1. Finance Committee Meeting Agenda
   Documents:
   
   FC AGENDA 8-2-2018.PDF

2. Appropriation Of $2.11M Of 0 Hancock Street Sale Proceeds
   Documents:
   
   APPROPRIATION OF 2.11M OF 0 HANCOCK STREET SALE PROCEEDS.PDF

3. Allen Avenue Fire Station - 7-27-18 Construction Drawings
   Documents:
   
   ALLEN AVENUE FIRE STATION - 7-27-18 CONSTRUCTION DRAWINGS.PDF

3.I. Housing Committee 7-31-18 Recommendations
   Documents:
   
   HOUSING COMMITTEE 7-31 RECOMMENDATIONS.PDF

4. Public Record Of Proceedings - Finance Committee
   Documents:
   
   FINANCE COMMITTEE PUBLIC RECORDS MEMO.PDF
AGENDA

1. Introductions

2. Appropriation of $2.11M of the $3.3M of 0 Hancock Street Sale Proceeds (Public Hearing and Vote)
   a) $1M for Allen Avenue Fire Station Rehabilitation
   b) $1M for Housing Trust Fund
   c) $110,000 for Climate Action Plan (joint effort with South Portland)
See attached memorandum *Appropriation of $2.11M of 0 Hancock Street Sale Proceeds*

3. Housekeeping Discussion Items
   a. Public Record of Proceedings
   b. Future Meeting Dates:
      Thursday, September 13th and Thursday, September 27th
      Thursday, October 11th and Thursday, October 25th
      Thursday, November 8th – Second meeting date TBD

4. Adjournment
On August 21, 2017, the City Council approved a $3.3 million purchase and sale agreement with 0 Hancock Street, LLC for the sale of 48,000 square feet of the City-owned Thames Street property along the Eastern Waterfront. In October 2017, groundbreaking occurred on the 100,000 square foot, 4-story mixed-use development that will serve as the world headquarters of WEX with additional retail space.

The full $3.3M of property sale proceeds were collected in fiscal year 2018. The City does not typically budget for significant amounts of property sale revenue, so this inflow of funding is above and beyond our FY18 budgeted revenues and will result in an increase in fund balance above our recommended level. Upon initial discussion of the Finance Committee I am formally requesting that the Finance Committee and City Council vote to appropriate $2.11M of these funds the following purposes:

- $1,000,000 to support the rehabilitation of the Allen Avenue Fire Station
- $1,000,000 to support the Housing Trust Fund
- $110,000 to support the Climate Action Plan - the joint venture with South Portland

Funding for Rehabilitation of the Allen Avenue Fire Station
During September 2017 a fire broke out in the kitchen area of the Allen Avenue fire station, caused moderate damage to the kitchen and smoke damage throughout the one-story building, which houses the Ladder 4 and Medcu 4 fire companies. The station is currently closed due to the damage. The Allen Avenue ladder truck was relocated to the fire station on Forest Avenue and the ambulance crew was moved to the fire station on Ocean Avenue. The current cost estimate to repair the station (attached in Appendix A) is approximately $1.3M. The cost is more extensive that simple damage repairs as the building is very old and needs to be brought up to current code in many areas. Although the insurance company will pay for a percentage of the repairs, the appropriation request is for $1M of the $1.3M to cover deductible and City share of expenses. Our Corporation Counsel staff is working with the insurance company to make a final determination of what is covered. Any excess insurance proceeds received will be deposited back into fund balance. Acting Fire Chief Keith Gautreau and Liability and Insurance Claims Manager Lori Smith are available to answer Committee questions about the project.
100% Construction Drawings have also been added to the August 2nd Finance Committee meeting backup materials.

**Housing Trust Funds**

In recent years there has been an increased focus on providing funding for the Housing Trust. The Council’s Housing Committee, led by Councilor Duson, has made it a priority to increase the funding for the Housing Trust Fund. Historically the trust has been funded through fees assessed under the Housing Replacement Ordinance. More recently, the trust has been funded via contributions from developers under inclusionary zoning requirements. However these fees are paid when a project is issued a certificate of occupancy.

The Housing Trust provides a valuable source of funding for projects that have sought the other funding sources for affordable housing development, but that still have a financing gap. It also helps projects that do not meet the criteria for other funding sources (for example, workforce housing projects not eligible for HOME funds and Housing Tax Credits.) The most recent Housing Trust annual plan includes a waivable minimum balance of $500,000 in the Trust. This minimum balance is held in reserve to cure defects in existing affordable housing developments if necessary in order to avoid losing existing units. For example, should a deed-restricted workforce condominium go into foreclosure, the minimum balance would give the City the flexibility to resolve the foreclosure and keep the unit affordable. Otherwise, the bank’s mortgage may supersede any affordability restriction. In this case, the City could potentially then resell the unit with the deed restriction and recapture the funds for the Housing Trust. This minimum balance, while waivable, is in keeping with best practices for Housing Trusts nationally.

This year, in part due to the existence of the Housing Trust, the City has active proposals for over 200 units of affordable housing. It will not be possible to fund these projects while maintaining a minimum balance, and hopefully a reserve for future years, without the allocation of funds from the 0 Hancock Street sale into the Trust. Receiving these funds before the current round of allocations from the Trust at the first September Council meeting will be important to providing full utilization of these resources in 2018.

