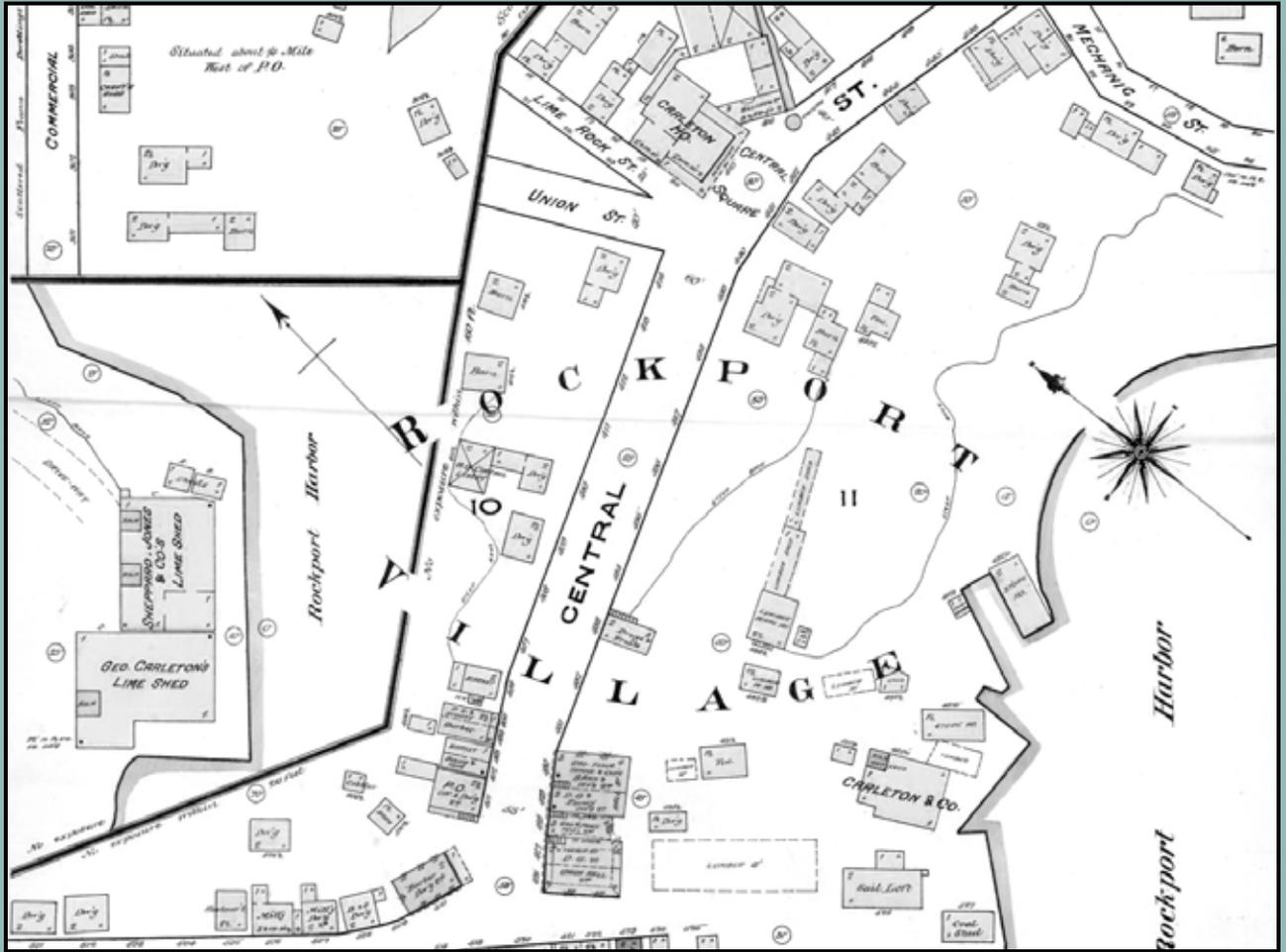
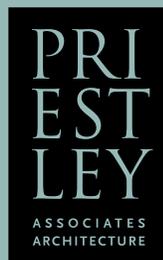


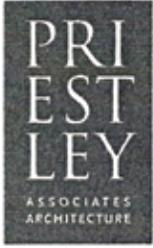
PRESENTATION OF QUALIFICATIONS FOR



ROCKPORT PUBLIC LIBRARY

“IN THE HEART OF THE VILLAGE”





Priestley + Associates
Architecture
23 Central Street
P. O. Box 424
Rockport, Maine 04856
207.236.7745 Rockport
617.936.0303 Boston
www.ppaarch.com

February 8, 2016

Dear Members of the Ad Hoc Library Planning Committee,

In conjunction with our consultants, Priestley + Associates Architecture offers the means to implement the rebirth of the Public Library, executed to a high standard. The size of our team is small enough to give individual attention to the Rockport Public Library and large enough to bring forces to bear to meet whatever schedule is required. Each of us is committed and enthusiastic about the prospective project.

We have assembled an exceptional team of design and library planning professionals who offer the breadth of experience necessary to design and administer construction of the new Rockport Public Library and its grounds. The depth and quality of our collective backgrounds is summarized in the accompanying materials we present for your review.

Over the course of a few years now I have followed and participated in our community's wide ranging dialogue on prospects for the library's future. As demonstrated by service on a number of Town committees and boards, I care deeply about how our Town works and looks, and am exceptionally pleased to see the Library project underway. I would bring my personal dedication to the undertaking as a long-time Rockport citizen, library user, and community-conscious local architect.

Based upon my observations of what our townspeople have voiced, I see the task before us as providing a design for the Library that reflects its significance in the community, honors its historic village location and Memorial Park, and responds to the needs of today's and tomorrow's library patrons. It must deliver a new, larger space that ties into the fabric of the community while carrying forward the friendly, welcoming, personal atmosphere of the current library.

We are grateful for the opportunity to submit our qualifications and look forward to meeting the Planning Committee to demonstrate our interest.

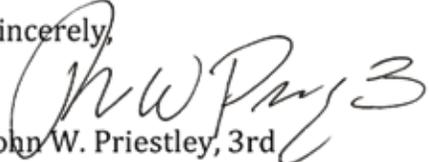
Sincerely,

John W. Priestley, 3rd
Priestley + Associates Architecture

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OVERVIEW OF QUALIFICATIONS

We have decades of broad experience producing well-designed buildings of all types, in Maine and beyond. Our team has considerable experience specifically with libraries/community space design and site development. Please refer to the accompanying materials, in addition to our team’s individual websites for specific examples; these are listed in the Appendix.

We have worked for the Town of Rockport and on many projects in the town including producing schools, offices, and homes. As members of this community, we are attuned to the history, needs, and beauty of this place. Some of our projects in Rockport include: The Shepherd Block, 245 Union Street, Maine Media Workshops, Children’s House Montessori School, Rockport Elementary School West, L. E. Leonard (now Rayr), 25 Main Street, and over a dozen residences in town.

Priestley + Associates Architecture offers the following qualifications unique to this project:

- Proximity to the Library site.
- Familiarity with the Town of Rockport’s Land Use Ordinance and a working relationship with its Planning Office Staff.
- Immediate availability for public meetings, committee meetings, and any project needs.
- Previous work with the Town of Rockport.



SCOPE OF SERVICES

Based upon your RFQ introduction, and what the Architect has gleaned from our Town's public forums on the Library, we foresee the potential services listed below:

- Library building design, with consideration of flexible use, responsibly-sized initial building with expansion capability, and symbiotic relationship with gathering spaces at adjacent Opera House
- Site design of combined parcel, inclusive of building, parking, usual site amenities such as paths/lighting/signage/landscaping, and Memorial Park design with respect given to existing memorials
- Potential re-routing or termination of Limerock Street, reconfiguration of intersection, consideration of enhanced and safer pedestrian circulation, and utilities

RELEVANT EXPERIENCE GUIDING A PROJECT

Priestley + Associates Architecture has successfully guided numerous projects through state and municipal reviews including State Fire Marshall review of Life Safety and ADA code requirements. Projects include schools, numerous offices, restaurants, and retail. Additionally, the Shepherd Block renovation underwent rigorous National Park Service review for approval of meeting historic standards.

COMMITMENT TO PROJECT

Our current and projected commitments pose no conflict with providing services for the Library. With our exceptional personal interest in the successful outcome, we would hold the Rockport Public Library at the top of our list.

SCHEDULE

In the absence of a project budget, size, and Town directives relative to commencement/occupancy targets, a schedule for delivery at this stage is guesswork; however, we offer prospective timeframes based upon extrapolation from numerous similar projects. These timeframes reflect a range for each phase, which can be highly variable depending upon how cumbersome the public input process is. On numerous occasions, we have delivered our services on a much more compressed schedule when the project demanded.

- Public/Committee/Design Team meetings to consolidate programmatic needs and overall aspirations 1 to 3 Months
- Design of the building and site, including periodic review/approval milestones, and establishment of budget 3 to 5 Months
- Construction Documentation, constituting bid-suitable drawings and specifications 4 to 6 Months
- Administration of Bid, construction contract negotiation, execution of contract for construction 6 to 8 Weeks
- Construction Administration, inclusive of site visits, review/approval of payment requisitions, project meetings, etc. Duration of Construction

LIABILITY INSURANCE

Priestley + Associates Architecture has adopted a unique but effective philosophy relative to insurance. We carry General Liability Insurance at all times; if requested by client, we are in a position to activate Professional Errors & Omissions Liability Insurance (See Appendix). Please note: E & O is intended to protect the Architect, not the Owner.

SUSTAINIBLE PRACTICES

Review of the accompanying materials will reveal experience on numerous LEED projects. However, with all due respect, the Architect would like to point out that LEED is a certification process only, one of considerable expense, and that Town funds may be more wisely directed into the Library construction and operations budget. All of the sustainability measures that would be “authenticated” through LEED can be incorporated into the construction without the certificate.

The Architect has produced sustainable buildings with increasing frequency, over decades, featuring photovoltaic arrays, geo-thermal heat/cooling, super-insulation, heat-recovery, ultra-efficient lighting, and passive solar strategies. We would enthusiastically guide the project to a “Net-Zero” standard or whatever forward-looking level of responsible energy use the Town desires.

RATES & FEES

In the Appendix, we have included both our standard Schedule of Fees for Commercial/Institutional projects and a copy of the State of Maine Architectural and Engineering Fees. Since the Rockport Public Library project entails building design, site design, and (potentially) Town infrastructure design in the form of street reconfiguration, none of these Fee schedules neatly conforms to the scope of work. These schedules may be considered a guide as we are open to negotiation on the fee basis and arrangement. For our Town’s Library project, Priestley + Associates Architecture pledges to not mark up consultant fees.

CONTRACTS

Priestley + Associates Architecture typically utilizes the AIA B-151 Owner-Architect Agreement. Upon request, we can furnish a copy of our proprietary Owner-Architect Agreement that covers essentially the same points as the B-151, but in shorter form.

ROCKPORT PUBLIC LIBRARY

PROJECT DESIGN TEAM



- ARCHITECTS | **PRIESTLEY + ASSOCIATES** | ROCKPORT, ME

LAUREN STARA - LIBRARY BUILDING CONSULTANT | **LAUREN STARA** | BELMONT, MA



- STRUCTURAL ENGINEERS | **BECKER** | PORTLAND, ME



- MECHANICAL & ELECTRICAL ENGINEERS | **BENNETT** | FREEPORT, ME



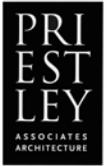
- CIVIL ENGINEERS | **GARTLEY & DORSKY** | ROCKPORT, ME



- LANDSCAPE ARCHITECTS | **COPLAN ASSOCIATES** | BAR HARBOR, ME



- LIGHTING DESIGNERS | **GREG DAY LIGHTING** | BATH, ME



PRIESTLEY + ASSOCIATES ARCHITECTURE

ARCHITECTS

ABOUT : ARCHITECTS



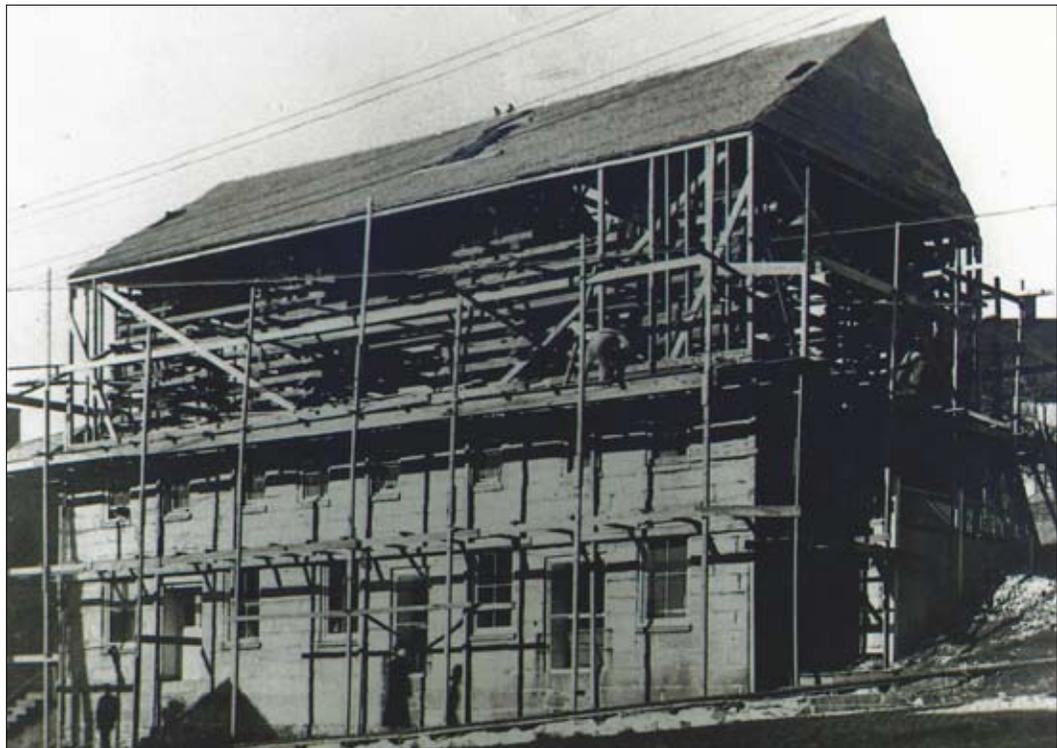
Priestley + Associates Architecture is an established, full service architectural practice located in the heart of Rockport Village. With emphasis on exceptional design, our firm's portfolio encompasses institutional, commercial, rehabilitation, multi-family, and residential projects. Our work is represented liberally along the coast of Maine, in numerous states, and in publications.

The individuals of Priestley + Associates have experience in designing a broad variety of structures, from large urban buildings to modest residential structures. We are an office of five, two of whom are licensed architects, with affiliations connecting us to outside associates for collaboration on larger projects. Our projects have won professional and municipal awards for design merit. Equally rewarding to us are the favorable comments we have received from individuals living in this community. Our portfolio demonstrates our affinity for New England's regional styles, historically sensitive work, traditional forms and materials, and buildings that fit their context.

We have developed a team approach, wherein the best projects are the result of client, architect, contractor, and consultants working together toward a common end. Each team member contributes unique interests and capabilities to the project. The architect in our arrangement is a facilitator as well as a designer; as such, a great deal of our time is devoted to communication. Established in 1992 as Bernhard & Priestley Architecture, we adopted the firm name of Priestley + Associates Architecture in 2013.

ABOUT : ARCHITECTS, CONT'D

As designers, we advocate the use of time-tested materials combined with current building technologies for a given application; we feel this provides our clients with the greatest return on their investment. During the design and detailing of a building, we strive for longevity both of the structure and its aesthetic. Each project designed in our studio has an individual identity – reflecting its site, program, budget, and especially the owner’s expectations. We frequently look to historical precedents for inspiration; the most successful designs appear to have a timeless quality and connectedness to their surroundings.



