

STEWART  
BRECHER ARCHITECTS

PROPOSAL FOR  
ARCHITECTURAL / DESIGN SERVICES

THE ROCKPORT PUBLIC LIBRARY

ROCKPORT, MAINE

JANUARY 28, 2016

CONTACT: STEWART BRECHER

93 COTTAGE STREET, SUITE 302 BAR HARBOR, MAINE 04609

207 288 3747

[www.sbrecherarchitects.com](http://www.sbrecherarchitects.com)

Town Manager Richard C. Bates  
RFQ - Architects  
101 Main Street  
Rockport Maine 04856

Dear Richard Bates:

Stewart Brecher Architects is pleased to submit, for the second time, and apologize to those members of the AHLPC who may find the content familiar, our qualifications to provide Architectural Design and Planning services for a new Rockport Public Library.

We bring a wealth of related experience in the design of community libraries to the Rockport project. In partnership or individually we have provided designs for the Northeast Harbor, Swan's Island, Steuben, Gray, Bass Harbor and Gt. Cranberry Island libraries. And, many years ago, design recommendations for improvements to your Rockport Public Library.

In addition to our library-specific experience we have provided conceptual designs for many of our public projects. We have been working with non-profit organizations for much of our practices, many of whom needed conceptual designs to develop public awareness and funding. Northeast Harbor and Swan's Island libraries are examples at each end of the spectrum of size, population served and budget.

Libraries have been evolving for as long as I can remember and for centuries before that. Early in my career I was working on additions and renovations to a large library in Rhode Island. At that time the fashion was to provide lunchtime concerts to attract users to the library. For some time after that providing audio listening stations and recorded music was the way to attract patrons. More recently public access computers became a required addition to the library's requirements. Today, successful public libraries have also become community centers.

Our most recent libraries have seen remarkable growth in patron use. Whether for traditional book borrowing or internet access, lectures or storytelling, art exhibits or coffee houses with music or as in Swan's Island morning yoga, libraries are central to the fabric of a community. We understand the functions of a library and we are good listeners and able to extract and respond to those elements that are special to Rockport.

There are many similarities between your project and the Northeast Harbor Library. Both communities had an existing library that was much loved inspite or because of it dificiencies. Both communities wanted to retain the library location. Both communities have similar populations, year round and seasonal. Both communities support library based activities that substantially increase the library size above the minumum.

I have read through the “Listening Tour” transcripts and the Library Consultant’s report and believe I have a good understanding of the justification and requirements for the new library. The challenge will be to strike the correct balance between everything you might wish for and what is a realistic expectation for the Rockport community.

We look forward to a dialogue with the AHLCP and an opportunity to assist you in the development of a New Library for Rockport.

Respectfully,

A handwritten signature in black ink that reads "Stewart Brecher". The signature is written in a cursive, flowing style.

Stewart Brecher, AIA, NCARB  
Maine Registered Architect

*Please describe the firm.*

Stewart Brecher Architects is an architectural firm providing customized design and consulting services on a wide range of projects types. A project team is constituted to provide the most appropriate architectural/engineering designs for any given project. Our work has ranged from small residential additions to multi-million dollar public facilities.

*What is the size and staffing of the firm?*

Our current staffing consists of the Principal, Stewart Brecher, Associate Bruce Creager, an additional designer Robert Delsandro. Additional technicians will be engaged as needed. Our in house staff will be augmented by a group of appropriate consultants. The Northeast Harbor Library was completed with a similar staffing compliment. By maintaining a small staff we insure the full participation of the Principal and a limited number of simultaneous projects. Thereby assuring our clients that Stewart will be an active participant for the entirety of the project.

*How long has the firm been in existence? How much experience does each principal architect have?*

The firm has been in existence in Bar Harbor since 1983. The principal has approximately 50 years of architectural experience, 20 years of which as a Professor of Architecture in the USA, England and Kenya.

*What is the extent of your liability insurance? Will it cover a multimillion dollar project?*

My firm maintains a million dollars of professional liability insurance and it will cover a multimillion dollar project. There hasn't been a single claim filed since the establishment of Stewart Brecher Architects.

*Please provide three professional references including name, title and contact information.*

Included in Appendix B (attached).

*Please describe your depth of experience in guiding a project through the various state review and approval agencies and building code requirements.*

Every public building in Maine has to go through these reviews. Our experience with numerous projects has been proven conflict free. By establishing the ground rules at the beginning of each project and keeping the relevant agencies up to date as the project develops we avoid conflicts and expect approval to be automatic. We were making building accessible before ADA and energy efficient before energy codes. Stewart has also served on the Planning and Design Review Boards in Bar Harbor and is respectful of the process.

*Do you use AIA Owner-Architect Agreement contracts?*

Yes

*What are your hourly personnel rates and options for the structure of project fees?*

Principal	\$ 120/HR
Designer/technician	\$ 90 /HR
Consultants vary between	\$ 75/HR and \$145/HR

Normally on a project this size we would use the State of Maine Architectural Projects Schedule of Recommended Fees as a basis for negotiation. This fee would include the basic engineering consultants and is structured as follows:

Schematic Design @ 15% of fee, Design Development @ 20% of fee, Construction Documents @40% of fee, Bidding and Negotiation @ 5% of fee And Construction Contract Administration @ 20 % of fee.

Alternatively, we could negotiate a fixed fee once a detailed scope of work and budget is established.

*Are you Leadership in Energy and Environmental Design (LEED) certified or otherwise expert in efficiency and conservation methods and materials?*

I am not personally LEED certified though our consultants are. This has not prevented us from designing a near zero net energy house in the 1980s, a LEED Gold building for Maine Coast Heritage Trust and a super energy efficient multipurpose building for the College of the Atlantic.

*Describe the firm's approach to projects with a focus on distinguishing characteristics or services.*

Stewart Brecher Architects approach to projects is centered on a collaborative methodology and Evidence Based Design. In order for a community building project to be successful the community has to be involved. This should not mean that every individual idea and opinion need be incorporated into the solution rather the collective information would inform the solution.

Rockport has had several "walking tours" and has gathered much of this information as well as a detailed report from you library consultant. It is our responsibility to measure this information against your expectations and budget. Where there is real information, not merely opinion, the information should take precedence. For example we actually know how many books of a particular type will fit in a linear foot of shelving and we know the comfortable reach both up and down for different age groups. No matter how one might wish it were otherwise we need to design with the facts.

The aesthetics of a design is less precise. There is a general sense of the visual community and the scale and pattern of neighboring buildings that needs to be considered. A particular challenge in many Maine communities is the relationship of the building form to both the past and the future. While it is less controversial to organize the building on the inside looking towards the future there are numerous opinions about how the building should look on the outside. In small communities, like Rockport the character of the center was established many years ago. Interestingly, using the most advanced techniques and materials of the era. Doing the same thing today can have a community up in arms. As an architect, my challenge is to look towards the future and simultaneously be respectful of the past. I believe that our work in Northeast Harbor and Swan's Island are good examples of that balance.

*Provide a brief summary of the firm's general understanding of the scope of services to be provided and the major work tasks to be performed.*

The major work tasks fall into three general categories, Pre-Select Board, Pre-Warrant and Post Town vote. We understand that the work in category one is to convince the AHLPC that we are the best fit firm for the project. An initial analysis of the site options, street alignment and program will precede any design work. We expect, during the available month, to provide at least two alternative concepts. From our initial review we think it would be possible to place a new library building on either of the sites. The solutions are likely to differing impact on the neighbors, views and probably the road alignment. This initial phase may raise more questions than answers. We would expect to have preliminary organizational diagrams and site placement implications. We are reluctant to provide much exterior detail in such a short time frame and the final design need be based upon dialog with the AHLPC. We have found over the years that premature pretty images to be more problematic than imprecise diagrams.