With the development boom in Portland, it is anticipated that the Housing Trust will grow, but as the first chart below shows, many projects have been approved, but only three are currently under construction. With this additional $1,000,000 in contribution, the fund will have nearly quadrupled in just over two years. The second chart below outlines the historical sources and uses of the Housing Trust Funds.
Climate Action Plan

The City Council has taken a number of steps recently to emphasize its commitment to climate action. In May, 2017, the Council adopted a resolution committing the City to use 100% renewable energy by 2040. In June, 2017, the Council passed a resolution to join the Mayors Climate Action Agenda (Climate Mayors) that commits the City to take actions to achieve the goals established by the 2016 Paris Climate Accords. The Sustainability and Transportation Committee, led by Councilor Thibodeau, has made developing a plan to achieve these goals a priority for 2018. City staff recently made a presentation to the committee about joining with the City of South Portland to develop complementary climate action plans for each city. This would allow the cities to share costs associated with consulting and technical analysis. The resulting plans will describe actions each city should take to mitigate the effects of climate change as well as strategies to adapt to impacts such as sea level rise. The climate action plans will cover all sectors of the community -- residential, commercial, and industrial -- as well as municipal operations. Portland’s share of the cost will be $110,000.
# Appendix A - Allen Avenue Fire Station Repairs Cost Estimate

## NORTH DEERING FIRE STATION RENOVATION

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>TOTAL COST</th>
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<tbody>
<tr>
<td>New 500 sf</td>
<td>5,662</td>
<td>SF</td>
<td>$4.15</td>
<td>$23,487.50</td>
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<tr>
<td>Renovated 5,162 sf</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>GROSS SF:</strong> 5,662</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### DIVISION 2 - INTERIOR DEMOLITION
- 5,662 SF $4.15 $23,487.50

### DIVISION 3 - BUILDING CONCRETE
- 5,662 SF $4.13 $23,410.76

### DIVISION 4 - MASONRY
- 5,662 SF $5.87 $33,255.60

### DIVISION 5 - STEEL
- 5,662 SF $1.82 $10,320.50

### DIVISION 6 - CARPENTRY
- 5,662 SF $0.32 $1,837.50

### DIVISION 7 - THERMAL MOISTURE PROTECTION
- 5,662 SF $8.39 $47,495.03

### DIVISION 8 - DOORS AND HARDWARE
- 5,662 SF $12.50 $70,770.00

### DIVISION 9 - FINISHES
- 5,662 SF $18.01 $101,961.48

### DIVISION 10 - SPECIALTIES
- 5,662 SF $6.04 $34,180.00

### DIVISION 11 - EQUIPMENT
- 5,662 SF $1.55 $8,750.00

### DIVISION 12 - FURNISHINGS
- 5,662 SF $0.76 $4,312.50

### DIVISION 12 - CASEWORK AND MILLWORK
- 5,662 SF $8.65 $48,975.00

### DIVISION 13 - SPECIAL CONSTRUCTION
- 5,662 SF $ -  $ - $ -

### DIVISION 14 - CONVEYING
- 5,662 SF $ -  $ - $ -

### DIVISION 21 - SPRINKLER
- 5,662 SF $5.48 $31,054.00

### DIVISION 22 - PLUMBING
- 5,662 SF $17.66 $99,967.52

### DIVISION 23 - HVAC
- 5,662 SF $38.19 $216,243.00

### DIVISION 26 - ELECTRICAL
- 5,662 SF $42.52 $240,748.79

### BLDG. CONSTR. SUBTOTAL
- 5,662 SF $184.15 $1,042,637

### GENERAL CONDITIONS
- 12.00 % $125,116

### BLDG. CONSTR. SUB TOTAL
- 5,662 SF $206.24 $1,167,753

### OVERHEAD AND PROFIT
- 5.00 % $58,388

### BLDG. CONSTR. SUB TOTAL
- 5,662 SF $216.56 $1,226,141

### DESIGN CONTINGENCY
- 5.00 % $61,307

### BLDG. CONSTR. SUB TOTAL
- 5,662 SF $227.38 $1,287,448

### BOND AND INSURANCE
- 2.00 % $25,749

### BLDG. CONSTR. GRAND TOTAL
- 5,662 SF $231.93 $1,313,197
GENERAL NOTES:
1. THIS PLAN REPRESENTS THE RESULTS OF A FIELD SURVEY PERFORMED IN JULY 2018, USING A LEICA TCRP 1205+ ROBOTIC TOTAL STATION INSTRUMENT AND A CARLSON SURVEYOR2 DATA COLLECTOR. MONUMENTATION IS SHOWN AS LOCATED BY A PREVIOUS SURVEY BY TITCOMB ASSOCIATES FOR THE FALL BROOK CSO PROJECT (SEE PLAN 1012/14).
2. NO SURVEY REPORT OR DEED DESCRIPTION WAS PREPARED BY THIS SURVEYOR AS A RESULT OF THIS SURVEY. NO NEW MONUMENTATION HAS BEEN SET TO DATE.
3. ALL DEED BOOK AND PAGE NUMBERS REFERENCE THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. STREET LINES AND BOUNDARY LINES ARE BASED ON THE AFOREMENTIONED SURVEY BY TITCOMB ASSOCIATES.
5. ABUTTING PARCEL LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DO NOT NECESSARILY REPRESENT A BOUNDARY OPINION BY THIS SURVEYOR.
6. ALL BEARINGS AND DISTANCES ARE LABELED AS MEASURED, EXCEPT WHERE NOTED OTHERWISE.
7. BEARINGS ARE GRID NORTH, BASED ON THE AFOREMENTIONED SURVEY BY TITCOMB ASSOCIATES.
8. ELEVATIONS ARE CITY DATUM (MEAN TIDE), BASED ON THE AFOREMENTIONED SURVEY BY TITCOMB ASSOCIATES. SITE TBM IS A MAG NAIL FOUND IN THE NORTHEASTERLY SIDE OF UTILITY POLE 42/184, 1.15 FEET ABOVE GROUND. ELEVATION = 84.42'.
9. SOME UTILITY LINES WERE MARKED WITHIN ALLEN AVENUE AT THE TIME OF THIS SURVEY. SOME LINES AND STRUCTURES ARE TAKEN FROM RECORD SOURCES (NOTED).
11. THE CITY LOT IS SUBJECT TO DRAINAGE RIGHTS GRANTED TO PORTLAND ASSOCIATES (NOW CITIBANK), AND FLOWAGE RIGHTS TO SHAW'S REALTY CO. (NOW A & D REALTY, INC).
12. THE CITY LOT BENEFITS FROM A 25 FOOT WIDE EASEMENT TO ALLOW ACCESS TO THE REAR OF THE PROPERTY FROM ALLEN AVENUE ACROSS LAND OF A & D REALTY, INC.
13. SEE REFERENCE BLOCK FOR PLAN REFERENCES.
DEMOLITION NOTES

