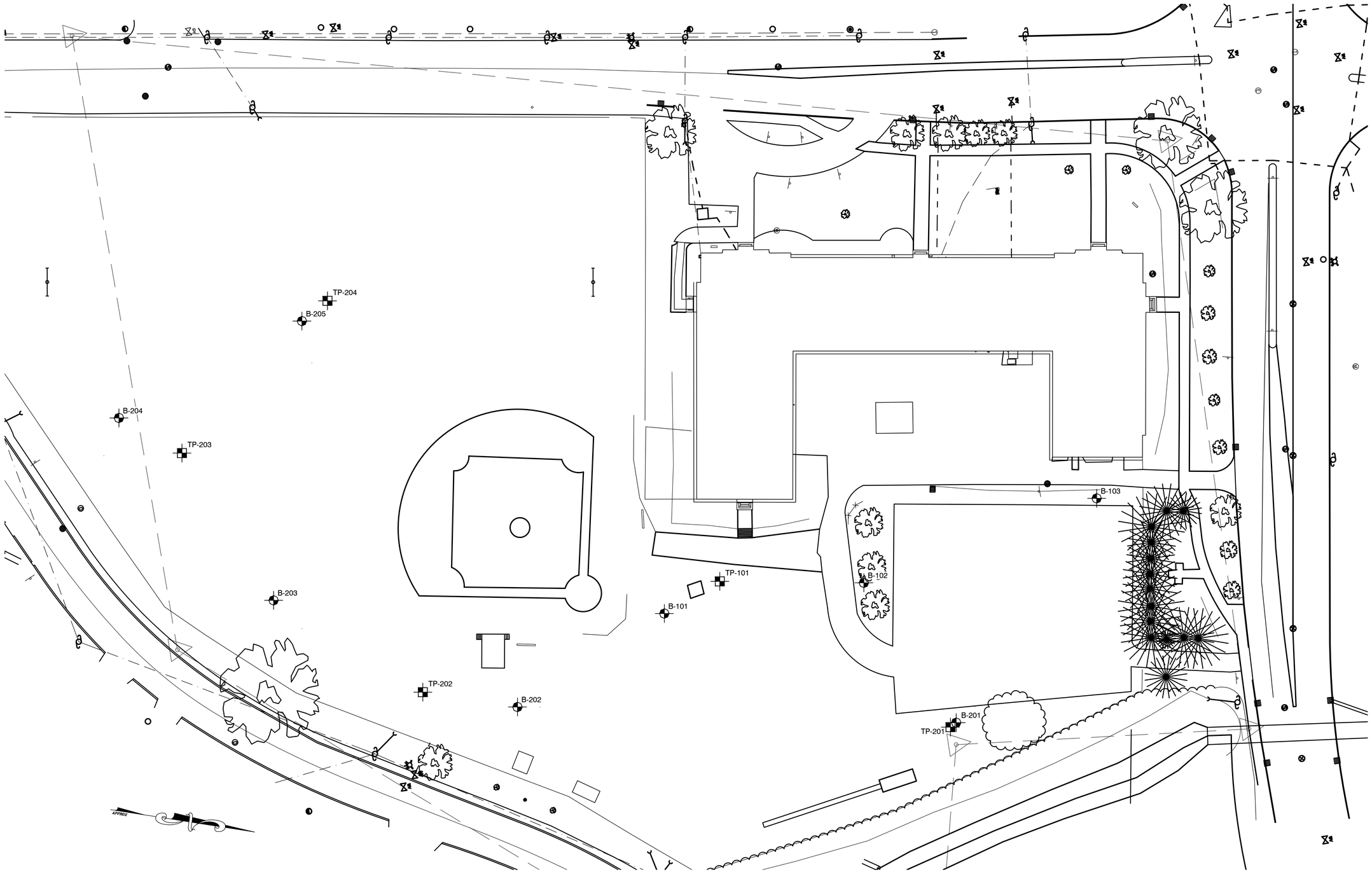
N	TARGET QUAD NAME: PORTLAND WEST MAP YEAR: 1978 PHOTOREVISED FROM:1956 SERIES: 7.5 SCALE: 1:24000	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

Historical Topographic Map



N	ADJOINING QUAD NAME: CASCO BAY MAP YEAR: 1916 SERIES: 15 SCALE: 1:62500	SITE NAME: Mahoney School ADDRESS: 240 Ocean Street South Portland, ME 04106 LAT/LONG: 43.6338 / 70.2513	CLIENT: S.W. Cole Engineering CONTACT: Tom Trainor, P.G. INQUIRY#: 2785162.4 RESEARCH DATE: 06/03/2010

APPENDIX F



LEGEND:

- APPROXIMATE BORING LOCATION
- APPROXIMATE TEST PIT LOCATION

NOTES:

1. EXPLORATION LOCATION PLAN WAS PREPARED FROM A SCALE PLAN OF THE SITE ENTITLED, PREPARED BY JAMES D. NADEAU, LLC, RECEIVED VIA E-MAIL JANUARY 2009.
2. BORINGS B-102, B-201 THROUGH B-205 WERE LOCATED IN THE FIELD BY SURVEY BY JAMES D. NADEAU, LLC AND PROVIDED ON THE ABOVE REFERENCED PLAN. BORINGS B-101 AND B-103 WERE LOCATED IN THE FIELD BY TAPED MEASUREMENTS FROM EXISTING SITE FEATURES.
3. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

S.W.COLE ENGINEERING, INC.

HARRIMAN

EXPLORATION LOCATION PLAN

PROPOSED MAHONEY MIDDLE SCHOOL
RENOVATIONS AND ADDITIONS
240 OCEAN STREET
SOUTH PORTLAND, MAINE

Job No.	08-0972	Scale	1"=30'
Date :	03/17/2010	Sheet	1

K:\JOBS\08-0972\dwg\08-0972 Base_2010 dwg, 3/17/2010 2:23:37 PM, \\1, CRA, S.W. Cole Engineering, Inc.

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-101**
SHEET: 1 OF 2
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	HW	4" I.D.	300-lb	16"
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
DRILLED BY WASH BORING METHOD

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
10'									0.7'	BROWN SANDY SILT WITH ORGANICS (TOPSOIL/FILL)
HW	1D	24"	14"	2.0'	5	5	8	6		BROWN TO GRAY CLAY AND SAND (FILL)
CASING										~ MEDIUM DENSE TO VERY LOOSE ~
	2D	24"	12"	4.0'	5	5	6	4		
	3D	24"	17"	7.0'	2	1	2	1	9.0'	
OPEN										OLIVE-BROWN MOTTLED GRAY SILTY CLAY
HOLE	4D	24"	24"	12.0'	9	9	11	13		q_p = 9 ksf
										~ HARD TO STIFF ~
	5D	24"	24"	17.0'	4	4	5	5		q_p = 2.5 ksf
									19.0'	
										GRAY SILTY CLAY
									20.5'	~SOFT~
	6D	24"	24"	22.0'	WOH	4	18	26		GRAY SILTY FINE SAND
										~ MEDIUM DENSE ~
	7D	24"	15"	27.0'	19	21	4	4		. . . WITH OCCASION GRAY SILTY CLAY SEAMS
									28.0'	
										GRAY SILTY CLAY
										~ SOFT ~
	8D	24"	24"	32.0'	WOR	WOH	WOH	4	31.5'	
										GRAY SILTY FINE SAND
										~ MEDIUM DENSE ~
	9D	24"	16"	37.0'	3	4	5	12	37.0'	
										GRAY SILTY CLAY
									39.0'	~SOFT~
										GRAY GRAVELLY SAND AND SILT (TILL)

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-101**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-101**
SHEET: 2 OF 2
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	HW	4" I.D.	300-lb	16"
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
DRILLED BY WASH BORING METHOD

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
	10D	6"	6"	40.5'	50/6"				40.2'	~DENSE~ GRAY GRAVELLY SAND AND SILT (TILL)
									40.5'	PROBABLE WEATHERED BEDROCK
										REFUSAL AT 40.5' (PROBABLE BEDROCK)

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-101**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-102**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	HW	4" I.D.	300-lb	16"
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
DRILLED BY WASH BORING METHOD

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
10' HW CASING										BROWN CLAYEY SAND (FILL) WITH RUBBLE AT 1.5'
									4' +/-	
	1D	24"	24"	7.0'	7	7	9	12		OLIVE-BROWN SILTY CLAY q_p = 8.5 ksf ~ HARD TO STIFF ~
OPEN HOLE	2D	24"	24"	12.0'	5	6	7	9		q_p = 8ksf
									16.0'	
	3D	24"	24"	17.0'	2	4	4	4		GRAY SILTY CLAY TRACE SAND ~ MEDIUM ~
	4D	24"	20"	22.0'	2	5	7	5		
	5D	24"	24"	27.0'	1	3	5	6	26.5'	
	6D	24"	12"	32.0'	9	7	6	6		GRAY SAND TRACE SILT WITH GRAY SILTY CLAY SEAMS ~ MEDIUM DENSE ~
									33.5'	
										REFUSAL AT 33.5' (PROBABLE BEDROCK)

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-102**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-103**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	HW	4" I.D.	300-lb	16"
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
DRILLED BY WASH BORING METHOD

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
										BROWN SILTY SAND WITH GRAVEL (BACKFILL/FILL)
										~ MEDIUM DENSE ~
									4' +/-	
	1D	24"	24"	7.0'	7	19	17	19		BROWN OXIDE MOTTLED SILTY SAND TRACE GRAVEL (FOUNDATION BACKFILL)
										~ DENSE TO MEDIUM DENSE ~
	2D	24"	20"	12.0'	9	14	16	20		
									13.0'	
										BROWN FINE TO MEDIUM SAND TRACE SILT TRACE GRAVEL
	3D	24"	15"	17.0'	17	20	23	19		~ DENSE ~
									19.0'	
									20.0'	GRAY SILTY CLAY
	4D	24"	20"	22.0'	3	4	5	7		GRAY SAND TRACE SILT TRACE GRAVEL
										~ LOOSE ~
	5D	24"	20"	27.0'	9	12	13	17		. . . BECOMES GRAY FINE SAND TRACE TO SOME SILT TRACE GRAVEL
										~ MEDIUM DENSE ~
									29.5'	
										PROBABLE TILL
									31.5'	
										REFUSAL AT 31.5'
										(PROBABLE BEDROCK)

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-103**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-201**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4.5" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 8' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.5'	BROWN-BLACK SANDY LOAM (TOPSOIL)
	1D	24"	18"	2.0'	5	4	5	4		BROWN-GRAY SILTY SAND WITH ROCK FRAGMENTS AND ORGANICS (FILL)
	2D	24"	10"	4.0'	6	7	9	14		RUBBLE AT 3.5'
										~ MEDIUM TO LOOSE ~
									6.0'	
	3D	24"	18"	7.0'	2	2	3	6		BROWN TO GRAY SILTY CLAY WITH ORGANICS (FILL)
										~ LOOSE ~
									10.0'	
	4D	6"	6"	10.5'	50/6"					BLACK TO BROWN SILTY SAND WITH RUBBLE AND METAL (FILL)
										~ LOOSE ~
										[HOLE CAVED AT 13' AFTER ADVANCING BORE HOLE TO 15']
									15.0'	
										BOTTOM OF EXPLORATION AT 15.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-201**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-202**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4.5" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 8.5' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.3'	BROWN SANDY LOAM (TOPSOIL)
	1D	24"	18"	2.0'	7	8	7	14		BROWN SILTY SAND WITH ORGANICS (FILL) ~ MEDIUM DENSE TO LOOSE ~
	2D	24"	15"	4.0'	10	8	7	4	6.0'	
	3D	24"	17"	7.0'	2	2	2	4		BROWN AND GRAY SILTY CLAY (FILL) ~ LOOSE ~
									10.0'	
									11.0'	~ MEDIUM DENSE ~ BROWN SAND AND GRAVEL TRACE SILT
	4D	24"	15"	12.0'	5	4	4	6	12.0'	~ MEDIUM DENSE ~ GRAY SAND AND GRAVEL TRACE SILT
										BOTTOM OF EXPLORATION AT 12.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-202**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-203**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4.5" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 8' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.3'	BROWN SANDY LOAM (TOPSOIL)
	1D	24"	4"	2.0'	2	3	6	8		BROWN SILTY SAND WITH ROCK FRAGMENTS AND ORGANICS (FILL)
	2D	24"	0"	4.0'	6	5	4	4		RUBBLE AT 3'
	3D	24"	2"	7.0'	4	5	6	2		~ LOOSE ~
									10.0'	[HOLE CAVED AT 8' AFTER ADVANCING BORE HOLE TO 10']
										BOTTOM OF EXPLORATION AT 10.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-203**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-204**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4.5" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
NO FREE WATER OBSERVED

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.3'	BROWN SANDY LOAM (TOPSOIL)
	1D	24"	4"	2.0'	2	6	4	4		BROWN SILTY CLAY AND SAND WITH RUBBLE, BRICK FRAGMENTS, GLASS AND ORGANICS (FILL)
	2D	24"	0"	4.0'	2	2	2	2		~ LOOSE TO VERY LOOSE ~
	3D	24"	9"	7.0'	2	1	1	1	8.0'	
	3D	24"	24"	12.0'	7	9	10	13	12.0'	OLIVE-BROWN MOTTLED GRAY SILTY CLAY ~VERY STIFF~ q_p = 6.5 ksf
										BOTTOM OF EXPLORATION AT 12.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-204**

S.W.COLE ENGINEERING, INC.

BORING LOG
PRELIMINARY

BORING NO.: **B-205**
SHEET: 1 OF 1
PROJECT NO.: 08-0972
DATE START: 12/9/2008
DATE FINISH: 12/9/2008
ELEVATION:
SWC REP.: TJB

PROJECT / CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
LOCATION: SOUTH PORTLAND, MAINE
DRILLING CO. : GREAT WORKS TEST BORING, INC
DRILLER: WILL AIKEN

	TYPE	SIZE	HAMMER WT.	HAMMER FALL
CASING:	SSA	4.5" O.D.		
SAMPLER:	SS	1 3/8" I.D.	140-lb	30"
CORE BARREL:	N/A			

WATER LEVEL INFORMATION
WATER AT 7.5' +/-

CASING BLOWS PER FOOT	SAMPLE NO.	PEN.	REC.	DEPTH @ BOT	SAMPLER BLOWS PER 6" 0-6	6-12	12-18	18-24	DEPTH	STRATA & TEST DATA
SSA									0.5'	BROWN SANDY LOAM (TOPSOIL)
	1D	24"	6"	2.0'	2	1	1	1		BROWN SILTY CLAY WITH BRICKS (FILL)
									2.0'	~ VERY LOOSE ~
	2D	24"	9"	4.0'	2	4	2	2		BLACK TO BROWN SAND AND SILT WITH ORGANICS AND WOOD (FILL)
										~ LOOSE ~
									6.0'	
	3D	24"	19"	7.0'	2	1	2	5		BROWN OXIDE MOTTLED SILTY CLAY (REWORKED/FILL)
									7.5'	~ MEDIUM ~
										BROWN MOTTLED GRAY SILTY CLAY
										~STIFF~
	4D	24"	24"	12.0'	5	5	6	12	12.0'	q_p = 5 ksf
										BOTTOM OF EXPLORATION AT 12.0'

SAMPLES:
D = SPLIT SPOON
C = 3" SHELBY TUBE
U = 3.5" SHELBY TUBE

SOIL CLASSIFIED BY:
[ ] DRILLER - VISUALLY
[X] SOIL TECH. - VISUALLY
[ ] LABORATORY TEST

REMARKS:
STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL.

BORING NO.: **B-205**

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS
PRELIMINARY

PROJECT/CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
PROJECT NO.: 08-0972
LOCATION: OCEAN AVENUE, SOUTH PORTLAND, MAINE
SWC REP.: TJB

TEST PIT TP-101

DATE: 1/20/2009 SURFACE ELEVATION: LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.0'	DARK BROWN SILTY LOAM	
		5.5'	BROWN-GRAY SILTY CLAY WITH BRICKS (FILL)	
		6.5'	BLUE-GRAY SILTY CLAY WITH LOAM AND ROOTLETS (RELIC TOPSOIL)	
		9.0'	GRAY-BLUE SILT WITH ROOTS (RELIC MARSH)	
		9.5'	GRAY MOTTLED BROWN SILTY CLAY ~ FISSURED ~	
			BOTTOM OF EXPLORATION @ 9.5 FEET	

COMPLETION DEPTH: 9.5 FEET DEPTH TO WATER: SEEPAGE @ 8 TO 9 FEET

TEST PIT TP-201

DATE: 1/20/2009 SURFACE ELEVATION: LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.5'	DARK BROWN SILTY LOAM (TOPSOIL)	
		3.0'	BROWN SAND WITH ASPHALT DEBRIS (FILL)	
		5.0'	BROWN SILTY SAND (FILL)	
		8.0'	BROWN-GRAY SILTY CLAY (FILL) WITH ROOTLETS	
			BOTTOM OF EXPLORATION @ 8.0 FEET	

COMPLETION DEPTH: 8.0 FEET DEPTH TO WATER: HEAVY CAVING 0 TO 8 FEET
TEST PIT COLLAPSED

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS
PRELIMINARY

PROJECT/CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
PROJECT NO.: 08-0972
LOCATION: OCEAN AVENUE, SOUTH PORTLAND, MAINE
SWC REP.: TJB

TEST PIT TP-202

DATE: 1/20/2009 SURFACE ELEVATION: LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		2.0'	DARK BROWN SILT LOAM (TOPSOIL)	
		6.0'	TAN SILTY SAND (FILL)	
			BOTTOM OF EXPLORATION @ 6.0 FEET	

COMPLETION DEPTH: 6.0 FEET DEPTH TO WATER: NO FREE GROUNDWATER

TEST PIT TP-203

DATE: 1/20/2009 SURFACE ELEVATION: LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.5'	DARK BROWN SILT LOAM (TOPSOIL)	
		4.0'	BROWN SILTY SAND SOME GRAVEL (FILL)	
		6.0'	BROWN GRAVELLY SILT AND CLAY (FILL)	
			BOTTOM OF EXPLORATION @ 6.0 FEET	

COMPLETION DEPTH: 6.0 FEET DEPTH TO WATER: RELIC IRRIGATION PIPE @ 1.5 FEE

S.W.COLE ENGINEERING, INC.

TEST PIT LOGS
PRELIMINARY

PROJECT/CLIENT: PROPOSED MAHONEY MIDDLE SCHOOL RENOVATIONS & ADDITIONS / HARRIMAN
PROJECT NO.: 08-0972
LOCATION: OCEAN AVENUE, SOUTH PORTLAND, MAINE
SWC REP.: TJB

TEST PIT TP-204

DATE: 1/20/2009 SURFACE ELEVATION: _____ LOCATION: SEE SHEET 1

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS
		1.0'	DARK BROWN SILT LOAM (TOPSOIL)	
		2.0'	TAN SILTY SAND SOME GRAVEL (FILL)	
		6.0'	BROWN TO GRAY SAND AND CLAY WITH BRICK, CLAY TILE AND ORGANICS (MIXED FILL)	
			BOTTOM OF EXPLORATION @ 6.0 FEET	

COMPLETION DEPTH: 6.0 FEET DEPTH TO WATER: NO FREE GROUNDWATER

TEST PIT _____

DATE: _____ SURFACE ELEVATION: _____ LOCATION: _____

SAMPLE NO.	SAMPLE DEPTH	DEPTH (FT)	STRATUM DESCRIPTION	TEST RESULTS

COMPLETION DEPTH: _____ DEPTH TO WATER: _____

ASTM E 1527 – 05
PHASE I ENVIRONMENTAL SITE ASSESSMENT
USER QUESTIONNAIRE

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (*the "Brownfields Amendments"*) the *user* must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in the determination that the *"all appropriate inquiry"* is not complete.

Site Name: MAHONEY MIDDLE SCHOOL

Site Address: 240 OCEAN ST SOUTH PORTLAND

S. W. Cole Engineering Job No.: 08-0972.1

User Name: SOUTH PORTLAND SCHOOL DEPARTMENT

Preparer's Name: GREG MANLES DIRECTOR BLDGS & GROUNDS

1. **Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state, or local law?

Answer: NO

2. **Activity and land use limitations that are in place on the property or that have been filed and recorded in the Registry of Deeds(40 CFR 312.26).**

Are you aware of any activity use limitations (AULs), such as *engineering controls*, land use restrictions, *or institutional controls* that are in place at the site and/or have been filed or recorded in the registry under federal, tribal state or local law?

Answer: NO

3. **Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

As the *user* of this environmental site assessment, do you have any specialized knowledge or experience related to the property or the nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by these types of businesses?

Answer: NO

4. **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

Answer: ~~NO~~ N/A

5. **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a release or threatened releases? For example:

a. Do you know the past uses of the *property*?

Answer: yes High school

b. Do you know of specific chemicals that are present or once were present at the *property*?

Answer: NO

c. Do you know of spills or other chemical releases that have taken place at the *property*?

Answer: NO

d. Do you know of any environmental cleanups that have taken place at the *property*?

Answer: NO

6. **The degree of obviousness of the presence or the likely presence of contamination at the property, and the ability to detect contamination by the appropriate investigation (40 CFR 312.31).**

As the *user* of the environmental site assessment, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

Answer: unknown

I certify that the above information is true and accurate to the best of my knowledge.

Preparer's Signature: _____ **Date:** 6-18-10

ASTM E 1527-05
ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Site Address: 240 OCEAN STREET SOUTH PORTLAND

Site Description: MAHONEY MIDDLE SCHOOL

Owner/Occupant Completing this Questionnaire: GREG MANLES
S.P. SCHOOL DEPT

Question

1A. Is the *property* used for an industrial use?

Yes (No) Unknown

1B. Is any *adjoining property* used for an industrial use?

Yes (No) Unknown

2A. Did you observe evidence or do you have any prior knowledge that the *property* has been used for an industrial use in the past?

Yes No (Unknown)

2B. Did you observe evidence or do you have any prior knowledge that any *adjoining property* has been used for an industrial purpose?

Yes No (Unknown)

3A. Is the *property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No (Unknown)

3B. Is any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No (Unknown)

Question

4A. Did you observe evidence or do you have any prior knowledge that the *property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No Unknown

4B. Did you observe any evidence or do you have any prior knowledge that any *adjoining property* has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard, or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?

Yes No Unknown

5A. Are there *currently* any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons in volume or 50 gallons in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unknown

5B. Did you observe evidence or do you have any prior knowledge that there have been *previously* any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gallons in volume or 50 gallons in the aggregate, stored on or used at the *property* or at the facility?

Yes No Unknown

6A. Are there *currently* any industrial drums (typically 55 gallon) or sacks of chemicals located on the *property* or at the facility?

Yes No Unknown

6B. Did you observe evidence or do you have any prior knowledge that have been *previously* any industrial drums (typically 55 gallon) or sacks of chemicals located on the *property* or at the facility?

Yes No Unknown

Question

7A. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?

Yes No Unknown

7B. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the *property that is of an unknown origin?*

Yes No Unknown

8A. Are there *currently* any pits, ponds, or lagoons located on the *property* in connection with waste treatment or waste disposal?

Yes No Unknown

8B. Did you observe any evidence or do you have any knowledge that there have been *previously*, any pits, ponds, or lagoons located on the *property* in connection with waste treatment or waste disposal?

Yes No Unknown

9A. Is there *currently* any stained soil on the *property*?

Yes No Unknown

9B. Did you observe evidence or do you have any prior knowledge that there has been *previously*, any stained soil on the *property*?

Yes No Unknown

10A. Are there *currently* any registered or unregistered storage tanks (above or underground) located on the *property*?

Yes No Unknown

10B. Did you observe evidence or do you have any prior knowledge that there have been *previously*, any registered or unregistered storage tanks (above or underground) located on the *property*?

Yes No Unknown

Question

11A. Are there *currently* any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the *property*?

Yes No Unknown

11B. Did you observe evidence or do you have any prior knowledge that there have been *previously*, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the *property*?

Yes No Unknown

12A. Is there *currently* evidence of leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?

Yes No Unknown

12B. Did you observe evidence or do you have any prior knowledge that there have been *previously* any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the *property*?

Yes No Unknown

13A. If the *property* is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?

Yes No Unknown

13B. If the *property* is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes No Unknown

Question

14. Does the Owner or Occupant of the property have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the *property* or any facility located on the property?

Yes (No) Unknown

15A. Has the Owner or Occupant of the property been informed of the *past existence* of hazardous substances or petroleum products with respect to the *property* or any facility located on the property?

Yes No (Unknown)

15B. Has the Owner or Occupant of the property been informed of the *current* existence of hazardous substances or petroleum products with respect to the *property* or any facility located on the property?

Yes No (Unknown)

15C. Has the Owner or Occupant of the property been informed of the *past* existence of environmental violations with respect to the *property* or any facility located on the property?

Yes No (Unknown)

15D. Has the Owner or Occupant of the property been informed of the *current* existence of environmental violations with respect to the *property* or any facility located on the property?

Yes No (Unknown)

16. Does the Owner or Occupant of the property have any knowledge of any environmental site assessment of the *property* or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes (No) Unknown

Question

17. Does the Owner or Occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the *property* by any Owner or Occupant of the property?

Yes (No) Unknown

18A. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a *storm water* system?

Yes (No) Unknown

18B. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a *sanitary sewer* system?

Yes (No) Unknown

19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the *property*?

Yes No (Unknown)

20. Is there a transformer, capacitor, or any hydraulic equipment on the *property* for which there are any records indicating the presence of PCBs?

(Yes) No Unknown

Owner/Occupant Comment Section:

_____

_____

_____

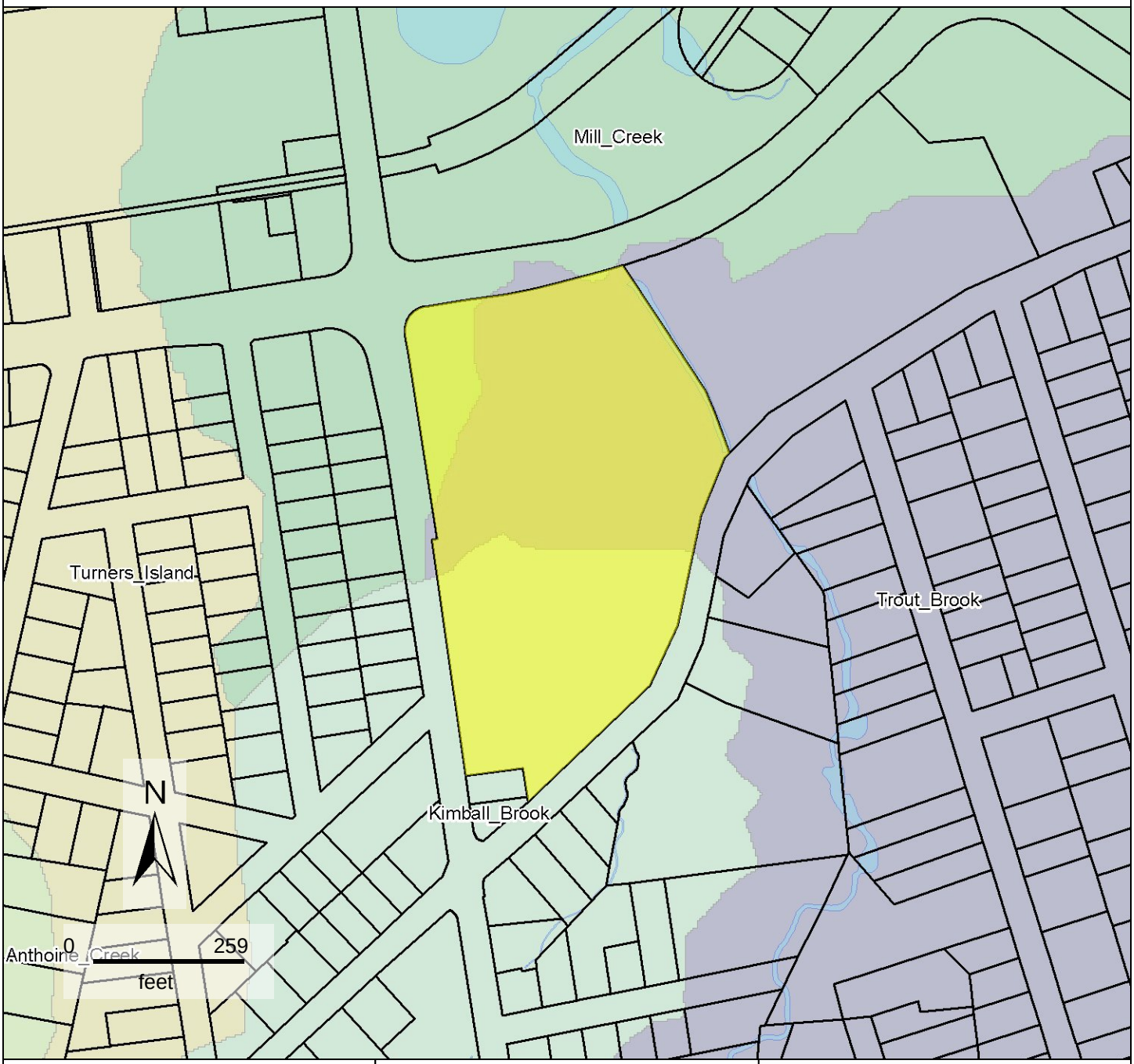
_____

_____

Signature of Owner/Occupant: _____ Date: 6-14-10

6/15/2010

City Watershed Boundaries

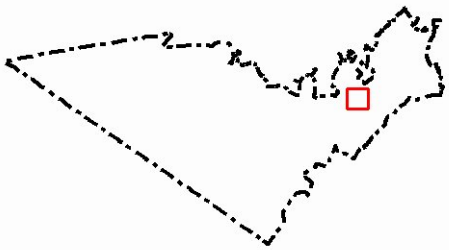


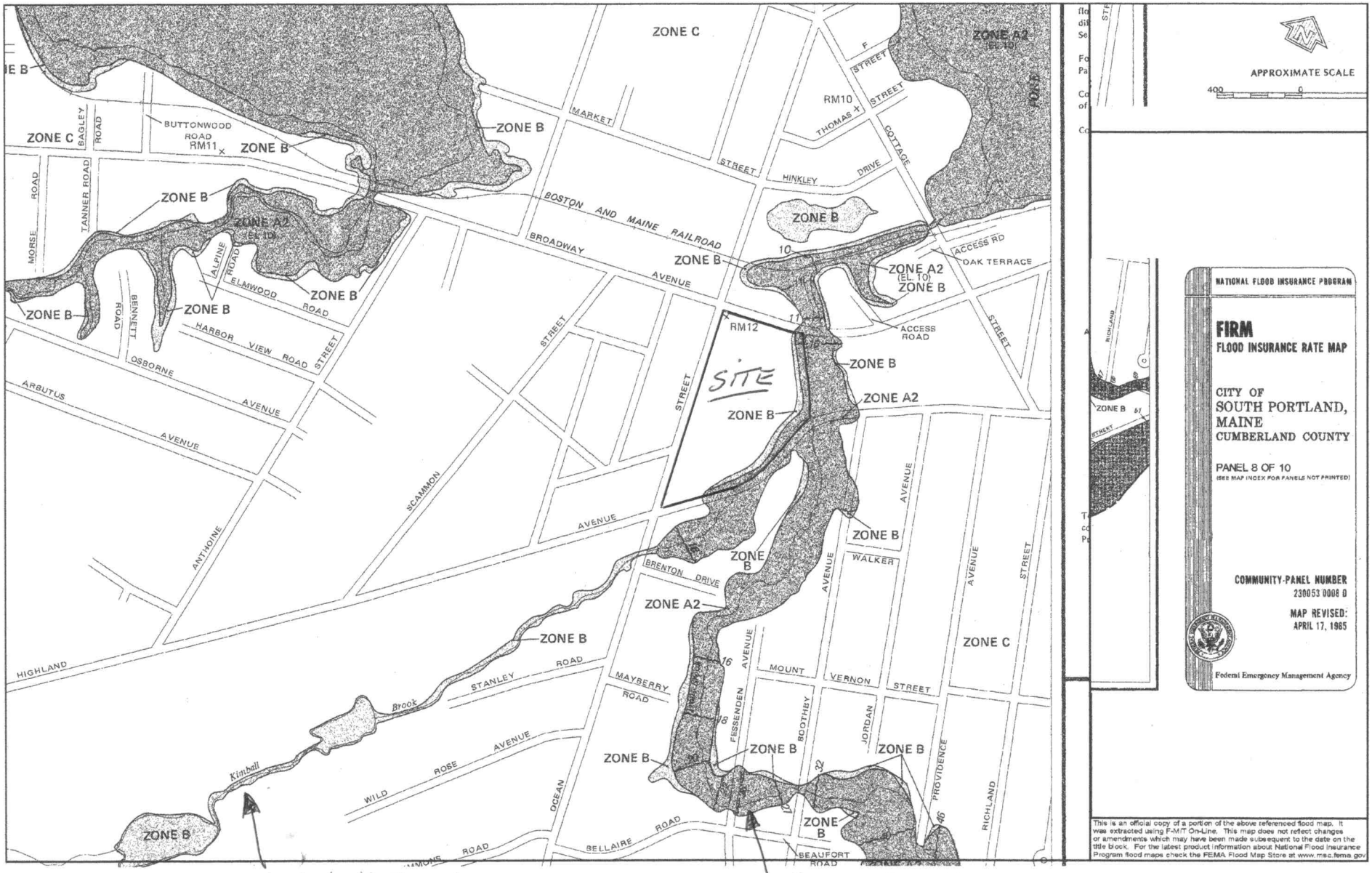
Property ID	019*0000*015*
Address	240 OCEAN ST
Owner	SOUTH PORTLAND

City of South Portland

Map For Reference Only
Not a Legal Document

The City of South Portland makes no claims and no warranties, concerning the validity, expressed or implied, of the accuracy of the GIS data presented on this map.




ZONE C
ZONE A2 (EL 10)
ZONE B
ZONE C
BUTTONWOOD ROAD
RM11
BAGLEY ROAD
MORSE ROAD
TANNER ROAD
ALPINE ROAD
ELMWOOD ROAD
BENNETT ROAD
HARBOR VIEW ROAD
OSBORNE
ARBUTUS AVENUE
MARKET STREET
BOSTON AND MAINE RAILROAD
BROADWAY AVENUE
RM10
THOMAS STREET
F STREET
HINKLEY DRIVE
COTTAGE
ACCESS RD
OAK TERRACE
ACCESS ROAD
RM12
SITE
SCAMMON AVENUE
ANTHOINE
BRENTON DRIVE
WALKER
MOUNT VERNON STREET
FESSENDEN
ROOTHBY
JORDAN
PROVIDENCE
RICHLAND
HIGHLAND
STANLEY ROAD
MAYBERRY ROAD
Kimball Brook
WILD ROSE AVENUE
OCEAN
BELLAIRE ROAD
BEAUFORT ROAD
TROUT BROOK
APPROXIMATE SCALE
400
0
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
CITY OF
SOUTH PORTLAND,
MAINE
CUMBERLAND COUNTY
PANEL 8 OF 10
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
230053 0008 D
MAP REVISED:
APRIL 17, 1985
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Tom Trainor

From: Kathy DiPhilippo [kathy@barrenhillbooks.com]
Sent: Tuesday, June 08, 2010 6:17 PM
To: Kasik David; AdinWolfgram; Counts Cathy
Cc: Haeuser Charles; Tom Trainor; Tom Trainor
Subject: Re: Mahoney Middle School site long ago - photos or maps?

Hi Tom,

I'm replying from this email rather than the historical society's so that everyone else who received Cathy Counts' email will be on the same page.

I think we're out of luck with the Portland Directories because the year that the Mahoney building was built is also the first year that the reverse street directory for South Portland was finally started. If you look to the prior year, there's no street directory to refer to.

We have an atlas from 1914 that shows the site. There is an overlay for a planned subdivision on the site, but no apparent houses at that location. You can see the brook and how it flows to the ocean and it definitely looks much different than how it is today. Perhaps you should plan to come take a look to see - perhaps the redirection of the brook is what has caused sink holes. As I also mentioned, the Memorial Band Shell also was on that side of the building - I'm not sure if that might have had something to do with it or not either.

Our museum is open every day from 10am to 4pm, but we do require an appointment to access the materials in our archives so that we can have enough volunteer coverage in the building. Because I'm down there almost every day right now mounting exhibits (Monday through Friday, anyway), all that means is that it would be smart to call me before you head over to make sure I haven't run out on an errand. If you would like a copy of the atlas page, my recommendation would be to bring a camera with you and we can let you take a photo of that section. The atlas is really too large to copy on a copy machine without risking damage to it. As long as we have enough light, a photograph should work fine.

To reach the museum, take Broadway east to the ocean, turn left onto Breakwater Drive, then take a right on Madison Street that leads right into the park.
If anyone in the city has any additional information or photographs of the site before it was built as the high school, we would appreciate receiving copies at the historical society.

Thanks,
Kathy

Kathryn DiPhilippo, director
South Portland Historical Society
55 Bug Light Park
South Portland, ME 04106
(207) 767-7299
www.sphistory.org

--- On **Tue, 6/8/10, Counts,Cathy <*CCOUNTS@southportland.org*>** wrote:

From: Counts,Cathy <CCOUNTS@southportland.org>
Subject: Mahoney Middle School site long ago - photos or maps?
To: "Kasik,David" <DKASIK@southportland.org>, "Wolfgram, Adin" <awolfgram@southportland.org>
Cc: "Haeuser,Charles" <CHAEUSER@southportland.org>, ttrainor@swcole.com, "Kathy DiPhilippo" <kathy@barrenhillbooks.com>
Date: Tuesday, June 8, 2010, 4:18 PM

Do any of you recall the whereabouts of any old photos, aerials, maps or plans that show the property that Mahoney Middle School is now on, before it was built? A man doing a site assessment needs the information. He said there are some sink holes on the site and he needs to find out why.

Broadway and Summer Street (now all Broadway) were not joined until perhaps early in the 20th century, and it is approximately in this neighborhood that there was no thru-way connection at one time.

Mill Creek Park, I've heard, was once a dump or fill site, and I'm wondering whether the Mahoney site was part of the same dump site.

Also, the man doing the site assessment, Thomas Trainor, thought the stream course was altered at some point.

Any information would be helpful. Thanks.

Cathy Counts, Admin. Sec.
City of South Portland
Dept. of Planning & Development
62 E Street
South Portland, ME 04106

PO Box 9422
South Portland, ME 04116-9422

207-767-7603 X 8
207-767-2197 FAX
ccounts@southportland.org
www.southportland.org

Please be advised that pursuant to Title 1 M.R.S.A. Section 402(3), a public record includes any written, printed, or graphic matter or any mechanical or electronic data in the possession or custody of an agency or public official that has been received or prepared for use in connection with the transaction of public or governmental business and contains information relating to the transaction of said business; therefore, the public is advised that any correspondence, whether by traditional method or e-mail with City offices or City officials, with certain exceptions, is public record and is available for review by any interested party.

Tom Trainor

From: sphistoricalsociety@maine.rr.com
Sent: Tuesday, June 08, 2010 1:50 AM
To: Tom Trainor
Subject: Re: Mahoney School

Hi Tom,

I don't have any personal knowledge of that site's use prior to the school being built. We do have some materials at our museum that could help us look into that. The Portland Directories have a reverse directory for South Portland that might have existed for a year prior to the build, not sure (around 1923/1924 is when the South Portland reverse street directory first appears. I'd have to look to see. We do have one special directory from 1902 that has a reverse street directory, we could check that also. We also have a 1914 atlas that we could look to to see if there is any use evidenced on there.

I will try to get a chance to look through these tomorrow to see if I can find anything for you.

On the grounds to the east and south, from 1947 to 1950 or so, the American Legion sponsored and built a "Memorial Band Shell" where concerts were held. There is a picture and story about it on page 39 of the book History of South Portland, Maine.

--
Kathryn DiPhilippo, director
South Portland Historical Society
55 Bug Light Park
South Portland, ME 04106
(207) 767-7299
www.sphistory.org

---- Tom Trainor <Tom.Trainor@SWCole.com> wrote:
> Dear K. DiPhilippo - We are doing a site assessment for Greg Marles, Director of Buildings and Grounds with the South Portland School Department.
> Do you have any knowledge of what the Mahoney Middle School site (former SPHS) was use for before the school building was built there in 1924 and 1936 ?
> Was there any other land use for the ball field areas east and south of the school (before you cross Kimball Brook) ?
> Thank You,
>
> Thomas A. Trainor, P.G.
> Senior Environmental Geologist
>
> S. W. Cole Engineering, Inc.
> 17 Chestnut Street, Suite 1A
> Portland, ME 04101-4940
>
> Phone: (207) 773-6800
> Fax: (207) 773-6801
> Cell: (207) 671-5802
> E-mail: ttrainor@swcole.com<mailto:ttrainor@swcole.com>
>
> [cid:image001.jpg@01CB0652.0E6C3AD0]
>
> ü Please consider the environment before printing this email.
>
> www.swcole.com<http://www.swcole.com>
>
> Notice: The information contained in this communication and any files transmitted with it are confidential, may be privileged and are intended for the exclusive use of the above named addressee(s). If you are not the intended recipient(s) or the person responsible for delivering the e-mail to the intended recipient, be advised that you are expressly prohibited from printing, copying, distributing, disseminating, or in any other way using

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>

2008

S.W.COLE ENGINEERING, INC. • Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

MAHONEY MIDDLE SCHOOL

Preliminary Geotechnical Investigation:

Scope:

Perform test borings within proposed building and paved areas east and south of the existing school.

Investigate reported "sinkholes" in the field areas south of the existing building.

Data Collection

Completed ground penetrating radar survey of reported sinkholes in field areas.

Completed test boring is proposed addition and paved areas east and south of the existing school.

Completed test pits in field and proposed building area.

Preliminary Findings

Ground penetrating radar in the playfield areas suggests there is a layer of debris fill with voids 1 to 3 feet below the ground surface. The debris fill was further investigated during the test boring work and was found to consist of brick, wood, metal and concrete. Further investigation by backhoe dug test pits was completed.

The test borings within the proposed building areas east of the existing building encountered 4 to 9 feet of fill overlying native deposits of outwash sand, marine clay and glacial till overlying bedrock at depths of 32 to 40 feet.

The test borings in the proposed paved areas encountered fill and debris fills extending to depths of 5 to 8 feet overlying native sand and clay soils. The debris fills at B-205 were not penetrated within 15 foot depth explored.

The test pits found the uncontrolled debris fill to consisted of sand and silt mixed with bricks, concrete, pavement and wood. The test pit within the proposed building area east of the south wing penetrated to native stiff clay at a depth of about 9 feet.

Groundwater was generally 7 to 8 feet below the ground surface.

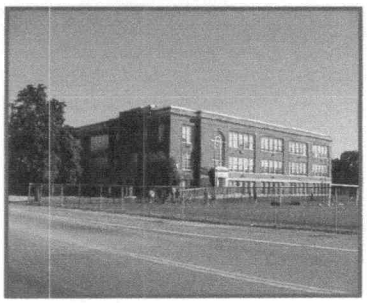
Preliminary Conclusions and Recommendations

The land surrounding the existing school building contains uncontrolled fill and debris fills that are not suitable for direct support of buildings. The depth of excavation to remove the unsuitable materials would generally range from 5 to 10 feet. The disposal of these unsuitable materials could require special handling at a landfill or other permitted location.

With removal and backfilling of the unsuitable materials below proposed building additions off the south and gym wings of the school, new construction could be supported on spread footing foundations, similar to Brown Elementary School. Paved areas would require thicker gravel sections with a geotextile fabric over uncontrolled fill subgrades.

The sinkholes in the playfield areas will likely persist as wood in the debris fills decays and voids are filled in with overlying soils from the playfield surface. Attempts could be made to remedy the sinkholes in the field, but the most economical means is likely to continue filling sinkhole through regular maintenance as is currently being practiced.

240 OCEAN ST



Click to enlarge

MBL :	019/ / 015/ /
Location:	240 OCEAN ST
Owner Name:	SOUTH PORTLAND
Pin Number:	019*0000*015*

SEARCH FOR SIMILAR SALE PROPERTIES

Parcel Value

Item	Appraised Value	Assessed Value
Buildings	2,633,100	2,633,100
Extra Building Features	0	0
Outbuildings	15,100	15,100
Land	1,157,500	1,157,500
Total:	**3,805,700**	**3,805,700**

Owner of Record

SOUTH PORTLAND
PO BOX 9422
SOUTH PORTLAND, ME 04116-9422

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
SOUTH PORTLAND	01101/0114		

Land Use (click here for a list of codes and descriptions)

Land Use Code	Land Use Description
9033	PUB-SCHOOL MDL-96

Land Line Valuation

Size	Zone	Appraised Value	Assessed Value
10.00 AC	A	1,157,500	1,157,500

Construction Detail

Item	Value
STYLE	Schools-Public
Exterior Wall 1	Brick/Masonry
Roof Structure	Flat
Roof Cover	Tar & Gravel
Interior Wall 1	Drywall/Sheet
Interior Floor 1	Hardwood
Interior Floor 2	Tile A V R
Heating Fuel	Oil
Heating Type	Hot Water
AC Type	None
Bldg Use	PUB-SCHOOL MDL-96
Total Baths	2
Heat/AC	NONE
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	10

Building Valuation

Item	Value
Living Area	62,060 square feet
Replacement Cost	8,776,960
Year Built	1940
Depreciation	70%
Replacement Cost Less Depreciation	2,633,100

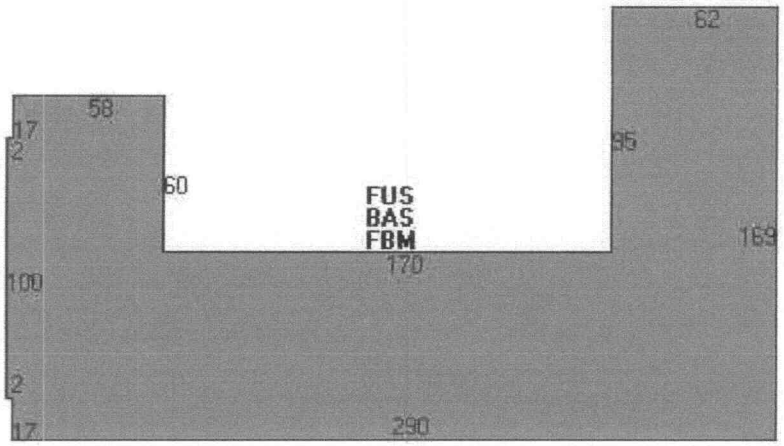
Outbuildings (click here for a list of codes and descriptions)

Code	Description	Units	Appraised Value
FGR4	GARAGE W/LOFT AVG	480 S.F	7700
PAV1	PAVING ASPHALT	10000 S.F.	7400

Extra Features (click here for a list of codes and descriptions)

Code	Description	Units	Appraised Value
No Extra Building Features			

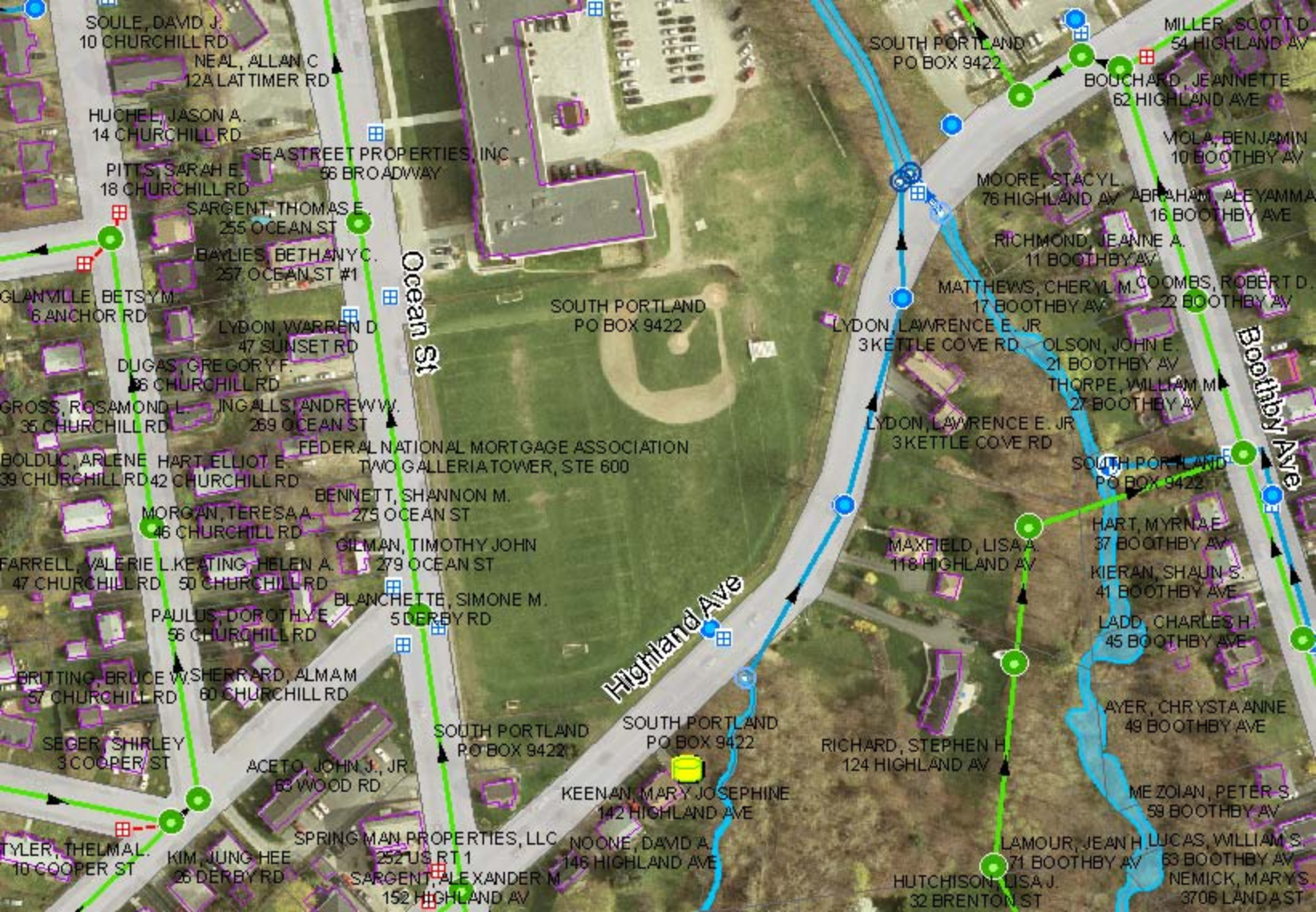
Building Sketch (click here for a list of codes and descriptions)

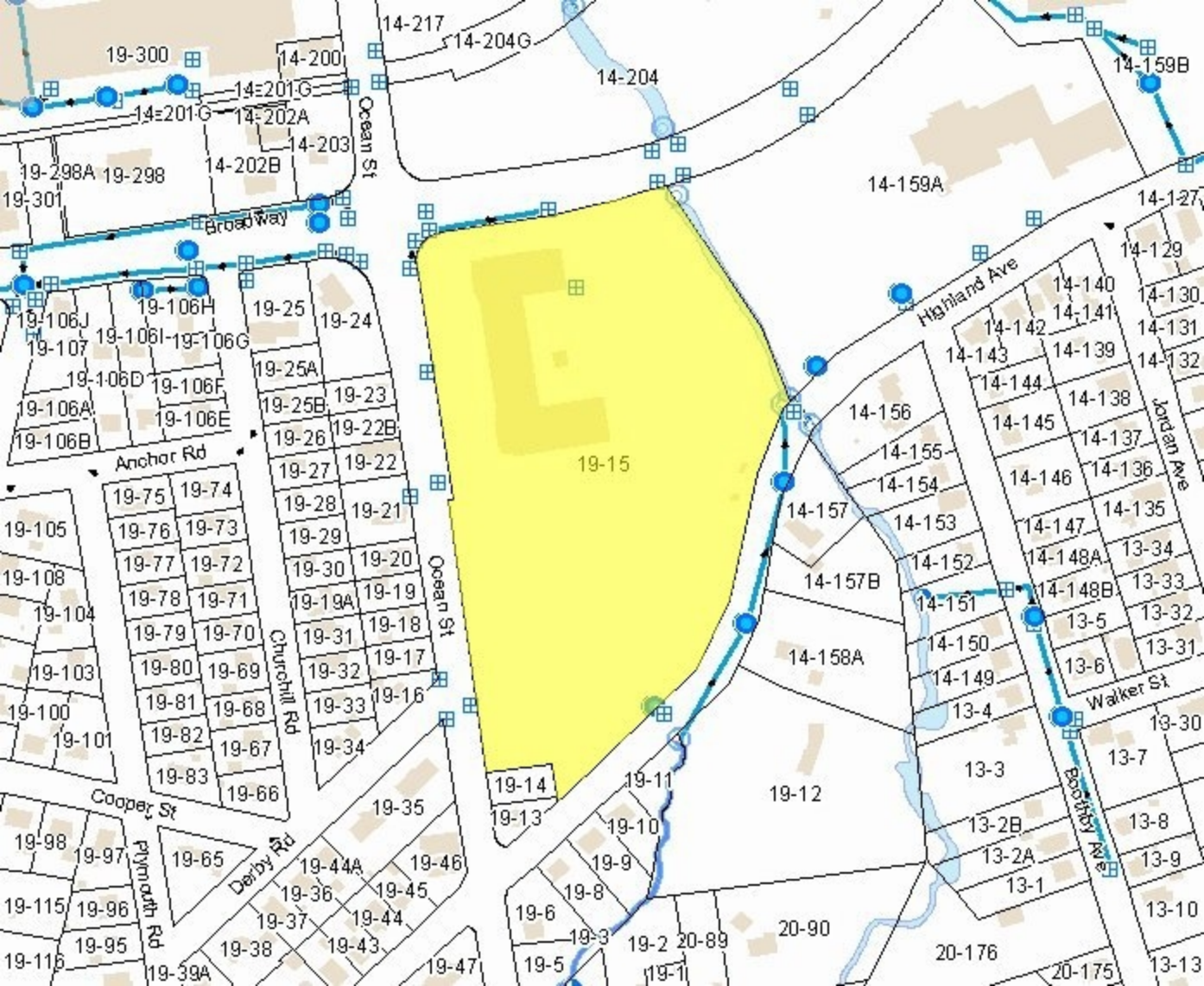


Subarea Summary (click here for a list of codes and descriptions)

Code	Description	Gross Area	Living Area
BAS	First Floor	31030	31030
FBM	Basement, Finished	31030	0
FUS	Upper Story, Finished	31030	31030
	Total	93090	62060

Online Database for South Portland, ME Powered by **Vision Appraisal Technology**


SOULE, DAVID J.
10 CHURCHILL RD
NEAL, ALLAN C
12A LATTIMER RD
HUCHEE, JASON A.
14 CHURCHILL RD
PITTS, SARAH E.
18 CHURCHILL RD
SEASTREET PROPERTIES, INC
66 BROADWAY
SARGENT, THOMAS E.
255 OCEAN ST
BAYLIES, BETHANY C.
257 OCEAN ST #1
GLANVILLE, BETSY M.
6 ANCHOR RD
LYDON, WARREN D
47 SUNSET RD
DUGAS, GREGORY F.
36 CHURCHILL RD
GROSS, ROSAMOND L.
35 CHURCHILL RD
INGALLS, ANDREW W.
269 OCEAN ST
BOLDUC, ARLENE
39 CHURCHILL RD
HART, ELLIOT E.
42 CHURCHILL RD
MORGAN, TERESA A.
46 CHURCHILL RD
FARRELL, VALERIE L.
47 CHURCHILL RD
KEATING, HELEN A.
50 CHURCHILL RD
PAULUS, DOROTHY E.
56 CHURCHILL RD
BRITTING, BRUCE W.
57 CHURCHILL RD
SHERRARD, ALMA M.
60 CHURCHILL RD
SEGER, SHIRLEY
3 COOPER ST
ACETO, JOHN J., JR.
62 WOOD RD
TYLER, THELMA L.
10 COOPER ST
KIM, JUNG HEE
26 DERBY RD
SPRINGMAN PROPERTIES, LLC
252 U.S. RT 1
SARGENT, ALEXANDER M.
152 HIGHLAND AV
Ocean St
SOUTH PORTLAND
PO BOX 9422
FEDERAL NATIONAL MORTGAGE ASSOCIATION
TWO GALLERIA TOWER, STE 600
BENNETT, SHANNON M.
275 OCEAN ST
GILMAN, TIMOTHY JOHN
279 OCEAN ST
BLANCHETTE, SIMONE M.
5 DERBY RD
Highland Ave
SOUTH PORTLAND
PO BOX 9422
SOUTH PORTLAND
PO BOX 9422
KEENAN, MARY JOSEPHINE
142 HIGHLAND AVE
NOONE, DAVID A.
146 HIGHLAND AVE
SOUTH PORTLAND
PO BOX 9422
MILLER, SCOTT D.
54 HIGHLAND AV
BOUCHARD, JEANNETTE
62 HIGHLAND AVE
VIOLA, BENJAMIN
10 BOOTHBY AV
MOORE, STACY L.
76 HIGHLAND AV
ABRAHAM, ALEYAMMA
16 BOOTHBY AVE
RICHMOND, JEANNE A.
11 BOOTHBY AV
MATTHEWS, CHERYL M.
17 BOOTHBY AV
COOMBS, ROBERT D.
22 BOOTHBY AV
LYDON, LAWRENCE E. JR
3 KETTLE COVE RD
OLSON, JOHN E.
21 BOOTHBY AV
THORPE, WILLIAM M.
27 BOOTHBY AV
LYDON, LAWRENCE E. JR
3 KETTLE COVE RD
Boothby Ave
SOUTH PORTLAND
PO BOX 9422
HART, MYRNA E.
37 BOOTHBY AV
MAXFIELD, LISA A.
118 HIGHLAND AV
KIERAN, SHAUN S.
41 BOOTHBY AVE
LADD, CHARLES H.
45 BOOTHBY AVE
AYER, CHRYSTA ANNE
49 BOOTHBY AVE
RICHARD, STEPHEN H.
124 HIGHLAND AV
MEZOIAN, PETER S.
59 BOOTHBY AV
LAMOUR, JEAN H.
71 BOOTHBY AV
LUCAS, WILLIAM S.
63 BOOTHBY AV
HUTCHISON, LISA J.
32 BRENTON ST
NEMICK, MARY S.
3706 LANDA ST


19-15
Ocean St
Broadway
Anchor Rd
Cooper St
Churchill Rd
Derby Rd
Plymouth Rd
Highland Ave
Jordan Ave
Walker St
Bootsky Ave
14-204
14-217
14-204G
14-159B
14-159A
14-127
14-129
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19-25
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19-22
19-21
19-20
19-19
19-18
19-17
19-16
19-106J
19-107
19-106I
19-106H
19-106G
19-106D
19-106F
19-106A
19-106E
19-106B
14-203
14-202B
14-202A
14-201G
14-201G
14-200
19-300
19-298A
19-298
19-301

APPENDIX G

S.W.COLE ENGINEERING, INC.

Our Clients Make Better Decisions
From the Ground Up.

Gary Bucklin, C.G., P.G., RBP
Senior Geologist
Environmental Services Leader

Education:
B.A., Earth Science, University of Southern Maine

Registrations:
Maine Certified Geologist

New Hampshire Professional Geologist

Registered Brownfield Professional (R.B.P.)