The work in the Pre-Warrant phase is an actual schematic design. During this phase a preferred concept needs to be chosen. The program and needs to be reviewed and a realistic preliminary budget established. A further review of the Code and Zoning implications for the sites will take place. The earlier in the process this is done the more likely radical changes later in the process can be eliminated. As a part of the schematic design the building organization will be developed, major systems (structural, mechanical and electrical) will be identified and the general form and materials will be developed and the design criteria adjusted as necessary. During these five months there should be extensive dialog between the Architects, our consultants and AHLPC. Having our consultants participate from the beginning helps us to be

efficient in our work and generally avoids working at crossed purposes. Establishing effective teamwork and a cordial relationships help to garner public support for the design and the eventual Bond.

Assuming that the Bond has been approved and the additional funding successful we will move into the Post Town vote phase. While this is fairly standard architectural practice it the phase that is the most time consuming. Here we and our Consultants develop the Construction Documents package for permitting and bidding and, ultimately, construction. The documentation will be thorough. The Northeast Harbor Library set was 80 sheets of drawings with about 30% structural, mechanical and electrical. At this time a final Cost Estimate will be developed.

After the Construction Documents have been completed Stewart Brecher Architects will seek the relevant Permits and assist with the bidding and selection of the Contractor. The construction phase of the project is one where we expect to provide assistance to the Contractor and AHLPC. We pride ourselves in having excellent relationships with the Contractors that we have worked with. This is, in part, because while there are many opportunities for a project to go awry we have been available when needed to help resolve issues before they become problems. We typically reserve twenty percent of our fee for the Construction Contract Administration.

*List the likely project team and each's responsibility.*

The Architectural team will consist of the entire office. The library will be the major focus for our office for the duration of the project. As we were successful in developing the Swan's Island and Northeast Harbor libraries with a similar team we expect to do the same for Rockport. Stewart Brecher, AIA, Bruce Creager, AIA and Robert Delsandro are our current in house team members. Stewart Brecher and Bruce Creager will develop the design. Stewart Brecher will be the Principal in charge. We don't make a significant distinction between designing and detailing. Both are iterative processes with each informing the other, all of the team members will produce the required documents. Our CAD program allows for multiple participants to work on the project simultaneously. Our Consultants will be part of the Team and are listed in response to another question. Given our experience in the design of libraries and the detailed consultant's report that you have we do not feel that a library consultant is necessary.

*Provide a projected project schedule and delivery of services.*

To some extent the schedule is yours and we would work backwards from your deadlines. The period between April and August would be our **CONCEPT/SCHEMATIC DESIGN PHASE**. We would begin with initial meetings with all of the players, the Design Team, AHLPC and other parties that you deem relevant. We would discuss our response to the RFQ and the options and identify a strategy for moving the project forward. We would need to review the program and expected budget, optional site concepts, and preferred directions. We need to identify the efficiency goals and expectations. We would review the Code and regulatory requirements. Working with the landscape and civil consultants we will explore the site combinations and show the implications of fitting the program onto the site/s. A single direction for moving forward with the design should be chosen by mid-May.

At this time we would move into Schematic Design, a time when our theoretical notions need to become real. Floor plans would be developed based up programmatic requirements. A single solution indicating the site choice, planning configuration, structural, electrical, mechanical and lighting systems would be indicated. We would also develop a more detailed statement of probable costs. The June and July will be occupied with developing the Schematic design and materials to be able to adequately present the scheme to the public. We would deliver adequate documentation that will enable the general public to understand the design and why it is the way it is. This would include: site plan, floor plans of all levels, building sections and elevations and CAD 3-D models of the interior and exterior design.

Between the Completion of Schematic Design and the Decision to proceed, August to through October, we will be available to participate in **PUBLIC DISCUSSIONS** in support of the design.

After and affirmative vote in November we will begin the final stages of the documents for construction. The **DESIGN DEVELOPMENT PHASE** is when the architectural and engineering details are more fully developed. This is also the

time when the Consultants expend significant hours integrating all of the components of building. Landscape and Civil components will be resolved. Permitting discussions will begin develop with State and Local agencies. Discussions of furnishings and fixtures will advance. A more detailed cost estimate will be produced as will outline specifications. After approval of the Schematic Design, probably in late December, we will begin the **CONSTRUCTION DOCUMENTS PHASE**. At this time all of the final drawing, and specifications will be completed. Final review of the decisions and documents will take place with the AHLPC and preparations to select a Contractor will be made. Options of delivery will be discussed. Whether to go out to bid or to negotiate, invite or publicly advertise or some other combination will be chosen. This may take us to the end of April. **BIDDING & NEGOTIATION PHASE** will take between a month and six weeks and will be available to review the bids or assist during negotiations.

Stewart Brecher Architects is an active participant in the CONSTRUCTION CONTRACT ADMINISTRATION PHASE of the project. In addition to the standard monthly reviews and payment meetings we are generally available to review work, answer questions and help to resolve conflicts. Because this is such an important element in a successful project we are reluctant to put a time limit on our service.

*Describe the extent of your relevant project experience and project experience specific to libraries and/or municipalities if available. For libraries client's names and phone numbers should be included.*

Our library experience, particularly in Maine, is extensive. During the 1980s Stewart with Marcia Dworak, MLS provided planning consultation to a number of libraries in Maine. Included were Belfast, Waldoboro, Millinocket and Rockport. Our first library design project was a small library on Gt. Cranberry Island. That was followed by a major addition to the Gray Public Library completed in 1988 (Eska Wink, former librarian 207 657 3452). This was followed by an addition to the Steuben Library and a new building for the Northeast Harbor Library (Robert Pyle former library director 207 276 3995). Both of these projects were developed with Sam Woodward (retired) and completed around 2009. Our most recent new library was for Swan's Island (Candis Joyce, Director 207 526 4330). We have also been developing an addition and renovations for the Bass Harbor library (Clara Baker, librarian 207 244 3798). What isn't evident from the list of projects is the personal commitment we make to each of our projects. We seek unique and appropriate solutions to each project whether as small as Bass Harbor, 1500 square feet or as large as Northeast Harbor, 15, 000 square feet.

*Provide a list of consultants you might use – civil, structural, mechanical, electrical engineers, lighting and landscape design, and library consultants.*

We propose to use the following consultants:

Civil & Permitting	Gartley & Dorsky
Structural	Becker Structural
Mechanical, Electrical & Lighting	Hewett & Whitney
Landscape	Coplon Associates
Estimating & Specifications	Conestco

Firm information follows.

*What experience have you had where the MDOT was involved?*

Stewart Brecher Architects does not have any direct experience with MDOT other than road opening permits. However our civil consultants have and are MDOT Local Project Administrators.

*Are your commitments such that you can devote the necessary staff and time to this project?*

Yes, this will be our major project.

## Appendices

**APPENDIX A**

**ARCHITECT FIRM CONTACT INFORMATION**

The undersigned declares that the signer of this proposal is:

**INDIVIDUAL doing business as:** Stewart Brecher Architects \_\_\_\_\_

**PARTNERSHIP doing business as:** \_\_\_\_\_

**CORPORATION entitled:** \_\_\_\_\_

**Organized under the laws of the State of** \_\_\_\_\_ **having its principal office at:**  
\_\_\_\_\_



Stewart Brecher, Owner

**Authorized Signature**

Stewart Brecher Architects

**Printed Name and Title of Authorized Signer**

Stewart Brecher, Owner

**Firm or Corporate Name**

93 Cottage Street

**Contact Name and Title**

stewart @sbrecherarchitects.com

**Street Address**

Bar Harbor, ME 04609

**E-mail Address**

207 288 3747

**City/Town, State, Zip Code**

January 28, 2016

**Telephone Number**

207 288 3747

**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:

<b>Reference Number One</b>	
<b>Name</b>	Robert Pyle, Formar Director, Northeast Harbor Library
<b>Address</b>	47 Summet Road, Northeast Harbor, ME 04662
<b>Telephone Number</b>	207 276 3995
<b>E-Mail Address</b>	
<b>Reference Number Two</b>	
<b>Name</b>	Candis Joyce, Director, Swan's Island Library
<b>Address</b>	451 Atlantic Road, Swan's island, ME 04685
<b>Telephone Number</b>	207 526 4330
<b>E-Mail Address</b>	Candis.joyce@gmail.com
<b>Reference Number Three</b>	
<b>Name</b>	Millard Dority, Director of Campus Planning
<b>Address</b>	College of the Atlantic, 105 Eden Street, Nar Harbor, ME 04609
<b>Telephone Number</b>	207 b288 5015
<b>E-Mail Address</b>	mdority@coa.edu



Examples of work

## Northeast Harbor Library

Northeast Harbor, Maine

The 15,000-square foot Northeast Harbor Library was completed in early 2008 on the site of the town's former library. The new building serves as a public library for the Town of Mount Desert and the Cranberry Isles. The Library also serves as the school library for Mount Desert Elementary School.