A. REMOVE ALL EXISTING DISABLED AND UNUSED PIPING, PLUMBING, MECHANICAL EQUIPMENTS, ELECTRICAL WIRING AND CONDUITS, SPRINKLER PIPING ETC. THAT ARE NOT TO BE REMOVED. COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS FOR CORRECT MEASUREMENTS.

B. AT ALL REMOVALS ON EXTERIOR MASONRY WALLS COORDINATE WITH OWNER FOR ANY POTENTIAL ABATEMENT REMOVALS PRIOR TO START OF WORK. NOTIFY OWNER AND ARCHITECT IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING ANY REMOVALS; SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

GENERAL NOTES

1. REMOVE SHOWN PORTION OF WALL COMPLETE WITH DOORS, FRAMES AND ANY EXISTING EQUIPMENT IN THE WALL. AT ALL PORTIONS TO REMOVE, COORDINATE WITH PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS FOR CORRECT MEASUREMENTS.

2. REMOVE EXISTING CONCRETE PANEL EXTERIOR WALL COMPLETE; PATCH AT REMOVALS AS REQUIRED FOR PAINTING SURFACE; PREPARE FRAME FOR INSTALLATION OF NEW DOOR IN OUT-SWING IN PLACE; PATCH FRAME AT ALL REMOVALS SMOOTH AS REQUIRED FOR PAINTING SURFACE;

3. REMOVE INTERIOR DOOR AND FRAME COMPLETE; PATCH AT REMOVALS AND PREPARE OPENING FOR INSTALLATION OF NEW INFILL TO MATCH ADJACENT EXISTING WALL;

4. REMOVE EXTERIOR DOOR, FRAME, AND THRESHOLD COMPLETE; PATCH AT REMOVALS AND PREPARE OPENING FOR INSTALLATION OF NEW WINDOWS AND FRAMES;

5. REMOVE EXISTING WINDOWS AND FRAME COMPLETE BACK TO ROUGH OPENING. PATCH AT REMOVALS TO MATCH ADJACENT EXISTING;

6. REMOVE EXTERIOR STUD WALL COMPLETE WITH WINDOW SYSTEM BACK TO MASONRY. CUT BACK PIPING TO ADJACENT MAIN; COORDINATE WITH PLUMBING, MECHANICAL, & ELECTRICAL FOR FULL SCOPE OF REMOVALS.

7. IN THIS ROOM REMOVE ALL PLUMBING FIXTURES AND ASSOCIATED PLUMBING BACK TO MAIN.

8. IN THIS ROOM REMOVE COMPLETE FLOOR TILE; PATCH SLAB AT PLUMBING FIXTURE PREPARATION FOR NEW FLOORING.

9. REMOVE SHOWN PORTION OF INTERIOR CMU WALL, PREPARE OPENING FOR INSTALLATION OF NEW DOOR & FRAME.

10. REMOVE SHOWN PORTION OF EXTERIOR BRICK WALL AND PREPARE OPENING FOR INSTALLATION OF NEW EXTERIOR WALL SYSTEM AND WINDOW;

11. REMOVE EXISTING CONCRETE PAD IN THE BOILER ROOM; PATCH AND SMOOTH SLAB TO MATCH ADJACENT EXISTING;

12. INFILL SLAB AT FORMER BATHROOM AND SHOWER REMOVAL; CLEAN ALL DEBRIS FROM TILE REMOVAL AND PREPARE OPENING FOR INSTALLATION OF NEW WINDOW AND FRAME.

13. REMOVE ALL EXISTING RADIATION FIN TUBES AND ASSOCIATED PIPING, ALL PIPE STUBS ON THE WALL. CUT BACK PIPING TO ADJACENT MAIN; COORDINATE WITH PLUMBING, MECHANICAL, & ELECTRICAL FOR FULL SCOPE OF REMOVALS.

14. REMOVE EXISTING DOOR ONLY AND ALL HARDWARE ON FRAME; EXISTING FRAME TO REMAIN IN PLACE;

15. AT ALL AREAS IN LIVING QUARTERS CLEAN EXISTING SLAB FROM ALL REMOVAL DEBRIS, GRIND SMOOTH IN PREPARATION FOR INSTALLATION OF NEW LVT FLOORING; COORDINATE WITH FLOORING CONTRACTOR FOR REQUIRED CLEANING STANDARDS.

