



Request for Qualifications Submittal

for

a New Rockport Public Library
in the heart of the village

from

Stahnke+ Kitagawa *Architects*

February 8, 2016



Stahnke + Kitagawa Architects

20 Bakeman Road, Harborside, Maine 04642
207 326 8877

February 4, 2016

Richard C. Bates
Town Manager
Rockport Town Office
101 Main Street
Rockport, Maine 04856

Re: RFQ for New Rockport Public Library

Dear Mr. Bates,

I am very much interested in the project to build a new library for the town of Rockport and so I am submitting this package of qualifications of myself and our firm in response to the RFQ. Libraries are the center of a community and one of the few cultural institutions that are shared by people of all ages.

I have two reasons for my interest in being the architect for your project. The first is that the public library of tomorrow will have to respond to the community's needs for program, meeting, instructional, and reading spaces. The internet has perhaps turned the public library's repository function inside out but it has only intensified the need to gather for the exchange of information and ideas as well as participation in cultural events. Town libraries have not been able to respond to this increased demand on space fast enough because of the challenge of capital expenditure. Never the less how libraries respond to this challenge will shape their relationship to their town for years to come. I think what's needed is a design solution that combines flexibility with welcoming comfortability.

I am familiar with these challenges not only from the architectural side of the table but also the owner's side. I have spent 6 years on the board of the Brooksville Free Public Library and have been treasurer and vice president. For my last year on the board I was president and during this time we expanded the physical space of the library by an additional 50%. As an architect I designed the interior of the library and in my role as the president I also had the responsibility for the financial stability of the library.

The second reason for my interest is your choice of siting the library. It's a challenging site, or sites depending on the solution, but it's also "in the heart of the village" as your RFQ says. Perhaps realigning Limerock Street and/or creating a pedestrian and view corridor through the site could give the library a

larger space but also keep the connection to the neighborhood. There really is no substitute for being in the center of town and within walking distance. This enables the library to be part of the town in a way that is not really possible if the site were on the fringe. However there is a kind of price to pay for this in the size of the land parcels and the cost of development. Because the building would occupy a large portion of the site and there may be the need for some on-site parking there would be potentially little flexibility for the future. It may seem premature to talk about a future phase beyond the project you are now considering but I can assure you it is not. Even if the library never needed to be any larger in the future there would still be a need to design for a higher degree of flexibility because the site was a tight fit. We always imagine what the possibilities might be for a future phase so that we do not create obstacles to change.

The challenges and opportunities that public libraries have today and the quirky conditions of your site will lead to a better design in the end. I think that design challenges will always create a more interesting and fulfilling design solution. Many times clients ask too little of their architects.

Thank you for your time and consideration of our materials I would like to talk with the selection committee face to face and discuss what we can do for you and how we would go about doing it. I hope that we can have the chance to meet.

Sincerely,
Bruce Stahnke AIA LEED BC&D

Firm Information & Specific Questions

1. Describe your depth of experience guiding a project through the various state review and approval agencies and building code requirements: All of the projects that are pictured in the individual project description pages attached have undergone numerous review processes. This is part of what makes a project work and sometimes can drive the schedule as well. To name a few of these reviews: State Fire Marshal for building code and ADA; Town Planning boards for ordinances and Shoreland Zoning regulations; Land Use Regulation Commission for planning and environmental review in the Unorganized Territory; State EPA for Wetlands, Stormwater and Shoreland Zoning Appeal; State DOT for traffic studies and driveway permits; Public Improvement Commission (Boston) for street discontinuance, air-rights, Public way improvements; Army Corp of Engineers for construction over the water in navigable areas; Zoning Board of Appeals for appealing zoning decisions; State Historical Commission and Local Historical commissions for designating historical structures, restoring historical structures, and designing within the historic district; State Elevator Inspection for variances for ADA lifts; as well as others.
2. Do you use AIA Owner-Architect Agreement contracts?: Yes
3. What is the extent of your liability insurance? Will it cover a multimillion dollar project? : Our insurance covers \$1,000,000 per claim/\$1,000,000 each policy year aggregate. This is the coverage we have carried for all our other multi-million dollar projects.
4. What are your hourly personnel rates and options for the structure of project fees? : Our hourly rates are \$90.00/hour for both Bruce Stahnke and Erlynn Kitagawa. Typically we would structure this type of project as an hourly fee through the programming and schematic design phase where the scope of the project has been set and the consultants can project their fees. At that point it would be possible to provide a fixed fee for the remainder of the project. We would be open to discuss other options as well.
5. Are you Leadership in Energy and Environmental Design (LEED) certified or otherwise expert in efficiency and conservation methods and materials? I have been a LEED certified professional since 2001 and was a founding board member of the Maine chapter of the USGBC. I have been on task force appointments for the ongoing development of the LEED system and I was awarded the Maine Chapter Leadership Award for 2009. We have frequently worked as a sustainability and LEED consultant for other architects. We perform energy modelling for all of our projects and have a working familiarity and facility with all the LEED sustainability issues. We have also worked with the Living Building Challenge rating system as well as designing zero net energy buildings and building off the grid.
6. Description of the firm's approach to projects with particular focus on distinguishing characteristics or services: Our most distinguishing

characteristic is that we are expert generalists, so although we can claim some expertise in fields like sustainable design, acoustics, building technology, and even designing and making light fixtures we prefer to think laterally. What this means is that we approach projects on their individual specific characteristics because this is where the potential is. Our design process is non-linear and is based on making connections between often seemingly unrelated ideas. Often these ideas are based on something the client has said or the particular site suggests. Listening to people and understanding the building site is where everything begins for us and we revisit these consistently and fruitfully throughout the project.