Sam Woodward was a partner on this project

We created a variety of brochures, posters and flyers to aid in community involvement on the project and for use in fund-raising efforts.



## Northeast Harbor Library

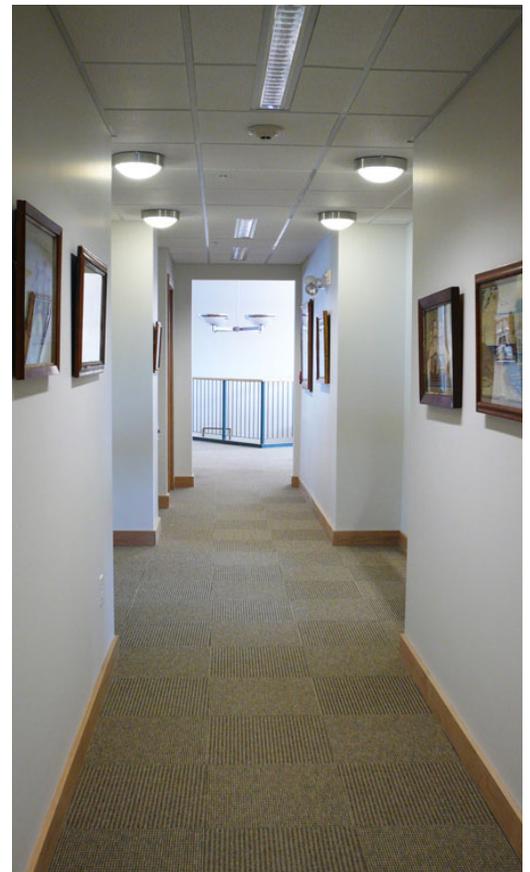
Northeast Harbor, Maine

STEWART  
BRECHER ARCHITECTS

The new building comfortably and efficiently provides all aspects of library services. The library provides computers for internet access and WiFi service is available throughout the building. The children's area provides child-sized furniture and shelving, which allows kids to safely browse and explore on their own while the librarian maintains constant visual contact.



**Northeast Harbor Library**  
Northeast Harbor, Maine



Upper photo: After-hours entry.

Lower left: View of Circulation Desk and Reading Room .

Lower right: Administrative corridor.

**Swan's Island Library**  
Swan's Island, Maine



The new Swan's Island Library This is replacement building for the one destroyed by fire in July of 2008. The new 3500 square foot design gives the island a library that meets current standards and codes while still making reference to the lost building. The new design expands on the idea of the library as a community center with a variety of purposes and a place used by people of all ages.



Spacious interior volume

## Gray Public Library

Gray, Maine

This project involved the renovation of an existing library and an addition that tripled the size of the library. Of special interest is the fact that the library building was formerly a school and situated in a residential neighborhood. Our approach to the design was to develop an exterior form that the existing building could blend into and contrast it with an interior that reflected the more contemporary organization and philosophy of the library. This building was also made handicapped accessible and provisions for future expansion in the daylight basement were made.



**Gray Public Library**  
Gray, Maine



Original entry canopy copied  
and installed above new entry



Unfinished basement provided  
for future expansion

**Henry D. Moore Parrish House & Library**  
Steuben, Maine

Brecher and Woodward Architects

This project included a combination of interior renovations and an addition. The work made this historic structure more energy efficient and handicapped accessible.

Sam Woodward was the managing partner for this project,



MAINE COAST HERITAGE TRUST  
Mount Desert, Maine

Stewart Brecher, Principal-in-Charge  
Meredith Randolph, Project Manager

Certified LEED® Gold

Our most recent sustainable project is a new office building for Maine Coast Heritage Trust. The principles of correct siting, universal access to daylight, good air quality, high levels of energy efficiency and exciting space (not a LEED requirement),

57% Energy Savings Compared to Code

- Superior insulation and air sealed construction
- Hallowell's Acadia Heat pumps made here in Maine
- Collaborative design of the building and its systems to reach greater performance

- Minimize lighting demand with increased daylighting

18% On site Renewable Energy

- Provided with photo voltaic solar panels

42% Water Savings from Baseline Buildings

- Sensitivity to the site and construction activity impact

Healthy Indoor Working Environment

- Low VOC materials

- Fresh air monitoring & control



Heated with air to air heat pumps



Photovoltaics create almost 20% electricity needed



DEERING COMMON STUDENT CENTER, COA  
Bar Harbor, Maine



Stewart Brecher,  
Principal-in-Charge  
Meredith Randolph, Project Manager

Deering Common had to be designed within COA's zero carbon footprint. This was no small task when starting with a neglected, uninsulated 120 year old "cottage" as the core of the structure. The renovated and extended building meets or exceeds all energy standards, used only "sustainable green" products, is fully accessible, has high quality interior finishes and came in under budget.



- Achieving minimal water usage with the benefit of all composting toilets.
- Minimal electrical usage through lighting selection and occupant diligence.
- Usage of local, recycled and reclaimed products.
- FSC certified wood
- Maximum recycling of construction waste
- Super insulated and air sealed envelope.
- Minimal fossil fuel usage with year round heat provided from a new centrally located pellet boiler.

Construction cost was \$1,850,000.

This project was completed on schedule and under budget.



MAREN AUDITORIUM , MDI BIOLOGICAL LABORATORY  
Bar Harbor, Maine



Stewart Brecher, Principal-in-Charge

This project at the MDI Biological Lab is another example of our skill at working with additions to historic structures, and satisfying contemporary programmatic needs. A portion of this project is a 19th Century one-room school house that became part of the campus at MDI Bio Lab. Our charge was to restore the school house and attach a substantial state-of-the-art auditorium, creating a 21st Century conference center.

The auditorium is contained in a barn-like structure connected to the old school by an aluminum and glass entry link, whose mirrored glass reflects the landscape.



Once inside the building, the differences between the restored school and the new auditorium are more striking. While the original building retains much of the flavor of its past life—complete with ladder-back chairs—the auditorium has a modern feel that is consistent with the state-of-the-art research that is being discussed inside.





Stewart Brecher, Principal-in-Charge

This 12,000 sq ft facility contains a 7,000 sq ft child care center and the 5,000 sq ft administrative headquarters for Child and Family Opportunities. The sloping site is located about 500 feet West of State Rt 3 in Ellsworth.

The 6 classroom child care wing is joined to the administrative wing by a “street “ and a ramp connecting the two levels. The “street” is painted to resemble a real street with the classroom doors functioning as the doors to the painted shops on the street. The ramp provides access for all as it is the only means of moving between the levels.

In order construct this much space within a modest budget commercial construction elements were used both structurally and decoratively.