16. REMOVE SHOWN SLAB PORTION (SHADED AREAS) FOR NEW PLUMBING INSTALLATION;

17. REMOVE EXISTING CANNOPY SOFFIT PANEL, STRUCTURE AND ROOFING TO REMAIN;

18. REMOVE EXISTING PAD FOR NEW GENERATOR PREPARE FOR INSTALLATION OF NEW PAD FOR NEW GENERATOR GENERATOR AND PAD COMPLETE;

ALTERNATE #1: REMOVE EXISTING 5
NEW PAD FOR NEW GENERATOR PREPARE FOR INSTALLATION OF 5 10 10 5
EXISTING SLAB ELEVATION AREA TO MATCH ADJACENT INFILL FORMER SHOWER TO REMAIN IN PLACE EXISTING SKYLIGHTS.
1. **LAVATORY DETAIL**

   - **Details:**
     - **VITREOUS CHINA SELF-RIMMING SINK BOWL**
     - **PT BASE AND FLOORING**
     - **VINYL WALL BASE PER SCHEDULE**
     - **10 1/4" CUSHION UNDERLAYMENT**

2. **SECTION DETAIL AT KITCHEN SINK**

   - **Details:**
     - **STAINLESS STEEL SINK W/ REAR DRAIN AND FAUCETS**
     - **1 5/8" MARBLE THRESHOLD BY FLOORING CONTRACTOR**
     - **POINSETTIA POLISHED CONCRETE**
     - **3" TUCK WATERPROOF MEMBRANE IN DRAIN SYSTEM**

3. **SECTION DETAIL AT PENINSULA CABINET**

   - **Details:**
     - **DURAFLEX MDF CABINET END PANEL W/ HPDL AT ALL EXPOSED EDGES**
     - **3/4" SOLID WOOD PIPE PROTECTION PANEL**
     - **POINSETTIA POLISHED CONCRETE**

4. **SECTION DETAIL AT PENINSULA CABINET**

   - **Details:**
     - **1X6 PT BLOCKING FASTEN TO SLAB**
     - **LINE WATERPROOF MEMBRANE ON TOP AROUND, INTO SHOWER ENCLOSURE**
     - **8X6 COUNTERTOP SUPPORT BRACKET: FRONT MOUNTING ON VERTICAL STUDS, HIDDEN INSTALLATION**

5. **SECTION DETAIL AT TRANSFER SHOWER ENCLOSURE**

   - **Details:**
     - **TUCK WATERPROOF MEMBRANE IN DRAIN SYSTEM**
     - **FLOOR DRAIN, SEE PLUMBING**
     - **SLOPE CEMENTITIOUS FILL TO SHOWER DRAIN CURB: 1x2 PT BLOCKING FASTEN TO SLAB**
CLOSED CELL FOAM IN CAVITY

APPLICATION OF NEW WORK

EXTERIOR INFILL PANEL:
SOFFIT PANEL ON NEW FURRING AS NEEDED

METAL PANEL SIDING
ROOFING TO REMAIN EXISTING CANOPY STRUCTURE AND 3/4" SHEATHING BOTH SIDES; FOAM IN CAVITY WITH LOW EXPANSION FOAM AL STOREFRONT FASTEN ON EXISTING SLAB BRICK BEYOND

SCALE: 1" = 1'-0"

WALL SECTION @ STOREFRONT

ENTRY VESTIBULE #101

UNDERSIDE OF DECK CONT. GWB TO VERIFY HEIGHT IN FIELD NEW ACT CEILING ON EXIST. STRUCTURE 2x BLOCKING FASTENED TO REMAIN EXISTING AL STOREFRONT FOAM LOW EXPANSION FOAM IN CAVITY WITH SEALANT BOTH SIDES; BACKER ROD AND EXISTING SLAB & FACE OF BRICK BEYOND BEDROOM #117 FACE OF GWB BEYOND 3" PTD. WOOD SILL & APRON 4" RUBBER BASE FLOORING PER SCALE: 1" = 1'-0"

WALL SECTION @ INFILL

WASHROOM #117

5'-3" RO @ W1 6" CMU BLOCK, PTD ON INTERIOR

EW2- CMU EXTERIOR WALL:

REQUIRED PER STRUCTURAL REBAR REINFORCEMENT AS CORRUGATED HORIZONTAL METAL SIDING • VERTICAL Z-FURRING 2" FACED POLYICO RIGID INSULATION WITH • LIQUID APPLIED WATERSHIELD • 8" CMU BLOCK, PTD ON INTERIOR

HYDROPHILIC STRIPS TO PREVENT PILOT HOLES & APPLIED PAINTED GWB, EXTEND TO UNDERSIDE OF DECK

EW1- STUD EXTERIOR WALL:

5'-3" RO @ W1 6" CMU BLOCK, PTD ON INTERIOR

REQUIRED PER STRUCTURAL L-ANGLE SUPPORT PER SPECIFICATIONS • CORRUGATED HORIZONTAL METAL SIDING • VERTICAL Z-FURRING 2" FACED POLYICO RIGID INSULATION WITH • LIQUID APPLIED WATERSHIELD • 8" CMU BLOCK, PTD ON INTERIOR

DRAWINGS FOR DRAINAGE OUTLET LOCATIONS STRUCTURAL PLAN FOR LOCATION; SEE CIVIL BEDDED IN 12" CRUSHED STONE WRAPPED IN 6" Ø PERFORATED PIPE FOUNDATION DRAIN EXTERIOR PERIMETER: FOOTING DRAIN TYPICAL AROUND THE LOAM PER CIVIL DRW.