OUR CURRENT OFFICE, GRANITE HALL, ROCKPORT VILLAGE, UNDER CONSTRUCTION

ABOUT : ARCHITECTS APPROACH

Timeless and Unique

Intentionally avoiding a “signature” style, we undertake each project without a pre-conceived aesthetic. Instead, our building designs are responsive to their location, features, and orientation, to their context – whether wild or urban – and to their client’s needs and aspirations. We employ whatever style and ordering is best for the project – from historically faithful to contemporary expression. Our designs draw upon classic design principles, with emphasis on proportions, scale, and details that are pleasing and enduring.

Practical and Attainable

Our designs are grounded in the realities of construction and budget. Principal John Priestley has operated his own modest construction company, was employed by New England’s largest general contractor on a multi-building project in Boston, and continues to add to his hands-on building experience on his fourth personal home renovation, an 1855 Italianate in Rockport Village. With this construction experience, John has a distinct advantage over other architects when it comes to developing detailed construction drawings, designing cost-efficient buildings, and working with general contractors to ensure that his client’s buildings are correctly assembled. We emphasize full and frequent budget review as an integral part of the design process. Initially creating our own cost estimates for a given project, we continue to pursue the highest value for our clients through value engineering of contractor’s figures. While upholding financial rigor, we maintain that good design is independent of cost. Beautiful buildings can be designed and built at any budget.



NET-ZERO RESIDENCE & BARN

ABOUT : ARCHITECTS APPROACH, CONT'D

Attentive and Supportive

John Priestley would serve as the Library project’s primary contract person, head of architectural design, and design team coordinator. A decades-long inhabitant of Rockport Village, attuned to its unique character and history, John would devote his personal attention to the success of the Library project. Our process would be an inclusive one, embodying the best that the Library Committee, the Town, and our consultants have to offer.

Recognizing that the Town Comprehensive Plan indicates a strong preference for maintaining the historic character of the Village, and cognizant of complaints from our citizenry spurred by attempts at “au courant” homes here, we would align our efforts with our fellow Townspeople’s sentiments. Our goal would be to produce a Library that is a proud, prominent new civic structure while simultaneously harmonizing with its neighbors. In tune with other concerns expressed locally, we would emphasize ample and convenient parking with a financially responsible plan potentially featuring a modest initial buildout with the ability to expand gracefully. As is our practice with all of our designs, the floor plans would be a direct outgrowth of the programming, with the form of the building determined by an efficient layout that serves Library use and enjoyment.



HISTORIC ROCKPORT

AWARDS : ARCHITECTS

2015 Boston Society of Landscape Architects

Merit Award

Billings Cove Residence

2012 American Institute of Architects Honor Award

Maine Chapter

Number 32 Residence

Rockport, Maine

2010 Maine Preservation Honor Award

The Shepherd Block, Rockport

Excellence in Rehabilitation

2010 Camden-Rockport-Lincolnvilve Chamber of Commerce Award

Public Improvement: Leucadia National Corporation renovation of the Shepherd Block in Rockport and its “ambitious project to protect, renovate and revive downtown Rockport”

2004 Maine School Administrative District 28 Commendation

Contributions to creation of Rockport Elementary School West Campus



AWARD-WINNING BILLINGS COVE RESIDENCE

STAFF : ARCHITECTS



John W. Priestley III, AIA comes from a family of architects; both his father and great uncle practiced architecture in Boston. John became enamored of historic, New England buildings while working on projects such as Faneuil Hall, and others in Boston' Back Bay. He was educated at Boston Architectural Center and Cornell University and served as visiting critic on University of Maine's Architectural Program. As well as working for one of the largest building contractors in New England, John has also headed his own small construction company. He has maintained his hands-on building experience with several renovations of older, traditional homes, as well as large urban construction projects and feels that this direct knowledge of building construction is invaluable in his architectural practice. John is an advocate of alternative building energy technology, increasingly specifying solar, geothermal, and high R-value materials and energy-efficient systems in his work. He has served on Rockport's Planning Board and has contributed to the Town's Comprehensive Plan as well as the prospective Historic Ordinance committee. He is currently committee chair for the historic Rockport Opera House.



Craig D. Sweeny arrived in Maine from Boston where he worked at a variety of firms including Jeremiah Eck Architects, CBT, and Kent Duckham Architects and was involved in the design, documentation, and construction administration of projects ranging from childcare facilities, assisted living complexes and public libraries, to custom residences varying in size from the most humble to the most elaborate. A graduate of the University of New Hampshire and Harvard Graduate School of Design, and a registered Architect in Both Massachusetts and Maine, Craig divides his free time between his partner Jana, her two enthusiastic boys, and all manner of fiddling with, fixing and constructing things from the latest malfunctioning radio controlled helicopter to all manner of homeowner repairs.

STAFF: ARCHITECTS, CONT'D



Lisa Quatralo has practiced architecture for over 20 years with a focus on non-profit community, LEED-certified supportive housing, and cultural projects in New York City; Atlanta, Georgia; and Raleigh, North Carolina. She has also enjoyed artistic pursuits ranging from site specific sculptural installations to photography. Lisa has taught architectural studio courses at Georgia Institute of Technology and Parsons School of Design and has served as a design critic at various architecture schools. Lisa received her undergraduate and graduate architectural degrees from Hartford State Technical College, The Pennsylvania State University and Yale School of Architecture. Having recently completed her Permaculture Design Certificate in the mountains of North Carolina she was lured back to Maine by the beauty of its rugged coast.



Zel A. Bowman-Laberge is a proud Mainer and architectural designer who grew up in the small community of Eastport. After graduating from the Rhode Island School of Design she returned to her home state to practice design and assist communities with their construction projects. Prior to joining the team at Priestley + Associates she designed LEED-Certified Hannaford Supermarkets throughout New England. Zel enjoys organic gardening, hiking, beekeeping, and renovating a two-hundred year old farmhouse in Thomaston with her partner, Dan, and two cats.



Judith F. Getman moved to Maine eleven years ago to run a local business, a bakery and community-gathering place located in Rockland's flourishing downtown. With an MFA in Graphic Design and a background in architecture, she is passionate about cooking, birds, and photography, as well as keeping the office organized and on track. She has a life-long history of summers on Vinalhaven Island with her family.

RESUME: JOHN W. PRIESTLEY III

John W. Priestley III AIA
Architect, Owner and Principal
Home Address: 71 Main Street | Rockport, ME 04856

Education: Boston Architectural Center
Cornell University

Visiting critic on University at Maine's Architectural Program

Registration: Registered Architect in Maine

Community: He has served on Rockport's Planning Board and has contributed to the Town's Comprehensive Plan as well as the prospective Historic Ordinance. He is currently committee chair of the historic Rockport Opera House.

Professional Organizations and Affiliations:

American Institute of Architecture
Boston Society of Architects
Maine Preservation
National Trust for Historic Preservation
Institute of Classical Architecture & Art



CAMDEN HARBOUR INN

RESUME: CRAIG D. SWEENEY

Craig D. Sweeny
 Architect, Priestley + Associates Architecture
 Home Address: 172 Main Street | Rockport, ME 04856

Education: Harvard University - Graduate School of Design; 1986
 Master of Architecture
 University of New Hampshire; 1981
 Bachelor of Arts

Registration: Registered Architect in Massachusetts & Maine

Experience: 2010 - present Priestley + Associates Architecture
 2005 - 2010 Phi Home Designs
 1998 - 2005 Kent Duckham Architects
 1993 - 1998 CBT Architects
 1986 - 1993 Jeremiah Eck



BROOKS FREE LIBRARY

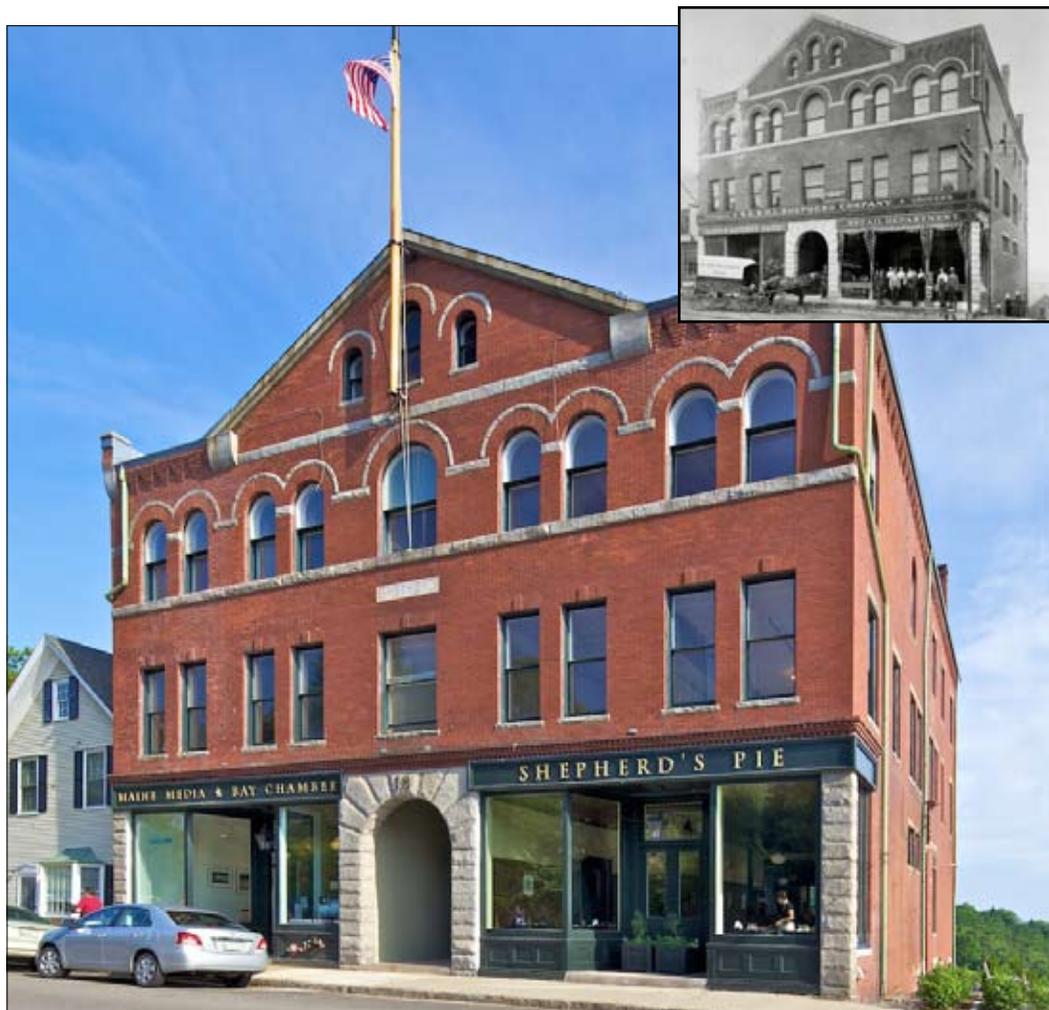
REPRESENTATIVE PROJECTS : ARCHITECTS

(NOTE: SOME OF THE FOLLOWING WERE PRODUCED UNDER THE ANTECEDANT FIRM BERNHARD & PRIESTLEY ARCHITECTURE; ALL ARE WORKS OF PRINCIPAL JOHN W. PRIESTLEY 3RD)

SHEPHERD BLOCK
Rockport, Maine

This historic 1891 brick building had been damaged by a fire before new owners undertook a complete restoration. Design work was carried out under the aegis of the U. S. National Park Service, to secure valuable historic tax credit – the project is the recipient of a Maine Preservation Honor Award.

The Shepherd Block now serves as a focal point in the center of Rockport and is the home of Maine Media Workshops and Bay Chamber Concerts as well as the location of a James Beard Award winning restaurant, also designed by the Architect.



HISTORIC PHOTO

REPRESENTATIVE PROJECTS : ARCHITECTS

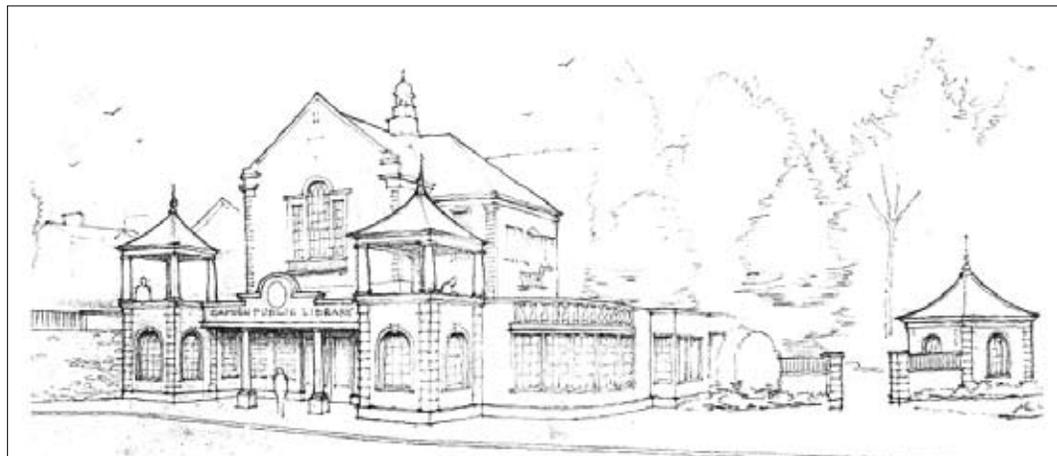
SHEPHERD BLOCK, CONT'D
Rockport, Maine



REPRESENTATIVE PROJECTS : ARCHITECTS

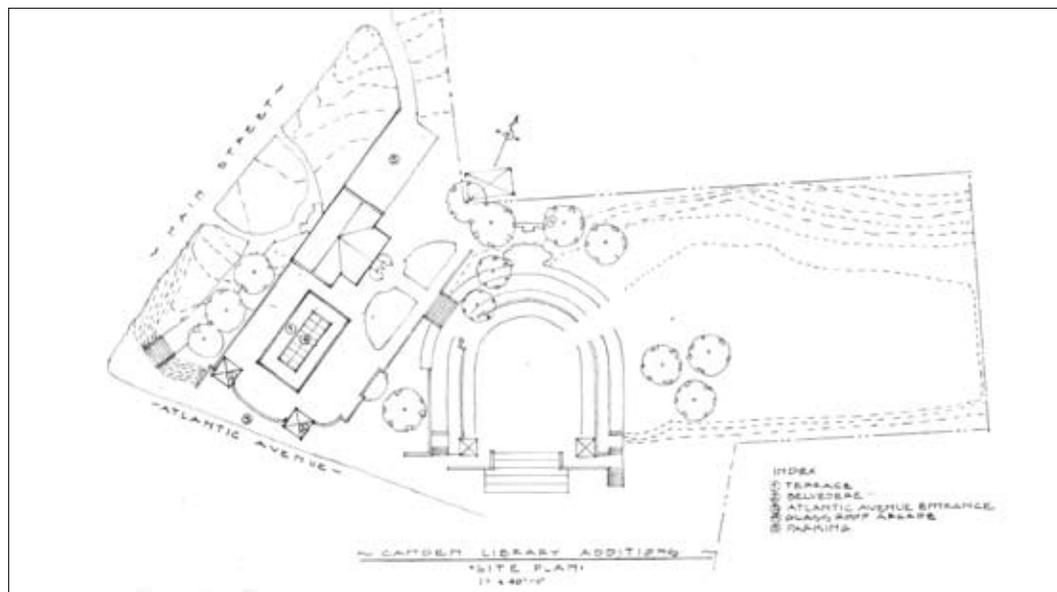
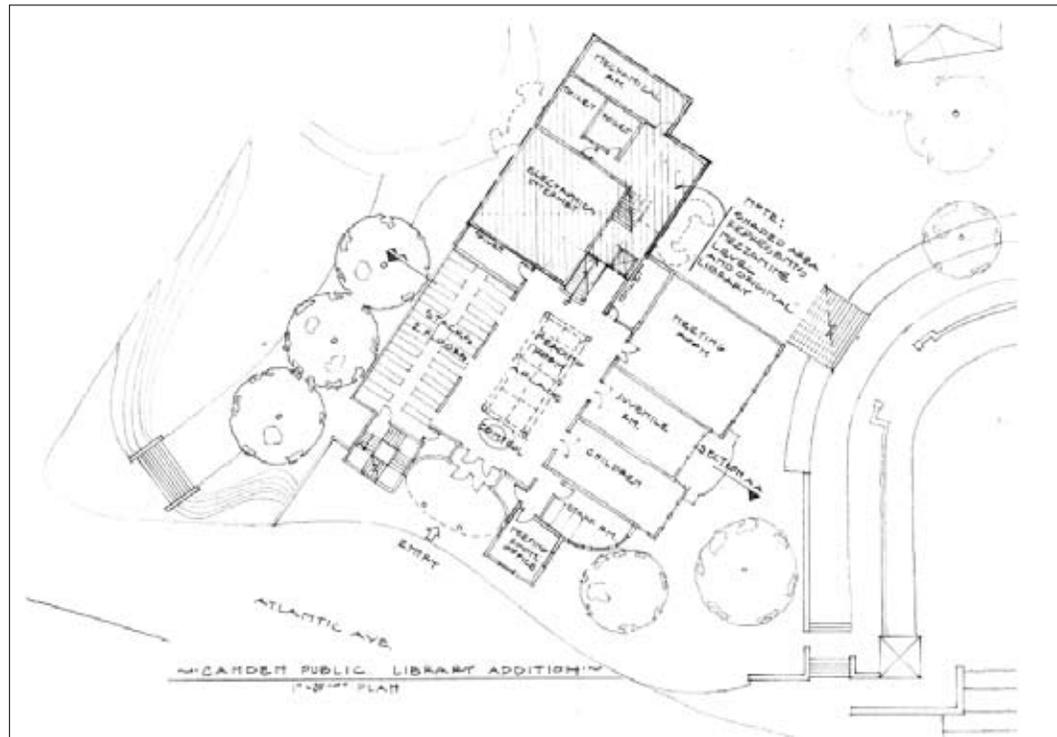
CAMDEN PUBLIC LIBRARY PROPOSAL – FINALIST
Camden, Maine

