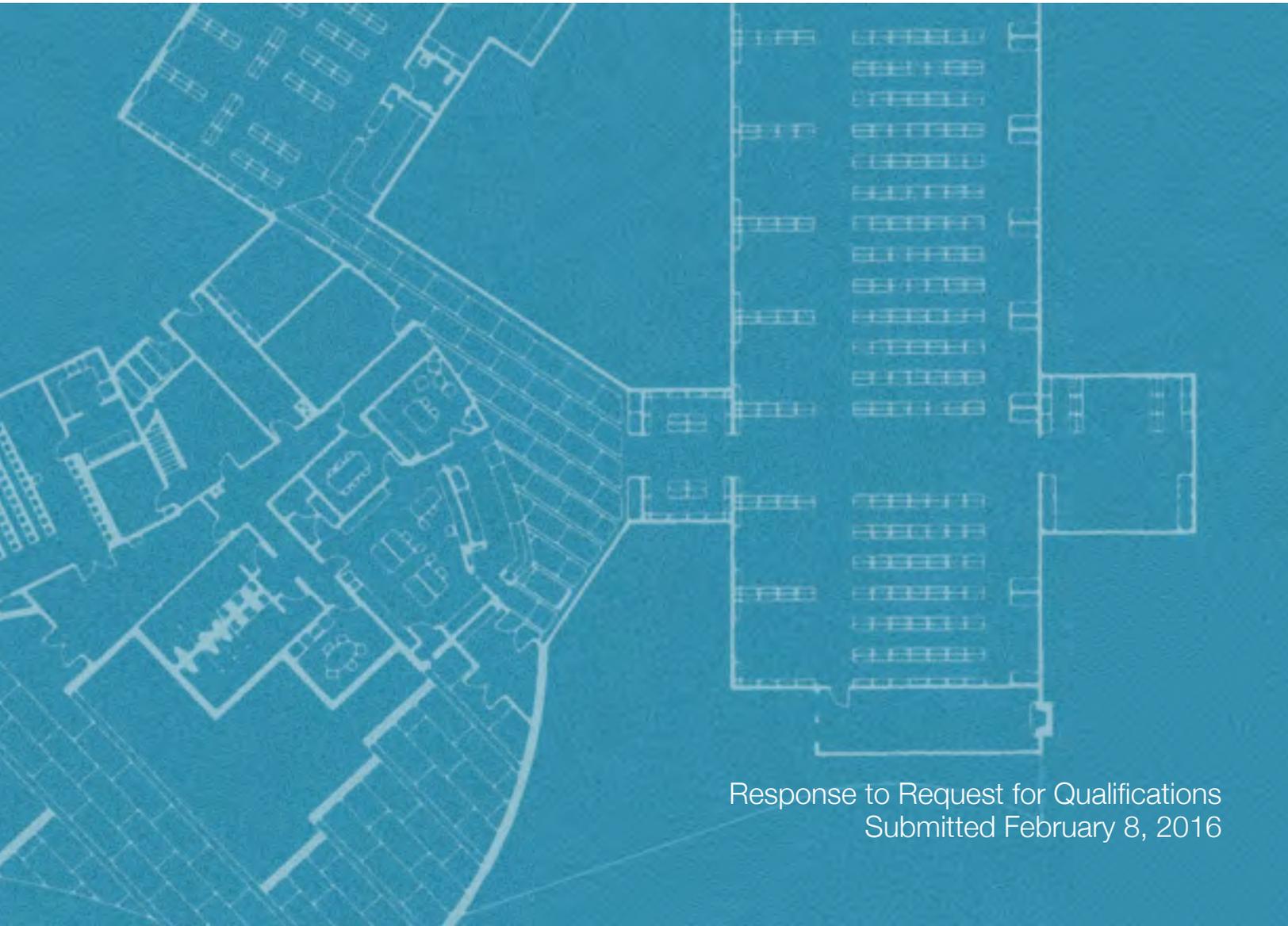




WINTON SCOTT
ARCHITECTS

Town of Rockport, Maine

New Rockport Public Library



Response to Request for Qualifications
Submitted February 8, 2016



February 8, 2016

Mr. Richard C. Bates
Town Manager,
Town of Rockport
101 Main Street
Rockport, ME 04856



RE: New Rockport Public Library - Qualifications Statement for Architectural Services

Dear Mr. Bates,

I am writing on behalf of Winton Scott Architects to express our interest in being considered to provide you with architectural design services relating to the design of a new public library for the Town of Rockport.

Winton Scott Architects is a design focused firm located in Portland with over forty years of experience working on a wide variety of new and renovated building projects in Maine. Our Library experience includes a new 17,000 S.F. library building for the Town of Freeport completed in 1997 and a new 13,000 s.f. facility for the Skidompha Public Library, located in the historic town center of Damariscotta which opened in 2001. In their contrasting form and style, these two projects exhibit well our commitment to an inclusive and hands-on approach to design that results in buildings that truly reflect the unique needs of each client rather than conform to a stylistic preference developed by the architect.

We have assembled an experienced, Maine based team of design professionals that combines high caliber design talent & technical expertise with local accessibility and a commitment to superior service. The enclosed qualifications package offers an introduction to our firm and our team of consultants. We look forward to having the opportunity to meet with you and your building committee in person to learn more about your project and discuss how we can assist you in creating a new facility to best serve the needs of the Rockport Community.

Thank you for your consideration.

Sincerely,

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

Stephen Weatherhead, Senior Associate
Winton Scott Architects

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Section 1

Firm Description



Firm History

Winton Scott spent his early career working for East coast architectural firms of international prominence including Eero Saarinen and Associates where he was involved with notable projects such as the Ford Foundation Building in NYC and the Oakland City Museum in California. He later spent four years with Philadelphia architect Louis Kahn, where he served as Project Architect for a new Library and Dining Hall on the campus of Exeter Academy in Exeter, New Hampshire. After leaving Kahn's office in 1970, he joined the faculty at the Rice University School of Architecture where he taught design for four years. In 1974 he moved to Maine founding Winton Scott Architects in 1975, a diverse, design focused architectural practice located in Portland.

Over the last 37 years, Winton Scott Architects has built a diverse body of public and private work located throughout the state. The firm has been recognized numerous times for design excellence by the Maine Chapter of the American Institute of Architects, and their work has been profiled in national trade journals and local publications.

Today, Winton Scott Architects, PA is comprised of a staff of six, including four senior architects ranging in experience from 15 to 45 years. Mr. Scott remains actively involved in all projects and the majority of the staff has been working together as a team for over 18 years. The culture of the office is that of an open, creative collaboration of seasoned architects striving for the highest level of design excellence and client satisfaction.

We believe that architecture should be inventive, adaptable, timeless, and derivative of its context, function, and most importantly, reflective of the specific needs of each client. All buildings, even the most modest in scale and budget, can be at once artful, functional, and inspiring if they are rigorously conceived and executed with craft and precision.

We strive to pursue a diverse range of project scales and building types and view each project as a renewed opportunity to explore the possibilities for unique architectural expression.



Project Images From Top:

Ocean Gateway Cruise Ship Terminal
Skidompha Library
Youth Alternatives Family Center
Merrill Auditorium

General Firm Information

| | |
|-----------------------------------|---|
| Contact Information: | Winton Scott Architects, PA 5 Milk Street Portland, ME 04101 207.774.4811 www.wintonscott.com |
| Contact Person: | Winton Scott |
| Type of Organization: | Professional Association |
| Principals: | Winton Scott Mark Wilcox, NCARB |
| Professional History: | Founded in Maine in 1975 |
| Registration Status: | Active Registrations in State of Maine Registered in Massachusetts NCARB Certified |
| Key Personnel: | Winton Scott (Founder and President) Mark Wilcox (Principal - 30 years with firm) Steve Weatherhead (Senior Associate - 22 years with firm) |
| Total Number of Staff: | Six (6) |
| Registered Architects: | Five (5) |
| LEED Certified Staff: | Pandika Pleqi - LEED Accredited Professional |
| Honors and Awards: | Maine AIA Design Award: Merrill Auditorium (1997) Maine AIA Design Award: West Bath District Courthouse (1993) Maine AIA Design Award: Maine Maritime Museum (1989) Maine AIA Design Honorable Mention: Ridge House (2003) Maine AIA Design Honorable Mention: Island Compound (1999) Maine Preservation Honor Award: Gilman Place (2010) Maine Preservation Honor Award: Merrill's Wharf (2012) Maine Preservation Honor Award: Healy Asylum (2012) |
| Professional/Civic Involvement: | USGBC Cape Elizabeth Planning Board Greater Portland Landmarks Portland Schools-Elementary Schools Facilities Task Force |
| Professional Liability Insurance: | The firm carries Professional Liability Insurance in the amounts of \$1 Million per claim / \$1 Million Aggregate |



Consultant Team:

Architecture

Winton Scott Architects

5 Milk Street, Portland, ME 04101
T. 207.774.4811
wscott@wintonscott.com

Landscape Architecture

Carroll Associates Landscape Architects

217 Commercial Street, Portland, ME 04101
T. 207.772.1552
pcarroll@carroll-assoc.com

Civil Engineering

Gorrill-Palmer Consulting Engineers

P.O. Box 1237, Gray, ME 04093
T. 207.657.6910
apalmer@gorrillpalmer.com

Structural Engineering

Becker Structural Engineers

75 York Street, Portland, ME 04101
T. 207.879.1838
paul@beckerstructural.com

MEP Engineering

Mechanical Systems Engineers

Royal River Center, Unit 10
10 Forest Falls Dr., Yarmouth, ME 04096
T. 207.846.1441
kurt@mechanicalsystemseng.com

Electrical Engineering/Lighting

Bartlett Design

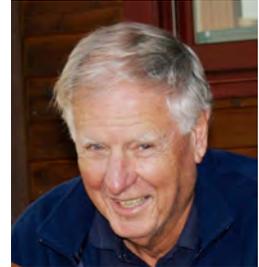
942 Washington Street, Bath, ME 04530
T. 207.443.5447
bartdes@blazenetme.net

WSA Project Team Assignments:

PRINCIPAL-IN-CHARGE /LEAD DESIGNER

Winton Scott, NCARB - *President*

Mr. Scott founded Winton Scott Architects in 1975 after spending his early career working for prominent architectural firms around the U.S. and teaching design at several Schools of Architecture. Over the 40 years Mr. Scott has been practicing in Maine, he has become a highly respected architect known for his keen design sensibility both in building design and large scale urban planning projects. He provides ongoing design and project management leadership for WSA.