Bruce Stahnke, AIA LEED BD&C AP

Bruce Stahnke established Stahnke + Kitagawa Architects in 2001. Prior to this Mr. Stahnke was a principal at Finegold Alexander + Associates in Boston where he was the principal in charge of sustainable design and green building. Many of the projects listed below were designed with sustainable design features, those seeking LEED™ certification are designated. He graduated from Washington University in 1980 with a B.A. degree in architecture and received his Master of Architecture from the same university in 1982. He also studied at the Art Institute of Chicago.

Professional Registrations

Registered Architect, State of Maine

Registered Architect, Commonwealth of Massachusetts

Professional Affiliations

Registered **LEED™** BD&C Accredited Professional in sustainable architecture (since 2001)

U. S. Green Building Council of Maine, (Founding board member)

Member of the U.S. Green Building Council

Member of the Northeast Sustainable Energy Association

Member - Living Building Challenge Community

Member - American Institute of Architects

Recent sustainable design and green building activities in education and public policy:

Maine Global Warming Action Coalition, representative member from
U.S. Green Building Council Maine Chapter.

Natural Resources Council of Maine, Energy Efficient Building Policy in Maine task force
member.

Blue Hill Public Library guest lecturer - Green Building in a black and white world

Rhode Island School of Design, Sustainable design - continuing education

Common Health, WERU Radio guest lecture on green building ideas and techniques.

Renewable Radio, WERU Radio guest lecture on sustainable building and the LEED program

U.S. Green Building Council regionalization task force member, New England region

Bruce Stahnke

Recent projects:

George Stevens Academy, Tenny Hill Dormitory, Blue Hill, Maine
9,000 sf dormitory designed as phase one for a high school boarding program.
Complete rehabilitation and energy retrofit.

Blue Hill Food Coop, Blue Hill, Maine
12,000 sf Grocery store designed as a zero net energy building, **LEED™** status TBD.

Cobscook Community Learning Center, Trescott TWP, Maine
11,000 sf Community arts center and dormitory buildings, designed to Passive House standards **LEED™** Silver Certification anticipated.

Maine Organic Farmers and Gardeners Association, Unity, Maine, Education and conference center with offices and commercial kitchen service. 35,000 Square feet. Designed as a zero net energy building and pending **LEED™** Platinum certification and **Living Building Challenge** certification.

The Darwin Project, Boston, Massachusetts, (Design architect and sustainable design consultant) Biodiversity Museum and Botanical Garden (250,000 SF) on 4 acres in downtown Boston Sustainable design for the least environmental footprint. **LEED™** Platinum Certification anticipated

Visual Arts Center, Dartmouth College, Hanover, New Hampshire,
(Sustainable design consultant) 105,000 sf visual and performing arts center,
LEED™ Gold Certification anticipated

The Bay School Early Childhood Program, Blue Hill, Maine, Building housing Pre - K and Kindergarten classes for a Waldorf School

St. Brendan's the Navigator Episcopal Church Community Hall, Deer Isle, Maine, Addition to a 1850's church building of a community hall and support spaces. Super insulation and air-tight construction

Kenduskeag Biomedical Institute, Husson University, Bangor, Maine
23,000 sf Biomedical research laboratory, **LEED™** Silver Certification anticipated

Milton Academy, Milton, Massachusetts, (Sustainable Design Consultant)
Crossroads Campus Center, Student Center, **LEED™** Green Certification
Renovations and new building total of 51,000 sf

Milton Academy, Milton, Massachusetts, (Sustainable Design Consultant)
Wigglesworth Hall, History Department, **LEED™** Green Certification
Renovations to an 1883 classroom building of 26,000 sf

The Bay School, Blue Hill, Maine, Sustainable campus plan
and energy independence plan for Waldorf K - 8 school

Bruce Stahnke

Brooksville Free Pulic Library, Brooksville, Maine, Addition and complete redesign of interior library space.

Blue Hill Public Library, Children's library and Young Adult Center, Blue Hill, Maine, Design of children's library and young adult gathering spaces using sustainable and non-toxic materials.