After examining several alternatives for the site of the Camden Public Library’s new addition, we concluded that a structure united with the lower level at the southern end of the existing building best met the criteria of historic sensitivity, efficiency, and economy. Our proposed addition respected the familiar prominence of the Camden Public Library building and the adjacent historically-designated Bok Ampitheatre, linking them with a coherence that strengthens both. By partially submerging the new addition, the grassy lawn to the south of the present library building remained as a foreground to the harbor view from the grand Paladian window in the main reading room.



REPRESENTATIVE PROJECTS : ARCHITECTS

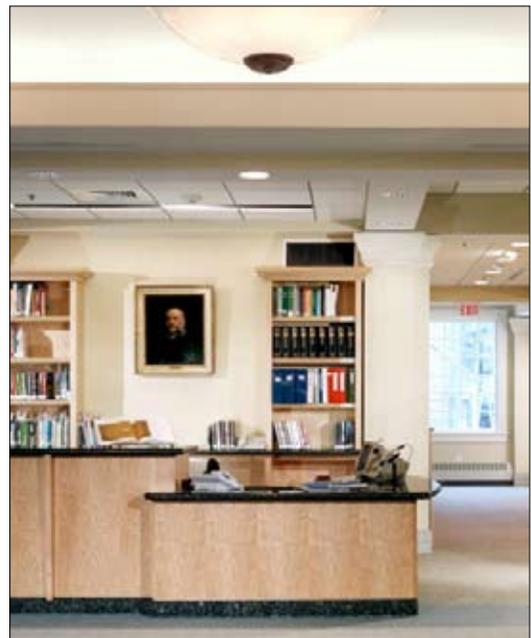
CAMDEN PUBLIC LIBRARY PROPOSAL, CONT'D
Camden, Maine



REPRESENTATIVE PROJECTS : ARCHITECTS

BROOKS FREE LIBRARY
Harwich, Massachusetts

Located in the Cape Cod community of Harwich, the original Brooks Free Library consisted of a 19th century wood frame building in an historic district of town. The Board of Trustees wanted to increase usable space, improve functional relationships between spaces, upgrade environmental systems, improve parking, and provide appropriate ADA accessibility. (Craig Sweeny, of Priestley + Associates Architecture, with CBT Architects, Boston, MA)



REPRESENTATIVE PROJECTS : ARCHITECTS

NORTH CAROLINA ARCHIVES LIBRARY RENOVATION Raleigh, North Carolina

A multi-phased interior renovation of a historically significant public building in Raleigh North Carolina, that culminated in a final phase of the conversion of the entry plaza into a green roof and public space. (Lisa Quatrale of Priestley Associates Architecture, with Cannon Architects, Raleigh, North Carolina)



PHOTOS VIA CANNONARCHITECTS

REPRESENTATIVE PROJECTS : ARCHITECTS

MERRILL MEMORIAL LIBRARY
Yarmouth, Maine

An interior renovation of and entry addition to a historically significant building in Yarmouth, Maine. (Lisa Quatrone, of Priestley + Associates Architecture, with Barba + Wheelock, Portland, Maine)



EXISTING - FROM LIBRARY'S WEBSITE



PROPOSED RENOVATION - RENDERING

REPRESENTATIVE PROJECTS : ARCHITECTS

MAINE MEDIA WORKSHOPS – FEASIBILITY STUDY
Rockport, Maine

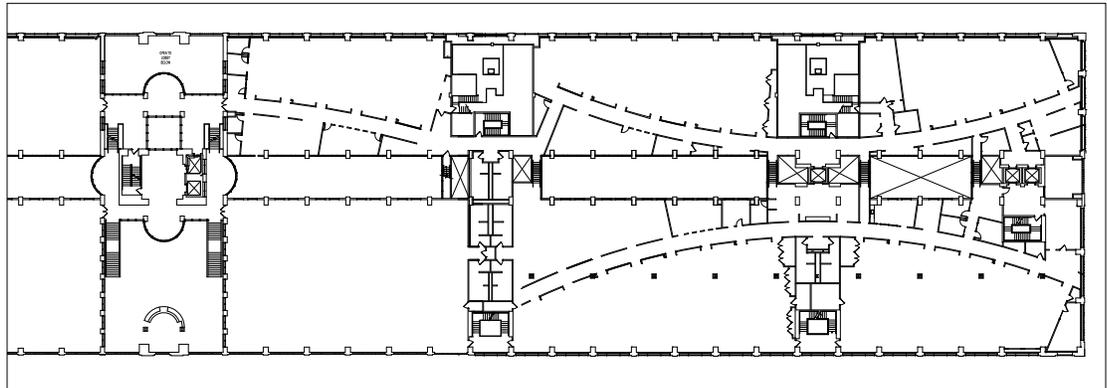
Based on the Architect’s comprehensive review of the client’s spatial and functional needs, the design features a prominent new entrance on West Street intended to give a new visage to the former school building and create an attractive focus for this campus. Building and site design were coordinated to efficiently accommodate public and staff circulation from parking areas, adjacent dormitories, and street into the building and throughout its interior. For the sake of cost containment, the concept balances the creative re-use of existing classroom spaces with the overarching need to create a compelling, new imagery for the institution.



REPRESENTATIVE PROJECTS : ARCHITECTS

athenahealth
Watertown, Massachusetts

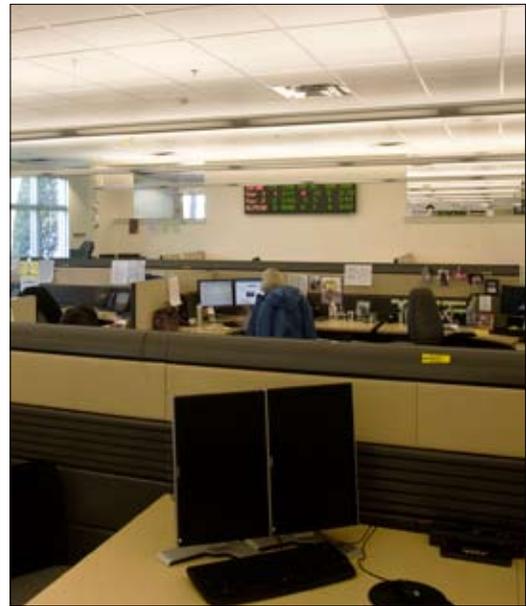
Constrained by rigid tenant occupancy requirements, this project resulted in the successful remodeling of 30,000 sq. ft. of an historic Arsenal building into contemporary, open, staff-friendly, multi-task environment. The project attained success through the coordination of a large team of specialists, consultants, and contractors, and Owner’s representatives.



REPRESENTATIVE PROJECTS : ARCHITECTS

athenahealth
Belfast, Maine

Spanning two successive construction phases encompassing 40,000 square feet apiece, this project entailed transformation of a conservative, static office interior into dynamic, employee-friendly spaces. New organizational spines, comprised of private offices and ancillary rooms, slice through each plan. High quality lighting and a carefully selected palate of finishes reinforce the design's creation of identifiable and differentiated "neighborhoods" within.



REPRESENTATIVE PROJECTS : ARCHITECTS

THE ELLIOT MONTESSORI SCHOOL – FEASIBILITY STUDY
South Natick, Massachusetts

The Architect submitted the winning proposal from a field of several architects for a 22,000 square foot Montessori School in South Natick, Massachusetts. The proposal is comprehensive, encompassing master planning, conceptual designs, cost estimates, scheduling, and meetings with school and community members.



REPRESENTATIVE PROJECTS : ARCHITECTS

DELUCA'S MARKET
Boston, Massachusetts

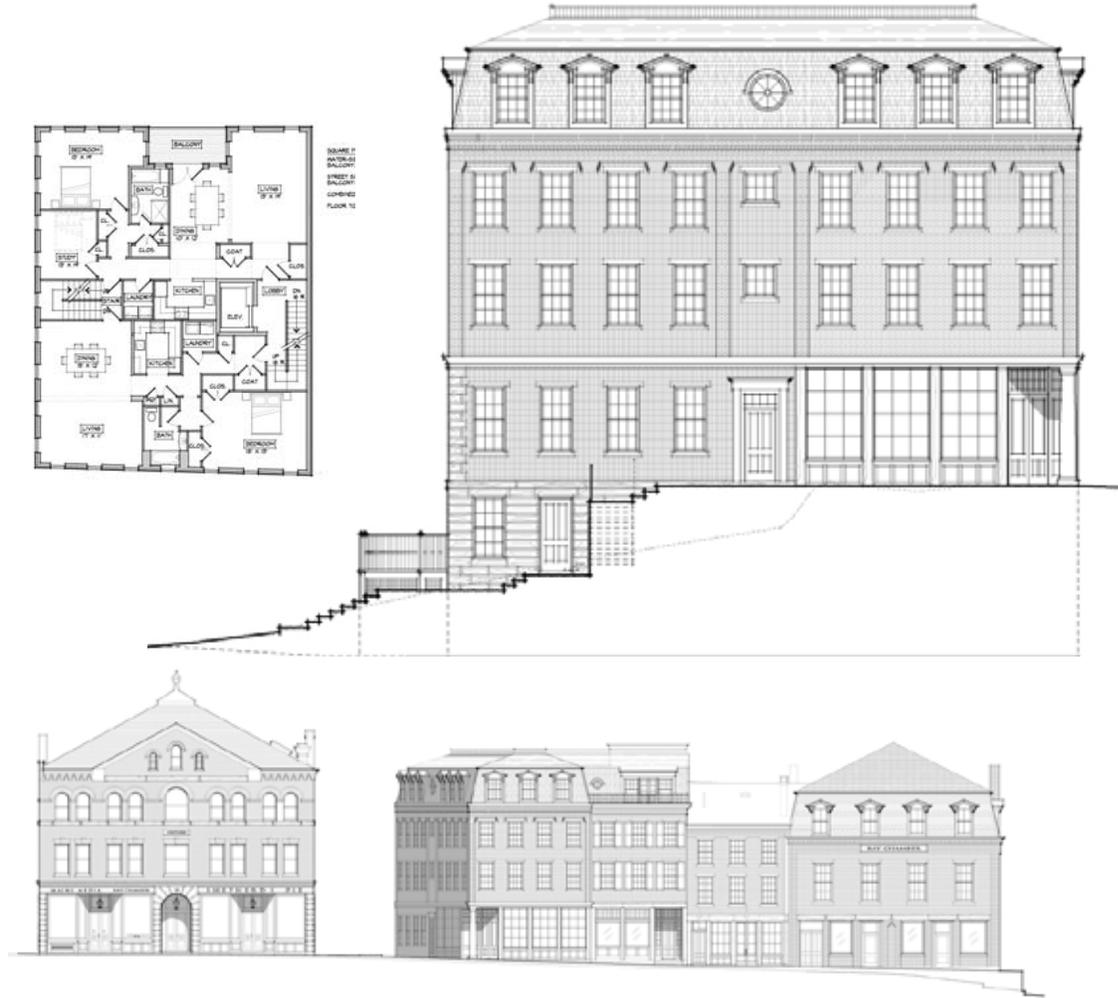
In the heart of Beacon Hill, this post-fire renovation preserves the half-century legacy of DeLuca's Market in this bustling urban community and the historic fabric of the neighborhood. Painstakingly recreated using damaged remains and photographic evidence, the project met the exceedingly rigorous historic review standards mandatory in this neighborhood.



REPRESENTATIVE PROJECTS : ARCHITECTS

CENTRAL STREET INFILL – FEASIBILITY STUDY
Rockport, Maine

The property owner of this currently vacant downtown lot commissioned the Architect to produce a series of concept studies with the goal of determining feasibility from a financial perspective. The studies included a series of plan and exterior elevation concepts, with sufficient development to support realistic cost estimation. A stated priority of the designs was to create a streetscape of facades architecturally appropriate to Rockport’s historic downtown. Photographs of the buildings originally standing on this lot were obtained by the Architect to inspire the design.



REPRESENTATIVE PROJECTS : ARCHITECTS

CHILDREN'S HOUSE MONTESSORI SCHOOL
Camden, Maine

An historic 1869 traditional school house was substantially renovated to accommodate a Montessori program's particular classroom and administrative requirements. Occupying a prominent corner location in the center of town, the project required sensitivity to extremely high community awareness and to historic authenticity. The project came in under budget despite a fast-track schedule.



REPRESENTATIVE PROJECTS : ARCHITECTS

CAMDEN HARBOUR INN
Camden, Maine

The design of this luxurious, Four Diamond inn, located on the Maine coast, blends its Victorian heritage with high-end systems and European décor. The renovation included thorough structural rehabilitation, new public rooms and suites, and the creation of an award-winning destination restaurant and bar. The interior was designed in concert with acclaimed Dutch designers. Working closely with the State Fire Marshall, the Architect achieved ADA and Life Safety compliance without compromise to historic elements.



REPRESENTATIVE PROJECTS : ARCHITECTS

UNION STATION
Rockland, Maine

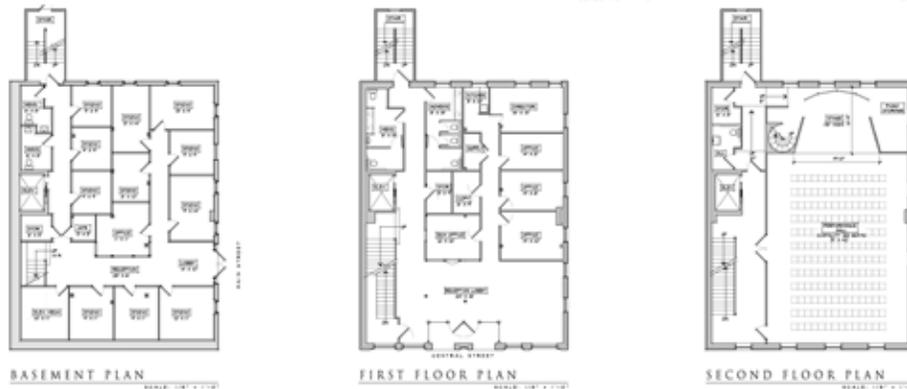
The northernmost stop of the Eastern Maine Railroad, Union Station, located in Rockland, Maine, was historically renovated to accommodate tourists, a restaurant, and commuters as they travel through the state of Maine. As architects, who respect the history of our communities, we were able to restore this building to its former glory.