PROJECT ARCHITECT

Stephen W. Weatherhead, RA - *Senior Associate*

Mr. Weatherhead joined Winton Scott Architects in 1994 to take on the role of Project Architect for the renovations to Merrill Auditorium. He has over 27 years of experience in all phases of architectural practice from conceptual design through construction and has managed projects for WSA totaling over \$75M in construction value that have utilized a full range of project delivery methods both in the private and public sectors.



TEAM ARCHITECT

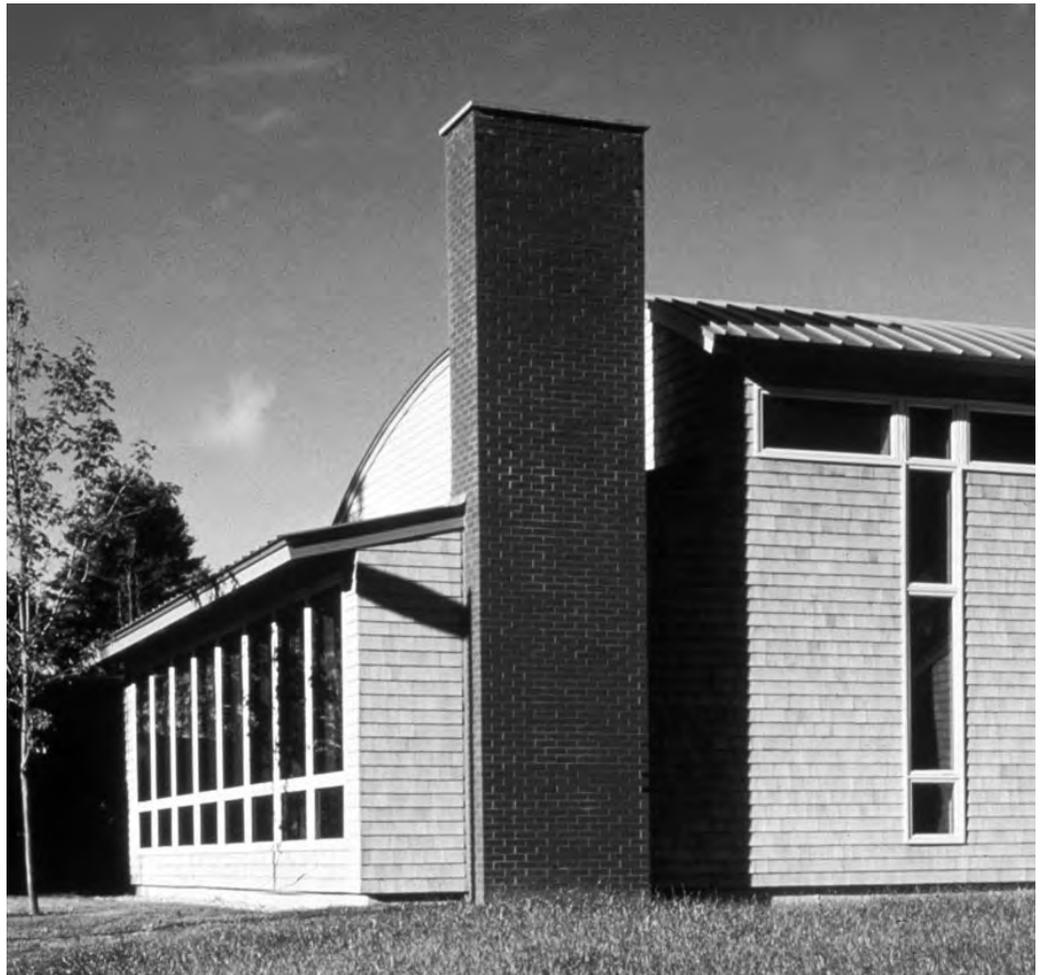
Pandika Pleqi, LEED AP BD+C - *Associate*

Ms. Pleqi was an accomplished architect and town planner in Albania before coming to the United States in 1995. Soon after joining Winton Scott Architects in 1998, she became project manager for the Unity Village at Bayside infill housing project in Portland. Since that time, Ms. Pleqi has managed almost all of the firm's multi-unit housing projects through all phases of design and construction. She is a LEED Accredited Professional in Building Design and Construction.



Section 3

Relevant Experience





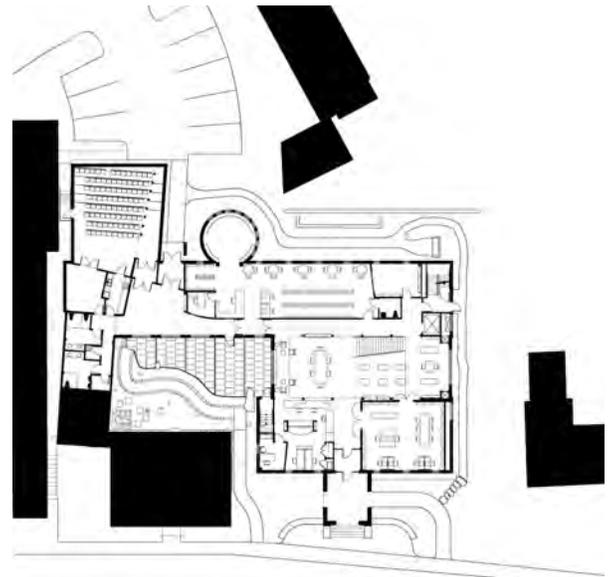
Skidompha Library

Damariscotta, Maine

The new Skidompha Library is located on Main Street in Damariscotta alongside the historic Dixon House, a 19th century Federal Style house, and home of the library for 95 years. The site is at the east edge of the downtown business district where the architectural context transitions from largely 3 story attached brick buildings to freestanding 2 story, clapboarded, residential structures.

The building consists of two 2-story brick “bars” that run parallel to the street and define a central atrium space and an exterior courtyard behind the Dixon House. The main building facade sets back from the street in line with the residential structures to the east while a smaller scaled entry pavilion extends out to the line of the downtown masonry street wall. Bench height granite retaining walls flanking the entrance, and a brick walk leading to the courtyard, offer opportunities for people to sit and enjoy the street scene or escape to a more secluded garden space to read.





Project Team:

Winton Scott Architects
Sebago Technics Civil Engineers
Anthony Meunch, Landscaper Architect
Becker Structural Engineers
SMRT Mechanical Engineering
Bartlett Design
H.E. Callahan Construction

Project References:

Pam Gormley, Director,
Skidompha Public Library
207.563.5513

Mr. Jeff Ohler
President,
H.E. Callahan Construction
207.784.6927



Freeport Library

Freeport, Maine

The Freeport Library is located on a wooded site removed from the town's Main Street area. Because of the remoteness of the site, important design considerations were to make a building that created a sense of place, was inviting, and took advantage of the private, natural setting.

The solution was to divide the various program elements - Adult collections, Children's collections, and Office/Meeting spaces - into separate buildings loosely arranged around an outdoor courtyard and linked together by the main lobby. This approach created an interior with spatial variety, provided ample opportunity for open views to the woods, and gave the building a quality of having developed and grown over time like a town.

Patrons approaching the building are greeted by a covered entry with natural wood ceiling flanked on one side by a curving brick wall that extends out to become a sitting bench at the exterior entry court. The curving form continues into the main lobby creating a link between the interior and exterior spaces.

Client Reference:

Beth Edmunds, Director
T. 207.865.3307





Project Team:

Winton Scott Architects
Carroll Assoc., Landscape Architect
Swift Engineering
Mechanical Systems Engineers
Bartlett Design
Davis & Hanscom

Project References:

Beth Edmunds, Director,
Freeport Library
207.865.3307



Youth Alternatives Family Center & Offices

South Portland, Maine

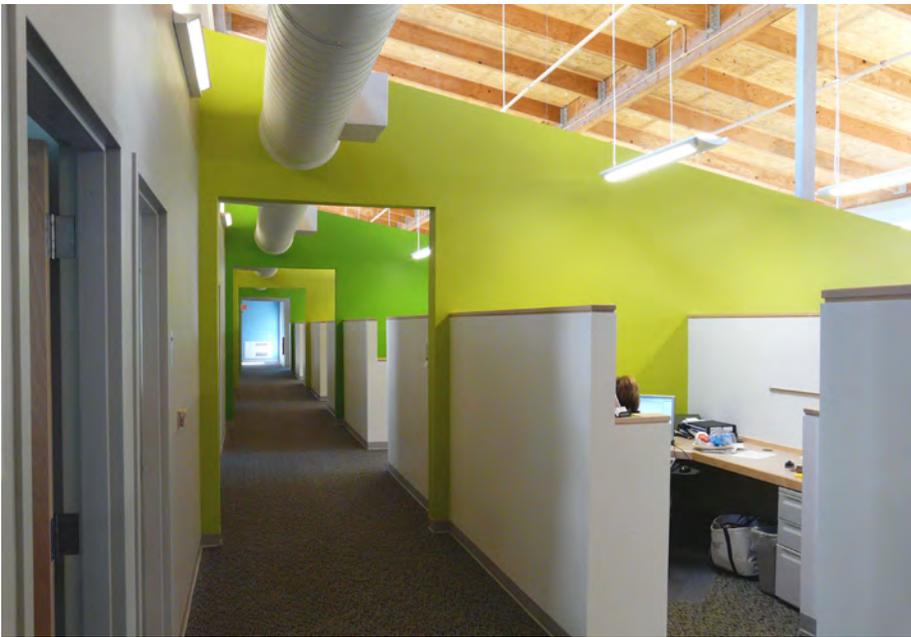
This project combines the renovation of a former dairy barn with a new 28,000 s.f. addition to create a family center and office space for a local social services agency.