EXTERIOR WALL SECTIONS

W. 10'-8" = 16 COURSES @ TOP OF CMU - VIF

8'-0" CLG HEIGHT ABV SLAB 1/4 : 12

HANGING SYSTEM SUPPORTED ON 2 1/2" STUD 5/8" PAINTED GWB CEILING METAL DECK AND JOISTS EPDM ROOFING 1/2" PLYWOOD PROTECTION BOARD TAPPERED RIGID INSULATION 1/4":12" SLOPE ROOFING ASSEMBLY:

RIDGE: 2" VERTICAL INSULATION AROUND PERIMETER
## Room Finish Schedule

<table>
<thead>
<tr>
<th>Room Number</th>
<th>Room Name</th>
<th>Floor</th>
<th>Wall Base</th>
<th>Wall</th>
<th>Ceiling</th>
<th>Notes</th>
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<tbody>
<tr>
<td>101</td>
<td>Entry Vestibule</td>
<td>LVT</td>
<td>PTD. 30PB</td>
<td>PTD. 30WB</td>
<td>PTD. 30WE</td>
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<td>PTD. 30WE</td>
<td>PTD. 30WE</td>
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<td>Kitchen</td>
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<td>PTD. 30WB</td>
<td>PTD. 30WE</td>
<td>PTD. 30WE</td>
<td>ACT</td>
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<td>Hall</td>
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<td>PTD. 30WE</td>
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<td>Recycled Rubber</td>
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<td>PTD. EXPOSED STRUCTURE</td>
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<tr>
<td>109</td>
<td>Kitchen Storage</td>
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<td>PTD. 30WB</td>
<td>PTD. 30WE</td>
<td>PTD. 30WE</td>
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<td>110</td>
<td>Shower Room</td>
<td>PORCELAIN TILE</td>
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<td>Bathroom Side</td>
<td>GWB</td>
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<tr>
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<td>Shower Room</td>
<td>PORCELAIN TILE</td>
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<td>LVT</td>
<td>PTD. 30WB</td>
<td>PTD. 30WE</td>
<td>PTD. 30WE</td>
<td>ACT</td>
</tr>
</tbody>
</table>

### Interior Non-Bearing Wall - Non-Rated

- **3/4” Painted Plywood Full Height On It Room Side**
- **6” 25 GA MTL STUD @ 16” O.C.**
- **3 5/8” 25 GA MTL STUD @ 16” O.C.**
- **3” Sound Attenuation Batt**
- **5/8” GWB Each Side; MR Board**

### Partition Types and Bidding & Construction

- **INTERIOR NON-BEARING WALL - NON-RATED**
- **INTERIOR NON-BEARING WALL - NON-RATED**

---

## Additional Notes

- **EXISTING CMU WALLS - Wall to Extend 4”**
- **2 1/2” CLOSED CELL SPRAY FOAM**
- **KEEP STUDS 1/2” OFF FACE OF CMU**
- **5/8” GWB FINISHED SIDE IN TOILET SIDE**
- **2 1/2” 25 GA MTL STUD @ 16” O.C.**
- **2 1/2” CLOSED CELL SPRAY FOAM**

## Diagrams

- **Threshold & Exterior Doors**
- **Threshold & Tile Flooring**
- **Threshold & Apparel Room Doors**
- **Threshold & AL Storefront**

---

**Scale:** 3" = 1’-0"
## Door & Frame Schedule

### ANOD

<table>
<thead>
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<th>No.</th>
<th>Size</th>
<th>Material</th>
<th>Door Type</th>
<th>Frame Type</th>
<th>Mfr.</th>
<th>Frame Finish</th>
<th>Hardware</th>
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</thead>
<tbody>
<tr>
<td>118.3</td>
<td>3' 0&quot; x 7' 0&quot;</td>
<td>HOLLOW METAL</td>
<td>PR 2' 2&quot; x 7' 0&quot;</td>
<td>ENTRANCE</td>
<td></td>
<td>1/4&quot; TEMPERED GLASS</td>
<td>NEW HARDWARE PER SPECIFICATIONS</td>
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<tr>
<td>118.1</td>
<td>3' 0&quot; x 7' 0&quot;</td>
<td>ALUMINUM</td>
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</tr>
</tbody>
</table>

### Frame Types

#### Scale: 3" = 1'-0"

#### Ex. F1

- INS HM
- HM

#### Similar

- INS HM

### Door Types

#### SCALE: 3" = 1'-0"

#### JAMB DETAIL @ HM DOOR 101.2

- H6 SIM
- J5

#### JAMB DETAIL @ POCKET DOOR #108.1

- H9
- J5

#### JAMB DETAIL @ INT. CMU / HEAD SIMILAR

- F5

#### JAMB DETAIL @ EXTERIOR BRICK WALL

- S1

#### SILL & APRON

- PT BLOCKING

#### Lever Trim Mortise Lockset

- Caution: correct lockset options,
- Note: 3/4" UNDERCUT

#### Lever Trim HD Cylindrical Lockset

- Note: 3/4" UNDERCUT

#### Dummy Lever

- Note: 3/4" UNDERCUT

#### Electric Strike

- T2

#### Remarks

- Supplier; coordinate with Elec. for Elec. strike wiring
- Application with high performance paint
- 12"x12" Louver @ 7'-0" tall
- Low-expansion foam full extent

---

**Legend**

- **Legend Functions**
  - **Type**
  - **Door**
  - **Frame**
  - **Hardware**

- **Material**
  - **Sheet Metal**
  - **Wood**
  - **Polyurethane**
  - **Glazing**
  - **Cement**

- **NOTES**

- **Scale & Drawing**

---

**Deering Fire Station**

- Portland, ME 04103
- T. 207.846.1441
- Structural Integrity Ltd.
  - 46 Forest Avenue
  - Portland, ME 04103
  - T. 207.846.1441

- WSA Architects
  - 544 Water Street
  - Portland, ME 04101
  - T. 207.774.4611

- Design and Engineering Services
  - WSA Architects
  - 544 Water Street
  - Portland, ME 04101
  - T. 207.774.4611