The Grand Auditorium, Ellsworth, Maine

Design of a new 800 seat live theater/arts complex, 40,000 sf consisting of 3 live performance venues (Planned for LEED™)

Brooksville Elementary School, Brooksville, Maine, Arts and performing arts additions and renovations adding energy upgrades and using sustainable materials 25,000 sf

2180 Massachusetts Avenue, Cambridge, Massachusetts, 12 unit housing structure with retail on first level. Designed for LEED™ Silver Certification anticipated

Community and Cultural Buildings

(projects noted thus (*) were done while at Finegold Alexander + Associates in Boston)

- * **Fall River Courthouse**, Fall River, Massachusetts
Reuse of historic Durfee School, 75,000 sf National Historic Landmark
- * **Boston Opera House**, Boston, Massachusetts
Restoration of National Historic Landmark
- * **The Berkeley Building, 420 Boylston Street**, Boston, Massachusetts
Renovation and restoration of 1907 building and National Historic Landmark
- * **Congress Hall Hotel**, Cape May, New Jersey
Restoration of 1879 National Historic Landmark Building
- * **Governors Office**, Boston, Massachusetts
Restoration of the 1798 Bullfinch office suite of National Historic Landmark
- * **Anshe Emet Synagogue**, Chicago, Illinois
Renovation and expansion of historic synagogue, 85,000 sf
- * **Temple Sholom Synagogue**, Chicago, Illinois
Renovation and expansion of historic synagogue, 34,000 sf
- * **Temple Emanuel**, Newton, Massachusetts
Renovation and reconstruction of 74,000 sf synagogue
- * **The Jewish Community Center of Cleveland**, Cleveland, Ohio
Master Plan, Fitness center, school, and theater; 125,000 sf
- * **The Jewish Community Center and Jewish Home and Care Center**,
Mequon Park, Wisconsin, New 625,000 sf Community center, fitness center and senior living residences
- * **Congregation Beth Elohim Synagogue**
Acton, Massachusetts, 24,000 sf synagogue and school
- * **Basketball City**, Boston, Massachusetts
New sports facility
- * **Cambridge Family YMCA**, Cambridge, Massachusetts
Master Plan for athletic facility and adjacent residential site

Housing

- * **2 Clarendon Square**, Boston, Massachusetts
Renovation and reuse of 1868 church building into a 60 unit condominium complex
Historic Landmark
- * **226 Causeway Street**, Boston, Massachusetts
Renovation and reuse of a 1906 commercial bakery building. 400,000 sf including
108 residential units and 170,000 sf of office space.
- * **Bromley Park Housing**, Boston, Massachusetts
Boston Housing Authority, Site master plan and new construction, 3 buildings
- * **Heath Street Housing**, Boston, Massachusetts
Boston Housing Authority, Site master plan and new construction, 4 buildings
- * **Cambridge Family YMCA**, Cambridge, Massachusetts
Central House, Single resident occupancy housing renovation of 1898 building, 132 units
- * **32 Garrison Street**, Boston, Massachusetts
New construction of 46 residential units

Educational Institutions:

- * **The Early Learning Center at the Shurtleff School**, Chelsea, Massachusetts
Renovation and adaptive use; PreK and K school for 1,000 children
- * **University of Michigan, Student Publications Building**, Ann Arbor, Michigan
Renovation of 15,000 sf building
- * **Tufts University**, Medford, Massachusetts
Bromfield Pearson Building, Renovation and restoration of 1893 building
- * **City of Chelsea School Reuse Plan**, Chelsea, Massachusetts
Study for the reuse and disposition of 3 historic school buildings

Commercial

- * **Two Atlantic Avenue At Lewis Wharf**, Boston, Massachusetts
New construction of 70,000 sf addition to the historic Pilot House
- * **303 Congress Street**, Boston, Massachusetts
New Construction of 70,000 sf office building
- * **226 Causeway Street**, Boston, Massachusetts
108 residential units and 170,000 sf of office space
- * **The Old South Building**, Boston, Massachusetts
Renovation and reuse, 115,000 sf
- * **MBTA Intermodal Transportation Hub and Retail Center**, Lynn, Massachusetts,
New construction, 1,000 cars, commuter rail, bus facility, future light rail terminus
- * **Hayden Building**, Boston, Massachusetts
Feasibility study for renovation and reuse of H.H. Richardson building
- * **The Dennison Triangle**, Framingham, Massachusetts
Restoration and reuse of historic mill buildings, 600,000 sf
- * **Olmstead Plaza Research Center**, Boston, Massachusetts
Conceptual design for development and reuse of historic Sears building 1,000,000 sf



Erlynn Kitagawa, Registered Architect

Erlynn Kitagawa established Stahnke + Kitagawa Architects in 2001. Prior to this Ms. Kitagawa was the design review architect for the Executive Office of Communities and Development of the Commonwealth of Massachusetts. She graduated from Washington University in 1980 with a B.A. degree and received her Master of Architecture from the same university in 1982. She is a registered architect in the Commonwealth of Massachusetts. She has managed numerous projects, including the restoration and renovation of buildings of historic significance, adaptive use, and new construction. She is skilled in the management of complex projects, and the understanding of needs from the client point of view.

Professional Registrations

Registered Architect, Commonwealth of Massachusetts

Professional Affiliations

U. S. Green Building Council of Maine

Firm Member of the U.S. Green Building Council

Member of the Northeast Sustainable Energy Association

Representative projects:

Blue Hill Food Coop, Blue Hill, Maine

12,000 sf Grocery store designed as a zero net energy building, LEED™ status TBD

Maine Organic Farmers and Gardeners Association, Unity, Maine, Education and conference center with offices and commercial kitchen service. 35,000 sf. Designed as a zero energy building and pending LEED™ Platinum certification and Living Building Challenge certification.