The barn has been converted into a Family Center that houses meeting rooms, training facilities, a resource library and multi-purpose community spaces. The facility will support delivery of family based services such as counseling, supervised visitations for foster children, and family mediations, while providing access to training and resource materials.

The new addition, housing office space and support facilities for a staff of 75, is linked to the barn by a two story connector that overlooks an exterior courtyard formed between the two wings with easterly views of Long Creek and the city of Portland.

The office wing is sited and designed to maximize the use of natural day lighting and ventilation. The 60' x 170' plan is organized with hard walled spaces located along the north, east and west leaving the long, south facing facade exposed to the major open office area. The south facade utilizes extensive glass combined with interior reflective light shelves that help to distribute available light evenly throughout the entire space.





Project Team:

Winton Scott Architects
Carroll Associates
Becker Structural Engineers
Bennett Engineering
Bartlett Design
Pinkham & Greer Engineering
Wright Ryan Construction

Project References:

Ms. Virginia Gentile,
Chief Financial Officer,
The Opportunity Alliance
207-874-1175

Greg Lanou
Manager Wright Ryan Homes
(Former Project Superintendent)
207-773-3625



Husson University Living Learning Center

Bangor, Maine

Completed in the summer of 2012, this mixed use facility combining student residences and classroom space for experiential learning is the first of its kind on campus and is intended to reflect the University's renewed commitment to experiential education and student life. The 65,000 sq. ft. facility includes residential suites for 250 students on the upper 4 floors and ground floor classroom and faculty office space.

The building is constructed of long span precast concrete plank floors supported on a steel frame which allowed for a completely column free interior and total flexibility for the layout of spaces. The exterior walls are constructed of shop fabricated panels that were delivered to the site and attached to the steel frame.

The building has many features to enhance sustainability and energy efficiency including low flow plumbing fixtures, waste water heat recapturing, solar domestic hot water system, lighting daylight sensors and high efficiency HVAC systems. The project has been awarded LEED Gold Certification by the USGBC.





NESCOM CLASSROOM



TEACHER EDUCATION CLASSROOM

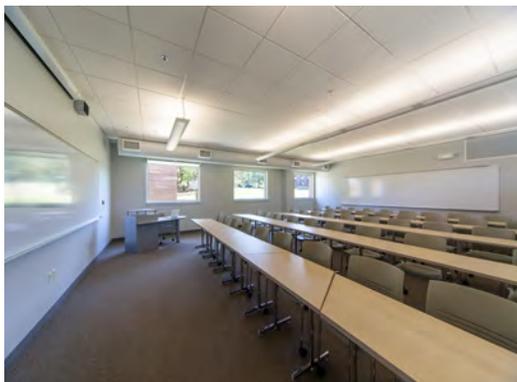


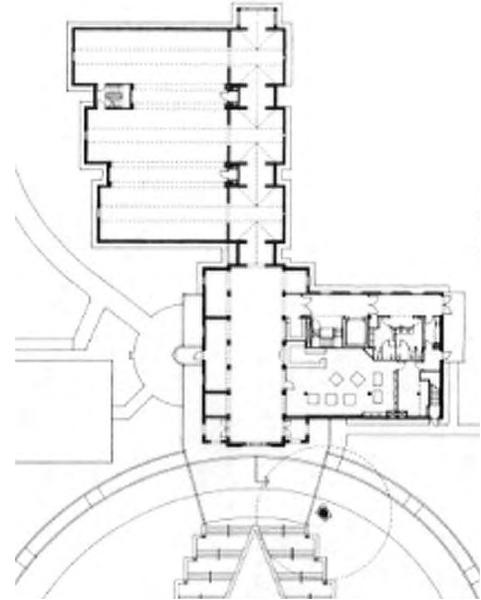
Design/Build Team:

Winton Scott Architects
 Thornton Tomasetti
 Allied Cook Construction
 Titan Mechanical
 Favre Electric,
 Coplon Associates,
 Structural Integrity

Project References:

Mr. John Gordon,
 Architect & Husson Project Coordinator
 207-299-6172
 jpg@johngordonarch.com





Maine Maritime Museum

Bath, Maine

This new museum building consolidates the many functions of an active, public facility on the grounds of the former Percy and Small Shipyard in Bath.

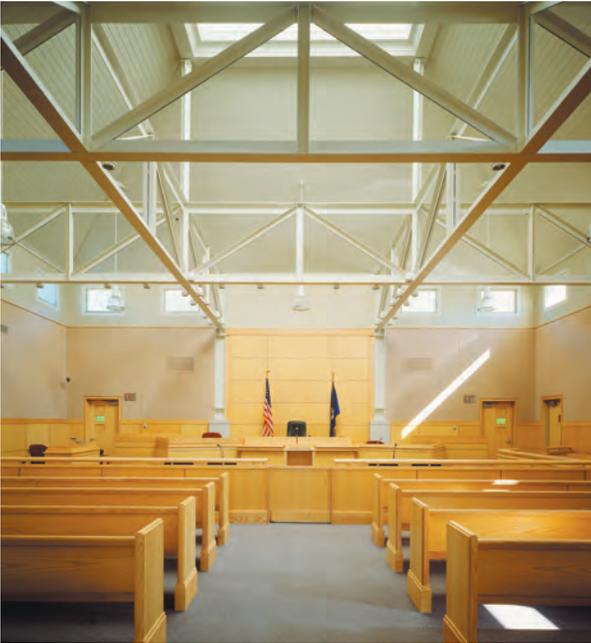
Visitors are drawn into the museum by views of the bow of a ship which can be seen through a monumental arched window facing the public entry court. The vaulted entry hall leads to a series of 30' high gallery spaces housing the museum's vast collection of maritime artifacts.

The building derives its form and use of clerestory lighting from turn-of-the-century industrial foundry structures that once occupied riverfront sites in Bath.

Client Reference:

*John Carter, Former Director
Maine Maritime Museum
215.413.8635*





West Bath District Courthouse

West Bath, Maine, 1994

Sited adjacent to a major highway connecting two major population centers, this facility confronts a new paradigm: a civic edifice in a rural setting.

The building presents to its users a formal composition of three major elements: a colonnaded facade, an entrance portico, and a central courtroom which is articulated by a pyramidal roof that rises above the adjacent flat roofs.

The intent is for the building to impart an immediate and obvious civic presence that is recognizable to patrons approaching the facility by foot as well as those in cars speeding by on the highway. The use of durable, time honored materials such as brick, lead coated copper and pre-cast concrete, coupled with careful detailing, reinforces the image of a dignified public building.

The interior of the central courtroom is dominated by a central translucent pyramid skylight and perimeter clerestory windows that flood the space with natural light. Exposed steel trusses contrast with the warmth of rift sawn ash paneling and fabric wrapped acoustic wall panels to create a comfortable unpretentious character to the space.

The project received an award for Design Excellence by the Maine chapter of the AIA and it was featured in Architecture magazine's Annual Review of American Architecture in May of 1994.

Client Reference:

*Jeff Henthorn, Director
Courts Services & programs
T. 207.882.4176*







Exeter Academy Library & Dining Hall

Louis Kahn, Architect
(Winton Scott, Project Architect)

The library at Exeter Academy, built in 1972, is considered one of Louis Kahn's most prominent buildings and a masterpiece of modern architecture. The AIA gave the library a 25 year award for design excellence in 1997 and the U.S. Postal Service selected it for a stamp series entitled "Masterwork of Modern American Architecture".

Mr. Scott, working as Project Architect for Mr. Kahn, had a leadership role in the development and execution of the project from design through construction administration.





Pearl Place -
Affordable Housing, Portland

LEED GOLD/ LEED SPECIAL COMMENDATION

Pearl Place, a 60-unit affordable housing development at Oxford and Pearl streets in Portland's Bayside neighborhood, has received two national awards for its green design. The U.S. Green Building Council has given the building a "gold certification," and is the first multistory residential development in the nation to have received LEED Gold.

In addition, the building council gave the project a "Special commendation for an Outstanding Multifamily Residential Project." This innovative super-insulated five-story building was built using sustainably harvested wood construction. It also features a high-performance gas-fired heating system, rooftop air-to-air heat exchangers and high efficiency windows.