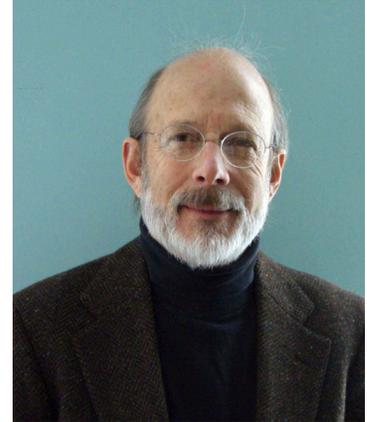


Firm personnel

## PROFILES OF FIRM PERSONNEL

### Stewart Brecher, AIA, NCARB

Stewart Brecher is the founder of Stewart Brecher Architects. He has been in practice in Maine since 1983. Prior to that he spent twenty years as a professor of architecture at University level. Mr. Brecher believes that a team approach which integrates the participation of the client, architect, engineer and the construction team results in an appropriate and cost-effective building. Mr. Brecher further understands that buildings should fit the general community within which it is located while also reflect contemporary and future uses. Many of his designs achieve this by incorporating modern interiors within more traditional appearing exteriors.



Prior to establishing his office in Bar Harbor Mr. Brecher was in practice in Buffalo, New York; Nairobi, Kenya; and London, England. He was head of design for Rakennus Domino, a Finnish design/build company, a designer in Sir Basil Spence's office in England and won a HUD honor award for his elderly housing in Newport, Rhode Island while working for Castellucci, Galli and Planka in Providence, Rhode Island. Mr. Brecher's designs have also included theater sets and furniture.

Mr. Brecher received his Bachelor of Architecture from Rhode Island School of Design. He attended State University of New York in Buffalo, School for Policy Studies for their PhD program. Mr. Brecher has attended continuing education programs on Accessibility, Education, Energy Efficient Design and Child Care Design at Harvard University. In addition, he regularly attend international architectural conferences in Finland.

During his tenure as a university faculty member Mr. Brecher taught architecture design and construction. He held the position of Senior Lecturer in charge of the undergraduate studies at the University of London, Kingston Polytechnic and the University of Nairobi. At SUNY at Buffalo and the College of the Atlantic in Bar Harbor, Maine he was an Associate Professor.

Mr. Brecher is a Registered Architect in Maine, New Hampshire and New York, certified with the National Council of Architectural Registration Boards and a past President of the Maine Chapter of the American Institute of Architect. Mr. Brecher continues his membership in the Northeast Sustainable Energy Association.

Stewart Brecher has been involved in all of the projects listed under his firm's name some examples of which follow.

## PROFESSIONAL EXPERIENCE

<b>Stewart Brecher Architects</b> ; Bar Harbor, Maine <i>Senior Designer</i>	2014-
<b>Bruce Creager Architect</b> ; Lexington, Massachusetts	2009-2014
<b>Arrowstreet Associates, Inc.</b> ; Somerville, Massachusetts <i>Senior Designer</i>	2007-2008
<b>SMMA/Hoskins Scott</b> ; Somerville, Massachusetts <i>Associate Principal-Director of Design</i>	2001-2006
<b>Hoskins Scott &amp; Partners Inc.</b> ; Boston, Massachusetts <i>Associate Partner - Design</i>	1983-2001
<b>Bruce Creager Architect</b> (private practice); Nairobi, Kenya <i>Principal</i>	1980-1983
<b>University of Nairobi, Department of Architecture</b> ; Nairobi, Kenya <i>Senior Lecturer</i>	1970-1983
<b>Benjamin Thompson and Associates</b> ; Cambridge, Massachusetts <i>Project Design Architect</i>	1968-1970
<b>The Architects Collaborative, Inc.</b> ; Cambridge, Massachusetts <i>Designer</i>	1965-1967
<b>The Architects Design Group</b> ; Boston, Massachusetts <i>Designer</i>	1965
<b>Frank Folsom Smith &amp; Associates</b> ; Sarasota, Florida <i>Designer</i>	1964-1965

## EDUCATION

<b>Massachusetts Institute of Technology</b> ; <i>Master of Architecture</i>	1967-1968
<b>University of Florida</b> ; <i>Bachelor of Architecture</i>	1958-1963

## PROFESSIONAL REGISTRATIONS/AFFILIATIONS

Registered Architect in the Commonwealth of Massachusetts **MA 7338**  
Registered Architect in Kenya **A456**  
American Institute of Architects / Boston Society of Architects  
East Africa Institute of Architects / Kenya Society of Architects

## DESIGN AWARDS

**Providence College: Suites Residence Hall: Providence, RI**  
*2008 New England Golden Trowel Award: College Dormitories* International Masonry Institute

**Providence College; St. Martin Hall Renovation**  
*Restoration & Adaptive Re-use/Institutional Award* Providence Preservation Society

**Worcester Medical Center** *Excellence in Design Award* Preservation Worcester / AIA

**Boston Medical Center [Boston City Hospital]; Boston, Massachusetts**  
*Award for Design Excellence* Boston Society of Architects/AIA NEHA  
*Award for Design Excellence* International Masonry Institute

**101 Arch Street, Boston, Massachusetts**  
*Award for Restoration* International Masonry Institute  
*Building of the Year* International award (BOMA) *Building of the Year* Regional award (BOMA)  
*Grand Award - Large Building Category* (over 250,000 sf) (NAIOP)

**Plumley Village East; Worcester, Massachusetts** *AIA Design Award; Northeast Regional*

**Sou Chan Residence; Osprey, Florida** *AIA Design Award; Florida Chapter*

## ACADEMIC AWARDS

<b>Fullbright-Hayes Fellowship</b>	University Lecturing, Kenya
<b>C. Marshall Fellowship</b>	Research and Travel Grant, Denmark

## Bob Delsandro Interior Designer

Bob Delsandro has been an architectural, interiors, and product designer since he graduated from Roger Williams University in 1981. Working with firms in Rhode Island, Vermont, and Maine, Bob has had the opportunities to work on a varied of commercial, institutional, and residential interior and architectural projects.

Before to coming to Stewart Brecher Architects, Mr. Delsandro was an Associate Designer with Bernhard & Priestley Architects for 12 years, and Art Director for Maine Media Workshops. While working as Interior Design Director for Harriman Associates in Auburn, Maine, he designed the interiors of many of New England's schools and businesses, Brunswick High School, St. Michaels College laboratory additions, and the Maine Air National Guard Civil Engineering Building. While at Harriman Associates, Mr. Delsandro was responsible for bringing retail clients such as Carroll Reed, Fruit of the Loom, and The Walt Disney Company to work with the firm.

Bob also served as Vice President of Marketing and Design for The Vermont Teddy Bear Company in Shelburne, Vermont for 4 years, developing creative new products and marketing strategies, cost effectively increasing sales, and connecting product and services to the market and consumer.

Mr. Delsandro has had work highlighted in a number of national publication, and recognition by being on the design teams that have won the Maine AIA Honor Awards in 2000 for the restoration and preservation of the Lewiston City Hall, 2002 for the design of the USPS Facility in Hampden and, most recently, 2012 for a residence in Rockport, Maine.

Consultants

COMPANY  
DESCRIPTION



Mechanical Engineering

- Heating
- Air Conditioning
- Ventilation
- Energy Conservation
- Indoor Air Quality
- Plumbing
- Heat Recovery Systems

Electrical Engineering

- Power Distribution
- Lighting/Daylighting
- Communications
- Fire Alarm & Security
- Nurse Call
- Site & Street Lighting
- Generator Systems

Hewett & Whitney Engineers has become one of the leading electrical, mechanical and plumbing (MEP) engineering firms in the state of Maine, specializing in high quality, cost effective designs. We are a veteran owned small business based in Maine, but provide engineering services to clients through-out New England. The engineers at HWE are registered in Maine, Connecticut, Vermont, and New Hampshire.

Our staff has been providing electrical, HVAC and plumbing engineering design services for over 30 years. During this time, design services have been performed for an extensive array of projects including new construction and renovations. These designs include but are not limited to institutional, educational, commercial, industrial, health care and LEED-certified projects.