The Darwin Project, Boston, Massachusetts, (Design architect and sustainable design consultant) Biodiversity Museum and Botanical Garden (250,000 SF) on 4 acres in downtown Boston Sustainable design for the least environmental footprint. LEED™ Platinum Certification anticipated

The Grand Auditorium, Ellsworth, Maine

Design of a new 800 seat live theater/arts complex, 40,000 sf consisting of 3 live performance venues (Planned for LEED™)

The Baker's Cafe, Blue Hill, Maine, Internet cafe

Wise - Acre offices, Blue Hill, Maine, design of offices for organic frozen tea manufacturer using sustainable materials.

Erlynn Kitagawa

The Bay School, Blue Hill, Maine
Campus master plan including existing and proposed buildings and grounds.

***Leap School, Lexington, Massachusetts**
New construction of two private school buildings

***Schrafft's Center, Charlestown, Massachusetts**
Renovation and adaptive use of an Historic 515,000 sf
factory building conversion to an office complex

***Cherry Hill Office Park, Danvers, Massachusetts**
New construction of 120,000 sf office buildings;
two buildings and site planning for 360 cars

***Braintree Hill Office Park, Braintree, Massachusetts**
New construction of 75,000
Office building #3 and site layout

***G. Whizz Toy Store, Chestnut Hill, Massachusetts**
New toy store within Chestnut Hill Mall complex

Residential

Dietrich residence, Cape Rosier, Maine
House designed to Passiv Haus requirements and off the grid electrical. Capable of Zero net
energy house standard

Kline/Lee residence, Brunswick, Maine
Energy efficient house designed without a permanent heating system,
high efficiency envelope design. Low VOC materials and healthy building practices

Curtis House, Brooklin, Maine
Off the grid house designed for low impact on a delicate and rocky site

Zelnick residence, Deer Isle, Maine
Energy efficient house designed to provide 40% of its heating from the sun.
Low VOC materials and healthy building practices for air tight houses.

Aman/Morse residence, Penobscot, Maine
Energy efficient addition with passive solar design and
and healthy building materials and practices.

***Clifton Street Town Houses, Cambridge, Massachusetts**
New construction of town house units in residential site.

***142-146 Rindge Avenue, Cambridge, Massachusetts**
New construction of town house units in residential site

***Stoughton Congregate Housing**, Stoughton, Massachusetts
Congregate housing units constructed for the elderly.

***New Hyde housing**, Newton, Massachusetts
Renovation and reuse of existing school building for elderly housing units

***Executive Office of Communities and Development Housing**
Construction of elderly, family and special needs housing with local housing authorities throughout eastern and central Massachusetts. Including the following locations: Boston, Cambridge, Lynn, Chelmsford, Belchertown, Granby, Newton.

***Standards:**
Development of standards for state funded publically bid housing and for the selection of sites for housing development.

The preceding projects noted thus (*) were done while at other architectural design firms or public agencies.



Stahnke + Kitagawa Architects

20 Bakeman Road, Harborside, Maine 04642
207 326 8877

List of proposed personnel and consultants

Architect

Stahnke + Kitagawa Architects
Bruce Stahnke AIA LEED BD&C
Erlynn Kitagawa RA
20 Bakeman Road
Harborside, Maine 04642
207 326 8877

Structural Engineering

Albert Putnam Associates LLC
John Poulin PE
183 Park Row
Brunswick, Maine 04011
(207) 729-6230

Electrical engineer

Bartlett Engineering
Larry Bartlett, PE
942 Washington Street
Bath, ME 04530
Tel: 207-443-5447

HV&P Engineers

Mechanical Systems Engineers
Kurt Magnusson, PE
10 Forest Falls Drive - Suite 10B
Yarmouth, Maine 04096
Office 207-846-1441

Landscape Architects

COPLON ASSOCIATES
Samuel R. Coplon, FASLA, LEED AP
Landscape Architecture and Planning
112 Cottage Street
Bar Harbor, ME 04609

Civil Engineers

Blais Civil Engineers
Todd Gammon PE
780 Broadway
South Portland, Maine 04106
207 767 7300

Library Consultants

Kimberly Bolan and Associates
Kimberly Bolan Cullin
650 Spring Hills Drive
Zionsville, IN 46077

Commissioning Agents

Joe Lloyd, LEED AP BD+C, CxA
Sparhawk Group
The Sparhawk Mill, 81 Bridge Street, Suite 107,
Yarmouth, Maine 04096
207-846-7726



Project: The Shurtleff School -
Early Learning Center

Location: Chelsea, Massachusetts
Owner: City of Chelsea

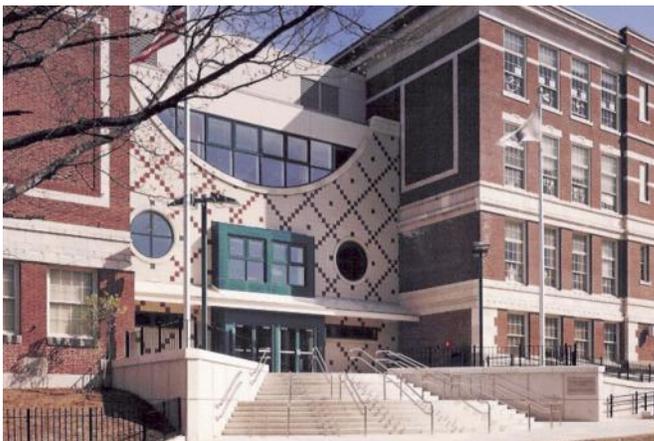
Size: 113,795 GSF

Status: Complete

Historic information: 1909 and 1912
Original buildings

Description: Part of the Chelsea schools project managed by Boston University the Shurtleff School Early Learning Center accommodates 1,100 Pre-K and kindergarten children. The 2 original buildings were entirely rehabilitated for this age group and joined together with a central addition creating gathering spaces on all floors. The building facades of brick and terra cotta were repaired and restored and the addition has a glazed masonry facade.