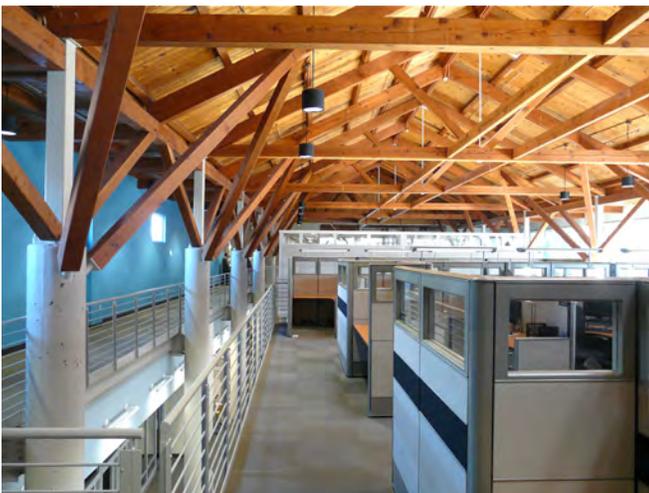


Husson University Living Learning Center-
Student Housing, Classrooms, offices, Bangor

LEED GOLD

The building utilizes all low flow plumbing fixtures and includes a waste water heat recovery unit to harvest heat from shower drain water, and a solar domestic hot water heating system. The HVAC system utilizes energy recovery ventilation units that recover sensible and latent heat from suite bathroom exhaust streams.

The electrical system includes high efficiency lighting and daylight coordination controls.



PowerPay Corporate Offices -
Corporate Offices, Portland

LEED GOLD

Working within the open timber framework of the 1990's public market, WSA developed free-floating "trays" for general office space - respecting the openness of the original structure and enhancing the use of natural daylighting while minimizing the energy requirements for electric lighting. New skylight "chimneys" coupled with motion detector switching and energy efficient task lighting further reduces energy consumption for lighting.

Interior Climate Control systems feature energy efficient heat pump systems which maximize individual control and comfort while dramatically reducing energy consumption through heat recovery systems. It is also projected that water systems will use 40 percent less water than typical office buildings.

Crescent Heights -
Medical Student Dormitory, Portland

LEED PLATINUM

Crescent Heights was conceived by the Portland - based Developers Collaborative and has been awarded Platinum - the highest Award given for LEED, a program developed by the U. S. Green Building Council.

Scored at 102 by USGBC, this unusually innovative development is 22 points in excess of the 80 points required for Platinum - Crescent Heights is thought to be the first multi-unit residential project in Northern New England to have received this distinguished Award. It is projected that Crescent Heights will use 37 percent less energy and 30 percent less water than a typical apartment building.



Congin Elementary School Renovations -
Secondary Education, Westbrook

This major expansion and renovation of a 360 student elementary school is one of the first Green Schools in Maine and is the first school construction project in the state to receive a grant from the Maine Public Utilities Commission's High Performance School Program.

Energy use reductions were made possible through the combined use of energy efficiency features including solar reflecting light shelves and skylights to maximize distribution of natural light combined with high performance light fixtures and an automated switching and dimming control system that senses available natural light and adjusts artificial lighting levels accordingly.



Sunnyside - Senior Housing
Wells, Maine

Completed in 1980, this multi-unit housing project included an active PV solar heating system and solar hot water system. The project received a Cycle 4 HUD Solar Grant and was the first multi-unit housing project in Maine to utilize full solar systems for generation of heat and domestic hot water.





Library Design Experience:

Winton Scott Architects has built a superior reputation in the design of important civic, cultural, and institutional buildings throughout the state of Maine. Our team is well-versed in the programmatic and technical issues inherent in library facilities and we understand the unique role libraries play in the vitality of communities across the state. Libraries have become bustling centers for information exchange that accommodate a variety of activities from community gatherings and cultural events, to individual study and research for people of all ages. These multiple functions demand a facility that is at once flexible, comfortable, inviting, and integrated into the architectural fabric of the community it serves.

Our Library design experience includes a new 17,000 S.F. library building for the Town of Freeport completed in 1997 and a new 13,000 s.f. facility for the Skidompha Public Library on Main street in Damariscotta completed in 2001. In addition, while working in the office of architect Louis Kahn, Winton Scott was the project architect for the Library at Exeter Academy which recently received a 25 year award for design excellence from the American Institute of Architects as well as being included in a recent postal stamp series titled Masterworks of Modern American Architecture.

Knowledge of Trends in Library Design & Technology:

One of the dominant themes in current library design seems to be the use of a retail-like approach to the organization and delivery of services to the patron. The idea being that going to the library is no longer about just taking out books its about shopping for information. This approach utilizes a zoning or layering strategy for the placement of materials in which “impulse” materials that are very popular such as DVDs, CDs, books on tape, new arrivals, etc. are placed out front near the entry. Also, near the front door may be a cafe area, computer terminals, or a small retail area with books and gifts for sale. For patrons who use the library over longer durations for more focused research or study, quiet zones are established with a variety of secluded spaces from informal casual chairs and couches to traditional reading tables to private carrels for individual study.

Similar to retail “departments” each zone is readily distinguishable for the patron by a prominent defining element such as a story room for the children’s area, or a reading room with a fireplace in the quiet reading area. The areas are then organized in an intuitive layout that allow patrons to access the services conveniently without assistance.

Another major theme of current library design is the development of a multi-use community facility that can include performance/presentation space, meeting rooms, computer training facilities, broadcasting facilities, etc. Along with this, comes the requirement to provide access to certain portions of the building during off hours while keeping other areas of the building secure.

From a technology standpoint, the primary concern is developing flexible systems that can easily adjust to changes in functional needs and adapt to changing technology. Use of “smart furniture” and wireless systems help to provide broad connectivity throughout the facility while maximizing flexibility.

While having touched on a few of the current design themes for libraries above, probably the most important factor affecting design decisions is the particular community the library serves. Ultimately, a successful outcome will be the result of a design process that considers national trends, the mission and goals of the library board and staff, and the unique needs of the community.

Creative Process / Project Approach:

Our Design process is based on having an open dialog with our clients and we foster an environment that encourages participation and input by all stakeholders during all phases. We will start by conducting an extensive review of any planning work that you have already completed followed by a series of meetings in which we ask a lot of questions to gain a better understanding of how your organization works and to get people to express their ideas, and goals for the project. We will then facilitate a discussion about the implications of these ideas that identifies common ground and relates them to the opportunities and constraints offered by the program, site and budget. During this time, we will begin to sketch concepts and meet with the building committee to evaluate the pros and cons of each in meeting the goals of the project. This process will continue until consensus is reached as to the best concept to move forward with.

To help people visualize the implications of various planning decisions, we have extensive computer modeling capabilities that allow us to quickly develop three dimensional depictions of the interior and exterior of buildings. We have also found it can be helpful to organize field trips to look at other facilities in the region and talk with the staffs that work in them to find out what works well and what doesn't.

Understanding of this project:

Based on the information included in the RFQ document, it is our understanding that there are several options being considered in utilizing the existing site and the adjacent park area to accommodate the new building and associated site improvements. It is also understood that the site planning effort may result in proposed changes to the Limerock, Union, Central St intersection and Russell Avenue.

Because of this unique site scenario that offers several approaches to accommodating the new library facility, WSA will start by conducting a thorough site analysis including an evaluation of traffic and pedestrian safety concerns in the area. Next we will want to review any existing programming documents that have been completed and work with the committee and staff to confirm, refine, or re-define space needs based on current thinking to establish the required size of the building, potential parking and other site uses. This information will allow us to test different design concepts for the sites and identify the pros and cons of each such as:

- Facility accessibility and visibility
- Compatibility with the development patterns of the neighborhood /surrounding context
- Impact on the public roadways
- Site development costs in terms of topography, utilities, paved areas, landscape, etc.
- Flexibility and expansion potential
- Pedestrian and vehicular safety.

Once we have arrived at consensus as to the best approach to locating the building and developing the sites, we will further develop the design of the building with the committee until we have a fully developed concept design depicted with rendered floor plan and a 3D computer generated rendering for use in promoting the project to the public in advance of the anticipated bond vote in November 2016.

At the same time, we will develop a detailed project cost estimate for the concept design including related site development and road re-configuration costs.

Our intent with all projects we undertake is to listen carefully to the client and provide services in a way that corresponds to their stated goals for the project. For instance, some clients may want a very inclusive design process that involves many stakeholders and consensus building as concepts are explored while other clients may prefer a more focused process with a limited number of people involved in the decision making process. Our goal is to adapt to and support the process you envision. Below is a brief summary of the services we provide through the various phases of the project from design through construction.

Guiding Principles of Design Process:

- Open communication and dialog at all phases.
- Design Team accessibility and continuity of staff maintained through all project phases.
- Achieve clarity and consensus on project goals and objectives.
- Take a wholistic approach to design that considers all factors that impact design- the immediate site, environment, sustainability, livability, aesthetics, constructability, longevity, cost, and schedule.
- Create a building that uniquely serves the mission of the Rockport Public Library while fitting comfortably into the neighborhood context.

TASK 1: Gathering of existing information:

- Site Survey- topography, property lines, soils conditions, utilities.
- Determination of Permitting Issues - State, Local, DEP, MDOT, etc.
- Review of previously completed Library Planning and Programming Studies
- Solar orientation, existing trees or other distinctive site features.

TASK 2: Determination of Program + Design Parameters / Identify Project Goals:

- Meet with all stakeholders you wish to include in the process - The Town government, Board of Trustees, Building Committee, Staff, and members of the public, etc, to discuss specific project parameters as well as, big picture ideas like how the proposed building will impact the larger community/neighborhood context and the identity of the library as an institution.

We are receptive to utilizing a variety of meeting formats as appropriate from larger group settings to discuss overall project objectives, to smaller focus groups to discuss specific functional and aesthetic goals for the project. The information will be gathered and summarized into a “Basis of Design” document that will guide the design effort.