Energy savings is an extremely important design element in difficult economic times and Hewett & Whitney Engineers works closely with architects and owners in order to develop the most cost effective mechanical and electrical systems for their clients. By working with Efficiency Maine and utilizing such design strategies as daylight harvesting, occupancy and vacancy sensors, variable frequency drives, demand control ventilation and heat recovery, we can help our customers curb rising energy costs.



**Colin C. Hewett, P.E.**

Principal  
Electrical Engineer

**EDUCATION**

University of Arizona – B.S., Electrical Engineering  
LEED Accredited Professional

**WORK EXPERIENCE**

Over 25 years of experience as Project Engineer for varied projects including new construction, renovations, and design. Project work involved all phases of electrical engineering as applied to power distribution, emergency systems, lighting design, electric heating, communications, fire and security systems. Project examples are Androscoggin Home Care & Hospice, Medomak Middle School, Breakwater Marketplace, Riverview Psychiatric Center, MDOT Office Building, Bangor Fire Station, Southwest Harbor Clinic, Williamson Art and Technology Center, Kennebec Valley YMCA and Ashland Pre-K through 12 School. Air Force duties included Officer in Charge (OIC) of Environmental and Contract Planning, OIC of Resource Management, OIC of Readiness Management, electrical engineering design, project electrical inspections and contract management, missile systems analyst technician.

**HISTORY**

Hewett & Whitney Engineers  
1998 – present: Principal, Project Engineer  
1993 – 1997: Electrical Engineer  
Hewett Farm, Inc.  
1992 – 1993: Self-employed  
United States Air Force  
1979 – 1992: Honorable Discharge under the Volunteer Incentive Separation Program with the rank of Captain.

**AFFILIATIONS**

Past Elected Member Board of Selectman – Readfield, Maine  
Past Elected Chairman Board of Selectman – Readfield, Maine

**PROFESSIONAL ORGANIZATIONS**

National Society of Professional Engineers, Licensed Member  
Maine Society of Professional Engineers, President  
Illuminating Engineering Society, Past President, Portland ME Section  
U.S. Green Building Council - LEED AP – Leadership in Energy and Environmental Design Accredited Professional

**PROFESSIONAL REGISTRATIONS**

Licensed Engineer – State of Maine No. 8374  
Licensed Engineer – State of New Hampshire No. 10929  
Licensed Engineer – State of Connecticut No. 23543  
Licensed Engineer – State of Vermont No. 8209



**Kenneth W. Whitney P.E.**  
Principal  
Mechanical Engineer

## EDUCATION

University of Vermont – B.S., Mechanical Engineering  
LEED Accredited Professional

## WORK EXPERIENCE

Over 22 years of diverse experience in HVAC and plumbing engineering applied to the design of commercial, municipal, institutional and health care facilities. Experience includes the HVAC and plumbing design for schools, telephone switch rooms, museums, fire stations, nursing homes, office buildings, ice arenas and public works garages. Project examples are Orono High / Middle School, Paris School, Ashland School, Verizon Central Office facilities throughout the state of Maine, Bangor Fire Station, Lakewood Nursing Home, Hathaway Creative Center, Kennebec Valley YMCA, Scarborough Public Works and the USM Ice Arena.

Responsibilities include all aspects of the mechanical and plumbing system design from the inception of a project to final punch list. Systems include air conditioning, ventilation, humidification, dehumidification, heating and plumbing.

Consideration to quality control, cost, indoor air quality and energy efficiency has been an integral component of all design projects.

## HISTORY

Hewett & Whitney Engineers

2004 – present: Principal

Lisa & Whitney Engineers, Inc.

1990 – 2003: Principal, Project Engineer

## PROFESSIONAL ORGANIZATIONS

American Society of Heating Refrigeration and Air Conditioning Engineers – ASHRAE

Maine Indoor Air Quality Council

## PROFESSIONAL REGISTRATION

Licensed Engineer – State of Maine No. 8213

Licensed Engineer – State of New Hampshire No. 10863

Licensed Engineer – State of Vermont No. 7132

*PROJECT EXPERIENCE*  
*COLLEGES &*  
*UNIVERSITIES*



Hewett & Whitney Engineers has been involved in a large variety of projects at many of Maine's college campuses. Our firm has accomplished numerous projects at Colby College including campus primary and secondary distribution, cogeneration plant, dormitories, sports facilities, laboratories, art gallery and studio, and the president's house.



Colby College - Waterville, Maine



University of Maine Student Center - Augusta, Maine

The University of Maine Student Center and Technology Building in Augusta was designed and built in two phases and is now the hub of the campus. Phase One consisted of a Bookstore, Dining Hall & Cafeteria, student lounge areas and conference rooms. The Technology Building, constructed under phase two, added classrooms, offices, two computer labs, and a 100-seat lecture hall.



UMA Student Center - Augusta, Maine



University of Maine Fogler Library - Orono, Maine

Hewett & Whitney Engineers has been involved with a variety of renovation projects with the University of Maine schools. Designs include the addition of emergency generators, fire alarm and telecommunications, auditorium re-lighting, and primary power and electrical service upgrades.

***PROJECT EXPERIENCE***  
***EDUCATIONAL***  
***FACILITIES***



Hewett & Whitney Engineers has been involved in a large number of projects at all educational levels, from pre-school and head start centers through college. The new Pre-K through 12th grade school in Ashland, Maine was awarded status as a High Performance School by the Maine Public Utilities Commission.

The Orono High and Middle School project was complete renovation of the HVAC systems in the older sections of the building. It involved eliminating the antiquated steam system and combining two boiler rooms into one smaller efficient boiler plant, fired with natural gas, that serves the entire facility.



Ashland School - Ashland, Maine



Medomak Middle School - Waldoboro, Maine,  
2nd Floor Classroom



Medomak Middle School - Waldoboro, Maine,  
2nd Floor Locker Area/Corridor

The Medomak Middle School in Waldoboro, Maine incorporated lighting control requirements from the California Title 24 energy code. Key design elements included extensive use of occupancy sensors and daylight harvesting.

The Winthrop School System has provided a significant number of projects for our firm such as the new high school, the high school technology system, additions and renovations to the elementary school, and the new middle school.



Winthrop High School, Winthrop, Maine



the art and science of building



Becker Structural Engineers, Inc. was founded in 1995. We have built a successful practice by providing practical, cost-effective 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 allows us to deliver high quality service on multiple large projects simultaneously. Our project approach combines classical engineering theory and practical experience, paired with integrated 3D structural analysis software and AutoDesk REVIT to develop Building Information Models (BIM). REVIT is our go-to platform to create structural models which link and coordinate with architectural and mechanical models, developing a comprehensive look at structural, architectural and mechanical system interactions which improve design, coordination and construction implementation.

Our design capabilities are complemented by our construction phase services, which include construction reviews for general conformance 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, contractor and testing agencies our office provides a full range of construction monitoring capabilities.

No other firm has the experience that we have designing deep foundation systems for the buildings on the Portland Peninsula. Our designs routinely utilize end-bearing precast concrete or steel H piles to depths of 120 feet through deep marine deposits and uncontrolled fills. Soil improvement using rammed aggregate piers and mat foundations are used where thick stiff clay strata are available. Our buildings have changed the face of the Portland skyline and the fabric of the city, breathing new life into underutilized buildings and creating new landmark structures. 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.