REPRESENTATIVE PROJECTS : ARCHITECTS

UNION HALL – FEASIBILITY STUDY
Rockport, Maine

The Architect submitted a series of concept proposals to document, design, and administer the renovation of Rockport’s Union Hall. Executed over the course of three years, the proposals explored concept designs for Bay Chamber’s occupancy of the entire building, for example, and various shared occupancies. Each concept addressed ADA accessibility, life safety requirements, and structural remediation, as well as programmatic needs.

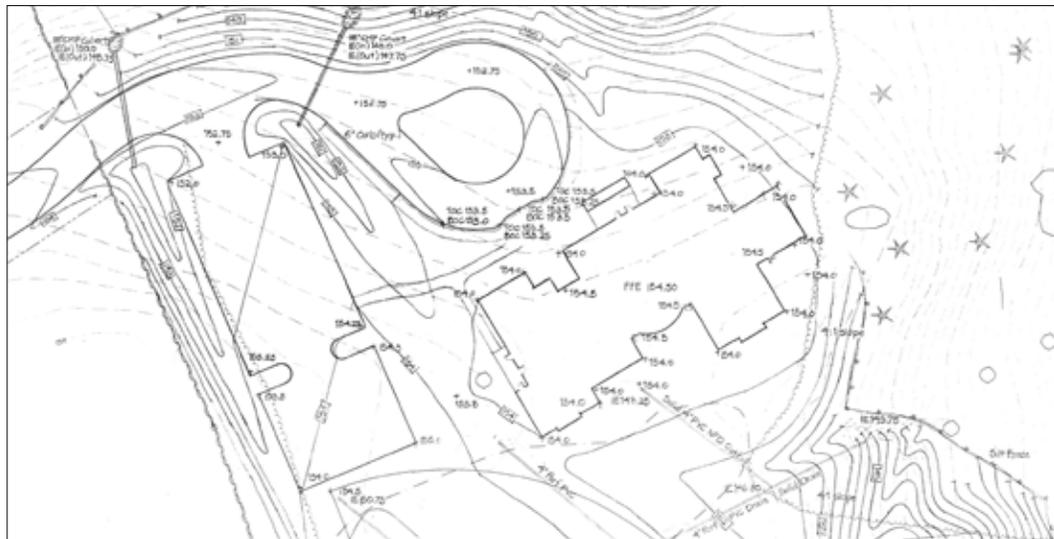


REPRESENTATIVE PROJECTS : ARCHITECTS

CHILDREN'S HOUSE MONTESSORI SCHOOL
Rockport, Maine

Eschewing an institutional image, this two-story building masquerades its considerable 13,000 square foot size through carefully scaled massing, textured shingles and board siding, and residential elements. 150 students and staff are accommodated in 8 classrooms, library, art room, and common space. This facility was awarded “Best New Building” by the regional Chamber of Commerce for the year of its completion.

Designed with a central school library, which was given a prominent and symbolic location adjacent to the central atrium.



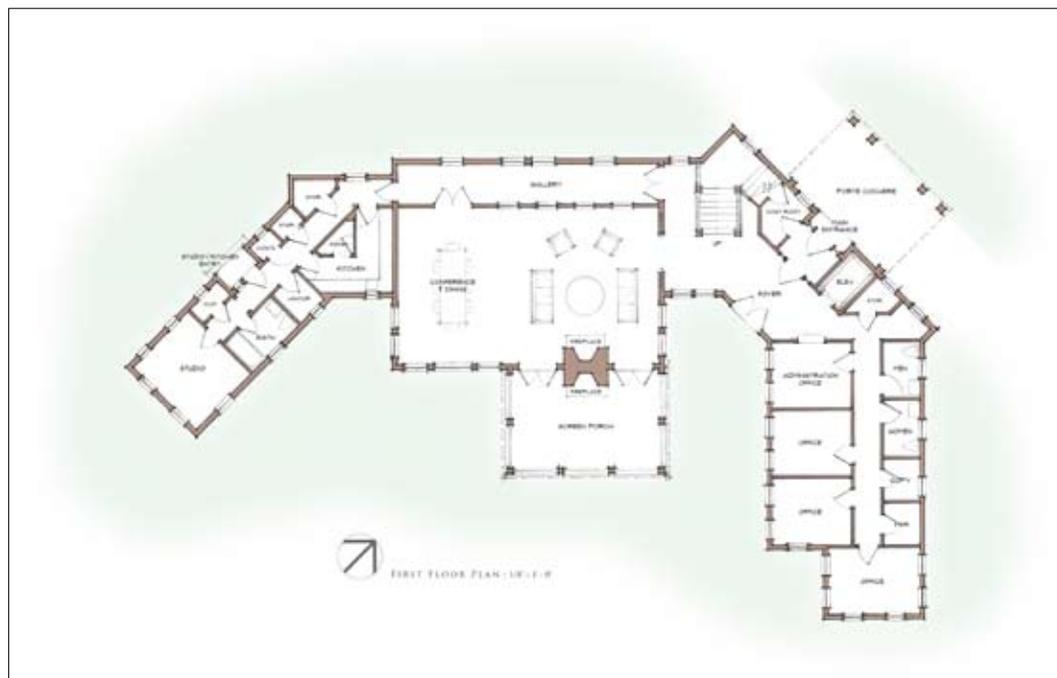
SITE PLAN BY COPLON & ASSOCIATES



REPRESENTATIVE PROJECTS : ARCHITECTS

CASCADE FOUNDATION – PROPOSED
Rockport, Maine

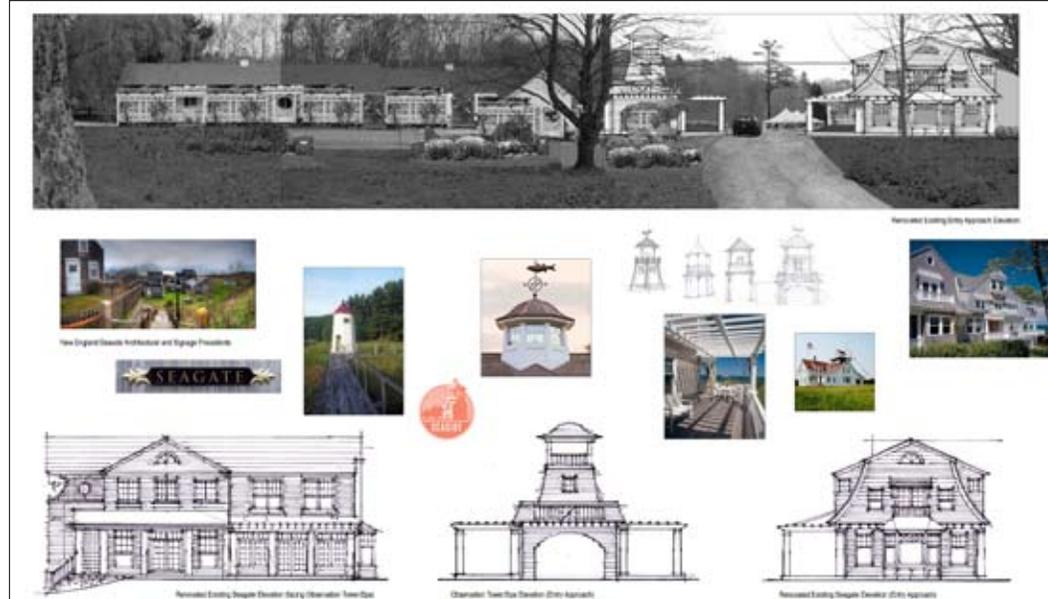
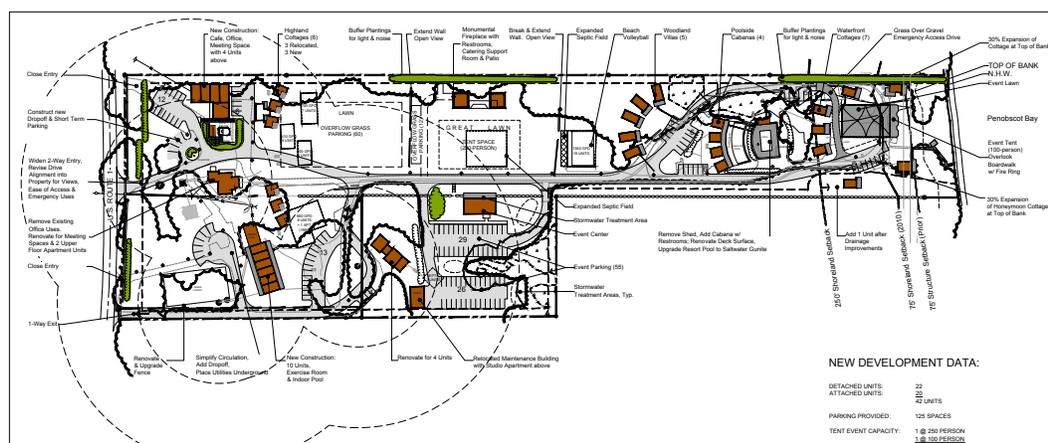
Although designed to be fully accessible for public use, this 4,250 square foot headquarters for a private foundation satisfied the vision of its owners through its modest, residential aesthetic. In addition to administrative and conference accommodations, a separate wing houses a resident artist. An art gallery doubles as a privacy and acoustical buffer from the road.



REPRESENTATIVE PROJECTS : ARCHITECTS

GLENMOOR BY THE SEA – FEASIBILITY STUDY Lincolville, Maine

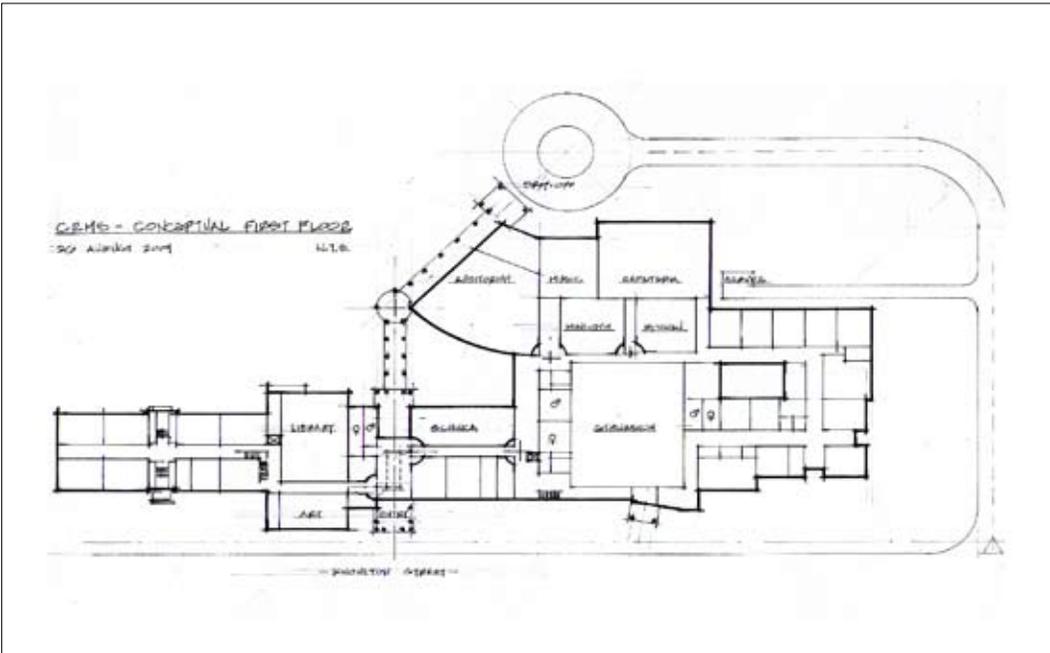
Working in close partnership with Landscape Architect Mohr & Seredin of Portland, this Architect developed a detailed site development plan for this seasonal oceanfront resort. The Architect’s work extended to include new buildings and renovations to existing ones, to recast the compound into the style of a classic, historically-inspired seaside resort. Drawings were accompanied by construction cost estimates, phasing, and scheduling documents.



REPRESENTATIVE PROJECTS : ARCHITECTS

CAMDEN-ROCKPORT MIDDLE SCHOOL RENOVATION & PROPOSAL
Camden, Maine

After Initially serving on a committee tasked with implementing a refreshed main entrance to the school (photos below), the Architect was asked to produce a conceptual proposal for the rehabilitation of the entire complex. A dual entrance consolidates both off-street pedestrian and students are dropped off at the rear, safely removed from traffic. The scheme efficiently utilizes portions of the existing facility.



REPRESENTATIVE PROJECTS : ARCHITECTS

PHELPS MEDICAL BUILDING – PROPOSED
Rockport, Maine

This ambulatory surgery center project included site design, as well as fully developed floor plans and elevations. With a prominent façade to face Commercial Street, the design drew inspiration from the historic Newport Casino, designed by McKim, Mead & White.



REPRESENTATIVE PROJECTS : ARCHITECTS

SELECTED ADDITIONAL PROJECTS:

Maine Media Workshops | Rockport, Maine

Renovation of office and photography studio on MMW campus; satellite facility and gallery in historic structure.

Camden Real Estate | Camden, Maine

Conversion of and addition to historic 1834 Federal house into multiple offices, conference rooms, and support facilities.

Newport Data | Portland, Maine

Adaptive reuse of 1800's brick masonry building loft into offices, conference and technical space; open floor plan style.

Kelmscott Farm | Lincolnville, Maine

New facility at institution preserving endangered farm species; includes offices, retail and Elderhostel dormitory, within 3-story structure. Designed and constructed in less than six months, this new structure achieved the owner's desired Cotswold cottage esthetic on a minimal budget.

Department of Labor | Dept. of Health & Human Service | Thomaston, Maine

Our design and rendering of proposed new construction and site enabled this developer to submit a competitive proposal to the state. The proposal included detailed costs and delivery dates for occupancy.

L.E.Leonard (Rayr Wine) | Rockport, Maine

A substantial addition to an historic mercantile building, our design featured an extension to retail space in the style of a large open porch.

Rockport Elementary School, West Campus | Rockport, Maine

This project involved the insertion of a public school's complex program into the residential scale and open plan of the former Children's House Montessori School. The Architects worked with both the school and school district administration to complete this fast-tracked project on schedule and on budget.

Town of Rockport | Rockport, Maine

Produced bid construction documents for new entrance vestibule for the Town Office Building. (To Be Constructed)

LAUREN STARA

LAUREN STARA

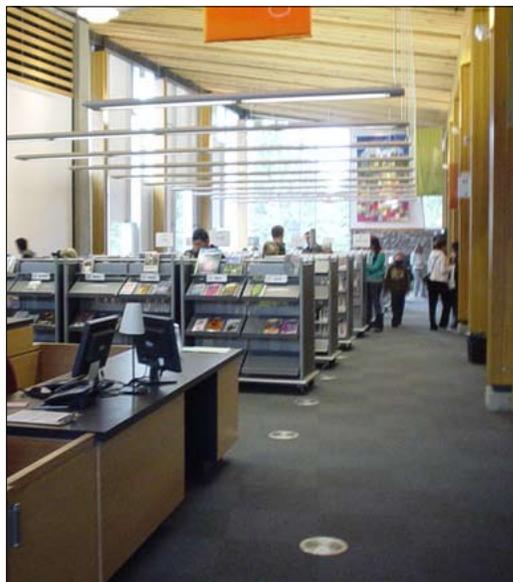
LIBRARY BUILDING CONSULTANT

ABOUT : LAUREN STARA

I am passionate about public libraries. I think they are vital to a healthy society, and at their best they are nimble and adaptable to our accelerating culture. We are in the midst of a fascinating, confusing time and none of us has a crystal ball, so our challenge is to build as much flexibility into our spaces and operations as possible. That way we will not be trapped in a moribund institution without the ability to give our users what they need and want. The user experience is paramount to the survival of libraries.