- Conduct a Sustainability workshop to determine the environmental goals for the project. Including:
 - Is the project to be LEED certified and if so to what level?
 - Use of alternative energy sources like solar, geothermal, wind, etc.
 - Water conservation and waste treatment
 - Daylight and Lighting Control
 - Thermal efficiency and HVAC systems
 - Use of recycled and locally sourced materials
 - Construction Procedures
- Meet with the Building Committee to establish budget and schedule parameters as well as any other factors that will impact the design and construction of the building.

TASK 3: Concept Design + Preliminary Construction Cost Estimate:

- Based on the information gathered in the first 2 tasks, explore options for the building /Site design and location on the site(s).
- Review concepts with the Building Committee to solicit feedback and discuss pros and cons of various ideas.
- Refine design concept and continue meetings with the Building Committee as required until consensus is reached as to the preferred design direction.
- Work with our cost consultant to review the preferred design direction and evaluate issues of constructability and cost control. Start to look at options for building materials and systems – structure, foundation, envelope, HVAC so that preliminary cost estimates can be developed.
- Review and refine the sustainability goals for the project determined in task 2.
- Review code and permitting requirements and begin engaging authorities and making any necessary applications or submissions required.

TASK 4: Design Development:

- Work with the Building Committee to focus on more detailed elements of the building design such as exterior materials, interior finishes, lighting, HVAC, equipment and furnishings, and sustainable features.
- Develop more detailed drawings and outline specifications to assist the team in developing a detailed construction cost estimate.
- Assist owner in determination and selection of needed furniture and equipment.
- Produce promotional drawings and renderings to help solicit support and share the vision with the broader community if desired or required to facilitate project funding.
- Review sustainability goals, develop a building energy model, update scoring documentation if going for certification.
- Review plans with State Fire Marshal and other authorities having jurisdiction.

TASK 5: Construction Documents/bidding:

- Work closely with all design team members to develop detailed and well coordinated documents describing all project components and systems.
- Regularly review progress with the building committee and solicit further input as document preparation progresses.
- Final selections of exterior materials and interior finishes.
- Update the construction cost estimate based on the more detailed drawings and specifications and work with the building committee to reduce scope or identify alternates to assure the project remains on budget if required.
- Confirm sustainability features are in line with stated goals and scoring projections.
- Assist owner in pre-qualifying potential contractors and soliciting bids for the construction contract.

TASK 6: Construction Contract Administration / Post Construction:

- Attend weekly construction meetings and review construction progress.
- Review contractor submittals and shop drawings
- Process contractor requisitions for payment.
- Develop sketches and written directives as required to address construction issues that may arise.
- Interpret intent of the documents and review quality of construction work.
- Monitor sustainability construction processes to assure they are meeting identified criteria.
- As project reaches substantial completion develop a punch list of items needing completion/repair.



APPROACH TO FEES:

In general, we tend to follow the State of Maine Bureau of General Services' recommended fee schedule for public projects. However, it is our hope that if selected, we would have an opportunity to negotiate the final fees with you based on having further dialogue with you about your expectations for the project. The State's BGS schedule calculates architect fees as a sliding percentage fee determined by building type, anticipated construction budget, and whether the project is new construction or a renovation. As the construction value of the project increases, the percentage fee decreases. As an example, a library project representing \$3M in construction value would yield a 7.8% fee calculation or \$234,000 for Basic Design Services.

In addition to Basic Services fees, certain services provided by design professionals are considered by the AIA to be Additional Services resulting in additional fees. Such services include:

- Services of specialty consultants such as a Sustainability Consultant, Acoustic Consultant, Library Consultant, etc.
- Project permitting such as local Planning Board review and any required State permitting submissions such as DEP, MDOT, Corp of Engineers, etc.
- Traffic Studies
- Special Inspections- Required by the International Building Code to confirm proper installation of vital building systems such as structure and masonry
- Interior Design / Decoration

Finally, there are reimbursable costs for project related expenses of the design team such as printing, postage, travel, long distance communication charges, etc. If selected for this project we would propose to negotiate the fee with the committee based on the parameters described above and reflecting the specific needs of this project.

We understand that the first phase of work will be to do all work necessary to complete the final conceptual design, construction budget, and promotional rendering. We will also assist the committee with public outreach efforts leading up to the November bond vote. Our fee proposal will reflect this process by providing a proposed fee for pre-vote services and a proposed fee to complete the project through construction should the bond be approved by the voters.

We typically use the current version of the AIA Owner/Architect Agreement - Document B-102

SUMMARY OF HOURLY RATES:

In the event that additional services are requested by the owner outside of the lump sum fee agreement that are completed on an hourly basis, the following rates will apply for the architect and all consulting engineers on the design team:

| | |
|--------------------------------|-------------|
| Principal 1: | \$135 / Hr. |
| Principal 2: | \$125 / Hr. |
| Senior Architect / Engineer: | \$115 / Hr. |
| Licensed Architect / Engineer: | \$105 / Hr. |
| Intern Architect / Engineer: | \$ 90 / Hr. |
| Drafting | \$ 75 / Hr. |
| Clerical | \$ 55 / Hr. |





Winton Scott, NCARB
President

PRINCIPAL-IN-CHARGE

Before founding Winton Scott Architects in 1975, Winton Scott had built an impressive list of project experiences with some of the most highly respected architectural firms in the country. During this same period, he also accepted several teaching appointments with some notable schools of architecture, honing his own design interests.

Although Winton is a skilled designer, comfortable with any site, any building type and any scale, one of his special interests is urban design. His keen sensibilities in this arena are dramatically apparent in several recent projects completed by WSA

RECENT PROJECTS:

- Maine State Pier Redevelopment
- Ocean Gateway Cruiseship Terminal
- Brick Hill Masterplan
- Weston Hotel and Residences
- Pearl Place, Bayside
- University of Maine School of Law
- Husson University Living Center
- Power Pay Offices
- Ash Street Apartments
- Pierce Atwood Offices
- Oak Leaf 2 Apartments
- Crescent Heights Dormitory

| | |
|-----------------------------------|---|
| Design Awards | <p>AIA, Maine Chapter Design Awards</p> <p>Ridge House, 2003 Morgan House, 1999 Merrill Auditorium, 1997 West Bath District Courthouse, 1993 Maine Maritime Museum, 1989</p> |
| Lectures/ Honors | <p>Maine AIA Architalx, Guest Spkr, 1989 Harvard University, Guest Speaker, 1992 National AIA Committee on Design, Guest Speaker, 1992</p> |
| Teaching Experience | <p>Boston Architectural Center, Distinguished Visiting Critic, 2001</p> <p>University of California at Berkely, Visiting Critic, 2001</p> <p>Rice University, School of Architecture, Assist. Prof. of Arch., 1970-74</p> <p>Yale University, School of Architecture, Visiting Critic, Spring Term, 1968</p> <p>University of Houston, School of Arch. Visiting Critic, Summer Term, 1972</p> |
| Professional Registrations | <p>Maine, Massachusetts, and NCARB Certification</p> |
| Other Experience | <p>Louis I. Kahn, Architect, Philadelphia, PA Senior Project Architect Phillips Exeter Library Eero Saarinen and Assoc., New Haven Designer and Job Captain Ford Foundation Headquarters</p> |
| Education | <p>University of Texas, Bachelor of Architecture with Highest Honors, 1960</p> |



Stephen W. Weatherhead, RA
Senior Associate

PROJECT ARCHITECT

Steve joined Winton Scott Architects in 1994 to take on the role of Project Architect for the renovations to Merrill Auditorium. Since that time, he has gained extensive design and management experience on a wide range of renovation and new construction projects undertaken by the firm. His work encompasses projects ranging from custom homes to large scale commercial and institutional projects as well as a large portion of the firm’s municipal work which includes a multitude of projects completed for the City of Portland.

With over 23 years of experience in all phases of architectural practice from conceptual design through construction, Steve knows how to effectively manage the design team and lead an open process that has consistently produced successful building projects based on the specific needs of his clients. He has managed projects for WSA totaling over \$75M in construction value that have utilized a full range of project delivery methods both in the private and public sectors.

RECENT PROJECTS:

- Husson University Living|Learning Center
- International Marine Terminal Office Building
- PowerPay Corporate Headquarters
- Renovations to Merrill’s Wharf Building
- Ocean Gateway Cruiseship Terminal
- Youth Alternatives Family Center
- Skidompha Library
- Merrill Auditorium Renovations

Design Awards

AIA, Maine Chapter Design Awards

Ridge House, 2003
Morgan House, 1999
Merrill Auditorium, 1997

Greater Portland Landmarks -
Residential Preservation Award:
Weatherhead Residence, 1998

Syracuse University, Deans Citation:
Design Excellence, Senior Thesis

Community Service

Past Member, Board of Directors
Greater Portland Landmarks 1994-97

Past Member, Parent Advisory Board,
Reiche Elementary School

Past Member, Portland Schools
Elementary Schools Facilities Task Force
2010

Professional Registrations

State of Maine

Other Experience

The Design Alliance, Portland, Maine
Architect and Designer 1988-1994

Mohr & Seredin Landscape Architects,
Portland, Maine
Intern Architect, 1990

Education

Syracuse University, Bachelor of
Architecture Professional Degree, 1987



Pandika Pleqi, LEED AP BD+C
Associate

PROJECT MANAGER

Pandika was an accomplished architect and town planner in Albania before coming to the United States in 1995. Soon after joining Winton Scott Architects in 1998, Pandika became project manager for the Unity Village at Bayside infill housing project in Portland. Since that time, she has gained extensive design and management experience working on a wide range of new construction and renovation projects.