Architect of record: Finegold Alexander + Associates (Project completed while at FA+A)



The Shurtleff School



S t a h n k e



+ K i t a g a w a



A r c h i t e c t s



The young adult section of the Blue Hill Public Library in Blue Hill, Maine was not planned into the library when it had been built. It had become apparent that this growing sector of the library's patrons deserved their own area of the building. The budget for this was limited.

The design for this age group, 11 to 16 was based on the idea that the space needed to be both welcom-



ing and open but also cozy and protected. The project consisted of separating the fiction from the young adult books and providing case-work for comfortable seating, books, magazines and dvd's. All of the casework is low to provide visual supervision but it is also enclosing to provide a cozy place to sit. Electrical outlets for laptops were provided wherever possible. All of the existing shelving was reconfigured and reused in the new design. The materials used were low VOC and non off-gassing.



Blue Hill Public Library - Young Adult Section



The renovations to the children's library at Blue Hill Public Library provided more reading and browsing spaces by constructing new book shelving and seating. A large area was designed for the picture books with seating space for reading built in to the back of the new shelving. Other reading space was defined by the semicircular shelving enclosures each containing different parts of the collection. The project was designed within a limited budget.



New materials and colors were chosen for the room in warm tones that younger children respond to.

The carpet was chosen for its subtle leaf pattern and for sustainability features. Low off-gassing paints, sealants, and materials were used throughout.



This project is part of a phased renovation of the children's and the young adult areas in the library. Each of these sections have seen more usage than was anticipated in the original library and as media options have expanded in recent years there was a need to provide more and better designed space for the youngest library patrons.



The original Blue Hill Library building was built in the 1930's and added onto in 2000 and the character of the structure reminiscent of the Georgian style. The shapes and detailing of the children's room was designed to harmonize with those original design elements.

Blue Hill Public Library - Children's Library



Master Plan

Cobscook Community Learning Center

Project: Cobscook Community Learning Center

Location: Trescott TWP, Maine

Owner: Cobscook Community Learning Center

Size: 10,145 GSF

Status: Under construction

LEED: Silver targeted

Description: This project includes a dormitory building, a classroom building and a high efficiency gasification cordwood boiler system providing heat and hot water to all the campus buildings. The project was constructed with local wood and meets Passiv Haus standards for building air-tightness.

Architect of record: Stahnke + Kitagawa Architects

Consultants: Petersen Engineering, Inc. - Mechanical engineers, Blais Civil Engineers/Sustainable Design Studio - Civil engineers, Land Design Solutions - Landscape architect, Bartlett Design, Inc. - Electrical engineers/Daylighting design, CES, Inc. - Structural engineers, S. Lehman & son - Cabinetry



Project: Brooksville Free Public Library

Location: Brooksville, Maine

Owner: Brooksville Free Public Library

Size: 2,975 SF

Status: Complete

LEED: NA

Description: This project was a 50% expansion and entire interior redesign of the existing library. The purpose of the project was to give the library much more reading and program space and to create a kind of community living room feel that the existing library did not have. The children's area readwas established. This was accomplished on a very tight budget. S+KA was responsible for the inter design and furniture and not the exterior shell.



Brooksville Free Public Library



+ Kitagawa

Stahnke



Architects



Project: Fall River Trial Court

Location: Fall River, Massachusetts

Owner: Commonwealth of Massachusetts

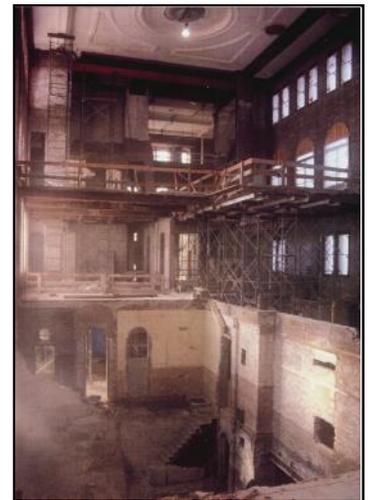
Size: 75,000 GSF

Status: Complete

Historic information: 1886 Landmark on National Register

Description: Originally designed as a high school in 1886 this 42 room building was converted to a courthouse with 145 rooms and 3 court departments. This was accomplished through extensive interior restructuring while restoring the original granite building envelope.