#### building structures

- new buildings
- specialty structures
- modifications
- structural strengthening

#### investigation

- feasibility studies
- condition assessments
- structural evaluations

#### rehabilitation

- historic restoration
- seismic upgrades

#### parking structures

- new garages
- rehabilitation

#### bridges

- new bridges
- rehabilitation
- load ratings

#### special inspections

## ACEC Engineering Excellence Award Recipient Projects

2014 Special Recognition Award - Casco Bay Ferry Terminal  
2014 Honor Award - Hyatt Place - Old Port  
2013 Honor Award - Private Residence Bridge  
2013 Special Recognition Award - Twitchell-Champlin Building  
2009 Honor Award for Engineering Excellence - 84 Marginal Way

## AIA New England Award Recipient Projects

2014 Honorable Mention for Excellence - Casco Bay Ferry Terminal, Scott Simons Architects  
2013 Citation for Design Excellence - Portland Public Library, Scott Simons Architects  
2012 Citation for Design Excellence - Pondhouse, Elliott and Elliott Architecture  
2009 Special Mention for Excellence - House on Penobscot Bay, Elliott and Elliott Architecture  
2009 Special Mention for Excellence - House on Casco Bay, Elliott and Elliott Architecture  
2008 Merit Award for Excellence in Architecture - House on an Island, Elliott and Elliott Architecture  
2005 Citation for Design Excellence - House on Blue Hill Bay, Elliott and Elliott Architecture

## AIA New Hampshire Award Recipient Projects

2015 Honor Award - Anderson Hall Performing Arts Center at Brewster Academy, Scott Simons Architects  
2008 Honor Award - Tilton Academic Building, Scott Simons Architects

## AIA Maine Award Recipient Projects

2014 Merit Award - Bare Bones Sculpture Studio, Scott Simons Architects  
2014 Citation Award - House on a Cove - Elliott and Elliott Architecture  
2012 Honor Award - Pondhouse, Elliott and Elliott Architecture  
2012 Honor Award - Portland Public Library, Scott Simons Architects  
2010 Honor Award - House on Casco Bay, Elliott and Elliott Architecture  
2008 Award for Excellence - House on the Barrens, Elliott and Elliott Architecture  
2008 Honor Award - Island House, Van Dam Architecture & Design  
2006 Finalist - House on Blue Hill Bay, Elliott and Elliott Architecture  
2006 Finalist - Westbrook Parking Garage, Orcutt Associates  
2003 Honorable Mention - Waynflete Arts Center, Scott Simons Architects  
2001 Award for Excellence - Artist Studio, Elliott and Elliott Architecture  
1999 Honorable Mention - Center for Cultural Exchange, Constance Bloomfield, AIA  
1999 Honorable Mention - Island Compound, Winton Scott Architects

## AIA Maine COTE Award Recipient Projects

2013 Merit Award - Hodgdon Pond House, Scott Simons Architects  
2013 Citation Award - Coastal Maine Botanical Gardens, Scott Simons Architects

## AIA Vermont Award Recipient Projects

2012 Citation for Design - Coastal Maine Botanical Gardens, Scott Simons Architects

## Boston Society of Architects Housing Design Award Recipient Projects

2008 Citation for Design - 6 South Street Loft, Richard Renner Architects

## Maine Preservation Honor Award Recipient Projects

- 2014 Honor Award for Restoration - Maine State House Dome, Consigli Construction
- 2013 Honor Award for Adaptive Reuse - Park Street School Apartments, CWS Architects
- 2012 Honor Award for Excellence in Historic Preservation - Maine Medical Center, Consigli Construction
- 2012 Honor Award for Excellence in Historic Preservation - Bates College Hedge Hall and Roger Williams Hall, JSA, Inc.
- 2012 Honor Award for Excellence in Historic Preservation - Healy Asylum, Winton Scott Architects
- 2012 Honor Award for Excellence in Historic Preservation - Twitchell-Champlin Co. Building at Merrill's Wharf, Visnick & Caulfield
- 2011 Honor Award for Excellence in Historic Preservation - Maine Historical Society Brown Library, Schwatz/Silver Architects
- 2011 Honor Award for Excellence in Historic Preservation - Gilman Place, Winton Scott Architects
- 2008 Honor Award for Excellence in Historic Preservation - Martin's Point Health Care Marine Hospital Renovation, PDT Architects
- 2008 Honor Award for Excellence in Historic Preservation - St. Ann's Church Theriault/Landmann Architects

## Builders Choice + Custom Home Design Award Recipient Projects

- 2013 Grand Award - Pondhouse, Elliott and Elliott Architecture

## National Housing & Rehabilitation Association Timmy Award Recipient Projects

- 2013 Best Historic Rehabilitation Project Involving New Construction Award - Elm Terrace Apartments, CWS Architects

## New England Sustainable Energy Association

- 2013 Zero Net Energy Building Award - Coastal Maine Botanical Gardens, Scott Simons Architects

## LIBRARY PROJECTS

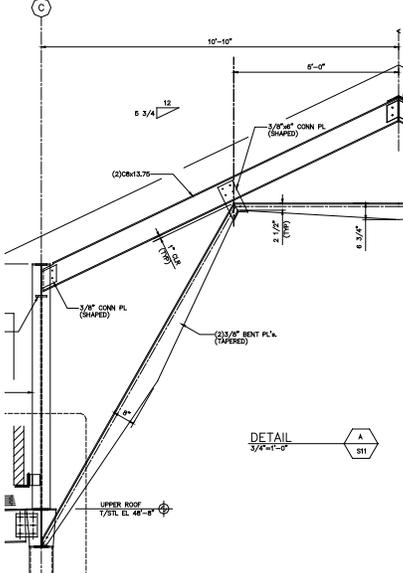
Bangor Public Library Renovation and Addition, Bangor, ME  
Boston Public Library Shoring Design, Boston, MA  
Falmouth Library Feasibility Study, Falmouth, ME  
Maine Historical Society Library and Garden, Portland, ME  
New Gloucester Public Library, New Gloucester, ME  
Portland Public Library Renovation and Addition, Portland, ME  
Rangeley Public Library Addition, Rangeley, ME  
Skidompha Library, Damariscotta, ME  
Springvale Library Addition, Springvale, ME  
Stewart Memorial Library Tower Review, Corinna, ME  
Stewart Memorial Library HSR, Corinna, ME  
The Hyde School Academic Building Library Wing Addition, Bath, ME  
Turner Memorial Library Renovation and Additions, Presque Isle, ME  
Williams College Stetson Library, Williamsburg, MA





**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.

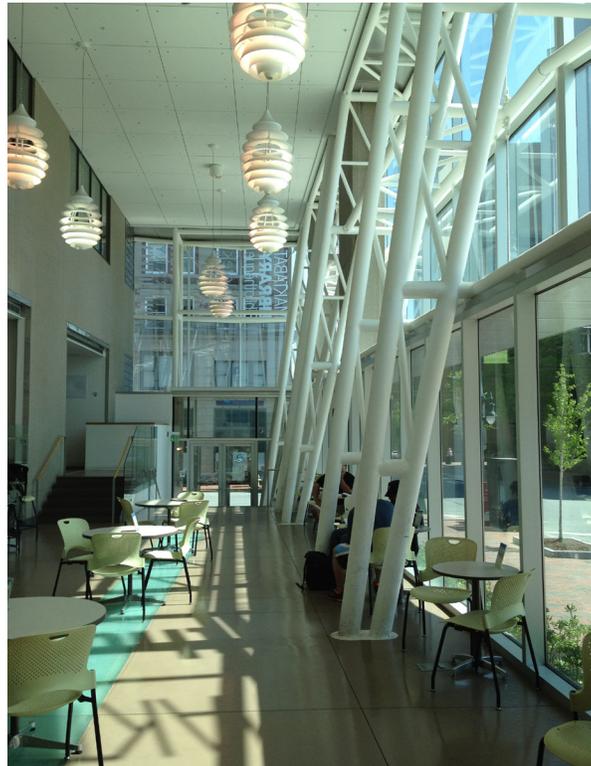




**Portland Public Library  
Portland, Maine**

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

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.





First Parish Church  
Saco, Maine

Having two architecturally and historically significant buildings previously burn on this site led the design team to explore many options for fire protection and prevention while being sensitive to the architectural importance of the building to the community. A balance of new technology and respect for what was lost had to merge together to create a comfortable place for worship. Donham & Sweeney Architects of Boston created a new architectural anchor for the City of Saco. The design challenges for Becker Structural Engineers included the design of a 5,500 square foot sanctuary, a 120 foot tall steeple, and the coordination of multiple roof system and elevations. The basic structural system is a braced steel frame supporting steel roof deck. Intermediate floors are framed using an engineered joist system with plywood decks.