Pandika has managed projects for WSA through all phases of design and construction and her portfolio includes a diverse group of projects from private residences and multi-family housing, to schools and medical facilities. She has handled management of complex projects involving multiple participants from the design and construction team, to clients, and a wide range of investor entities.

Pandika is a LEED Accredited Professional in Building Design and Construction.

RECENT PROJECTS:

- Oak Leaf Housing
- Gilman Place Housing
- Birch Hill Housing
- Pearl Place Housing
- Cottages at Brickhill
- Townhouses at Brickhill
- Piper Mill Housing
- Unity Village Housing

Design Awards

AIA, Maine Chapter Design Awards:

Ridge House, 2003

Institute for Civic Leadership
Collaborative Community Project
Award: Unity Village at Bayside

Maine Preservation Honor Award, 2011
Gilman Place

Community Service

Treasurer, Parent Teacher Organization
Lincoln Middle School

Professional Registrations

Registered Architect, Albania

Other Experience

2012 - Venice Architecture Biennale
13th International Architecture Exhibition
"Common Ground" Editor at Large for
Albanian Pavilion "In Heritage"
UNESCO Center - Venice, Italy

Archetype, PA, Portland, Maine
Designer/Drafter 1997-1998

Mara Architects, Korce, Albania
Chief of Town Planning Department,
1994-5; Architectural Designer, 1992-93

Education

Central European University, Prague
Czech Republic School of Art &
Architecture, Diploma with Merit in
History & Philosophy of Art &
Architecture, 1994

Polytechnic University of Tirana,
Albania School of Architecture,
Bachelor of Architecture & Town
Planning, 1992

REFERENCES

Clients:

Mr. Daniel Stevenson
Director of Economic Development
City of Biddeford
207-282-7119

Mr. Chris Pachios
Waterfront Maine Development
Pierce Atwood Office Building
212-695-8090

Mr. John Gordon
Architect, Husson University
207-299-6172

Mr. Jim Hatch
Developer's Collaborative
207-549-5435

Ms. Anita LaChance
Deputy City Manager, City of Portland
207-874-8681

Ms. Beth Edmunds
Head Librarian, Freeport Town Library
207-865-3307

Ms. Pam Gormley
Director,
Skidompha Public Library
207-563-5513

Contractors:

Mr. John Ryan
Wright-Ryan Construction
207-773-3625

Mr. Matt Cook
Allied/Cook Construction
207-772-2888

Mr. Jeff Ohler
H.E. Callahan Construction
207-784-6927

Mr. Daniel Hebert
Hebert Construction Corp.
207-783-2091

Mr. Kevin Reilley
Benchmark Construction
207-591-7600

Mr. Bill Cuddy
Portland Builders
207-879-0118

Mr. Gus Doughty
Langford and Low, Inc.
207-797-5451

Mr. Jeff Zachau
Zachau Construction
207-865-9925



Firm Description

Carroll Associates is a small consulting firm engaged in the practice of landscape architecture, land planning, and site design. The firm was created in 1993, and is involved in a wide range of design and planning projects throughout Maine and New England.

The firm provides professional services to a broad-based clientele that includes municipal and institutional organizations, architects, engineers, real estate developers, and private individuals. While maintaining a diverse workload, the firm is entrenched in public, urban, and residential based planning and design work. Carroll Associates has significant experience in public, urban waterfront settings, institutional projects ranging from elementary schools to university work; municipal projects and recreational projects including work at Acadia National Park. The overriding objective in each is to provide a sensitive and well thought out solution which respects the natural environment and creates a functional and inviting setting for the building and its user.

We have been involved with many complex municipal and mixed use projects which are specifically relevant to the Rockport Library Project, including ongoing Master Planning work at Lincoln Academy, the Damariscotta River Association, a new Municipal focus for the Town of Gray, and several complex projects in the Greater Portland area. In all of these projects the ability to integrate a new facility or program with historical buildings, complex physical and environmental sites, and established residential neighborhoods was critical to the overall success of the project.

We are well experienced with working within an interdisciplinary design team and the need to provide strong design solutions with limited budgets. Key to the firm's success is the commitment to providing attention and focusing on the specific needs of the client, remaining flexible and bringing projects to closure on time and within budget.

Professional services offered through Carroll Associates may include any or all of the following:

- Site Selection and Analysis
- Program Development and Budgeting
- Site Feasibility/ Utilization Studies
- Recreation Planning and Design
- Site Master Planning
- Construction Documents, Bidding, and Administration
- Consultant Team Coordination and Management
- Local, State, and Federal Permitting and Approvals
- Visual Impact Assessment
- Project Peer Review



PATRICK J. CARROLL
Principal Landscape Architect

Education:

Utah State University
Bachelor of Landscape Architecture
1978

Rochester Institute of Technology
Associate in Applied Science
1970

Professional Registration:

Registered Landscape Architect
State of Maine
State of Nevada
State of Idaho

Professional Organizations:

American Society of Landscape Architects
1979 - Present

Community Service:

Zoning Ordinance Committee
Cape Elizabeth, Maine
1994-1995

Fields for Cape Kids
Cape Elizabeth, Maine
1995-1996

Conservation Commission
Cape Elizabeth, Maine
1990-1995

Main Street Committee
Carbondale, Colorado
1987

Glenwood Springs Arts Council Building
Glenwood Springs, Colorado
1987

Experience:

1991 - Present
Principal
CARROLL ASSOCIATES Landscape Architects

1989 - 1992
Landscape Architect/Planner
Moore/Weinrich Architects
Brunswick, Maine

1988 - 1989
Senior Landscape Architect
Environmental Planning & Design Associates
Portland, Maine

1982 - 1987
Project Manager
Design Workshop, Inc.
Aspen, Colorado

1981 - 1982
Project Landscape Architect
Land Design Partnership
Glenwood Springs, Colorado

1979 - 1981
Project Landscape Architect
Land Design
Logan, Utah

Awards:

Merit Award
American Society of Landscape Architects
Colorado Chapter
1987
7th Street Esplanade

Honor Award
American Society of Landscape Architects
Colorado Chapter
1986
Wolf Creek Valley

RELEVANT PROJECT EXPERIENCE
Campus Master Planning, Educational and Recreational Design



Lincoln Academy, Newcastle, ME

Carroll Associates has provided long range Master Planning for Lincoln Academy, a private high school located in Newcastle, Maine since 2003. Initially contracted to provide site design services for a proposed cafeteria, the project grew to include vehicular circulation, student gathering spaces, parking, new building programming and site planning, as well as development of long range plans for redeveloping all athletic facilities. A new Courtyard/ Dining Hall was constructed in 2005, Tennis Facilities were constructed in 2007, and a new dormitory and ATEC Building are currently under construction.



View of Arrival Courtyard from Dining Hall



View of Common Space from Drop-off area

RELEVANT PROJECT EXPERIENCE

Municipal/ Urban Planning, Campus Master Planning, and Design



The Forefront at Thompson's Point

The Forefront at Thompson's Point is a mixed-use development to be located on an existing vacant industrial site on the Fore River in Portland Maine. The program consists of a new Sports Event Center for the Maine Red Claws basketball team, a new Concert Hall with an adjacent outdoor amphitheater seating 4500, a 235 room hotel, cultural center, restaurants, and approximately 180,000 sf of professional office space. Carroll Associates has been retained by the Developer to provide Master Planning and Landscape Architectural Services on the project. Based on the current plan, the project is preparing for local Permits and Approvals, with construction scheduled for Spring, 2012.



Aerial View of Thompson's Point Site- existing



Early Conceptual Sketch of Proposed Development at Thompson's Point

Company Description

About Gorrill Palmer

Gorrill Palmer is an integrated land development, transportation and municipal engineering firm. We have been providing quality professional service to clients throughout New England since 1998 and the Mid-Atlantic area since 2013.

Size

Our offices employ eighteen staff, including the following:

- Nine Professional Engineers (P.E.) with registrations throughout New England and the Mid-Atlantic Area
- Six certified MaineDOT Local Project Administration specialists (LAP)
- Two Certified Professional Erosion and Sediment Control specialists (CPESC)
- Two certified Leadership in Energy and Environment Design specialists (LEED)
- One certified erosion, sediment, and storm water inspector (CESSWI)
- Two ITE-Certified Professional Traffic Operations Engineers (PTOE's)
- Two NETTCP-Certified Pavement Inspectors

Services

Gorrill Palmer has expertise in the following service areas:

- Site Development Design
- Parking Lot Design
- Low Impact Development Design
- Stormwater Quantity Control Design
- Stormwater Quality Design
- Grading and Drainage Design
- Erosion Control Design
- Traffic Impact and Management Studies
- Parking Studies
- Roadway Design
- Intersection Design
- Traffic Signal Design
- Roundabout Design
- Utility Design and Fire Flow Evaluations
- Feasibility Studies
- Site Selection Assistance
- Master Plan Preparation
- Commercial Subdivision Design
- Residential Subdivision Design
- Local, State and Federal Permitting
- Transportation Demand Management Plans
- Pavement Management Studies
- Transportation Master Planning
- Multi-Use Trail Design
- Pedestrian/Bicycle Plans and Studies
- Construction Observations

Falmouth Memorial Library

Falmouth, Maine

Project Type

Site design and permitting
for public library expansion

Services Provided

- Feasibility Study
- LEED BD & C
- Site Layout & Grading
- Stormwater Management
- Utilities
- Traffic Studies

Key Staff:

Will Haskell, Tom Gorrill

Reference:

Scott Simons
Scott Simons Architects
75 York Street
Portland, Maine 04101
(207) 772-4656

Gorrill Palmer worked closely with the Scott Simons Architects and the Falmouth Memorial Library Association during the Feasibility/Schematic phase of the project to evaluate and identify a preferred expansion option for the existing library site. Gorrill Palmer provided guidance on permitting and zoning requirements.