It's hard for me to encapsulate my work life into a couple of pages. I have experience in eight US states, two Canadian provinces, and one Eastern European country. That includes four public libraries, four academic libraries, three library schools, three design firms, two museums, one government agency and one zoo. I have done every job from page to Director; from consultant to architectural designer. Not all of these appear on my resume, but they have all shaped the librarian and the designer I am today.

Most of my library career, including two director positions, has been spent in small resort towns. I am well aware of the unique challenges Rockport faces in serving such diverse groups as locals, second homeowners, tourists and seasonal workers in both high and low seasons. As a designer, I cut my teeth at Walt Disney Imagineering, arguably the inventor of the user experience concept. I look forward to applying all this expertise to help make the best, most responsive Rockport Public Library possible.



WHISTLER PUBLIC LIBRARY

RESUME: LAUREN STARA

Lauren Stara

lauren.stara@gmail.com

20 Drew Road / Belmont, Massachusetts 02478 / USA / 617.877.7185

Education & Credentials:

1996: Master of Arts in Library Science, University of Arizona

1982: Bachelor of Architecture, University of Cincinnati

Registered Architect, California – 1989-present

Dual citizen, Canada/US

Professional Experience:

March, 2013 to present

Massachusetts Board of Library Commissioners

Boston, Massachusetts / 617.725.1860

Library Building Specialist: Support for public libraries throughout the state for planning & design and construction projects, including grant administration and technical assistance with library design

July to August, 2014

School of Library and Information Studies, University of Alberta

Online course

Adjunct Instructor, "Facilities Planning for Libraries and Information Centres"

Intensive summer course

November, 2010 to present

L*A Consulting

Whistler, British Columbia / 604.938.3538

Space planning and architectural consulting for libraries, including projects for Sechelt Public Library, Squamish Public Library, and Pelham Public Library (Ontario).

September to December, 2012

School of Library, Archival and Information Studies, UBC

Adjunct Instructor, "Library Planning and Design"

Weekly course, Thursday evenings

July, 2006 to October, 2011

Whistler Public Library

Whistler, British Columbia / 604.935.8433 / www.whistlerlibrary.ca

Director of the municipal library, including strategic planning, budgeting, personnel and community liaison duties. Managed the construction and move-in to a new 12,000sf LEED Gold library building. Responsible for a paid staff of 9.4 FTE serving a population of 10,000 permanent residents and approximately 10,000 seasonal workers and tourists.

July, 2001 to June, 2006

San Juan Island Library

Friday Harbor, Washington / 360/378-2798 / www.sjlib.org

Director of the island-wide library district, including planning, budgeting, personnel and community liaison duties as well as reference and collection development. Responsible for a paid staff of 7 FTE and a volunteer team of 70-80 serving a population of 7000.

RESUME: LAUREN STARA, CONT'D

January, 1991 to June, 2001 (excluding academic year in Eastern Europe noted below):

Bud Werner Memorial Library

Steamboat Springs, Colorado / 970/879/0240

7/1996-9/1998 and 6/1999 to June, 2001: Reference / Adult Services Librarian
Management of Reference Services, including training of staff and patrons in the use of resources; collection development and budget administration; OCLC copy cataloging and original cataloging; grant writing; supervision of circulation and technical services staff.

1/1991-7/1996: Various Paraprofessional Positions

Duties included IT administration and database management; reference; original cataloging and bibliographic maintenance; computer graphics, periodicals maintenance; interlibrary loan, including automation of the local ILL system; graphic design.

September, 1998 to June, 1999:

Civic Education Project

St. Kliment Ohridski University of Sofia (Bulgaria)

New Haven, Connecticut and Budapest, Hungary

Lecturer in Information Technologies for Bulgarian Library Science students; training in the use of electronic information resources for American, British and Bulgarian colleagues; grant writing.

January, 1989 to August, 1989:

Bishop Museum

Honolulu, Hawai'i / Exhibit design and interpretive design for Natural and Cultural History Museum.

1982 to 1987:

Walt Disney Imagineering

Glendale, California / Architectural design and graphic design for Disney theme parks.

1979 to 1981:

Bronx Zoo

New York, New York / Exhibit design and graphic design for the zoo.

Recent Publications, Presentations, Boards and Committees:

2013-present: MPLCP blog on library planning & construction issues:

<http://mbic.state.ma.us/grants/construction/blog>

2012: Presentation, PNLA Conference, Anchorage, Alaska: "Making the Most of the Space You Have"

2009-2011: Member, BC Libraries Cooperative Board of Directors

2009-2010: Chair, Sitka Business Function Group of BC Libraries Cooperative

2008-2008: Chair, Interim BC Libraries Cooperative Board of Directors

2007-2008: Member, Open Source ILS Advisory Committee (BC)

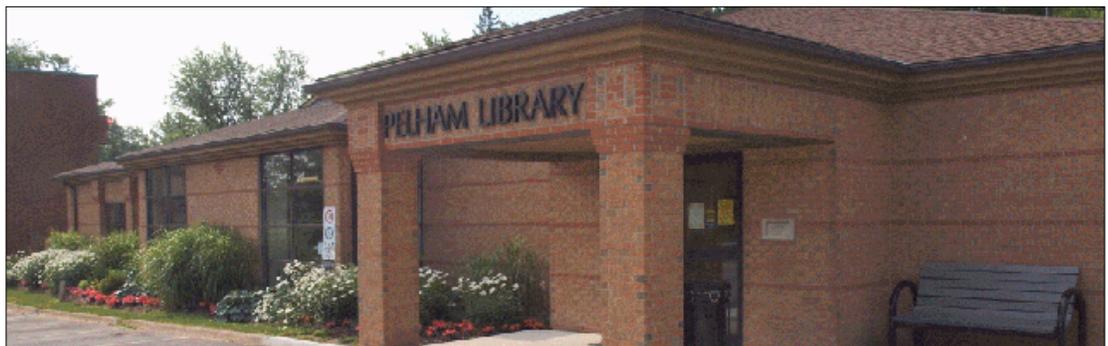
2006-2012: Weekly Column on library issues, *Whistler Question*

2006-2012: Member InterLINK Administrator's Advisory Group (Chair 2010; Vice-Chair, 2009)

REPRESENTATIVE PROJECT: LIBRARY CONSULTANT

PELHAM LIBRARY: Fonhill + Maple Acre Branches
Fonhill, Ontario, Canada

The Pelham Public Library was in need of space reconfiguration due to changes in patron usage and the deterioration of the Maple Acre branch facility. Recommendations include the reorganization of the Pelham branch, devoting more of the main level to patron space and moving staff functions to the lower level. A shift to self-check machines will reduce the need for a large circulation desk and refocus staff activities. This consultant worked with the Library Director and library staff to ensure that the library context was fully understood and to ensure a successful project outcome. The Library provided helpful advice, and to gain an understanding of the context of the project the consultants undertook a number of tasks. Among these were a review of the floor plans, the current collection size and layout, seating and program space allocations, and various background documents related to space planning in the last several years. Comparative data and observations from the two branches will address the question of relative use and space needs between the branches.



BECKER STRUCTRAL ENGINEERS

STRUCTURAL ENGINEERS

ABOUT : STRUCTUAL ENGINEERS

BECKER STRUCTURAL ENGINEERS, INC
Portland, Maine

Becker Structural Engineers, Inc. was founded in 1995. We have built a successful practice by providing practical, cost-effective and innovative solutions on a wide range of challenging projects. We serve a diverse clientele including architects, contractors, developers, industry and government. Our project involvement includes work with new and existing buildings, parking structures and bridges. Our substantial experience with contemporary building design is complemented by an extensive background renovating and restoring historic structures.

Our staff size allows us to deliver high quality service on multiple projects simultaneously. Our approach to engineering projects combines classical engineering theory and practical experience, paired with the versatility and efficiency of today's computer software for 3D structural analysis and Building Information Modeling (BIM). We use AutoDesk Revit to create structural models which interact and coordinate with architectural and mechanical models to develop a comprehensive building model to aid in the coordination of systems.

Our design capabilities are complemented by our construction phase services, which include construction reviews for general performance and implementation and administration of the IBC Special Inspections Program. We believe a strong job site presence contributes to enhanced quality and improved construction efficiency. Working with the owner, architects, and contractor and testing agencies, our office provides a full range of construction monitoring capabilities.

We credit our success to the outstanding architects, consultants and contractors who collaborate with us and to our dedicated staff who maintain the highest standards and integrity, which are essential in structural engineering.



ABOUT: STRUCTURAL ENGINEERS

COMPLETE LIST OF STAFF:

Becker Structural Engineering
Portland, Maine



Paul B. Becker, P.E., SECB	President
Todd N. Neal, P.E., SECB	Vice President
Angela J. Comeau	Director - Finance & Operations
Michelle A. Wilder	Marketing Manager
Jack A. Burgess	Associate
Daniel S. Burne, P.E.	Associate
Ethan A. Rhile, P.E.	Associate
David A. Macolini, P.E.	Senior Engineer
Nathan R. Merrill, P.E.	Senior Engineer
Bryson T. Welch, P.E.	Senior Engineer
Elizabeth S. Brownell, P.E.,S.E.	Project Engineer III
Joshua Martin-McNaughton, P.E.	Project Engineer III
Christopher G. Williams, P.E.,S.E.	Project Engineer III
Robert T. Nelson, E.I.	Project Engineer I
Matthew D. Paladino, E.I.	Project Engineer I
Benjamin T. Van Deventer, E.I.	Project Engineer I
Alexander R. Wheelock, E.I.	Project Engineer I
Dylan J. Ball, E.I.	Staff Engineer
Adam T. Sampson, E.I.	Staff Engineer
Albert P. Pevarnek	CAD/REVIT Senior Designer
Chris H. Forgues	CAD/REVIT Senior Designer
Robert J. Blake	CAD/REVIT Designer/Detailer II
Meghan S. Kalisz	CAD/REVIT Designer/Detailer II
Whitney B. Huse	CAD/REVIT Designer/Detailer I

RESUME: PAUL BECKER, PE



Paul B. Becker, P.E., SECB President

The founder of Becker Structural Engineers in 1995, Paul has over thirty two years of structural engineering experience in New England and the Mid Atlantic States. During his career he has gained specialized expertise in foundation support systems, earth retaining structures, steel framed building systems, cast in place, precast and post-tensioned concrete, masonry and timber construction. He has extensive experience in historic restoration, adaptive reuse, industrial and commercial expansions, concrete restoration, parking structures, failure investigations, value engineering, construction monitoring, and structural evaluations including material testing. His project experience includes commercial, industrial, municipal and educational facilities. Specialty topics include the design and anchorage of pre-cast concrete facades, the design of curtain walls utilizing light gage metal framing, stabilization of historic structures and the upgrading of existing structures, including seismic retrofits. He has served as lead design engineer and project manager responsible for establishing and monitoring schedules, budgets and quality control on projects with construction costs of up to \$40 million. Paul's computer program experience includes STAAD III, RISA-3D, RAM Structural System and AutoCAD. He is a Registered Professional Engineer in Maine, New Hampshire, Vermont, Massachusetts, Georgia, and Connecticut and holds a Master of Science degree in Civil Engineering with a Structural Specialization.



EDUCATION	University of New Hampshire, Master of Science, 1989, Structural Engineering Pennsylvania State University, Bachelor of Science, 1980, Civil Engineering
PROFESSIONAL REGISTRATION	Registered Professional Engineer in the States of Maine (#6554), Massachusetts (#39009), New Hampshire (#6258), New York (#86255) Vermont (#7773), Georgia (#033280), Connecticut (#20725), Rhode Island (#9067), Ohio (#74529), Certified in the Practice of Structural Engineering (#2285-0708)
PROFESSIONAL ASSOCIATIONS	American Concrete Institute American Institute of Steel Construction American Society of Civil Engineers Structural Engineering Association of Maine

75 York Street, Portland, Maine 04101 ■ 207.879.1838 ■ beckerstructural.com

RESUME: ETHAN A. RHILE, PE



Ethan A. Rhile, P.E. Associate - Senior Structural Engineer

Ethan joined BSE in September of 2001 after practicing structural engineering in the mid-Atlantic states. While at BSE, he has gained design, analysis and inspection experience in a wide variety of structural systems. He has extensive experience in the design of multiple story commercial office buildings, with several projects eclipsing 250,000 square feet. Additionally, Ethan has been involved with industrial, municipal, correctional, healthcare, parking and educational facility projects. He has served as a Project Engineer, responsible for the technical design, quality control, budgeting and construction administration for building projects one to ten stories in height, with construction budgets up to \$60 million.

His background includes specialty field evaluation of existing parking structures, timber framing systems, stage rigging grids, bridges, masonry wall systems, terracotta systems and retaining walls. He has an in-depth knowledge of computer software packages including STAAD-III, SAPP 2000, RAM Integrated system, AutoCAD, Word and Excel.



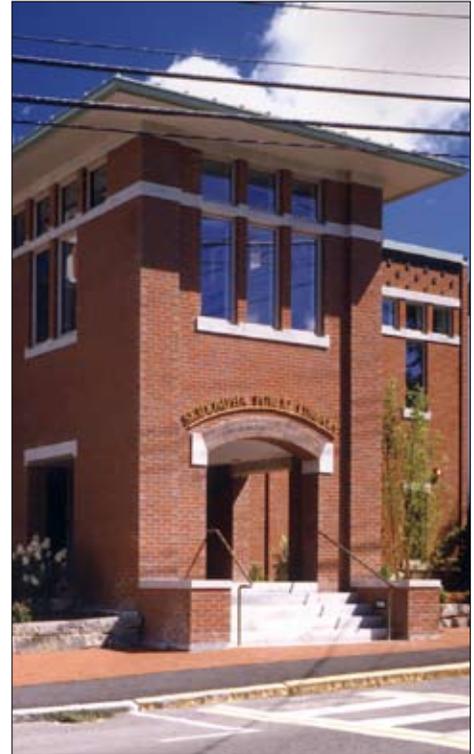
EDUCATION	Pennsylvania State University, Bachelors of Science, 1996, Civil Engineering
PROFESSIONAL REGISTRATION	Registered Professional Engineer in the State of Maine (#10266) Commonwealth of Pennsylvania (#057589)
PROFESSIONAL ASSOCIATIONS	American Institute of Steel Construction Structural Engineers Association of Maine

75 York Street, Portland, Maine 04101 ■ 207.879.1838 ■ beckerstructural.com

REPRESENTATIVE PROJECTS: STRUCTURAL ENGINEERS

SKIDOMPHA LIBRARY Damariscotta, Maine

A 12,000 SF two story structure over a partial basement with an attached 3,000 SF single story connector joining the existing historic library structure. Building design uses a steel framed structure with elevated cast-in place concrete slabs over composite steel deck. Roof structure is an exposed steel frame with exposed tongue-and-groove pot-latch wood decking. A central atrium further highlights exposed steel and wood. Design includes upgrades to existing wood framed building to meet new loading requirements.



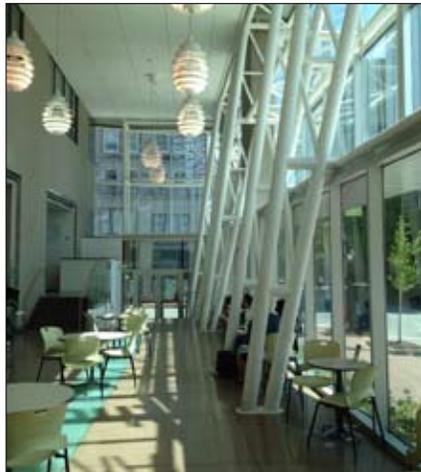
VIA HISTORICAL SOCIETY

REPRESENTATIVE PROJECTS: STRUCTURAL ENGINEERS

PORTLAND PUBLIC LIBRARY Portland, Maine

The renovation and addition featured an exposed, two-story structural steel truss framing system supporting a glass curtain wall to capture exterior space for increased building square footage. The truss frame system was connected to the existing structure in a manner to minimize penetrations through the existing granite facade. The renovation also included extensive floor penetrations, in-fills and strengthening of the lateral system as required to reconfigure the interior space and convert the building to a modern library.