Architect of record: Finegold Alexander + Associates (Project completed while at FA+A)



During construction

Fall River Trial Court



Project:
Brooksville Elementary School

Location: Brooksville, Maine

Size: 20,527 SF

Status: Complete

The Brooksville Elementary School in Brooksville, Maine is an existing K - 8 school which has been redesigned. A library, arts space, and a new commercial grade kitchen will be added and the public spaces will receive a much needed renovation. Working with the teachers and administrators directly made it possible to design friendly spaces that fit the needs and are welcoming for the children. The design process was a participatory exchange of ideas between all user groups as well as the community. The budget was a primary factor in determining the scope of the project and the bid for the project was within 1% less than the budget.

The library was designed to increase the reading and study areas to accommodate individual reading, small groups and a class simultaneously. The arts space was designed to accommodate both the art and music program and to function as support to the stage addition which is planned for the future. The corridor outside each classroom was transformed into a small display area for the work of that class. This functions as a kind of introduction to each class. The design of all parts of the school was accomplished with simple means in an economical way.

Architect of Record:
Stahnke + Kitagawa Architects



Brooksville Elementary School



The Grand Auditorium, Ellsworth, Maine

Stahnke + Kitagawa Architects
Ellsworth, Maine
207.326.6677

Project: The Grand Theater

Location: Ellsworth, Maine

Owner: The Grand Auditorium Associates

Size: 800 seats, 34,904 GSF

Status: Non-complete

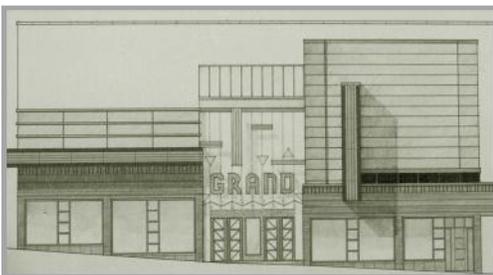
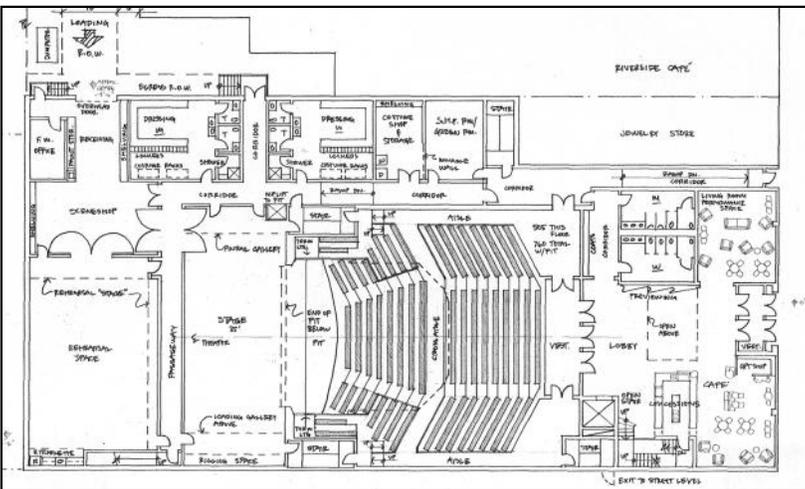
LEED: Silver targeted

Historic information: 1938 building

Description: A complete re-visioning of the existing movie theater for an 800 seat live performance stage, a 125 seat movie screening space, and a black box theater. The design reinterprets the original Art Deco building and brings the experience of the theater to the street level.

Architect of record: Stahnke + Kitagawa Architects

Consultants: Schuler & Shook, Inc. - Theater, Acoustic Dimensions - Acoustics



The Grand Theater



The Bay School is a Waldorf inspired private kindergarten through eighth grade school located in Blue Hill, Maine. The library renovations consisted of creating indoor reading spaces and an outdoor gathering space that could be made on a relatively low budget. The interior bookshelves were cut down, reworked, refinished and relocated; the new window seat and new bookshelves were made to provide new reading spaces. Almost half of the book collection was previously located high up beyond the vertical reach of most children. The renovation provided shelf space for all the books within reach as well as making a story reading area by using the window seat. An exterior deck and steps were added to create a more welcoming entrance for the building and also to provide an outside place for children to read and hang out.



The Bay School - Library



Project: Temple Emanuel

Location: Newton, Massachusetts
Owner: Temple Emanuel

Size: 74,000 GSF

Status: Complete

Historic information: 1937 Original building

Description: The original temple had been added to 3 times and this reconstruction project created a new more integral synagogue building. Visitors enter the new sanctuary, chapel and social hall through a central community court. Much of the existing structure was reused but through the use of new openings, strategic additions, and re-cladding the entire building a more unified whole was made out of the pieces.