Scott Simons Architects and the original design team were selected for the design and permitting phases of the library expansion, including the building addition of over 7,250 sf. The proposed total building footprint will be about 17,500 sf. Gorrill Palmer was responsible for the design of the site layout, grading & drainage, utility plans and coordinating with the landscape architect on the planting and outdoor amenities. The project required a zone change and site plan review and Maine DEP Stormwater permits. In addition, the client is pursuing LEED certification. The triangular shaped site with zoning requirements of minimal front setbacks presents several grading and stormwater constraints. We anticipate using low impact development and green infrastructure stormwater management practices to achieve treatment and quantity control requirements.



The design and permitting process has begun and is anticipated to be completed in summer 2016.

Augusta District and Superior Court - Augusta, Maine

Project Type

Municipal design and engineering for new construction of a courthouse. Attractive and functional connection between new construction and historic courthouse.



Gorrill Palmer prepared the site design, permitting, and construction documents for a 120,000 s.f. courthouse facility. The courthouse, consisting of four stories over one level of restricted parking, and the public parking areas are located on three lots with a total site area

Services Provided

- Site design
- Stormwater design
- Utility Design
- Permitting

of approx. 2.3 acres. The new courthouse, parking, and infrastructure were constructed adjacent to the existing historical Kennebec County Courthouse. A pedestrian bridge connects the buildings. Linking the two structures resulted in the need to have two stories of the proposed facility below grade relative to the Historic Courthouse. The access drives and parking lots on the steeply sloping site have an elevation change of 37 feet. Retaining walls and vegetated slopes provide the elevation transition between parking areas. In order to fast-track construction, the Civil/Site Work was bid, awarded and construction commenced while the Architectural Plans were still in the Design/Development Phase. This required close coordination to insure that potential issues were identified and solutions proposed.



The project's downtown location, along with other site constraints, necessitated the provision of additional off-property parking for visitors and the public. In a Public-Private Partnership, the Courts continue to work with the Augusta Parking District for opportunities to provide additional parking in the courthouse area. As part of the MDEP Stormwater Permit, stormwater runoff quality was addressed through the use of StormTreat water quality units in conjunction with subsurface stormwater storage chambers.

Key Staff:

Tom Gorrill, Al Palmer, Jim Attianese

Reference:

Mr. Alan Kuniholm
Principal, PDT Architects
Phone: (207) 775-1059

Exit 5 Improvements at Thompson's Point - Portland, Maine

Project Type

Analysis and design for infrastructure improvements for a major urban development.

Services Provided

- Traffic Analysis & Permitting
- Roadway Design
- Bicycle, Pedestrian & Transit Facilities Design
- Signal Design
- Lighting Design
- Traffic Calming Design
- Right of Way Services
- Stormwater Design



Gorrill Palmer completed the design and development of construction documents for transportation off-site improvements related to the redevelopment of Thompson's Point, from a semi-vacant industrial site into a multi-modal, mixed-use center including event facilities, hotels, retail and office space. The project involved close coordination

with numerous stakeholders including MaineDOT, City of Portland, Forefront Partners, Pan Am Railways, Concord Coach Lines and Northern New England Passenger Rail Authority (NNEPRA).

The scope of work included reconstruction and widening of Thompson's Point Road, widening of Exit 5A and 5B off-ramps from I-295 Southbound, construction of a multi-use path along Thompson's Point Road with connections to the Fore River Parkway Path, sidewalk improvements on Sewall Street, Congress Street and Park Ave, modifications and pedestrian improvements to numerous signalized intersections, and traffic calming improvements in the Rosemont and Libbytown neighborhoods.



The design work included development of construction plans, technical specifications, project quantities and construction cost estimates. Work also included development of right-of-way plans for the Sewall Street portion of the project.

Key Staff:

Don Ettinger, Randy Dunton

Reference:

Mr. Jeffrey Tweedie, PE
Maine DOT
16 State House Station
Augusta Maine, 04333
(207) 624- 3427



Alton Palmer III

Professional Engineer | Principal & Co-Founder

Education

- University of Connecticut: B.S. in Civil Engineering, 1984

Registrations and Certifications

- ME: #6251
- VA: #51643

Affiliations

- Associate Member - International Council of Shopping Centers
- Past Member MEREDA Legislation Committee
- Past Member, Board of Trustees—Central Maine Adaptive Sports
- Past Chairperson, Town of Gray Planning Board
- Past Member, Board of Directors, SAD # 15
- Past Member, Board of Trustees of the Gray News

Presentations

- Guest Speaker at Four MDEP Workshops on Biofilters and Biofilter Media
- Guest Speaker at Northeast Chapter Annual Meeting - Engineer's Perspective: Development of Stormwater Pollution Prevention Plans

Experience

- 30 years in private practice

District Court House. The exterior improvements needed to reflect the history and heritage of the building, as well as honoring the downtown redevelopment goals of the City. Working alongside PDT Architects, the design of this facility resulted in a redevelopment that strengthened the downtown core of Lewiston, while respecting the particular nature of this use and the security concerns which had to be addressed.

Spring Harbor Hospital, Westbrook/Portland, Maine - Served as project manager for the design and permitting of the relocation of Spring Harbor Hospital. The proposed two-story building included a 47,500 s.f. footprint with a total of 85,835 s.f. An approximate 200 space parking facility was also included. Approval of this project required the review from the Cities of Portland and Westbrook as well as the Maine Department of Environmental Protection.

Institutional / Municipal:

Elementary Schools, South Portland, Maine - Directed the civil/site design and permitting efforts for the redevelopment of four elementary schools. Kaler and Small School involved complete reconstruction of these facilities, while Brown and Dyer Schools involved an addition/renovation to the existing school facilities. All projects required full site plan review permitting through the City of South Portland and various levels of stormwater permitting through the Maine Department of Environmental Protection. The often restricted urban locations created unique design constraints on each project that required careful consideration and coordination between the project team members.

Mt. Blue Middle School, Farmington, Maine - The project includes construction of a 30,000 s.f. addition, relocation of the existing bus parking to include relocation of a fueling facility used by the school busses, and several other site modifications to include drainage, the addition of parking and improved vehicle circulation, as well as renovations to the existing athletic fields and grounds.

Bus Garage, South Portland, Maine - Coordinated design efforts for the redevelopment of the City's former sludge facility into a school bus garage. Due to the tight constraints of the existing building, coordination with school department to review in the field turning radii to ensure the ability of parking the busses within the facility. The improvements resulted in a facility able to park all School department busses under cover in a heated space.

Court House, Lewiston, Maine - Working closely with PDT Architects, oversaw the design of the exterior improvements and utility renewal for the redevelopment of the Frye Block Music Hall to serve as the new



William C. Haskell

Professional Engineer | Principal

Education

- BS – Civil / Environmental Engineering, University of New Hampshire, 1990
- MS – Civil / Water Resources Planning & Management, Colorado State University, 1994

Registrations and Certifications

- PE: ME, NH, MA, VT & CA
- CPESC, CESSWI
- LEED AP Building, Design & Construction

Affiliations

- Member, American Society of Civil Engineers
- Maine ASCE – Board of Direction (Secretary, Vice President, President-Elect, President, Past President)
- Former Member, Town of Raymond Planning Board (seven years)

Experience

- 25 years in private practice

Specialized Training

- Water Surface Profiling & Floodplain Analysis Seminar for HEC-RAS

Scarborough Schools Stormwater Observations, Scarborough, Maine - Project manager for third party observations of the stormwater management systems for the Scarborough Middle School, Wentworth Intermediate School and Scarborough High School. Inspection team makes visits ever spring and fall to observe the condition and operation of the stormwater systems and provide recommendations for repairs and maintenance. Will has managed this ongoing project since 2002.

Fire Station, Poland, Maine - Project manager for feasibility study to renovate/expand the existing fire station in Poland, Maine. Work included determining MaineDEP permitting requirements and developing feasibility-level designs for site layout, utilities and stormwater management. Prepared conceptual phasing plans and opinions of probable construction cost for use in evaluating the alternative designs.

Falmouth Memorial Library Feasibility Study, Falmouth, Maine As a subconsultant to Scott Simons Architects, Will was the project manager for the site/civil portion of the project. Worked closely with the project landscape architect, Sarah Witte, to develop several conceptual layouts for an improved and expanded parking layout. Provided guidance and input on site development costs, stormwater management and site permitting aspects of the project

US Postal Service Projects, Various Locations - Project manager for six US Postal Service improvement projects at various locations throughout Maine. The projects included a variety of design and construction, including: curbing replacement, pavement restoration/reconstruction, turning movement and traffic circulation improvements and

evaluation and improvement of drainage issues. Each project was unique and required close coordination with the client and prime consultant.

U.S. Port of Entry, Jackman, Maine - Project manager for the ongoing civil/site development portion of this complex border crossing project located northwest of Jackman, Maine. The site is challenging given its extreme climate conditions, rugged terrain, shallow depth to bedrock and other site constraints. He has worked closely with the lead architect and other consultants through the schematic design process and assisted in making presentations to the General Services Administration and the Office of the Chief Architect. Will is responsible for managing the civil design and for providing input on the LEED certification process, including schematic-level consideration of stormwater management, sensitivity to site layout issues and minimization of environmental impacts.