Certifications:
Certified Nuclear Densometer Operator

OSHA 40-Hour Hazardous Waste Site Worker Course

OSHA 8-Hour Hazardous Waste Supervisory Course

Qualifications:
3rd Party Erosion Control Inspection Qualified

Affiliations:
Geological Society of Maine
Maine Mineral Resources Association
National Groundwater Association
New Hampshire Council of Professional Geologists

Specialized Training:
NGWA Groundwater Exposition
Las Vegas, NV, December 2002

NGWA Groundwater Exposition
Nashville, TN, December 2001

NGWA Assessment & Management of MTBE Impacted Sites Conference
Portland, ME, June 1999

Gary is a native of Durham, Maine. He attended schools in Durham and Freeport and graduated from the University of Southern Maine, earning a B.A. in Earth Science, and went to work for Maine Electronics, a circuit board manufacturing plant. He then worked as a technician in construction materials testing for 7 years. His interest in geology took the form of a hobby before a career. Gary has been a rockhound, collecting rock specimens and gems in the hills and mountains of western Maine, for many years.

Gary is known to S. W. Cole Engineering, Inc. clients for his personable, down to earth approach, and work ethic. He joined S. W. Cole Engineering, Inc. as an Engineering Technician in November 1990. He was reassigned to the position of Environmental Scientist in March 1993, as a Project Manager in 1996, Geologist in 1997 and Senior Geologist in 2001. His responsibilities include providing the following services: gravel pit permitting, Phase I and Phase II Environmental Site Assessments; underground storage tank site assessments; groundwater monitoring and soil sampling; coordinating and monitoring of soil borings, soil gas probe surveys and test pits; and report preparation.

Mr. Bucklin has over 7 years prior experience in the construction materials testing field including owners representative responsibilities with a variety of projects such as landfills, wastewater treatment facilities, commercial buildings, and schools. Environmental projects have included a CERCLIS manufactured gas plant site, waste processing facilities, industrial facilities, large tract timberlands and UST sites in Maine, New Hampshire, Massachusetts, New York, Rhode Island and Vermont. He has worked on projects in the MDEP VRAP program, and served as the Project Manager for two Brownfields projects and three third-party erosion control projects in Maine. Mr. Bucklin also served as the Corporate Health and Safety Officer for S. W. Cole Engineering, Inc. from 1999 to 2003.

S.W.COLE ENGINEERING, INC.

Our Clients Make Better Decisions
From the Ground Up.

Thomas A. Trainor, P.G., E.A.C.
Senior Environmental Geologist

Education:

B.A., Environmental Science/Geology
Colby College, Waterville, Maine

Geotechnical Engineering
Graduate Courses
USM, Portland, Maine

Registrations:

National Society of Environmental Consultants, EAC #3545

State of Maine, Licensed Asbestos Inspector #AI-0432

State of NH Professional Geologist #466

State of NH Licensed Asbestos Inspector #0245-I

Certifications:

24-Hour Asbestos Inspector Certificate

40-Hour OSHA Health and Safety Trained

Certified Maine Environmental Specialist, Oil & Hazardous Materials Specialist, Geologic Technician

Tom Trainor is a Professional Geologist, a Certified Environmental Assessment Consultant and a Licensed Asbestos Inspector. Over the past 20 years he has functioned primarily as an Environmental Geologist and Project Manager. His experience includes: environmental and geotechnical field investigations, environmental site assessments, borehole advancement and well installation, contaminated media sampling including air, groundwater, surface water, sediment, soil and soil vapor, storm water pollution prevention plans, erosion and sedimentation control plans, spill prevention plans, and remedial action plans.

Tom is a native of Maine. He was born in Waterville and raised in Cumberland where he graduated from Greely High School. Tom attended Colby College in Waterville where he played varsity basketball and graduated with a degree in Environmental Science. Preferring the outdoors over the classroom, Tom's senior thesis combined elements of the classes he enjoyed most including: glacial geology, geomorphology, and geologic field methods.

After graduation, Tom went to work for the marine division of Western Geophysical Company of America where he started as a technician working on the back deck of seismic research boats and then worked his way through to Marine Geophysical Supervisor in charge of several 200-foot long state-of-the-art seismic data acquisition boats. Over the course of his career with Western Geophysical, Tom worked on the Atlantic Ocean, the Gulf of Mexico, the Pacific Ocean, the Arctic Ocean and in Alaska, British Columbia, the Northwest Territories, the Panama Canal, South America, and the west coast of Africa.

Recently, Tom has worked as both lead Geologist and Project Manager on a fuel oil company site in Maine with gasoline and diesel oil free product contamination left onsite by a former owner via unreported leaking underground storage tanks. Tom conducted Phase I and Phase II Environmental Site Assessments, advanced soil borings and probes, completed groundwater monitoring well installations, conducted soil and groundwater sample and laboratory analysis programs, completed magnetometer surveys, test pit investigations, floor drain and septic system investigations, remedial skimmer pump installations and operations for automated petroleum free product removal, and implemented an aerobic microbe bioremediation slurry injection program.

Other related projects include:

Senior Geologist and Project Manager conducting ASTM Phase I and Phase II Environmental Site Assessments for Maine financial institutions seeking to limit their environmental risk exposure.

Environmental Control Manager for lead (Pb) and polychlorinated biphenyl (PCB) containing paint removal operations from 62 United States Navy very-low frequency (VLF) submarine communication towers in Cutler, Maine.

PORTLAND OFFICE
17 Chestnut St., Suite 1A • Portland • Maine 04101 • 207.773.6800 • ttrainor@swcole.com • www.swcole.com

Environmental Management Inc.

51 River Road Brunswick, Maine 04011
(207) 729-7549

This is to certify that:

Tom Trainor

Has completed the requisite refresher training, and has passed an examination for reaccredidation as an:

4 Hour Asbestos Inspector Refresher

pursuant toTitle II of the Toxic Substance Control Act, 15 U.S.C. 2646
and Maine State Regulations 06-096 CMR 425.8 (E)

April 30, 2010

April 30, 2010
Examination Date

April 30, 2011

President / Director of Training

State of Maine
Asbestos Abatement Program

Thomas A. Trainor

Inspector
Cert No. AI-0432
Trn.Exp.Date 04/30/2011

Expiration Date 04/30/2011
This is not a legal form of official identification

LIMITED
PHASE II ENVIRONMENTAL SITE ASSESSMENT
MAHONEY MIDDLE SCHOOL
BUILDING AND GROUNDS
240 OCEAN STREET
SOUTH PORTLAND, MAINE

08-0972.1 E **August 19, 2010**

PREPARED BY

PREPARED FOR:

SOUTH PORTLAND SCHOOL DEPARTMENT
ATTENTION: MR. GREG MARLES
130 WESCOTT ROAD
SOUTH PORTLAND, MAINE 04106

S.W.COLE ENGINEERING, INC. • Geotechnical Engineering • Field & Lab Testing • Scientific & Environmental Consulting

08-0972.1 E

August 19, 2010

South Portland School Department
Attention: Mr. Greg Marles
130 Wescott Road
South Portland, Maine 04106

Subject: Report
Limited Phase II Environmental Site Assessment
Mahoney Middle School Building and Grounds
240 Ocean Street
South Portland, Maine

Dear Mr. Marles:

Based on the results of a Phase I Environmental Site Assessment (ESA) and in response to a request from the South Portland School Department, S. W. COLE ENGINEERING, INC. (SWCE) completed a Limited Phase II ESA for the Mahoney Middle School property (Site) located at 240 Ocean Street in South Portland, Maine (Map 19, Lot 15). Please refer to the attached Sheet 1 – Site Location Map.

PHASE I ESA RESULTS

The results of the Phase I ESA were presented to you in a report dated June 29, 2010. The assessment revealed evidence of recognized environmental conditions in connection with the Site. A summary of the recognized environmental conditions identified are presented in the following numbered paragraphs.

1. Potential off-Site sources of contamination are associated with up-gradient adjoining property to the west across Ocean Street that were historically used as a 'Filling Station' at 239 Ocean Street, a 'Private Garage-Trucks' at 269 Ocean Street, and an 'Auto Repair Garage' with a gasoline tank at 277 Ocean Street from as far back as 1935. The potential underground storage tanks (USTs) at these locations without documented tank, piping, soil, and groundwater conditions at the time of removal constitutes a recognized environmental condition in connection with the Site. In the Phase I ESA report, SWCE recommended that an in-person review be conducted of the Maine Department of Environmental Protection (MeDEP) files for the three

properties located across Ocean Street from the Site that have a history of commercial petroleum use and/or storage.

2. The 10,000 gallon No. 2 oil tank located on the lower level next to the boiler room in the school building was inaccessible during the Phase I ESA and was reported by the building maintenance foreman to be positioned directly on the poured concrete basement floor and surrounded on all sides by masonry walls without access doors and therefore could not be readily inspected. According to MeDEP *CMR 06-096, Chapter 691 'Rules For Underground Oil Storage Facilities'*, the tank meets the definition of a UST because it cannot be readily inspected. In the Phase I ESA report, SWCE recommended that the tank be registered as a UST with the MeDEP or sufficiently exposed so as to meet the MeDEPs definition of an above-ground storage tank (AST). ASTs should be registered with either the State Fire Marshall's Office or the Maine Fuel Board.

3. A 1914 atlas on file at the South Portland Historical Society provided historical evidence that Kimball Brook at one time crossed about 400 feet of the southeastern portion of the Site in the area of the present day athletic field. This information indicates that this area has been filled with as much as 10-12 vertical feet of material to create the athletic field at its current elevation. In addition, shallow test pits and soil borings completed as part of a 2008 proposed school building expansion feasibility study showed evidence of relic wetland/marsh areas and unconsolidated fill materials beneath the athletic field rendering it unsuitable to support school building expansion. In the Phase I ESA report, SWCE recommended that a limited Phase II ESA including a geophysical survey and a subsurface exploration program be completed to assess subsurface conditions in the historic location of Kimball Brook beneath school athletic field.

Although not considered a recognized environmental condition, SWCE recommended in the Phase I ESA report that the path of the corrugated steel culvert that emanates from the west embankment of the Trout Brook be determined during the completion of the proposed limited Phase II ESA activities.

PHASE II ESA WORK SCOPE AND RESULTS

Based on authorization received from you on behalf of the South Portland School Department, SWCE proceeded with the recommendations presented in the Phase I ESA

report. The following numbered paragraphs present a description of the Phase II ESA work scope items and a summary of the results obtained.

1. SWCE conducted a review of the MeDEP remediation, spill, and tank files available for 239, 269, and 277 Ocean Street. MeDEP remediation, spill, and tank files were not found for the properties at 269 and 277 Ocean Street and only a MeDEP tank file was found for the 239 Ocean Street property. According to information contained in the file, a 500 gallon No. 2 fuel oil UST and a 500 gallon waste oil UST were removed from the 239 Ocean Street property in December 1994 with no apparent indication of a leak or spill from either tank (Maine DEP Reg. # 18970).

   At the time of tank removal, the property was occupied by the Pizza Joint Restaurant and had been owned and operated as a restaurant by Allan and Janet Neal since July 1991. Prior to 1991, the property had been owned by Norman Jordan since 1969 and by the Lloyd Jordan Co. since 1929. As reported in the Phase I ESA report, a review of a 1935 street directory indicated that the property at 239 Ocean Street was occupied by the Lloyd Jordan Service Station. It is possible that petroleum USTs had been installed on the property since 1935 until sometime prior to 1994, however the 1994 UST removals showed no indication of a recent or historical petroleum release.

2. As an attachment to this letter report, SWCE is providing a MeDEP registration form and contact information to assist to the South Portland School Department in the registration process for the 10,000 gallon No. 2 oil tank located on the lower level next to the boiler room in the school building. It is our understanding that completion and submission of the form to the MeDEP will be addressed by the South Portland School Department without further assistance from SWCE.

3. To assist in determining the path of the steel culvert across the school athletic field and to assess subsurface conditions in the historic location of Kimball Brook beneath the school athletic field, SWCE completed two geophysical surveys and a subsurface exploration program. On July 9, 2010, SWCE conducted a preliminary magnetic survey across the field using a hand-held Schonstedt Model GA-52Cx Magnetic Locator capable of detecting iron and steel (ferrous) objects at depths of approximately 10 feet below ground surface (bgs).

The results of the preliminary magnetic survey appeared to verify that the steel culvert emanating from the west embankment of Trout Brook likely once carried Kimball Brook from the south side of Highland Avenue under the school field to Trout Brook just east of the school building. A faint (interpreted to be greater than 10 feet bgs) linear magnetic anomaly was detected by SWCE from the north side of Highland Avenue approximately across from the house at 142 Highland Avenue in the general vicinity of a storm drain catch basin and crosses the school field just west of the large double-oak tree and continues east of the grandstands and west of the two small utility sheds before ending at Trout Brook approximately 150 feet north of Highland Avenue. The approximate location of the abandoned culvert is depicted on attached Sheet 2 – Exploration Location Plan.

West to east traversing survey lines with an approximate 10-foot spacing were completed by SWCE during the preliminary July 9, 2010 magnetic survey. The results showed a total of 24 individual magnetic anomalies across the field, 20 of which were interpreted by SWCE to be relatively small targets within a foot or two bgs. The remaining 4 magnetic anomaly locations were large and relatively deep anomalies situated in the vicinity of the fall-line of the historic Kimball Brook drainage valley and further interpreted to be on both sides of the faint linear anomaly expected to be the abandoned steel culvert..

With oversight from SWCE, a ground-penetrating radar (GPR) survey was conducted on July 14, 2010 by Dig Smart of Maine, Inc. of Scarborough, Maine. SWCE selected a GPR survey because it is a non-destructive geophysical field method that uses microwave frequencies to map the subsurface. Interpretation of information presented on the GPR display screen allows the operator to identify buried objects, changes in subsurface material density, and underground voids. Depending on subsurface conditions, useable information may be obtained from depths up to 20 feet bgs. Dig Smart of Maine used a rubber-wheeled, push-type, 350 Hertz, MALA unit for the GPR survey. Similar to the preliminary magnetic survey conducted by SWCE on Jul 9, 2010, the GPR unit was operated on a grid pattern across the field. Because GPR does not distinguish between ferrous and non-ferrous objects, SWCE conducted a second magnetic survey concurrently with the GPR survey along the same grid pattern. Emphasis was placed on the 24 magnetic anomalies identified during the preliminary magnetic survey completed by SWCE on July 9, 2010.

During the survey, the GPR operator indicated that signal penetration and reflected energy resolution was generally poor across the Site and suspected that the soil consisted predominantly of loose fill and possibly clay. The results of the GPR survey did not clearly indicate the presence of the buried steel culvert between Highland Avenue and Trout Brook but did clearly indicate the presence of the buried fall-line of the historic Kimball Brook drainage valley across the field. The GPR reflections interpreted to be the buried fall-line corresponded with the 4 large magnetic anomaly locations identified by SWCE during the magnetic survey.

With oversight from SWCE, a test pit exploration program was conducted in the athletic field by Southern Maine Sitework of Gray, Maine on July 27, 2010. Southern Maine Sitework used a rubber-tired, all-wheel drive Caterpillar M318 excavator with a digging depth of about 12 feet bgs and a 1 cubic yard smooth-edged grading bucket. A total of 7 test pits were excavated by Southern Maine Sitework and then backfilled with the excavated material from each location after being documented by SWCE. Please refer to attached Sheet 2 – Exploration Location Plan for a depiction of the approximate test pit locations.

Exploration locations TP-1, and TP-3 were excavated in small (1- to 2-foot diameter) sink hole locations that had developed in the field behind (southwest of) second base. Neither magnetic nor GPR anomalies were identified for these two locations. Subsurface materials and conditions encountered in the test pits included loose, dry, clean sand and gravel with some cobbles, a few small boulders and several small voids where material compaction was not evident. Exploration location TP-2 was excavated in the baseball infield between second and third base where the magnetic survey had indicated a strong magnetic anomaly at a shallow depth bgs. Subsurface materials and conditions encountered in TP-2 included loose, dry, clean sand and gravel with some cobbles, a few small voids and two approximate 1-foot long heavy angle iron pieces found at about 2.5 feet bgs.

The remaining 4 explorations (TP-4, TP-5, TP-6, and TP-7) were excavated in the locations of the 4 large magnetic anomalies identified during the magnetic survey and corresponded with the clear GPR reflections interpreted to be the buried fall-line of the historical Kimball Brook drainage valley. Similar materials and subsurface conditions as previously found in TP-1 through TP-3 including loose, dry, clean sand and gravel with some cobbles and small voids were encountered from ground surface to about 2 feet bgs. From 2 feet bgs to the maximum digging depth of 12 feet bgs dry conditions

and the following materials and conditions were found in each of these 4 test pit locations: ash, asphalt, bottles, brick, cans, concrete, glass, leather, pottery, metal, stumps, and voids.

Hazardous materials, asbestos, and petroleum odor and staining were not observed by SWCE in any of the 7 exploration locations. Subsurface soil and ash samples obtained from the test pits were screened in the field by SWCE for the presence of photo-ionizable compounds (PICs) using a Thermo 580B photo-ionization detector (PID) equipped with a 10.6 eV lamp. The PID was calibrated by SWCE with 100 parts per million (ppm) isobutylene gas using the MeDEP recommended set point of 240 ppm for fuel oil sites (most stringent set point). Field screening was conducted in accordance with MeDEP regulations contained in *CMR 06-096, Chapter 691, Appendix Q - Field Determination of Soil-Hydrocarbon Content by Jar/Poly Bag Headspace Technique.* PID field screening results obtained by SWCE were non-detect (0.0 parts per million PICs) for all samples. The absence of measurable PICs indicates that petroleum hydrocarbons and other volatile organic hazardous material such as solvents and degreasers are not present in the samples screened.

SUMMARY AND RECOMMENDATIONS

The results of the in-person review of MeDEP files for the three properties located across Ocean Street from the school with a history of commercial petroleum use/storage resulted in the discovery that no information is available for 269 and 277 Ocean Street and only a 1994 tank removal record is on file for 239 Ocean Street. A review of the 239 Ocean Street tank removal file showed that the site assessor present at the time observed no indication of a recent or historical petroleum release. Additional research concerning the environmental history of these three adjoining properties is not expected to reveal information of additional value to this ESA. A copy of the 239 Ocean Street tank removal report is included as an attachment to this report.

A UST registration form is attached to this report for use in the registering the 10,000 gallon No. 2 oil tank located on the lower level next to the boiler room in the school building. It is our understanding that completion and submission of the form to the MeDEP will be addressed by the South Portland School Department without further assistance from SWCE.

The results of the geophysical surveys and test pit explorations did not indicate the presence of hazardous material, asbestos containing material, or petroleum related materials buried beneath the athletic field. The geophysical survey results show the approximate location of

an abandoned 30-inch ± diameter corrugated steel culvert beneath the athletic field. The culvert was likely used to carry Kimball Brook surface water drainage from Highland Avenue to Trout Brook sometime between 1914 and 1944. The test pit explorations revealed the presence of loose unconsolidated fill materials buried beneath the athletic field that include: dry, clean sand and gravel with cobbles and boulders, ash, asphalt, bottles, bricks, cans, concrete, glass, leather, pottery, metal and stumps with numerous voids.

It is likely that the occasional appearance of shallow surface depressions and small diameter sink holes in the athletic field are a result of unconsolidated fill settlement. Based on the results of this limited Phase II ESA, MeDEP regulation does not require that the fill material be removed. The elimination of settlement would require excavation of the existing fill material and replacement with compacted sand and gravel. It is possible that a partial remedy for fill settlement may be achieved by the implementation of a dynamic compaction program or the use of a vibratory roller.

We trust that this information meets your needs and is reflective of the approved scope of work. Please call me directly with any question you may have.

Sincerely,

S. W. COLE ENGINEERING, INC.

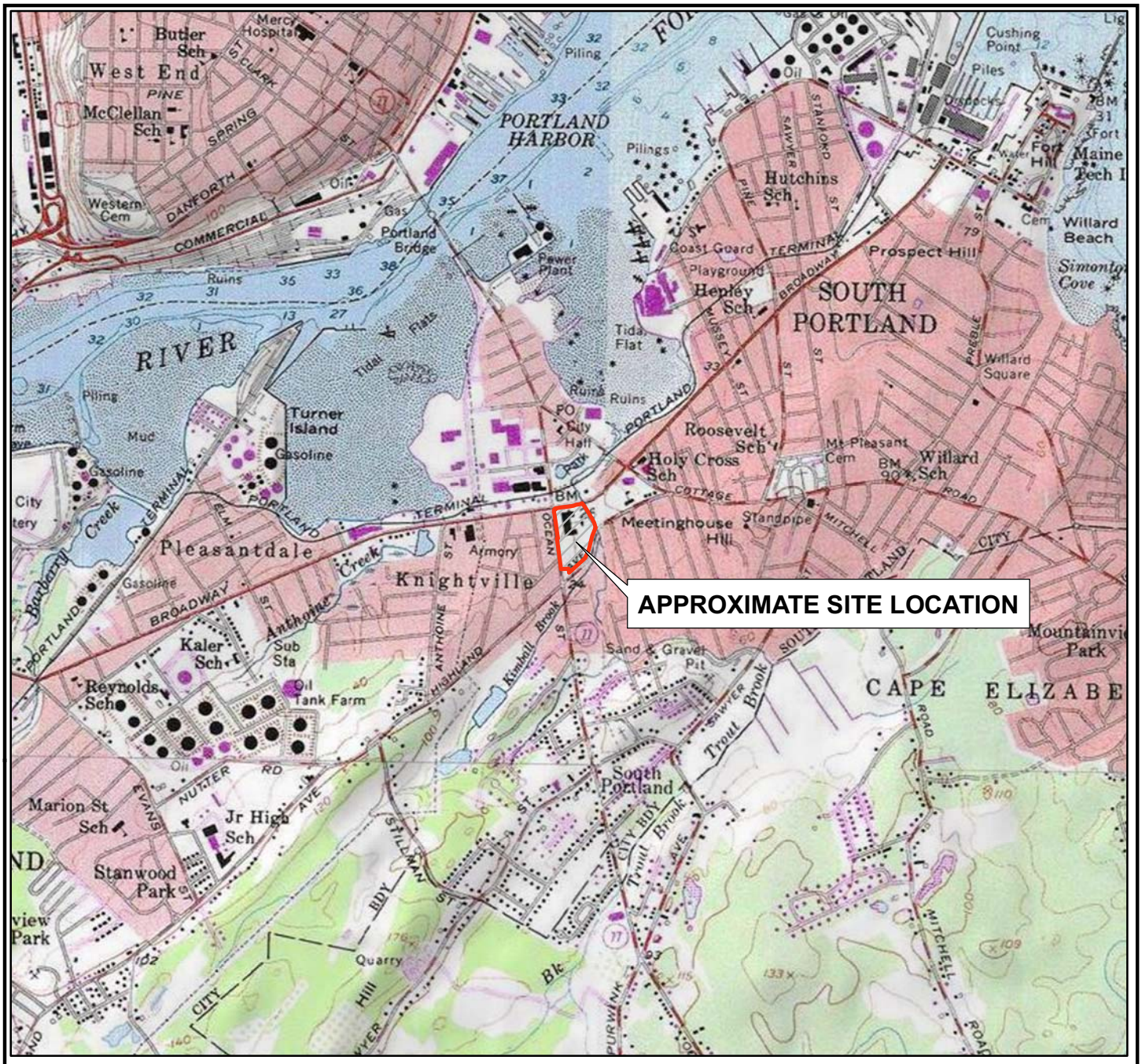
Thomas A. Trainor, P.G.
Senior Environmental Geologist

Gary W. Bucklin, C.G.
Director of Geoscience Services

Attachments:
Sheet 1 - Site Location Map
Sheet 2 - Exploration Location Plan
239 Ocean Street Tank Removal Report
MeDEP Underground Oil Tank Registration Form
Phase II ESA Photographs

TAT:gwb/jlw

P:\2008\08-0972.1 E - South Portland School Department - South Portland, ME - Mahoney Middle School - Environmental Site Assessment Services - GWB\Reports and Letters\Phase II Report Folder\Phase II Report 8-19-2010.doc


APPROXIMATE SITE LOCATION
PORTLAND HARBOR
SOUTH PORTLAND
RIVER
Pleasantdale
Knightville
CAPE ELIZABE
Turner Island
Meetinghouse Hill
Prospect Hill
Willard Square
Willard Beach
Mountainvie Park
Stanwood Park
Marion St Sch
Jr High Sch
Kaler Sch
Reynolds Sch
Roosevelt Sch
Holy Cross Sch
Hutchins Sch
Hepley Sch
Butler Sch
McClellan Sch
Western Cem
Mt Pleasant Cem
Fort Maine Tech I
Cushing Point
Simonton Cove
Trout Brook
Kimball Brook
Sawyer Brook
Quarry Hill
Sand & Gravel Pit
Oil Tank Farm
Armory
Standpipe
Tida Flat
Mud Flats
Ruins
Piling
Pilings
Piles
Oil
Gas
Gasoline
Playground
Coast Guard Station
Power Plant
Portland Bridge
Mercy Hospital
West End
Sub Sta
Jr High Sch
Evans
Nutter Rd
Stildman
Bdy
Ocean
Anthoine
Highland
Broadway
Portland
Commercial
Terminal
Danforth
Spring
Pine
Elm
Cottage
Mitchell
Preble
Russell
Stanford
Sawyer
Fort Hill
Meeting House Hill
Willard Sch
Willard Square
Mt Pleasant Cem
Holy Cross Sch
Roosevelt Sch
Hepley Sch
Hutchins Sch
Butler Sch
McClellan Sch
Western Cem
Mercy Hospital
Turner Island
Gasoline
Oil Tank Farm
Armory
Standpipe
Tida Flat
Mud Flats
Ruins
Piling
Pilings
Piles
Oil
Gas

TRUE N

LEGEND

- APPROXIMATE SITE BOUNDARY
- SURFACE FLOW DIRECTION
- CATCH BASIN
- —SS— SANITARY SEWER LINE
- —NG— NATURAL GAS LINE
- — W — WATER LINE
- —TEL— UNDERGROUND TELCOM LINE
- — E — UNDERGROUND ELECTRIC LINES
- APPROXIMATE TEST PIT LOCATION PERFORMED JULY 2010
- APPARENT LOCATION OF ABANDONED STEEL CULVERT THAT FORMERLY CARRIED KIMBALL BROOK

NOTES:

1. EXPLORATION LOCATION PLAN PREPARED FROM CITIPI ORTHO-RECTIFIED DIGITAL IMAGES, PUBLISHED BY THE MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (MEGIS), PUBLISHED JULY 2003.

2. SITE BOUNDARY AND PARCEL LINES FROM MAINE OFFICE OF GEOGRAPHIC INFORMATION SYSTEMS (MEGIS), PUBLISHED NOVEMBER 2008.

3. THE LOCATIONS OF TEST PITS ARE APPROXIMATE AND ARE BASED ON THE RELATIVE LOCATIONS TO OBJECTS OBSERVED.

100 0 100 200

Scale in Feet

S.W.COLE ENGINEERING, INC.

SOUTH PORTLAND SCHOOL DEPARTMENT

EXPLORATION LOCATION PLAN

MAHONEY MIDDLE SCHOOL
240 OCEAN STREET
SOUTH PORTLAND, MAINE

Job No.	08-0972.1	Scale	1"=100'
Date:	08/18/2010	Sheet	2

P-436-94 SGB

RECEIVED DEP-SMRO
1994 DEC 21 PM 12:33

SUN

ENVIRONMENTAL SERVICES, INC.

December 16, 1994

Maine Department of Environmental Protection
Mr. Steve Berzinski
312 Canco Road
Portland, ME 04103

239 OCEAN STREET, SOUTH PORTLAND

RE: Pizza Joint Tank Removals So. Portland, Maine

Reg. # 18970

Dear Mr. Berzinski:

On 12/08/94, SUN Environmental Services Inc. was hired by Dan Laysure Custom Builders to remove what was assumed to be (1) 1,000 gallon #2 heating fuel oil U.S.T. which was situated in a fenced area behind the building.

Initially, when we bid this project, it was discovered that the tank was not registered. SUN walked the customer through the procedure of registering the tank and submitted all required forms to your department.

After we started the project another tank was discovered in the same general vicinity. Upon discovery of the unexpected tank, we took a measurement of the product level and found that the tank contained approximately 24" of what we assumed to be hydraulic fluid due to its color, viscosity and past site history (Filling station).

I contacted your Department and spoke with Mr. Jon Woodward. I asked him if we could address the second tank and told him that I would be in later to file the required paperwork.

I called Mr. David Grant of Environmental Compliance Corporation (ECC) and asked him if he could accept this product. He informed me that if it passed a halogen test (1,000 ppm or less) he would accept the product.

Seacoast Ocean Services pumped the tank free of product and disposed of it at ECC after a successful halogen test.

After the tank was excavated we opened it in order to clean it in preparation for proper disposal. It was at this time that the product did not appear to be hydraulic oil but rather a waste oil of some sort.

P.O. BOX 2666 ● SOUTH PORTLAND, MAINE 04116-2666 ● TEL. (207) 799-3569 ● FAX (207) 799-8419

Explanatory Notations:

1.) #2 heating fuel oil tank was actually a 500 gallon tank, not a 1,000 gallon tank as anticipated.

2.) The second unexpected tank was a 500 gallon waste oil tank.

3.) Neither of the two tanks or excavations showed any signs that product release had occurred recently or in the past.

I hope this letter will fulfill the requirements of the general site assessment letter for this particular situation. If it is not sufficient, please contact me for further details. I will be happy to provide your department with any additional information that may be required.

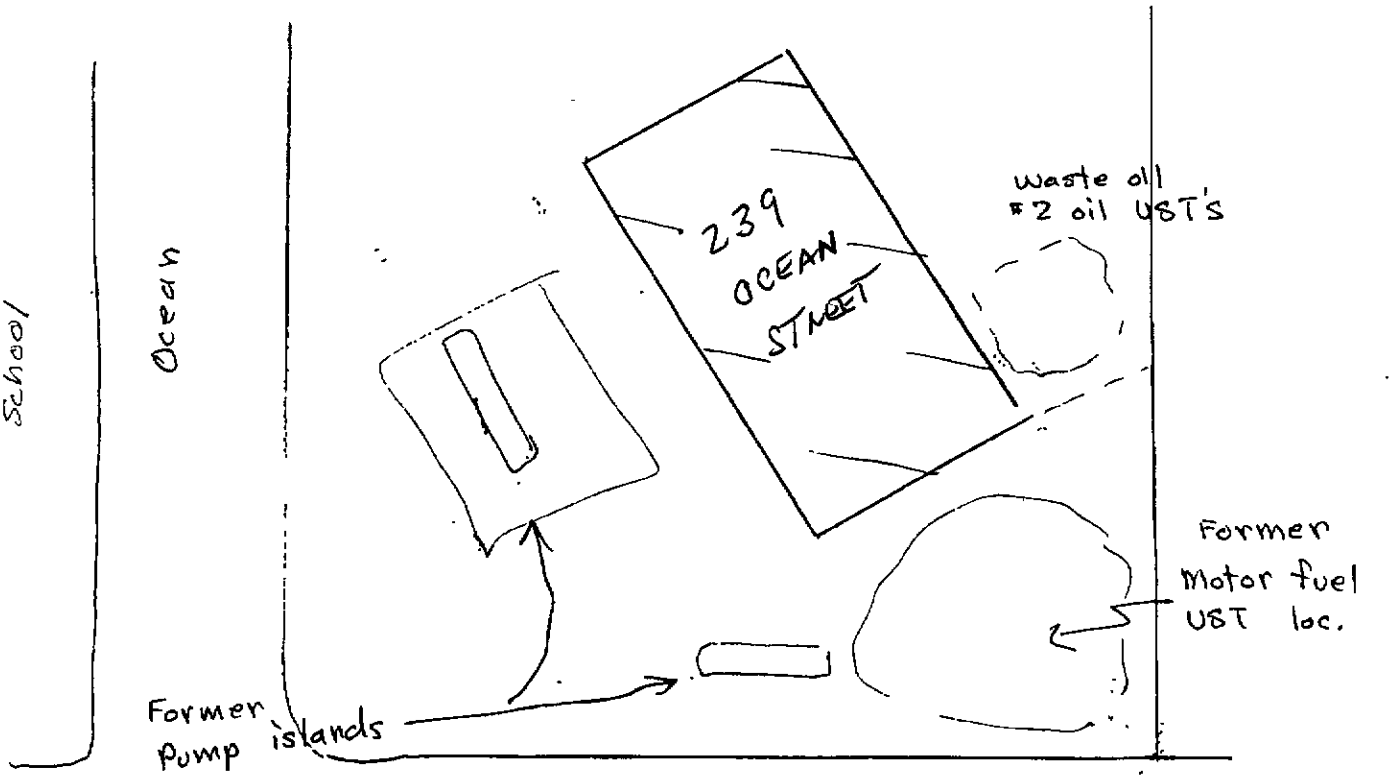
Sincerely,

Daniel F. Lewis

Daniel F. Lewis

DL/jac

Enclosure: Geological Map



site sketch
SGB Not to scale.

Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017
(207) 287-2651

GENERAL INFORMATION FOR REGISTRATION OF UNDERGROUND OIL STORAGE TANKS

The purpose of this registration is to gather information on underground tanks that store or have stored petroleum products. Registration is required for all underground oil storage facilities regardless of tank size or type of petroleum product stored and regardless of whether the tanks are in service or out of service. The information you provide should be accurate and based upon reasonably available records, or, in the absence of such records, to the best of your knowledge or belief.

IMPORTANT: If applicable, Department policy requires the applicant's name on the registration to match the corporate name on file with the Secretary of State's office (Division of Corporations). Please submit a copy of your Information Summary sheet from the Division of Corporations with your application. This information can be found here: www.maine.gov/sos/cec/corp/index.html

1. Who must register an underground oil storage tank?

The tank owner is responsible for registering all tanks. Completed registration forms for new and replacement underground oil storage facilities and tanks must be submitted to the Department of Environmental Protection (DEP) at least ten (10) business days prior to installation. If the ownership of an existing tank is uncertain or in dispute, the current owner of the property where the tank(s) are located must register the tank(s). The registration requirements are set forth in Title 38, § 563, of the Maine Revised Statutes Annotated (MRSA) and in 06-096 CMR 691 § 4 of DEP rules.

2. What tanks must be registered?

All tanks that meet the state definition of underground oil storage tank must be registered. State law at 38 MRSA section 562-A, subsection 22 defines a tank as "any container, 10% or more of which is beneath the surface of the ground and which is used, or intended to be used, for the storage, use, treatment, collection, capture or supply of oil". The term does not include "any tanks situated in an underground area if these tanks or containers are situated upon or above the surface of a floor and in such a manner that they may be readily inspected". Underground piping must also be registered. Oil means "petroleum products and their by-products of any kind and in any form including, but not limited to, petroleum, fuel oil, motor oil, sludge, oil refuse, oil mixed with other waste, crude oil, and waste oil and all other liquid hydrocarbons regardless of specific gravity".

The following categories of tanks are exempt from the underground oil storage facility registration requirements of DEP rules. Tanks and piping located

aboveground where less than ten percent (10%) of the tank is located below ground septic tanks; pipeline facilities (including gathering lines) regulated under the Federal Natural Gas Pipeline Safety Act of 1968, or the Federal Hazardous Liquid Pipeline Safety Act of 1979; instate pipeline facilities regulated under State laws (38 MRSA § 563); surface impoundment's, pits, ponds or lagoons; surface water or waste water collection systems; flow-through process tanks except where used for treatment; liquid traps or associated gathering lines directly related to oil or gas production and gathering operations; and storage tanks situated in an underground area (such as a basement, cellar, mineworking, drift, shaft, or tunnel) if the storage tank is situated or above the surface of the floor and fully inspectable. Underground piping must be registered.

If you are in doubt as to whether you are the owner of an underground storage tank, you are encouraged to register the tank using this form.

3. What substances are covered in the term oil?

All liquid petroleum and petroleum products except propane are included by state law.

4. Where should I register?

Please send the registration form to: MDEP-BRWM, 17 State House Station, Augusta, ME 04333-0017 ATTN: Tank Registration section. A copy must also be filed with the local fire department, or if the facility is located in an unorganized township, with the Land Use Regulation Commission. Remember to keep a copy for your own records.

5. When should I register my tank?

Owners of underground oil storage tanks existing as of March 1, 1985 should have registered by February 1, 1986. Tanks proposed for installation after March 1, 1985 must be registered ten (10) days before installation.

6. Restrictions on tank location.

Maine law , 38 MRSA § 1391 and 06-096 CMR 692, Sections 3 and 4 may prohibit the siting of a new underground oil storage facility near drinking water supplies or on significant sand and gravel aquifers.

A. After September 30, 2001, a person may not register, install, or cause to be installed a new underground oil storage facility, referred to in this section as a "facility," that is:

i. Within the source water protection area of a public drinking water supply mapped by the Department of Human Services (DHS) prior to the registration or installation of the facility, or within 1,000 feet of the public water supply, whichever is greater; or

ii. Within 300 feet of a private water supply in existence at the time the facility owner applied to register the facility.

"Source Water Protection Area" means an area that contributes recharge water to a public water supply well for a public drinking water supply that is mapped by DHS. *The maps can be obtained at local town offices, or through the Maine Bureau of Health drinking water program at (207) 287-2070, or are available on the Maine Drinking Water Program* website at *www.maine.gov/dhs/eng/water/index.htm.*

B. 06-096 CMR 692, Section 4 Prohibition on facilities in sand and gravel aquifers. A person may not install or cause to be installed an oil storage facility within a significant sand and gravel aquifer (herein "aquifer") mapped by the Maine Geologic Survey. This prohibition applies regardless of proximity to a public or private drinking water well.

NOTE: Significant Sand and Gravel Aquifer maps are available for inspection in most municipal offices and from the Maine Geological Survey, (207) 287-2801. Electronic versions are available from the Maine Office of Geographic Information System, http://megis.maine.gov.

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7. Exemptions.

The siting prohibitions listed above in 6 A and B do not apply to:

A. Replacement or expansion of a underground facility registered and installed on or before September 30, 2001, provided the replacement or expansion occurs on the same property and the owner or operator continues to pay the annual registration fee as required by 38 MRSA § 563(4). Failure to pay the annual fee disqualifies a facility from being considered exempt under this section.

B. Conversion of an aboveground oil storage facility registered and installed on or before September 30, 2001, to an underground oil storage facility, provided the conversion occurs on the same property;

C. A facility used solely for the storage of heating oil that is consumed on site;

D. Underground piping associated with an aboveground oil storage facility; or

E. A well located on the same property as a facility and serving only users on that property.

8. Variance.

The commissioner may grant a variance from the siting prohibition under some circumstances. See 38 MRSA, § 1394 and 06-096 CMR 692, Section 3 (B) and 4 (B) through (E) of the Departments' Rules. **A variance application can be obtained by contacting the DEP tanks licensing unit at (207) 287-2651.**

9. Penalties.

The registration of all underground oil storage tanks is critical to developing a sound environmental program for managing and locating these tanks. For this

reason, the Legislature has required that late fees and penalties be assessed to owners who neglect to properly register their tanks. Tank owners who knowingly fail to notify or who submit false information to the Department may be subject to a civil penalty of up to $10,000 for each tank for which notification is not given or false information is submitted.

10. Questions and assistance.

For assistance in completing the registration form or answering questions about the rules for underground oil storage facilities, please call (207) 287-2651 and ask for someone in the Underground Storage Tank Program.

11. Amended registration.

Owners must amend the tank registration in writing to the DEP if:

A. The facility is sold or otherwise transferred;

B. The facility is modified, e.g., new tanks or piping, change of product stored; retrofitting of or changes in leak detection or overfill prevention equipment; etc.

Registration must be amended within ten (10) business days of the date of the change. For a change in ownership, the new owner is responsible for notifying the commissioner of the change. A person who has not submitted an amended registration as required must pay a late fee of $100.

12. What registration fees are required?

A registration fee of $100 is required for each tank [except for tank(s) serving single family residences] located at the facility beginning January 1, 2009 and every three (3) years thereafter upon receipt of a bill from the department.

The department will bill the underground oil storage tank owner after receiving and reviewing the registration materials. The department may prorate the fee for new installations to put all tank owners and operators on the same billing cycle.

Attach a check for the applicable registration fee, made payable to the State of Maine Groundwater Fund, and return this form to Attn: Tank Registration, Maine Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017.

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

REGISTRATION FORM
FOR UNDERGROUND OIL AND PETROLEUM PRODUCTS STORAGE TANKS

(**Pursuant to 38 M.R.S.A. Section 563, 40 CFR Part 280)**

STATE USE ONLY
DATE OF REGIST. ____/____/____

Instructions: Please complete both section A and B of this form. The first part of section A will help you determine if the Maine laws limiting the siting of new underground oil tanks applies to your facility. Section A-2 provides guidance for new facilities located near wells and water supplies and must be completed if you answered "no" to all of the questions in A-1. Section B covers the information necessary for all tank registrations regardless of where the facility is located.

SECTION A

IF YOU ANSWER YES TO ANY OF THE QUESTIONS BELOW, THEN YOUR FACILITY IS EXEMPT FROM THE SITING RESTRICTIONS. CONTINUE TO SECTION B OF THE TANK REGISTRATION FORM.

Recent legislation limits where new underground oil tanks maybe installed. (See 38 M.R.S.A. § 1391 & 06-096 CMR 692). The purpose of the legislation is to protect wells and water supplies from contamination. To determine if this law applies to your tank installation, please fill out section A of the tank registration form.

Section A-1

To determine if the Maine law governing siting of new underground oil tanks applies to your tank(s), please answer yes or no to the following questions:

1. Were all of the tanks you are registering installed before September 30, 2001?
   YES:☐ **NO:**☐

2. Will the new facility be used solely to store heating oil that is consumed on site (not re-sold)?
   YES:☐ **NO:**☐

3. Is the facility replacing an aboveground oil storage facility registered and installed before September 30, 2001 and presently on the same property?
   (If yes, please enter registration # here _____)
   YES:☐ **NO:**☐

4. Is the facility replacing or expanding an underground oil storage facility presently on the same property and registered and installed on or before September 30, 2001?
   (If yes, please enter registration # here _____)
   YES:☐ **NO:**☐

IF YOU ANSWERED NO TO ALL OF THE QUESTIONS ABOVE THEN COMPLETE SECTION A-2 (SEE NEXT PAGE).

SECTION A-2

You must supply map coordinates of the corners of the fuel containing portions of the facility, and groundwater monitoring wells. All coordinates must be in UTM (Universal Transverse Mercator), North American Datum 1983 (NAD 83), Zone 19 North standards and must be sub-meter accuracy & precision. Map coordinate units for UTM are in **meters**.
(NOTE: Please d*o not submit state plane coordinates which are in feet.)*

Based on your response to the questions in section A-1, you are preparing to register a facility that may be subject to the siting restrictions of 38 MRSA § 1391 & 06-096 CMR 692. To determine if and how these restrictions apply, please answer the following questions. **Please be sure your answers are accurate**. **Failure to provide accurate answers could result in delays of the installation of your underground oil storage facility.**

1. *Will any portion of the underground oil storage facility be installed <u>after</u> September 30, 2001?* If no, then Section A-2 does not apply to the tank(s) you are registering – go to Section B.
   YES:☐ **NO:**☐

2. *Will any portion of the facility be located within 300' of a private well or water supply*? This does not include a private well located on the same lot as the facility and serving only users living on that property. The term "facility" includes tanks, product piping, dispensing facilities, vent piping and stage II vapor recovery piping (if required).
   YES:☐ **NO:**☐

3. *Will any portion of the facility be located within the source water protection area of a public drinking water supply mapped by the Department of Human Services or within 1000' of a public water supply, whichever is greater?* Maps of source water protection areas are available on the web at www.maine.gov/dhs/eng/water/index.htm. Public water supplies are defined as any well or water supply where water is obtained for, sold, furnished or distributed to the public for human consumption. To be a public water supply, the well or water supply must meet one or more of the following requirements:
   YES:☐ **NO:**☐

   - Serve more then 15 connections OR
   - Regularly serve at least 25 individuals daily for at least 60 days of the year OR
   - Provide bottled water for sale where the water is pumped from on site.

4. *Does the public well or water supply serve a school or community water supply system?* (A school is an institution for the formal classroom instruction of children in grades K-16. A community water system is a public water system that serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.)
   YES:☐ **NO:**☐

5. *Will any portion of the facility be located within a mapped significant sand & gravel aquifer?*
   YES:☐ **NO:**☐

   Maine law prohibits installation of USTs within significant sand and gravel aquifers mapped by the Maine Geological Survey unless a variance is obtain from the Department

of Environmental Protection (DEP). See 38 MRSA § 1394 and 06-096 CMR 692, section (3) (B) and (4) (B) through (E) of the Department's rules to determine if you are eligible to apply for a variance. In considering whether to grant a variance, the Commissioner may consider the importance of the groundwater resource, any engineering or monitoring measures proposed by the applicant, the geology of the site and other relevant factors.

If the answer to #2 or #4 above is **YES** then a new underground oil storage facility may not be installed unless the applicant proves there is no hydro-geologic connection between the proposed facility and the water supply at issue. Contact the DEP at (207)287-2651 to obtain information on the procedures to follow to determine if a hydrogeologic connection exists.

If the answer to #3 is **YES** (and the answer to #4 is NO) then a **variance from the siting restriction** may be granted upon written application if the DEP determines that the proposed installation is designed to exceed minimum regulatory requirements and will effectively minimize releases of oil and the likelihood of drinking water contamination. **PLEASE CONTACT THE DEPARTMENT FOR A VARIANCE APPLICATION.**

If the answer to #5 is **YES** Please review Chapter 692, Section (4)-(B) through (E) to determine if a variance may be applicable for the proposed site.

The commissioner shall not grant a variance from the prohibition in Chapter 692,section 3-B or section (4)(B) through (E) of the Department's Rules if any part of the proposed facility site overlies a mapped aquifer that has high potential as a future Public drinking water resource.

Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017
(207)287-2651

SECTION B

1. REGISTRATION NUMBER: _____
(Complete only if a registration number has been previously assigned by the Maine Department of Environmental Protection.)

2. FACILITY INFORMATION:

Facility Name ,Corp. Name on file with the Secretary of State: _____

911 Street Address to Facility: _____
911 Street Address *Apartment/Unit #*

_____
City *State* *Zip Code*

Mail Address to Facility: _____
Street Address *Apartment/Unit #*

_____
City *State* *Zip Code*

Facility Phone Number: _____

Directions to Facility: _____

3. TANK OWNER:

Current Owner: _____

Owner Mailing Address:

_____
Street Address *Apartment/Unit #*

_____
City *State* *Zip/Postal*

Current Owner Phone and Fax Number:

_____
Phone Number *Fax Number*

4. TANK OPERATOR (if different from owner):

Current Operator: _____

Owner Mailing Address:

_____
Street Address *Apartment/Unit #*

_____
City *State* *Zip/Postal*

Current Owner Phone and Fax Number:

_____
Phone Number *Fax Number*

5. CONTACT PERSON: _____
Name *Phone Number*

6. FACILITY SITING:

		YES	NO
A.	Are any planned or existing tank(s) (including piping and pumps) within 1000 feet of a public water supply source?	☐	☐
B.	Are any planned or existing tank(s) (including piping and pumps) within 300 feet of a private water supply source?	☐	☐
C.	(Complete if the answer to "B" above is **YES**.) Is the water supply which is located within 300 feet of the tank(s) owned by someone other than the facility owner or operator?	☐	☐
D.	Is the facility located on a sand and gravel aquifer or recharge area as mapped by the Maine Geological Survey?	☐	☐
E.	Is the facility located within a 100 year floor plain? Federal Emergency Management Agency (FEMA) maps showing floodplain locations are available at most municipal offices.	☐	☐

NOTE: If you wish assistance in answering items (D) and (E), please call the Department at (207) 287-2651 and ask for staff within the tanks registration program. Sand and gravel aquifer maps can be reviewed at any of the Department's offices or purchased

for a nominal fee from the Maine Geological Survey, 22 State House Station, Augusta, ME 04333 (207) 287-2801

7. FACILITY USE (check one):

- ☐ Wholesale Distribution of Oil
- ☐ Retail Distribution of Oil
- ☐ Oil Storage at a Commercial Establishment for On-site Consumption
- ☐ Oil Storage at an Industrial Establishment for On-site Consumption
- ☐ Oil Storage/Federal Facility
- ☐ Oil Storage/Farm
- ☐ Oil Storage at a Multi-family Residence
- ☐ Oil Storage/Public Facility
- ☐ Oil Storage at a Single Family Residence
- ☐ Oil Storage/Municipal or Public School Facility
- ☐ Oil Storage/State facility

8. ADDITIONAL INFORMATION:

The following information is required for all new and replacement facility registrations or piping upgrades/extensions. Additional information will be required if the facility may be subject to siting restrictions.

A. A scale drawing of the proposed facility tied to a property marker or other permanent structure. The drawing must show the proposed location of all the tanks, piping and dispensers and other facility components intended to contain product (either as a liquid or vapor) relative to other site features, including existing buildings monitoring wells and adjacent roads. If this is a replacement or upgrade installation, then the drawing must show the location of the new tank or piping relative to existing tanks, piping and dispensers. For new or replacement motor fuel facilities or piping upgrades, the proposed location of the tank pad, piping runs and dispensers should be marked onsite.

B. For new or replacement motor fuel storage facility, a sketch showing distances and bearings to private wells within 400 feet and public water supplies within 1200 feet. See Attachment "A" for example.

9. INDIVIDUAL TANK DATA: Complete for each tank

A. Tank Type
A.= Steel - bare or asphalt coated
C.= Cathodic-Single Wall
E.= Fiberglass-Single Wall
G.= Fiberglass-Double Wall
V.= Jacketed - Double Wall
W.= Cathodic Steel – Double Wall
N.= Other _____

B. Piping Type (same codes as tank) or
D.=Steel w/ secondary
O.=Copper
X.=Flexible Single Wall
Y.=Flexible-Double Wall
Z.=Copper w/secondary

C. Tank Size
Size of Tank in gallons

D. Tank Leak Detection
0.=Unknown
4.=Manual Groundwater Sampling
5.=Automatic Tank Gauge
7.=Secondary Containment-Continuous Electronic
8.=Secondary Containment - Manual Monitoring
9.=SIA Statistical Inventory Analysis
10.=None

E. Product Stored
1.=Kerosene
2.=#2 Fuel Oil
5.=#5 Fuel Oil
19.=Unleaded Plus
23.=Unleaded Regular
24.=Aviation
25.=Jet Fuel
28.=Unleaded Premium
29.=Diesel
81.=Waste Oil
99.=Other (please specify)

F. Tank Status
A.=Planned
B.=Active
C.=Out of Service
D.=Abandoned in Place (Filled)
E.=Planned for Removal
F.=Removed (Date)

G. Pump Type:
(1) Suction
(2) Pressure
(3) Suction & Return
(10)= None

H. Pipe Leak Detection (Use same Codes as Tank except):
6.= In-Line Leak Detector
11.= Conforming Suction System

I. Dispenser Leak Detection
1.= Dispenser Sump
2.= Dispenser Sump & Continuous Electronic Monitoring
3.= n/a

J. Overfill & Spill
2.=Electronic 90% Cap
5.=Automatic Shutoff (95% capacity)
6.=Automatic Alarm (90% Capacity)
7.=Vent Whistle

K. Date Installed

	A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.
TANK #1											
TANK #2											
TANK #3											
TANK #4											

10. MAKE TWO (2) COPIES OF THIS FORM. Submit the original to Attn: Tank Registration, Maine Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017. Send one (1) copy to the local Fire Department having jurisdiction. Retain the third copy for your records. For new and replacement tank(s), the registration form is due at least ten (10) business days prior to installation.

Attach a check for the applicable registration fee, made payable to the State of Maine Groundwater Fund, and return this form to Attn: Tank Registration, Maine Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017.

11. Your registration shall not be considered complete and will be returned to you if both Sections A and B are not completed.

12. IF NEW, REPLACEMENT OR RETROFITTING EXISTING TANKS OR PIPING ARE INCLUDED WITH THIS REGISTRATION, PLEASE PROVIDE:

Name of Installer: _____ Installer ID Number: _____

Date of Planned Installation: _____

13. CERTIFY THIS FORM BY SIGNING. By signing this form, I, the tank registrant, certify that all information is accurate and complete to the best of my knowledge, and that I will comply with all applicable federal, state, and local laws and regulations concerning the underground storage of petroleum products. The owner or operator is required by Maine statues to file an amendment to this registration with the Department of Environmental Protection immediately upon any change of information contained in this form.

_____

Owner or Authorized Employee of Owner Signature

_____

Title (Please Print or Type) *Date*

Rev. 4/2010
H:\BRWM\OHWFR\Oil Enf Unit\forms, lists & instructs\Information Request\Registration forms

View of exploration location TP-1 located in the Mahoney School athletic field showing dry, loose, sand and gravel to a depth of approximately 4 feet below the surface.

View of the metal objects found in exploration location TP-2 with a spade included in the photograph for scale.

Photos 1 and 2.doc
240 Ocean Street
South Portland, Maine
SWCE Job #08-0972.1

S.W.COLE ENGINEERING, INC.

View of exploration location TP-3 showing large cobble, a small boulder and subsurface voids with a spade included in the photograph for scale.

View of some of the metal, glass, pottery, and unconsolidated fill materials found in exploration location TP-4.

Photos 3 and 4.doc
240 Ocean Street
South Portland, Maine
SWCE Job #08-0972.1

S.W.COLE ENGINEERING, INC.

View of exploration location TP-5 showing large cobble, bedrock blast rubble, metal drum lids, and subsurface voids. The sidewalls of TP-5 collapsed several times.

View of some of the unconsolidated fill materials found in exploration location TP-6 including what appeared to be a concrete foundation for a steel fence post .

Photos 5 and 6.doc
240 Ocean Street
South Portland, Maine
SWCE Job #08-0972.1

S.W.COLE ENGINEERING, INC.

View of some of the fill materials found in exploration location TP-6 including cans, bottles, and pottery.

View of some of the unconsolidated fill materials found in exploration location TP-7 including sheet metal and another concrete foundation for a steel fence post .

Photos 7 and 8.doc
240 Ocean Street
South Portland, Maine
SWCE Job #08-0972.1

S.W.COLE ENGINEERING, INC.