Architect of record: Finegold Alexander + Associates (Project completed while at FA+A)



Eternal light art commission - Bruce Stahnke

Temple Emanuel



Project: Blue Hill Coop

Location: Blue Hill, Maine

Owner: Blue Hill Coop

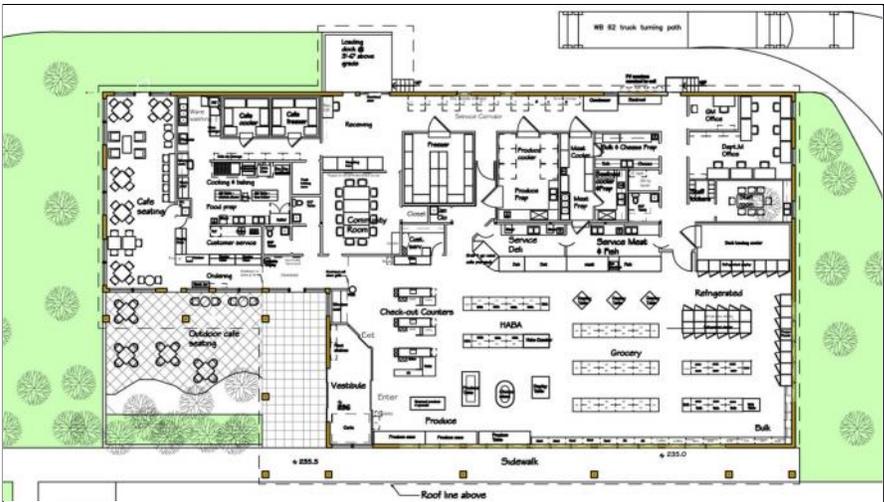
Size: 11,500 GSF

Status: Fundraising

LEED: Platinum targeted also Zero Net Energy targeted

Description: This is the new home for the Blue Hill food Coop community market expands the offerings of local foods and provides a street-front setting for the increased cafe seating. The building is designed to reuse refrigeration waste heat for space heating and with a high performance building envelope and a large photovoltaic solar panel array on the roof is aiming to be one of a few zero net energy grocery markets.

Architect of record: Stahnke + Kitagawa Architects



Blue Hill Coop



Project: 2 Clarendon Street

Location: Boston, Massachusetts

Owner: Renaissance Properties

Size: 60 residential units

Status: Complete

LEED: NA

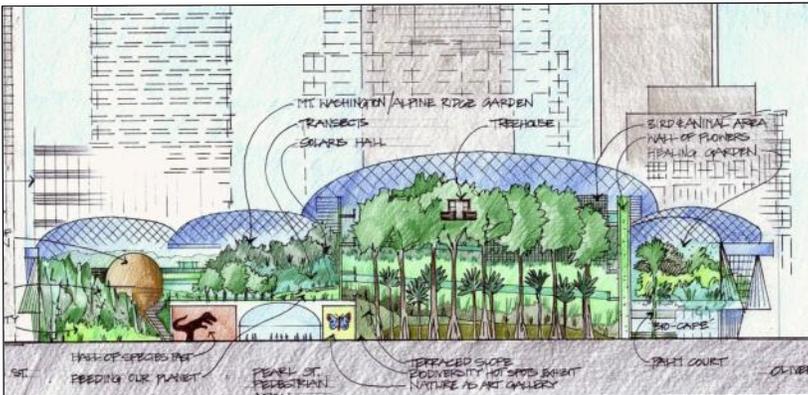
Historic information: 1868 original building

Description: Redevelopment of the ruins of an historic church structure that had been destroyed by fire. Residential units and some ground floor parking was created. The scale elements of the original structure were used to design the new envelope.

Architect of record: Notter Finegold + Alexander (Project completed while at NF+A)



Existing conditions prior to construction



Project: The Darwin Project

Location: Boston, Massachusetts

Owner: Massachusetts Horticultural Society

Size: 250,000 GSF

Status: Fundraising

LEED: Platinum targeted

Description: This museum of biodiversity and botanical garden was designed for 3 parcels on the Boston Rose Kennedy Greenway adjacent South Station and the Federal Reserve building. It is programmed to house 7 different biome exhibits including a tropical forest, a desert, and an alpine ridge.

The gardens with its research and office space occupies 2 parcels and the third is the home of the Harvard Peabody Natural History Museum.

Architect of record: Stahnke + Kitagawa Architects



Project: The Bay School Early Learning Center

Location: Blue Hill, Maine

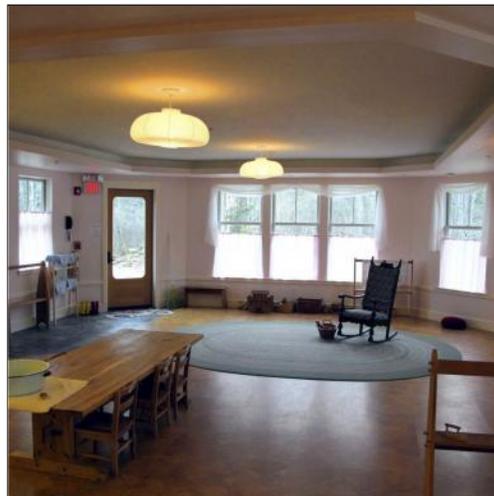
Owner: The Bay School

Size: 1,500 GSF

Status: Complete

Description: A separate classroom for the early learning ages at this Waldorf inspired school has been added to the auditorium building. The project included a playground, landscape design around the new and existing building, and a forge building. The construction of this design is one of a number of projects by S+KA and updates a master plan done previously for the Bay School campus by Stahnke + Kitagawa Architects