- 396 Allen Avenue
  - Portland, ME 04103

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**City of Portland North Deering Fire Station**

- Renovation & Expansion
  - Portland, ME 04103
  - 207.846.1441

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**Door Schedules, Types and Details**

- A8.1
- July 25, 2018
**Structural Drawing Index**

- S-0.1 General Notes, Etc.
- S-0.2 Reinforcing Plan
- S-0.3 Sections

**TYPICAL REINFORCING AT STEPS AND OPENINGS**

- "H" is the distance from the top of the footing to the top of the opening.
- "H" must be 2'-0" or greater.
- Top reinforcing consists of 2-#4 bars extending for 4'-0" min. above and below the opening.
- Bottom reinforcing consists of 2-#4 bars extending for 2'-0" below the opening.

**TYPICAL LOOSE LINTEL INSTALLATION**

- New opening is required to be at least 6" in width.
- New opening is required to be at least 6" in height.
- New opening is required to be at least 6" in depth.
- New opening is required to be at least 6" in length.

**TYPICAL CONCRETE WALL INTERSECTIONS**

- Walls must be constructed in accordance with the specifications of the architect.
- Intersections must be constructed in accordance with the specifications of the architect.
- Columns must be constructed in accordance with the specifications of the architect.

**ABBREVIATIONS KEY**

- BRG: Bearing
- CLR: Clear
- CMU: Concrete Masonry Unit
- COL: Column
- CONC: Concrete
- CONN: Connection
- DWG: Drawing
- EA: Each
- ES: Each Side
- <E>: Existing
- GALV: Galvanized
- LOC: Location
- LVL: Laminated Veneer Lumber
- NY: Not to Scale
- <N>: New
- PT, P.T.: Pressure Treated
- <R>: Remove
- SIM: Similar
- SQ: Square
- T&B: Top and Bottom
- TYP: Typical
1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

2. CONFIRM ALL FIELD CONDITIONS. NOTIFY S.I. Inc. OF ANY DISCREPANCIES.

3. TOP OF FOOTING ELEV. VARIES AND IS INDICATED AS THUS: (XX'-XX"), COORDINATE BOTTOM OF FOOTING ELEVATION WITH GRADING PLAN AND SOILS ON SITE.

4. BOTTOM OF ALL FOOTINGS TO BE 4'-0" MIN BELOW EXTERIOR GRADE.

5. ALL SOIL SHALL BE CONFIRMED ON SITE BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION.

6. TOP OF WALL ELEV. VARIES AND IS INDICATED AS THUS: T.O. WALL = XX'-XX" OR T.W. = XX'-XX".

7. COORDINATE ALL FOUNDATION DIMENSIONS AND ELEVATIONS WITH ARCH DRAWINGS AND EXISTING CONDITIONS.

8. COORDINATE ALL CMU DOWELS LOCATIONS PRIOR TO PLACING CONCRETE.

4" THICK CONCRETE SLAB-ON-GRADE WITH FIBERMESH ON VAPOR BARRIER ON RIGID INSULATION (SEE ARCH) ON 18" OF COMPACTED STRUCTURAL FILL ON GEOTECH FABRIC. SPACE CONTROL JOINTS @ 10'-0" X 10'-0" MAX.

NOTE: COORDINATE ALL IN SLAB PLUMBING ETC. WITH ARCH AND MECHANICAL DRAWINGS.

INDICATES NEW 4" MIN. Ø PERFORATED FOUNDATION DRAIN BEDDED IN 12" OF CRUSHED STONE AND WRAPPED IN GEOTEXTILE FABRIC. SEE ARCH. AND CIVIL FOR ADDITIONAL INFO.

12" THICK EXTERIOR MEP EQUIPMENT PAD W/ 1'-0" x 3'-0" BONDOUT. COORDINATE SIZE AND LOCATION WITH EQUIPMENT MANUFACTURER AND MEP DWGS. REINF W/ #5 @ 12" O.C. EW.

NOTE: COORDINATE EXTENTS OF SLAB CUTS FOR UNDERGROUND MEP ITEMS. COORDINATE EXTENTS, SIZE, AND LOCATION WITH MEP AND ARCH. DWGS.

INDICATES EXISTING EXTERIOR WALL TO REMAIN - TYP.

INDICATES EXISTING EXTERIOR WALL TO REMAIN - TYP.

T.O. SLAB REF. ELEV. = 86'-6" COORD W/ ARCH DWGS.

8" CIP CONCRETE FOOTING WALL REINF. W/ #4 @ 24" O.C. EW.

8" WALL - TYP

2'-0" WIDE X 12" DEEP CONT. FROST WALL REINF. W/ (3) #4 CONT. DOWEL ALL HORIZ. FOOTING AND WALL REINF. INTO EXISTING FOOTING/FOND WALL. PROVIDE A MINIMUM OF 6" OF EMBEDMENT AT FOOTING AND 4" MINIMUM EMBEDMENT AT WALL - TYP.

NOTE: COORDINATE ALL IN SLAB PLUMBING ETC. WITH ARCH AND MECHANICAL DRAWINGS.

MASONRY INFILL, MAINTAIN (E) MASONRY THICKNESS. #4 X 60" MIN. VERTS IN GROUTED CELLS @ 32" O.C., DOWELED INTO (E) SLAB AND INTO (E) GROUTED MASONRY ABOVE. STD. 'DUR-O-WALL' HORIZ. REINFORCING @ 16" O.C. - TYP. UNO.