MAHONEY MIDDLE SCHOOL
SOUTH PORTLAND, MAINE

RENOVATIONS

BID PACKAGE #65 - 10

ISSUED FOR BID
MAY 28, 2010

HARRIMAN

Architects + Engineers

46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel

123 Middle Street
Portland, ME 04101
207.775.0053 tel

One Perimeter Road
Manchester, NH 03103
603.626.1242 tel

www.harriman.com

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LIST OF DRAWINGS

Architectural Stamp

REGISTERED ARCHITECT
DANIEL W. SECHI
Reg. 1622
STATE OF MAINE

A00.1	ABBREVIATIONS GENERAL NOTES AND LEGENDS
A01.1D	GROUND FLOOR DEMO PLAN
A01.2D	FIRST FLOOR DEMO PLAN
A01.3D	SECOND FLOOR DEMO PLAN
A01.1	GROUND FLOOR INDEX PLAN
A01.2	FIRST FLOOR INDEX PLAN
A01.3	SECOND FLOOR INDEX PLAN
A05.1	DEMOLITION PART PLAN
A10.1	FIRST FLOOR PART PLANS
A10.2	STAIR PART-PLANS STAIR SECTIONS AND DETAILS
A40.1	CONSTRUCTION SYSTEMS
A60.1	DOOR SCHEDULE DOOR AND FRAME TYPES DOOR DETAILS
A61.1	FINISH SCHEDULE AND MATERIALS PLAN
A70.1	REFLECTED CEILING PLANS
A81.1	INTERIOR ELEVATIONS
A81.2	INTERIOR ELEVATIONS
A81.3	INTERIOR ELEVATIONS
A82.1	INTERIOR DETAILS

Plumbing/Fire/HVAC

STATE OF MAINE
CLIFTON W. GREIM
No. 6405
LICENSED
PROFESSIONAL ENGINEER

P00.1	LEGEND, SCHEDULE, AND GENERAL NOTES
P10.1	GROUND FLOOR PART PLAN PLUMBING
P10.2	FIRST FLOOR PART PLAN PLUMBING
P10.3	SECOND FLOOR PART PLAN PLUMBING
F05.1	LEGEND, GENERAL NOTES, & FIRST FLOOR DEMOLITION PART PLAN
F10.1	STAIR #1 & FIRST FLOOR PART PLANS SPRINKLER
F10.2	STAIR #2 PART PLANS SPRINKLER
F10.3	STAIR #3 PART PLANS SPRINKLER

Mechanical/HVAC

STATE OF MAINE
CLIFTON W. GREIM
No. 6405
LICENSED
PROFESSIONAL ENGINEER

M00.1	MECHANICAL LEGEND & NOTES
M05.1	FIRST FLOOR DEMOLITION PART PLANS MECHANICAL
M10.1	FIRST FLOOR PART PLANS DUCTWORK
M20.1	FIRST FLOOR PART PLANS PIPING
M30.1	MECHANICAL DETAILS
M30.2	MECHANICAL DETAILS AND SECTIONS
M40.1	MECHANICAL SCHEDULES

Electrical

STATE OF MAINE
WILLIAM R. REIL
No. 7880
LICENSED
PROFESSIONAL ENGINEER

E00.1	MAHONEY MIDDLE SCHOOL LEGEND, DETAILS & PANEL SCHEDULES
E06.1	MAHONEY MIDDLE DEMOLITION FIRST FLOOR PART PLANS
E21.0	MAHONEY MIDDLE POWER, SYSTEMS, LIGHTING GROUND FLOOR PLAN
E21.1	MAHONEY MIDDLE POWER, SYSTEMS, LIGHTING FIRST FLOOR PART PLAN
E21.2	MAHONEY MIDDLE STAIRWELLS PARTIAL FLOOR PLANS
E21.3	MAHONEY MIDDLE STAIRWELLS PARTIAL FLOOR PLANS
E30.0	MAHONEY MIDDLE SECURITY EQUIPMENT LOCATIONS GROUND FLOOR PLAN

SIGNATURES FOR APPROVAL

SOUTH PORTLAND SCHOOL DEPARTMENT

BY DATE

BID PACKAGE #65-10

CODE COMPLIANCE INFORMATION

BUILDING DESIGN CODES:
- AMERICANS WITH DISABILITIES ACT (ADA)
- NFPA 101 LIFE SAFETY CODE / 2006
- INTERNATIONAL BUILDING CODE / 2003
- MAINE STATE INTERNAL PLUMBING CODE BASED ON 2000 UNIFORM PLUMBING CODE
- INTERNATIONAL MECHANICAL CODE / 2003
- ASHRAE / IES STANDARD 90.1 – 2004
- NFPA 70 NATIONAL ELECTRIC CODE / 2008

OCCUPANCY CLASSIFICATION

NFPA
- ASSEMBLY (CHAPTER 12)
- EDUCATION (CHAPTER 14)
- MULTIPLE OCCUPANCIES (TABLE 6.1.14.4.1)

IBC
- ASSEMBLY A2 (CAFETRIA)
- ASSEMBLY A3 (LIBRARY)
- ASSEMBLY A4 (GYMNASIUM WITH SEATING)
- EDUCATION GROUP E

FIRE SUPPRESSION:
- FULLY SPRINKLERED WITH SUPERVISED SYSTEM

SYMBOLS USED AS ABBREVIATIONS

L	---	ANGLE
℄	---	CENTER LINE
℘	---	PLATE
∅	---	DIAMETER
C	---	CHANNEL
□	---	SQUARE

ABBREVIATIONS

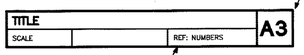
ABT	ABOUT
ACB	ABOVE CEILING BELOW
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
AD	ACCESS DOOR
AP	ACCESS PANEL
AC	ACOUSTICAL
AL	ACOUSTICAL LINING
ACT	ACOUSTICAL TILE
ADJ	ADJUSTABLE
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL	ALUMINUM
AB	ANCHOR BOLT
APX	APPROXIMATE
ARCH	ARCHITECT (URAL)
BDD	BACKDRAFT DAMPER
BJ	BAR JOIST
BSMT	BASEMENT
BSP	BASE PLATE
BP	BEARING PLATE
BM	BENCH MARK
BIT	BITUMINOUS
BLKG	BLOCKING
BD	BOARD
BOT	BOTTOM
BOF	BOTTOM OF FOOTING
B/W	BOTTOM OF WALL
BTU	BRITISH THERMAL UNIT
BLDG	BUILDING
CAB	CABINET
CUH	CABINET UNIT HEATER
CPT	CARPET (ED)
CI	CAST IRON
CB	CATCHBASIN
CLG	CEILING
CD	CEILING DIFFUSER
CG	CEILING GRILLE
CHT	CEILING HEIGHT
CEM	CEMENT (MOUS)
CM	CENTIMETER (S)
CER	CERAMIC
CT	CERAMIC TILE
CHBD	CHALKBOARD
CHWS	CHILLED WATER SUPPLY
CO	CLEANOUT
CL	CLOSET
CW	COLD WATER
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CR	CONDENSATE RETURN
CONN	CONNECT
CONST	CONSTRUCTION
CONT	CONTINUE (OUS)
CONTR	CONTRACT (OR)
CJT	CONTROL JOINT
CV	CONVECTOR
CORR	CORRUGATED
CMP	CORRUGATED METAL PIPE
CFM	CUBIC FEET PER MIN.
CF	CUBIC FEET
CY	CUBIC YARD
CULV	CULVERT
DL	DEAD LOAD
DMT	DEMOUNTABLE
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DG	DOOR GRILLE
DH	DOUBLE HUNG
DF	DOUGLAS FIR
DN	DOWN
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DUCT WRAP
ES	EACH SIDE
E	EAST
EIFS	EXTERIOR INSULATED FINISH SYSTEM
ELEC	ELECTRIC (AL)
EM	ELECTRIC MANHOLE
EP	ELECTRIC PANEL
EWC	ELECTRIC WATER COOLER
EL	ELEVATION (S)
EQ	EQUAL
EST	ESTIMATE
EF	EXHAUST FAN
ER	EXHAUST REGISTER
EXG	EXISTING
EB	EXPANSION BOLT
EXP	EXPANSION
EJ	EXPANSION JOINT
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOS	FACE OF STUD
FS	FAR SIDE
FIN	FINISH (ED)
FL	FINISH LENGTH
FA	FIRE ALARM
FD	FIRE DAMPER
FE	FIRE EXTINGUISHER
FHS	FIRE HOSE STATION
FLG	FLASHING
FC	FLEXIBLE CONNECTION
FLR	FLOOR (ING)
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FRR	FLOOR RETURN REGISTER
FTG	FOOTING
FD	FOUNDATION DRAIN
FAI	FRESH AIR INTAKE
FY	MINIMUM YIELD STRESS (KSI)
GA	GAGE, GAUGE
GPM	GALLONS PER MINUTE
GALV	GALVANIZED
GV	GATE VALVE
GC	GENERAL CONTRACT (OR)
GL	GLASS
GB	GRAB BAR
GPDW	GYPSUM DRY WALL
H	HARDENER
HTG	HEATING
HVAC	HEATING-VENTILATING-AIR CONDITIONING
HT	HEIGHT
HPS	HIGH PRESSURE STEAM
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
HD	HUB DRAIN
HTW	HOT TEMPERATURE WATER
HW	HOT WATER
HYD	HYDRANT
ID	INSIDE DIAMETER
INS	INSULATE (D) (ION)
INT	INTERIOR
INV	INVERT
IPS	IRON PIPE SIZE
JC	JANITOR'S CLOSET
JT	JOINT
K	KIPS
KSI	KIPS PER SQUARE INCH
KIT	KITCHEN

LAB	LABORATORY
LAM	LAMINATE (D)
LAV (L)	LAVATORY
LF	LAWN FAUCET
LTG	LIGHTING
LD	LINEAR DIFFUSER
LD	LINED DUCT
LF	LINEAL FEET
LTL	LINTEL
LL	LIVE LOAD
LG	LONG
LPS	LOW PRESSURE STEAM
LTW	LOW TEMPERATURE STEAM
LW	LIMIT OF WORK
LB (S)	POUNDS
MH	MANHOLE
MD	MANUAL DAMPER
MFR	MANUFACTURE (R)
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MET	METAL
MT	METAL THRESHOLD
M	METER (S)
MM	MILLIMETER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS
MR	MOP RECEPTOR
MTD	MOUNTED
MD	MOTORIZED DAMPER
MBH	1000 BRITISH THERMAL UNIT
NS	NEAR SIDE
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
No	NUMBER
OFF	OFFICE
OC	ON CENTER (S)
OED	OPEN END DUCT
OPG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OH	OVERHEAD
PNT	PAINT (ED)
PNL	PANEL
PAR	PARALLEL
PTN	PARTITION
PLAM	PLASTIC LAMINATE
P	PLATE
P	PLUMBING
PWD	PLYWOOD
PT	POINT
PP	POINT TO POINT
PWG	POLISHED WIRE GLASS
PVC	POLYVINYL CHLORIDE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PFN	PREFINISHED
PL	PROPERTY LINE
P	PUMP
QT	QUARRY TILE
RAD	RADIATION
RAD	RADIUS
REF	REFERENCE
REFR	REFRIGERATOR
RA	RETURN AIR
RG	RETURN GRILLE
RR	RETURN REGISTER
REV	REVISION (S)
ROW	RIGHT OF WAY
R	RISER
RD	ROOF DRAIN
RL	ROOF LEADER
RM	ROOM
RO	ROUGH OPENING
RB	RUBBER BASE
S	SANITARY
SEC	SECTION
SSK	SERVICE SINK
SHT	SHEET
SIM	SIMILAR
SK	SINK
SD	SMOKE DAMPER
S	SOIL
SMU	SOLID MASONRY UNIT
S	SOUTH
SPF	SPRUCE PINE FIR
SPEC	SPECIFICATION (S)
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
S	STEAM
STL	STEEL
STOR	STORAGE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SA	SUPPLY AIR
SF	SUPPLY FAN
SG	SUPPLY GRILLE
SR	SUPPLY REGISTER
SYM	SYMMETRY (ICAL)
SYS	SYSTEM
TB	TACKBOARD
TS	TRANSITION STRIP
TEL	TELEPHONE
TV	TELEVISION
TB	TEST BORING
TP	TEST PIT
T-STAT	THERMOSTAT
THK	THICK (NESS)
TPTN	TOILET PARTITION
T&G	TONGUE & GROOVE
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TL	TOTAL LOAD
TD	TRANSFER DUCT
TG	TRANSFER GRILLE
T	TREAD
TD	TRENCH DRAIN
TYP	TYPICAL
UD	UNDERDRAIN
UGD	UNDERGROUND DUCTWORK
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
UV	UNIT VENTILATOR
VAV	VARIABLE AIR VOLUME
V	VENT
VTR	VENT THRU ROOF
VERT	VERTICAL
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VF	VINYL FABRIC
VD	VOLUME DAMPER
WCO	WALL CLEANOUT
WG	WALL GRILLE
WH	WALL HUNG
WR	WALL REGISTER
WC	WATER CLOSET
WCH	WATER CLOSET HANDICAP
WWF	WELDED WIRE FABRIC
W	WEST, WIDTH, WIDE
WIN	WINDOW
W/	WITH
WO	WITHOUT
WD	WOOD
WP	WORKING POINT

PLAN – SECTION

BLOCK TITLE :

INDICATES SECTION OR DETAIL NUMBER

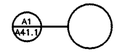


INDICATES DRAWING SHEET ON WHICH SECTION OR DETAIL IS CUT

BUILDING SECTION

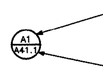
WALL SECTION

ELEVATION



DETAIL

THE FOLLOWING APPLIES TO THE ABOVE MARKERS :



INDICATES SECTION OR DETAIL NUMBER

INDICATES DRAWING SHEET ON WHICH SECTION OR DETAIL IS SHOWN

COLUMN REFERENCE GRID

PARTITION TYPE TAG – NON– RATED

PARTITION TYPE TAG – FIRE–RATED 1 HOUR OR LESS

PARTITION TYPE TAG – FIRE–RATED 2 HOURS OR MORE

INTERIOR ELEVATION MARKER

ROOM–SPACE NUMBER

EQUIPMENT NUMBER

DOOR OR BORROW LIGHT NUMBER

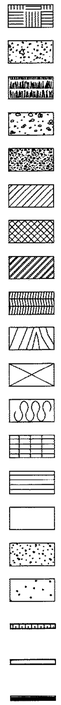
WINDOW TYPE

LEVEL LINE

REVISION

PROJECT NORTH (MAGNETIC NORTH ARROW USED ON PLOT SITE PLAN ONLY)

PLAN – SECTION



EARTH

POROUS FILL (STONE OR GRAVEL, ETC)

ROCK

LIGHTWEIGHT CONCRETE (OR CONCRETE FILL)

STRUCTURAL CONCRETE (CAST–IN–PLACE, PRECAST, ETC)

BRICK (COMMON OR FACE)

CONCRETE MASONRY UNITS

METAL (LARGE SCALE)

PLYWOOD (LARGE SCALE)

WOOD, FINISHED

WOOD, ROUGH

INSULATION (LOOSE OR BATT)

INSULATION (RIGID)

GLASS (LARGE SCALE)

CERAMIC TILE

GYPSUM WALL BOARD (FIBERBOARD, ETC.)

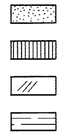
PLASTER, SAND, CEMENT,GROUT

ACOUSTICAL TILE

RESILIENT FLOORING

METAL (SMALL SCALE)

ELEVATIONS



CONCRETE, PLASTER

SHEET METAL

GLAZING

BRICK

SPECIAL INDICATIONS

PARTITION CONSTRUCTION–PLAN

STEEL STUD

EXISTING TO REMAIN

WOOD STUD

EXISTING TO BE REMOVED

GENERAL NOTES:

(THESE NOTES APPLY TO ALL FLOORS)

1. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FIELD CONDITIONS NOT AGREEING WITH CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S/ARCHITECT'S ATTENTION PRIOR TO BEGINNING WORK. CHANGE ORDER EXTRAS FOR WORK DONE, WHICH IS EITHER NOT SHOWN ON THE DRAWINGS, OR AS DESCRIBED IN THE SPECIFICATIONS, OR AT VARIANCE BECAUSE OF FIELD CONDITIONS, MUST RECEIVE PRIOR APPROVAL.

2. CONTRACTOR SHALL NOT SCALE DRAWINGS. DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS SHALL BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCLUSION OF ALL WORK NECESSARY FOR A COMPLETE INSTALLATION WHETHER SUCH WORK IS OR IS NOT INDICATED OF THE DRAWINGS OR SPECIFICATIONS.

4. ALL MANUFACTURED ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

5. ALL SURFACES DAMAGED BY CONSTRUCTION SHALL BE REPAIRED, PATCHED OR REFINISHED TO MATCH THEIR ADJACENT MATERIALS, AND/OR REPLACED EQUAL TO ORIGINAL STATE PRIOR TO COMMENCEMENT OF WORK, UNLESS OTHERWISE INDICATED ON DRAWINGS.

6. JOB SITE AREAS SHALL BE MAINTAINED IN A CLEAN AND ORDERLY MANNER AT THE END OF EACH DAY'S WORK.

7. ALL WORK SHALL BE CONDUCTED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE CODES

8. NOT USED.

9. THE FIRE RATING OF ALL EXISTING RATED CONSTRUCTION SHALL BE MAINTAINED.

10. WHERE THE WORDS "PATCH", "MATCH", "REPLACE", "RELOCATE" AND THE LIKE ARE USED, SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT COLORS, TEXTURES AND FINISHES OF DISTURBED AREAS SHALL MATCH IN ALL RESPECTS. REPLACE IS DEFINED AS REMOVE EXISTING AND INSTALL NEW INCLUDING ALL APPROPRIATE WITH MATCHING OF COMPATIBALE EQUIPMENT OR MATERIAL AS SHOWN, SPECIFIED OR REQUIRED FOR COMPLETE INSTALLATION. RELOCATE IS DEFINED AS TEMPORARILY REMOVE AND STORE IN THE FIELD AND REINSTALL WITH MATCHING OF COMPATIBALE EQUIPMENT OR MATERIAL AS SHOWN, SPECIFIED OR REQUIRED FOR COMPLETE INSTALLATION.

11. THE CONTRACTORS WORK SHALL NOT INTERFERE WITH SAFE EGRESS FROM ANY PART OF THE BUILDINGS.

12. THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.

13. THE CONTRACTOR SHALL COMPARE AND COORDINATE ALL DRAWINGS, WHEN IN THE OPINION OF THE CONTRACTOR A DISCREPANCY EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT FOR PROPER ADJUSTMENT BEFORE PROCEEDING WITH THE WORK.

14. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.

15. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE CLIENT OR HIS CONTRACTORS, SUBCONTRACTORS, OR ANYONE PERFORMING ANY OF THE WORK, TO CARRY OUT THE WORK IN ACCORDANCE WITH THE APPROVED CONTRACT DOCUMENTS.

17. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF CONFLICT. SUBMIT REPORT TO ARCHITECT IN WRITTEN, ACCURATE DETAIL. SCHEDULE SELECTIVE DEMOLITION AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

18. PROTECT ALL SURFACES DURING CONSTRUCTION.

19. THE CONTRACTOR SHALL NOT DISCONNECT OR DISRUPT ANY UTILITIES REQUIRED FOR SERVICE TO THE OWNERS OCCUPIED AREAS OF THE BUILDING. FIRE ALARM, ELECTRIC, PHONE, CABLE, TV, COMPUTER NETWORK WIRING, EMERGENCY DEVICES, HEATING LINES, AND OTHER UTILITIES MUST BE MAINTAINED TO ALL OWNER OCCUPIED AREAS OF THE BUILDINGS.

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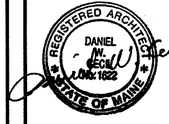

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Project Title

MAHONEY MIDDLE SCHOOL

RENOVATIONS BID PACKAGE #65 - 10

SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title

ABBREVIATIONS GENERAL NOTES AND LEGENDS

PA / PE: DWC	Drawn By: ERP

Drawing Number

A00.1

CONTRACT DRAWING ABBREVIATIONS			A4
NO SCALE		REF: NA	

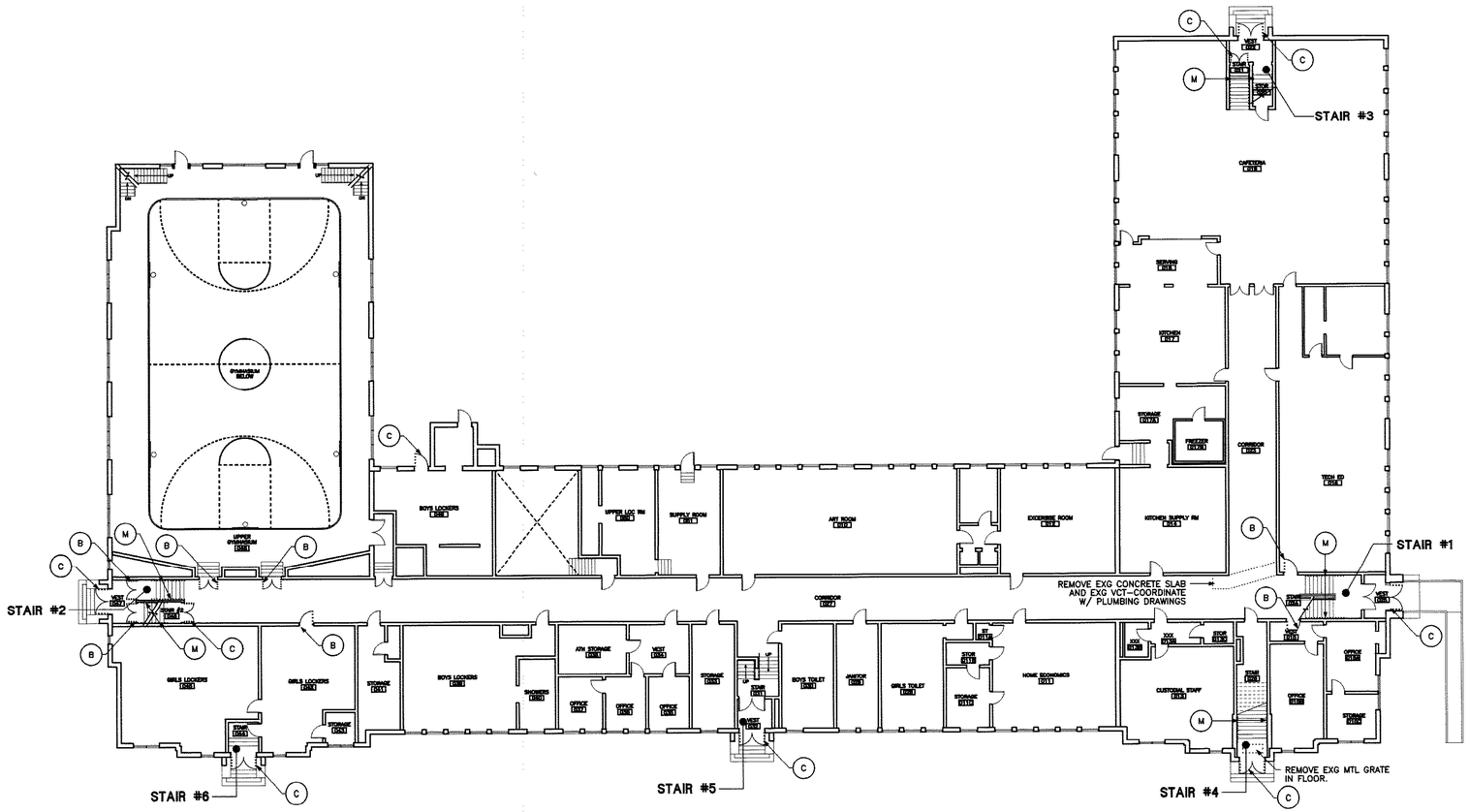
GRAPHIC SYMBOLS LEGEND			A3
NO SCALE		REF: NA	

MATERIALS LEGEND			A2
NO SCALE		REF: NA	

MATERIALS LEGEND			A1
NO SCALE		REF: NA	

DEMO LEGEND

A	REMOVE EXISTING STUD AND PLASTER PARTITION
B	REMOVE EXISTING DOOR – FRAME TO REMAIN
C	REMOVE EXISTING DOOR AND FRAME
D	REMOVE EXISTING WINDOW AND FRAME
E	REMOVE AND SALVAGE EXG WD COUNTER FOR FOR REUSE. REMOVE EXG PLAM COUNTERTOP
F	REMOVE EXG MASONRY WALL SYSTEM TO ACCOMMODATE NEW OPENING.
G	REMOVE EXG SUSPENDED CEILING SYSTEM AND ASSOCIATED HARDWARE
H	CLEAN AND PREP EXG HARDWOOD FLOOR TO RECEIVE REFINISHING – THIS LOCATION
J	REMOVE AND SALVAGE EXG FRAME AND CASING FOR REUSE
K	REMOVE EXG BUILT–IN SHELVING/COUNTERS AND ASSOCIATED HARDWARE – REINSTALL AS NOTED
L	REMOVE EXG VINYL TILE AND ADHESIVE
M	REMOVE EXG WALL MOUNTED HANDRAIL AND BRACKETS
N	REMOVE AND SALVAGE EXG WD CHAIR RAIL FOR REUSE
O	REMOVE AND SALVAGE EXG WD BASE FOR REUSE



GROUND FLOOR DEMO PLAN | 1/16" = 1'–0" | 0 8' 16' 24' | REF: NA | A1

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Project Title
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RENOVATIONS BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title
GROUND FLOOR DEMO PLAN

PA / PE: DWC | Drawn By: ERP

Drawing Number
A01.1D

DEMO LEGEND

A	REMOVE EXISTING STUD AND PLASTER PARTITION
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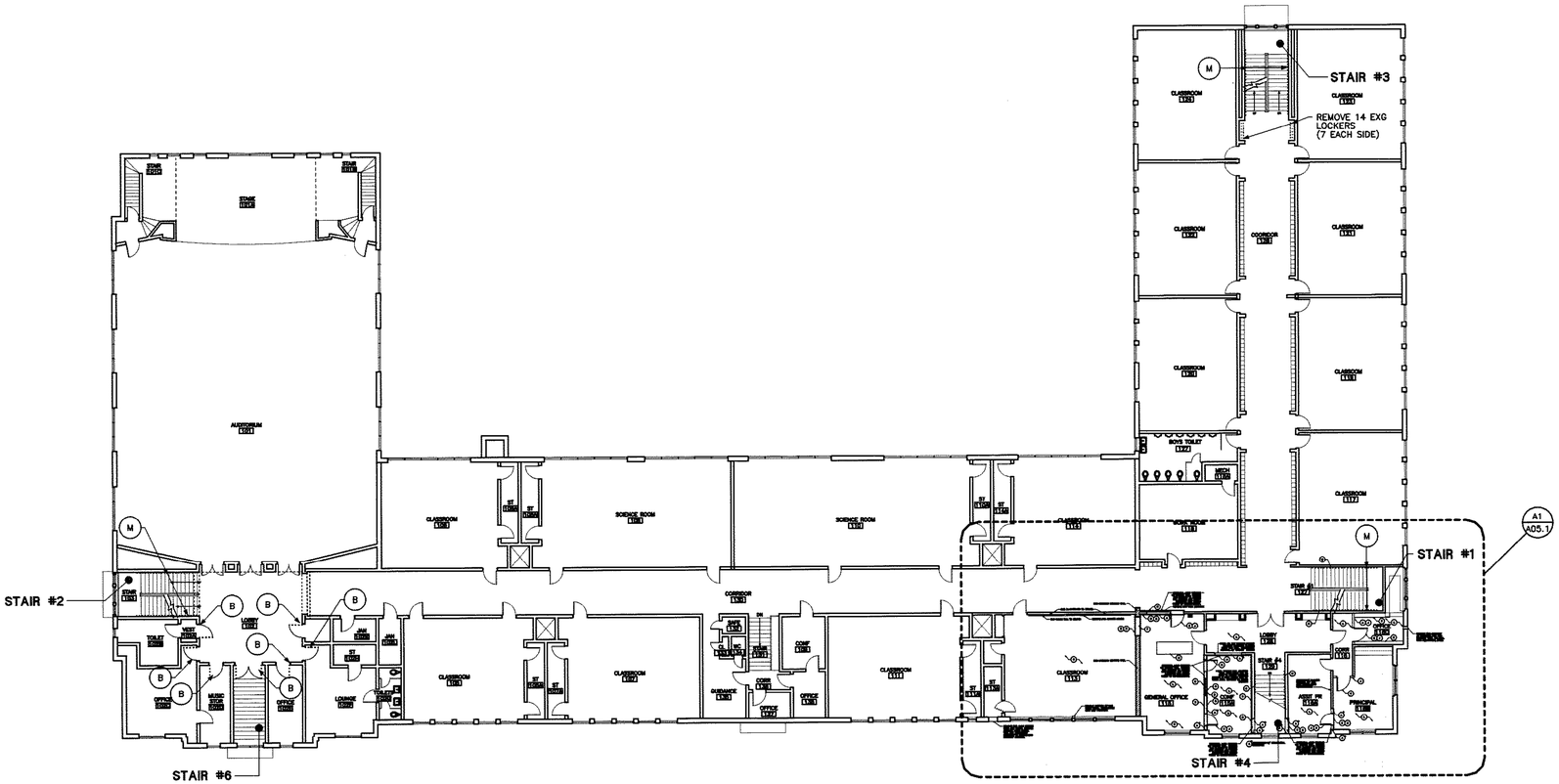

FIRST FLOOR DEMO PLAN | 1/16" = 1'-0" | 0 8' 16' 24' | REF: NA | A1

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BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title
FIRST FLOOR DEMO PLAN

PA / PE: DWC	Drawn By: ERP

Drawing Number
A01.2D

DEMO LEGEND

A	REMOVE EXISTING STUD AND PLASTER PARTITION
B	REMOVE EXISTING DOOR – FRAME TO REMAIN
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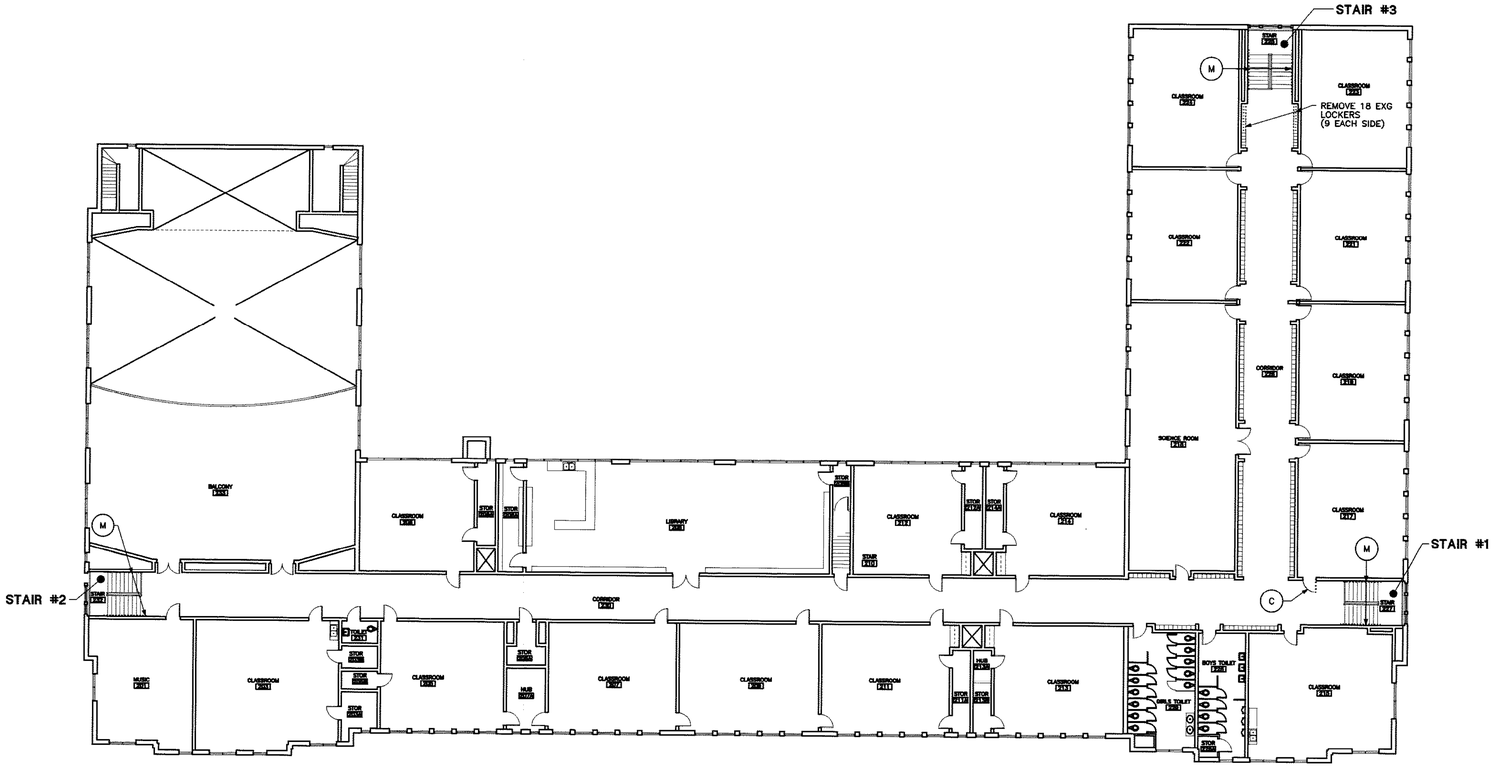

SECOND FLOOR DEMO PLAN — 1/16" = 1'-0" — 0 8' 16' 24' — REF: NA — A1

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Issue Dates

Drawing Status

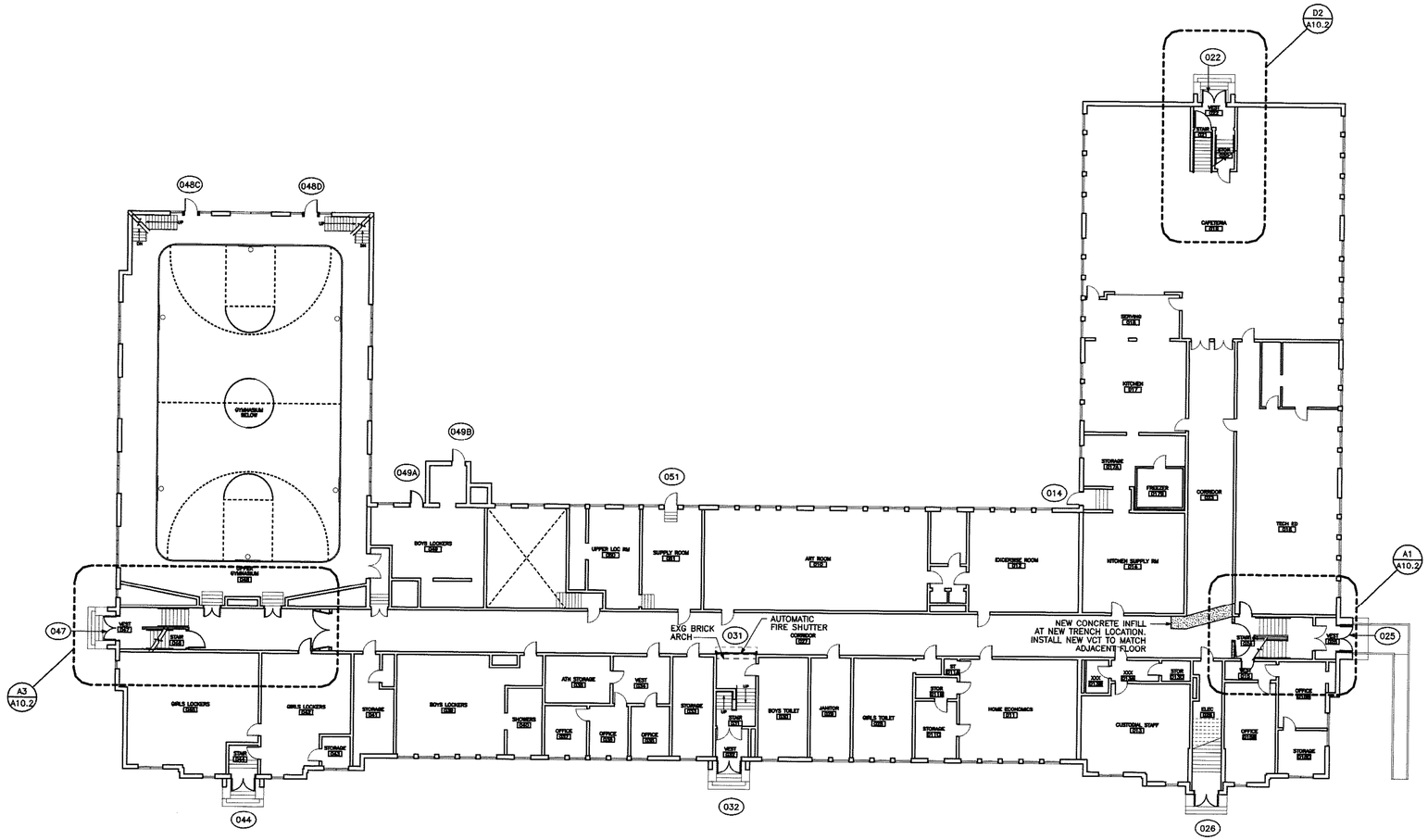
Drawing Title

SECOND FLOOR DEMO PLAN

PA / PE: DWC | Drawn By: ERP

Drawing Number

A01.3D



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SOUTH PORTLAND, ME

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Drawing Status

Drawing Title

GROUND FLOOR INDEX PLAN

PA / PE: DWC	Drawn By: ERP

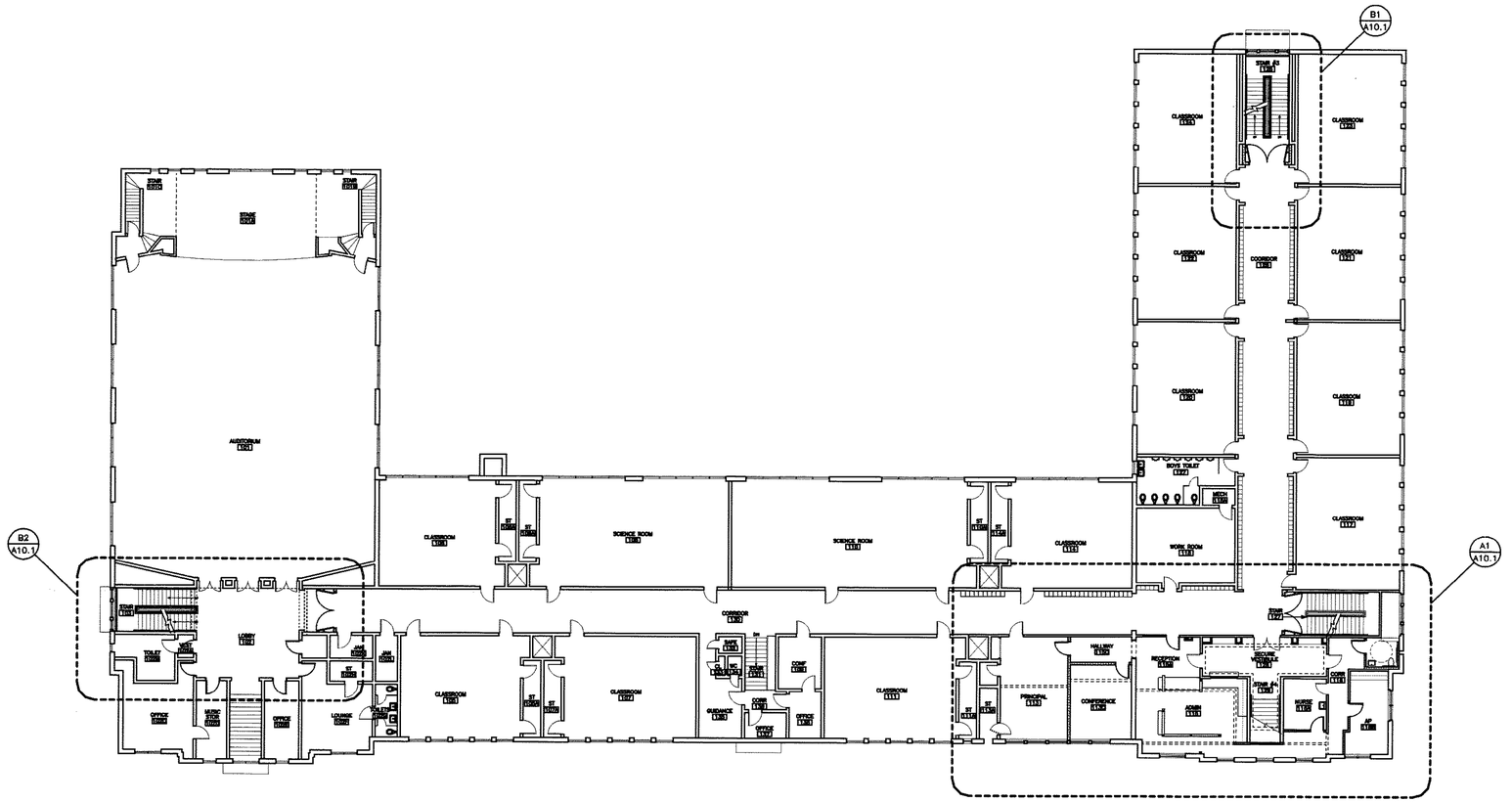
Drawing Number

A01.1

GROUND FLOOR INDEX PLAN

1/16" = 1'-0" | 0 8' 16' 24' | REF: NA

A1



FIRST FLOOR INDEX PLAN		A1
1/16" = 1'-0"	0 8' 16' 24'	REF: NA

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No. 1822
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Issue Dates

Drawing Status

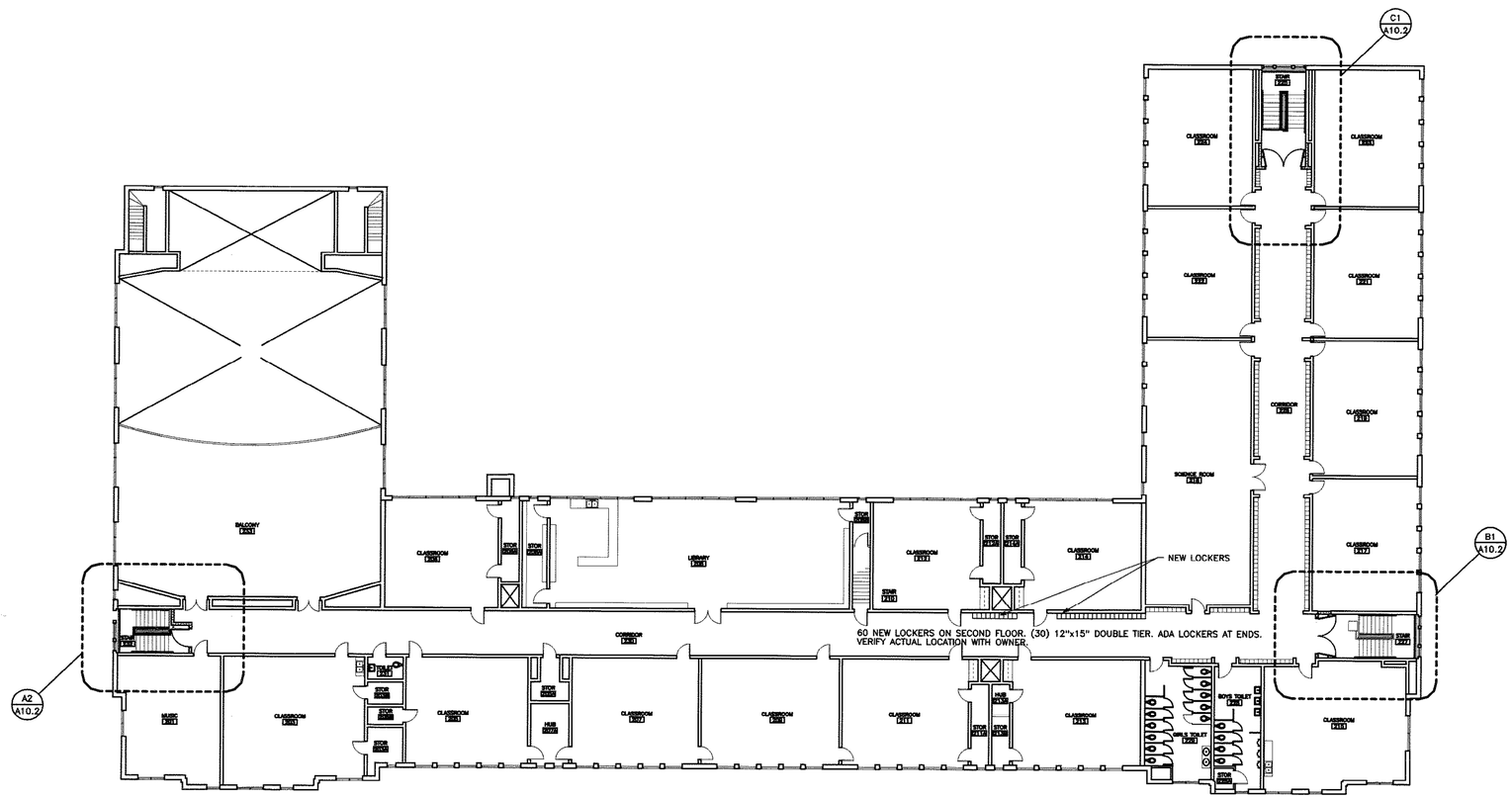
Drawing Title

FIRST FLOOR INDEX PLAN

PA / PE: DWC	Drawn By: ERP

Drawing Number

A01.2



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–	05-28-10	ISSUED FOR BID

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Drawing Status

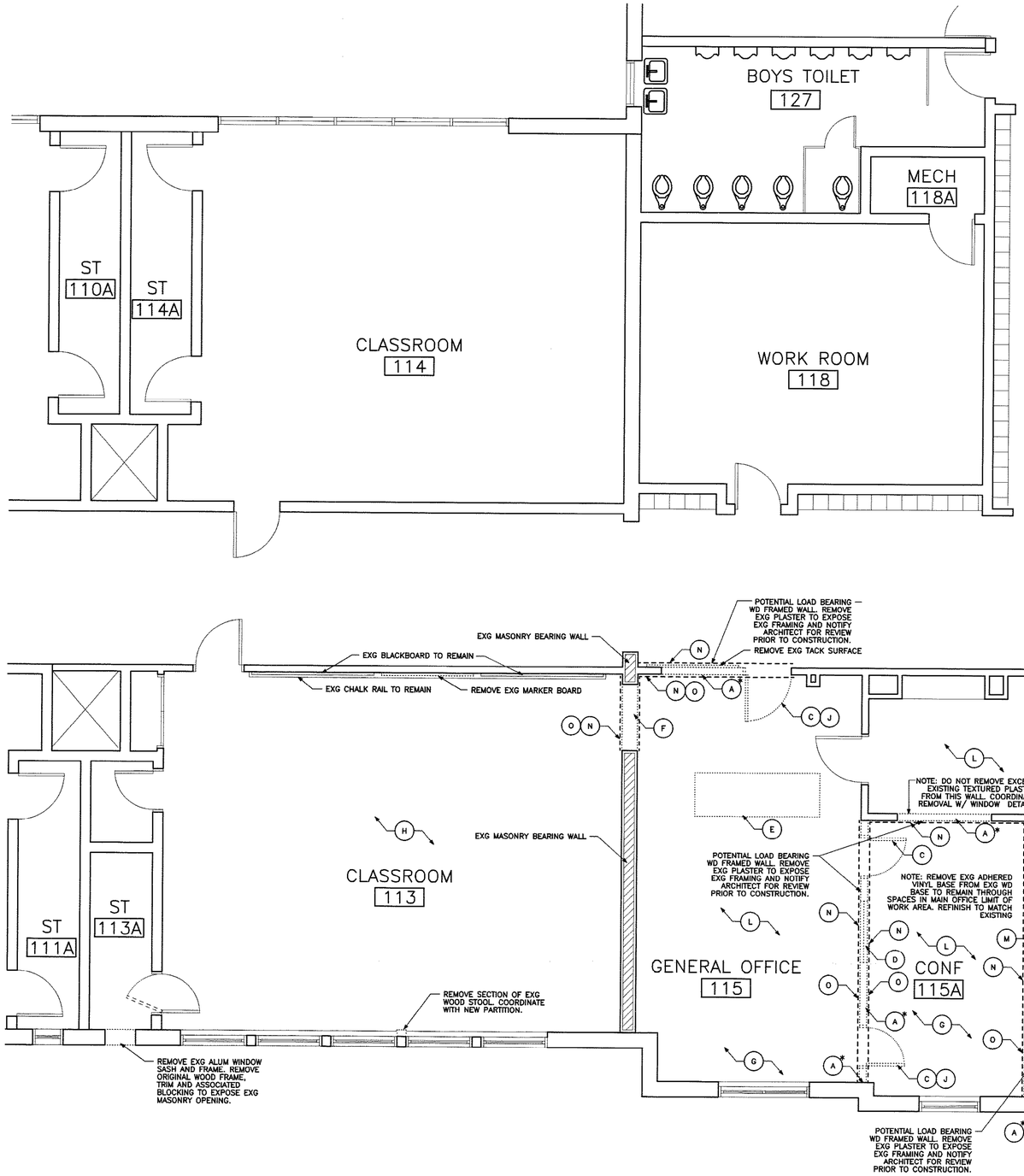
Drawing Title

SECOND FLOOR INDEX PLAN

PA / PE: DWC	Drawn By: ERP

Drawing Number

A01.3



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* – COORDINATE W/ STRUCTURAL INTERFACE

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HA Project No. **09158**

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

Issue Dates

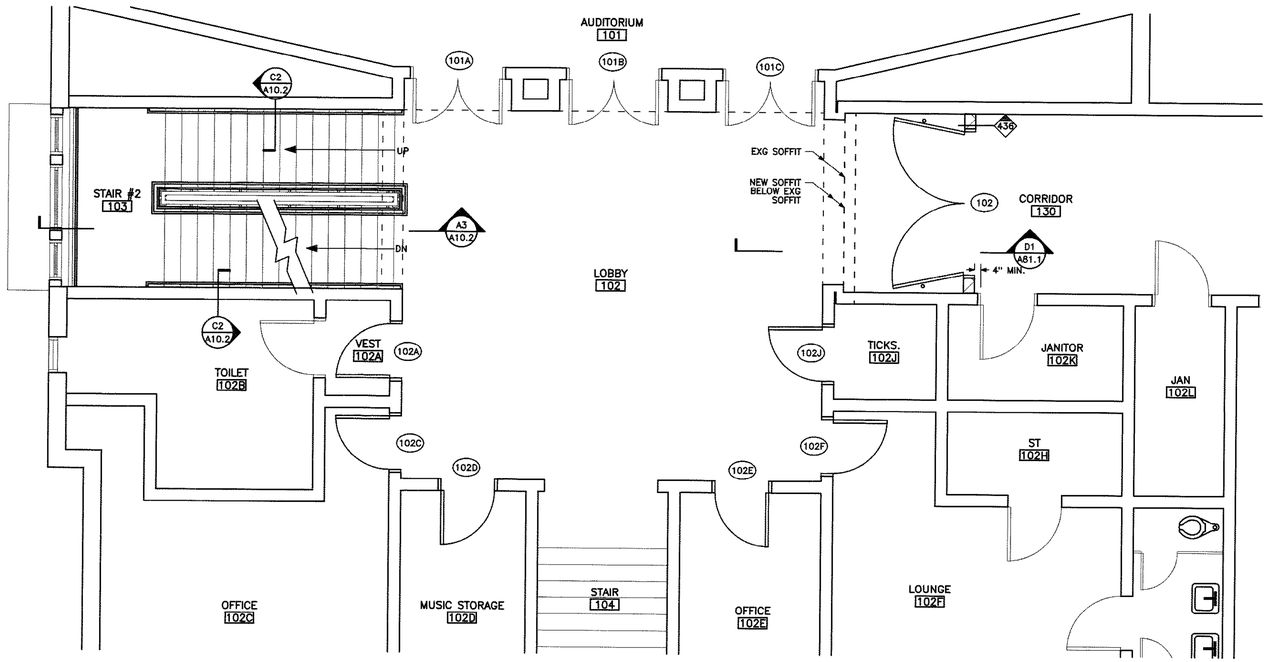
Drawing Status

Drawing Title
DEMOLITION PART PLAN

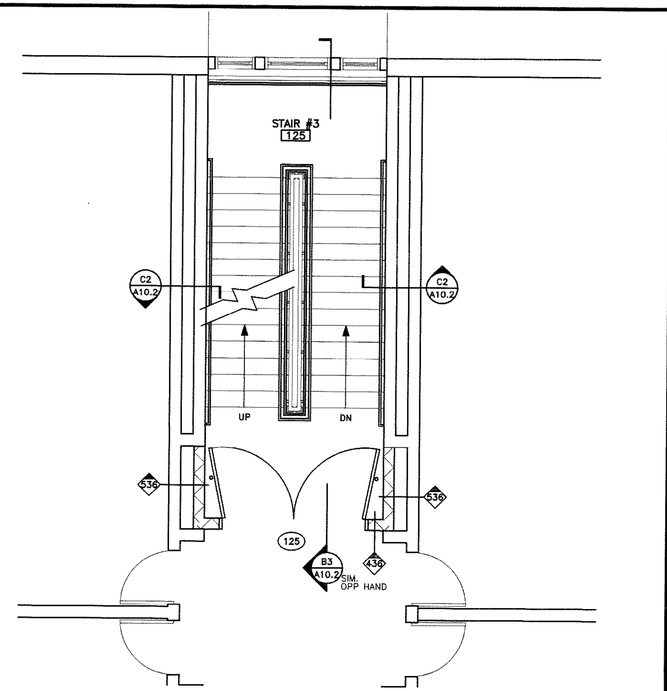
PA / PE: **DWC** Drawn By: **ERP**

Drawing Number
A05.1

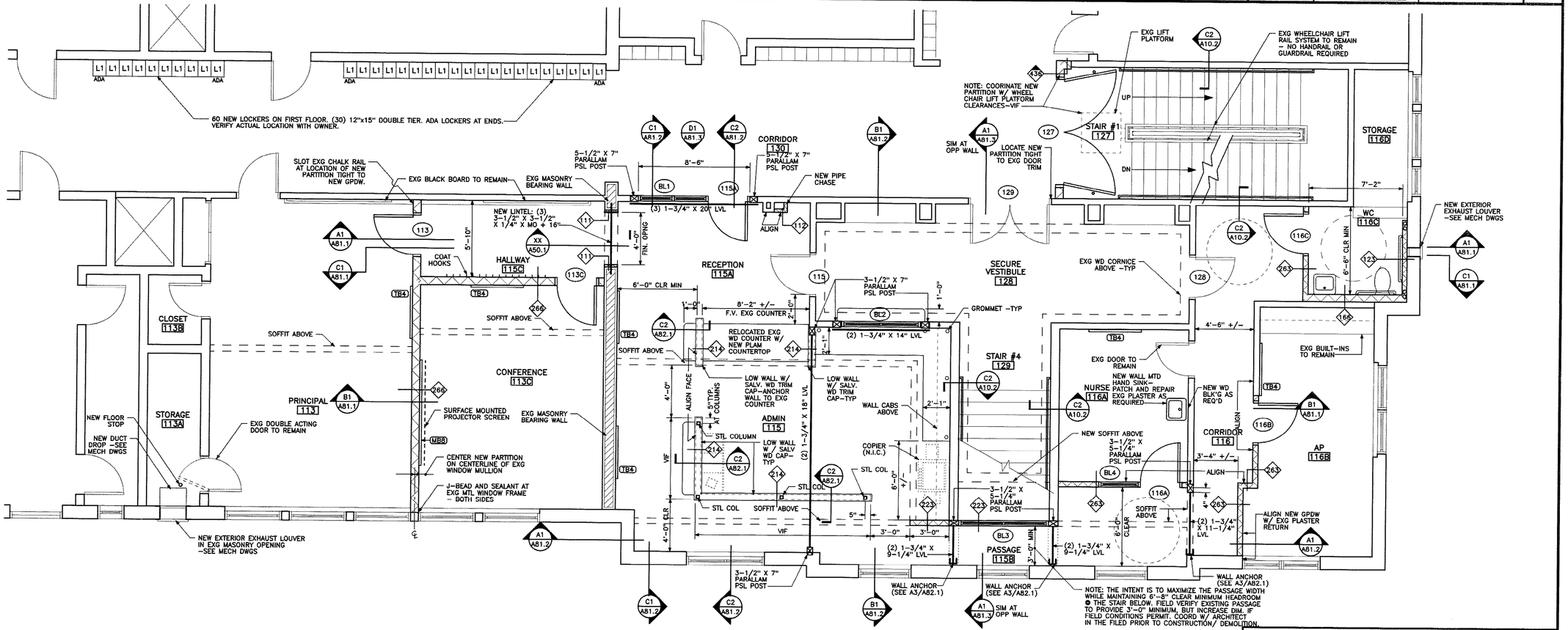
FIRST FLOOR DEMOLITION PART PLAN A1
1/4" = 1'–0" 0 2' 4' 6' REF: NA



AUDITORIUM LOBBY PART PLAN — 1/4" = 1'-0" — 0 2' 4' 6' — REF: A01.2 — **B2**



AUDITORIUM LOBBY PART PLAN — 1/4" = 1'-0" — 0 2' 4' 6' — REF: A01.2 — **B1**



1/4" = 1'-0" — 0 2' 4' 6' — REF: A01.2 — **A1**

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SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

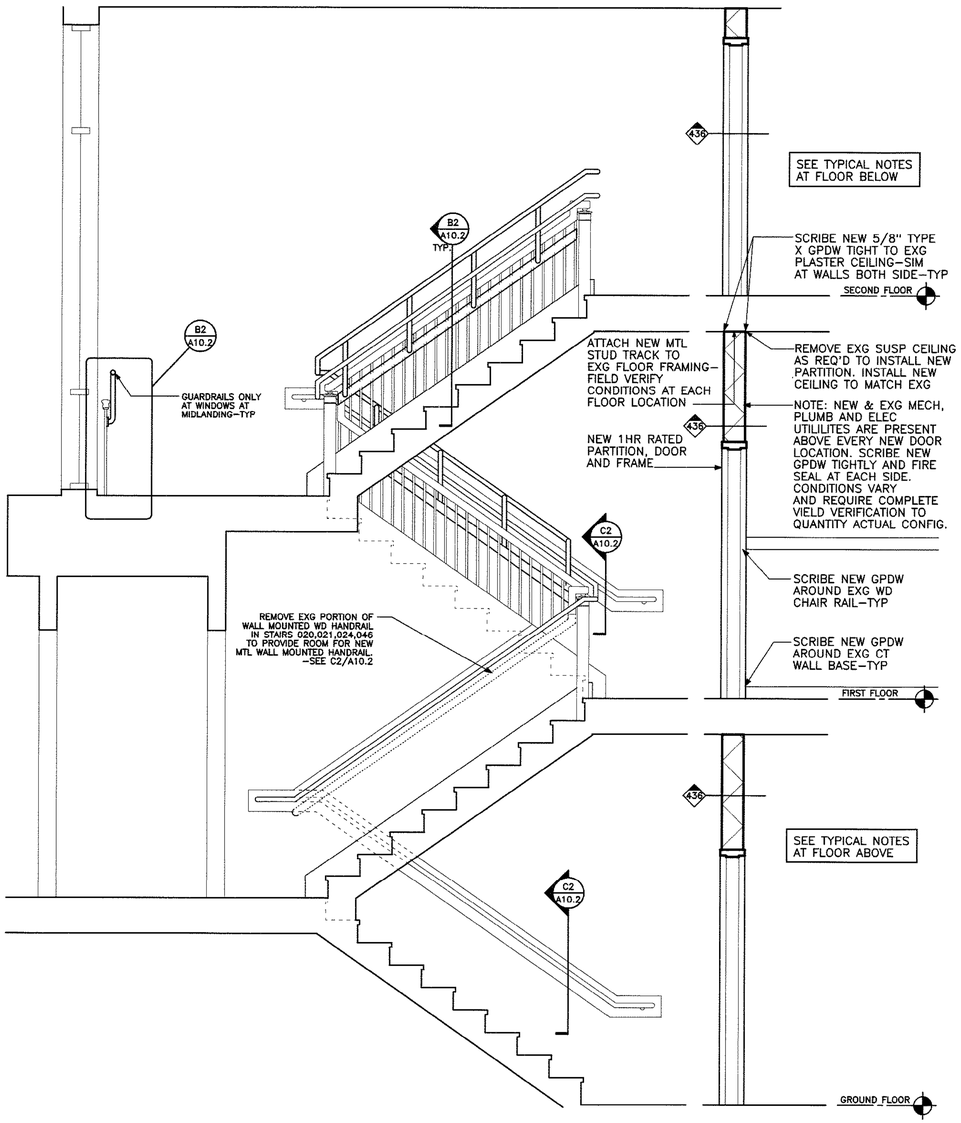
Issue Dates

Drawing Status

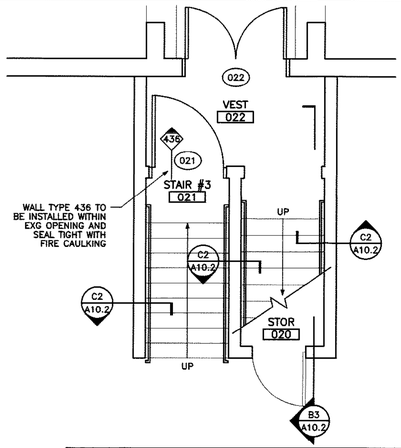
Drawing Title
FIRST FLOOR PART PLANS

PA / PE: DWC — Drawn By: ERP

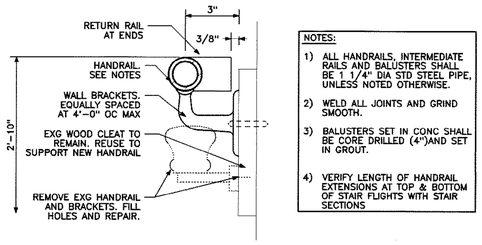
Drawing Number
A10.1



TYPICAL STAIR SECTION — 1/2" = 1'-0" — REF: NA — **B3**

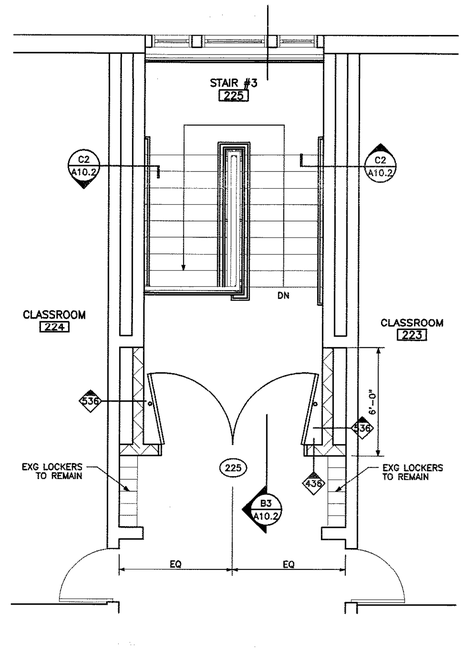


STAIR #3 GROUND FLOOR — 1/4" = 1'-0" — REF: NA — **D2**

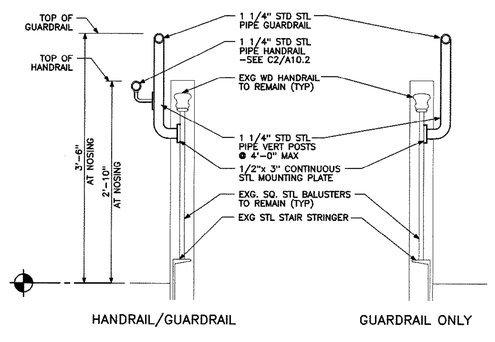


NOTES:
1) ALL HANDRAILS, INTERMEDIATE RAILS AND BALUSTERS SHALL BE 1 1/4" DIA STD STEEL PIPE, UNLESS NOTED OTHERWISE.
2) WELD ALL JOINTS AND GRIND SMOOTH.
3) BALUSTERS SET IN CONC SHALL BE CORE DRILLED (4")AND SET IN GROUT.
4) VERIFY LENGTH OF HANDRAIL EXTENSIONS AT TOP & BOTTOM OF STAIR FLIGHTS WITH STAIR SECTIONS

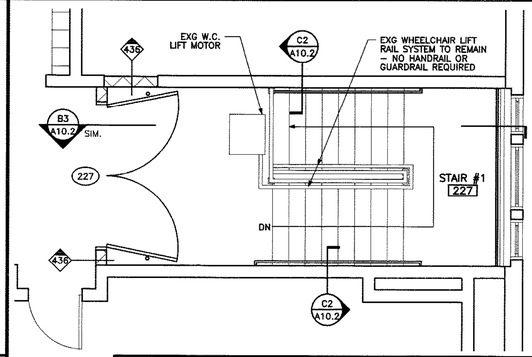
WALL MOUNTED HANDRAIL DETAILS — 3" = 1'-0" — REF: NA — **C2**