2012 Maine AIA Honor Award | 2013 New England AIA Design Excellence Award



REPRESENTATIVE PROJECTS: STRUCTURAL ENGINEERS

MAINE HISTORICAL SOCIETY LIBRARY Portland, Maine

A 8,200 SF three-story addition to an existing research library. Design included steel framing to accommodate three levels of high density collection storage. Project included deep foundation design with close proximity to existing foundations on three sides. Project was designed to interact with a historic, two-story glass shelving system at the existing building interface.

2011 Maine Preservation Honor Award Recipient for Rehabilitation



REPRESENTATIVE PROJECTS: STRUCTURAL ENGINEERS

SELECTED ADDITIONAL PROJECTS:

Bangor Public Library | Bangor, Maine

Boston Public Library | Boston, Massachusetts

Falmouth Library Feasibility Study | Falmouth, Maine

New Gloucester Public Library | New Gloucester, Maine

Rangeley Public Library Addition | Rangeley, Maine

Skidompha Library | Damariscotta, Maine

Stewart Memorial Library HSR | Corinna, Maine

The Hyde School Academic Building Library Wing Addition | Bath, Maine

Turner Memorial Library Renovation and Additions | Presque Isle, Maine

Williams College Stetson Library | Williamsburg, Massachusetts



BENNETT ENGINEERING

MECHANICAL & ELECTRICAL ENGINEERS

ABOUT: MECHANICAL & ELECTRICAL ENGINEERS

BENNETT ENGINEERING, INC.
Freeport, Maine

Bennett Engineering, Inc. is a consulting firm incorporated and licensed to do engineering in Maine and several other states, specializing in heating, ventilating, air conditioning, fire protection, heat recovery, sanitary plumbing systems, electrical power distribution, telecommunications and lighting systems. Bennett Engineering's experience includes commercial, industrial, institutional, and historic projects working with industry, government, architects, owners, design/build teams and other engineers.

Computer programs are used for analyzing energy requirements, life cycle analysis, heating and cooling loads, equipment selection, pipe and duct sizing, feasibility studies, lighting levels and generator sizing. Contract documents are produced using computer-aided design.



VILLAGE CENTRE APARTMENTS

REPRESENTATIVE PROJECTS: MECH/ELECTRICAL ENGINEERS

SELECTED PROJECTS:



COASTAL ENTERPRISES INC

Coastal Enterprises, Inc. | Brunswick, Maine

Designed the heating, ventilating, air conditioning, sanitary plumbing, lighting, power distribution, data and alarm systems. This facility includes over 100 photo-voltaic solar panels and 3 geothermal wells that will substantially minimize the carbon based energy footprint.

Village Centre Apartments | Brewer, Maine | Passive House

Designed the heating, ventilating, air conditioning, sanitary plumbing, lighting, power distribution, data and alarm systems. This project received its per-certification and, once constructed, will be one of the first large Passive House multifamily developments in America.

Oak Street Lofts | Portland, Maine | LEED Platinum

Designed the heating, ventilating, air conditioning and sanitary plumbing, lighting, power distribution, data and alarm systems project design conforms to Maine State High Performance Building Standards, Benchmark Maine and LEED Certification Requirements.

Jackman Port of Entry, Jackman, Maine | LEED Gold

Designed the heating, ventilating, air conditioning, sanitary plumbing, and electrical systems for new border station. Project design conforms to Maine State High Performance Building Standards and LEED Certification Requirements.

Bath Savings Institute | South Portland, Maine | LEED Certified

Designed the heating, ventilating, air conditioning and sanitary plumbing, lighting, power distribution, data and alarm systems project design conforms to Maine State High Performance Building Standards, Benchmark Maine and LEED Certification Requirements.

REPRESENTATIVE PROJECTS: MECH/ELECTRICAL ENGINEERS

SELECTED PROJECTS: CONT'D

Durham Town Hall | Durham, New Hampshire | LEED Silver

Designed the heating, ventilating, air conditioning and sanitary plumbing, lighting, power distribution, data and alarm systems.

Pearl Place II Housing | Portland, Maine | LEED Platinum

Designed the heating, ventilating, air conditioning and sanitary plumbing, lighting, power distribution, data and alarm systems project design conforms to Maine State High Performance Building Standards, Benchmark Maine and LEED Certification Requirements. Received LEED for Homes Mid-Rise Platinum.

CHOM Elm Terrace | Portland, Maine | LEED Certified

Designed the heating, ventilating, air conditioning and sanitary plumbing, lighting, power distribution, data and alarm systems project design conforms to Maine State High Performance Building Standards, Benchmark Maine and LEED Certification Requirements.

Mt. Blue High Learning Campus | Farmington, Maine | LEED Certified

Designed the heating, ventilating, air conditioning and sanitary plumbing, lighting, power distribution, data and alarm systems project design conforms to Maine State High Performance Building Standards, Benchmark Maine and LEED Certification Requirements.



MT. BLUE HIGH LEARNING CAMPUS



GARTLEY & DORSKY

CIVIL ENGINEERS

ABOUT: CIVIL ENGINEERS

Gartley & Dorsky Engineering & Surveying

Camden, Maine

Gartley & Dorsky Engineering & Surveying, Inc. is a full-service civil engineering, structural engineering and surveying firm specializing in Maine projects. The firm was formed in 2003 by William Gartley, PE and James Dorsky, PLS who prior to that were principals in the Augusta-based firm of Coffin Engineering & Surveying and managed the Camden Office that was established in 1992. Since its inception, Gartley & Dorsky has expanded and enhanced its in-house services to include specialty disciplines such as wetland and soils science, small bridge design, historic structures, and hydrographic surveying. In 2013, Gartley & Dorsky opened a branch office in Damariscotta to expand its service area.

Surveying:

Boundary Surveys and Research
 Right-of-way Surveys
 Condominium Plats and Plans
 Topographic and As-built Surveys
 Elevation Certificates/LOMAs
 ALTA/ACSM Land Title Surveys
 Hydrographic Surveys
 Subdivisions
 Construction Layout

Permitting:

Natural Resource Protection Act (NRPA) Permits
 Army Corps of Engineers Permits
 Maine DEP Stormwater Permits
 Maine DEP Site Location Permits
 Flood Hazard Development Permits
 Subdivision Planning Approvals
 Municipal Coordination
 Shoreland Zoning

Natural Resource & Soil Services:

Soils Surveys and Mapping
 Site Evaluation
 Vernal Pool Identification
 Wetland Delineation
 Engineered and Conventional Septic Systems
 Wetland Mitigation and Remediation

Civil Engineering:

Roadway Design
 Construction Administration/Inspection
 Preparation of Construction Project Specifications
 Hydrologic Analysis and Design
 Water and Sewer Extensions
 Stormwater Management
 Site Planning
 Subdivisions
 Shoreline Stabilization
 Feasibility Assessments
 Culvert/Bridge Design

ABOUT: CIVIL ENGINEERS

Gartley & Dorksy Engineering & Surveying Camden, Maine

Complete List of Staff & Qualifications:

Name/Licensing	Role	Degree	Experience
William B. Gartley, P.E.	President, Principal Engineer	AS, BS	25 years
James A. Dorksy, P.L.S	Senior President, Chief Surveyor	BS	28 years
William T. Lane, P.E.*	Vice President, Principal Civil Engineer	BECE	30 years
Andrew Hedrich, P.E.*	Senior Engineer (Civil)	BS	13 years
Carmen B. Bombeke, P.E.	Senior Engineer (Structural)	BS, MS	13 years
Erik A. Peil, P.E.	Project Engineer (Structural)	BS	6 years
David Marceau, C.S.S./C.W.S.	Soil Scientist /Wetland Scientist	BS	31 years
David Starr, Jr., P.L.S., E.I.T.	Land Surveyor Damariscotta Branch	BS	10 years
Addison Whitworth, P.L.S.	Land Surveyor	BS	15 years
Steven Tremblay, P.L.S.	Land Surveyor	AS	38 years
Jeff Senders, E.I.T., P.H.D	Design Engineer	PhD	< 1 years
Jared Nash, E.I.T.	Engineering Technician (Structural)	BS	1 year
Natalie Marceau	Environmental Technician	BS	< 1 year
John Melanson	Engineering Technician	BS	22 years
Larkin Post	Engineering Technician	BA, MA	14 years
Delisa Morong	Office Manager	AS	19 years

* Certified in Maine Department of Transportation (MDOT) Local Project Administration



EDUCARE CENTRAL MAINE SCHOOL

RESUME: WILLIAM B. GARTLEY, P.E.**WILLIAM B. GARTLEY**

PRESIDENT (Maine P.E. 7961; Florida P.E. 73293)

Gartley & Dorsky Engineering & Surveying, Inc.

With a strong background in civil and structural engineering, Will leads the Gartley & Dorsky engineering team providing excellent engineering solutions for a full range of applications. His technical experience and knowledge is only surpassed by his natural ability to develop positive client relations and repeatedly produce a high standard of deliverables for each client and project. The continuous growth and development of Gartley & Dorsky in the small mid-coast area plays tribute to these attributes.

SKILLS PROFILE

- ❖ Project Management and Client Relations Development for all engineering projects
- ❖ Permitting and Client Representation – local and state regulatory approvals
- ❖ Structural Analysis and Design – steel, wood and reinforced concrete design, building inspections
- ❖ Civil Engineering Analysis and Design – alignment and grading, roadway and parking facility design
- ❖ Land Use Consulting – feasibility analysis, design alternative analysis
- ❖ Land Development Services – site inspections, site and subdivision design
- ❖ Code Administration: IBC, IRC, IEBC and NFPA

EDUCATION

- ❖ A.S., Civil Engineering Technology, University of Maine, Orono, Maine, 1987
- ❖ B.S., Civil Engineering, University of Maine, Orono, Maine, 1990

PROFESSIONAL EXPERIENCE**Gartley & Dorsky Engineering & Surveying, Inc., Camden, Maine, 2003-Present**

President: Lead engineering team with high expectations and performance standards aimed to provide high quality, efficient engineered solutions in a wide variety of applications. Work closely in a personal manner with clients to achieve desired objectives and produce desired deliverables. Responsible for company growth and development as local engineering needs expand and transition. Maintain close working relations with senior and project engineers to contribute technical expertise to the team in structural and civil engineering applications. Represent clients for local and state permitting requirements.

Coffin Engineering & Surveying, Inc., Camden, Maine, 1999-2003

President: Oversee business management and development of Camden branch office. Conduct engineering analysis and design, as well as civil and structural engineering project management. Guide clients through permitting and regulatory approvals processes.

Coffin Engineering & Surveying, Inc., Augusta/Camden, Maine, 1994-1999

Senior Engineer: Civil and structural analysis and design. Project management and construction administration. Client representation for permitting and approval applications. Principal projects include MBNA facilities development in mid-coast Maine.

Coffin Engineering & Surveying, Inc., Augusta/Camden, Maine, 1990-1993

Project Engineer: Civil and structural design and analysis. Computer-aided modeling and design.

ORGANIZATIONAL AFFILIATIONS

- ❖ American Society of Civil Engineers (ASCE)
- ❖ Structural Engineering Association of Maine (SEAM)
- ❖ Structural Engineering Institute (SEI)
- ❖ International Code Council (ICC)

RESUME: JAMES A. DORSKY, P.L.S.**JAMES A. DORSKY**

SENIOR VICE PRESIDENT, CHIEF SURVEYOR
(Maine PLS 2290, Alaska PLS 9021)
Gartley & Dorsky Engineering & Surveying, Inc.

With over twenty seven years of surveying experience, Jim leads the Gartley & Dorsky survey team with a high level of proficiency in conventional, GPS and bathymetric surveying services.

SKILLS PROFILE

- ❖ Land Surveying: Boundary surveys, deed descriptions, Topographic/As-built Surveys, ALTA/ACSM Land Title Surveys, Subdivisions, Condominium Plats and Plans, Elevation Certificates/LOMAs, Construction Layout
- ❖ Global Positioning System (GPS) surveys: Trained and experienced with Trimble and Ashtech equipment, field and post-processing experience since 1991
- ❖ Hydrographic Surveying: Bathymetric surveys, off-shore positioning

EDUCATION

- ❖ B.S., Forest Engineering, University of Maine, Orono, 1988
- ❖ Pre-Professional Forestry, Paul Smith's College, Paul Smith's, NY 1984

PROFESSIONAL EXPERIENCE

Gartley & Dorsky Engineering & Surveying, Inc., Camden, Maine, 2003-Present

Principal, Senior Vice President, Chief Surveyor: Leads survey team with high expectations and performance standards aimed to provide high quality, efficient surveys in a wide variety of applications. Responsible for company growth and development as local survey needs expand and transition. Maintains close working relations with senior and project engineers to contribute technical expertise to the team in survey applications.

Coffin Engineering & Surveying, Inc., Augusta & Camden, Maine, 1999-2003

Principal, Senior Vice President: Chief Surveyor for Camden Office and Head of GPS Department for Coffin Engineering & Surveying, Inc.

Coffin Engineering & Surveying, Inc., Augusta, Maine, 1996-1999

Project Surveyor: Surveyor and Head of GPS Department for Coffin Engineering & Surveying, Inc.

Lounsbury & Associates, Kuparuk, Alaska, 1995-1996

Office Technician: Field crew support, calculations, and plan preparation for construction surveys for structures and pipelines in the North Slope oil fields.

ASCG Incorporated, Anchorage, Alaska, 1991-1995

Project Surveyor: Performed all aspects of survey projects from start to finish from field work in remote locations throughout Alaska to finalizing final plans in the main Anchorage office. Work included topographic and boundary surveys, high precision monitoring and construction surveys for structures and pipelines on the Trans Alaska Pipeline and in the North Slope oil fields, high order GPS control surveys, and hydrographic surveying.

Ocean Technology, Ltd, (Subsidiary of ASCG, Inc), Anchorage, Alaska, 1990-1991

Party Chief for survey crew

Land Use Consultants, Portland, Maine, 1987-1990

Party Chief for survey crew

ORGANIZATIONAL AFFILIATIONS

- ❖ Maine Society of Land Surveyors (MSLS)
- ❖ American Congress on Surveying and Mapping (ACSM)
- ❖ National Society of Professional Surveyors (NSPS)

RESUME: WILLIAM T. LANE, P.E.

WILLIAM T. LANE
 VICE PRESIDENT (P.E. 7577)
Gartley & Dorsky Engineering & Surveying, Inc.

Experience in project development from conceptual phases to regulatory review, stakeholder input, design, construction and operations. Bill focuses on client needs, communicates, and contributes to projects with more than 27 years of problem solving experience.

SKILLS PROFILE

- ❖ Civil Engineering Project Management
- ❖ Civil Engineering Analysis and Design – alignment and grading, drainage and stormwater management, erosion and sedimentation control, utilities and infrastructure considerations
- ❖ Land Use Consulting – feasibility analysis, design alternative analysis
- ❖ Permitting and Client Representation – local and state regulatory approvals
- ❖ Contract Administration – bid document preparation and construction contract administration
- ❖ Facilities design – municipal and commercial applications
- ❖ Structural Analysis and Design – steel, wood and reinforced concrete design, building inspections
- ❖ Code Administration: BOCA, IBC and NFPA

EDUCATION

- ❖ B.E.C.E., The Cooper Union for the Advancement of Science and Art, New York, New York, 1986

PROFESSIONAL EXPERIENCE

Gartley & Dorsky Engineering & Surveying, Inc., Camden, Maine, 2003-Present

Vice President: Civil and structural design and analysis combined with a focus on overall project management and client relations. Projects in municipal, commercial, industrial, institutional and residential markets.