Architect of record: Stahnke + Kitagawa Architects



The Bay School - Early Learning Center



Project: Maine Organic Farmers and Gardeners Association

Location: Unity, Maine

Owner: Maine Organic Farmers and Gardeners Association

Size: 35,600 GSF

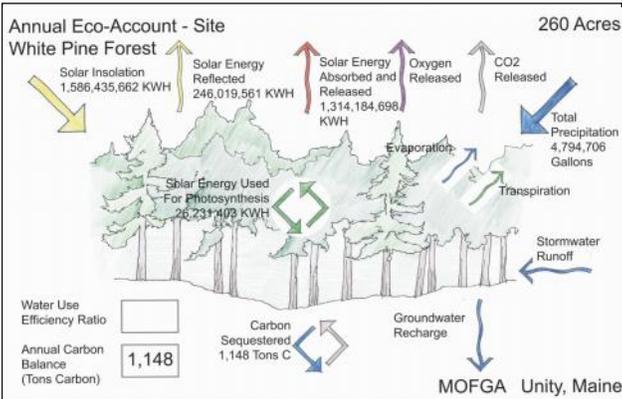
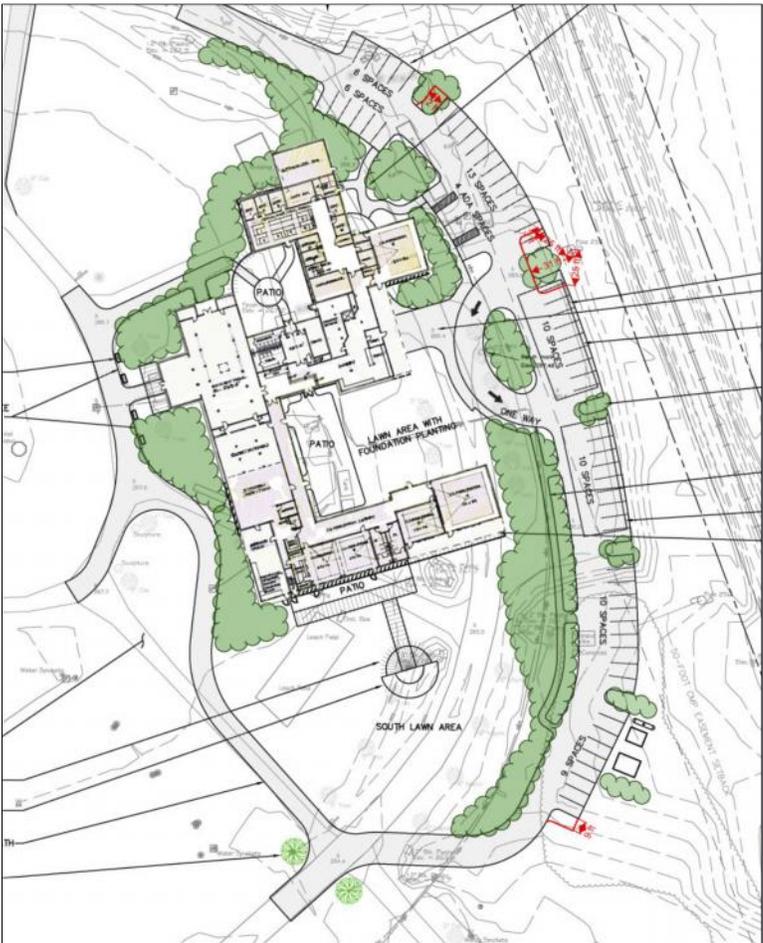
Status: Fundraising

LEED: Platinum targeted also Living Building Challenge Zero Net Energy

Description: This zero net energy project consists of a new classroom/education wing, a commercial and teaching kitchen, an administrative wing and the renovation of the existing building.

Architect of record: Stahnke + Kitagawa Architects

Consultants: Sustainable Design Studio - Civil engineers, Land Design Solutions - Landscape architect



APPENDIX A

ARCHITECT FIRM CONTACT INFORMATION

The undersigned declares that the signer of this proposal is:

INDIVIDUAL doing business as: Stahnke + Kitagawa Architects

PARTNERSHIP doing business as: _____

CORPORATION entitled: _____

Organized under the laws of the State of Maine having its principal office at:

20 Bakeman Road, Harborside, Maine 04642



Bruce Stahnke, Principal

Authorized Signature

Printed Name and Title of Authorized Signer

Stahnke + Kitagawa Architects

Bruce Stahnke, Principal

Firm or Corporate Name

Contact Name and Title

20 Bakeman Road

bstahnke@midmaine.com

Street Address

E-mail Address

Harborside, Maine 04642

207 326 8877

City/Town, State, Zip Code

Telephone Number

2/1/16

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	Richard Boulet, Head Librarian, Blue Hill Public Library
Address	5 Parker Point Road, Blue Hill, Maine 04614
Telephone Number	207 374 5515
E-Mail Address	rboulet@bhpl.net
Reference Number Two	
Name	Alan Furth, Executive Director, Cobscook Community Learning Center
Address	10 Commissary Point Road, Trescott TWP, Maine 04652
Telephone Number	207 733 2233
E-Mail Address	alan@thecccl.org
Reference Number Three	
Name	Khalif Williams, Director, The Bay School
Address	17 Bay School Drive, (P.O. Box 950) Blue Hill, Maine, 04614
Telephone Number	207 374 2187
E-Mail Address	khalifwilliams@bayschool.org

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: BRUCE STANKE

Position: PRINCIPAL

Date: 1/31/16