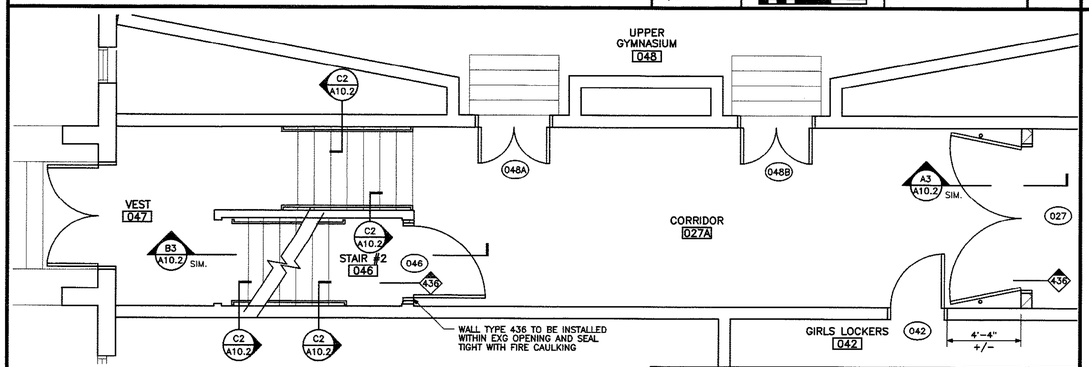
STAIR #3 SECOND FLOOR — 1/4" = 1'-0" — REF: NA — **C1**



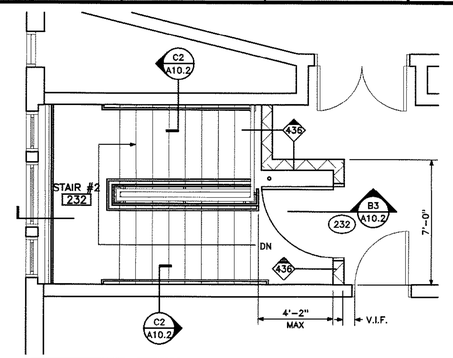
HANDRAIL/ GUARDRAIL SECTIONS — 1" = 1'-0" — REF: NA — **B2**



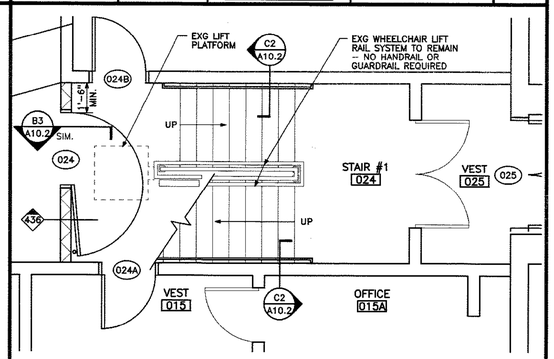
STAIR #1 SECOND FLOOR — 1/4" = 1'-0" — REF: NA — **B1**



STAIR #2 GROUND FLOOR — 1/4" = 1'-0" — REF: NA — **A3**



STAIR #2 SECOND FLOOR — 1/4" = 1'-0" — REF: NA — **A2**



STAIR #1 GROUND FLOOR — 1/4" = 1'-0" — REF: NA — **A1**

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Architects + Engineers
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207.784.5100 tel
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Project Title
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SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

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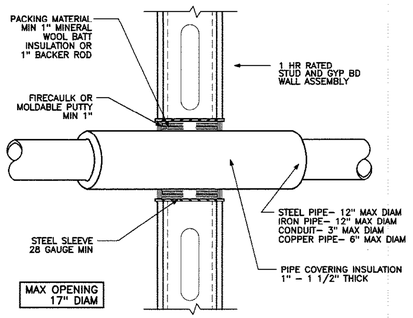
Drawing Status

Drawing Title
STAIR PART–PLANS STAIR SECTIONS AND DETAILS

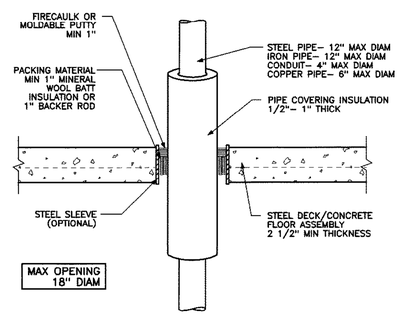
PA / PE: DWC	Drawn By: ERP

Drawing Number
A10.2



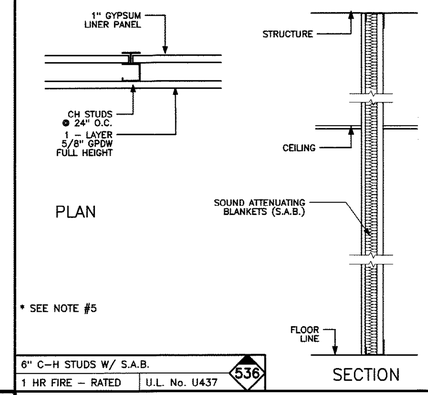
FIRESTOP WALL SYSTEM F1_03 DETAIL — C4

NTS	1 HR RATED	REF: UL# WL-5011

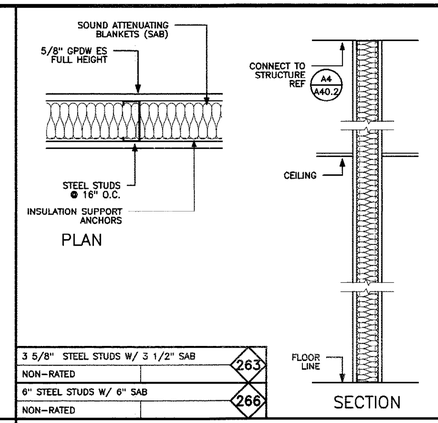


FIRESTOP FLOOR SYSTEM F1_10 DETAIL — D5

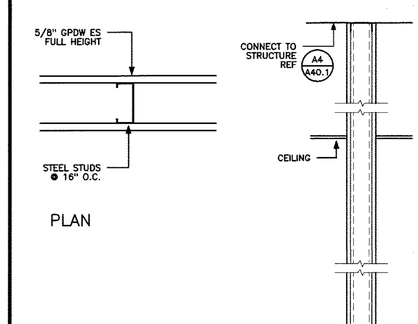
NTS	1 HR RATED	REF: UL# CAJ-5001



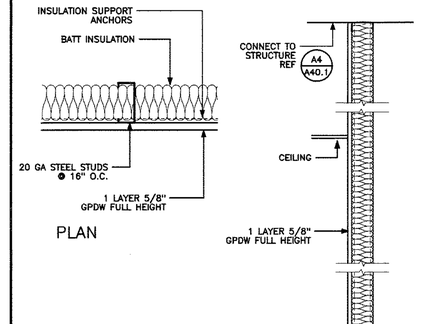
6" C–H STUDS W/ S.A.B.	536
1 HR FIRE – RATED	U.L. No. U437



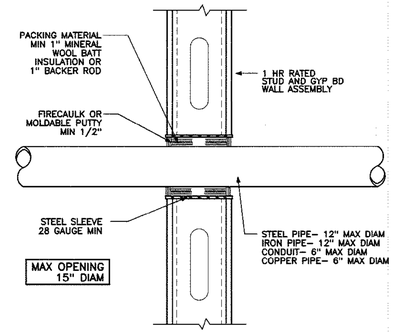
3 5/8" STEEL STUDS W/ 3 1/2" SAB	263
NON–RATED	
6" STEEL STUDS W/ 6" SAB	266
NON–RATED	



6" STEEL STUDS	436
1 HR FIRE–RATED	U.L. No. U465

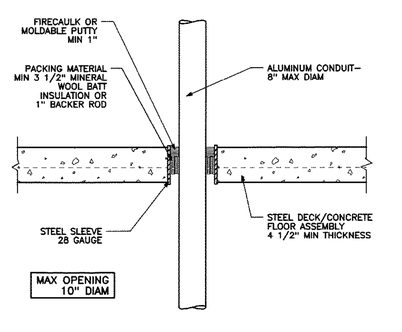


3 5/8" STEEL STUDS	112
NON–RATED	
6" STEEL STUDS W/ 6" BATT INS	166
NON–RATED	



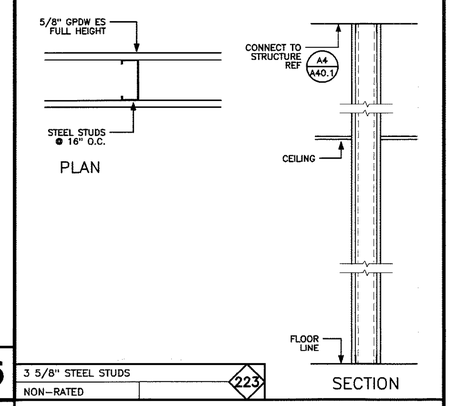
FIRESTOP WALL SYSTEM F1_01 DETAIL — B4

NTS	1 HR RATED	REF: UL# WL-1003

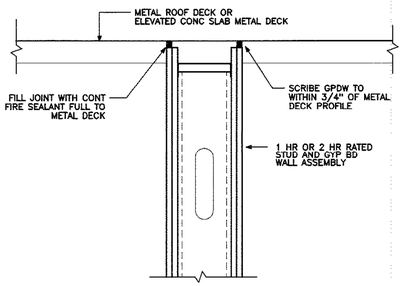


FIRESTOP FLOOR SYSTEM F1_09 DETAIL — C5

NTS	1 HR RATED	REF: UL# CAJ-1306

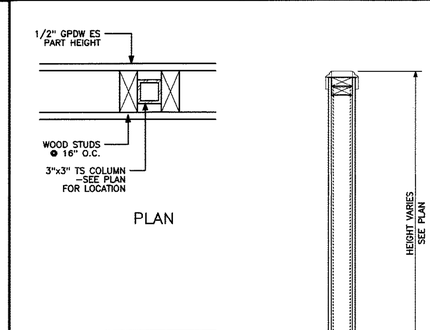


3 5/8" STEEL STUDS	223
NON–RATED	



FIRESTOP SYSTEM F2_22 DETAIL — A4

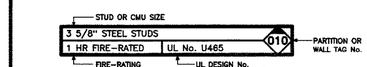
NTS	1 HR RATED	REF: UL# HWD-0024



2x4 WD STUDS PART HEIGHT WALL	214
NON–RATED	

GENERAL NOTES

1. SEE SECTIONS AND DETAILS FOR CONNECTIONS OTHER THAN THOSE SHOWN.
2. IN TOILET ROOMS WITH GPDW WALLS, PROVIDE 5/8" MR GPDW IN LIEU OF REGULAR GPDW ON ALL STUD PARTITIONS WITHIN THE ROOM, WHERE THE GPDW EXTENDS ABOVE THE TOILET ROOM CEILING, PROVIDE MR GPDW TO A MIN 5" ABOVE THE CEILING AND USE REGULAR 5/8" GPDW TO TOP OF THE PARTITION.
3. IN TOILET ROOMS WHERE GPDW CEILINGS ARE CALLED FOR, PROVIDE 5/8" MR GPDW ON STEEL STUD FRAMING.
4. ALL GPDW TO BE TYPE-X GPDW. MR GPDW TO BE TYPE-X MR GPDW.
5. USE 20 GA STEEL STUDS IN PARTITIONS WITH HIGH IMPACT GPDW.
6. ALL 1 HOUR OR 2 HOUR FIRE-RATED PARTITIONS SHALL BE STENCILED ON THE WALL SURFACE JUST ABOVE THE CEILING LINE INDICATING THE PARTITION'S FIRE-RATING: "1 HR", "2 HR", ETC IN RED OR ORANGE PAINT ON EACH SIDE OF THE PARTITION.
7. ALL PARTITIONS EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK. SEAL ALL PARTITIONS TO DECK FOR SMOKE & SOUND CONTROL. FILL ALL VOIDS BETWEEN TOP OF PARTITION AND DECK AS SPECIFIED.
8. WHERE GPDW & STUD PARTITIONS INTERSECT BEAMS OR JOISTS, FRAME AROUND BOTH SIDES OF BEAMS & JOISTS WITH METAL STUDS AND GPDW TO MAINTAIN CONTINUITY OF PARTITION TO UNDERSIDE OF DECK.
9. WHERE CMU WALLS, RATED AND NON-RATED, INTERSECT BEAMS OR JOISTS, FRAME AROUND BOTH SIDES OF BEAMS OF JOISTS WITH METAL STUDS AND GPDW TO MAINTAIN CONTINUITY OF PARTITION TO UNDERSIDE OF DECK.
10. TOP OF PARTITION CLOSURE DETAILS SHOWN ARE TYPICAL. ACTUAL FIELD CONDITIONS MAY VARY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ACTUAL CONDITIONS AND MODIFYING CLOSURE DETAILS TO MEET ACTUAL CONDITIONS AND MAINTAINING CONTINUITY OF PARTITIONS FROM FLOOR TO DECK ABOVE.



PARTITION LEGEND — A1

NO SCALE		REF: NA

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
www.harriman.com
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REGISTERED ARCHITECT — DANIEL W. SECOR — No. 1822 — STATE OF MAINE

Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

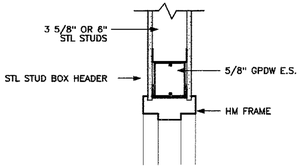
Drawing Title
CONSTRUCTION SYSTEMS

PA / PE: DWC	Drawn By: ERP

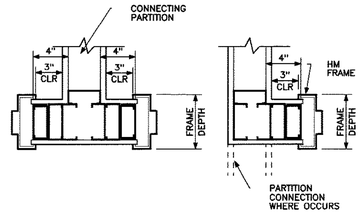
Drawing Number
A40.1

DOOR AND FRAME SCHEDULE

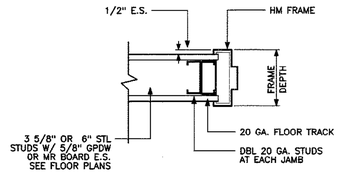
AREA	No.	DOOR SIZE W	SIZE H	SIZE T	MAT	TYPE	GLASS	LOUVER W	LOUVER H	FRAME MAT	FRAME TYPE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	FIRE RATING	HDW SET	REMARKS
	014	EXG	EXG	EXG	MT	EXG	–	–	–	EXG	–	–	–	–	–	– SEE SPECS	NEW HARDWARE
	021	4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	022	(2)3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	2	–	–	–	–	– SEE SPECS	NEW DOOR AND FRAME TO MATCH EXG CONFIGURATION
	024	4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	024A	3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	024B	3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	025	(2)3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	2	–	–	–	–	– SEE SPECS	NEW DOOR AND FRAME TO MATCH EXG CONFIGURATION
	026	(2)3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	2	–	–	–	–	– SEE SPECS	CARD READER –SECURITY DOOR HARDWARE NEW FRAME TO MATCH EXG CONFIGURATION
	027	(2)4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	031	–	–	–	MT		–	–	–	MT	–	–	–	–	1HR	– SEE SPECS	AUTOMATIC FIRE SHUTTER–SEE B2/A81.1 FOR APPROX SIZE
	032	(2)3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	2	–	–	–	–	– SEE SPECS	NEW DOOR AND FRAME TO MATCH EXG CONFIGURATION
	042	3'–0" +/–	7'–0"	1 3/4"	MT	N	–	–	–	EXG WD	–	–	–	–	1HR	– SEE SPECS	NEW DOOR IN EXG FRAME
	044	(2)3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	2	–	–	–	–	– SEE SPECS	NEW DOOR AND FRAME TO MATCH EXG CONFIGURATION
	046	4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	047	(2)3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	2	–	–	–	–	– SEE SPECS	NEW DOOR AND FRAME TO MATCH EXG CONFIGURATION
	048A	(2)2'–0" +/–	7'–0"	1 3/4"	MT	N	–	–	–	EXG WD	–	–	–	–	–	– SEE SPECS	NEW DOOR IN EXG FRAME –SECURE TRANSOM IN CLSD POSITION
	048B	(2)2'–0" +/–	7'–0"	1 3/4"	MT	N	–	–	–	EXG WD	–	–	–	–	–	– SEE SPECS	NEW DOOR IN EXG FRAME –SECURE TRANSOM IN CLSD POSITION
	048C	EXG	EXG	EXG	MT	EXG	–	–	–	EXG	–	–	–	–	–	– SEE SPECS	NEW HARDWARE
	048D	EXG	EXG	EXG	MT	EXG	–	–	–	EXG	–	–	–	–	–	– SEE SPECS	NEW HARDWARE
	049A	3'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	–	– SEE SPECS	NEW DOOR AND FRAME TO MATCH EXG CONFIGURATION
	049B	EXG	EXG	EXG	MT	EXG	–	–	–	EXG	–	–	–	–	–	– SEE SPECS	NEW HARDWARE
	051	EXG	EXG	EXG	MT	EXG	–	–	–	EXG	–	–	–	–	–	– SEE SPECS	CARD READER NEW HARDWARE
	101A	EXG	EXG	EXG	WD	EXG	–	–	–	WD	–	–	–	–	–	– –	NEW INTUMESCENT CLEAR COAT –ALL SIDES SCREW EXG TRANSOM PERMANTLY CLOSED
	101B	EXG	EXG	EXG	WD	EXG	–	–	–	WD	–	–	–	–	–	– –	NEW INTUMESCENT CLEAR COAT –ALL SIDES SCREW EXG TRANSOM PERMANTLY CLOSED
	101C	EXG	EXG	EXG	WD	EXG	–	–	–	WD	–	–	–	–	–	– –	NEW INTUMESCENT CLEAR COAT –ALL SIDES SCREW EXG TRANSOM PERMANTLY CLOSED
	102	(2)4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	102A	3'–0" +/–	7'–0"	1 3/4"	MT	F	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	102C	3'–0" +/–	7'–0"	1 3/4"	MT	F	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	102D	3'–0" +/–	7'–0"	1 3/4"	MT	F	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	102E	3'–0" +/–	7'–0"	1 3/4"	MT	F	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	102F	3'–0" +/–	7'–0"	1 3/4"	MT	F	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	102J	3'–0" +/–	7'–0"	1 3/4"	MT	F	–	–	–	EXG	–	–	–	–	1HR	–	NEW DOOR IN EXG FRAME
	113	3'–0"	7'–0"	1 3/4"	WD	G	–	–	–	HM	1	–	–	–	–	– SEE SPECS	STAIN DOOR TO MATCH EXG DOORS
	113C	3'–0"	7'–0"	1 3/4"	WD	G	–	–	–	HM	1	–	–	–	–	– SEE SPECS	STAIN DOOR TO MATCH EXG DOORS
	115	EXG	EXG	EXG	WD	EXG	–	–	–	WD	–	–	–	–	–	– SEE SPECS	NEW SECURITY DOOR HARDWARE
	115A	3'–6"	7'–6"	1 3/4"	ALUM	LG	–	–	–	ALUM	–	–	–	–	–	– SEE SPECS	SEE A1/A81.1
	116A	3'–0"	7'–0"	1 3/4"	WD	G	–	–	–	HM	3	–	–	–	–	– SEE SPECS	STAIN DOOR TO MATCH EXG DOORS
	116B	3'–0"	7'–0"	1 3/4"	WD	G	–	–	–	HM	1	–	–	–	–	– SEE SPECS	STAIN DOOR TO MATCH EXG DOORS
	116C	3'–0"	7'–0"	1 3/4"	WD	F	–	–	–	HM	1	–	–	–	–	– SEE SPECS	STAIN DOOR TO MATCH EXG DOORS
	125	(2)4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	127	(2)4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	128	EXG	EXG	EXG	WD	EXG	–	–	–	WD	–	–	–	–	–	– SEE SPECS	NEW SECURITY DOOR HARDWARE
	129	EXG	EXG	EXG	WD	EXG	–	–	–	WD	–	–	–	–	–	– SEE SPECS	NEW SECURITY DOOR HARDWARE
	225	(2)4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	227	(2)4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS
	232	4'–0"	7'–0"	1 3/4"	MT	N	–	–	–	HM	1	–	–	–	1HR	– SEE SPECS	MAGNETIC HOLD OPENS



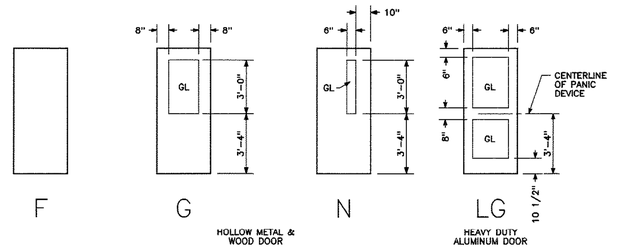
HEAD DETAIL – STEEL STUD — D1
1 1/2" = 1'–0" | 0 4" 8" 1' | REF: NA

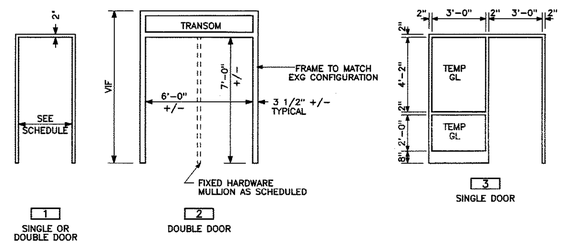


TYPICAL DOOR FRAME DETAIL — C2
1 1/2" = 1'–0" | 0 4" 8" 1' | REF: NA



JAMB DETAIL – STEEL STUD — C1
1 1/2" = 1'–0" | 0 4" 8" 1' | REF: NA





DOOR AND FRAME TYPES — A1
1/4" = 1'–0" | 0 2' 4' 8' | REF: NA

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
www.harriman.com

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REGISTERED ARCHITECT — DANIEL W. DECAIR — No. 1622 — STATE OF MAINE

Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title
DOOR SCHEDULE
DOOR AND FRAME TYPES
DOOR DETAILS

PA / PE: DWC | Drawn By: ERP

Drawing Number
A60.1

ROOM FINISH SCHEDULE

AREA	ROOM NO.	ROOM NAME	FLOOR	BASE	WAINSCOT Code	WAINSCOT HT	WALLS N	WALLS E	WALLS S	WALLS W	REMARKS
	021	STAIR #3	–	–	–	–	P1	–	–	–	
	022	VESTIBULE	–	–	–	–	–	–	P1	–	
	024	STAIR #1	–	–	–	–	–	–	–	P1	
	025	VESTIBULE	–	–	–	–	P1	P1	P1	P1	
	027	CORRIDOR	–	–	–	–	–	P1	–	P1	
	027A	CORRIDOR	–	–	–	–	–	P1	–	P1	
	046	STAIR #2	–	–	–	–	–	P1	–	–	
	102	LOBBY	–	–	–	–	P1	P1	P1	P1	
	113	PRINCIPAL	EXG WD	EXG WD	–	–	P1	P1	P1	P1	PAINT EXG CEILING
	113C	CONFERENCE	EXG WD	EXG WD	–	–	P1	P1	P1	P1	PAINT EXG CEILING
	115	ADMINISTRATION	VCT1	WD	–	–	P1	P1	P1	P1	REMOVE EXG VINYL BASE WHERE ADHERED TO EXG WOOD BASE. REFINISH TO MATCH EXG.
	115A	RECEPTION	VCT1	WD	–	–	P1	P1	–	P1	REMOVE EXG VINYL BASE WHERE ADHERED TO EXG WOOD BASE. REFINISH TO MATCH EXG.
	115B	PASSAGE	VCT1	RB1	–	–	P1	–	P1	P1	PAINT EXG CEILING
	115C	HALLWAY	EXG WD	EXG WD	–	–	P1	P1	P1	P1	PAINT EXG CEILING
	116	CORRIDOR	VCT1	EXG WD	–	–	P1	P1	P1	P1	

ROOM FINISH SCHEDULE

AREA	ROOM NO.	ROOM NAME	FLOOR	BASE	WAINSCOT Code	WAINSCOT HT	WALLS N	WALLS E	WALLS S	WALLS W	REMARKS
	116A	NURSE	VCT2	EXG WD	–	–	P1	P1	P1	P1	
	116B	AP	VCT2	EXG WD	–	–	P1	P1	P1	P1	PAINT EXG CEILING
	116C	WC	VCT1	RB1	–	–	P1	P1	P1	P1	
	116D	STORAGE	–	–	–	–	–	–	–	–	
	127	STAIR #1	–	–	–	–	–	–	–	P1	
	128	SECURE VESTIBULE	VCT1 VCT2	EXG WD	–	–	P1	P1	P1	P1	PAINT EXG CEILING
	129	STAIR #4	–	–	–	–	P1	P1	P1	P1	REPAIR EXG MTL STAIR RISERS AND WALL MOUNTED STAIR STRINGER
	130	CORRIDOR	–	–	–	–	–	P1	P1	P1	
	130A	CORRIDOR	–	–	–	–	–	P1	–	–	
	225	STAIR #3	–	–	–	–	–	P1	P1	P1	
	226	CORRIDOR	–	–	–	–	P1	–	–	–	
	227	STAIR #1	–	–	–	–	–	–	–	P1	
	230	CORRIDOR	–	–	–	–	–	P1	–	–	
	232	STAIR #2	–	–	–	–	–	P1	–	–	

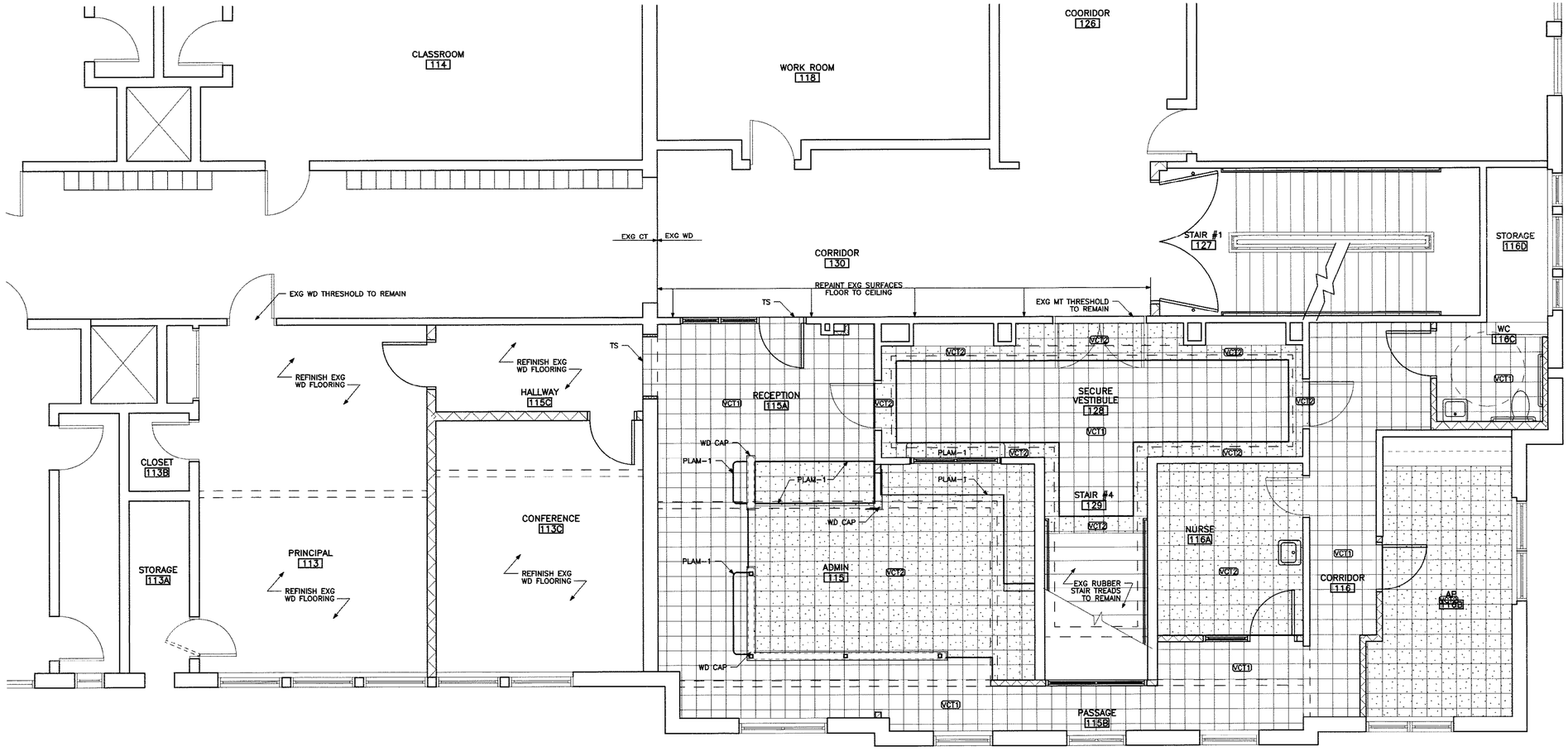
NOTE: REFER TO REFLECTED CEILING PLAN AND INTERIOR ELEVATIONS FOR CEILING MATERIALS AND CEILING HEIGHTS.

ROOM FINISH SCHEDULE — REF: NA — B2

MATERIALS LEGEND

MATERIAL	CODE NO.	MANUFACTURER / SERIES	COLOR/FINISH
PAINT	P1	LIGHT BEIGE	TBD BY ARCHITECT
	P2	LIGHT YELLOW	TBD BY ARCHITECT
	P3	BROWN TO MATCH EXG STAIR NEWEL POST AT NEW STAIR HANDRAILS AND NEW INTERIOR HM DOORS AND FRAMES	TBD BY ARCHITECT
	P4	CEILING WHITE	TBD BY ARCHITECT
	P5	TERRACOTTA (STAIR 4 RISERS AND STRINGERS)	TBD BY ARCHITECT
	P6	GREEN (NEW EXT DOORS AND FRAMES)	TBD BY ARCHITECT
	P7	GREEN (EXTERIOR LOUVER)	TBD BY ARCHITECT
RESILIENT TILE	VCT1	ARMSTRONG STANDARD EXCELON	TBD BY ARCHITECT
	VCT2	ARMSTRONG STANDARD EXCELON	TBD BY ARCHITECT
RESILIENT WALL BASE	RB1	JOHNSONITE	DARK BROWN
PLASTIC LAMINATE	PLAM1		TBD BY ARCHITECT
WOOD STAIN	WS1	TO MATCH EXG DOORS AND TRIM	MATCH XG

MATERIALS LEGEND — REF: NA — B1



MATERIALS PLAN — 1/4" = 1'-0" — 0 2' 4' 6' — REF: NA — A1

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REGISTERED ARCHITECT — DANIEL W. WEGWERT — REG. NO. 1622 — STATE OF MAINE

Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

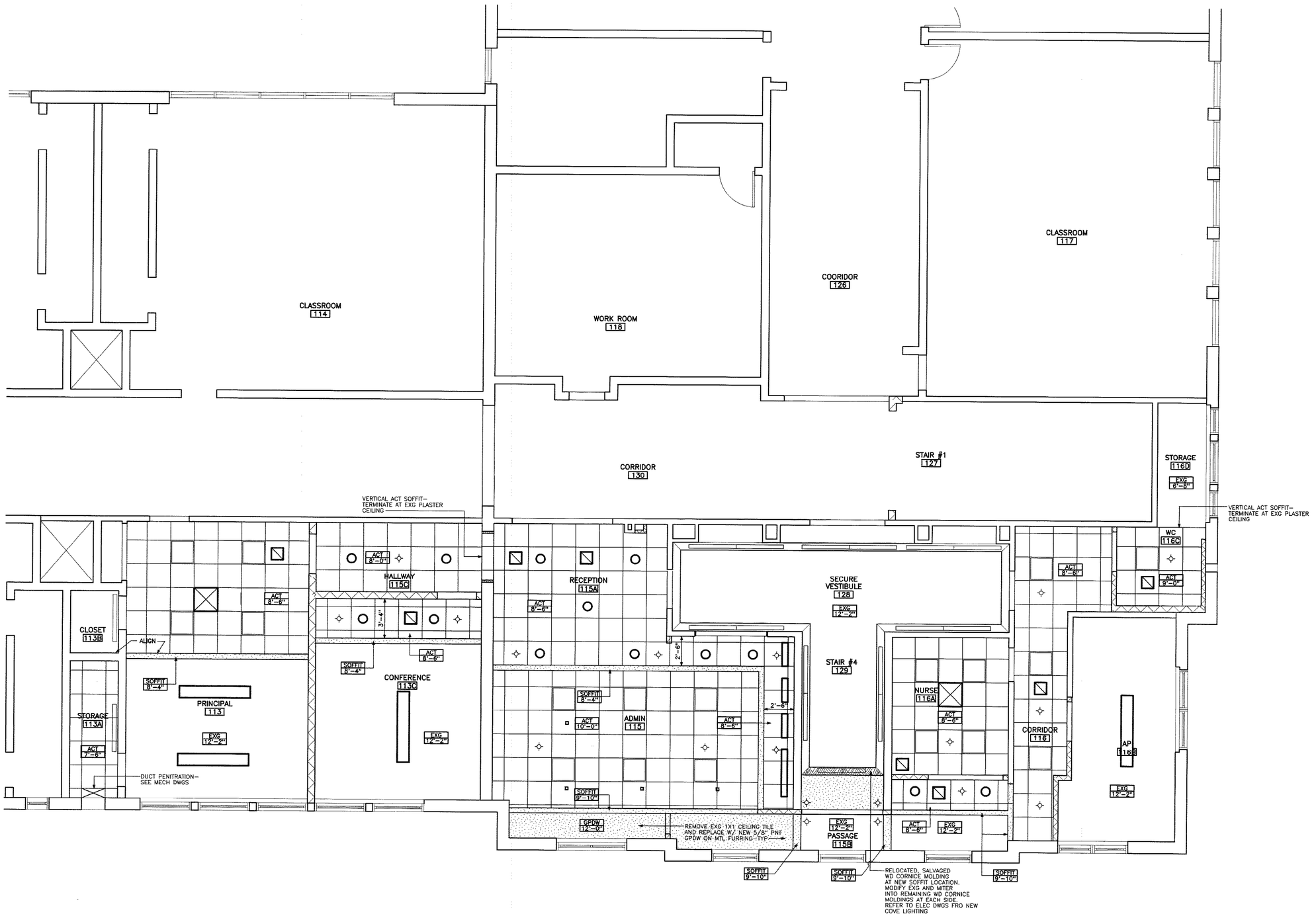
Issue Dates

Drawing Status

Drawing Title
FINISH SCHEDULE AND MATERIALS PLAN

PA / PE: DWC | Drawn By: ERP

Drawing Number
A61.1



ADMIN AREA REFLECTED CEILING PLAN — A1

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA

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Project Title

MAHONEY MIDDLE SCHOOL

RENOVATIONS BID PACKAGE #65 - 10

SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

LEGEND:

- NEW FLOURESCENT FIXTURE
- NEW 2X2 FIXTURE
- NEW FLOURESCENT FIXTURE
- NEW RECESSED CAN FIXTURE
- MECHANICAL DIFFUSER
- SPRINKLER HEAD

NOTE: MECHANICAL AND SPRINKLER DEVICES SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL LOCATIONS ON MECHANICAL DWGS

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

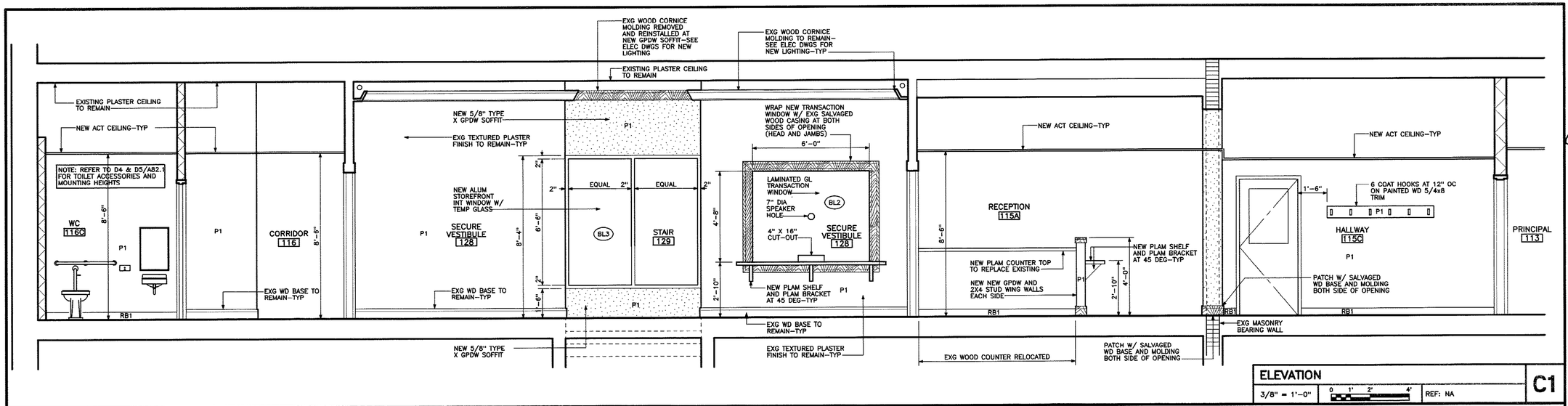
Drawing Title

REFLECTED CEILING PLANS

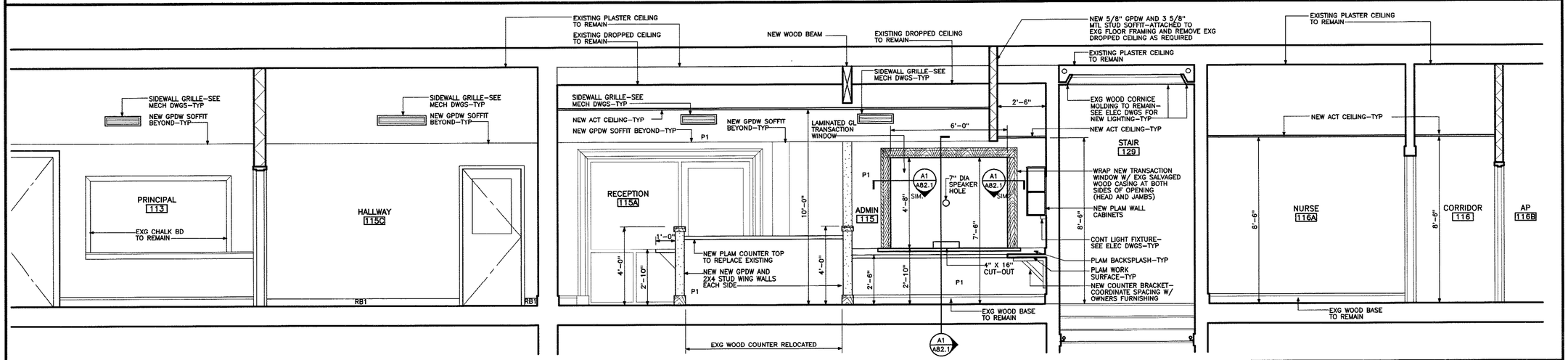
PA / PE: DWC	Drawn By: ERP

Drawing Number

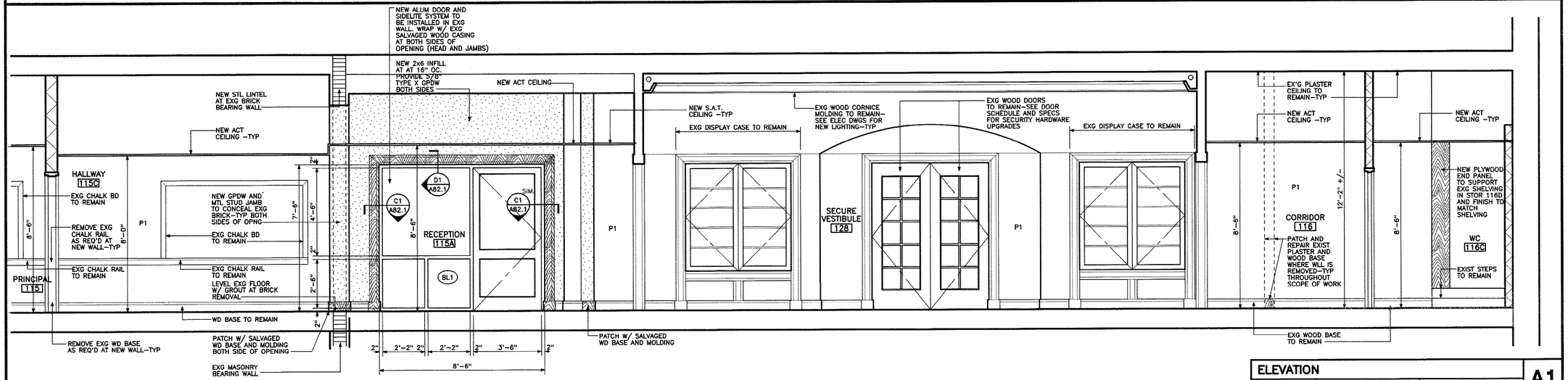
A70.1



ELEVATION 3/8" = 1'–0" | 0 1' 2' 4' | REF: NA — **C1**



ELEVATION 3/8" = 1'–0" | 0 1' 2' 4' | REF: NA — **B1**



ELEVATION 3/8" = 1'–0" | 0 1' 2' 4' | REF: NA — **A1**

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Project Title
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RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

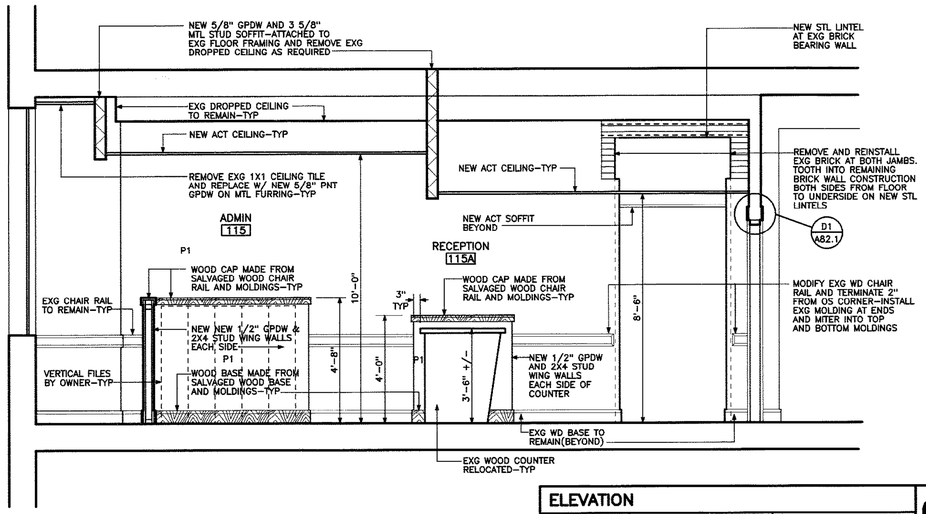
Issue Dates

Drawing Status

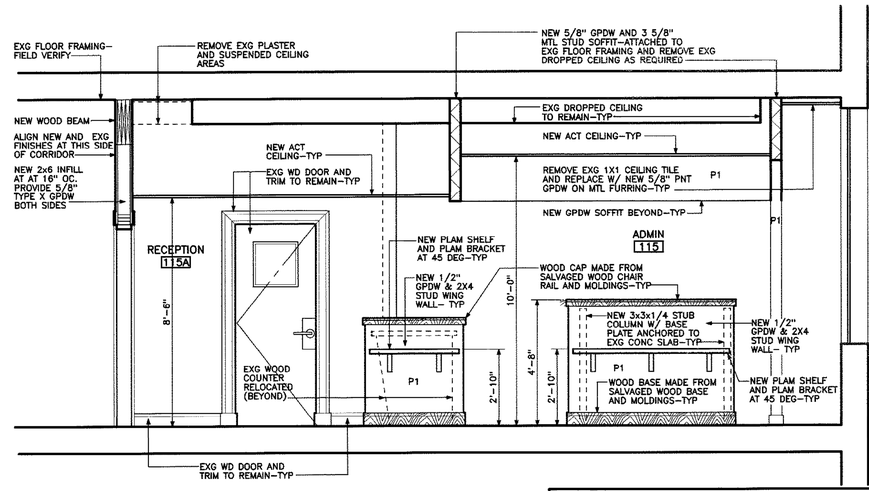
Drawing Title
INTERIOR ELEVATIONS

PA / PE: DWC | Drawn By: FSP

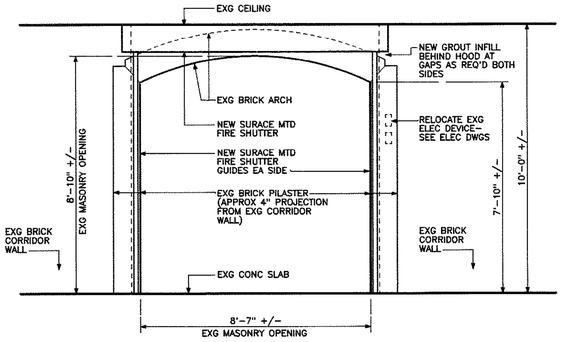
Drawing Number
A81.1



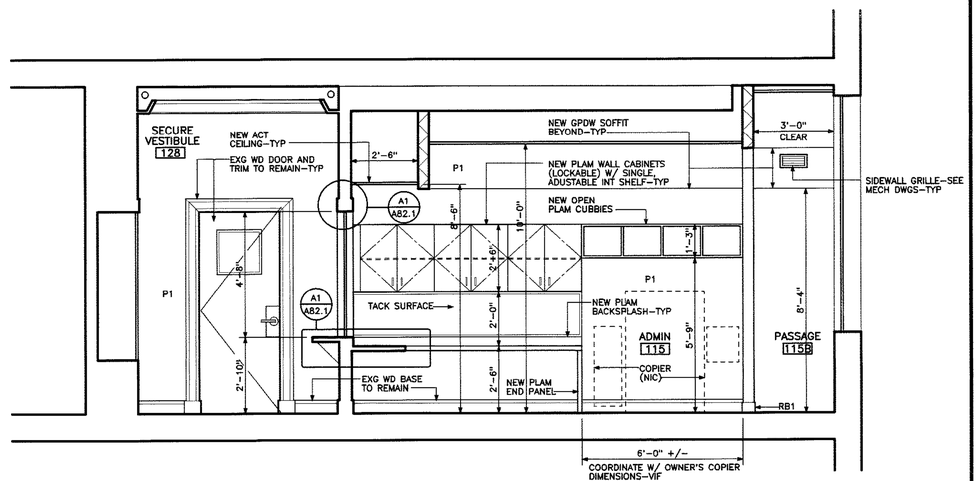
ELEVATION — 3/8" = 1'–0" — 0 1' 2' 4' — REF: NA — **C2**



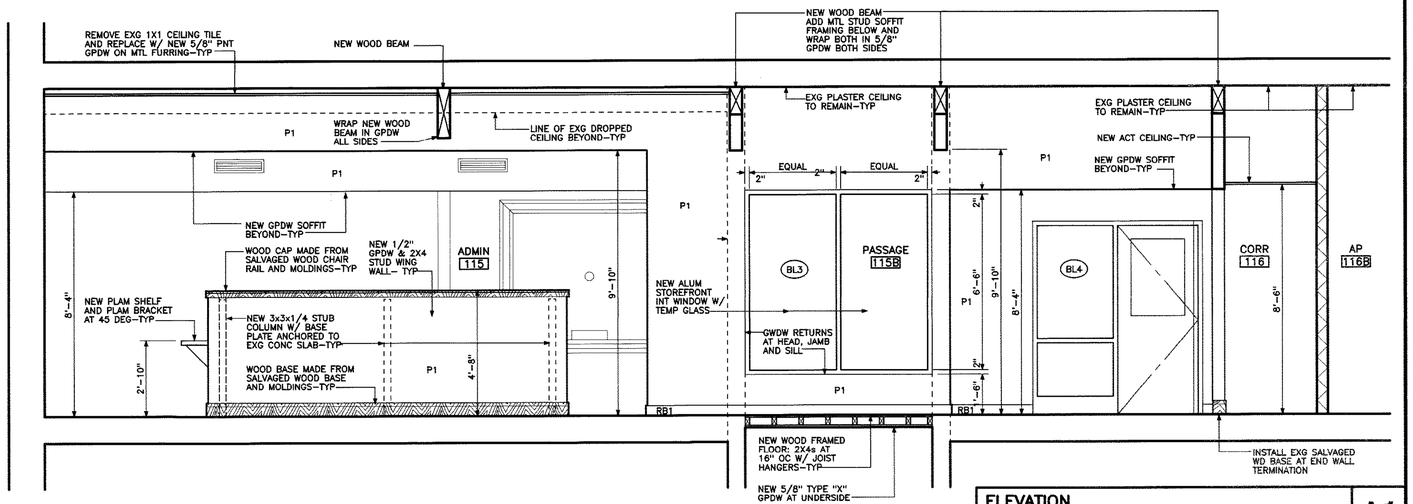
ELEVATION — 3/8" = 1'–0" — 0 1' 2' 4' — REF: NA — **C1**



NEW FIRE SHUTTER (DOOR #031) — 3/8" = 1'–0" — 0 1' 2' 4' — REF: NA — **B2**



ELEVATION — 3/8" = 1'–0" — 0 1' 2' 4' — REF: NA — **B1**



ELEVATION — 3/8" = 1'–0" — 0 1' 2' 4' — REF: NA — **A1**

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Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

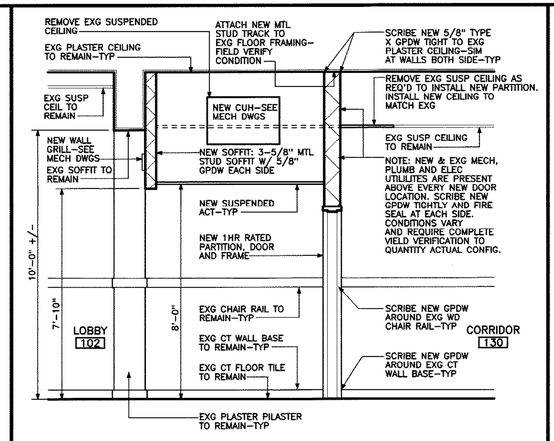
Issue Dates

Drawing Status

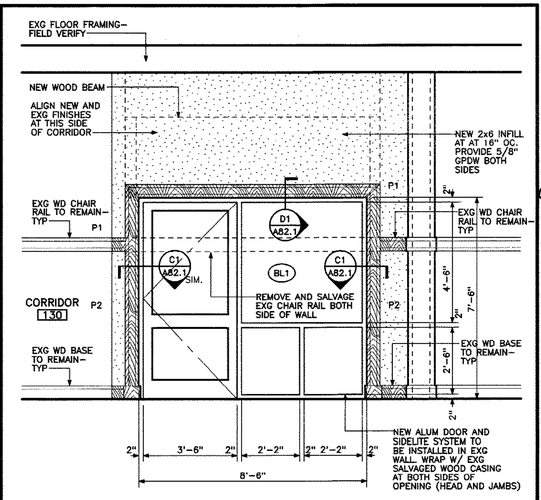
Drawing Title
INTERIOR ELEVATIONS

PA / PE: DWC — Drawn By: FSP

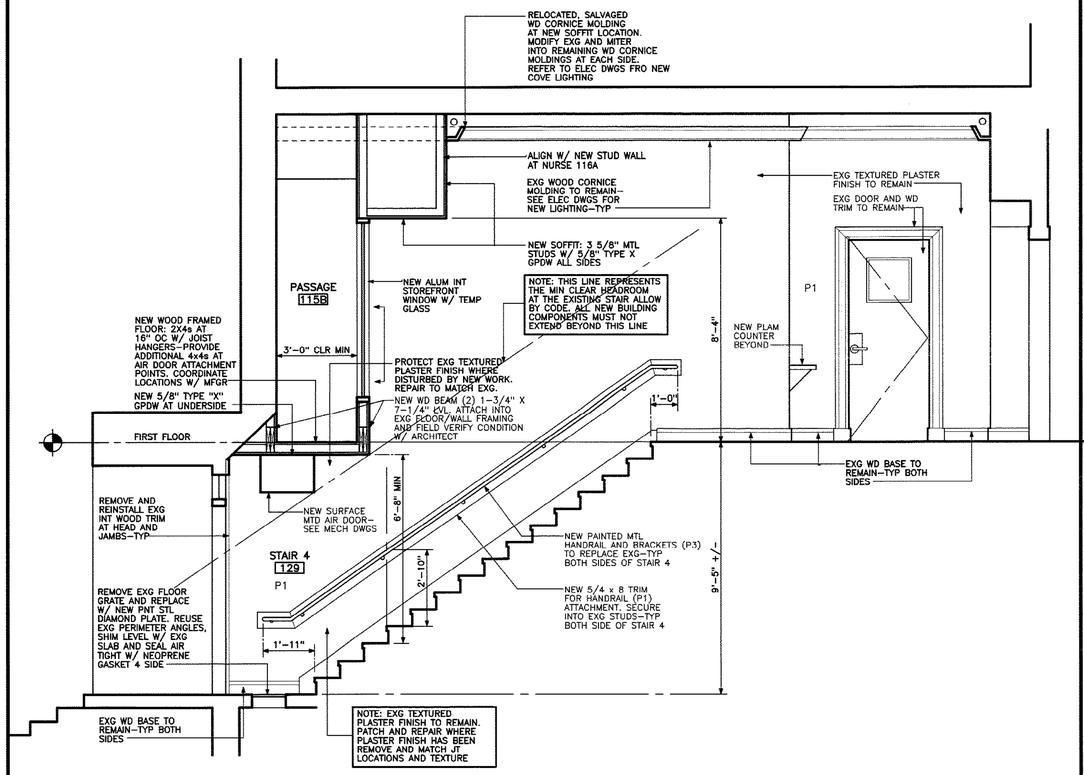
Drawing Number
A81.2



ELEVATION D1
3/8" = 1'–0" | 0 1' 2' 4' | REF: NA



ELEVATION C1
3/8" = 1'–0" | 0 1' 2' 4' | REF: NA



ELEVATION A1
3/8" = 1'–0" | 0 1' 2' 4' | REF: NA

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RENOVATIONS BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

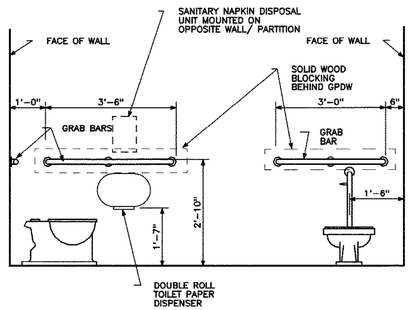
Issue Dates

Drawing Status

Drawing Title
INTERIOR ELEVATIONS

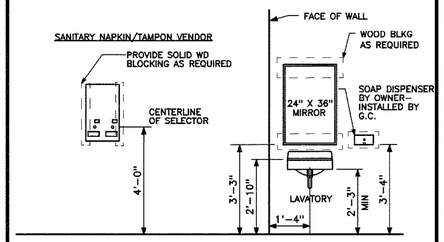
PA / PE: DWC | Drawn By: FSP

Drawing Number
A81.3



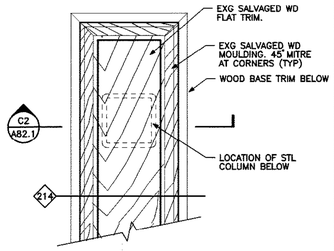
ACCESSORY MOUNTING DETAIL — D5

NTS | REF: A11.1



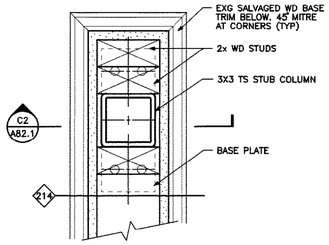
TITLE — D4

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA



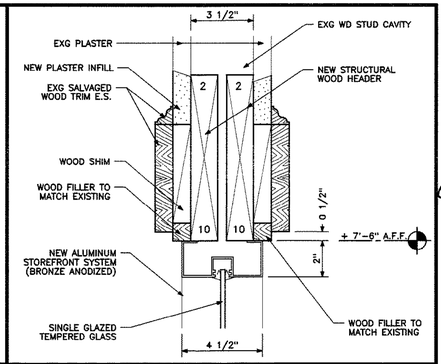
WOOD CAP DETAIL AT LOW WALL — D2

3" = 1'-0" | 0 2" 4" 6" | REF: NA



PLAN DETAIL AT LOW WALL — D2

3" = 1'-0" | 0 2" 4" 6" | REF: NA



HEAD DETAIL AT STOREFRONT — D1

3" = 1'-0" | 0 2" 4" 6" | REF: NA

NOT USED — C5

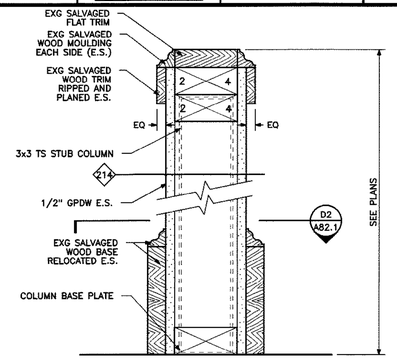
1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA

NOT USED — C4

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA

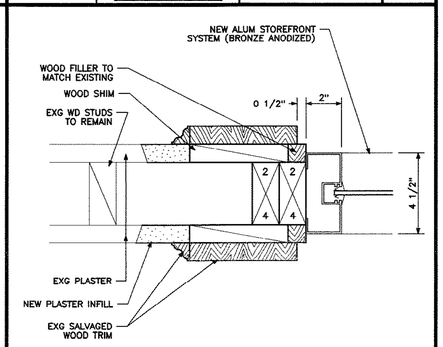
NOT USED — C3

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA



DETAIL AT LOW WALL 214 — C2

3" = 1'-0" | 0 2" 4" 6" | REF: NA



JAMB DETAIL AT STOREFRONT — C1

3" = 1'-0" | 0 2" 4" 6" | REF: NA

NOT USED — B5

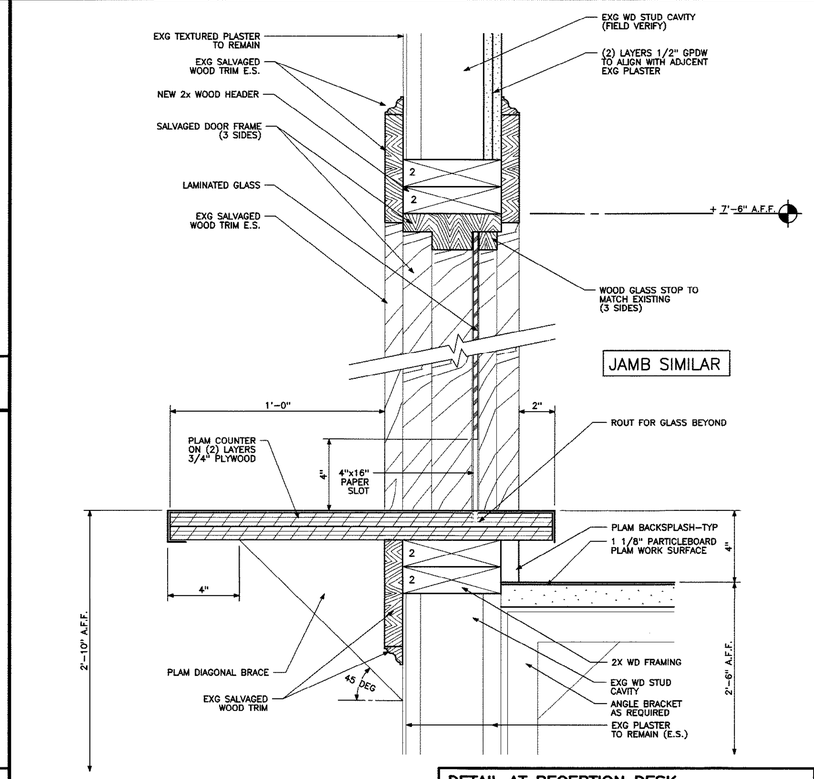
1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA

NOT USED — B4

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA

NOT USED — B3

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA



DETAIL AT RECEPTION DESK — A1

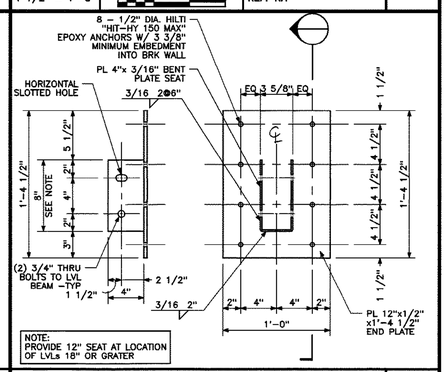
3" = 1'-0" | 0 2" 4" 6" | REF: NA

NOT USED — A5

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA

NOT USED — A4

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA



DETAIL AT LVL TO EXG BRK WALL CONNECTION — A3

1 1/2" = 1'-0" | 0 4" 8" 1' | REF: NA

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REGISTERED ARCHITECT * DANIEL W. CECIL * No. 1822 * STATE OF MAINE

Project Title

MAHONEY MIDDLE SCHOOL

RENOVATIONS BID PACKAGE #65 - 10

SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title

INTERIOR DETAILS

PA / PE: DWC | Drawn By: ERP

Drawing Number

A82.1

THIS SPACE INTENTIONALLY LEFT BLANK

NO SCALE | REF: NA | B2

1. COORDINATE WORK WITH THE WORK OF ALL OTHER TRADES.
2. REFER TO INSTALLATION DATA SCHEDULE FOR THE SIZE OF PIPING CONNECTIONS AND MOUNTING HEIGHTS OF EACH FIXTURE.
3. EXISTING DATA SHOWN ON PLANS WAS DETERMINED SOLELY FROM FIELD OBSERVATIONS. EXISTING CONDITIONS SHALL BE VERIFIED BEFORE START OF WORK.
4. PLUMBING RENOVATIONS SHALL BE IN ACCORDANCE WITH THE MAINE STATE INTERNAL PLUMBING CODE, AND ALL OTHER LOCAL CODES, LAWS, RULES, REGULATIONS, AND STATUTES, AND PER THE AUTHORITY HAVING JURISDICTION.