NEW 2x INFILL WALL, SEE ARCH.
EXISTING 18" DEEP JOISTS @ 5'-0" W/ 1 1/2 M.D. TO REMAIN

EXISTING 14" DEEP JOISTS @ 4'-0" O.C. TO REMAIN

EXISTING 12" DEEP JOISTS @ 4'-0" O.C. TO REMAIN

WF W/ L2x2x1/4

EXISTING PRECAST CONC. DOUBLE TEE BEAMS @ 60" O.C. TO REMAIN

14K3 JOISTS @ 5'-0" O.C. MAX

SCALE 1/4"=1'-0"

NOTES:
1. SEE SHEET S-1.0 FOR GENERAL STRUCTURAL NOTES AND ADDITIONAL INFORMATION.
2. ALL INTERIOR STEEL TO HAVE (1) COAT OF SHOP PRIMER.
3. ALL JOISTS SHALL BE SPACED EQUALLY BETWEEN WALLS, SEE PLAN.
   a. JOISTS SHALL HAVE 3" DEEP SEATS W/ 3" MINIMUM BEARING LENGTH
4. LAYOUT JOISTS TO AVOID PLUMBING AND MEP PENETRATIONS ETC. - TYP.
5. ALL DECKING TO HAVE A G60 MIN GALV. COATING TOP AND BOT - TYP.
6. ALL ELVATIONS LISTED ARE BASED OFF OF REFERENCE ELEVATIONS 100'-0" EQUAL TO USGS XX'-XX". SEE CIVIL DRAWINGS.
7. PROVIDE JOIST PERMANENT / TEMPORARY BRIDGING PER SJI REQUIREMENTS.
8. INDICATES THE SPAN OF 19 GA. 1 1/2" DEEP TYPE B ROOF DECK. FASTEN DECK W/ #10 TEK SCREWS 36/4 PATTERN. FASTEN SIDE LAPS W/ #10 TEK SCREW @ 36" O.C. MAX.
9. TYP. CMU CONSTRUCTION SHALL CONSIST OF 8" CMU W/ FULLY GROUTED CELLS W/ (2) #5 VERTS CORNER CELLS AND (1) 5 @ 32" AND JAMBS, STD DUR-O-WALL LADDER REINFORCING @ 16" AND HORIZ. BOND BEAMS W/ (2) #5 CONT. @ 8'-0" MAX., EACH FLOOR AND DOOR HEADS. GROUT ALL MASONRY SOLID AT EMBED PLATE AND ANCHOR LOCATIONS - TYP.
10. CMU WALL

NOTE FOR ADD'L INFO - TYP
DOWEL NEW CMU INTO EXIST.
CMU W/ 12"x12" HOOKED #4
DOWELS AT 24" O.C. VERTICAL.

NEW LOOSE LINTEL, SEE TYP. DETAIL ON S-0.1 FOR SIZING AND ADDITIONAL REQUIREMENTS - TYP.

S-MAN/24 PAPIERTED (E) MASONRY WALL, SEE PLAN

MASONRY INFILL, MAINTAIN (E) MASONRY THICKNESS. #4 x 60" MIN. VERTS IN GROUTED CELLS @ 32" O.C., DOWELED INTO (E) SLAB AND INTO (E) GROUTED MASONRY ABOVE. STD. 'DUR-O-WALL' HORIZ. REINFORCING @ 16" O.C. - TYP. UNO

NEW LOOSE LINTEL, SEE TYP. DETAIL ON S-0.1 FOR SIZING AND ADDITIONAL REQUIREMENTS - TYP.

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NEW LOOSE LINTEL, SEE TYP. DETAIL ON S-0.1 FOR SIZING AND ADDITIONAL REQUIREMENTS - TYP.

DOOR TO REMAIN [XXX'-XX"

COLUMNS CONTINUOUS THROUGH THIS LEVEL

COLUMN ABOVE THIS LEVEL

COLUMN BELOW THIS LEVEL

INDICATES TOP OF FOOTING ELEV

INDICATES TOP OF STEEL ELEV

INDICATES QUANTITY OF 3/4" Ø STUDS

INDICATES DROPPED BEAM MEMBER

INDICATES FLUSH TOP BEAM MEMBER UNO

INDICATES BEAM BEARING W/ HANGER - TYP

INDICATES MASONRY INFILL, MAINTAIN (E) MASONRY THICKNESS. #4 x 60" MIN. VERTS IN GROUTED CELLS @ 32" O.C., DOWELED INTO (E) SLAB AND INTO (E) GROUTED MASONRY ABOVE. STD. 'DUR-O-WALL' HORIZ. REINFORCING @ 16" O.C. - TYP. UNO.

CONTRACTOR SHALL SHORE EXISTING STRUCTURE AS REQUIRED TO REMOVE EXISTING CONCRETE PANEL WITHOUT DAMAGING THE ExISTING ROOF AND WALL STRUCTURE. CONTRACTOR SHALL REVIEW EXISTING DRAWINGS PRIOR TO DEMOLISHING THE EXISTING PANEL. PLEASE NOTE THAT THE EXISTING DRAWINGS INDICATE A HARD CONNECTION BETWEEN CONCRETE PANEL AND ROOF STRUCTURE.

REMOVE AND REPLACE EXISTING LINTELS, SEE TYP. DETAILS ON S-0.1 FOR SIZE AND ADDITIONAL REQUIREMENTS - TYP.