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

As the founder of Becker Structural Engineers, Paul has over thirty five years of structural engineering experience in New England and the Mid-Atlantic States. His technical experience covers all aspects of the structural engineering profession including complex building systems using steel framing, cast in place, precast and post-tensioned concrete, deep foundation support systems, earth retaining structures, masonry and timber framing. He has extensive experience in, 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. He is an expert in historic restoration, adaptive reuse and the stabilization of historic structures as well as upgrading existing structures for current code seismic requirements. 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 \$50 million. As Principal in Charge of a project, he collaborates with the client and project team to establish the project scope, schedule and contracts and monitors the progress and quality of work. As President of Becker Structural Engineers, he is responsible for providing the company vision, setting goals and driving results by creating an atmosphere of engagement, communication and service throughout the firm. His understanding, appreciation and leadership in the integration of structure and architecture has been the cornerstone of our firm's strength. He currently serves on the ACEC Legislative Committee and a trustee of Maine Preservation. He previously served as a Board Member of the State of Maine Technical Building Codes and Standards Advisory Board from 2008 to 2012.



**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**

ACEC Legislative Committee  
American Concrete Institute  
American Institute of Steel Construction  
American Society of Civil Engineers  
Board Member of Maine Preservation  
Structural Engineering Association of Maine

**Ethan A. Rhile, P.E.**  
**Associate**

Ethan joined BSE in September of 2001 after practicing structural engineering in the Mid-Atlantic States. He has extensive experience in the design of multiple story commercial office buildings and industrial facilities, with several projects eclipsing 250,000 square feet. He has served as a Project Manager, responsible for the technical design, quality control, budgeting, and construction administration for building projects up to ten stories in height, with construction budgets up to \$60 million. Additionally, Ethan has been involved with highway bridge design and inspection, with inspection experience on multilane bridges with up to 26 spans. His background includes specialty field evaluation of existing parking structures, train bridge analysis, airport building design and hangar structure repair, timber framing systems, construction shoring, and retaining walls. He has an in-depth knowledge of computer software packages including STAAD-III, SAPP 2000, RISA 3D, RAM Elements, RAM Structural System, SP Mats, AutoCAD and Revit.



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

**Nathan R. Merrill, P.E.**  
**Senior Engineer**

Nathan joined Becker Structural Engineers upon attaining his Master of Science in Structural Engineering from the University of Maine. He is a licensed engineer in the State of Maine with experience in the design of timber, steel, reinforced concrete and reinforced masonry structures for both residential and commercial projects. He has served as design engineer and project manager on a number of AIA Award winning Maine and New England projects as well as projects recognized for excellence in historic preservation and on projects with construction costs up to \$40 million. He is active as a committee member for the Portland Society for Architecture. Nathan is proficient in REVIT, AutoCAD, RISA 3D and RAM Structural Systems.



**EDUCATION**            University of Maine  
Master of Science, 2006, Structural  
Engineering

University of Maine  
Bachelor of Science, 2004, Civil and  
Environmental Engineering

**PROFESSIONAL  
REGISTRATION**       Registered Professional Engineer in the  
State of Maine (#12279)

**PROFESSIONAL  
ASSOCIATIONS**       American Society of Civil Engineers  
American Institute of Steel Construction  
PSA (Portland Society for Architecture) - Committee Member

## ***RATE SCHEDULE***

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

Effective March 03, 2015

## References

**Mr. Paul H. Bradbury, P.E.**

Airport Director  
City of Portland Jetport  
1001 Westbrook Street  
Portland, ME 04102  
207.828.4646

**Mr. Alan Thibeault**

Director of Campus Planning  
University of New England  
716 Stevens Avenue  
Portland, ME 04103  
207.797.7261

**Mr. Paul Ureneck**

Senior Vice President Project Management, Partner  
C.B. Richard Ellis/The Boulos Company  
One Canal Plaza, Fifth Floor  
Portland, ME  
207.772.1333

**Mr. Daniel Doughty**

Director of Facilities Development  
Maine Medical Center  
22 Bramhall Street  
Portland, ME 04102  
207.871.2013

**Ms. Cindy Taylor**

President  
Housing Initiatives of New England  
36 Union Wharf  
Box 12  
Portland, ME 04101  
207.774.8812

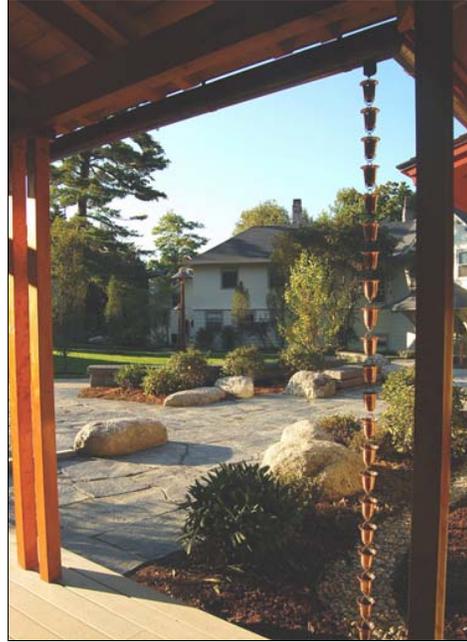
**Mr. John Peverada**

Parking Manager  
City of Portland  
389 Congress Street, Room 20  
Portland, ME 04101  
207.874.8444

Coplon Associates is an award winning land planning and landscape architecture practice dedicated to the enhancement of the natural and built environments. The firm has the capability of addressing a diversity of project types ranging from large-scale land and institutional master planning to detailed site design. The design sensitivity that characterizes Coplon Associates' work is complimented by the firm's practical understanding of the natural systems, regulatory processes, and financial considerations that influence project implementation. The breadth of Coplon Associates' portfolio reflects the firm's ability to address the needs of a diverse clientele in projects located throughout the United States. Coplon Associates has provided planning and design services for municipal governments, institutions, the development community, conservation organizations, foundations, associated design professionals, and individuals.

Coplon Associates is committed to a participatory design process, engaging clients and user groups in the formulation of responsible design solutions. The firm brings its diverse planning and design experience to the unique circumstances of each project, tailoring functional, innovative, and cost effective solutions to specific project needs. The success of Coplon Associates' approach is exhibited in the scope of its' design commissions—in the past 20 years the firm has been responsible for the design of over thirty million dollars in site improvements and the master planning of thousand acres of public and privately held property.

Samuel R. Coplon, founding principal of Coplon Associates, has over 30 years of experience in environmental planning and design, and is a registered landscape architect in Maine, Massachusetts, and New York. His diverse experience brings to the firm strong capabilities in project management, design and implementation. Mr. Coplon holds a Bachelor of Science degree from the Tufts University School of Engineering and a Masters in Landscape Architecture from the Graduate School of Design, Harvard University. Mr. Coplon holds a LEED™ design professional accreditation from the US Green Building Council.



*Davis Residential Village  
College of the Atlantic  
Bar Harbor, Maine*

**SAMUEL R. COPLON**

**EXPERIENCE**

- 1987 - COPLON ASSOCIATES INC.  
Bar Harbor, Maine  
Principal and owner, full service landscape architecture and planning practice.
- 1985- SASAKI ASSOCIATES INC.  
1987 Watertown, Massachusetts  
Project manager for the planning and design of residential, commercial and institutional projects
- 1983- CARR, LYNCH ASSOCIATES  
1985 Cambridge, Massachusetts  
Project manager for development feasibility studies, residential master planning and urban open space improvements
- 1981- THE ARCHITECTS  
1983 COLLABORATIVE  
Cambridge, Massachusetts  
Project landscape architect for the design and implementation of large urban and institutional developments.
- 1979- ROY MANN ASSOCIATES  
1981 Boston, Massachusetts  
Project landscape architect for recreational master planning and land use guidelines for state and regional planning authorities.