PLUMBING GENERAL NOTES

NO SCALE | REF: NA | B1

PLUMBING FIXTURE INSTALLATION SCHEDULE

FIXTURE		BRANCH SIZES							
LABEL	DESCRIPTION	VENT	IW	WASTE	CW	HW	GAS	REMARKS	MTG HT. TO RIM
WC-1	WATER CLOSET FLOOR MOUNTED	2"	---	3"	1"	---	---	ADA COMPLIANT ELECTRONIC FLUSH VALVE	16-1/2"
L-1	LAVATORY	1-1/2"	---	2"	1/2"	1/2"	---	WALL HUNG ADA COMPLIANT	34"

PLUMBING SCHEDULE

NO SCALE | REF: NA | A2

- EXISTING PIPING TO BE DEMOLISHED
- EXS EXISTING SANITARY WASTE PIPING BELOW FINISHED FLOOR
- S SANITARY WASTE PIPING BELOW FINISHED FLOOR
- EXS EXISTING SANITARY WASTE PIPING ABOVE FINISHED FLOOR
- S SANITARY WASTE PIPING ABOVE FINISHED FLOOR
- IW CONDENSATE PIPING ABOVE FINISHED FLOOR
- VENT PIPING ABOVE FINISHED FLOOR
- EXCW EXISTING COLD WATER PIPING ABOVE FINISHED FLOOR
- CW COLD WATER PIPING ABOVE FINISHED FLOOR
- EXHW EXISTING HOT WATER PIPING ABOVE FINISHED FLOOR
- HW HOT WATER PIPING ABOVE FINISHED FLOOR
- SHUT-OFF VALVE
- CHECK VALVE
- FCO FLOOR CLEANOUT
- CO CLEANOUT
- RISER UP
- RISER DOWN
- CONNECT NEW WORK TO EXISTING
- WC-X WATER CLOSET
- L-X LAVATORY
- SA " " SHOCK ARRESTOR OF P.D.I. RATING
- V VENT PIPING
- VTR VENT THROUGH ROOF
- W WASTE PIPING
- S SOIL PIPING
- AFF ABOVE FINISHED FLOOR
- BFF BELOW FINISHED FLOOR
- DN DOWN

PLUMBING LEGEND

NO SCALE | REF: NA | A1

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207.784.5100 tel

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STATE OF MAINE — CLIFTON W. GREIM 1961-5405 — LICENSED PROFESSIONAL ENGINEER

Project Title

MAHONEY MIDDLE SCHOOL

RENOVATIONS BID PACKAGE #65 - 10

SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

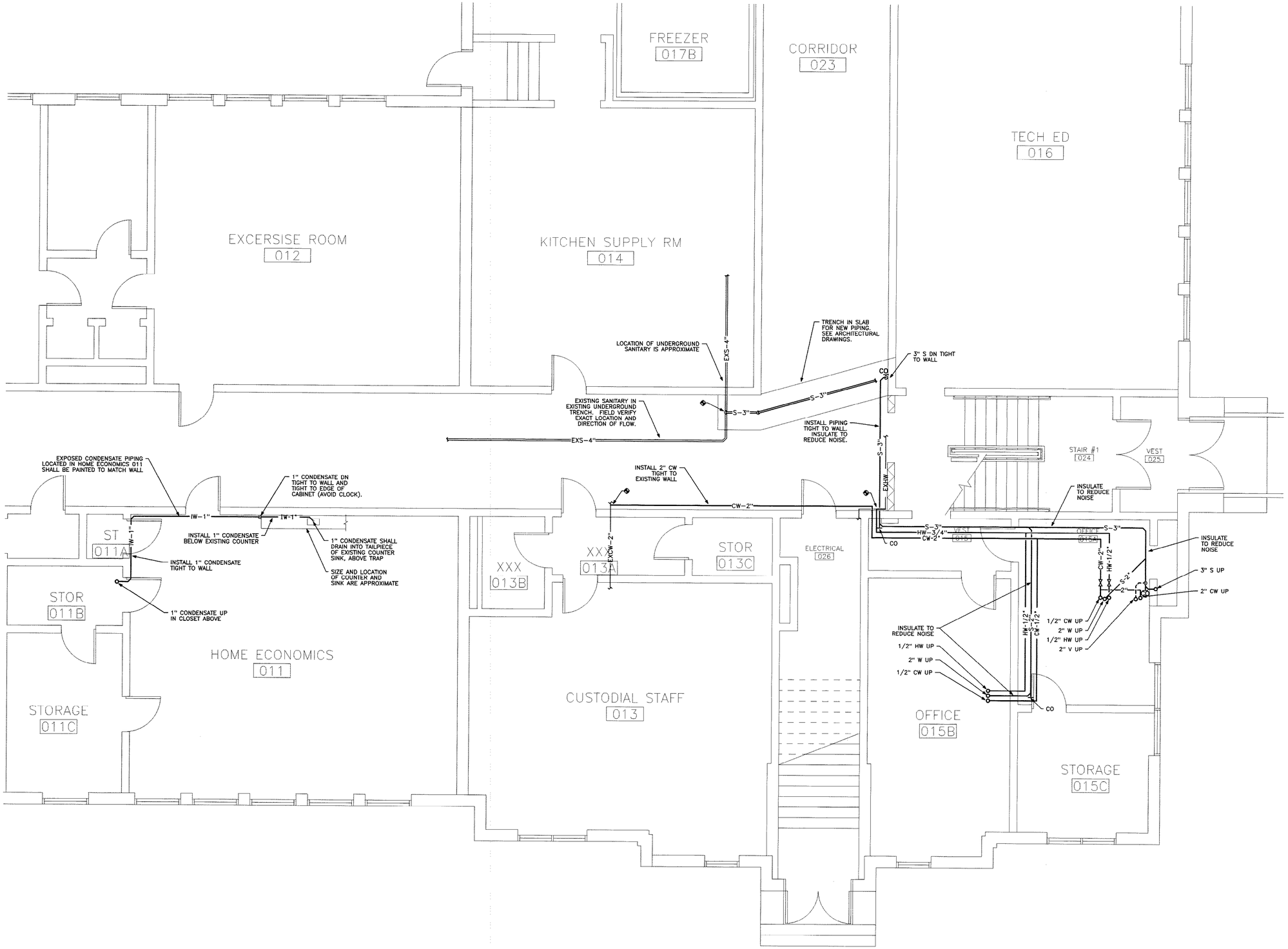
Drawing Title

LEGEND, SCHEDULE, AND GENERAL NOTES

PA / PE: CG | Drawn By: CDG

Drawing Number

P00.1



GROUND FLOOR PART PLAN PLUMBING | 1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A1

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CLIFTON W. GREIM
No. 5405
LICENSED
PROFESSIONAL ENGINEER

Project Title

MAHONEY MIDDLE SCHOOL

RENOVATIONS
BID PACKAGE #65 - 10

SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

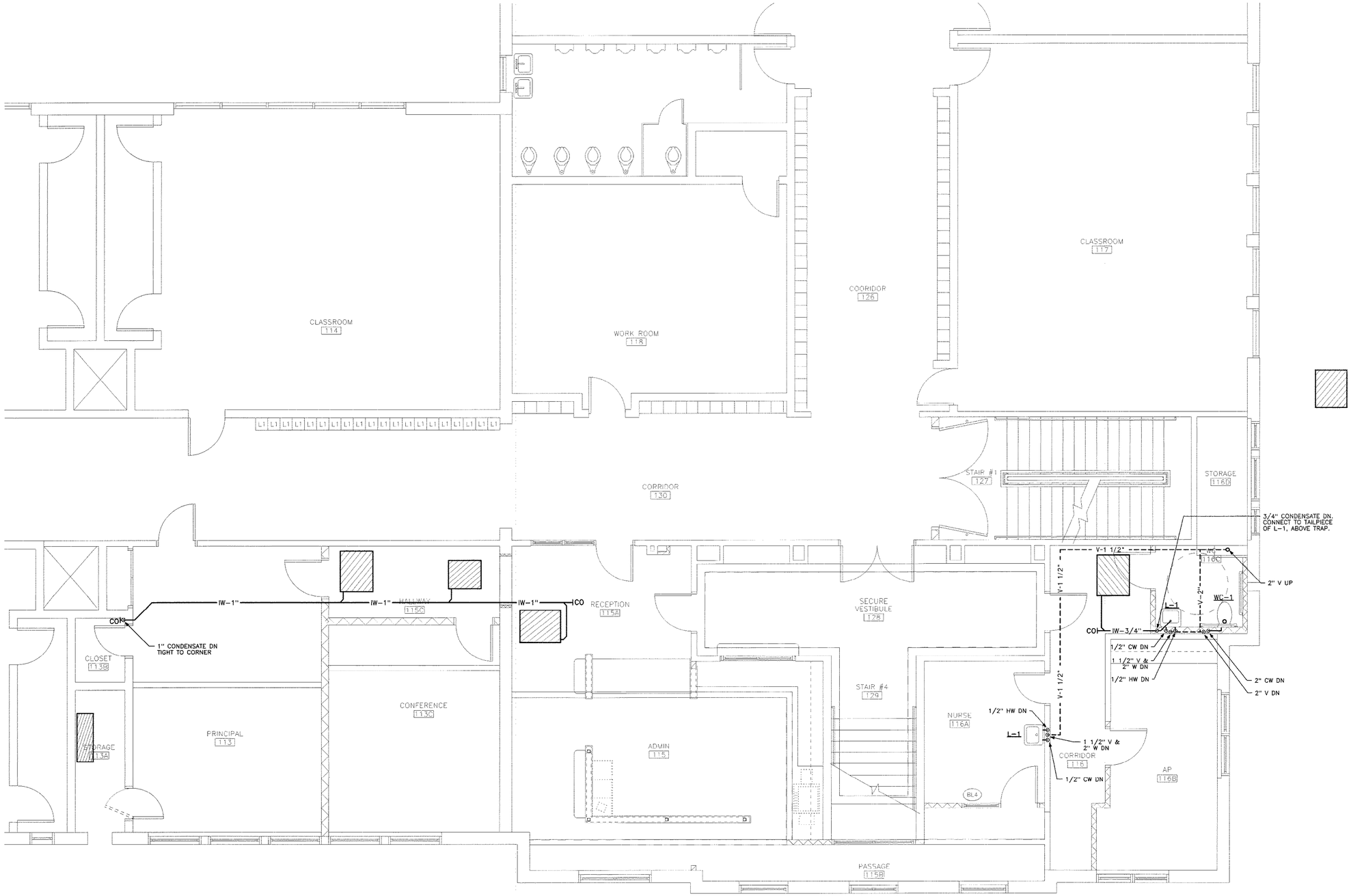
Drawing Title

GROUND FLOOR PART PLAN PLUMBING

PA / PE: CG	Drawn By: CDG

Drawing Number

P10.1



FIRST FLOOR PART PLAN PLUMBING		A1
1/4" = 1'-0"	0 2' 4' 6'	REF: NA

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LICENSED PROFESSIONAL ENGINEER

Project Title

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BID PACKAGE #65 - 10

SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

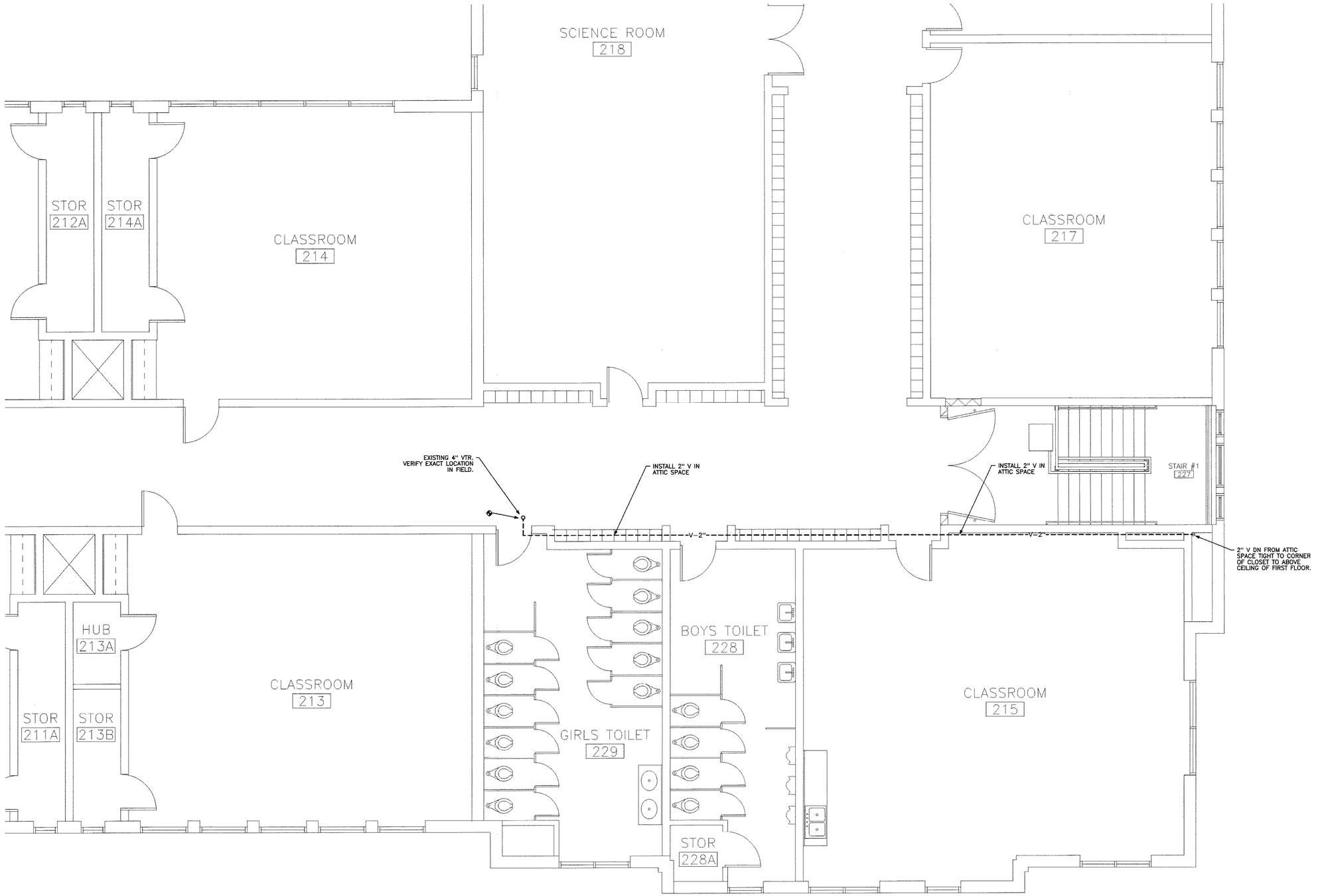
Drawing Title

FIRST FLOOR PART PLAN PLUMBING

PA / PE: CG	Drawn By: CDG

Drawing Number

P10.2



SECOND FLOOR PART PLAN PLUMBING | 1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A1

HARRIMAN
Architects + Engineers
46 Harriman Drive
Ashore, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
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STATE OF MAINE
CLIFTON W GRIM
No. 5405
LICENSED
PROFESSIONAL ENGINEER

Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No.	09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title
SECOND FLOOR PART PLAN PLUMBING

PA / PE: CG	Drawn By: CDG

Drawing Number
P10.3

1. COORDINATE WITH THE WORK OF ALL OTHER TRADES.
2. EXISTING DATA SHOWN ON PLANS WAS DETERMINED SOLELY FROM FIELD OBSERVATIONS. EXISTING CONDITIONS SHALL BE VERIFIED BEFORE START OF WORK.
3. NEW SPRINKLER BRANCH PIPING SHALL BE PITCHED 1/2" PER 10 FT AND NEW SPRINKLER MAIN PIPING SHALL BE PITCHED 1/4" PER 10 FT WITH LOW POINT DRAIN VALVES FOR ANY TRAPPED PIPE SECTIONS.
4. PROVIDE SPRINKLER PROTECTION BELOW ANY OBSTRUCTION 48" OR WIDER THAT OCCUR WITHIN THE AREAS OF RENNOVATION, FOR EXAMPLE DUCTS AND SHELVING.
5. RENOVATED AREAS OF THE BUILDING SHALL BE SPRINKLERED IN ACCORDANCE WITH NFPA 13.

SPRINKLER GENERAL NOTES

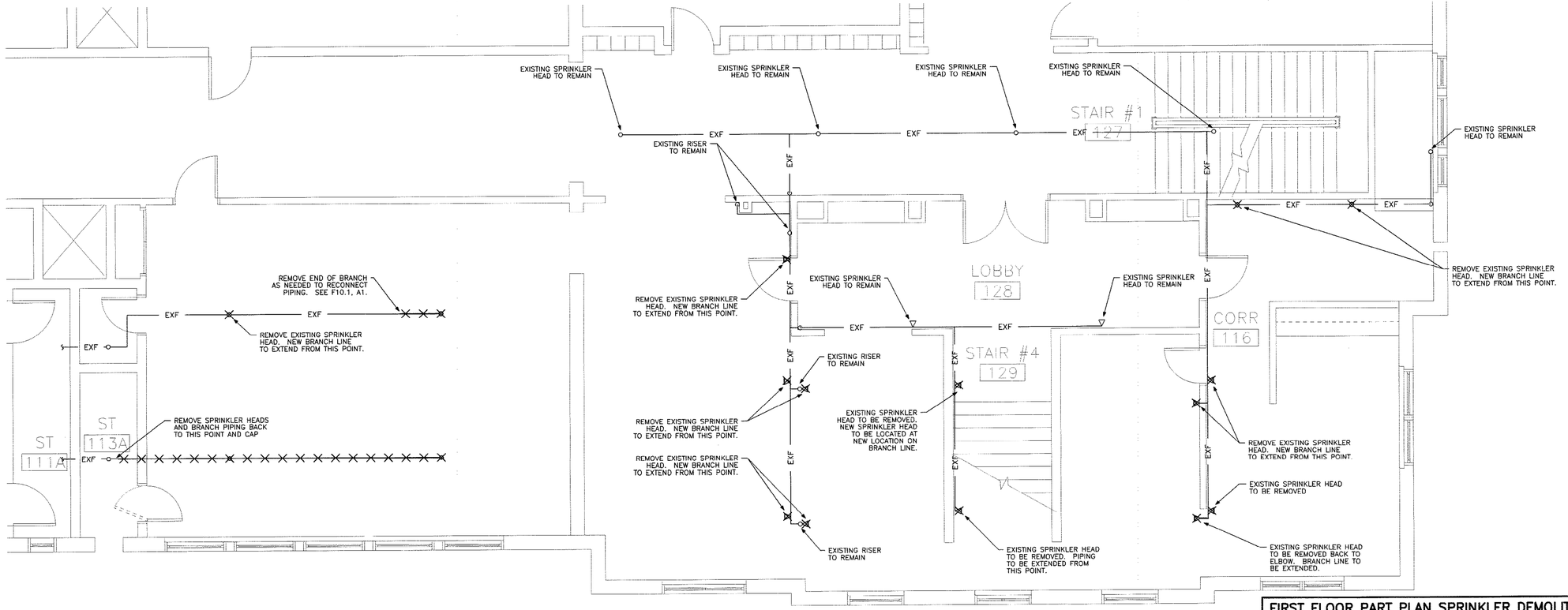
NO SCALE | REF: NA | B2

NOTE: EXISTING SPRINKLER HEADS ARE SOLDER TYPE. NEW SPRINKLER HEADS THAT ARE ADDED TO THE SYSTEM AND/OR USED TO REPLACE EXISTING SPRINKLER HEADS SHALL BE OF THE SAME TYPE AND K-FACTOR AS EXISTING, UNLESS NOTED OTHERWISE.

- EXISTING PIPING TO BE DEMOLISHED
- EXF — EXISTING DRY SPRINKLER PIPING ABOVE FINISHED FLOOR
- F — DRY SPRINKLER PIPING ABOVE FINISHED FLOOR
- EXISTING UPRIGHT DRY SPRINKLER HEAD
- DRY UPRIGHT SPRINKLER HEAD
- EXISTING DRY UPRIGHT SPRINKLER HEAD TO BE REMOVED
- DRY PENDANT SPRINKLER HEAD
- DRY RECESSED SPRINKLER HEAD
- EXISTING DRY SIDEWALL SPRINKLER HEAD
- DRY SIDEWALL SPRINKLER HEAD
- EXISTING DRY SIDEWALL SPRINKLER HEAD TO BE REMOVED
- RISER UP
- RISER DOWN
- CONNECT NEW WORK TO EXISTING
- AFF — ABOVE FINISHED FLOOR
- BFF — BELOW FINISHED FLOOR
- DN — DOWN

SPRINKLER LEGEND

NO SCALE | REF: NA | B1



FIRST FLOOR PART PLAN SPRINKLER DEMOLITION

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A1

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.774.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1342 tel
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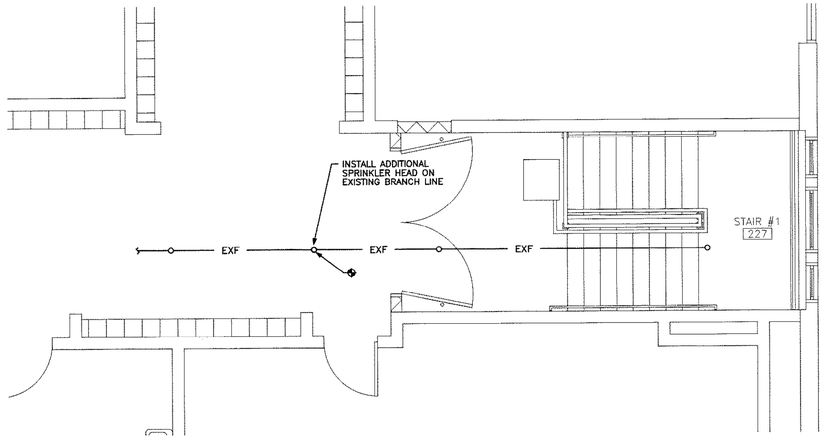
Issue Dates

Drawing Status

Drawing Title
LEGEND, GENERAL NOTES, & FIRST FLOOR DEMOLITION PART PLAN

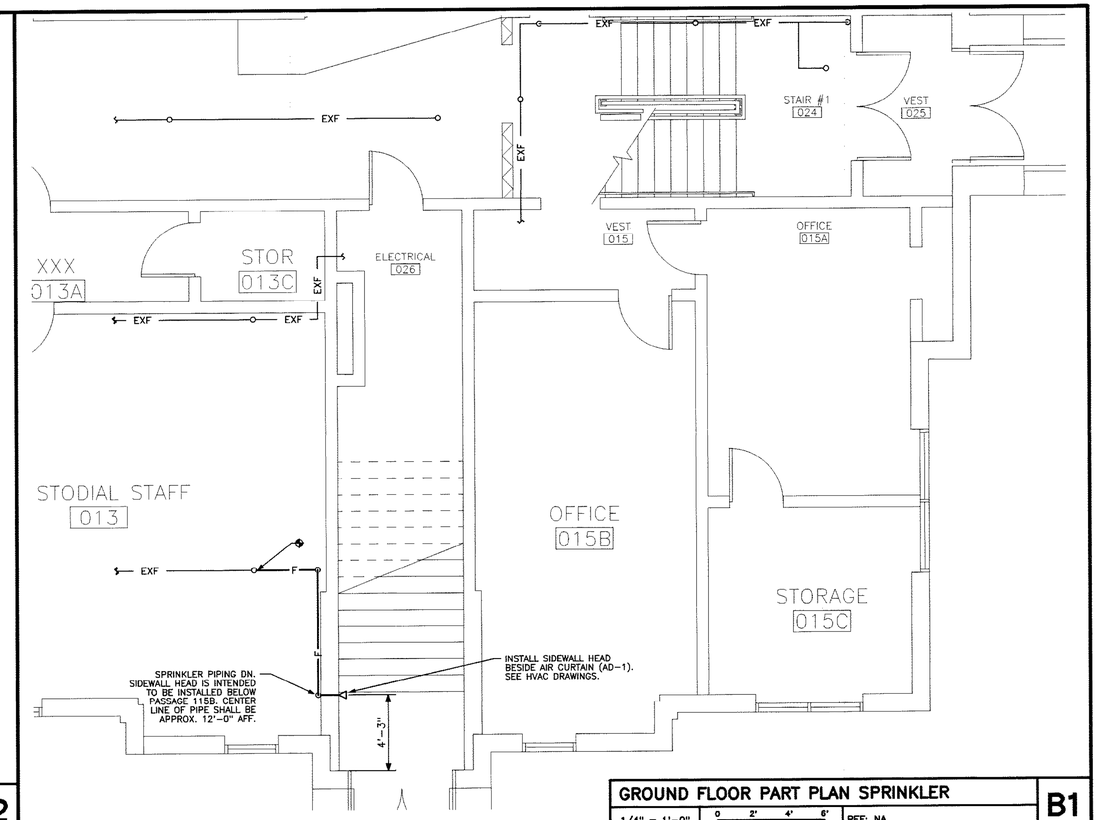
PA / PE: CG | Drawn By: CDG

Drawing Number
F05.1



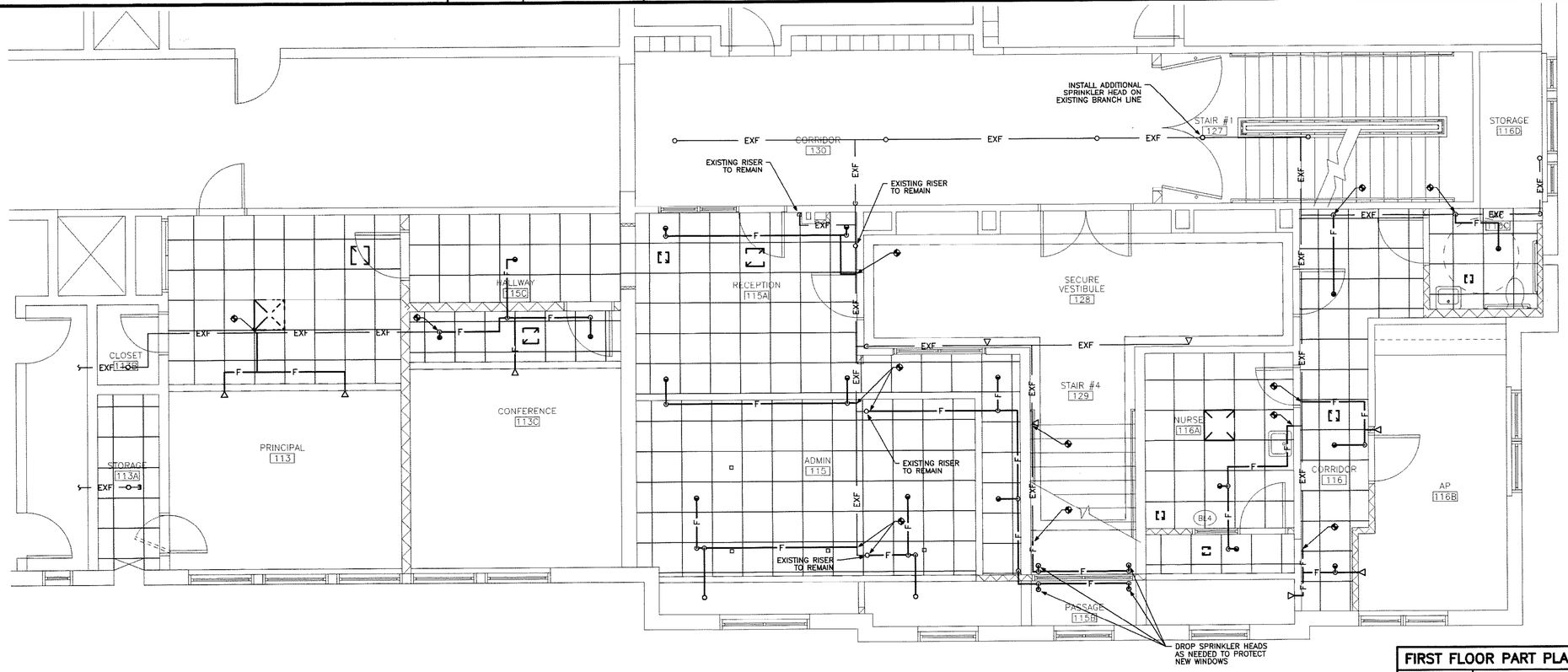
STAIR #1 SECOND FLOOR PART PLAN SPRINKLER — B2

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



GROUND FLOOR PART PLAN SPRINKLER — B1

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



FIRST FLOOR PART PLAN SPRINKLER — A1

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA

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Architects + Engineers

46 Harriman Drive
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207.784.5100 tel

123 Middle Street
Portland, ME 04101
207.775.0053 tel

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Issue Dates

Drawing Status

Drawing Title

STAIR #1 & FIRST FLOOR PART PLANS SPRINKLER

PA / PE: CG	Drawn By: CDG

Drawing Number

F10.1

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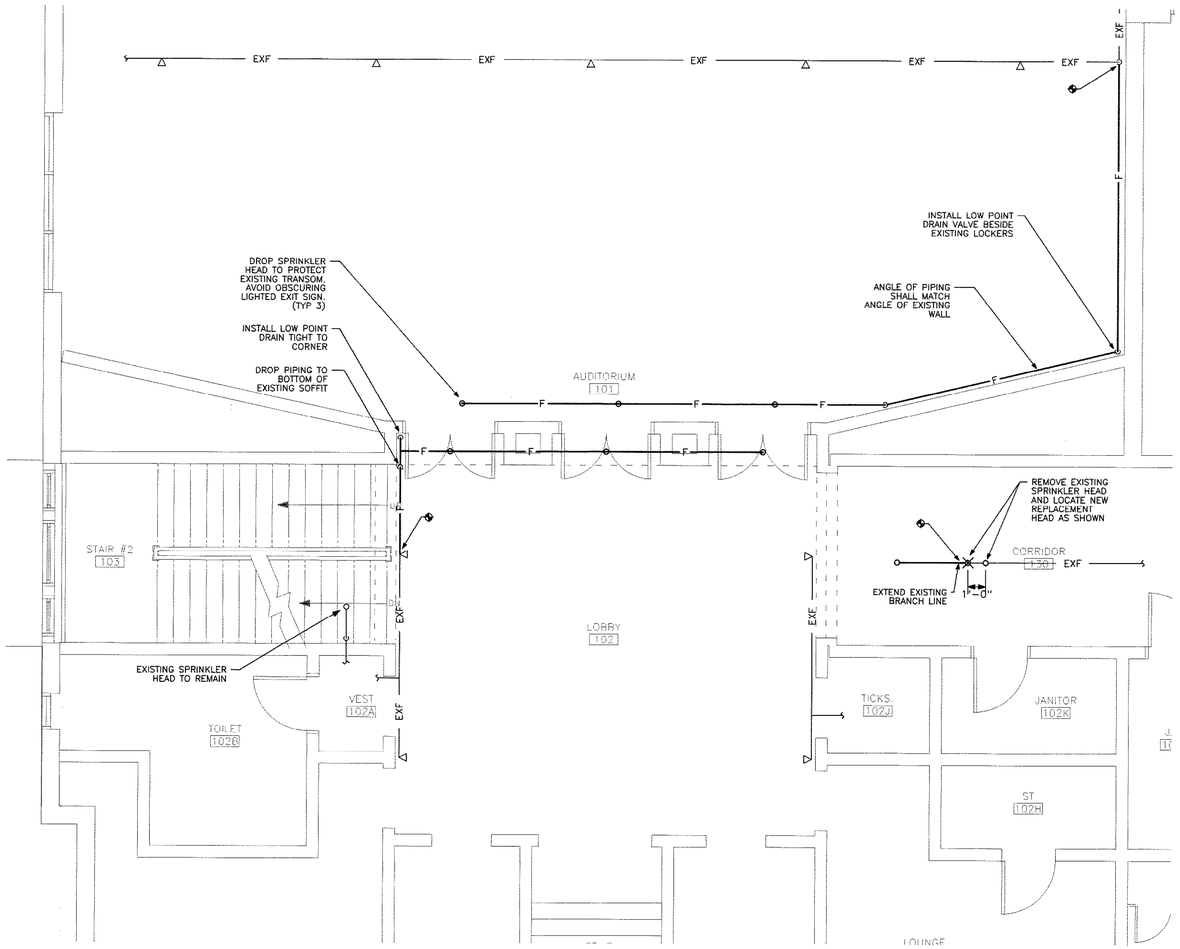
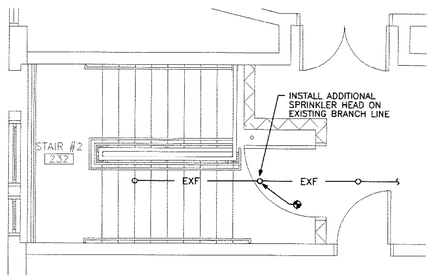
NO SCALE | REF: NA | C2



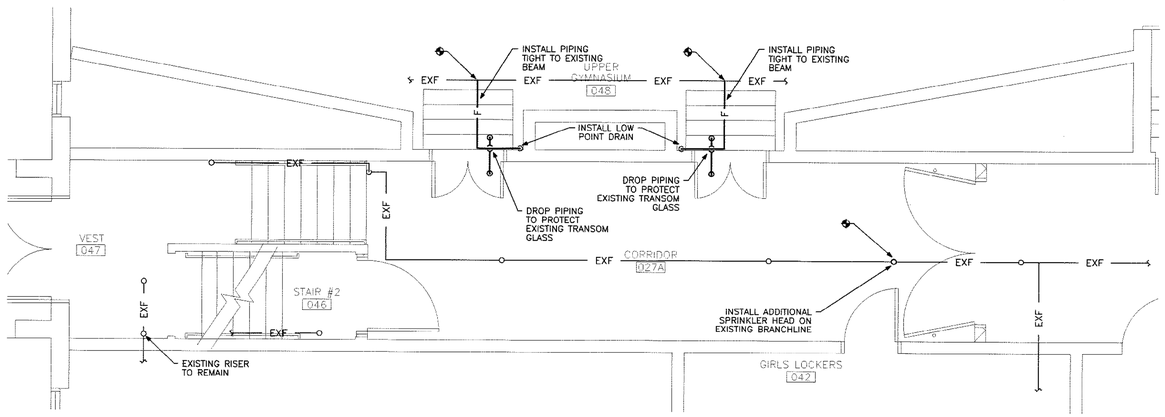
STAIR #2 FIRST FLOOR PART PLAN SPRINKLER | 1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | B1

THIS SPACE INTENTIONALLY LEFT BLANK

NO SCALE | REF: NA | B2



STAIR #2 SECOND FLOOR PART PLAN SPRINKLER | 1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A2



STAIR #2 GROUND FLOOR PART PLAN SPRINKLER | 1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A1

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Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.228.0053 tel
One Portsmouth Road
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ME 6405
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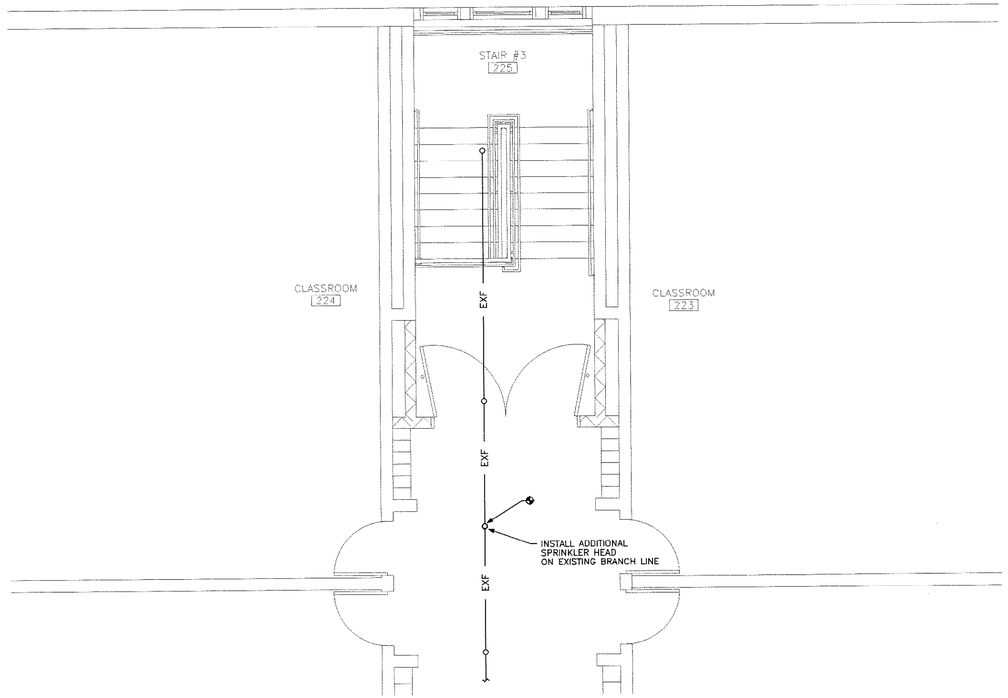
Drawing Status

Drawing Title
STAIR #2 PART PLANS SPRINKLER

PA / PE: CG | Drawn By: CDG

Drawing Number
F10.2

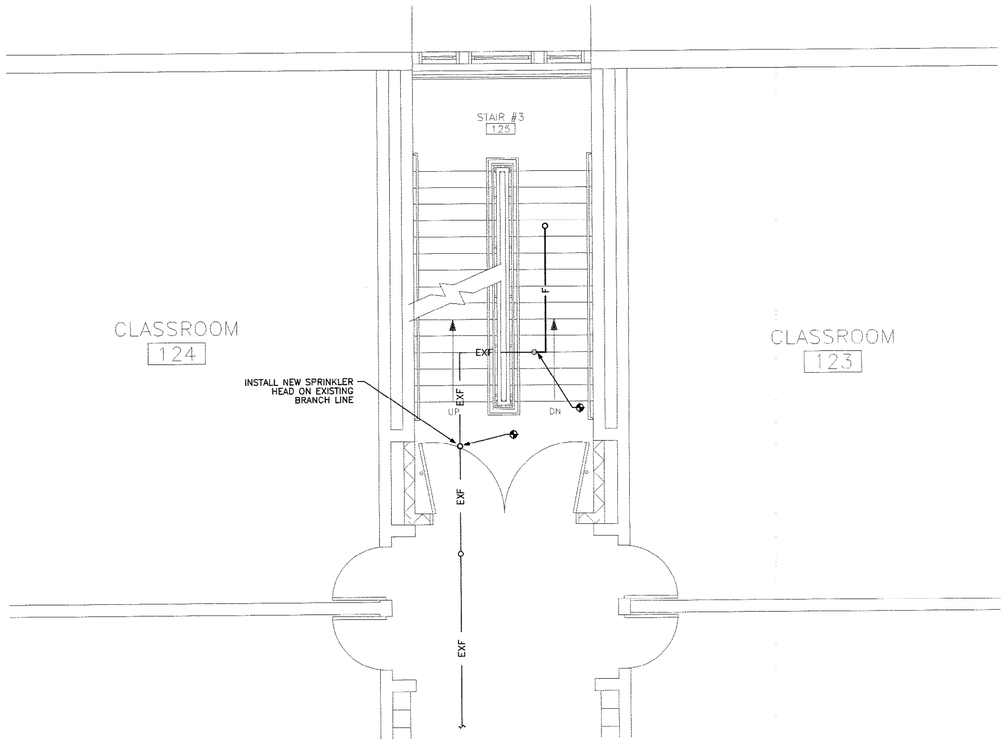


EAST STAIR SECOND FLOOR PART PLAN SPRINKLER — B1

1/8" = 1'-0" | 0 4' 8' 12' | REF: NA

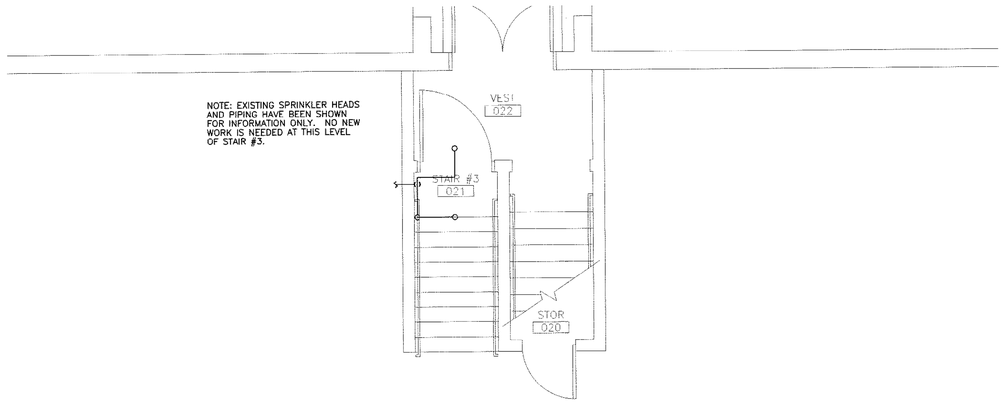
THIS SPACE INTENTIONALLY LEFT BLANK — B2

NO SCALE | REF: NA



EAST STAIR FIRST FLOOR PART PLAN SPRINKLER — A2

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



EAST STAIR GROUND FLOOR PART PLAN SPRINKLER — A1

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA

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Drawing Status

Drawing Title
STAIR #3 PART PLANS SPRINKLER

PA / PE: CG | Drawn By: CDG

Drawing Number
F10.3

LEGEND

AC	AIR CONDITIONING UNIT
ACC	AIR COOLED CONDENSER
ACCU	AIR COOLED CONDENSING UNIT
ACV	AUTOMATIC CONTROL VALVE
AD	ACCESS DOOR
AE	AIR EXTRACTOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ALD	ACOUSTICALLY LINED DUCT
ATC	AUTOMATIC TEMPERATURE CONTROL
BBU	BOILER BURNER UNIT
BD	BAROMETRIC DAMPER
BDD	BACKDRAFT DAMPER
CBD	COUNTERBALANCED BACKDRAFT DAMPER
CC	COOLING COIL
CD	CEILING DIFFUSER
CDR	CONDENSATE DRAIN (AHU, FC, ETC.)
CDRP	CONDENSATE DRAIN PUMP (AHU, FC, ETC.)
CG	CEILING GRILLE
CFM	CUBIC FEET PER MINUTE
CH	CHILLER UNIT
CHWP	CHILLED WATER PUMP
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
CO	CLEANOUT
C	CONVECTOR
CPD	CONDENSATE PUMP DISCHARGE
CR	CONDENSATE RETURN
CT	COOLING TOWER
CUH	CABINET UNIT HEATER
CW	COLD WATER
CWP	CONDENSER WATER PUMP
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
D	CONDENSATE DRAIN
D&D	DROP AND DRIP
DDR	DOUBLE DEFLECTION REGISTER
DEF	DEFLECTION
DHW	DOMESTIC HOT WATER
EF	EXHAUST FAN
EG	EXHAUST GRILLE
ER	EXHAUST REGISTER
EXH	EXHAUST
FC	FLEXIBLE CONNECTOR
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FL	FINNED LENGTH OF RADIATION
FM	FLOW METER
FOR	FUEL OIL RETURN
FOS	FUEL OIL SUPPLY
FPT	FREEZE PROTECTION THERMOSTAT
FR	FLOOR REGISTER
FS	FLOW SWITCH
F&T	FLOAT & THERMOSTATIC TRAP
GCR	GRID CORE REGISTER
GPM	GALLONS PER MINUTE
HC	HEATING COIL
HE	HEAT EXCHANGER
HEDV	HOSE END DRAIN VALVE
HEF	HIGH EFFICIENCY FILTER BANK
HPCR	HIGH PRESSURE CONDENSATE RETURN (OVER 30 PSIG)
HPS	HIGH PRESSURE STEAM (OVER 30 PSIG)
HRC	HEAT RECOVERY COIL
HRP	HEAT RECOVERY PUMP
HRR	HEAT RECOVERY RETURN
HRS	HEAT RECOVERY SUPPLY
HUM	HUMIDIFIER
HWP	HEATING WATER PUMP
HWR	HEATING WATER RETURN
HWS	HEATING WATER SUPPLY
HV	HEATING & VENTILATING UNIT
LD	LINEAR DIFFUSER
LG	LINEAR GRILLE
LPCR	LOW PRESSURE CONDENSATE RETURN (0–15 PSIG)
LPS	LOW PRESSURE STEAM (0–15 PSIG)
LSGV	LOCK SHIELD GATE VALVE
MAN/LS	MANUAL CONTROL FROM LIGHT SWITCH
MAN/SS	MANUAL CONTROL WITH VARIABLE SPEED SWITCH
MBH	1000 BRITISH THERMAL UNITS PER HOUR
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MPCR	MEDIUM PRESSURE CONDENSATE RETURN (16 – 30 PSIG)
MPS	MEDIUM PRESSURE STEAM (16 – 30 PSIG)
MS	MAGNETIC STARTER
OA	OUTSIDE AIR
OED	OPEN ENDED DUCT
OS&Y	OUTSIDE SCREW & YOKE GATE VALVE
PD	PRESSURE DROP
PH	PREHEAT COIL
PRD	PRESSURE RELIEF DAMPER
PRV	PRESSURE REDUCING VALVE
R/D	RADIATION WITH DAMPER
RCHWP	RESET CHILLED WATER PUMP
RCHWR	RESET CHILLED WATER RETURN
RCHWS	RESET CHILLED WATER SUPPLY
REF	RETURN/EXHAUST FAN
RET	RETURN
RF	RETURN AIR FAN
RH	REHEAT COIL
RHWP	RESET HOT WATER PUMP
RHWR	RESET HOT WATER RETURN
RHWS	RESET HOT WATER SUPPLY
RPM	REVOLUTIONS PER MINUTE
RR	RETURN REGISTER
S	SWITCH
SA	SOUND ATTENUATOR
SCV	SELF – CONTAINED CONTROL VALVE
SD	SMOKE DAMPER
SDR	SINGLE DEFLECTION REGISTER
SF	SUPPLY FAN
SG	SUPPLY GRILLE
SP	STATIC PRESSURE
SS	STAINLESS STEEL
SUP	SUPPLY
SV	SOLENOID VALVE
TC	TIME CLOCK
TID	THERMALLY INSULATED DUCT
TD	TRANSFER DUCT
TF	TRANSFER FAN
TG	TRANSFER GRILLE
TR	TEMPERATURE RISE
TT	THERMOSTATIC TRAP
UH	UNIT HEATER
VAV	VARIABLE AIR VOLUME BOX
VB	VACUUM BREAKER
VD	VOLUME DAMPER
VF	VENTILATION FAN
WC	WATER COLUMN
WG	WALL GRILLE
WR	WALL REGISTER
	ACOUSTICALLY LINED DUCT
	ACV 2 – WAY
	ACV 3 – WAY
	BALANCE VALVE
BDD	BACKDRAFT DAMPER
	CAP – PIPE
	CHECK VALVE

	COMBINATION BALANCING, FLOW MEASURING & TIGHT SHUT–OFF VALVE
	DUCT SECTION – SUPPLY
	DUCT SECTION – RETURN/EXHAUST
	DUCT TURNING VANES
FD	**FIRE DAMPER (1 1/2 HOUR RATED)**
FD (3 HR)	**FIRE DAMPER (3 HOUR RATED)**
	FLEXIBLE DUCT
	FLOAT & THERMOSTATIC TRAP
	ISOLATION VALVE
	GLOBE VALVE
H	HUMIDISTAT
HS	HUMIDITY SENSOR
	LOCKSHIELD GATE VALVE
	LOUVER
V	MANUAL AIR VENT
MD	MOTORIZED DAMPER
O/U	OCCUPIED/UNOCCUPIED SWITCH
	OS&Y GATE VALVE
	PETCOCK FOR GAUGE CONNECTION
	PIPE ANCHOR
	PIPE GUIDE
DN	PITCH DOWN
	PLUG VALVE
P	PRESSURE GAUGE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
PRD	PRESSURE RELIEF DAMPER
A 10'–0" FL/D 10.0 MBH	RADIATION I.D. (TYPE A, 10'–0" FINNED LENGTH, 10,000 BTU/HR) WITH DAMPER
A 10'–0" FL 10.0 MBH	RADIATION I.D. (TYPE A, 10'–0" FINNED LENGTH, 10,000 BTU/HR) WITHOUT DAMPER
	REDUCER – CONCENTRIC
	REDUCER – ECCENTRIC
	RETURN AIR
	RETURN AIR DUCT
	RETURN PIPING (HEATING WATER, CHILLED WATER HEAT RECOVERY, CONDENSATE RETURN)
A MH107	SECTION I.D. (SECTION A SHOWN ON DWG. MH101)
SD	SMOKE DAMPER
	STRAINER
	SUPPLY AIR
	SUPPLY AIR DUCT
	SUPPLY PIPING (HEATING WATER, CHILLED WATER HEAT RECOVERY, STEAM)
SP	SWITCH WITH PILOT LIGHT
	TAKE – OFF FROM BOTTOM OF PIPE
	TAKE – OFF FROM TOP OF PIPE
TS	TEMPERATURE SENSOR

T	THERMOMETER
	THERMOMETER WELL
	DUCT MOUNTED SMOKE DETECTOR (BY DIVISION 16)
TS	PROGRAMMABLE CONTROLLER W/TEMPERATURE SENSOR
TC	THERMOSTAT COOLING
TH	THERMOSTAT HEATING
TN	THERMOSTAT – NIGHT
TH/C	THERMOSTAT – HEATING/COOLING
	THERMOSTATIC TRAP
ST	TIMER SWITCH
	UNION
SV	VARIABLE SPEED SWITCH W/OFF "POSITION"
VD	VOLUME DAMPER
	S (SUPPLY) R (RETURN) E (EXHAUST) T (TRANSFER) SUPPLY DIFFUSER (TYPE 2)
	DIFFUSER DESCRIPTION (SEE REG., GRILLES & DIFF SCHEDULE)
52 4 400	QUANTITY
	400 CFM EA

GENERAL NOTES

1. VISIT THE BUILDING SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS, AND TO TAKE MEASUREMENTS AS NECESSARY FOR COMPLETION OF THE WORK ASSOCIATED WITH THE DESIGN INTENT OF THESE CONTRACT DOCUMENTS.
2. COORDINATE WORK OF MECHANICAL SUBCONTRACTOR WITH WORK OF OTHER TRADES.
3. DUCTWORK, PIPING AND EQUIPMENT ARE INDICATED DIAGRAMMATICALLY. FIELD–VERIFY LOCATIONS.
4. PRIOR TO FABRICATING DUCTWORK, COORDINATE WITH OTHER TRADES TO ENSURE THAT THE DUCTWORK CAN BE INSTALLED WITH THE INDICATED SIZES AND LOCATIONS. FIELD–VERIFY EXISTING DUCT SIZES AND CONDITIONS. SUBMIT ANY DISCREPANCIES OR PROPOSED CHANGES.
5. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATIONS OF CEILING DIFFUSERS AND REGISTERS.
6. PROVIDE VOLUME DAMPERS SO THAT EVERY REGISTER, GRILLE, AND DIFFUSER (SUPPLY, RETURN, AND EXHAUST) CAN BE INDIVIDUALLY BALANCED. VERIFY INSTALLATION OF EXISTING VOLUME DAMPERS AT EACH BRANCH IN EXISTING SUPPLY DUCT. PROVIDE ADDITIONAL VOLUME DAMPERS WHERE REQUIRED.
7. LOCATE VOLUME DAMPERS AS FAR AWAY FROM REGISTERS, GRILLES, AND DIFFUSERS AS POSSIBLE TO MINIMIZE NOISE. LOCATE TO BE UNOBSTRUCTED AND EASILY ACCESSIBLE FOR TESTING AND BALANCING. LOCATE ABOVE ACCESSIBLE SUSPENDED CEILINGS WHEREVER POSSIBLE. WHERE VOLUME DAMPERS MUST BE LOCATED ABOVE GYPBOARD CEILINGS, PROVIDE ACCESS PANELS AS SPECIFIED AND NOTIFY THE ARCHITECT VERBALLY AND IN WRITING OF SUCH LOCATIONS. OBTAIN PERMISSION FROM THE ARCHITECT BEFORE INSTALLING ACCESS PANELS.
8. DUCT ELBOWS SHALL BE LONG–RADIUS TYPE (THROAT RADIUS EQUAL TO OR GREATER THAN DUCT WIDTH IN THE PLANE OF THE TURN) WHEREVER SPACE ALLOWS. IF SPACE IS NOT ADEQUATE, PROVIDE MITERED ELBOWS WITH TURNING VANES.
9. PROVIDE 16 GAUGE SINGLE–THICKNESS TURNING VANES AT MITERED DUCT ELBOWS. VANE EDGES (LEADING AND TRAILING) SHALL BE TANGENTIAL TO AIRFLOW.
10. FLEXIBLE DUCTWORK IS NOT ALLOWED IN NEGATIVE PRESSURE SYSTEMS. DO NOT USE FLEXIBLE DUCTWORK IN RETURN AND EXHAUST SYSTEMS.
11. FLEXIBLE DUCT LENGTHS SHALL NOT EXCEED 5'–0".
12. PAINT DUCTWORK VISIBLE THRU CEILING OPENINGS, DUCT OPENINGS, AND REGISTERS, GRILLES AND DIFFUSERS WITH BLACK PAINT IN ACCORDANCE WITH SECTION 09900 – PAINTING.
13. PIPING INDICATED IN OUTSIDE WALLS SHALL BE RUN ON THE WARM SIDE OF BUILDING INSULATION AND VAPOR BARRIER. BUILDING INSULATION BEHIND SUCH PIPING SHALL BE CONTINUOUS, WITHOUT JOINTS OR GAPS.
14. PIPING SHALL BE CONCEALED EXCEPT IN MECHANICAL ROOMS AND AS INDICATED. WHERE PIPES DROP IN BLOCK WALLS, PROVIDE 1/2" THICK INSULATION MINIMUM.
15. SEAL DUCTWORK AND PIPING THRU MECHANICAL ROOM FLOORS AND PARTITIONS, AND THRU FIRE–RATED ASSEMBLIES, WITH FIRESTOPPING MATERIAL AS SPECIFIED.
16. MOUNT THERMOSTATS AND TEMPERATURE AND HUMIDITY SENSORS AT 48 INCHES AFF TO CENTERLINE OF ITEM. PROVIDE ELECTRICAL WALL BOX ATTACHED TO FRAMING.
17. WHERE THERMOSTATS/TEMPERATURE SENSORS ARE LOCATED NEAR LIGHT SWITCHES, INSTALL SO THAT LIGHT SWITCHES ARE NEARER THE DOOR JAMBS. THE INTENT IS TO LOCATE THERMOSTATS/ TEMPERATURE SENSORS SO THEY WILL NOT INTERFERE WITH ACCESSIBILITY OF LIGHT SWITCHES.