Coffin Engineering & Surveying, Inc., Augusta/Camden, Maine, 2000-2003

Senior Engineer: Civil and structural design and analysis combined with a focus on overall project management and client relations.

W.T. Lane, P.E./Timberwrights, Rockport, Maine, 1995-2000

Sole Proprietor: Projects in specialty construction, structural analysis and civil engineering for commercial and residential clients.

Lowry Environmental Engineering, Blue Hill, Maine, 1991-1998

Engineer: Projects in water quality applications for municipal, commercial and industrial clients. Consulting engineering, design, design/build and job fabrication.

Sear-Brown Group, Inc., Lake Success, New York, 1986-1990

Project Engineer: Projects in civil and environmental field for municipal, commercial and industrial clients.

ORGANIZATIONAL AFFILIATIONS

- ❖ American Society of Civil Engineers (ASCE)
- ❖ Structural Engineering Association of Maine (SEAM)

REPRESENTATIVE PROJECTS: CIVIL ENGINEERS

EDUCARE CENTRAL MAINE SCHOOL | LEED CERTIFIED Waterville, Maine

Gartley & Dorsky provided civil engineering, structural engineering, survey, wetland delineation and municipal permitting services for the LEED Certified Educare Central Maine school in Waterville, Maine. The facility is connected to the George J. Mitchell Elementary School (GJMS) and provides approximately 200 Waterville children with a first-class early childhood education facility. The Educare Central Maine facility was the first Educare learning center in New England and one of eight in the United States. Educare Central Maine is a formal partnership between Waterville Public Schools, KVCAP Early/Head Start, the William and Joan Alford Foundation and the Buffett Early Childhood Fund. Planning and design of the \$9.4 million early-childhood-education facility started in 2008; permitting, design document development and construction progressed on an expedited schedule, culminating in the on-time completion in September 2010. Gartley & Dorsky offered full-service engineering, surveying and permitting services for the project, working with a multidisciplinary team spearheaded by architect, RDG Planning & Design, based in Omaha, Nebraska.

Below is a sample site plan generated by Gartley & Dorsky for the facility:



REPRESENTATIVE PROJECTS: CIVIL ENGINEERS

SELECTED ADDITIONAL PROJECTS:



OLSON HOUSE VIA
FARNSWORTHMUSEUM.ORG

Farnsworth Art Museum Olson House | Cushing, Maine

Structural evaluation of iconic structure.

City of Rockland | Harbor Park Boardwalk | Rockland, Maine

Design & permitting of public boardwalk.

Hope Town Office + Library | Hope, Maine

Survey, civil design, site plan for building renovation.

Knox County Public Safety Building | Rockland, Maine

Prime Consultant for renovation and new construction project; civil, structural, permitting, wetlands, bid administration/inspections.

Lincolnton Town Office | Lincolnton, Maine

Design and construction of new sidewalks.
(Elm St, School St, Museum St, Winter St Limerock St)

St. George Jackson Memorial Library | Teanants Harbor, Maine

Structural design for building renovation.



JACKSON MEMORIAL LIBRARY VIA <https://www.facebook.com/JacksonMemorialLibrary/>

REPRESENTATIVE PROJECTS: CIVIL ENGINEERS

SELECTED ADDITIONAL PROJECTS: CONT'D

PITCH Indoor Soccer Facility | Warren, Maine

Surveying, civil and structural engineering, site planning, permitting, for new construction indoor soccer facility.

Front Street Shipyard | Camden, Maine

Surveying, civil and structural engineering, permitting for multi-building complex in Belfast Harbor.

Northport Edna Drinkwater School | Northport, Maine

Site design and septic system upgrade.

Rockport Opera House | Rockport, Maine

Project management for roof, windows, and painting.

City of Rockland | Rockland, Maine

Design and construction of new sidewalks.
(Elm St, School St, Museum St, Winter St Limerock St)

Rockport Town Office | Rockport, Maine

Structural Building evaluation – Interior/exterior cracks.



ROCKPORT TOWN OFFICE

REPRESENTATIVE PROJECTS: CIVIL ENGINEERS

SELECTED ADDITIONAL PROJECTS: CONT'D



UNITY FOOD HUB
VIA <http://www.unityfoodhub.com/>

Unity Food Hub | Unity, Maine | Historic

Surveying, permitting, civil/structural engineering for award-winning schoolhouse rehabilitation and re-purpose project.

Owls Head Transportation Museum | Owls Head, Maine

Civil, structural and site evaluation services for museum expansion and renovation.

Hope Town Office + Library | Hope, Maine

Survey, civil design, site plan for building renovation.

16 Bay View Street | Camden, Maine

Structural design for renovation of historic masonry theatre and restaurant space to hotel.

Freedom Mill | Freedom, Maine | Historic

Surveying and structural engineering for award-winning mill rehabilitation and re-purpose project.

CMCA | Rockland, Maine

Civil engineering for new construction museum.

Starfire Building | Rockland, Maine

Civil design for new construction art gallery and conditioned art storage.

Journey's End Marina | Rockland, Maine

Structural engineering for replacement boat storage and repair facility.

COPLON ASSOCIATES
Landscape Architecture and Planning

COPLON ASSOCIATES

LANDSCAPE ARCHITECTS

ABOUT : LANDSCAPE ARCHITECTS

COPLON ASSOCIATES: Landscape Architecture & Planning
Bar Harbor, Maine

Coplon Associates is an award-winning Mt. Desert Island-based landscape architecture and planning firm offering a range of site design and community planning services. Since the firm's founding in 1987, CA has developed innovative, sustainable design solutions for a wide variety of clients and projects. Their goal is to create, enhance, and protect significant and memorable environments.

Coplon Associates has been retained to assist in a wide range of institutional improvement projects by libraries, colleges and universities, schools, research institutions, health care facilities, museums, and other organizations. CA's institutional services have included program development, budgeting and phasing, long range master planning and detailed site design. CA works closely with institutional trustees and staff, user groups, marketing and development professionals, construction managers, and other design professionals in the planning and design of institutional projects.



RESUME: SAM COPLAN, FASLA, LEED AP

Samuel R. Coplon, FASLA, LEED AP

Sam Coplon is an award winning landscape architect whose built works, community planning efforts and contributions to land protection have made a significant impact to the environments in which we live, work, and recreate. In over 35 years of professional practice, Sam's work has focused on projects with discernible public benefit, demonstrating a command of the scales, complexities, and nuances inherent in the art and practice of landscape architecture. For the past 28 years Sam has directed Coplon Associates, a Maine based practice that has authored projects ranging in scale from the broad reach of community planning to the intimacy of dooryard gardens. Sam is a graduate of the Tufts University School of Engineering and the Harvard Graduate School of Design. He was named a Fellow of the American Society of Landscape Architects in 2012.



Experience

1987- Present
Principal, Coplon Associates

1985 - 1987
Sasaki Associates

1984 -1985
Arrowstreet Inc.

1983 - 1984
Carr-Lynch Associates

1981 - 1983
The Architects Collaborative

1980 - 1981
Roy Mann Inc.

1977 -1978
V. Michael Weinmyr Associates

Education

Master of Landscape Architecture
Harvard University
Graduate School of Design, 1980

Bachelor of Science, School of
Engineering Tufts University 1976
Magna cum Laude

Selected Honors & Awards

2011
Merit Award, Institutional Design
Davis Residential Village
Boston Society of Landscape
Architects

2010
Campus Planning Merit Award
University of Maine Master Plan
(with Sasaki Associates)
Boston Society of Architects

Merit Award in Sustainable Design
Davis Residential Village
(with Coldham and Hartman
Architects)
Integrated Design-Integrated
Development

2009
Sustainable Design Award
Davis Residential Village (with
Coldham and Hartman Architects)
Boston Society of Architects

Merit Award
University of Maine Master Plan
(with Sasaki Associates)
Society of College and University
Planning

2003
Merit Award, Institutional Design
The Abbe Museum
Boston Society of Landscape
Architects

2002
Merit Award, Parks & Recreation
Bar Harbor Village Green
Boston Society of Landscape
Architects

2000
Statewide Historic Preservation
Honor Award
Old Post Office & Customs House,
Machias, ME
Maine Preservation
(with Lewis + Malm Architecture)

Affiliations

American Society of Landscape
Architects, Boston Society of
Landscape Architects
1982 – Present

US Green Building Council
Accredited Professional

Tau Beta Pi
National Engineering Honor Society

Professional Registration

ME, MA, VT, AR

REPRESENTATIVE PROJECTS: LANDSCAPE ARCHITECTS

NORTHEAST HARBOR LIBRARY
Northeast Harbor, Maine



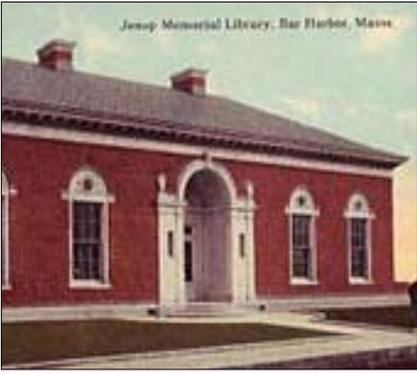
VIA facebook.com/nehlibrary/

REPRESENTATIVE PROJECTS: LANDSCAPE ARCHITECTS

JESUP MEMORIAL LIBRARY
Bar Harbor, Maine



VIA facebook.com/jesuplibrary/



REPRESENTATIVE PROJECTS: LANDSCAPE ARCHITECTS

THE JACKSON LABORATORY Bar Harbor, Maine

Coplon Associates designed and administered the construction of an eastern themed contemplative garden as part of a project to rehabilitate and expand existing research space at the Jackson Laboratory. Surrounded on four sides by three story buildings each constructed at different period of varying materials, the landscape design used simple themes of stone and plantings to unify the space and focus views to the ground plane. The design employs traditional eastern references of river, sea, forest and mountain, allowing one to both move through and contemplate the spaces.



REPRESENTATIVE PROJECTS: LANDSCAPE ARCHITECTS

SELECTED ADDITIONAL PROJECTS:

Husson University Living & Learning Center | Bangor, Maine | LEED Gold

Schoodic Education and Research Center | Winter Harbor, Maine

363 Deering Avenue Residence | Portland, Maine | LEED Gold

Snow Residence | Maine | LEED Gold

Woolwich School | Woolwich, Maine | Designed to LEED Silver/Gold Standards

Bar Harbor Village Green | Bar Harbor, Maine

University of Maine | Orono, Maine

Abbe Museum | Bar Harbor, Maine

Acadia National Park | Maine



GREG DAY LIGHTING

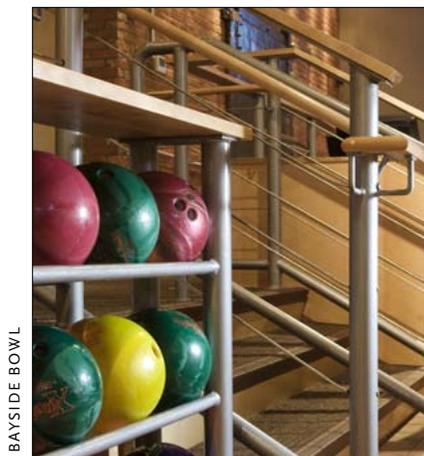
LIGHTING DESIGNERS

ABOUT : LIGHTING DESIGNERS

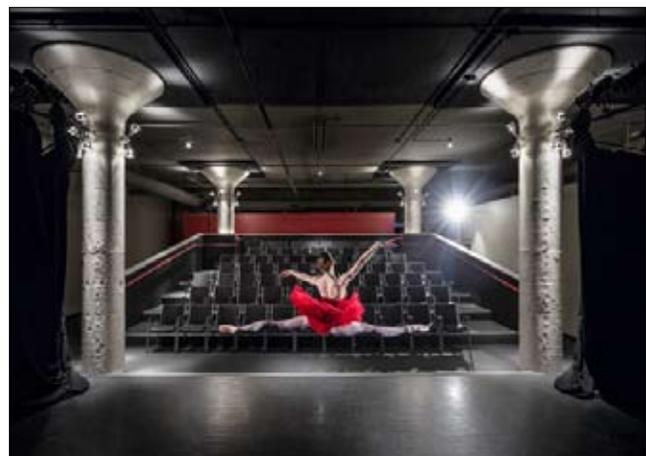
GREG DAY LIGHTING
Bath, Maine

Greg Day, IESNA, IALD, LC started his professional lighting career in 1986 as part of the IALD Internship Program in New York City. Since then he has designed the lighting for a wide variety of projects including homes, restaurants, office buildings, hotels, art galleries, museums, high-rise condominiums, entertainment venues, building facades, exterior sculpture projects and lighting studies for entire cities. He is nationally licensed (LC) by the National Council on Qualifications for the Lighting Professional. Greg was born in Maine and went on to receive degrees in Architectural Engineering and Architecture from The University of Kansas (both with honors). He continually studies the latest in lighting technology and equipment, attends seminars and conferences, and regularly tours manufacturing facilities. Greg has drawn and updated the illustrations for the last three publications of seminal lighting textbook, “Interior Lighting for Designers” by Gary Gordon.

Greg Day Lighting is a full service Architectural Lighting Design firm established in 1992. We work closely with Architects, Interior Designers, Landscape Architects, Engineers, Graphic Designers and Signage Designers as well as with the Client and other consultants to ensure that all aspects of a project are aesthetically and functionally illuminated. We want to make sure that the lighting adds excitement, energy and interest where appropriate and, conversely, that the lighting is quiet, subtle and unobtrusive when necessary. All projects are unique, so through team discussions we build a continually updated Question/Criteria list which helps guarantee that the final product reflects the original vision. Energy and cost concerns are always near the top of that list. Greg Day Lighting remains involved throughout the construction and commissioning phases working closely with the General and Electrical Contractors to assist with proper placement, lamping, control and focusing.



BAYSIDE BOWL



PORTLAND BALLET STUDIO P THEATER

REPRESENTATIVE PROJECTS: LIGHTING DESIGNERS

SELECTED ADDITIONAL PROJECTS:

Boothbay Public Library | Boothbay Harbor, Maine

Union Hall | Rockport, Maine | Historic

St. Thomas' Episcopal Church | Camden, Maine | Historic

Portland Museum of Art | Exterior Seven Sculpture | Portland, Maine

University of Maine, Augusta: Art + Architecture Building | August, Maine

Bates College, Chase Hall | Lewiston, Maine

Norway Opera House | Norway, Maine | Historic

Portland Ballet Studio Theater | Portland, Maine

Bayside Bowl | Portland, Maine



APPENDIX

- **CERTIFICATES OF LIABILITY INSURANCE**
- **LIST OF FEES**
- **STATE OF MAINE SCHEDULE OF FEES**
- **ARCHITECT FIRM CONTACT INFORMATION FORM**
- **ARCHITECT FIRM REFERENCE FORM**
- **CONFLICT OF INTEREST FORM**
- **PROJECT DESIGN TEAM CONTACT INFORMATION**
- **W-9 FORM**



Priestley + Associates
Architecture
23 Central Street
P. O. Box 424
Rockport, Maine 04856
207.236.7745 Rockport
617.936.0303 Boston
www.ppaarch.com

Commercial and Institutional Construction

January 1, 2014

Schedule of Architectural Fees as Percentage of Cost of Construction

Design service fees are derived as a percentage of construction cost. Construction costs are based upon building construction only and exclude site work, furnishings, or equipment. The architectural fee includes structural, mechanical and electrical engineering services. Not included are: interior design, landscape architecture, lighting design, or other specialized consulting.

The fee is incremental and compounded; i.e., a \$750,000 “New Construction” project is figured at 10.0% for the first \$500,000, and at 9.5% for the remaining \$250,000.