NEW 2x STUD WALL BELOW, SEE ARCH. DWGS

NEW 2x STUD WALL BELOW, SEE ARCH. DWGS

5 Milk Street, Portland, ME 04101
207.774.4811  |   wintonscott.com
NEW UNDERGROUND SYSTEMS BY OTHERS
EXISTING CONC. S.O.G. TO REMAIN
SAWCUT EXISTING SLAB AS NEEDED
NEW CONC. SLAB
#5 x 12" DOWELS EPOXY SET
MIN. 4" INTO EXISTING SLAB

SEE ARCH. + MEP DWGS
CONT. 20 GA. DECK CLOSURE
CONT. L4x4x5/16 PL.
3/8 x 0'-6" x 0'-8" W/ (2) 1/2" Ø x 6" LG. HEADED SHEAR STUDS CAST INTO TOP OF CMU WALL @ EA. JOIST SEAT
PROVIDE (2) CONT. BOND BEAMS @ TOP OF WALL CMU WALL, SEE PLAN
BAR JOISTS, SEE PLAN
METAL DECK, SEE PLAN

1/4" JOIST SEAT - TYP.
1/4" METAL DECK, SEE PLAN.
FASTEN DIRECTLY TO TOP OF WALL W/ #10 SELF-TAPPING CONC. SCREWS @ 12" O.C.
CMU WALL, SEE PLAN
BAR JOIST, SEE PLAN
METAL DECK, SEE PLAN.
PROVIDE CONT. BOND BEAM @ BEARING ANGLE REINF. W/ CONT. #5 CONT. STEEL ANGLE BOLTED TO SOLIDLY GROUTED CELL, SEE PLAN
SEWER AND SANITARY REMOVAL & CLEANING NOTES

1. On the drawing, all Sewer drains and sanitary and plumbing are to be shown and indicated.

2. On the drawing, all Sewer drains and sanitary and plumbing are to be shown and indicated.

3. The existing Sanitary and Sewer system is to be removed and replaced with new system.

4. The existing Sanitary and Sewer system is to be removed and replaced with new system.

PLUMBING SANITARY & SEWER PLAN

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

CITY OF PORTLAND NORTH DEERING FIRE STATION
Renovation & Expansion
386 Allen Avenue, Portland, ME 04103

MECHANICAL SYSTEMS ENGINEERS

P1
GENERAL NOTES

1. All such Shall be in accordance with the General Plumbing Code, local codes, and with the requirements of the P.I.P.E. or other plans of specifications, whichever is more strict.

2. All drawings are schematic and are intended only to indicate the type, extent, and general arrangement of work. They are not intended to show every detail of change of direction or every minute detail. Any deviations from the P.I.P.E. or other plans of specifications shall be coordinated with the contractor before the pipping and equipment is so approved by the owner.

3. All plumbing fixtures shall be connected. The connection shall make secure and watertight connections to the P.I.P.E. or other plans of specifications.

4. The connection shall make secure and watertight connections to the fixtures, including but not limited to:
   - Handle, faucets, or nozzles.
   - A supply valve or other similar device.
   - A cut-off valve or other similar device.
   - A check valve or other similar device.
   - A pressure regulator or other similar device.
   - A backflow preventer or other similar device.
   - A pressure reducing valve or other similar device.
   - A flow control device or other similar device.
   - A temperature control device or other similar device.
   - A flow meter or other similar device.
   - A pressure gauge or other similar device.
   - A flowmeter or other similar device.

5. No equipment shall be installed until approved by the Architect.

6. All plumbing shall be supported from the building structure. All piping shall be supported from the building structure either directly or through the use of a hanger. All hanger s to be mounted at least six (6) inches from the building structure.

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**HOUSING COMMITTEE 7/31 RECOMMENDATIONS:**

With no appropriation of WEX sale proceeds

<table>
<thead>
<tr>
<th></th>
<th>Applicant Request</th>
<th>6/27 Staff Committee HOME Recommendations</th>
<th>Staff HTF Recommendations*</th>
<th>Balance Remaining of Applicants Request</th>
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<tbody>
<tr>
<td>PHA Front Street</td>
<td>$1,435,174</td>
<td>$510,174</td>
<td>$723,320</td>
<td>$201,680</td>
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<td>178 Kennebec Street</td>
<td>$370,000</td>
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<td>977 Brighton Avenue</td>
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<td>$0</td>
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<td>$880,174</td>
<td>$723,320</td>
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*Maintains $500,000 minimum balance

With appropriation of $1,000,000 WEX proceeds

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<td>$0</td>
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</tbody>
</table>

*Maintains $500,000 minimum balance; $498,320 of HTF unallocated
MEMORANDUM

DISTRIBUTE TO: Members of the Finance Committee

FROM: Brendan T. O’Connell, Finance Director

DATE: August 2nd, 2018

SUBJECT: Public Record of Proceedings: Meeting Minutes

During the July 19th meeting of the City of Portland Finance Committee a question was raised about meeting minutes and what is required to be maintained. Under the Maine Revised Statutes (1 M.R.S. § 403) any public meeting is required to maintain a record. “Unless otherwise provided by law, a record of each public proceeding for which notice is required…must be made within a reasonable period of time after the proceeding and must be open to public inspection.”

1 M.R.S. § 403 further states that required details of the record include:

A. The date, time and place of the public proceeding
B. The members of the body holding the public proceeding recorded as either present or absent; and
C. All motions and votes taken, by individual member, if there is a roll call

1 M.R.S. § 403 notes that “an audio, video, or other electronic recording of a public proceeding satisfies the requirements”. The City of Portland has undertaken the expense of recording all City Council meetings and Council Committee meetings which are live streamed and archived at the following location: http://townhallstreams.com/towns/portland_maine. This archive meets the requirement 1 M.R.S. § 403 and is an indisputable record of proceedings which may be viewed by any member of the public. Furthermore, City staff is always available to quickly respond to any specific questions or requests for additional information in regards to particular meeting proceedings.