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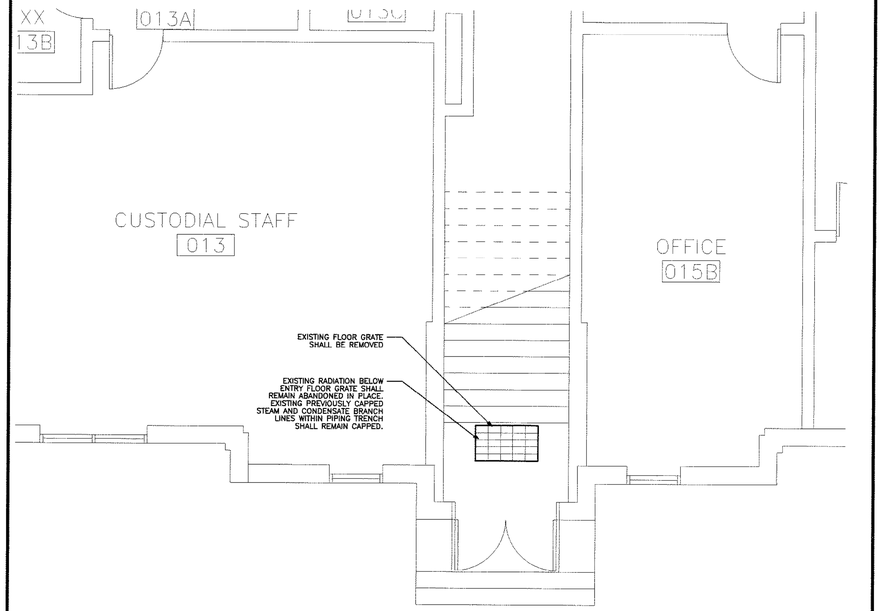
Issue Dates

Drawing Status

Drawing Title
MECHANICAL LEGEND & NOTES

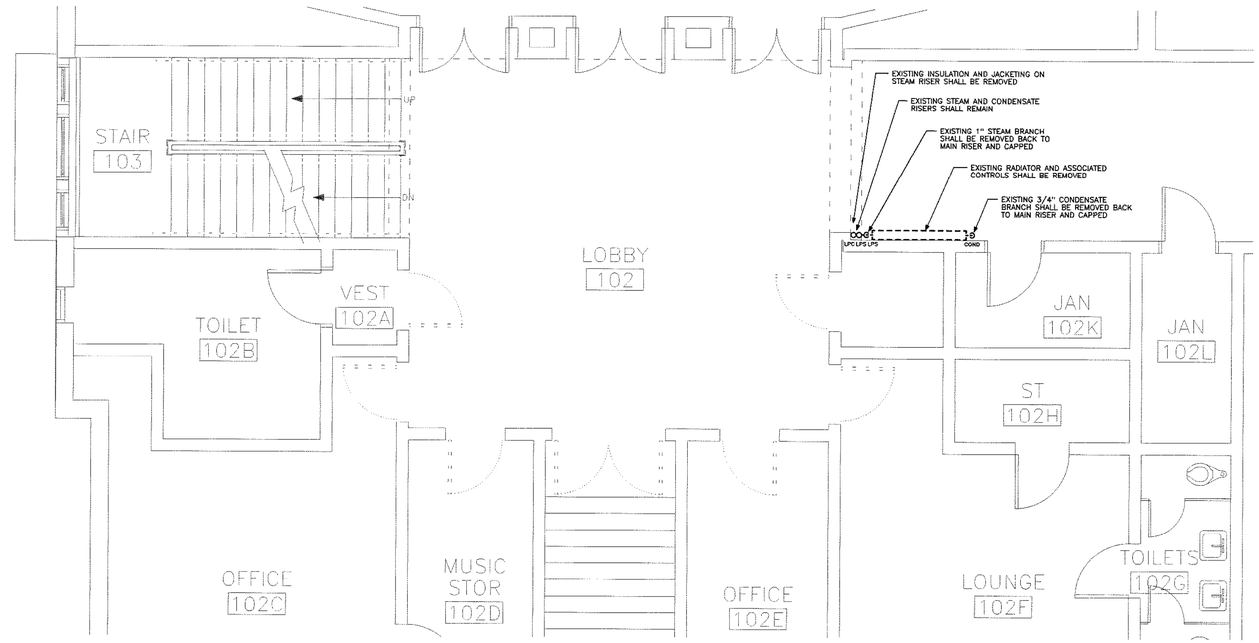
PA / PE: CG	Drawn By: PSM

Drawing Number
M00.1



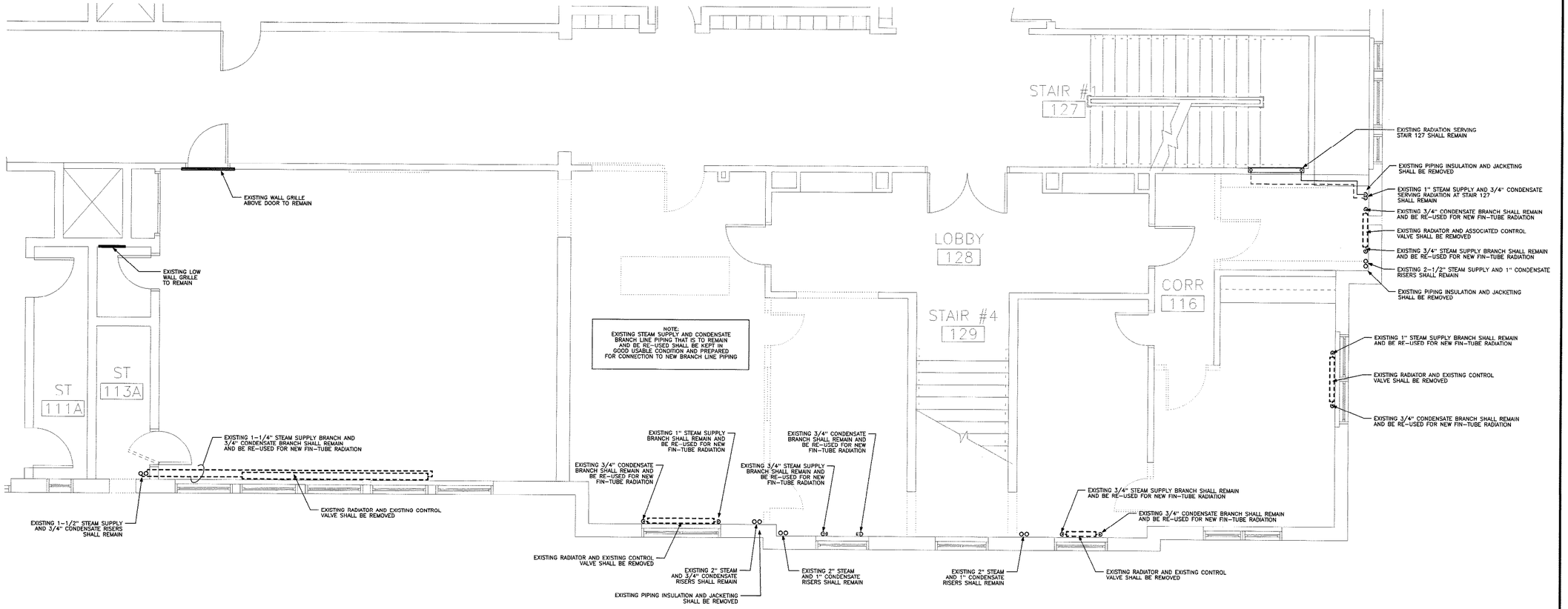
STAIR 129 GROUND FLR. PART PLAN – DEMOLITION — M3

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



STAIR 103 AREA PART PLAN – DEMOLITION — M2

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



ADMINISTRATIVE AREA PART PLAN – DEMOLITION — M1

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA

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46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
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207.228.0053 tel
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STATE OF MAINE — CLIFTON W. GREIM — NO. 6405 — LICENSED PROFESSIONAL ENGINEER

Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

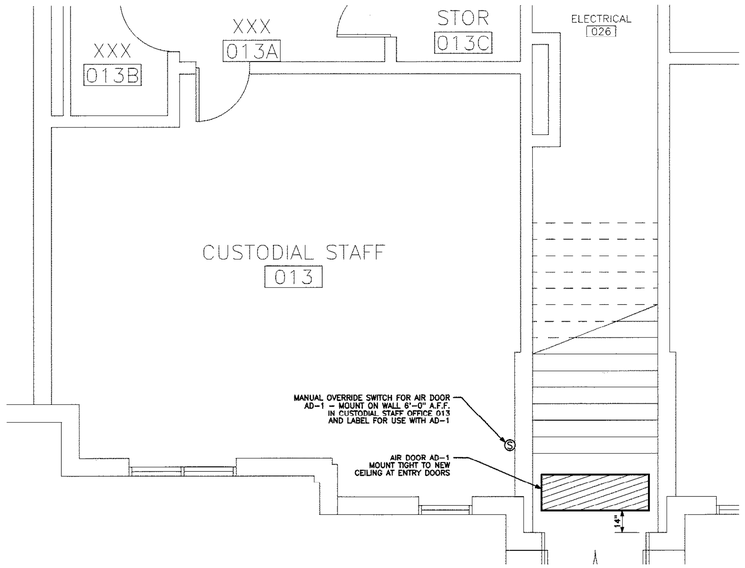
Issue Dates

Drawing Status

Drawing Title
FIRST FLOOR DEMOLITION PART PLANS MECHANICAL

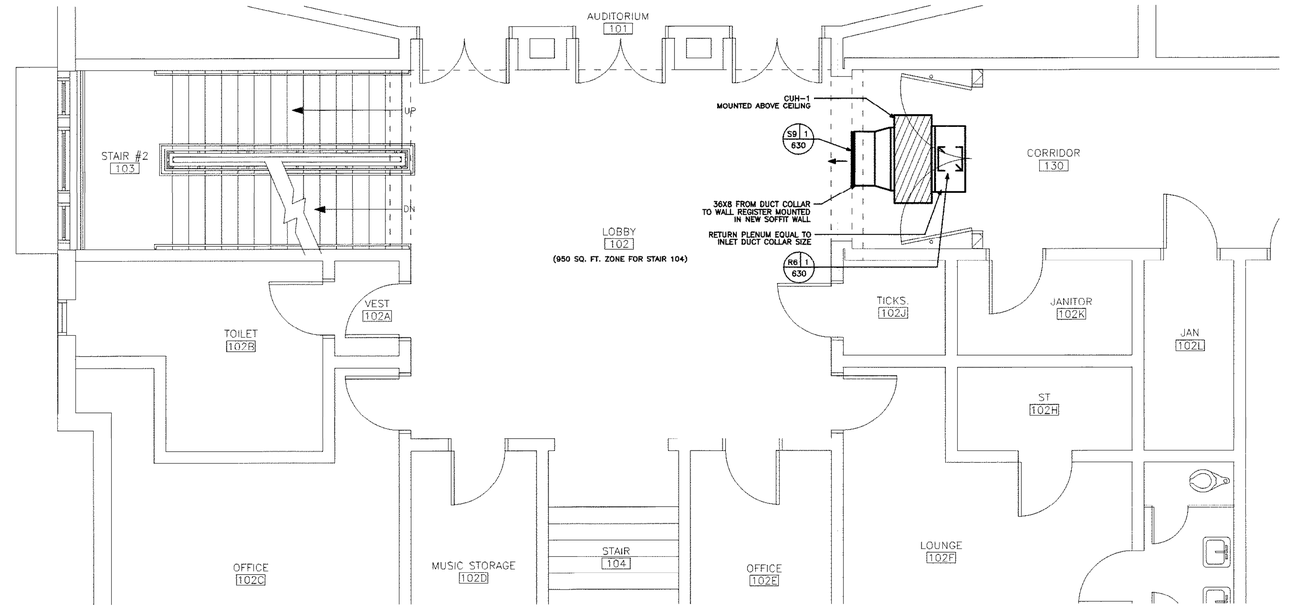
PA / PE: CG | Drawn By: PSM

Drawing Number
M05.1



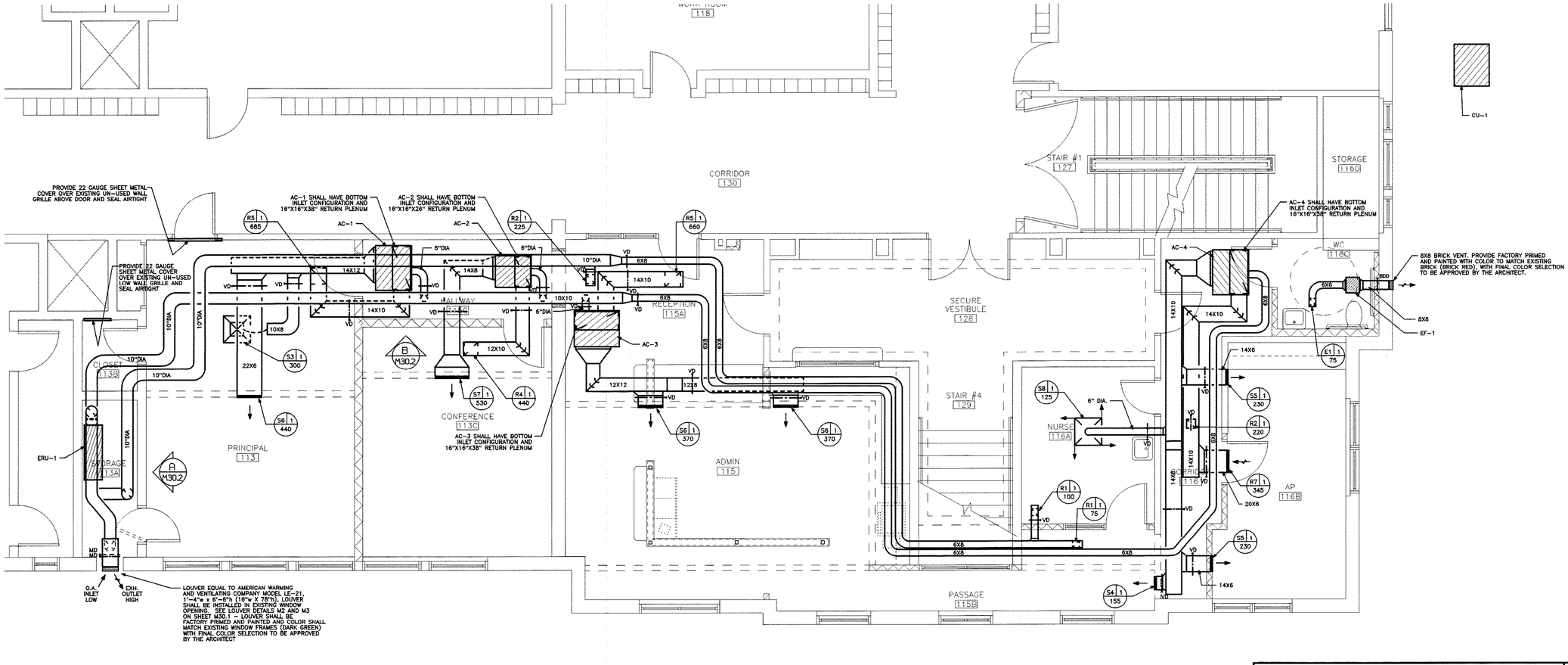
SECURE ENTRY STAIR AREA PART PLAN AT GROUND FLOOR — M3

1/4" = 1'-0" | 0 2' 4' 8' | REF: NA



STAIR 103 AREA PART PLAN – DUCTWORK — M2

1/4" = 1'-0" | 0 2' 4' 8' | REF: NA



ADMINISTRATIVE AREA PART PLAN – DUCTWORK — M1

1/4" = 1'-0" | 0 2' 4' 8' | REF: NA

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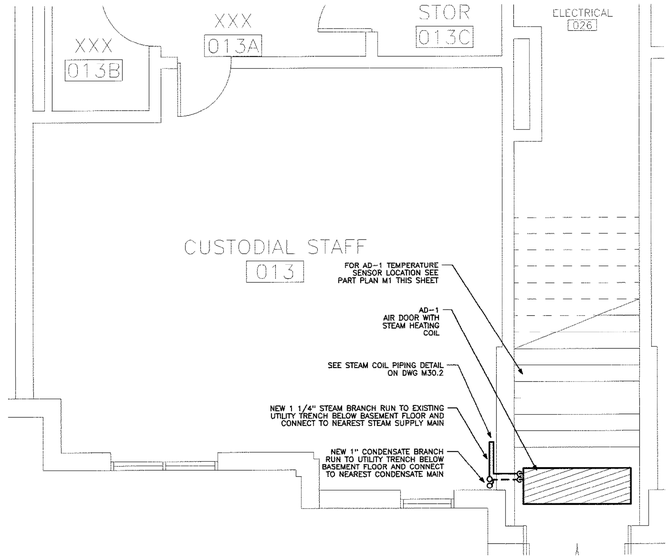
Drawing Title
FIRST FLOOR PART PLANS DUCTWORK

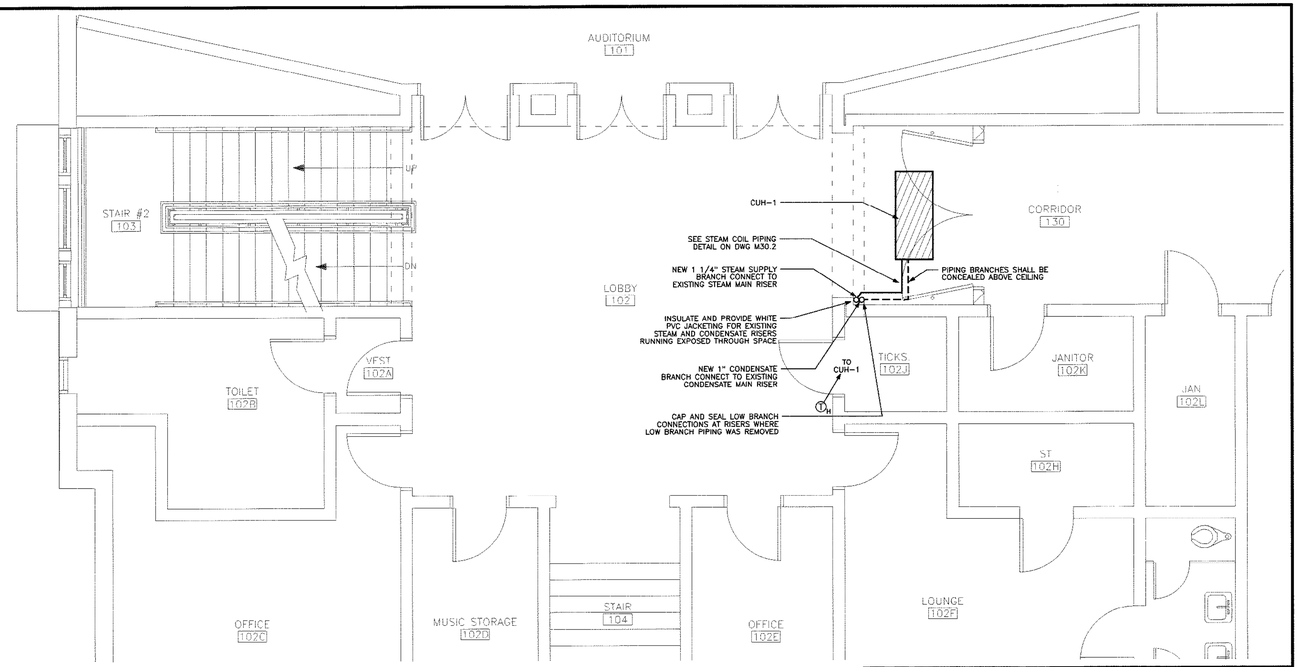
PA / PE: CG	Drawn By: PSM

Drawing Number
M10.1



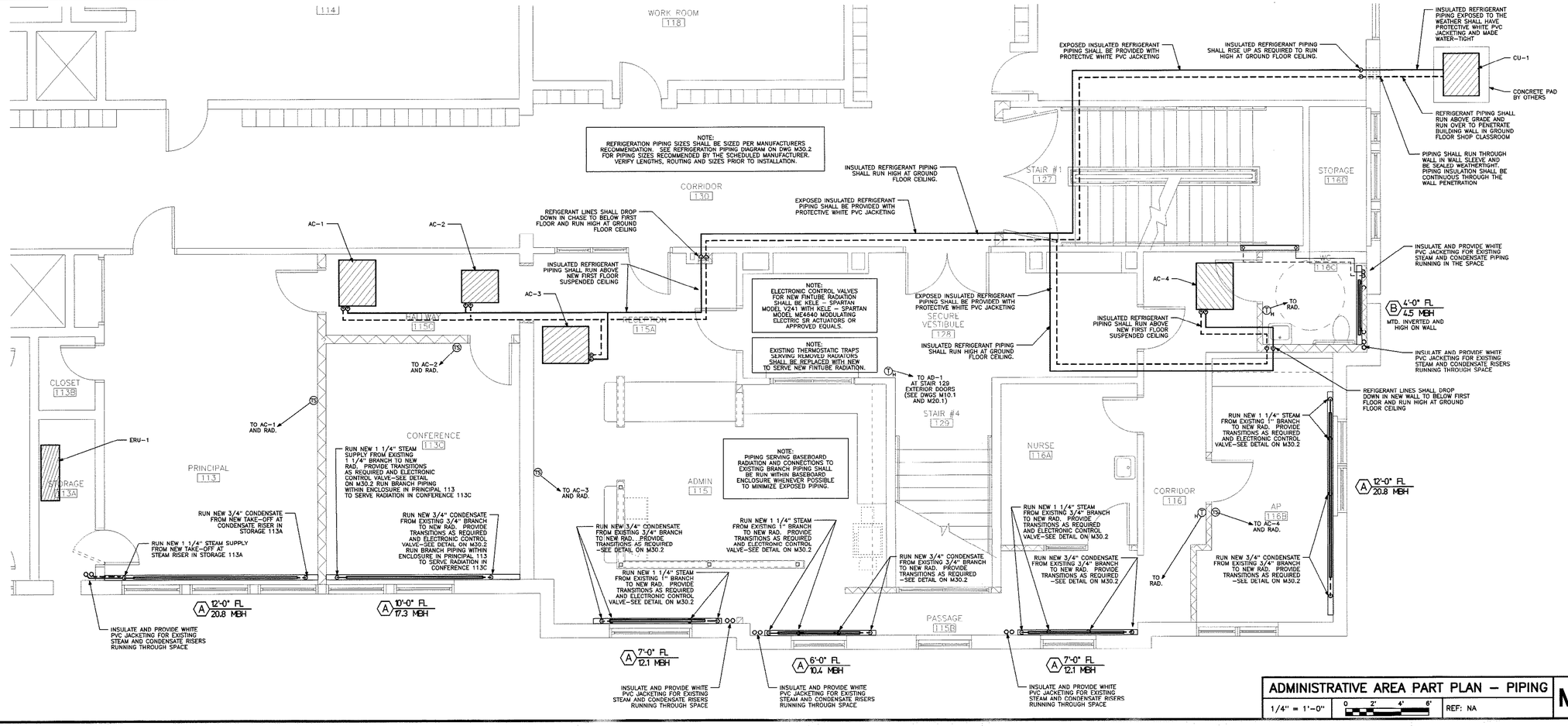
SECURE ENTRY STAIR AREA PART PLAN AT GROUND FLOOR — M3

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



STAIR 103 AREA PART PLAN – PIPING — M2

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA



ADMINISTRATIVE AREA PART PLAN – PIPING — M1

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA

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207.784.5100 tel
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207.775.0053 tel
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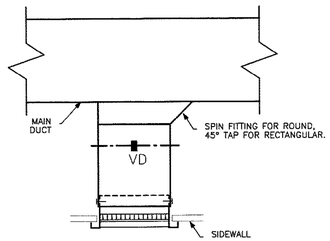
Drawing Status

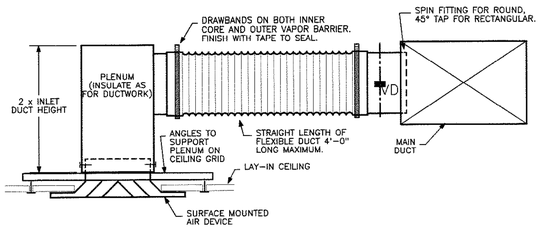
Drawing Title
FIRST FLOOR PART PLANS PIPING

PA / PE: CG	Drawn By: PSM

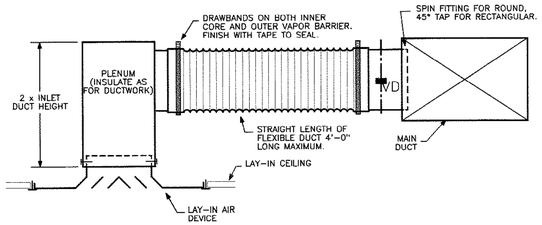
Drawing Number
M20.1



SURFACE MOUNTED SIDEWALL AIR DEVICE



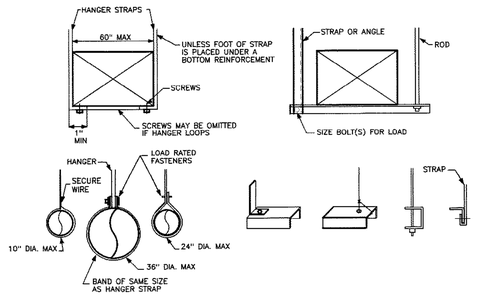
SURFACE MOUNTED CEILING AIR DEVICE



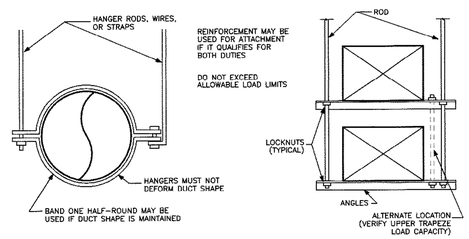
LAY-IN CEILING AIR DEVICE

AIR DEVICE DETAILS — NO SCALE — REF: NA — **M6**

NOTE:
ATTACH HANGERS TO EXISTING STRUCTURAL JOISTS.
DO NOT ATTACH TO EXISTING PLASTER CEILING.

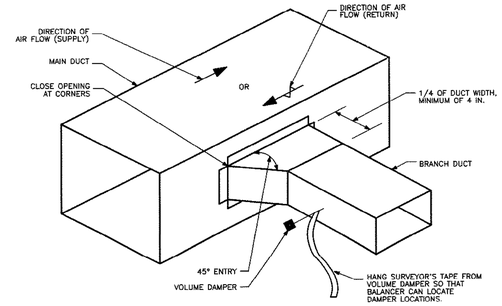


STRAP HANGERS

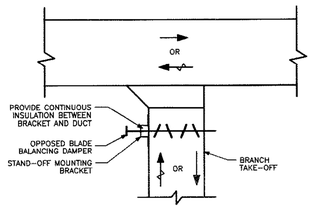


TRAPEZE HANGERS

LOWER HANGER ATTACHMENT DETAILS — NO SCALE — REF: NA — **M5**



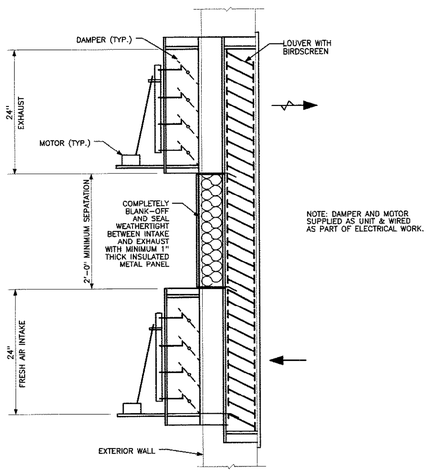
ISOMETRIC VIEW



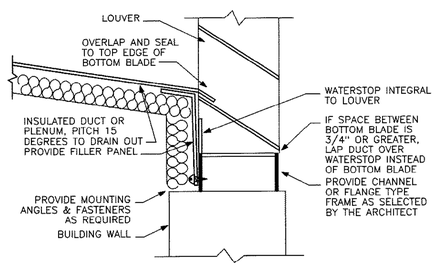
PLAN VIEW

INSULATED SUPPLY AND RETURN DUCTWORK SHALL BE INSTALLED WITH STAND-OFF MOUNTING BRACKETS FOR VOLUME/BALANCING DAMPER OPERATORS. ALLOW CLEARANCE BETWEEN DUCT AND OPERATOR OF NOT LESS THAN INSULATION THICKNESS.

TYPICAL BRANCH DUCT TAKE-OFF DETAIL — NO SCALE — REF: NA — **M4**



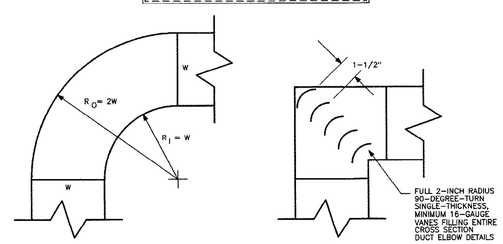
LOUVER AND MOTORIZED DAMPER DETAIL — NO SCALE — REF: NA — **M3**



NOTE: SIZE DAMPERS AT LOUVERS AS INDICATED, ALLOWING VERTICAL SPACE FOR THIS DETAIL.

LOUVER MOUNTING DETAIL — NO SCALE — REF: NA — **M2**

USE MITERED ONLY WHERE SPACE IS TOO TIGHT FOR RADIUS. WHERE SPACE ALLOWS, A 1/4LF- RADIUSED (R_i = 1/2 W) MAY BE USED INSTEAD OF MITERED.



RADIUSED MITERED

DUCT ELBOW DETAILS — NO SCALE — REF: NA — **M1**

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Auburn, ME 04210
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123 Middle Street
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HA Project No. 09158

Key Plan

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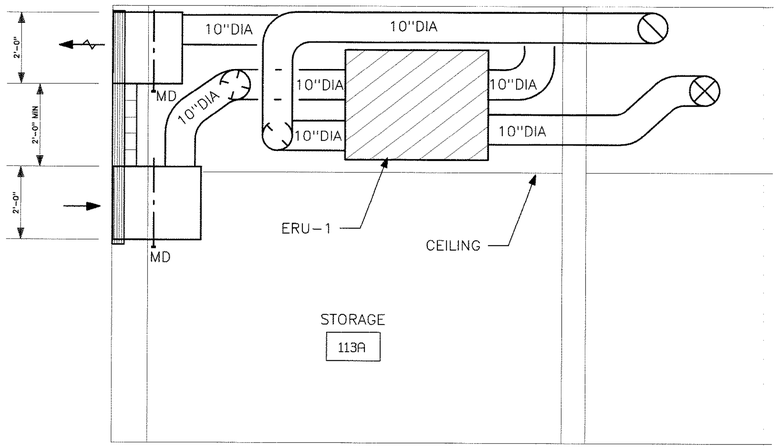
Issue Dates

Drawing Status

Drawing Title
MECHANICAL DETAILS

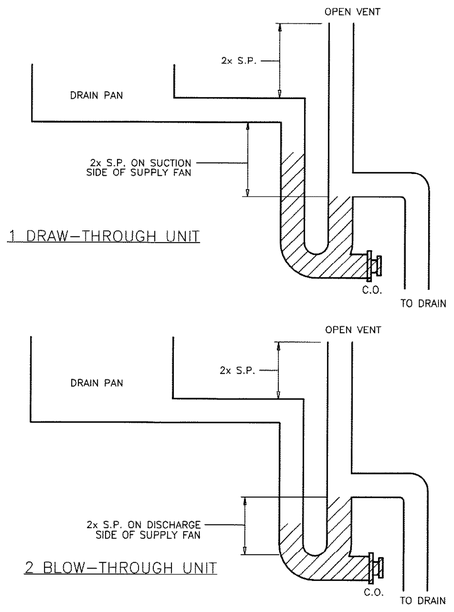
PA / PE: CG — Drawn By: PSM

Drawing Number
M30.1



MECHANICAL – SECTION A

1/2" = 1'-0" | 0 1' 2' 3' | REF: M10.1 | M6

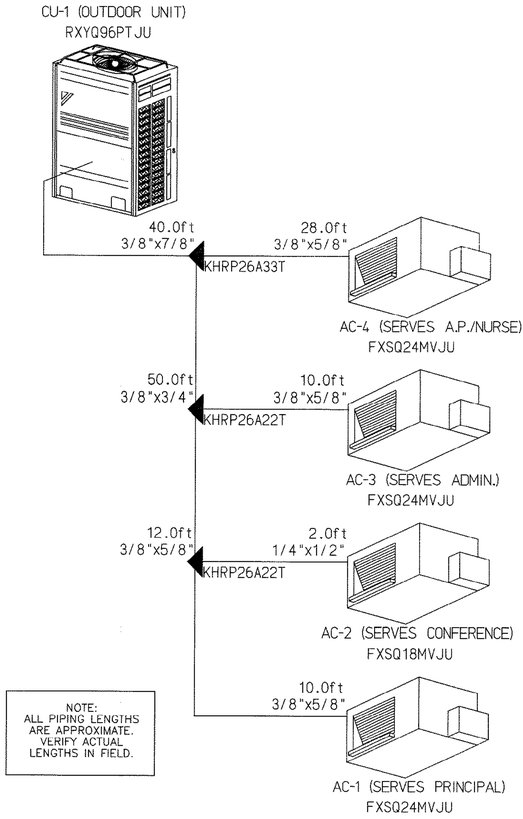


1 DRAW–THROUGH UNIT

2 BLOW–THROUGH UNIT

CONDENSATION DRAIN TRAP DETAIL – INSIDE UNITS

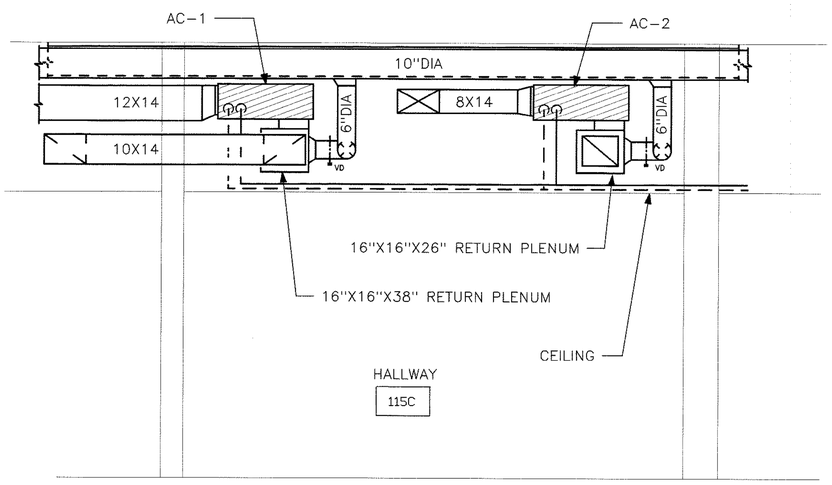
NO SCALE | | REF: NA | M5



NOTE:
ALL PIPING LENGTHS ARE APPROXIMATE. VERIFY ACTUAL LENGTHS IN FIELD.

DAIKIN UNIT REFRIGERATION PIPING SCHEMATIC

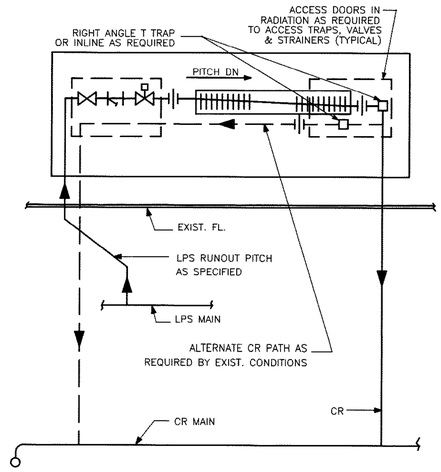
NO SCALE | | REF: NA | M4



MECHANICAL – SECTION B

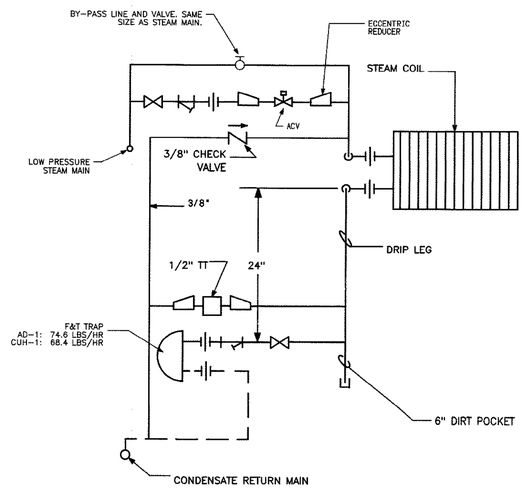
1/2" = 1'-0" | 0 1' 2' 3' | REF: M10.1 | M3

COORDINATE TO INSURE THAT VALVES, PIPING, UNIONS, AND TRAPS FIT INSIDE ENCLOSURE.



STEAM RADIATION DETAIL

NO SCALE | | REF: NA | M2



NOTE: F&T TRAPS SHALL BE SIZED BY TRAP MANUFACTURER.

STEAM COIL PIPING DETAIL

NO SCALE | | REF: NA | M1

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207.784.5100 tel
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Drawing Title
MECHANICAL DETAILS AND SECTIONS

PA / PE: CG | Drawn By: PSM

Drawing Number
M30.2

BASEBOARD RADIATION SCHEDULE

I.D. MARK	MFR. & MODEL	BTUH/ L. FT.	STEAM (DEGREES)	IPS – FIN DIMS FPF	ROWS	ENCL. DIMS.	MTG HEIGHT	NOTES
A	STERLING – JVB–S24	1730	215	1–1/4" – S144 4–1/4"SQ. 40 FINS /FT.	1	24"H X 5–5/16"W	4"A.F.F.	-- --
B	STERLING – JVA–S14	1120	215	1–1/4" – S134 3–1/4" SQ. 40 FINS/FT.	1	14"H X 4–3/8"W	72"A.F.F.	INVERTED ENCLOSURE MOUNTED HIGH ON WALL

PROVIDE FULL BACKPLATE WITH 16 GA. ENCLOSURE

VARIABLE REFRIGERANT VOLUME EVAPORATOR SCHEDULE

TAG	TYPE	MANUFACTURER	MODEL	COOLING MBH TOT	COOLING MBH SENS	CFM	SPACE TEMP. DB/WB	MCA AMPS	MFA AMPS	SOUND dBA	WIDTH x HEIGHT x DEPTH	SERVES
AC–1	CONCEALED CEILING	DAIKIN	FXSQ24MVJU	19.6	15.8	740	80/67	1.4	15	38–44	39 3/8" x 11 7/8" x 31 1/2"	PRINCIPAL
AC–2	CONCEALED CEILING	DAIKIN	FXSQ18MVJU	14.8	11.3	530	80/67	1.0	15	38–44	27 1/2" x 11 7/8" x 31 1/2"	CONFERENCE
AC–3	CONCEALED CEILING	DAIKIN	FXSQ24MVJU	19.8	15.9	740	80/67	1.4	15	38–44	39 3/8" x 11 7/8" x 31 1/2"	ADMIN.
AC–4	CONCEALED CEILING	DAIKIN	FXSQ24MVJU	20.1	16.0	740	80/67	1.4	15	38–44	39 3/8" x 11 7/8" x 31 1/2"	AP/NURSE

PROVIDE FACTORY 7–DAY PROGRAMMABLE CONTROLLER WITH THERMOSTAT SENSOR FOR EACH UNIT.
PROVIDE INTERFACE WITH FINTUBE RADIATION HEATING.
PROVIDE SPRING ISOLATORS.
PROVIDE REQUIRED INTERFACE WIRING FOR VRV SYSTEM.

CONDENSING UNIT SCHEDULE

UNIT NO.	MFR. & MODEL	SERVICE	MBH	SST	AMB AIR	MIN. STAGES UNLOADED	ELECTRIC RLA	ELECTRIC PHASE	ELECTRIC VOLTS	ELECTRIC MCA	ELECTRIC MOP	PIPING SIZES HOT GAS	PIPING SIZES SUCTION	NOTES
CU–1	DAIKIN RXYQ96PTJU	AC–1,2,3,4	96.0	–	95 F	1	24.6 A	3	208	36.1 A	50 A	7/8"	3/8"	PROVIDE INTERFACE WIRING

UNIT HEATER AND CABINET UNIT HEATER SCHEDULE (STEAM)

UNIT NO.	MANUFACTURER	MODEL	SERVICE	CFM	STEAM COIL PSI	STEAM COIL LB/HR	STEAM COIL MBH	STEAM COIL FINS/IN	STEAM COIL CONNS.	ELECTRIC HP	ELECTRIC PHASE	ELECTRIC VOLT	ELECTRIC AMPS	DIMENSIONS WxHxD	MTG TYPE	WEIGHT	NOTES
CUH–1	STERLING	W–1060–06	LOBBY 102	630	5	68.4	69.4	12	1 1/4"	1/10	1	115	1.4	59" x 25" x 9.5"	ABOVE CEILING–DUCTED	175	PROVIDE HIGH STATIC MOTOR AND INLET/OUTLET DUCT COLLARS

PROVIDE SPRING ISOLATORS.

FAN SCHEDULE

FAN NUMBER	MANUFACTURER	MODEL	SERVICE	CFM	EXT. STATIC PRESSURE (IN. H2O)	RPM	SONES	ELECTRIC AMPS	ELECTRIC PHASE	ELECTRIC VOLTS	MOTOR CONTROL	INTERLOCK	DRIVE	DISCHARGE DAMPER	NOTES
EF–1	COOK	GN–142	TOILET ROOM	75	.25	953	1.1	1.2	1	115	SWITCH W/TIME DELAY	LIGHT SWITCH	DIRECT	BACKDRAFT	TIME DELAY SET FOR FAN TO RUN FOR 10 MINUTES AFTER LIGHT SWITCHED OFF

PROVIDE SPRING ISOLATORS.

ENERGY RECOVERY UNIT SCHEDULE (STATIC PLATE)

UNIT #	SERVICE	MFR	MODEL	ENERGY RECOVERY AIR STREAM	CFM	SP (IN. WG)	MINIMUM TOTAL EFFECTIVENESS	AIR TEMPS WINTER DESIGN (DB/WB DEG F) E.A.T.	WINTER L.A.T.	AIR TEMPS SUMMER DESIGN (DB/WB DEG F) E.A.T.	SUMMER L.A.T.	FAN SECTION CONNECTED CFM	FAN SECTION EXTERNAL SP (IN. WG)	(SUPPLY FAN) (EXHAUST FAN) ELECTRICAL HP	FLA	PH	VOLTS	FILTER AREA (INCHES)	FILTER EFFICIENCY	UNIT WEIGHT (LBS)	MINIMUM OUTSIDE AIR (CFM)
ERU–1	AC–1,2,3,4	RENEW–AIRE	EV450IN	SUPPLY	400	0.50	WINTER–69 %	–5/–6	49.5/43.6	87/71	78/66.3	400	0.50	0.50	1.7	3	208	14x20x2	MERV 8	150	FULL (400)
				EXHAUST	400	0.50	SUMMER–61 %	68/58		75/63		400	0.50	0.50							

PROVIDE SPRING ISOLATORS.

AIR DOOR SCHEDULE

UNIT NO.	MANUFACTURER	MODEL	SERVICE	SUPPLY AIRFLOW (CFM)	SUPPLY OUTLET VELOCITY (FPM)	ELECTRIC NO. OF MOTORS	ELECTRIC HP	ELECTRIC VOLTS/PHASE	ELECTRIC AMPS	STEAM COIL Psig	STEAM COIL STEAM TEMP	STEAM COIL MBH	STEAM COIL LAT	STEAM COIL COIL H x W	STEAM COIL ROWS	STEAM COIL FINS/IN.	STEAM COIL FACE AREA	STEAM COIL CIRCUITS	STEAM COIL TUBE MAT.	STEAM COIL FIN MAT.	WEIGHT	NOTES
AD–1	POWERED AIRE	CHS–2–72ST	VESTIBULE 128	H–2159 L–1936	H–1570 L–1408	2	1/2 EA.	208/1	1.4 EA.	5	227.12°F	71.7	95.47°F	12" x 69.25"	1	4	5.77 SQ. FT.	4	CU	AL	260 lbs.	1,2,3,4,5,6,7

NOTES:
1. AIR DOOR SHALL BE MOUNTED DIRECTLY TO HARD CEILING ABOVE ENTRY DOORS. SEE ARCHITECTURAL SECTION FOR EXACT MOUNTING LOCATION TO ENSURE REQUIRED HEADROOM AT STAIR.
2. PROVIDE WITH TIME DELAY RELAY, AND PROVIDE INITIAL SETTING FOR 60 SECOND DELAY.
3. PROVIDE INTERCONNECTING WIRING FROM SWITCHES/PANELS TO AIR DOOR UNIT.
4. PROVIDE WITH MAGNETIC AUTOMATIC DOOR SWITCH TO BE MOUNTED HIGH AT DOOR AT EACH OF THE TWO DOORS.
5. PROVIDE STANDARD STAINLESS STEEL FINISH, AND 1/2" RECLEANABLE FILTER
6. PROVIDE THERMOSTAT WITH LOCKING COVER WITH INITIAL SETPOINT AT 60 DEGREES F FOR SECURE VESTIBULE SPACE TEMPERATURE
7. PROVIDE MANUAL OVERRIDE SWITCH BOX INCLUDING HAND/OFF/AUTO – FAN OFF/ON – HEAT OFF/ON

REGISTERS, GRILLES & DIFFUSERS SCHEDULE

TAG	TYPE	MANUFACTURER	MODEL	NECK SIZE	CFM RANGE	DIRECTION OF BLOW	MAX NC	MAX SP	REMARKS	NOTES
S1	CEILING DIFFUSER	TITUS	TDCA	6" X 6"	0 – 150	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,2
S2	CEILING DIFFUSER	TITUS	TDCA	9" X 9"	151 – 250	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,2
S3	CEILING DIFFUSER	TITUS	TDCA	12" X 12"	251 – 450	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,2
S4	SIDEWALL GRILLE	TITUS	300RL	12" x 6"	0 – 200	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,3
S5	SIDEWALL GRILLE	TITUS	300RL	14" x 6"	201 – 300	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,3
S6	SIDEWALL GRILLE	TITUS	300RL	22" x 6"	301 – 450	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,3
S7	SIDEWALL GRILLE	TITUS	300RL	30" x 6"	451 – 600	SEE PLANS	20	.10"	OBD NOT REQUIRED	1,3
S8	VAV DIFFUSER	TITUS	T_3SQ–4	6" DIA.	0 – 135	SEE PLANS	20	.07"	OBD NOT REQUIRED	1,2
S9	SIDEWALL GRILLE	TITUS	300RL	36" x 8"	550 – 750	SEE PLANS	15	.05"	OBD NOT REQUIRED	1,3
R1	RETURN GRILLE	TITUS	50F	6" X 6"	0 – 150	---	20	.07"	OBD NOT REQUIRED	1,3,4
R2	RETURN GRILLE	TITUS	50F	8" X 8"	151 – 250	---	20	.07"	OBD NOT REQUIRED	1,3,4
R3	RETURN GRILLE	TITUS	50F	10" X 10"	251 – 400	---	20	.07"	OBD NOT REQUIRED	1,3,4
R4	RETURN GRILLE	TITUS	50F	12" X 12"	401 – 600	---	20	.07"	OBD NOT REQUIRED	1,3,4
R5	RETURN GRILLE	TITUS	50F	14" X 14"	601 – 800	---	20	.07"	OBD NOT REQUIRED	1,3,4
R6	RETURN GRILLE	TITUS	50F	16" X 16"	801 – 1000	---	20	.05"	OBD NOT REQUIRED	1,3,4
R7	SIDEWALL GRILLE	TITUS	350RL	20" x 6"	300 – 400	---	19	.07"	OBD NOT REQUIRED	1,3
E1	EXHAUST GRILLE	TITUS	50F	6" X 6"	0 – 150	---	20	.07"	OBD NOT REQUIRED	1,3,4

NOTES:
1. BAKED ENAMEL WHITE FINISH
2. BORDER TYPE 3 (LAY–IN)
3. BORDER TYPE 1 (SURFACE MOUNT)
4. 1/2" x 1/2" x 1/2" GRID

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.756.9053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
www.harriman.com

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STATE OF MAINE
CLIFTON W. GREIM
ME 6405
LICENSED
PROFESSIONAL ENGINEER

Project Title
MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, ME

HA Project No. **09158**

Key Plan

Mark	Date	Description
–	05–28–10	ISSUED FOR BID

Issue Dates

Drawing Status

Drawing Title
MECHANICAL SCHEDULES

PA / PE: **CG** Drawn By: **PSM**

Drawing Number
M40.1

LIGHTING FIXTURE SCHEDULE

PROVIDE ALL FIXTURES WITH COMPLETE HARDWARE, LAMPS, HANGERS, FITTINGS, ETC. FOR A COMPLETE AND PROPER MANUFACTURERS RECOMMENDED, UL INSTALLATION.

TYPE	MANUFACTURER	CATALOG NO.	MTG.	VOLT	LAMPS NO.	LAMPS WATT	LAMPS TYPE	REMARKS/BALLAST INFORMATION	NOTES
	2'x2' TROFFER								
A	COLUMBIA	4PS22-317G-FSA12.125-EPU	R	120	3	17	17 WATT - T8	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	④
	4' STRIP T5 FLOURESCENT								
B4	COLUMBIA	CN4-128-EPU	S	120	1	28	28 WATT - T5	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	③
	8' STRIP T5 FLOURESCENT								
B8	COLUMBIA	CN8-128-EPU	S	120	1	28	28 WATT - T5	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	③
	DIRECT/INDIRECT PENDANT								
C	ALERA	CVL-8-3T8-CM48-LD-EP-U-MW-SCE-IBOB	P	120	6	32	32 WATT - T8	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	②⑤
	6" SQUARE DOWNLIGHT								
D	USAI	4660-10-S-BL626-A-120V-CB27	R	120	1	26	26 WATT - TTCFL	-- ---	④
	6" SQUARE DOWNLIGHT DIMMABLE								
DD	USAI	4660-10-S-BL632-A-120V-CB27	R	120	1	32	32 WATT - TTCFL	-- ---	④⑦
	EXISTING FIXTURE								
E	--	--	--	--	--	--	--	SEE DRAWING ---	⑧
	2' UNDERCOUNTER FIXTURE								
F2	ALKCO	MGT-24-HW-17W-Z-UNV	S	120	1	17	17 WATT - T8	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	③
	4' UNDERCOUNTER FIXTURE								
F4	ALKCO	MGT-48-HW-32W-Z-UNV	S	120	1	32	32 WATT - T8	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	③
	RECESSED EXTERIOR FIXTURE								
G	KIRLIN	HRS-08178-120-32-45	R	120	1	100	100 WATT - MH	-- ---	①
	EXTERIOR LED WALLPACK FIXTURE								
H	HUBBELL	TRP-50L8-5K-WT-BZ	S	120	-	--	50 WATT - LED	PROVIDE "EFFICIENCY MAINE" APPROVED FIXTURE	⑥
	WALL MOUNT UTILITY FIXTURE								
J	COLUMBIA	AD4-232-EU	S	120	2	32	32 WATT - T8	PROVIDE WITH "EFFICIENCY MAINE" BALLAST AND LAMP COMBINATION	

LIGHTING FIXTURE SCHEDULE NOTES

① CONTRACTOR SHALL FIELD VERIFY THE INSTALLATION OF NEW FIXTURE INTO EXISTING OPENING OF PRIOR FIXTURE. CONTRACTOR SHALL PROVIDE MOUNTING BRACKETS, HOUSING AND TRIM REQUIRED FOR A WEATHERTITE FIT.

② PROVIDE (1) FIXTURE WITH OPTION "CLC" (CENTER LAMP COVER) FOR FIXTURE TO BE MOUNTED IN CONFERENCE ROOM.

③ COORDINATE INSTALLATION WITH MILLWORK AND OTHER TRADES.

④ COORDINATE INSTALLATION WITH DUCTWORK, DIFFUSERS AND OTHER CEILING MOUNTED DEVICES.

⑤ CONTRACTOR SHALL UTILIZE EXISTING ELECTRICAL JUNCTION BOXES AND MOUNTING POINTS WHEN MOUNTING NEW PENDANT FIXTURE ON EXISTING CEILING WHEN APPLICABLE.

⑥ UTILIZE EXISTING BACKBOXES AND WIRING.

⑦ PROVIDE WITH DIMMING BALLAST TO 5% LIGHT LEVEL.

LIGHTING SCHEDULE | NO SCALE | REF: | D5

LEGEND

LP-1,3 ◄◄ BRANCH CIRCUIT HOMERUNS - ARROWS INDICATE NUMBER OF CIRCUITS.
CIRCUIT NUMBER(S)
PANEL DESIGNATION

POWER / SYSTEMS ----- ----- ----- ----- ----- -----

- LIGHTING/POWER PANELBOARD (SURFACE)
- LIGHTING/POWER PANELBOARD (RECESSED)
- (M) ELECTRICAL MOTOR
- ⊠ MOTOR CONTROL EQUIPMENT
- DISCONNECT SWITCH - FUSED WHEN NOTED - SIZE AS REQUIRED OR AS INDICATED FUSED
- DISCONNECT SWITCH - SIZE FUSES AS RECOMMENDED BY MANUFACTURER
- J JUNCTION BOX - SIZE AS REQUIRED OR AS INDICATED
- LIGHT FIXTURE (EXISTING FLOURESCENT 6" x 48")
- LIGHT FIXTURE (EXISTING FLOURESCENT 12" x 48")
- S SWITCH - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- S_3 SWITCH - 3 WAY - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- S_4 SWITCH - 4 WAY - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- S_{PL} SWITCH - PILOT LIGHT - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- S_{HP} SWITCH - HORSEPOWER RATED - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- S_{OS} SWITCH - OCCUPANCY SENSOR - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- S_{VS} SWITCH - VACANCY SENSOR - WALL MOUNT AT 48" TO CENTER, UNLESS OTHERWISE NOTED
- WALL MOUNT MOTION DETECTOR
- DH MAGNETIC DOOR HOLDER
- EBATT EMERGENCY BATTERY LIGHT PACK/REMOTE HEADS

SECURITY ----- ----- ----- ----- ----- ----- -----

- MDL MAGNETIC DOOR LOCK
- SKP SECURITY KEY PAD
- PR PUSH TO RELEASE BUTTON
- CR PROXIMITY CARD READER
- IDC INTRUSION DETECTION CONTACT
- EDS ELECTRIC DOOR STRIKE
- PS HARDWARE POWER SUPPLY
- MD → MOTION DETECTOR
- C → SURVEILLANCE CAMERA

FIRE ALARM DEVICES ----- ----- ----- ----- ----- -----

- FACP FIRE ALARM CONTROL PANEL
- FANN FIRE ALARM ANNUNCIATOR PANEL
- S FIRE ALARM SPEAKER/STROBE UNIT
- H FIRE ALARM HORN/LIGHT UNIT. CANDLE POWER (CD) PER NFPA 72 AND AS NOTED - 15/75 WHERE NOT OTHERWISE INDICATED ON PLANS - MOUNTED BOTTOM OF STROBE UP 80" ON WALL.
- L FIRE ALARM STROBE LIGHT UNIT. CANDLE POWER (CD) PER NFPA 72 AND AS NOTED - 15/75 WHERE NOT OTHERWISE INDICATED ON PLANS - MOUNTED BOTTOM OF STROBE UP 80" ON WALL.
- SMOKE DETECTOR - MOUNTED ON CEILING, "W" MOUNTED ON WALL
- HEAT DETECTOR - MOUNTED ON CEILING, "W" MOUNTED ON WALL
- F FIRE ALARM PULL STATION

MISCELLANEOUS ----- ----- ----- ----- ----- -----

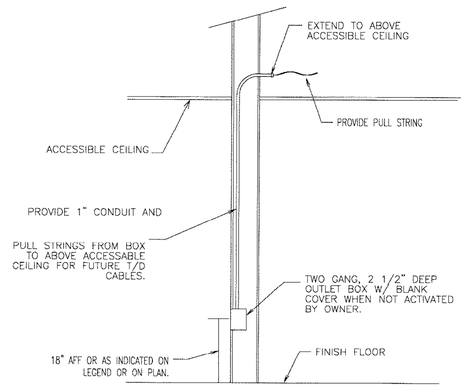
- (X) KEYNOTE TAG
- WP WEATHER PROOF

LEGEND | NO SCALE | REF: | D4

E1 — VOLTAGE: 208/120 | PH & WIRES: 3P 4W | BUSES: 225A | MAIN BREAKER: MLO | AIC RATING: EXISTING | MOUNTING: SURFACE | LOCATION: ELECTRICAL CLOSET | FEEDER: EXISTING

LOAD DESCRIPTION	AMP	POLE	DWG CRKT NO.	POLE ID	WATTS	WATT LOADS PH A	PH B	PH C	WATTS	POLE	DWG CRKT NO.	POLE	AMP	LOAD DESCRIPTION
TUB 1 OF 1 - REMARKS:														
OFFICE LIGHTING	20	1	1	1	0	0	---	---	0	2	2	1	20	CLOSET LT (EXISTING)
OFFICE LIGHTING	20	1	3	3	0	---	0	---	0	4	4	1	20	EXISTING SPARE
EXISTING SPARE	20	1	5	5	0	---	---	0	0	6	6	1	20	EXISTING SPARE
RCPT PRINCIPLE OFFICE 113	20	1	7	7	0	0	---	---	0	8	8	1	20	RCPT CONFERENCE RM
RCPT	20	1	9	9	0	---	0	---	0	10	10	1	20	RCPT
RCPT	20	1	11	11	0	---	---	0	0	12	12	1	20	RCPT
RCPT	20	1	13	13	0	0	---	---	0	14	14	1	20	RCPT
AC-1 AC-2 AC-3 AC-4	15	2	15 17	15 17	0 0	--- ---	0 ---	--- 0	0 0	16 18	16 18	3	15	ERU-1
RCPT	20	1	19	19	0	0	---	---	0	20	20			
RCPT	20	1	21	21	0	---	0	---	0	22	22	1	20	RCPT
EXH FAN - EF-1	20	1	23	23	0	---	---	144	0	24	24	1	20	SPARE
SPACE	-	1	25	25	0	0	---	---	0	26	26	1	-	SPACE
SPACE	-	1	27	27	0	---	0	---	0	28	28	1	-	SPACE
SPACE	-	1	29	29	0	---	---	0	0	30	30	1	-	SPACE
SPACE	-	1	31	31	0	0	---	---	0	32	32	1	-	SPACE
SPACE	-	1	33	33	0	---	0	---	0	34	34	1	-	SPACE
SPACE	-	1	35	35	0	---	---	0	0	36	36	1	-	SPACE
SPACE	-	1	37	37	0	0	---	---	0	38	38	1	-	SPACE
SPACE	-	1	39	39	0	---	0	---	0	40	40	1	-	SPACE
SPACE	-	1	41	41	0	---	---	0	0	42	42	1	-	SPACE
REMARKS: EXISTING PANEL														

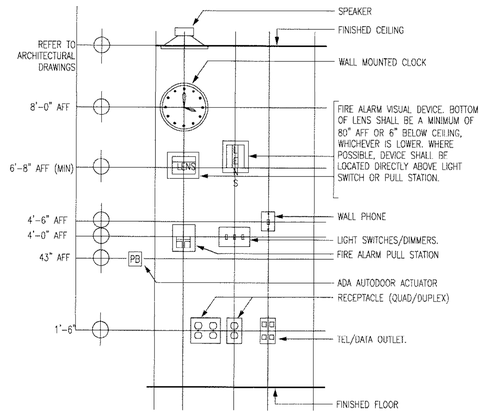
EXISTING PANEL SCHEDULES | NO SCALE | REF: | D3



NOTES:

1. TEL/DATA OUTLET BOX, CONDUIT AND PULL STRING TO BE PROVIDED BY ELECTRICAL CONTRACTOR FOR USE BY THE TEL/DATA CONTRACTOR.