<u>Construction Cost</u>	<u>New Construction</u>	<u>Remodeling</u>
Up to \$ 500,000	10.0%	11.0%
\$ 500,000--1,000,000	9.5	10.5
\$ 1,000,000 and above	9.0	10.0

Schedule of Architectural Fees on an Hourly Basis

Principal Time	\$ 125.00
Conceptual and Schematic Design	\$ 115.00
Studio Time, Project Administration	\$ 95.00

Principal Time includes meetings, consultation, and public appearances such as board meetings. Design Time includes Conceptual, Schematic, and all other design work. Studio Time and project Administration includes drafting, specifications writing, project-specific correspondence, and financial review. Owner-requested overtime shall be charged at 1.5 times respective hourly rates above.

RATE SCHEDULE

<u>Classification</u>	<u>Hourly Rate</u>
<i>Principal</i>	\$140.00
<i>Associate</i>	\$125.00
<i>Senior Engineer</i>	\$115.00
<i>Project Engineer III</i>	\$110.00
<i>Project Engineer II</i>	\$100.00
<i>Project Engineer I</i>	\$90.00
<i>Staff Engineer</i>	\$80.00
<i>CAD/REVIT Senior Designer</i>	\$95.00
<i>CAD/REVIT Designer/Detailer II</i>	\$85.00
<i>CAD/REVIT Designer/Detailer I</i>	\$75.00
<i>Administration</i>	\$65.00
 <u>Reimbursables</u>	 <u>Charge</u>
<i>Mileage</i>	\$0.70/mile
<i>Blueprints / CAD Plots</i>	\$7.00/sheet (24X36)
<i>Photocopies</i>	\$0.20/sheet
<i>Scan/Finishing (E-mail)</i>	Cost plus 12%
<i>Communications Charge</i>	1.5% of amount invoiced
<i>Outside Consultants</i>	Cost plus 12%

Effective March 03, 2015



2016 FEE SCHEDULE

<u>CLASSIFICATION</u>	<u>FEE</u>
Principal	\$150.00/hr
Senior Engineer	\$135.00/hr
Engineer	\$125.00/hr
Designer	\$115.00/hr
Drafter	\$85.00/hr
Administrative	\$75.00/hr
Outside Consultant	Cost + 15%
Travel By Auto	\$0.55/Mile
Plan Copying	\$0.25/Sq. Ft.
Copies	\$0.20 Ea.
Plotting Service	\$5.00/Sq. Ft.
Expenses (Telephone, Airfare, Materials)	Cost + 15%
Testing	Cost + 15%



FEE SCHEDULE 01/01/2016

<u>CATEGORY</u>	<u>HOURLY RATE</u>
Principal	\$100.00 - \$130.00
Senior Engineer	\$90.00 - \$100.00
Project Engineer	\$75.00 - \$85.00
Design Engineer, E.I.T.	\$60.00 - \$75.00
Engineer Technician	\$70.00 - \$90.00
Project Manager	\$70.00 - \$85.00
CAD Technician	\$60.00 - \$70.00
Professional Surveyor/Project Surveyor	\$60.00 - \$75.00
Survey Technician	\$35.00 - \$50.00
Soils/Wetlands Scientist	\$80.00 - \$95.00
Environmental Technician	\$50.00 - \$65.00
Office Manager	\$55.00 - \$65.00
 <u>EQUIPMENT USED</u>	 <u>CHARGE</u>
Distance Meter (Disto)	\$10 per hour
Hydrographic Equipment (Echo Sounder/GPS/Laptop)	\$200 per day
Survey Boat w/ Motor	\$200 per day
Leica Robotic Total Station	\$50 per hour
Vehicles	\$0.55 per mile
Trimble GEO XT	\$20 per hour
Leica GS15 RTK GPS System	\$50 per hour
 <u>MISCELLANEOUS – Materials Only</u>	 <u>CHARGE</u>
Application Books: Small	\$5.00 each
Medium	\$10.00 each
Large	\$15.00 each
Monuments (5/8" rebar with plastic cap)	\$5.00 each
Mylar	\$15.00 each
Prints: 8.5" x 11"	\$1.00 each
11" x 17"	\$2.00 each
18" x 24"	\$2.50 each
24" x 36"	\$3.00 each
Stakes, Hubs, Risers	\$1.50 each

Gartley & Dorsky Engineering & Surveying, Inc. reserves the right to assign personnel and equipment to the particular project, and to record billable time; which includes time from the office to the project and return.

REIMBURSABLE EXPENSES include mileage for vehicles, and other costs of transportation, shipping, mailing, rental of equipment, copying of plans, deeds, and other documents, use of outside consultants, miscellaneous supplies and materials, etc. Any overnight personnel requirement will require lodging and meals to be reimbursed.



LIST OF ADDITION CONSULTANT'S FEES

LAUREN STARA LIBRARY BUILDING CONSULTANT

\$100/hour
plus travel time

COPLON & ASSOCIATES: Landscape Architecture & Planning

Principal: \$145/hour
Associate: \$80/hour
Technician: \$55/hour

GREG DAY LIGHTING

Principal: \$150/hour
Associate: \$85/hour
Staff: \$50/hour

STATE OF MAINE ARCHITECTURAL PROJECTS SCHEDULE OF RECOMMENDED FEES

Revised Schedule 2/89

New Construction Cost		A Rate	B Rate	C Rate
\$50,000	and below	10.0	11.0	12.0
\$50,000	to \$99,999	9.5	10.5	11.5
\$100,000	to \$149,999	9.2	10.2	11.2
\$150,000	to \$199,999	8.9	9.9	10.9
\$200,000	to \$299,999	8.5	9.5	10.5
\$300,000	to \$399,999	8.2	9.2	10.2
\$400,000	to \$499,999	8.0	9.0	10.0
\$500,000	to \$599,999	7.9	8.9	9.9
\$600,000	to \$699,999	7.8	8.8	9.8
\$700,000	to \$799,999	7.7	8.7	9.7
\$800,000	to \$ 899,999	7.6	8.6	9.6
\$900,000	to \$ 999,999	7.5	8.5	9.5
\$1,000,000	to \$1,499,999	7.3	8.3	9.3
\$1,500,000	to \$1,999,999	7.1	8.1	9.1
\$2,000,000	to \$2,499,999	7.0	8.0	9.0
\$2,500,000	to \$2,999,999	6.9	7.9	8.9
\$3,000,000	to \$3,999,999	6.8	7.8	8.8
\$4,000,000	to \$4,999,999	6.7	7.7	8.7
\$5,000,000	to \$6,999,999	6.5	7.5	8.5
\$7,000,000	to \$8,999,999	6.3	7.3	8.3
\$9,000,000	to \$10,999,999	6.1	7.1	8.1
\$11,000,000	to \$14,999,999	6.0	7.0	8.0
\$15,000,000	to \$19,999,999	5.9	6.9	7.9
\$20,000,000	to \$29,999,999	5.8	6.8	7.8
\$30,000,000	to \$50,000,000	5.7	6.7	7.7
For renovation projects add to percentage above		2.0	2.5	3.0
for that portion of the project that is renovation.				

EXAMPLES OF BUILDINGS ACCORDING TO DEGREE OF COMPLEXITY

- A-Rate For structures of simple architectural character such as : Warehouses, Garages, Hangers, Garages, Loft Buildings, Parking Structures.
- B-Rate For structures of usual architectural character such as: Office Bldgs. and Institutional Bldgs., Schools, dormitories, College Buildings (except special purpose Laboratories and Clinics), Armories

STATE OF MAINE ARCHITECTURAL PROJECTS SCHEDULE OF RECOMMENDED FEES, CONT'D

C-Rate For structures of individual or specialized architectural character:
Libraries, Communications Buildings, including Radio and TV Studios,
Clinics, Laboratories, Health Centers Theaters (Performing Arts).

The fees above are based on the cost of construction and apply to lump sum, single contractor contracts. Where separate contracts are involved or where the construction is to be performed on a cost plus fee basis, an additional charge should be negotiated. When new additions are combined with alterations to an existing building, the fee should be adjusted based on value proportionately in accordance with the schedule. For multiple and different uses occurring in a single building, the fee may be adjusted proportionately to each occupancy. The fee for multiple or repetitive units, employing one or more repeated plans, should be negotiated.

STATE OF MAINE ENGINEERING PROJECTS SCHEDULE OF RECOMMENDED FEES, CONT'D

New Construction Cost			A Rate	B Rate	C Rate
\$ 50,000		and below	11.8	13.4	15.0
\$ 50,000	to	\$99,999	11.0	12.3	12.6
\$ 100,000	to	\$149,999	10.5	11.7	12.3
\$ 150,000	to	\$199,999	10.1	11.2	12.0
\$ 200,000	to	\$299,999	9.6	10.5	11.4
\$ 300,000	to	\$399,999	9.3	10.1	10.9
\$ 400,000	to	\$499,999	9.0	9.8	10.5
\$ 500,000	to	\$599,999	8.7	9.5	10.3
\$ 600,000	to	\$699,999	8.6	9.3	9.9
\$ 700,000	to	\$799,999	8.4	9.1	9.8
\$ 800,000	to	\$899,999	8.3	9.0	9.7
\$ 900,000	to	\$999,999	8.2	8.9	9.5
\$ 1,000,000	to	\$1,499,999	7.8	8.5	9.2
\$ 1,500,000	to	\$1,999,999	7.7	8.3	8.9
\$ 2,000,000	to	\$2,499,999	7.6	8.2	8.7
\$ 2,500,000	to	\$2,999,999	7.5	8.1	8.6
\$ 3,000,000	to	\$3,999,999	7.4	8.0	8.5
\$ 4,000,000	to	\$4,999,999	7.3	7.9	8.4
\$ 5,000,000	to	\$6,999,999	7.1	7.7	8.2
\$ 7,000,000	to	\$8,999,999	6.9	7.5	8.0
\$ 9,000,000	to	\$10,999,999	6.7	7.3	7.8
\$ 11,000,000	to	\$14,999,999	6.6	7.2	7.7
\$ 15,000,000	to	\$19,999,999	6.5	7.1	7.6
\$ 20,000,000	to	\$29,999,999	6.4	7.0	7.5
\$ 30,000,000	to	\$50,000,000	6.3	6.9	7.4
For renovation projects add to percentage above for that portion of the project that is renovation.			2.0	2.5	3.0

EXAMPLES OF PROJECTS ACCORDING TO DEGREE OF COMPLEXITY

A-Rate Avg. parks, marinas, rec. areas design. Avg. foundation design. Sewage collection over 24" diam. in rural and lightly built-up areas. Retaining wall, storm sewers and drains of avg. complexity. Avg. electrical design. Avg. structural design. Ave. mechanical design. Roads, streets, small bridges

STATE OF MAINE ENGINEERING PROJECTS SCHEDULE OF RECOMMENDED FEES, CONT'D

and fills of avg. complexity. Airports with simple terminal facilities. Simple waterfront facilities. Small dams of avg. complexity.

B-Rate Complex electrical design. Complex structural design. Complex Mechanical design. Air pollution abatement, control, and testing. Sewage Treatment Facilities. Roads, streets and Asymmetric bridges in urbanized areas. Water treatment facilities of avg. complexity. Avg. telecommunication facilities and systems. Avg. acoustical engineering. Pumping stations. Intercepting and relief sewers. Complex parks, marinas, recreational areas designs. Complex foundation designs. Sewage collection up to 24" diam. in rural and lightly built-up areas. Airports with extensive terminal facilities. Bulk cargo handling facilities, liquid/solid. Pipelines, Ports, and Harbors. Transmission and distribution (electrical-telephone). Large dams or complicated small dams. Incinerators, Complex retaining walls, roof(s) etc. Complex storm sewers and drains. Solid waste disposal design.

C-Rate Electrical designs requiring extensive controls and instrumentation. Usually complex structural design. Foundation designs requiring unusual approaches or extremely complex soils analysis. Sewage treatment facilities of unusual complexity. Waste treatment facilities of unusual complexity. Complex acoustical engineering. Storm sewers and drains in heavily urbanized areas. Mechanical design for structures requiring extensive controls, instrumentation and interfacing. Sewage collection in heavily urbanized areas. Extremely complex bridges. Ports and Harbors with complex design consideration. Complex marine engineering. Aeronautical engineering. Rehabilitation projects of a complex nature.

For many engineering projects, it is most difficult to establish an exact rate or degree of complexity. This is due to the many varying engineering functions within any given project. In such cases, the fee can be negotiated on the basis of estimated man hours and an acceptable hourly rate (x a multiplier, if applicable). The fee schedule can then be used as a guide reference to support such a negotiating process.

APPENDIX A**ARCHITECT FIRM CONTACT INFORMATION**

The undersigned declares that the signer of this proposal is:

INDIVIDUAL doing business as: na

PARTNERSHIP doing business as: na

CORPORATION entitled: Priestley + Associates Architecture Inc.

Organized under the laws of the State of Maine having its principal office at:
23 Central Street, PO Box 424, Rockport, ME 04856



Authorized Signature

JOHN W. PRIESTLEY 3RD

Printed Name and Title of Authorized Signer

Priestley + Associates Architecture Inc.

John W. Priestley, 3rd, Principal

Firm or Corporate Name

Contact Name and Title

23 Central Street, PO Box 424

jpriestley@ppaarch.com

Street Address

E-mail Address

Rockport, ME 04856

207.236.7745

City/Town, State, Zip Code

Telephone Number

20 January 2016

none

Date Signed

Fax Number

Respondent is required to provide the Town with a completed and signed W-9 form. Additional insurance information will be required by the Town upon award of contract.

APPENDIX B**ARCHITECT FIRM REFERENCES**

REFERENCES: Three (3) Professional References with name, address, telephone number, and e-mail address:

Reference Number One	
Name	Jay Fischer, Cold Mountain Builders
Address	33 Pendleton Street, Belfast, ME 04915
Telephone Number	207.338.4552
E-Mail Address	jfischer@coldmtn.com
Reference Number Two	
Name	Michael Sabatini, P. E.
Address	23 Central Street, PO Box 929, Rockport, ME 04856
Telephone Number	207.975.3886
E-Mail Address	msabatini@bnpmaine.com
Reference Number Three	
Name	Stuart Finkelstein, Former director, Children's House Montessori School
Address	489 Middle Road, Warren, ME 04864
Telephone Number	207.691.0960 (c); 207.273.4366 (h)
E-Mail Address	stuart.finkelstein@fivetowns.net

While three references were requested, the Architect can provide a lengthy list of additional references.

APPENDIX C

CONFLICT OF INTEREST FORM

Pursuant to conforming with the intent of Charter Town of Rockport Article VIII § 4; *Conflict of Interest* and for the purposes of determining any possible conflict of interest in that regard, all bidders/vendors/agencies must disclose if any elected officials, appointed officials, or employees of the Town of Rockport are owners, corporate officers, majority stockholders, or employees of the bidding business or corporation.

Please indicate either "Yes" if any of the above statement pertains to you or "No" if it does not.

YES
NO

If "Yes", please fill in the information below stating the name of the individual and position held with the Town:

NAME(S)	POSITION(S)

Authorized Signature: _____

Printed Name: _____

Position: _____

Date: 20 JANUARY 2016

PROJECT DESIGN TEAM CONTACT INFORMATION

John W. Priestley, 3rd
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Massachusetts Board of Library Commissioners
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Greg Day
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greg@gregdaylighting.com

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Freeport, ME 04032
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www.bennettengineering.net
will@bennettengineering.net

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www.gartleydorsky.com
wgartley@gartleydorsky.com

Request for Taxpayer Identification Number and Certification

**Give Form to the
requester. Do not
send to the IRS.**

Print or type
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
John W. Priestley, 3rd

2 Business name/disregarded entity name, if different from above
Priestley Associates Architecture

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
 Individual/sole proprietor or single-member LLC
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
 Other (see instructions) ▶ _____

C Corporation S Corporation Partnership Trust/estate

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.)
23 Central Street, P O Box 424

6 City, state, and ZIP code
Rockport, Maine 04856

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number

			-			-			
--	--	--	---	--	--	---	--	--	--

or

Employer identification number

3	5	-	2	4	8	0	7	4	1
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ Date ▶ **20 JANUARY 2010**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.*
- By signing the filled-out form, you:
- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
 - Certify that you are not subject to backup withholding, or
 - Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
 - Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.