**EDUCATION**

- 1980 HARVARD UNIVERSITY  
GRADUATE SCHOOL OF DESIGN  
Cambridge, Massachusetts  
Master of Landscape Architecture
- 1976 TUFTS UNIVERSITY  
Medford, Massachusetts  
Bachelor of Science in Engineering  
Magna Cum Laude

**AFFILIATIONS**

- Member - American Society of Landscape Architects
- Member - Tau Beta Pi Engineering Honor Society

**SELECTED AWARDS**

- 2012 Elected Fellow, American Society of Landscape Architects
- 2011 MERIT AWARD  
Boston Society of Landscape Architects  
Davis Residential Village  
College of the Atlantic, Bar Harbor, ME
- 2010 MERIT AWARD  
Excellence in Sustainable Design and Development  
Davis Student Village  
College of the Atlantic, Bar Harbor, ME  
with Coldham and Harman Architects
- 2009 CITATION FOR STUDENT HOUSING  
Boston Society of Architects  
Davis Student Village  
College of the Atlantic, Bar Harbor, ME  
with Coldham and Harman Architects
- 2009 MERIT AWARD  
Society for College and University Planning  
University of Maine Master Plan  
with Sasaki Associates
- 2002 MERIT AWARD  
Boston Society of Landscape Architects  
Abbe Museum
- 2001 MERIT AWARD  
Boston Society of Landscape Architects  
Bar Harbor Village Green Renovation
- 2000 STATEWIDE PRESERVATION  
HONOR AWARD  
Maine Preservation  
Old Post Office And Customs House, Machias,  
Maine

**LICENSURE and ACCREDITATION**

- Registered Landscape Architect:  
Maine #100  
Massachusetts #722  
Vermont # 127.0071551

- USGBC LEED™ Accredited Professional  
CLARB Certificate #39783

**CONESTCO.**

222 Mountain Road  
Raymond ME 04071

207.627.4099 telephone  
207.627.4099 telecopier

*Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering*

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**INTRODUCTION**

**Conestco.** has been providing construction opinions of probable cost and value engineering services to architects and engineers, owners, municipalities and governmental entities, and developers throughout New England since January 1995. The firm has provided in excess of 1,000 project budgets covering every conceivable type of general construction. Genres include, but are not limited to, municipal facilities, courthouses, police and fire stations, prisons and jails, governmental centers, schools and universities, sports complexes, performing arts centers, hospitals, assisted and elderly living, high rise apartments, HUD projects, churches, libraries, office buildings, shopping malls, and parking garages. Projects have ranged in size to \$60 million in construction value. It has always been our goal to land somewhere within the middle of the general contractor or construction manager bid spread and we take pride in having a strong track record of doing precisely that.

\*\*\*\*\*

We specialize in providing accurate construction opinions of cost for capital planning, from initial conceptual or schematic design phases through to contract development. Providing competent cost analysis from the very earliest stages of concept gives the best assurance that the evolving design does not outstrip the available budget. We often provide outline specifications in CSI format during early preplanning, in concert and with review and approval by the architect, that become the skeleton of the line item cost efforts to follow. As the design evolves into design development and construction documents, early assumptions in conceptual and schematic design regarding content and methods are checked and rechecked to assure accuracy.

\*\*\*\*\*

Our realistic, field driven value engineering services compare systems of materials and methods for overall short and life cycle cost effectiveness, ergonomics, function, and construction efficiency. Getting costs "back under control" is a specialty that has proven its effectiveness time and again. An extensive background in both design build and bid spec general contracting involving sales, estimation, design and drafting, field inspections, and management yields a strong knowledge base with which to analyze all parts of the project puzzle with the goal of using value engineering to offer real world problem resolution.

## CONESTCO.

222 Mountain Road  
Raymond ME 04071

207.627.4099 Telephone  
207.627.4099 Telecopier

### *Opinions of Probable Cost ~ Construction Consulting ~ Value Engineering*

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#### **BRUCE M. SANFORD**

##### **Construction Consultant - 1994 to current: Conestco., Raymond ME (Principal).**

- ~ Direct all phases of company effort in providing accurate opinions of probable cost, constructibility review, and value analyses to architectural, engineering, owner, and developer clients in both the public and private sectors throughout the New England region.
- ~ Perform field inspections and site reviews of prospective, ongoing, or completed construction projects to assure compliance with code and regulatory requirements.
- ~ Advise clients about contractual issues regarding field and office management considerations of the construction process.
- ~ Provide expert witness cost and construction review services in areas of governmental, institutional, industrial, commercial, retail, and high end residential construction.

##### **Construction Administration – Eleven years with major regionally operating general contracting firms.**

- ~ Administer capital project estimating, field supervision and inspections, office contract operations, and consultation-sales of design-build and bid-spec general construction.
- ~ Negotiate select profitable contracts in public and private sector.
- ~ Implement code compliance and plan reviews, with presentations to regulatory and oversight authorities.
- ~ Craft conceptual floor plans, elevations, and design-build specifications for projects in concert with constructability standards.
- ~ Direct creation of contract documents and rectify cost projections with corporate budgets.
- ~ Synthesize project management submittals and shop drawing reviews during the contract process and provide material requisitions and field scheduling of construction.

##### **Materials Administration -Three years with prominent wholesale supply firms on the east and west coasts.**

- ~ Manage staff in mechanical quotations and plan-spec interpretation involving complex heating, air movement, and plumbing systems.
- ~ Administer streamlining of interbranch purchasing to lower operational costs.
- ~ Direct material planning, scheduling, and purchasing of wholesale house branch operations.
- ~ Instruct team members in technical application of HVAC/valve/plumbing components and tools.

##### **Insurance & Securities – Three years with national leader in personal and business insurance sales.**

- ~ National award winning agent work in personal lines in life, health, disability, and property/casualty insurances.
- ~ Registered representative in Maine for securities sales.
- ~ Provided high quality, in depth retirement and income analyses to clientele of wide ranging economic and socio means.
- ~ Operated as independent business agent in tandem with regional home office sales teams in northern and central Maine.

##### **Community and Education**

- |                      |  |   |
|----------------------|--|---|
| ~ Town of Raymond    | Planning Board   | 2000 – 2002; 2009 – current.(Vice Chairman) |
|                      | Comprehensive Plan Committee   | 2001 – 2002.                                |
|                      | Fire Station Planning Committee                                      | 1999 – 2002.                                |
|                      | Rt 302 Redevelopment Committee                                       | 1998 – 2002.                                |
| ~ Town of Pittsfield | District Representative  | 1987 – 1989.                                |
| ~ American Red Cross | Volunteer  | 2000 – 2003.                                |
| ~ Baseball Umpiring  | National Babe Ruth Little League                                     | 1996 – current.                             |
|                      | Western Maine Board (High School Baseball)                           | 1998 – 2004.                                |
| ~ Baccalaureate      | California State University, Chico CA                                | BA 1977                                     |
|                      | History (major) / Bus Admin (minor).                                 |   |
| ~ Early Years        | Boy Scouts of America  | 1962 – 1968.                                |
|                      | Life Scout   |   |
|                      | Order of the Arrow.  |   |
| ~ Hobbies            | Long distance bicycling, golf, camping, kayaking, canoeing, running. |   |

## **FIRM PROFILE**

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.

## **SERVICE AREAS**

Gartley & Dorsky routinely provides the following services on hundreds of projects each year:

### **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

### **Structural Engineering**

- Structural Analysis and Design
- New Construction, Additions and Renovations
- Building Inspections
- Historic Structures
- Construction Field Assistance
- Conditions Assessments
- Structural Detailing
- Pier and Wharf Design
- Component Design
- Small Bridge Design
- Retaining Wall Design







## **WILLIAM B. GARTLEY**

PRESIDENT (Maine P.E. 7961; Florida P.E. 73293)  
***Gartley & Dorsky Engineering & Surveying, Inc.***

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*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)