TYPICAL PROVISIONS FOR VOICE/DATA | NO SCALE | REF: | D2



TYPICAL DEVICE MOUNTING HEIGHTS | NO SCALE | REF: | D1

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
23 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
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STATE OF MAINE — WILLIAM R. PRENTICE — No. 7880 — LICENSED PROFESSIONAL ENGINEER

Project Title

MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No. 09158

Key Plan

Mark	Date	Description
-	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

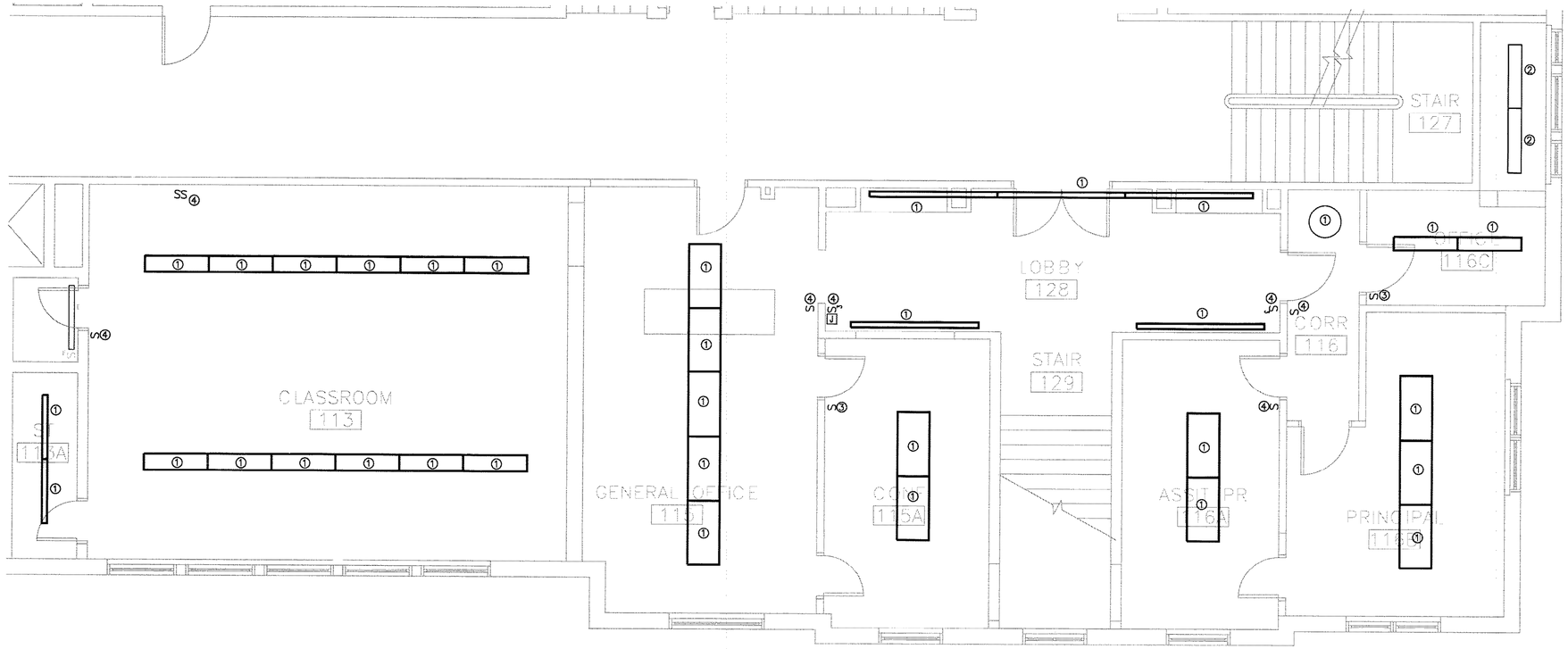
Drawing Title

MAHONEY MIDDLE SCHOOL
LEGEND, DETAILS,
& PANEL SCHEDULES

PA / PE: WRH | Drawn By: RJB

Drawing Number

E00.1

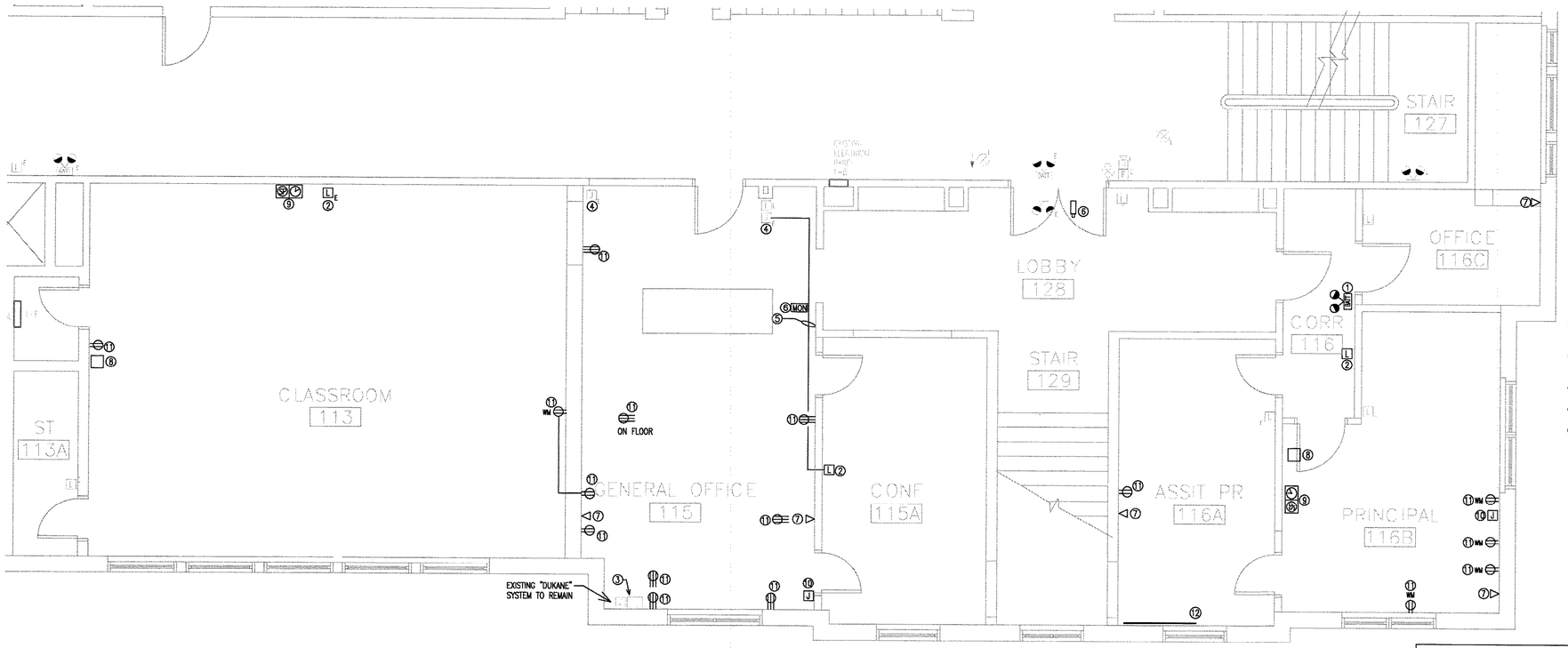


LIGHTING DEMOLITION PLAN KEY NOTES

1. REMOVE EXISTING LIGHT FIXTURE, SAVE AND/OR DISPOSE OF AT OWNERS DISCRETION. REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE.
2. EXISTING LIGHT FIXTURE TO REMAIN. REMOVE CONDUIT AND CONDUCTORS BACK TO SOURCE.
3. REMOVE EXISTING LIGHT SWITCH. REMOVE CONDUCTORS AND CONDUIT BACK TO SOURCE.
4. REMOVE EXISTING LIGHT SWITCH. REMOVE CONDUCTORS BACK TO SOURCE. BACKBOX TO BE REUSED IN NEW WORK.

LIGHTING DEMOLITION – FIRST FLOOR PARTIAL PLAN

1/4" = 1'-0" | 0 2' 4' 8' | REF: NA | A2



DEMOLITION PLAN KEY NOTES

1. REMOVE EXISTING EMERGENCY BATTERY AND/OR REMOTE LIGHT, SAVE FOR RE-INSTALLATION IN NEW WORK.
2. REMOVE EXISTING FIRE ALARM DEVICE, SAVE FOR RE-INSTALLATION IN NEW WORK.
3. INTERCOM SYSTEM TO REMAIN. POWER TO EXISTING INTERCOM SYSTEM TO REMAIN, LOCATE EXISTING POWER SOURCE TO INTERCOM AND ISOLATE, HARD WIRED OR RECEPTACLE TO REMAIN.
4. EXISTING FIRE ALARM JUNCTION BOX TO REMAIN.
5. REMOVE FIRE ALARM CONDUIT AND CONDUCTORS BACK TO EXISTING JUNCTION BOX.
6. REMOVE EXISTING CAMERA, MONITOR, CABLE AND CONDUCTORS BACK TO SOURCE. DELIVER EQUIPMENT TO OWNER OR DISCARD AT THE OWNERS DISCRETION.
7. REMOVE EXISTING TEL/DATA JACK, BACKBOX, SURFACE RACEWAY AND CABLING BACK TO SOURCE. DELIVER EQUIPMENT TO OWNER OR DISCARD AT THE OWNERS DISCRETION.
8. REMOVE WIRELESS DATA DEVICE AND SAVE FOR REINSTALLATION IN NEW WORK. COORDINATE WITH OWNER FOR NEW LOCATION.
9. REMOVE SPEAKER/CLOCK ASSEMBLY, SAVE FOR REUSE IN NEW WORK. SAVE CABLING/CONDUCTORS, PROVIDE BACK BOX AND EXTEND TO NEW LOCATION.
10. REMOVE DOOR ALARM SWITCH, CONDUIT AND CONDUCTORS BACK TO SOURCE..
11. REMOVE EXISTING RECEPTACLE, CONDUIT AND CONDUCTORS BACK TO SOURCE.
12. REMOVE EXISTING SURFACE RACEWAY AND CONDUCTORS BACK TO SOURCE.

POWER & SYSTEMS DEMOLITION – FIRST FLOOR PARTIAL PLAN

1/4" = 1'-0" | 0 2' 4' 8' | REF: NA | A1

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
23 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
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STATE OF MAINE WILLIAM R. REV No. 7880 LICENSED PROFESSIONAL ENGINEER

Project Title

MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No. 09158

Key Plan

DEMOLITION GENERAL NOTES

1. ALL DEVICES AND ELECTRICAL EQUIPMENT REMOVED, IF NOT USED IN NEW WORK SHALL BE TURNED OVER TO OWNER OR DISCARDED BY CONTRACTOR AT THE OWNERS DISCRETION.
2. ELECTRICAL DEVICE LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE SCALED OFF OF DRAWINGS. CONTRACTOR SHALL PHYSICALLY LOCATE DEVICES IN SCOPE OF WORK AND VERIFY LOCATIONS IN FIELD.

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

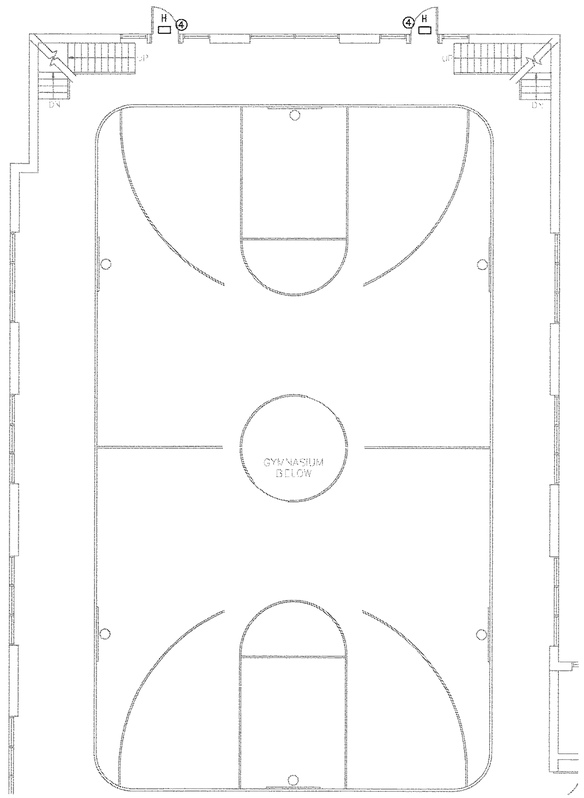
Drawing Title

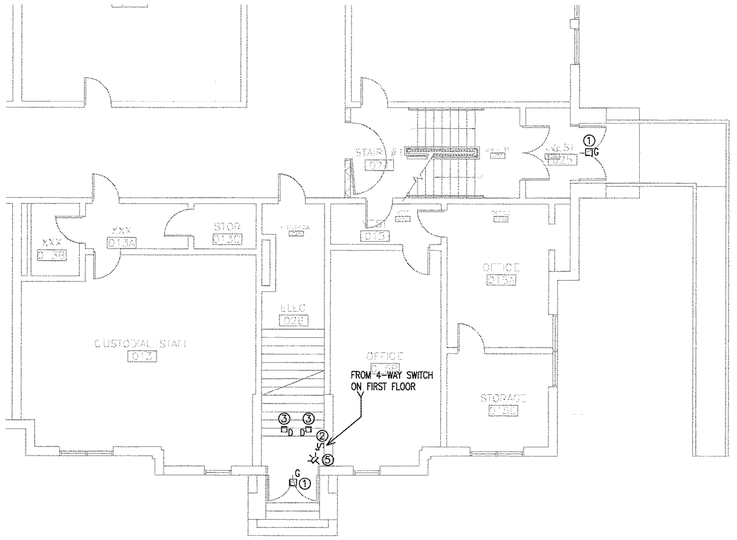
MAHONEY MIDDLE
DEMOLITION
FIRST FLOOR PART PLANS

PA / PE: WRH | Drawn By: RJB

Drawing Number

E06.1





LIGHTING PLAN KEY NOTES

① REMOVE EXISTING FIXTURE AND TURN OVER TO OWNER OR DISCARD AT OWNERS DISCRETION. PROVIDE NEW FIXTURE AS SPECIFIED, MOUNT IN EXISTING RECESSED BACKBOX AND CONNECT TO EXISTING CIRCUIT.

② PROVIDE NEW SWITCH IN EXISTING BACKBOX AND CONNECT TO FIRST FLOOR LIGHTING.

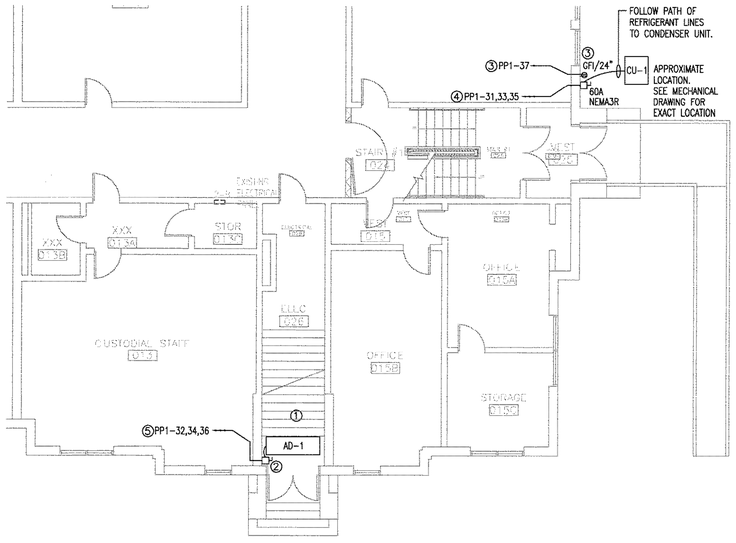
③ PROVIDE TWO RECESSED FIXTURES TYPE "D" FOR INSTALLATION IN NEW SOFFIT. CONNECT TO SOFFIT LIGHTING ON FIRST FLOOR. SEE SHEET E21.2. COORDINATE FINAL LOCATION AND INSTALLATION WITHIN SOFFIT WITH OTHER TRADES.

④ REMOVE EXISTING FIXTURE AND TURN OVER TO OWNER OR DISCARD AT OWNERS DISCRETION. PROVIDE NEW FIXTURE AS SPECIFIED MOUNT AT SAME EXISTING LOCATION AND CONNECT TO EXISTING CIRCUIT.

⑤ MOUNT MOTION DETECTOR AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES.

LIGHTING GROUND FLOOR PARTIAL PLAN — A3

1/8" = 1'-0" | 0 4' 8' 12' | REF: NA



POWER PARTIAL PLAN KEY NOTES

① REMOVE AND RELOCATE SURFACE MOUNTED RACEWAYS TO MULTIPLE DEVICES IN ENTRANCE TO NEW SOFFIT. COORDINATE WITH OTHER TRADES TO CONCEAL AS MUCH CONDUIT AND CONDUCTORS AS POSSIBLE WITHIN NEW SOFFIT.

② PROVIDE DISCONNECT AND MOUNT HIGH ON WALL BETWEEN DOOR AND AIR DOOR UNIT. COORDINATE WITH INSTALLATION OF AIR DOOR, LOCATED IN GROUND FLOOR ENTRANCEWAY WITH OTHER TRADES.

③ PROVIDE (1) 20A, GFI RECEPTACLE, CAST JUNCTION BOX AND CAST IN-USE WEATHERPROOF COVER. MOUNT WITHIN 25' OF NEW MECHANICAL EQUIPMENT. PROVIDE (1) 20A, 1 POLE BREAKER IN EXISTING PANEL PP1. ROUTE CONDUIT THROUGH EXISTING CLASSROOM AND CORRIDOR.

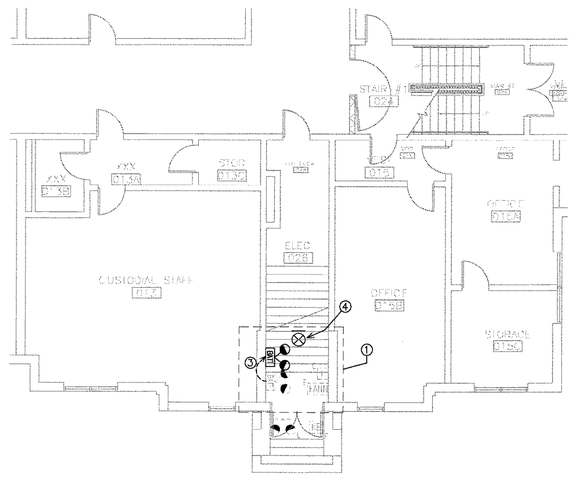
④ PROVIDE (1) 50A, 3 POLE BREAKER IN EXISTING PANEL PP1. ROUTE CONDUIT THROUGH EXISTING CLASSROOM AND CORRIDOR.

⑤ PROVIDE (1) 15A, 3 POLE BREAKER IN EXISTING PANEL PP1. ROUTE CONDUIT THROUGH EXISTING CUSTODIAL STAFF ROOM.

⑥ PROVIDE DISCONNECT AND MOUNT HIGH ON WALL BETWEEN DOOR AND AIR DOOR UNIT.

POWER GROUND FLOOR PARTIAL PLAN — A2

1/8" = 1'-0" | 0 4' 8' 12' | REF: NA



SYSTEMS PARTIAL PLAN KEY NOTES

① REMOVE AND RELOCATE SURFACE MOUNTED RACEWAYS TO MULTIPLE DEVICES IN ENTRANCE. ROUTE RELOCATED CONDUIT AND CONDUCTORS THROUGH NEW SOFFIT. COORDINATE WITH OTHER TRADES TO CONCEAL AS MUCH CONDUIT AND CONDUCTORS AS POSSIBLE WITHIN NEW SOFFIT.

② REMOVE SURFACE CONDUIT RUNNING FROM BATTERY PACK ON GROUND FLOOR UP WALL. RELOCATE IN NEW SOFFIT AND/OR ROUTE THROUGH CUSTODIAL ROOM AND RECONNECT.

③ REMOVE/RELOCATE/REINSTALL EXISTING EMERGENCY LIGHT BATTERY PACK. LOCATE NEXT TO AIR DOOR AND UNDER OVERHANG. COORDINATE LOCATION WITH AIR DOOR UNIT INSTALLATION.

④ PROVIDE NEW LED EXIT SIGN TO MATCH EXISTING. MOUNT ABOVE STAIRWAY AS HIGH AS POSSIBLE, UNDER NEW WINDOW. ROUTE CONDUIT AND CONDUCTORS OUT BACK OF FIXTURE INTO NEW SOFFIT. CONNECT TO CLOSEST EXISTING EXIT SIGN CIRCUIT.

SYSTEMS GROUND FLOOR PARTIAL PLAN — A1

1/8" = 1'-0" | 0 4' 8' 12' | REF: NA

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
123 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
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STATE OF MAINE — WILLIAM R. REN — No. 7880 — LICENSED PROFESSIONAL ENGINEER

Project Title

MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No.	09158

Key Plan

GENERAL NOTES

1. LOCATIONS OF EXIT SIGNS SHALL BE VERIFIED IN FIELD FOR MAXIMUM VIEWING WITHIN AREA COVERED. IF WALL OR CEILING TYPE DOES NOT FIT LOCATION SPECIFIED, THEN TYPE SHALL BE SWITCHED TO ACCOMODATE LOCATION.

2. ELECTRICAL DEVICE LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE SCALED OFF OF DRAWINGS. CONTRACTOR SHALL PHYSICALLY LOCATE DEVICES IN SCOPE OF WORK AND VERIFY LOCATIONS IN FIELD.

3. CONTRACTOR SHALL INSTALL RACEWAYS ABOVE CEILINGS WHERE ASBESTOS ABATEMENT HAS BEEN COMPLETED. ALL OTHER RACEWAYS SHALL BE SURFACE MOUNTED JUST BELOW EXISTING CEILING AS CLOSE TO CEILING AS POSSIBLE.

4. SEE LIGHTING SCHEDULE SHEET E00.1 FOR FIXTURE DESIGNATIONS.

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

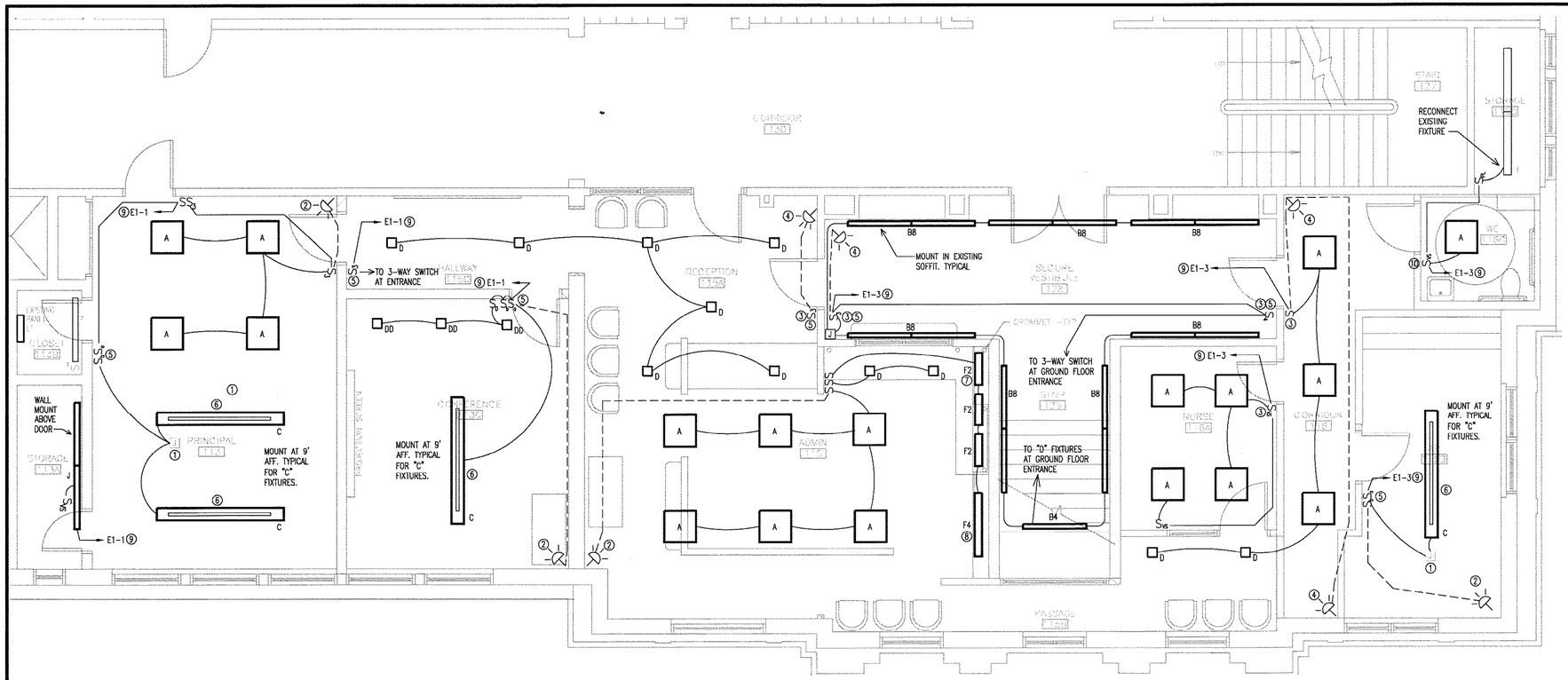
Drawing Title

MAHONEY MIDDLE
POWER, SYSTEMS, LIGHTING
GROUND FLOOR PLAN

PA / PE: WRH	Drawn By: RJB

Drawing Number

E21.0

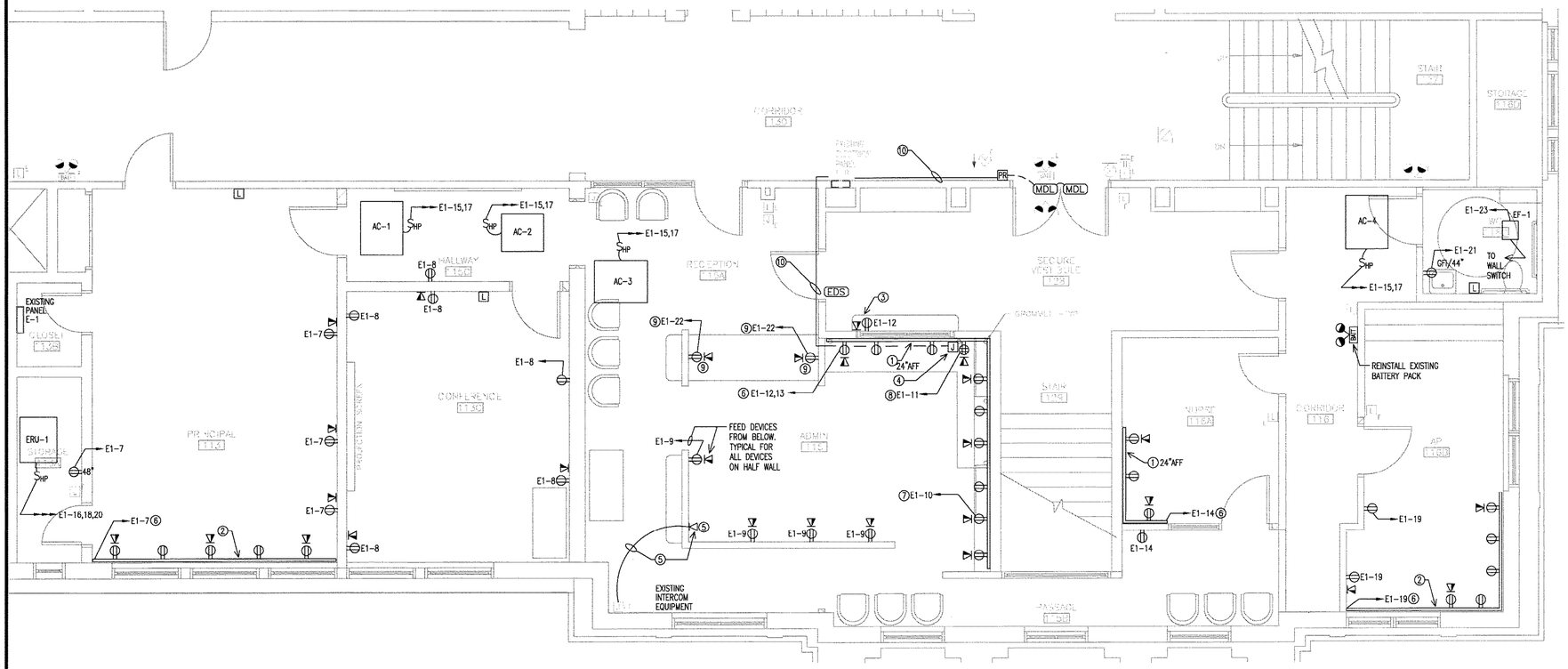


LIGHTING PLAN KEY NOTES

1. UTILIZE EXISTING FLUSH CEILING BOXES TO CONNECT NEW FIXTURES TO NEW LIGHTING CIRCUIT. LOCATION SHOWN IS APPROXIMATE, CONTRACTOR SHALL VERIFY IN THE FIELD.
2. PROVIDE DUAL TECHNOLOGY CEILING/WALL MOUNT "VACANCY" SENSOR HUBBELL # LODT, # UVPP POWER PACK AND ACOUSTICAL CEILING MOUNTING KIT WHERE APPLICABLE OR EQUAL.
3. UTILIZE EXISTING SWITCH BOX WITH NEW SWITCHES.
4. PROVIDE DUAL TECHNOLOGY CEILING/WALL MOUNT "OCCUPANCY" SENSOR HUBBELL # LODT, # UVPP POWER PACK AND ACOUSTICAL CEILING MOUNTING KIT WHERE APPLICABLE OR EQUAL.
5. PROVIDE FOR A/B OR 3-WAY SWITCHING OF FIXTURE UTILIZING LOW VOLTAGE OCCUPANCY SENSORS WITHIN AREA SERVED.
6. PROVIDE FOR A/B SWITCHING OF BALLASTS. "A" FOR CENTERLAMP AND "B" FOR TWO OUTSIDE LAMPS.
7. MOUNT CENTERED UNDER EACH CABINET. TYPICAL FOR "F2" FIXTURES.
8. MOUNT CENTERED UNDER CABINETS. TYPICAL FOR "F4" FIXTURES.
9. CONNECT TO EXISTING SPARE BREAKER IN EXISTING PANEL "E1".
10. PROVIDE VACANCY SENSOR SWITCH APPLICABLE TO CONTROL EXHAUST FAN WITH TIMED DELAY OFF.

POWER & SYSTEMS NEW WORK – FIRST FLOOR PARTIAL PLAN

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A1



POWER AND SYSTEMS PLAN KEY NOTES

1. PROVIDE "WIREMOLD" SERIES 4000 TYPE SURFACE RACEWAY. MOUNT BELOW AND UP TIGHT TO EXISTING CHAIRRAIL. PROVIDE DUPLEX RECEPTACLES AND TEL/DATA DEVICE PLATES AS SHOWN ON DRAWINGS. PROVIDE ALL FITTINGS AND COVER REMOVAL TOOLS FOR A COMPLETE SURFACE RACEWAY SYSTEM.
2. PROVIDE "WIREMOLD" DESIGNER SERIES DS4000-BZ IN METALLIC BRONZE COLOR TYPE SURFACE RACEWAY. MOUNT BELOW AND UP TIGHT TO EXISTING CHAIRRAIL. PROVIDE DUPLEX RECEPTACLES AND TEL/DATA DEVICE PLATES AS SHOWN ON DRAWINGS. PROVIDE ALL FITTINGS AND COVER REMOVAL TOOLS FOR A COMPLETE SURFACE RACEWAY SYSTEM.
3. PROVIDE RECEPTACLE AND TEL/DATA JACK. ROUTE CONDUIT AND CONDUCTORS FROM NEW OFFICE AREA AND MOUNT UNDER ADA COUNTER. COORDINATE WITH OTHER TRADES.
4. LOCATION OF CARD ACCESS/INTRUSUION DETECTION COMPUTER, DIGITAL RECORDER AND MONITOR. SYSTEM AND SOFTWARE TO INTERFACE WITH EXISTING SYSTEM AT MEMORIAL SCHOOL MAINTENANCE OFFICE. COORDINATE WITH SCHOOL FACILITIES DIRECTOR FOR FINAL REQIREMENTS. PROVIDE JUNCTION BOX UNDER COUNTER AND CONDUIT, CABLING TO DOOR INTERLOCKS THROUGHOUT BUILDING. ROUTE ABOVE CEILING AND HIGH ON WALL IN CORRIDOR. PROVIDE TWO DOOR RELEASE SWITCHES, CONNECTED TO ELECTRIC DOOR STRIKES AT DOOR #115 AND #026 (BOTTOM OF STAITR #129) RESPECTIVELY.
5. PROVIDE JACK AS REQUIRED AND INTERCONNECT TO EXISTING INTERCOM SYSTEM. COORDINATE WITH OWNER FOR FINAL LOCATION AND REQUIREMENTS. MOUNT AT 18" ON HALF WALL. ROUTE CABLING FROM BELOW FLOOR.
6. CONNECT RECEPTACLES IN SURFACE RACEWAY TO THIS CIRCUIT AND/OR CIRCUITS. WHEN MULTIPLE CIRCUITS ARE SHOWN, CONNECT EVERY OTHER RECEPTACLE TO CIRCUITS SHOWN.
7. DEDICATED RECEPTACLE IN SURFACE RACEWAY FOR COPIER. LABEL RECEPTACLE.
8. DEDICATED RECEPTACLE IN SURFACE RACEWAY FOR SECURITY COMPUTER AND RELATED DEVICES. LABEL RECEPTACLE.
9. RECEPTACLES AND TEL/DATA JACK TO BE MOUNTED IN EXISTING/RELOCATED WORKBENCH. COORDINATE LOCATION AND HEIGHT OF RECEPTACLE IN FIELD WITH OWNER.
10. ROUTE CONDUIT TO DOOR SECURITY HARDWARE OVER SUSPENDED CEILING AND UP HIGH IN EXPOSED AREAS

POWER & SYSTEMS NEW WORK – FIRST FLOOR PARTIAL PLAN

1/4" = 1'-0" | 0 2' 4' 6' | REF: NA | A1

HARRIMAN
Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
65 Middle Street
Portland, ME 04101
207.775.0053 tel
One Perimeter Road
Manchester, NH 03103
603.626.1242 tel
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Project Title

MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No.	09158

Key Plan

NEW WORK GENERAL NOTES

1. LOCATIONS OF EXIT SIGNS SHALL BE VERIFIED IN FIELD FOR MAXIMUM VIEWING WITHIN AREA COVERED. IF WALL OR CEILING TYPE DOES NOT FIT LOCATION SPECIFIED, THEN TYPE SHALL BE SWITCHED TO ACCOMODATE LOCATION.
2. ELECTRICAL DEVICE LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE SCALED OFF OF DRAWINGS. CONTRACTOR SHALL PHYSICALLY LOCATE DEVICES IN SCOPE OF WORK AND VERIFY LOCATIONS IN FIELD.
3. CONTRACTOR SHALL INSTALL RACEWAYS ABOVE CEILINGS WHERE POSSIBLE. ALL OTHER RACEWAYS SHALL BE SURFACE MOUNTED JUST BELOW EXISTING CEILING AS CLOSE TO CEILING AS POSSIBLE.
4. DEVICES WITH "E" ARE EXISTING TO REMAIN.

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

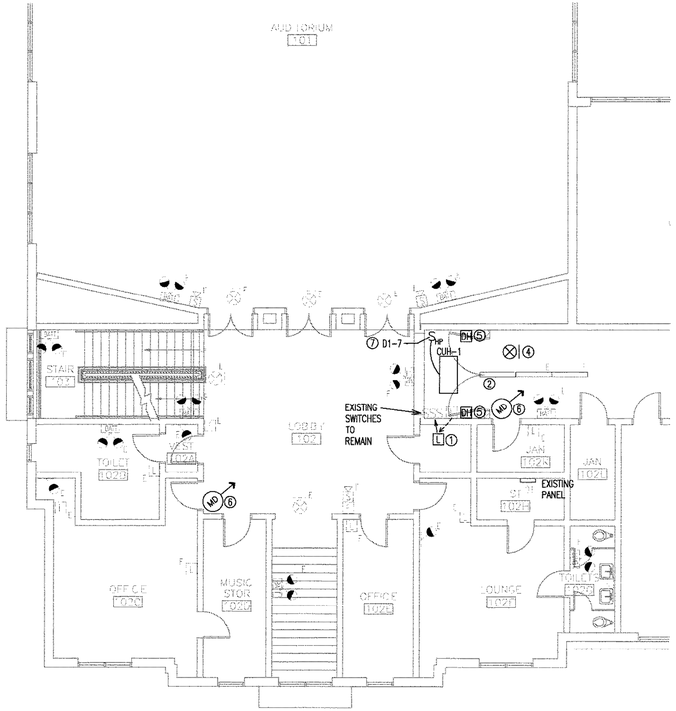
Drawing Title

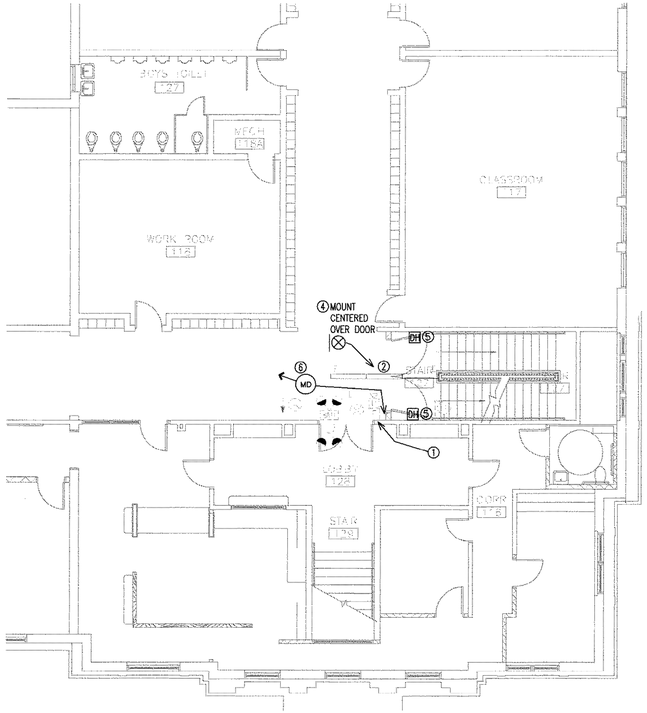
MAHONEY MIDDLE
POWER, SYSTEMS, LIGHTING
FIRST FLOOR PART PLAN

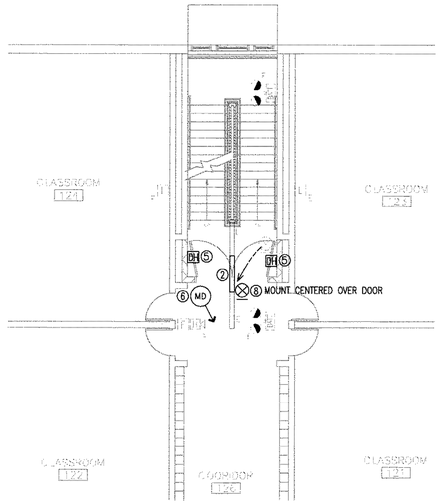
PA / PE: WRH	Drawn By: RJB

Drawing Number

E21.1



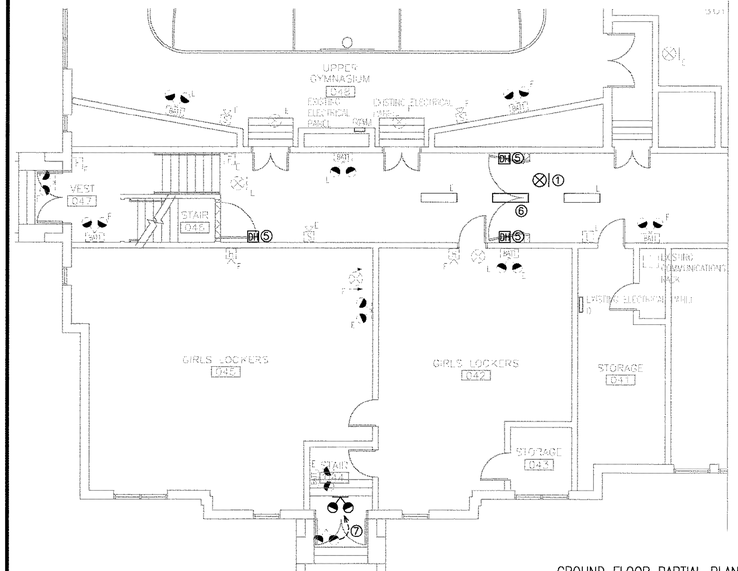


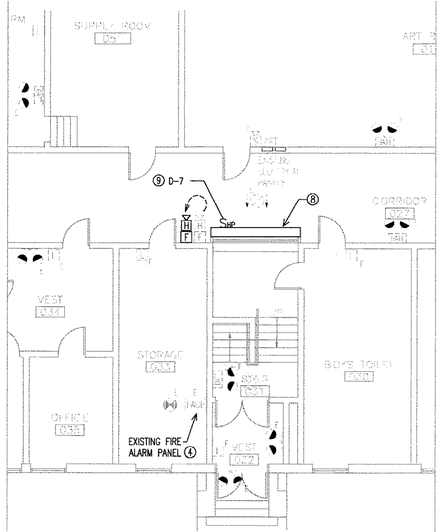


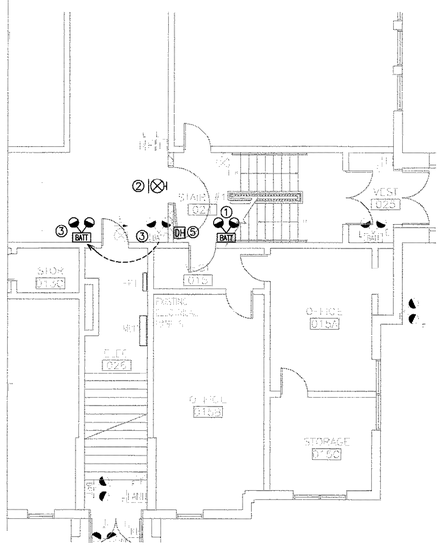
FIRST FLOOR PARTIAL PLAN KEY NOTES

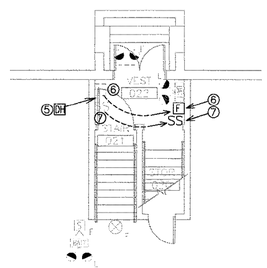
1. REMOVE/REINSTALL EXISTING FIRE ALARM DEVICE. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
2. REMOVE EXISTING LIGHT FIXTURE TO ACCOMODATE NEW DOOR. RECONNECT EXISTING FIXTURES AS REQUIRED.
3. REMOVE/REINSTALL EXISTING EMERGENCY BATTERY PACK/LIGHT. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
4. PROVIDE NEW LED EXIT SIGN TO MATCH EXISTING. PROVIDE CONDUIT, CONDUCTORS AND CONNECT TO EXISTING LOCAL EXIT SIGN CIRCUIT
5. PROVIDE MAGNETIC DOOR HOLDER AND INTERCONNECT WITH EXISTING FIRE ALARM PANEL.
6. PROVIDE CONDUIT AND CABLING BACK TO SECURITY HEAD END EQUIPMENT FOR MOTION DETECTORS.
7. PROVIDE (1) 20A, 1 POLE BREAKER FOR EXISTING PANEL "D1". SEE MECHANICAL SCHEDULE FOR REQUIREMENTS.
8. REMOVE/REINSTALL EXISTING EXIT SIGN. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.

FIRST FLOOR STAIRWELL PARTIAL PLAN – MAHONEY MIDDLE SCHOOL			A2
1/8" = 1'-0"	0 4' 8' 12'	REF: NA	









GROUND FLOOR PARTIAL PLAN KEY NOTES

1. PROVIDE NEW LED EXIT SIGN TO MATCH EXISTING. CONNECT TO EXISTING LOCAL EXIT SIGN CIRCUIT.
2. REMOVE/REINSTALL EXISTING EXIT SIGN. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
3. REMOVE/REINSTALL EXISTING EMERGENCY BATTERY PACK/LIGHT. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
4. PROVIDE INPUT AND/OR OUTPUT MODULE FOR EXISTING FIRE ALARM PANEL TO ACCOMODATE AUTOMATIC FIRE SHUTTER DOOR.
5. PROVIDE MAGNETIC DOOR HOLDER AND INTERCONNECT WITH EXISTING FIRE ALARM PANEL.
6. REMOVE EXISTING LIGHT FIXTURE TO ACCOMODATE NEW DOOR. RECONNECT TO EXISTING FIXTURES AS REQUIRED.
7. REMOVE/REINSTALL EXISTING REMOTE HEAD EMERGENCY LIGHT. LOCATE INSIDE OF DOORWAY AND AIM OUTSIDE THROUGH TRANSOM WINDOW.
8. PROVIDE CONNECTION FROM SMOKE/FIRE SHUTTER TO FIRE ALARM SYSTEM AS REQUIRED. PROVIDE ADDITIONAL CONDUIT AND CONDUCTORS AS NECESSARY FOR ALARM HORN, WARNING LIGHTS AND SIMILAR EQUIPMENT INCLUDED WITH SHUTTER SYSTEM.
9. PROVIDE (1) 20A, 1 POLE BREAKER IN EXISTING PANEL "D" TO SERVE NEW SMOKE/FIRE SHUTTER.

GROUND FLOOR STAIRWELL PARTIAL PLAN – MAHONEY MIDDLE SCHOOL			A1
1/8" = 1'-0"	0 4' 8' 12'	REF: NA	

HARRIMAN

Architects + Engineers

46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel

23 Middle Street
Portland, ME 04101
207.775.0053 tel

One Perimeter Road
Manchester, NH 03103
603.626.1242 tel

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Project Title

MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No.	09158

Key Plan

PARTIAL PLANS GENERAL NOTES

1. LOCATIONS OF EXIT SIGNS SHALL BE VERIFIED IN FIELD FOR MAXIMUM VIEWING WITHIN AREA COVERED. IF EXISTING WALL OR CEILING TYPE EXIT SIGN DOES NOT FIT INTENDED NEW LOCATION SPECIFIED, THEN CONTRACTOR SHALL PROVIDE NEW MOUNTING KIT OR PROVIDE NEW EXIT SIGN TO MATCH EXITING WITHIN BUILDING.

2. ELECTRICAL DEVICE LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE SCALED OFF OF DRAWINGS. CONTRACTOR SHALL PHYSICALLY LOCATE DEVICES IN SCOPE OF WORK AND VERIFY LOCATIONS IN FIELD.

3. ALL NEW RACEWAYS SHALL BE SURFACE MOUNTED JUST BELOW EXISTING CEILING AS CLOSE TO CEILING AS POSSIBLE.

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

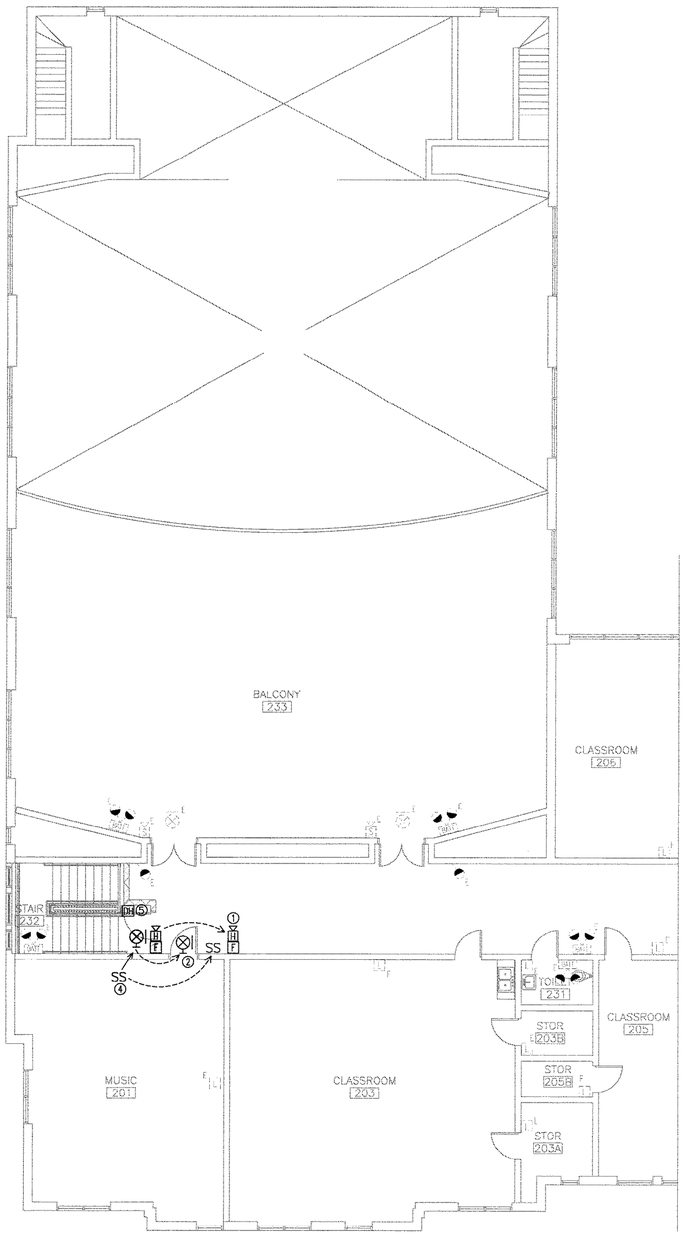
Drawing Title

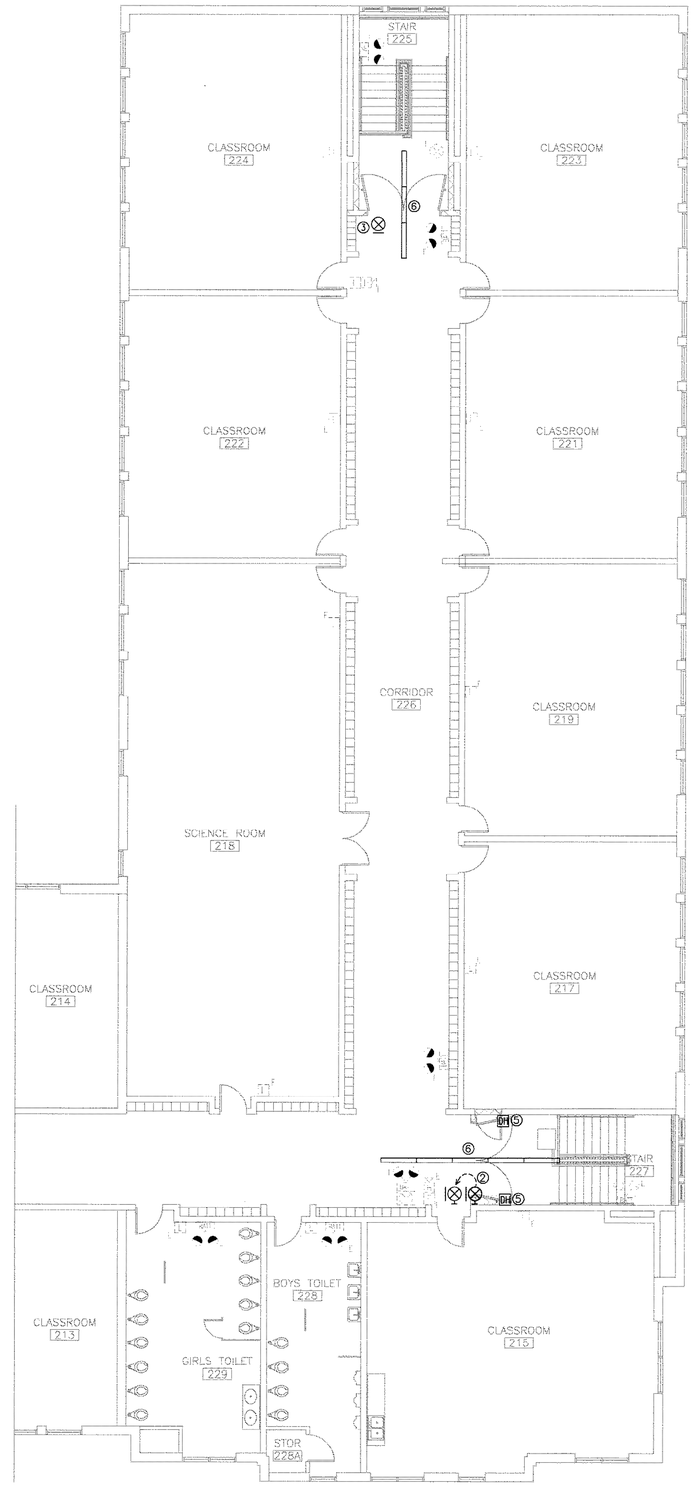
MAHONEY MIDDLE STAIRWELLS PARTIAL FLOOR PLANS

PA / PE: WRH	Drawn By: RJB

Drawing Number

E21.2





SECOND FLOOR STAIRWELL PARTIAL PLAN KEY NOTES

1. REMOVE/RELOCATE/RE-INSTALL EXISTING FIRE ALARM DEVICE. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
2. REMOVE/RELOCATE/RE-INSTALL EXISTING EXIT SIGN. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
3. PROVIDE EXIT SIGN, CONDUIT AND CONDUCTORS. CONNECT TO EXISTING LOCAL EXIT SIGN CIRCUIT.
4. REMOVE/RELOCATE/RE-INSTALL EXISTING SWITCHES. PROVADE NEW BACK BOX, CONDUIT AND CONDUCTORS.
5. PROVIDE MAGNETIC DOOR HOLDER AND INTERCONNECT WITH EXISTING FIRE ALARM PANEL.
6. REMOVE EXISTING LIGHTING FIXTURE. RECONNECT CIRCUIT TO EXISTING FIXTURES.

SECOND FLOOR PARTIAL PLAN – MAHONEY MIDDLE SCHOOL | A1

1/8" = 1'-0" | 0 4' 8' 12' | REF: NA

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Architects + Engineers
46 Harriman Drive
Auburn, ME 04210
207.784.5100 tel
23 Middle Street
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One Perimeter Road
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603.626.1242 tel
www.harriman.com
STATE OF MAINE
WILLIAM R. HARRIMAN
No. 7880
LICENSED
PROFESSIONAL ENGINEER
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Project Title

MAHONEY MIDDLE SCHOOL
RENOVATIONS
BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No. 09158

Key Plan

PARTIAL PLANS GENERAL NOTES

1. LOCATIONS OF EXIT SIGNS SHALL BE VERIFIED IN FIELD FOR MAXIMUM VIEWING WITHIN AREA COVERED. IF EXISTING WALL OR CEILING TYPE EXIT SIGN DOES NOT FIT INTENDED NEW LOCATION SPECIFIED, THEN CONTRACTOR SHALL PROVIDE NEW MOUNTING KIT OR PROVIDE NEW EXIT SIGN TO MATCH EXITING WITHIN BUILDING.

2. ELECTRICAL DEVICE LOCATIONS ARE APPROXIMATE AND SHOULD NOT BE SCALED OFF OF DRAWINGS. CONTRACTOR SHALL PHYSICALLY LOCATE DEVICES IN SCOPE OF WORK AND VERIFY LOCATIONS IN FIELD.

3. ALL NEW RACEWAYS SHALL BE SURFACE MOUNTED JUST BELOW EXISTING CEILING AS CLOSE TO CEILING AS POSSIBLE.

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

Drawing Status

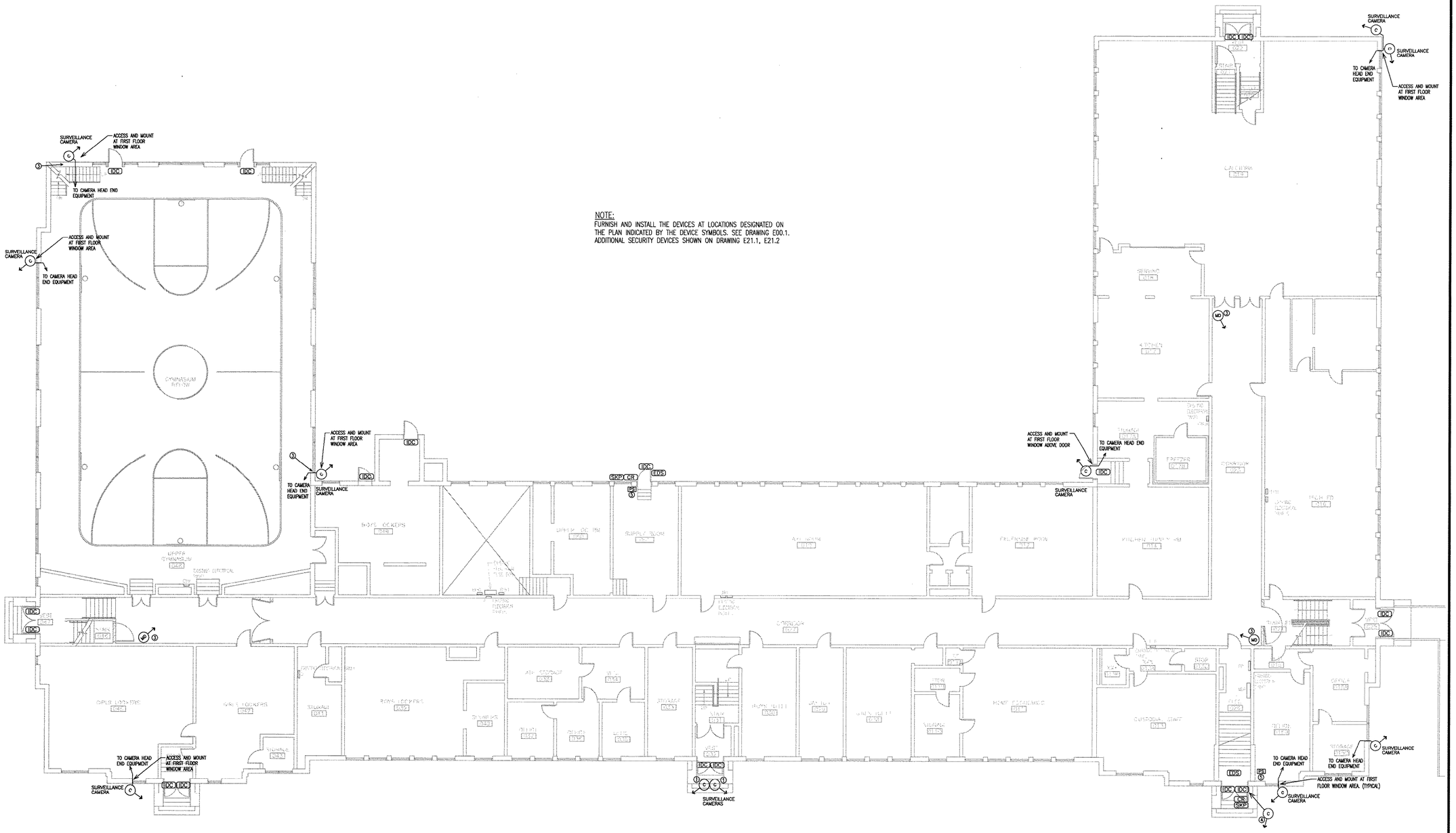
Drawing Title

MAHONEY MIDDLE STAIRWELLS PARTIAL FLOOR PLANS

PA / PE: WRH | Drawn By: RJB

Drawing Number

E21.3



NOTE:
FURNISH AND INSTALL THE DEVICES AT LOCATIONS DESIGNATED ON THE PLAN INDICATED BY THE DEVICE SYMBOLS. SEE DRAWING E00.1. ADDITIONAL SECURITY DEVICES SHOWN ON DRAWING E21.1, E21.2

SECURITY EQUIPMENT PLAN KEY NOTES

1. MOUNT CAMERAS ABOVE DOOR OVERHANG.
2. PROVIDE GALVANIZED STEEL CONDUIT (NO NON-METALLIC CONDUIT) THROUGH EXISTING WINDOW SILL TO NEW SECURITY CAMERAS. INSTALLATION OF EXTERIOR CONDUIT SHALL BE UNOBSTRUSIVE AS POSSIBLE.
3. PROVIDE CONDUIT AND CABLING BACK TO SECURITY HEAD END EQUIPMENT FOR MOTION DETECTORS.
4. MOUNT CAMERA UNDER OVERHANG. DIRECT TOWARDS ENTRANCEWAY. COORDINATE FINAL LOCATION WITH OWNER.
5. PROVIDE POWER SUPPLY FOR MAGNETIC DOOR LOCKS. COORDINATE LOCATION ON SITE.

SECURITY EQUIPMENT PLAN GENERAL NOTES

1. LOCATIONS OF SURVEILANCE CAMERAS SHALL BE VERIFIED IN FIELD FOR MAXIMUM VIEWING WITHIN AREA COVERED. COORDINATE FINAL LOCATIONS AND MOUNTING WITH OWNER.
2. ALL NEW RACEWAYS SHALL BE SURFACE MOUNTED JUST BELOW EXISTING CEILING, AS CLOSE TO CEILING AS POSSIBLE.
3. ELECTRIC DOOR STRIKE MODEL AND INSTALLATION SHALL BE COORDINATED WITH OTHER TRADES. ELECTRIC DOOR STRIKES SHALL BE ACTUATED FROM THE MAIN OFFICE. COORDINATE WITH OWNER.

GROUND FLOOR PLAN – MAHONEY MIDDLE SCHOOL
3/32" = 1'-0" | 0 6' 10' 18' | REF: NA
A1

HARRIMAN
Architects + Engineers
46 Harriman Drive
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Project Title
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BID PACKAGE #65 - 10
SOUTH PORTLAND, MAINE

HA Project No. 09158

Key Plan

Mark	Date	Description
–	05-28-10	ISSUED FOR BID

Issue Dates

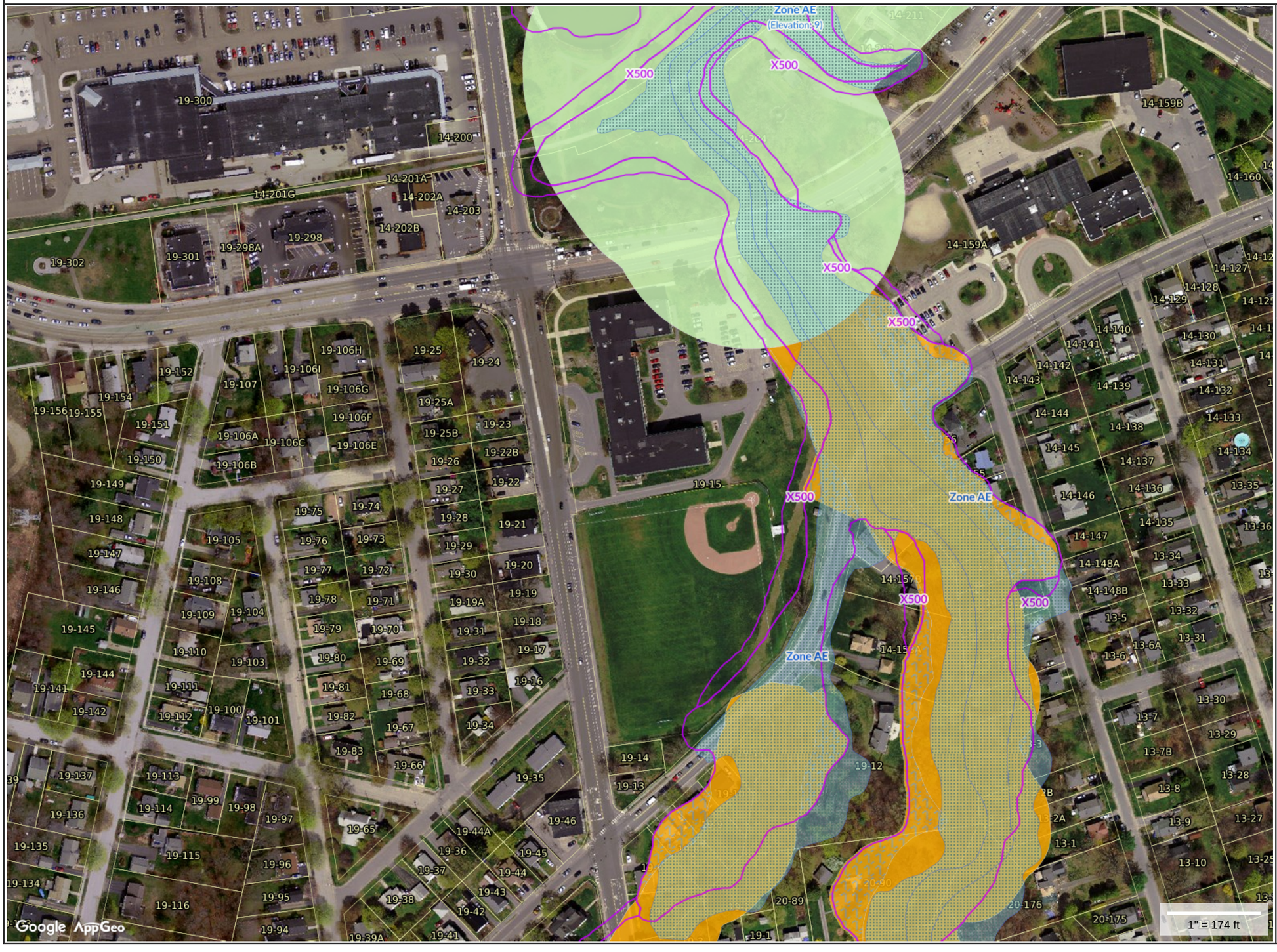
Drawing Status

Drawing Title
MAHONEY MIDDLE
SECURITY EQUIPMENT LOCATIONS
GROUND FLOOR PLAN

PA / PE: WRH | Drawn By: RJB

Drawing Number
E30.0

FEMA GIS



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

City of South Portland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 12/21/2017
Data updated 11/19/2018

Map Theme Legends

Shoreland Overlay

Shoreland Resource Protection Overlay Subdistrict
(may not include areas that require field determination)
Shoreland Area Overlay District
(exclusive of any subdistricts
Stream Protection Overlay Subdistrict 1
FIRM 100-year floodplain areas
(may require field determination to precise boundary)
Stream Protection Overlay Subdistrict 1
(not including FIRM 100-year floodplain areas)
Stream Protection Overlay Subdistrict 2
FIRM 100-year floodplain areas
Stream Protection Overlay Subdistrict 2
(not including FIRM 100-year floodplain areas)
Stream Protection Overlay Subdistrict 3

FEMA

Existing Floodplain Boundaries

Proposed Floodplain Boundaries

A

AE

VE

X500

Section VIII

- **City Council PowerPoint Presentation**
- **Options Summary**
- **Summary Matrix**
- **Cost Summary Spreadsheet**

CITY OF SOUTH PORTLAND

City Hall, Fire/Police, Hamlin School, Assessing, Mahoney School, and Library Facilities Study

CITY OF SOUTH PORTLAND

PROJECT TEAM:

Sebago Technics, Inc.
Grant Hays Associates
Allied Engineering, Inc.

SEBAGO TECHNICS

AGENDA

- Introductions
- Building Committee and Council Directive
- Facilities Study and Programming
- Facilities Evaluated
- Facilities Condition Matrix
- Guiding Principles for Selecting an Alternative
- Alternatives Evaluated & Preferred Alternatives Identified by Building Committee
- Potential Next Steps & Timeline
- Financing

SEBAGO TECHNICS

INTRODUCTIONS

CITY OF SOUTH PORTLAND

City of South Portland

Ad Hoc Facilities Planning Committee

- City Manager
- Asst. City Manager
- Fire Chief
- Police Chief
- Facilities Director
- Water Resource Protection Director
- Finance Director
- Library Director
- Sustainability Director
- (3) Public Members Selected by City Council

* Committee Chaired by Facilities Director

Sebago Technics
(Project Lead)
Owens McCullough, PE, LEED-AP

Grant Hays Associates
Architecture
Programming

Allied Engineering
Structural
Mechanical
Electrical
HVAC
Plumbing

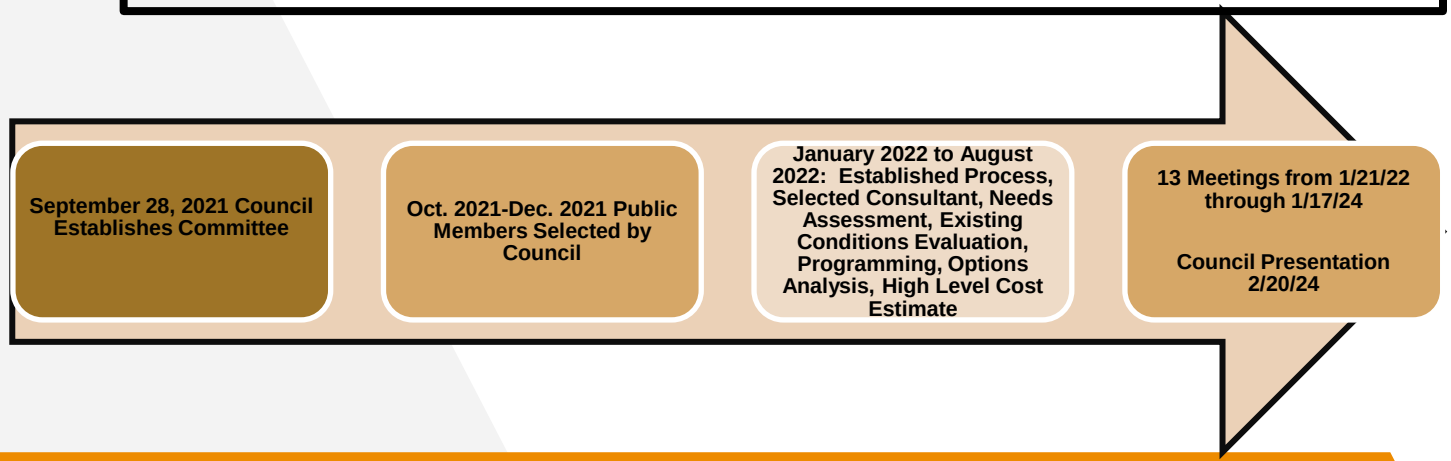
Sebago Technics
Civil Engineering
Surveying/Geomatics
Transportation
Landscape Architecture
Planning & Permitting
Environmental & Natural Resources
GIS, CAD, & 3D Modeling

SEBAGO TECHNICS

BUILDING COMMITTEE AND COUNCIL DIRECTIVE

COUNCIL ORDER:

- ❑ STUDY THE CURRENT & FUTURE NEEDS OF LIBRARY, CITY HALL, ASSESSING, PLANNING & DEVELOPMENT, CENTRAL FIRE & POLICE.
- ❑ EXISTING CONDITIONS REPORT OF MAHONEY SCHOOL.
- ❑ CONDUCT ANALYSIS OF REASONABLE ALTERNATIVES THAT CONSIDER CITY-OWNED AND TO-BE-ACQUIRED LAND AND BUILDINGS.
- ❑ PRESENT TO THE CITY COUNCIL A REPORT AND RECOMMENDATIONS.
- ❑ POTENTIAL VALUE OF CITY-OWNED FACILITIES AND FINANCING OPTIONS.



SEBAGO TECHNICS

FACILITIES STUDY & PROGRAMMING

What is a Facilities Study?

- **A Facilities Study is an assessment to review a building's condition, usefulness, current & future needs with alternatives (if needed), and likely costs.**

What is a Programming Study?

- **A Programming Study is a comprehensive look at the needs and functional spaces for a specific use.**

SEBAGO TECHNICS

FACILITIES EVALUATED

CENTRAL FIRE STATION

Building Attributes	Central Fire Station
Square Footage	14,288 s.f. (Assessor) plus “T” at rear of Fire Station
Year Built	1950’s
Type of Construction	Masonry
Location	684 Broadway
Parcel Size	1.08 Acres

Assessed Value	$1,384,000

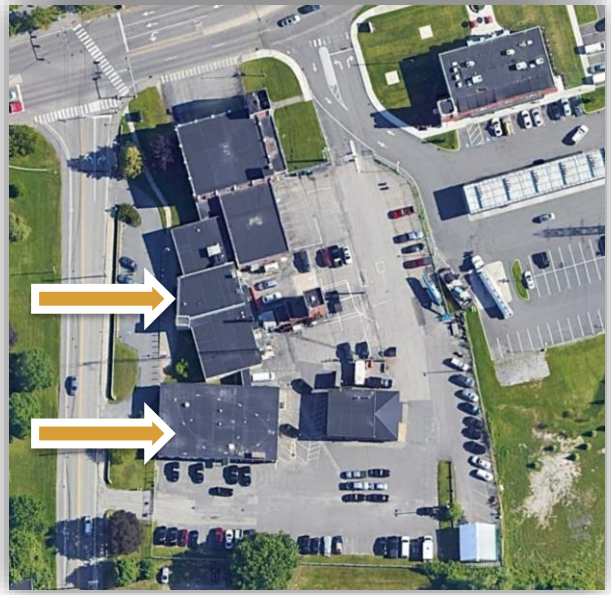
Note: In 2020, the City Council was presented with a Facilities Study and Concept Design Alternatives. At that time, the cost estimate was $44 million for combined Police/Central.

FACILITIES EVALUATED

POLICE STATION

Building Attributes	Police Station
Square Footage	13,884 s.f. (1990's) & 12,322 s.f (1967) Assessor. (Includes "T" that is used by Fire Station.)
Type of Construction	Masonry
Location	30 Anthoine Street
Parcel Size	1.20 Acres
Assessed Value	$2,322,000

Note: In 2020, the City Council was presented with a Facilities Study and Concept Design Alternatives. At that time, the cost estimate was $44 million for combined Police/Central.



FACILITIES EVALUATED

HAMLIN SCHOOL

Building Attributes	Hamlin School
Square Footage	10,888 s.f. (1961) (Includes 2,480 s.f. Gymnasium)
Type of Construction	Brick and Wood Framed
Location	829 Sawyer Street
Parcel Size	2.9 Acres
Assessed Value	$729,800

- Planning
- Codes
- Sustainability
- Economic Development
- Information Technology (IT)
- Files and Storage

Note: In 2019, the City Council opted not to invest significant money – Anticipated new facility in the near future.

FACILITIES EVALUATED

CITY HALL

Building Attributes	City Hall
Square Footage	15,506 s.f. (1898)
Type of Construction	Wood
Location	25 Cottage Road
Parcel Size	.23 Acres

Assessed Value	$1,070,900

- Executive Management
- Finance & Purchasing
- City Clerk & Vault
- Human Resources
- Social Services
- SPCTV
- Files and Storage
- Council Chambers and Meeting Space
- Support Spaces

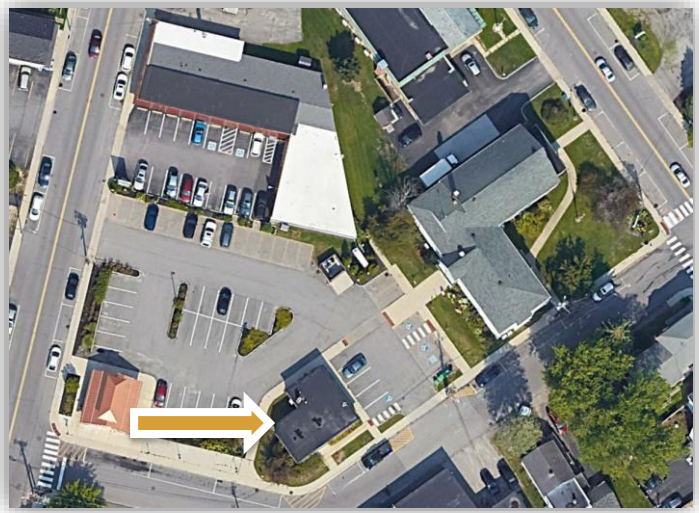
SEBAGO TECHNICS

FACILITIES EVALUATED

ASSESSING

Building Attributes	Assessing
Square Footage	1,500 s.f. (1955)
Type of Construction	Masonry & Wood
Location	41 Thomas Street
Parcel Size	.47 Acres

Assessed Value	$459,200



FACILITIES EVALUATED

LIBRARY

Building Attributes	Library
Square Footage	19,348 s.f. (1965)
Type of Construction	Concrete
Location	482 Broadway
Parcel Size	1.56 Acres
Assessed Value	$1,287,000

FACILITIES EVALUATED

MAHONEY SCHOOL

Building Attributes	Mahoney School
Square Footage	93,090 s.f. (1940)
Type of Construction	Brick and Wood
Location	240 Ocean Street
Parcel Size	10 Acres

Assessed Value	$3,826,300

SUMMARY OF SPACE NEEDS BY FACILITY

Facility	Existing Space (s.f.)	Additional Space Needed (s.f.)	Total Space Needed (s.f.)
City Hall	15,506	5,861	21,367
Assessor	1,500	483	1,983
Hamlin School	12,508	1,579	14,087
Library	19,348	11,358	30,706
Central Fire Station	24,800 (9,129 Renovate; Remainder Demo)	20,615	29,744
Police Station	14,670	10,830	25,500
Common Dispatch	1,914	500	2,414
Mahoney School	93,090 (w/basement) 62,060 (w/o basement)	N/A	N/A

- Total Space Needed for All Facilities Combined: 125,801 s.f.

SEBAGO TECHNICS

FACILITIES CONDITIONS MATRIX

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

CITY OF SOUTH PORTLAND

EXISTING FACILITY SUMMARY LOW / MODERATE / HIGH/ GOOD / FAIR / POOR/	FLOODING RISK	CLIMATE ACTION PLAN	MECH/ELECTR. & PLUMB. SYSTEMS	ABILITY TO EXPAND IN PLACE	ABILITY TO SERVE CURRENT FUNCTION	EASE OF PUBLIC ACCESS EXIT/ENTER	OTHER
MUNICIPAL FUNCTIONS							
CITY HALL 15,506 SF							Site physically constrained with limited opportunities for expansion.
ASSESSOR 1,500 SF							Footprint is small and site physically constrained with limited opportunities for expansion.
HAMLIN 12,508 SF							Hamlin School is a re-purposed building for a use not originally intended for. Substantive renovation is required.
LIBRARY 19,348 SF							Library systems are at or beyond published life. Site has some potential for expansion but due to utilities will potentially require expansion on both ends of building or an irregular building footprint.

SEBAGO TECHNICS

FACILITIES CONDITIONS MATRIX

EXISTING FACILITY SUMMARY LOW / MODERATE / HIGH/ GOOD / FAIR / POOR/	FLOODING RISK	CLIMATE ACTION PLAN	MECH/ELECTR. & PLUMB. SYSTEMS	ABILITY TO EXPAND IN PLACE	ABILITY TO SERVE CURRENT FUNCTION	EASE OF PUBLIC ACCESS EXIT/ENTER	OTHER
PUBLIC SAFETY FUNCTIONS							
CENTRAL FIRE STATION/EOC 24,800 SF	🔴	🔴	🔴	🔴	🔴	🔴	Buildings at useful life expectancy and in need of substantive repair, replacement, and modernization. Basement areas within 100-year flood plain and prone to flooding. Refer to August 25, 2021, Report.
POLICE STATION 14,670 SF	🔴	🔴	🔴	🔴	🔴	🔴	
COMMON DISPATCH 1,914 SF	🟡	🔴	🔴	🟡	🔴	🔴	Integral Part of Central and Police Station Buildings. Must be considered comprehensively with Fire and Police.

SEBAGO TECHNICS

FACILITIES CONDITIONS MATRIX

EXISTING FACILITY SUMMARY LOW / MODERATE / HIGH/ GOOD / FAIR / POOR/	FLOODING RISK	CLIMATE ACTION PLAN	MECH/ELECTR. & PLUMB. SYSTEMS	ABILITY TO EXPAND IN PLACE	ABILITY TO SERVE CURRENT FUNCTION	EASE OF PUBLIC ACCESS EXIT/ENTER	OTHER
MAHONEY MIDDLE SCHOOL 93,090 S.F. INCULDING BASEMENT 62,060 S.F. W/O BASEMENT							Mahoney School has re-purpose potential with a major interior renovation, addition of elevators and structural modifications if library moves to site. MEPS need to be replaced in entirety. Adjacent ballfield/open area was determined to be a fill site with solid waste and will need to be addressed environmentally and permitted.

GUIDING PRINCIPLES FOR SELECTING AN ALTERNATIVE

- Ability to Meet Programming and Space Needs
- Consider Both Renovation and New Construction
- Phasing Needs
- Sustainability
- Cost
- Integration of Mahoney
- Opportunities and Constraints of Alternatives

SEBAGO TECHNICS

ALTERNATIVES CONSIDERED

OPTION	ALTERNATIVE CONSIDERED
A	RENOVATE/EXPAND CITY HALL; ADD IT FROM HAMLIN; RENOVATE HAMLIN & ADD ASSESSORS; RENOVATE & EXPAND PUBLIC LIBRARY; BUILD NEW POLICE STATION ON UNNAMED SITE; RENOVATE & EXPAND CENTRAL FIRE STATION
B	BUILD NEW CITY HALL ON UNNAMED SITE FOR ALL DEPARTMENTS; RENOVATE & EXPAND PUBLIC LIBRARY; BUILD NEW POLICE STATION ON UNNAMED SITE; RENOVATE & EXPAND CENTRAL FIRE STATION
C	BUILD NEW CITY HALL ON UNNAMED SITE FOR ALL DEPARTMENTS; BUILD NEW PUBLIC LIBRARY ON UNNAMED SITE; BUILD NEW PUBLIC SAFETY ON UNNAMED SITE
D	RENOVATE MAHONEY FOR ALL DEPARTMENTS; NEW POLICE STATION AT MAHONEY; RENOVATE & EXPAND PUBLIC LIBRARY; RENOVATE & EXPAND CENTRAL FIRE STATION
E	RENOVATE MAHONEY FOR ALL DEPARTMENTS; RENOVATE & EXPAND MAHONEY FOR POLICE DEPARTMENT; BUILD NEW FIRE STATION ON MAHONEY SITE; RENOVATE & EXPAND PUBLIC LIBRARY
F	RENOVATE MAHONEY FOR ALL DEPARTMENTS; BUILD NEW LIBRARY ON MAHONEY SITE; DEMOLISH HAMLIN & BUILD NEW POLICE STATION; RENOVATE & EXPAND CENTRAL FIRE
G	RENOVATE MAHONEY FOR ALL DEPARTMENTS; RENOVATE MAHONEY FOR PUBLIC LIBRARY; RENOVATE/EXPAND EXISTING LIBRARY FOR POLICE STATION; RENOVATE & EXPAND CENTRAL FIRE STATION
H	RENOVATE MAHONEY FOR ALL DEPARTMENTS; BUILD NEW PUBLIC LIBRARY AT MAHONEY; RENOVATE/EXPAND EXISTING CITY HALL FOR POLICE STATION; RENOVATE & EXPAND CENTRAL FIRE STATION
I	NO NEW CONSTRUCTION – RENOVATE CITY HALL, ASSESSING, HAMLIN, CENTRAL FIRE, POLICE, AND LIBRARY. NO NEW CONSTRUCTION – THIS OPTION DOES NOT ACHIEVE PROGRAMMING REQUIREMENTS.
J	NEW CITY HALL – ALL DEPARTMENTS, NEW LIBRARY, NEW CENTRAL FIRE, AND NEW POLICE STATION – MEETING PROGRAM REQUIREMENTS.

SEBAGO TECHNICS

TOP THREE ALTERNATIVES SELECTED BY BUILDING COMMITTEE

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

CITY OF SOUTH PORTLAND

OPTION D:	**RANK (LOWEST TO HIGHEST COSTS) = 5th Lowest Cost**			**$47,247,950**	**$9,449,590**
MUNICIPAL FUNCTIONS					
• RENOVATE MAHONEY FOR ALL DEPARTMENTS		32,856 SF	NOTE C	$9,856,800	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS		29,204 SF	NOTE G	$2,920,400	
• NEW POLICE DEPARTMENT AT MAHONEY		25,650 SF	NOTE C	$11,542,500	
• RENOVATE/EXPAND EXISTING PUBLIC LIBRARY (19,348 SF + 11,358 SF)		30,706 SF		$10,915,500	
• ***TBD: CITY HALL, ASSESSOR'S AND HAMLIN***			NOTE C		
PUBLIC SAFETY FUNCTIONS					
• MOVE POLICE DEPARTMENT TO MAHONEY - DEMOLISH EXISTING BUILDING		NA	NOTE C	NA	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)		29,735 SF	NOTE D	$12,012,750	

SUB TOTAL COST: $56,697,540
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $7,087,193
13% ADD FOR DESIGN (8%) AND FFE(5%): $6,142,234
TOTAL COST: $69,926,966

Committee Voting Results (11-29-23 Meeting) 4 first place votes and 11 total votes. Second choice by first place votes and first choice by total votes. 1st, 2nd & 3rd place combined for total votes.

SEBAGO TECHNICS

TOP THREE ALTERNATIVES SELECTED BY BUILDING COMMITTEE

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

CITY OF SOUTH PORTLAND

OPTION G:	**RANK (LOWEST TO HIGHEST COSTS) = 2nd Lowest Cost**			**$41,836,000**	**$8,367,200**
MUNICIPAL FUNCTIONS					
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF		NOTE C	$9,856,800	
• RENOVATE MAHONEY FOR PUBLIC LIBRARY	28,025 SF		NOTE C	$8,407,500* $250,000 (Structural Add)	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	29,209 SF		NOTE G	$2,920,900	
• RENOVATE/EXPAND EXISTING LIBRARY FOR POLICE STATION (19,348 SF + 6,297 SF)	25,645 SF		NOTE E	$8,638,050	
• ***TBD: CITY HALL, ASSESSOR'S AND HAMLIN***		NOTE C			
PUBLIC SAFETY FUNCTIONS					
• MOVE POLICE DEPARTMENT TO PUBLIC LIBRARY SITE - DEMOLISH EXISTING BUILDING	NA		NOTE C	NA	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735 SF		NOTE D	$12,012,750	

NOTE: DETERMINED NOT VIABLE (SPACE NOT ADAQUATE FOR POLICE AT LIBRARY SITE – NEW CONSTRUCTION)

SUB TOTAL COST: $50,203,200
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $6,275,400
STRUCTURAL ADD FOR LIBRARY: $250,000
13% ADD FOR DESIGN (8%) AND FFE (5%): $5,438,680
TOTAL COST: $62,167,280

Committee Voting Results (11-29-23 Meeting) 5 first place votes and 10 total votes. First choice by first place votes and second choice by total votes. 1st, 2nd & 3rd place combined for total votes.

SEBAGO TECHNICS

TOP THREE ALTERNATIVES SELECTED BY BUILDING COMMITTEE

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

CITY OF SOUTH PORTLAND

OPTION E:	**RANK (LOWEST TO HIGHEST COSTS) = 6TH Lowest Cost**		**$48,615,950**	**$9,723,190**
MUNICIPAL FUNCTIONS				
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF	NOTE C	$9,856,800	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	32,856 SF	NOTE G	$2,920,400	
• NEW POLICE DEPARTMENT AT MAHONEY	25,650 SF	NOTE C	$11,542,500	
• BUILD NEW FIRE STATION ON MAHONEY SITE	29,735 SF	NOTE C	$13,380,750	
• RENOVATE/EXPAND EXISTING PUBLIC LIBRARY (19,348 SF + 11,358 SF)	30,706 SF		$10,915,500	
• ***SELL EXISTING CITY HALL, ASSESSOR'S AND HAMLIN***		NOTE C		
PUBLIC SAFETY FUNCTIONS				
• MOVE POLICE DEPARTMENT TO MAHONEY	NA	NOTE C	NA	
• MOVE FIRE STATION TO MAHONEY	NA	NOTE C	NA	
• ***TBD: CENTRAL STATION/DISPATCH/POLICE STATION***		NOTE C		

NOTE: DETERMINED NOT VIABLE (LAND AREA NOT ADAQUATE FOR BOTH FIRE AND POLICE NEW CONSTRUCTION AT MAHONEY)

SUB TOTAL COST: $58,339,140
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $7,292,393
13% ADD FOR DESIGN (8%) AND FFE (5%): $6,320,074
TOTAL COST: $71,951,606

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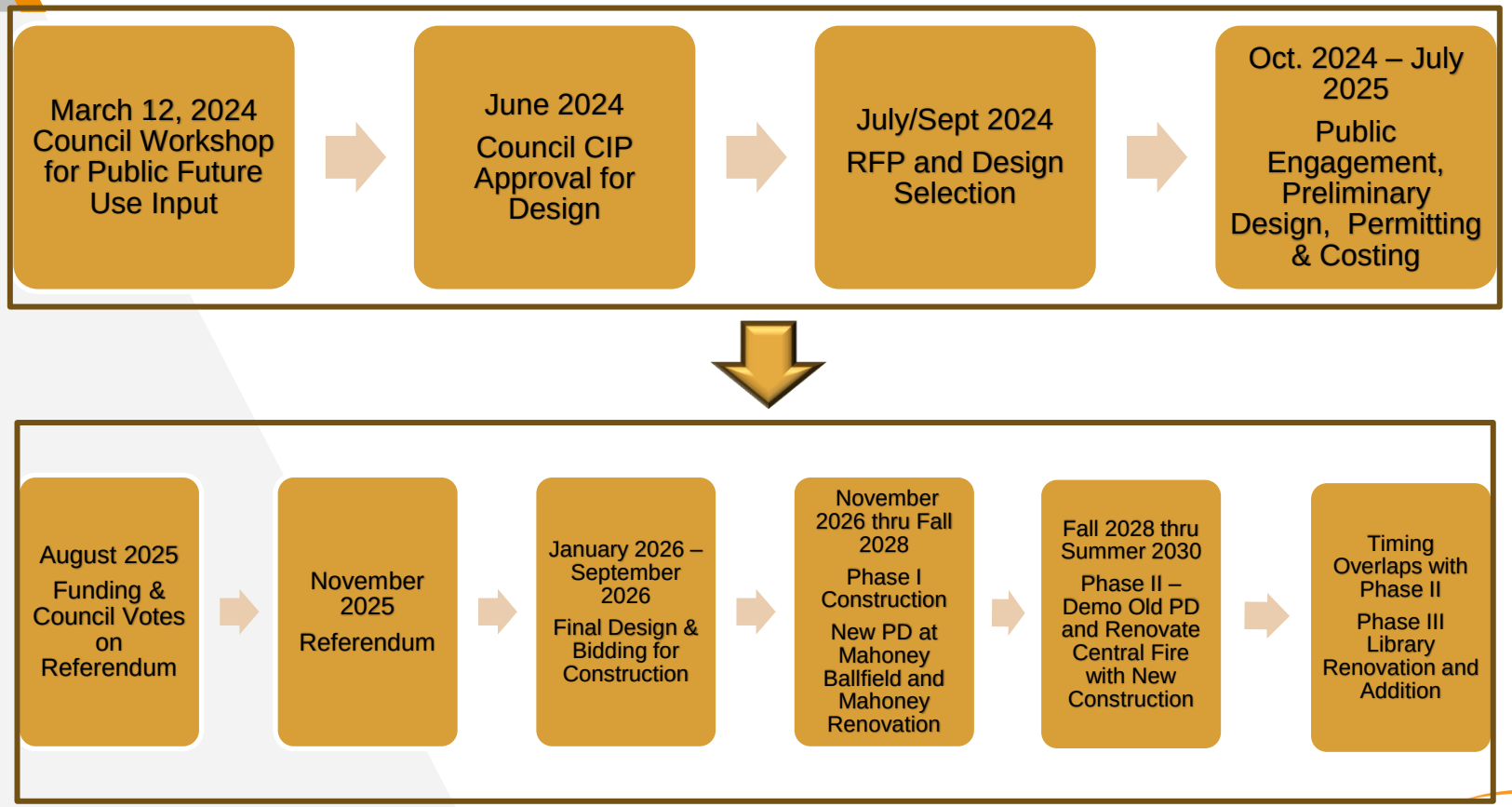
SEBAGO TECHNICS

POTENTIAL NEXT STEPS

- ❑ **Identify a preferred alternative and complete a concept design process to refine and update the feasibility of the preferred alternative and costs. Council to provide this guidance at March 12, 2024 workshop.**
- ❑ **March 12, 2024 Council workshop to gather input from community for future use.**
- ❑ **Evaluate funding.**
- ❑ **Determine how to phase the work and set priorities. Facilities has made CIP request for FY25 for design ($5 million). Individual projects or all one project?**
- ❑ **Determine a procurement process for design and construction.**
- ❑ **Implement design, permitting, and construction.**

SEBAGO TECHNICS

POTENTIAL TIMELINE



FINANCING

AVERAGE COST OF TOP THREE ALTERNATIVES	$68,013,617
YEARS FINANCED	30
BOND RATE	5%
FIRST YEAR EST. TAX IMPACT	$1.00 ON MILL RATE (7.2%)
ASSUMPTIONS	• ASSUMED FINANCING IN TOTAL; PHASING OF PROJECTS COULD BE FINANCED IN PHASES. • ANY PRIVATE USE OF THE BUILDINGS WILL NEED TO BE EVALUATED AGAINST REGULATIONS FOR TAX EXEMPT FINANCING; SOME PORTIONS OF BONDS MAY BE AT TAXABLE RATES.

- ❑ City will seek grants and use TIF to offset some bond costs (amount TBD).

SEBAGO TECHNICS

CITY OF SOUTH PORTLAND

QUESTIONS, COMMENTS, & CONVERSATION!

SEBAGO TECHNICS

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

PROPOSED OPTIONS	BUILDING AREA	SCHEDULE NOTES	COST*	**SITE COSTS
OPTION A: RANK (LOWEST TO HIGHEST COST) = 3rd Lowest Cost			**$44,523,300**	**$8,904,660**
MUNICIPAL FUNCTIONS				
• RENOVATE/EXPAND EXISTING CITY HALL – ADD I.T. DEPARTMENT FROM HAMLIN (15,506 SF + 5,861 SF)	21,367 SF		$7,289,250	
• RENOVATE EXISTING HAMLIN – ADD ASSESSORS DEPARTMENT	9,211 SF		$2,763,300	
• RENOVATE/EXPAND EXISTING PUBLIC LIBRARY (19,348 SF + 11,358 SF)	30,706 SF		$10,915,500	
• ***TBD: ASSESSOR'S BUILDING***		NOTE A		
• ***TBD: MAHONEY***				
PUBLIC SAFETY FUNCTIONS				
• BUILD NEW POLICE STATION ON UN-NAMED SITE – DEMOLISH EXISTING BUILDING	25,650 SF	NOTE B	$11,542,500	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735 SF	NOTE D	$12,012,750	

SUB TOTAL COST: $53,427,960
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $6,878,495
13% ADD FOR DESIGN (8%) AND FFE (5%): $5,788,029
TOTAL COST: $65,894,484

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION B:	**RANK (LOWEST TO HIGHEST COSTS) = 8th Lowest cost**			**$48,255.950**	**$9,851,190**
	MUNICIPAL FUNCTIONS				
•	BUILD NEW CITY HALL ON UN-NAMED SITE FOR ALL DEPARTMENTS	32,856 SF	NOTE B	$14,785,200	
•	RENOVATE/EXPAND EXISTING PUBLIC LIBRARY (19,348 SF + 11,358 SF)	30,706 SF		$10,915,500	
•	***TBD: CITY HALL, ASSESSOR'S, HAMLIN AND MAHONEY***		NOTE C		
	PUBLIC SAFETY FUNCTIONS				
•	BUILD NEW POLICE STATION ON UN-NAMED SITE – DEMOLISH EXISTING BUILDING	25,650 SF	NOTES B & C	$11,542,500	
•	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735 SF	NOTE D	$12,012,750	

SUB TOTAL COST: $59,107,140
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $7,388,393
13% ADD FOR DESIGN (8%) AND FFE(5%): $6,403,273.50
TOTAL COST: $72,898,806

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION C:	**RANK (LOWEST TO HIGHEST COSTS) = 9th Lowest Cost**			**$52,317,450**	**$10,463,490**
MUNICIPAL FUNCTIONS					
• BUILD NEW CITY HALL ON UN-NAMED SITE FOR ALL DEPARTMENTS	32,856 SF		NOTE B	$14,785,200	
• BUILD NEW PUBLIC LIBRARY ON UN-NAMED SITE	28,025 SF		NOTE B	$12,611,250	
• ***TBD: CITY HALL, ASSESSOR'S, HAMLIN, AND LIBRARY & SELL MAHONEY***		NOTE C			
PUBLIC SAFETY FUNCTIONS					
• BUILD NEW PUBLIC SAFETY FACILITY ON UN-NAMED SITE	55,380 SF		NOTE B	$24,921,000	
• ***TBD: CENTRAL FIRE/DISPATCH/POLICE STATION***			NOTE C		

SUB TOTAL COST: $62,780,940
10% ADD FOR CONTINGENCY (No Phasing Costs): $5,231,745
13% ADD FOR DESIGN (8%) AND FFE(5%): $6,801,269
TOTAL COST: $74,813,954

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION D:	**RANK (LOWEST TO HIGHEST COSTS) = 5th Lowest Cost**		**$47,247,950**	**$9,449,590**
MUNICIPAL FUNCTIONS				
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF	NOTE C	$9,856,800	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	29,204 SF	NOTE G	$2,920,400	
• NEW POLICE DEPARTMENT AT MAHONEY	25,650 SF	NOTE C	$11,542,500	
• RENOVATE/EXPAND EXISTING PUBLIC LIBRARY (19,348 SF + 11,358 SF)	30,706 SF		$10,915,500	
• ***TBD: CITY HALL, ASSESSOR'S AND HAMLIN***		NOTE C		
PUBLIC SAFETY FUNCTIONS				
• MOVE POLICE DEPARTMENT TO MAHONEY - DEMOLISH EXISTING BUILDING	NA	NOTE C	NA	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735 SF	NOTE D	$12,012,750	

SUB TOTAL COST: $56,697,540
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $7,087,193
13% ADD FOR DESIGN (8%) AND FFE(5%): $6,142,234
TOTAL COST: $69,926,966

Committee Voting Results (11-29-23 Meeting) 4 first place votes and 11 total votes. Second choice by first place votes and first choice by total votes.
1st, 2nd & 3rd place combined for total votes.

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION E:	**RANK (LOWEST TO HIGHEST COSTS) = 6TH Lowest Cost**		**$48,615,950**	**$9,723,190**
MUNICIPAL FUNCTIONS				
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF	NOTE C	$9,856,800	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	32,856 SF	NOTE G	$2,920,400	
• NEW POLICE DEPARTMENT AT MAHONEY	25,650 SF	NOTE C	$11,542,500	
• BUILD NEW FIRE STATION ON MAHONEY SITE	29,735 SF	NOTE C	$13,380,750	
• RENOVATE/EXPAND EXISTING PUBLIC LIBRARY (19,348 SF + 11,358 SF)	30,706 SF		$10,915,500	
• ***SELL EXISTING CITY HALL, ASSESSOR'S AND HAMLIN***		NOTE C		
PUBLIC SAFETY FUNCTIONS				
• MOVE POLICE DEPARTMENT TO MAHONEY	NA	NOTE C	NA	
• MOVE FIRE STATION TO MAHONEY	NA	NOTE C	NA	
• ***TBD: CENTRAL STATION/DISPATCH/POLICE STATION***		NOTE C		

NOTE: DETERMINED NOT VIABLE (LAND AREA NOT ADAQUATE FOR BOTH FIRE AND POLICE NEW CONSTRUCTION AT MAHONEY)

SUB TOTAL COST: $58,339,140
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $7,292,393
13% ADD FOR DESIGN (8%) AND FFE (5%): $6,320,074
TOTAL COST: $71,951,606

Committee Voting Results (11-29-23 Meeting) 1 first place vote and 4 total votes. Third choice by first place votes and third choice by total votes.
1st, 2nd & 3rd place combined for total votes.

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION F:	**RANK (LOWEST TO HIGHEST COSTS) = 7th Lowest Cost**		**$48,943,700**	**$9,788,740**
MUNICIPAL FUNCTIONS				
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF	NOTE C	$9,856,800	
• BUILD NEW PUBLIC LIBRARY ON MAHONEY SITE	28,025 SF	NOTE C	$12,611,250	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	29,204 SF	NOTE G	$ 2,920,400	
• DEMOLISH HAMLIN – BUILD NEW POLICE STATION	25,650 SF	NOTE C	$11,542,500	
• ***TBD: CITY HALL, ASSESSOR'S AND PUBLIC LIBRARY***		NOTE C		
PUBLIC SAFETY FUNCTIONS				
• MOVE POLICE DEPARTMENT TO HAMLIN SITE - DEMOLISH EXISTING BUILDING	NA	NOTE C	NA	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735 SF	NOTE D	$12,012,750	

SUB TOTAL COST: $58,732,440
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $7,341,555
13% ADD FOR DESIGN (8%) AND FFE(5%): $6,362,681
TOTAL COST: $72,436,676

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION G:	**RANK (LOWEST TO HIGHEST COSTS) = 2nd Lowest Cost**			**$41,836,000**	**$8,367,200**
MUNICIPAL FUNCTIONS					
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF		NOTE C	$9,856,800	
• RENOVATE MAHONEY FOR PUBLIC LIBRARY	28,025 SF		NOTE C	$8,407,500* $250,000 (Structural Add)	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	29,209 SF		NOTE G	$2,920,900	
• RENOVATE/EXPAND EXISTING LIBRARY FOR POLICE STATION (19,348 SF + 6,297 SF)	25,645 SF		NOTE E	$8,638,050	
• ***TBD: CITY HALL, ASSESSOR'S AND HAMLIN***		NOTE C			
PUBLIC SAFETY FUNCTIONS					
• MOVE POLICE DEPARTMENT TO PUBLIC LIBRARY SITE - DEMOLISH EXISTING BUILDING	NA		NOTE C	NA	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735 SF		NOTE D	$12,012,750	

NOTE: DETERMINED NOT VIABLE (SPACE NOT ADAQUATE FOR POLICE AT LIBRARY SITE – NEW CONSTRUCTION)

SUB TOTAL COST: $50,203,200
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $6,275,400
STRUCTURAL ADD FOR LIBRARY: $250,000
13% ADD FOR DESIGN (8%) AND FFE (5%): $5,438,680
TOTAL COST: $62,167,280

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CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION H:	**RANK (LOWEST TO HIGHEST COSTS) = 4TH Lowest Cost**		**$46,615,100**	**$9,323,020**
MUNICIPAL FUNCTIONS				
• RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856 SF	NOTE C	$9,856,800	
• UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS	32,856 SF	NOTE G	$2,920,400	
• BUILD NEW PUBLIC LIBRARY ON MAHONEY SITE	28,025 SF	NOTE C	$12,611,250	
• RENOVATE/EXPAND EXISTING CITY HALL FOR POLICE STATION (15,506 SF + 10,138 SF)	25,644 SF	NOTE F	$9,213,900	
• ***TBD: PUBLIC LIBRARY, ASSESSOR'S AND HAMLIN***		NOTE C		
PUBLIC SAFETY FUNCTIONS				
• MOVE POLICE DEPARTMENT TO CITY HALL SITE - DEMOLISH EXISTING BUILDING	NA	NOTE C	NA	
• RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE (9,120 SF + 20,615)	29,735	NOTE D	$12,012,750	

SUB TOTAL COST: $55,938,120
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $6,992,265
STRUCTURAL ADD FOR LIBRARY: $250,000
13% ADD FOR DESIGN (8%) AND FFE (5%): $6,059,963
TOTAL COST: $69,240,348

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION I:	**RANK (LOWEST TO HIGHEST COSTS) = 1st Lowest Cost**		**$26,499,600**	**$5,299,920**
	MUNICIPAL FUNCTIONS			
•	RENOVATE CITY HALL	15,506 SF	$4,651,800	
•	RENOVATE ASSESSING	1,500 SF	$450,000	
•	RENOVATE HAMLIN	12,508 SF	$3,752,400	
•	RENOVATE CENTRAL FIRE	24,800 SF	$7,440,000	
•	RENOVATE POLICE	14,670 SF	$4,401,000	
•	RENOVATE LIBRARY	19,348 SF	$5,804,400	

SUB TOTAL COST: $31,799,520
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $3,974,940
13% ADD FOR DESIGN (8%) AND FFE (5%): $3,444,948
TOTAL COST: $39,219,408

NOTE THAT THIS OPTION DOES NOT MEET PROGRAMING SPACE NEEDS (CURRENT OR FUTURE) FOR ANY CITY FUNCTIONS OR DEPARTMENTS. THIS OPTION IS INTENDED TO PROVIDE A RENNOVATION IN PLACE COMPARATIVE COST WITH NO EXPANSIONS OR ADDITIONS.

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

OPTION J:	**RANK (LOWEST TO HIGHEST COSTS) = 10TH Lowest Cost**			**$53,526,150**	**$10,750,230**
MUNICIPAL FUNCTIONS					
• NEW CITY HALL ALL DEPARTMENTS		32,856	SF	NOTE B,C	$14,785,200
• NEW LIBRARY		30,706	SF	NOTE B,C	$13,817,700
• NEW CENTRAL FIRE		29,735	SF	NOTE B,C	$13,380,750
• NEW POLICE		25,650	SF	NOTE B,C	$11,542,500

SUB TOTAL COST: $64,231,380
10% ADD FOR CONTINGENCY & 5% PHASING COSTS: $8,028,923
13% ADD FOR DESIGN (8%) AND FFE (5%): $6,958,400
TOTAL COST: $79,218,702

NOTE THAT THIS OPTION ASSUMES ALL NEW BUILDINGS AND FACILITIES AT NEW SITES. COSTS FOR SITE AQUISTION NOT INCLUDED AS THEY ARE UNKNOW. ALSO ASSUMES ALL FACILITIES STAY AT CURRENT LOCATIONS UNTIL NEW CONSTRUCTION IS COMPLETED.

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY; 2023-2024
ALTERNATIVES SUMMARY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

SCHEDULE NOTES

A. ASSESSOR STAY IN PLACE OR MOVES OFF-SITE UNTIL CITY HALL WORK COMPLETED.
B. SITE TO BE DETERMINED – LAND ACQUISITON COSTS NOT INCLUDED.
C. ALL FUNCTIONS STAY IN PLACE UNTIL NEW CONSTRUCTION IS COMPLETED.
D. NEW POLICE STATION LOCATION MUST PRECEDE THIS WORK.
E. PUBLIC LIBRARY FUNCTION MOVING TO MAHONEY MUST PRECEDE THIS WORK.
F. CITY HALL FUNCTION MOVING TO MAHONEY MUST PRECEDE THIS WORK.
G. UNASSIGNED SPACE AT MAHONEY. SPACE THIS IS NOT PROGRAMMED BUT WILL NEED LIFE SAFETY AND BASIC MECHANICAL AND CODE IMPROVEMENTS.

***BUILDING COST UNITS (2024):**	**NEW CONSTRUCTION**	**$450/SF**
	RENOVATE EXISTING	**$300/SF**
	UNASSIGNED SPACE MAHONEY	**$100/SF**

****SITE COSTS:** **CARRIED AT 20% IN ADDTION TO BUILDING COSTS.**

SITE ACQUISTION COSTS ARE NOT INCLUDED IN OPTIONS THAT REQUIRE A NEW SITE.

ENVIRONMENTAL WORK IS RECOMMENDED FOR MAHONEY OPTION GIVEN PAST UNCONTROLLED SITE FILLS. UNKNOWN AT THIS TIME UNTIL ADDITONAL ENVIORNMENTAL WORK COMPLETED AND STATE PERMITTING INIATIATED (VRAP). NO BUDGET CARRIED AT THIS TIME SINCE EXTEND IS UNKNOWN.

MEETING REMARKS (TBD)

CITY OF SOUTH PORTLAND, MAINE
FACILITES ASSESSMENT STUDY
CITY HALL, ASSESSOR, HAMLIN SCHOOL, LIBRARY CENTRAL FIRE AND POLICE

EXISTING FACILITY SUMMARY LOW / MODERATE / HIGH/ GOOD / FAIR / POOR/	FLOODING RISK	CLIMATE ACTION PLAN	MECH/ELECTR. & PLUMB. SYSTEMS	ABILITY TO EXPAND IN PLACE	ABILITY TO SERVE CURRENT FUNCTION	EASE OF PUBLIC ACCESS EXIT/ENTER	OTHER
MUNICIPAL FUNCTIONS							
CITY HALL 15,506 SF							Site physically constrained with limited opportunities for expansion.
ASSESSOR 1,500 SF							Footprint is small and site physically constrained with limited opportunities for expansion.
HAMLIN 12,508 SF							Hamlin School is a re-purposed building for a use not originally intended for. Substantive renovation is required.
LIBRARY 19,348 SF							Library systems are at or beyond published life. Site has some potential for expansion but due to utilities will potentially require expansion on both ends of building or an irregular building footprint.

EXISTING FACILITY SUMMARY LOW / MODERATE / HIGH/ GOOD / FAIR / POOR/	FLOODING RISK	CLIMATE ACTION PLAN	MECH/ELECTR. & PLUMB. SYSTEMS	ABILITY TO EXPAND IN PLACE	ABILITY TO SERVE CURRENT FUNCTION	EASE OF PUBLIC ACCESS EXIT/ENTER	OTHER
PUBLIC SAFETY FUNCTIONS							
CENTRAL FIRE STATION/EOC 24,800 SF	🔴	🔴	🔴	🔴	🔴	🔴	Buildings at useful life expectancy and in need of substantive repair, replacement, and modernization. Basement areas within 100-year flood plain and prone to flooding. Refer to August 25, 2021, Report.
POLICE STATION 14,670 SF	🔴	🔴	🔴	🔴	🔴	🔴	
COMMON DISPATCH 1,914 SF	🟡	🔴	🔴	🟡	🔴	🔴	Integral Part of Central and Police Station Buildings. Must be considered comprehensively with Fire and Police.

EXISTING FACILITY SUMMARY LOW / MODERATE / HIGH/ GOOD / FAIR / POOR/	FLOODING RISK	CLIMATE ACTION PLAN	MECH/ELECTR. & PLUMB. SYSTEMS	ABILITY TO EXPAND IN PLACE	ABILITY TO SERVE CURRENT FUNCTION	EASE OF PUBLIC ACCESS EXIT/ENTER	OTHER
MAHONEY MIDDLE SCHOOL **93,090 S.F. INCULDING BASEMENT** **62,060 S.F. W/O BASEMENT**							Mahoney School has re-purpose potential with a major interior renovation, addition of elevators and structural modifications if library moves to site. MEPS need to be replaced in entirety. Adjacent ballfield/open area was determined to be a fill site with solid waste and will need to be addressed environmentally and permitted.

PROPOSED PROGRAMMING NEEDS

MUNICIPAL FUNCTIONS

EXISTING AREA	ADDITIONAL NEEDS AREA	SHARED SERVICES ADJACENCY RANKING (3 = HIGH; 2= MODERATE; 1 = LOW)						
FACILITY		*CITY HALL*	*ASSESSOR*	*P/C/S/ECD*	*LIBRARY*	*FIRE*	*POLICE*	*DISPATCH*
CITY HALL 15,506 SF	5,861 SF	NA	3	3	2	1	1	1
ASSESSOR 1,500 SF	483 SF	3	NA	3	1	1	1	1
HAMLIN SCHOOL (P/C/S/ECD) 5,649 SF	1,579 SF	3	3	NA	1	1	1	1
LIBRARY 19,348 SF	11,358 SF	2	1	1	NA	1	1	1

PUBLIC SAFETY FUNCTIONS

EXISTING AREA *FACILITY*	ADDITIONAL NEEDS AREA	SHARED SERVICES ADJACENCY RANKING (3 = HIGH; 2= MODERATE; 1 = LOW) *CITY HALL*	*ASSESSOR*	*P/C/S/ECD*	*LIBRARY*	*FIRE*	*POLICE*	*DISPATCH*
CENTRAL FIRE STATION/EOC 24,800 SF 9,129 Renovate. Remainder Demo	20,615 SF	1	1	2	1	NA	1	2
POLICE STATION 14,670 SF	10,830 SF	1	1	1	1	1	NA	3
COMMON DISPATCH 1,914 SF	500 SF	1	1	1	1	3	3	1

Current space is oversized based upon future program needs.

Space needed based upon program needs.

SOUTH PORTLAND FACILITIES PLANNING - PLANNING LEVEL COST ESTIMATES

2/2/2024

CITY OF SOUTH PORTLAND

SEBAGO TECHNICS

		Square Footage Renovation	Mahoney Unallocated Limited Renovation (Non Basement Area)	Square Footage - New	Mahoney Unallocated Limited Renovation Per Square Foot $100.00	Renovation Cost Per Square Foot $300.00	New Construction Per Square Foot $450.00		Base Cost $	Design and FFE Cost - 8% Professional Services and 5% FFE	Site Costs (20% of Building Costs)		
Option A													
	RENOVATE/EXPAND EXISTING CITY HALL – ADD I.T. DEPARTMENT FROM HAMLIN	15,506		5,861		$4,651,800.00	$2,637,450.00		$7,289,250.00				
	RENOVATE EXISTING HAMLIN – ADD ASSESSORS DEPARTMENT	9,211				$2,763,300.00	$0.00		$2,763,300.00				
	RENOVATE/EXPAND EXISTING PUBLIC LIBRARY	19,348		11,358		$5,804,400.00	$5,111,100.00		$10,915,500.00				
	BUILD NEW POLICE STATION ON UN-NAMED SITE – DEMOLISH EXISTING BUILDING			25,650		$0.00	$11,542,500.00		$11,542,500.00				
	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE	9,120		20,615		$2,736,000.00	$9,276,750.00		$12,012,750.00				
								Totals	$44,523,300.00	$5,788,029.00	$8,904,660.00	$59,215,989.00	
												$4,452,330.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**3**										$2,226,165.00	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$65,894,484.00**	
												Building and Site Only $53,427,960.00	
Option B													
	BUILD NEW CITY HALL ON UN-NAMED SITE FOR ALL DEPARTMENTS			32,856		$0.00	$14,785,200.00		$14,785,200.00				
	RENOVATE/EXPAND EXISTING PUBLIC LIBRARY	19,348		11,358		$5,804,400.00	$5,111,100.00		$10,915,500.00				
	BUILD NEW POLICE STATION ON UN-NAMED SITE – DEMOLISH EXISTING BUILDING			25,650		$0.00	$11,542,500.00		$11,542,500.00				
	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE	9,120		20,615		$2,736,000.00	$9,276,750.00		$12,012,750.00				
								Totals	$49,255,950.00	$6,403,273.50	$9,851,190.00	$65,510,413.50	
												$4,925,595.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**8**										$2,462,797.50	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$72,898,806.00**	
												Building and Site Only $59,107,140.00	
Option C													
	BUILD NEW CITY HALL ON UN-NAMED SITE FOR ALL DEPARTMENTS			32,856		$0.00	$14,785,200.00		$14,785,200.00				
	BUILD NEW PUBLIC LIBRARY ON UN-NAMED SITE			28,025		$0.00	$12,611,250.00		$12,611,250.00				
	BUILD NEW PUBLIC SAFETY FACILITY ON UN-NAMED SITE			55,380		$0.00	$24,921,000.00		$24,921,000.00				
								Totals	$52,317,450.00	$6,801,268.50	$10,463,490.00	$69,582,208.50	
												$5,231,745.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**9**											No Phasing Needed
								Grand Total for Planning				**$74,813,953.50**	
												Building and Site Only $62,780,940.00	
Option D													
	RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856				$9,856,800.00	$0.00		$9,856,800.00				
	UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS		29,204		$2,920,400.00				$2,920,400.00				
	NEW POLICE STATION AT MAHONEY			25,650		$0.00	$11,542,500.00		$11,542,500.00				
	RENOVATE/EXPAND EXISTING PUBLIC LIBRARY	19,348		11,358		$5,804,400.00	$5,111,100.00		$10,915,500.00				
	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE	9,120		20,615		$2,736,000.00	$9,276,750.00		$12,012,750.00				
								Totals	$47,247,950.00	$6,142,233.50	$9,449,590.00	$62,839,773.50	
												$4,724,795.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**5**										$2,362,397.50	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$69,926,966.00**	
												Building and Site Only $56,697,540.00	
Option E	(NOT VIABLE - POLICE & FIRE @ MAHONEY DUE TO SPACE LIMITATIONS)												
	RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856				$9,856,800.00	$0.00		$9,856,800.00				
	UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS		29,204		$2,920,400.00				$2,920,400.00				
	NEW POLICE STATION AT MAHONEY			25,650		$0.00	$11,542,500.00		$11,542,500.00				
	BUILD NEW FIRE STATION ON MAHONEY SITE			29,735		$0.00	$13,380,750.00		$13,380,750.00				
	RENOVATE/EXPAND EXISTING PUBLIC LIBRARY	19,348		11,358		$5,804,400.00	$5,111,100.00		$10,915,500.00				
								Totals	$48,615,950.00	$6,320,073.50	$9,723,190.00	$64,659,213.50	
												$4,861,595.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**6**										$2,430,797.50	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$71,951,606.00**	
												Building and Site Only $58,339,140.00	
Option F													
	RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856				$9,856,800.00	$0.00		$9,856,800.00				
	UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS		29,204		2,920,400				$2,920,400.00				
	BUILD NEW PUBLIC LIBRARY ON MAHONEY SITE			28,025		$0.00	$12,611,250.00		$12,611,250.00				
	DEMOLISH HAMLIN – BUILD NEW POLICE STATION			25,650		$0.00	$11,542,500.00		$11,542,500.00				
	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE	9,120		20,615		$2,736,000.00	$9,276,750.00		$12,012,750.00				
								Totals	$48,943,700.00	$6,362,681.00	$9,788,740.00	$65,095,121.00	
												$4,894,370.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**7**										$2,447,185.00	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$72,436,676.00**	
												Building and Site Only $58,732,440.00	
Option G	(NOT VIABLE - POLICE DOESN'T FIT AT LIBRARY)												
	RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856				$9,856,800.00	$0.00		$9,856,800.00				
	RENOVATE MAHONEY FOR LIBRARY	28,025				$8,407,500.00	$0.00		$8,407,500.00				
	UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS BASEMENT INCLUDED		29,209		2,920,900				$2,920,900.00				
	RENOVATE/EXPAND EXISTING LIBRARY FOR POLICE STATION	19,348		6,297		$5,804,400.00	$2,833,650.00		$8,638,050.00				
	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE	9,120		20,615		$2,736,000.00	$9,276,750.00		$12,012,750.00				
								Totals	$41,836,000.00	$5,438,680.00	$8,367,200.00	$55,641,880.00	
												$4,183,600.00	10% Contingency Costs of Building Costs
												$250,000.00	Structural Add for Library Move to Mahoney
	Rank - Lowest to Highest Cost	**2**										$2,091,800.00	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$62,167,280.00**	
												Building and Site Only $50,203,200.00	
Option H													
	RENOVATE MAHONEY FOR ALL DEPARTMENTS	32,856				$9,856,800.00	$0.00		$9,856,800.00				
	UNASSIGNED SPACE AT MAHONEY LIMITED IMPROVEMENTS		29,204		2,920,400				$2,920,400.00				
	BUILD NEW PUBLIC LIBRARY ON MAHONEY SITE			28,025		$0.00	$12,611,250.00		$12,611,250.00				
	RENOVATE/EXPAND EXISTING CITY HALL FOR POLICE STATION	15,506		10,138		$4,651,800.00	$4,562,100.00		$9,213,900.00				
	RENOVATE/EXPAND EXISTING CENTRAL FIRE STATION AFTER POLICE MOVE OFF SITE	9,120		20,615		$2,736,000.00	$9,276,750.00		$12,012,750.00				
								Totals	$46,615,100.00	$6,059,963.00	$9,323,020.00	$61,998,083.00	
												$4,661,510.00	10% Contingency Costs of Building Costs
												$250,000.00	Structural Add for Library Move to Mahoney
	Rank - Lowest to Highest Cost	**4**										$2,330,755.00	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$69,240,348.00**	
												Building and Site Only $55,938,120.00	
Option I													
	RENNOVATE CITY HALL - NO ADDTION	15,506				$4,651,800.00	$0.00		$4,651,800.00				
	RENNOVATE ASSESSING - NO ADDITION	1,500				$450,000.00	$0.00		$450,000.00				
	RENNOVATE HAMLIN - NO ADDITION	12,508				$3,752,400.00	$0.00		$3,752,400.00				
	RENNOVATE CENTRAL FIRE - NO ADDITION	24,800				$7,440,000.00	$0.00		$7,440,000.00				
	RENNOVATE POLICE - NO ADDITION	14,670				$4,401,000.00	$0.00		$4,401,000.00				
	RENNOVATE LIBRARY - NO ADDITION	19,348				$5,804,400.00	$0.00		$5,804,400.00				
								Totals	$26,499,600.00	$3,444,948.00	$5,299,920.00	$35,244,468.00	
												$2,649,960.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**1**										$1,324,980.00	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$39,219,408.00**	
												Building and Site Only $31,799,520.00	
Option J													
	NEW CITY HALL ALL DEPARTMENTS			32,856		$0.00	$14,785,200.00		$14,785,200.00				
	NEW LIBRARY			30,706		$0.00	$13,817,700.00		$13,817,700.00				
	NEW CENTRAL FIRE			29,735		$0.00	$13,380,750.00		$13,380,750.00				
	NEW POLICE			25,650		$0.00	$11,542,500.00		$11,542,500.00				
								Totals	$53,526,150.00	$6,958,399.50	$10,705,230.00	$71,189,779.50	
												$5,352,615.00	10% Contingency Costs of Building Costs
	Rank - Lowest to Highest Cost	**10**										$2,676,307.50	5% Phasing Costs of Building Costs
								Grand Total for Planning				**$79,218,702.00**	
												Building and Site Only $64,231,380.00	