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

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





Springvale Library, Springvale, Maine

A two story 12,000 SF addition to the existing historic library structure includes extensive renovation of the existing building. The existing library was relocated on a new foundation, integral to both new and existing structure. The existing structure was renovated and strengthened to meet current codes. New construction utilizes exposed timber and steel construction to surround and accent the existing building.



New Gloucester Public Library, New Gloucester, Maine

A 4,100 SF, two-story wood framed addition to the existing circa 1920 building. Project added new foundations, basement with stack area and upper level reading rooms with circulation desk. Project was wood framed with pre-fabricated wood roof trusses to meet budget and facilitate construction by local contractors.

Rangeley Public Library Addition, Rangeley, Maine

A 4,000 SF two-story addition to this historic circa 1925 field stone building. New addition is framed in steel and wood to provide new stack areas, reading rooms, children's rooms and administration offices. The existing structure was "touched lightly" with a two level connector to provide ADA access to all levels of the existing facility.



Falmouth Library, Falmouth, Maine

A feasibility study to review the addition of a new second floor, circulating stair and elevators. Design concept maintains minimal disruption of existing wall and ceiling finishes to preserve existing space.

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

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



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

Daniel S. Burne, P.E.
Associate - Structural Engineer/Project Manager

Dan has been with Becker Structural Engineers since 2000 and is a veteran of the U.S. Coast Guard. He has designed multiple commercial, medical, residential, educational and institutional facilities. He has expertise engineering with steel, wood, masonry, and concrete. Dan specializes in the design of Medical Facilities including structural support of specialized equipment. He is well versed in the analysis and structural rehabilitation of historical buildings, including period steel structures, historic timber frames and multi-story masonry structures. Dan has been part of many successful historic projects renovated in accordance with National Park Service standards. He has expertise in seismic upgrades of existing structures and structural strengthening. Dan has designed several multi-story collegiate facilities as well as multiple wood-framed housing facilities. He is responsible for construction administration and Special Inspections. Dan has served as project manager responsible for contract development, structural engineering, monitoring of budgets and schedules, and client relations on projects with construction costs in excess of \$25 million. He also possesses strong computer skills including RAM Structural Systems, RISA 3D, REVIT Structure and AutoCAD.



EDUCATION Vermont Technical College, Bachelor of Science, 2000,
Architectural Engineering Technology
Associate of Science, 1998,
Architectural and Building Engineering Technology

PROFESSIONAL REGISTRATION Registered Professional Engineer in the State of Maine (#10910)

PROFESSIONAL ASSOCIATIONS American Institute of Steel Construction
Structural Engineers Association of Maine



MECHANICAL SYSTEMS ENGINEERS, INC.

Royal River Center, Unit #10
10 Forest Falls Drive,
Yarmouth, Maine 04096
T. (207) 846-1441 F. (207) 846-1443
mechsyst@maine.rr.com

66 Greenhill Road
Barrington, New Hampshire
Tel (207) 664-7171

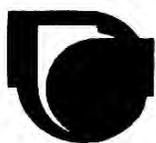
Mechanical Systems Engineers was founded by Herb Powers, P.E. in 1968 and has provided all stages of mechanical engineering for architectural-based construction projects since 1968. The mechanical portion of these projects has varied from \$25,000 to \$5,000,000.

Our designers/drafters (Rob and Eric) have been with Mechanical Systems Engineers an average of 20 years each.

In 2004 Kurt Magnusson, P.E. joined the firm as a principal and owner. Kurt has over 30 years experience in design-build mechanical contracting. From 1976 until 2003 Kurt owned and operated a Connecticut based mechanical contracting firm.

Herb, Rob and Eric's design and engineering experience in large projects and Kurt's experience with engineering and installation are a unique combination that provides our clients with cost-effective, energy efficient, proven and practical mechanical systems.





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66 Greenhill Road
Barrington, New Hampshire
Tel (207) 664-7171

PRINCIPAL

Kurt Magnusson, P.E.

Education Iowa State University B.S. in Aerospace Engineering
Iowa State University B.S. in Engineering Operations

Work Experience Principal, Mechanical Systems Engineers 2004 to present.
Owner, Design-Build Mechanical Firm 1976 to 2003
Project Engineer, Trane affiliated companies 1971 to 1976

Organizations Member, American Society of Heating, Refrigeration and
Air Conditioning Engineers
Member, National Fire Protection Association
Member, American Society of Energy Engineers
Member, Construction Specifications Institute

Professional Registration Professional Engineer – New Hampshire
Professional Engineer – Maine
Professional Engineer – Connecticut
Professional Engineer - Massachusetts
LEED AP

PROJECT ENGINEER

Robert Michael

Education Central Maine Technical College
Architectural Drafting & Civil Engineering Technology

Work Experience Commercial Mechanical Designer and Drafter
Mechanical Systems Engineers 1979 to present
Industrial Mechanical & Electrical Designer and Drafter
Ruel E. Taylor, Inc. 1977 to 1979
Commercial Arch., Mech., Plumb. & Elec. Designer/Drafter
Group-Design, Inc. 1973 to 1977

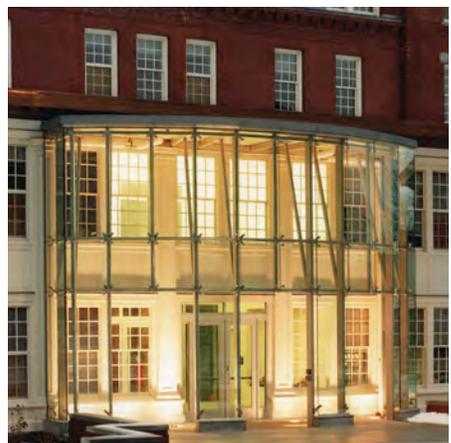
Bartlett Design

LIGHTING & ELECTRICAL ENGINEERING

942 WASHINGTON STREET BATH, MAINE 04530
TEL (207) 443-5447 FAX (207)443-5560

Bartlett Design, located in Bath, Maine, has provided consulting electrical engineering services for projects throughout the state since 1996. We offer a full range of electrical engineering and lighting design services, including primary and secondary electrical distribution, power systems analysis and branch distribution design, interior and exterior lighting systems design, fire alarm systems design, security systems design, and telecommunications systems design. Designs have been provided for a wide variety of project applications including commercial, educational, institutional, governmental and multi-family housing projects. Bartlett Design has extensive experience with the design of state-of-the-art telecommunications systems, including data network/multi-media systems designs prepared in the last year for a state technical college, four new school projects, the State of Maine legislative information services system, and a college for communications education. In addition, Bartlett Design has specialized expertise in both interior and exterior lighting design. Exterior lighting has been designed for several municipal downtown districts, including for the City of Portland, Maine's largest city. Specialized interior lighting experience includes lighting for art studios, exhibit spaces, time-share condominiums, churches, libraries, laboratories, and numerous office facilities.

Bartlett Design has experience with project sizes ranging from several thousand dollars of construction cost to over \$40 million. Recent projects include a \$16 million new middle school, a \$26 million renovation of the Maine State House, a \$40 million congregate care housing facility, a \$4 million parking garage, and a \$2 million library.



Bartlett Design

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CONSULTING ENGINEERING SERVICES

Electrical Service and Distribution System Design

- Service entrance and main distribution equipment design for service voltages up to 35kV
- Coordination of utility company standards
- Primary and secondary service distribution design for both overhead and underground systems
- Service grounding systems design
- Standby and emergency power source design

Power Systems Analysis

- Documentation of existing electrical distribution systems
- Load flow and energy analysis
- Short circuit analysis
- Overload protective device coordination

Branch Circuit Power Design

- Lighting and appliance panelboard distribution systems
- Building equipment feeder design
- Emergency power systems including generators, central battery inverters and UPS
- Motor control systems design
- Power systems design for data processing systems

Fire Alarm System Design

- Building automatic and manual fire alarm systems design

Telecommunications Systems Design

- Telephone systems
- Intercom systems
- Computer network cabling/distribution design
- Multi-media retrieval systems
- Computer power systems
- Sound reinforcement and assisted listening systems
- Clock systems

Health Care Systems Design

- Nurse call and patient monitoring systems
- Assisted care emergency call systems

Security Systems Design

- Door access control systems
- Surveillance and alarm monitoring systems

Interior Lighting Systems Design

- Custom luminaire design
- Emergency lighting and exit signage systems design
- Specialized architectural accent lighting systems design
- Lighting design for historic structures
- Lighting controls system design
- Lighting energy analysis, including life cycle costing

Exterior Lighting Systems Design

- Roadway and sidewalk lighting design
- Parking lot lighting design
- Landscape lighting design
- Building accent lighting design
- Sports lighting design



APPENDIX A

ARCHITECT FIRM CONTACT INFORMATION

The undersigned declares that the signer of this proposal is:

INDIVIDUAL doing business as: _____

PARTNERSHIP doing business as: _____

CORPORATION entitled: WINTON SCOTT ARCHITECTS, PA

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

5 MILK ST.
PORTLAND, ME 04101


Authorized Signature

STEPHEN WEATHERHEAD, SENIOR ASSOCIATE
Printed Name and Title of Authorized Signer

WINTON SCOTT ARCHITECTS
Firm or Corporate Name

WINTON SCOTT, PRESIDENT
Contact Name and Title

5 MILK STREET
Street Address

WSCOTT@WINTONSCOTT.COM
E-mail Address

PORTLAND, ME 04101
City/Town, State, Zip Code

207-774-4811 - EXT. 1
Telephone Number

2/3/16
Date Signed

N/A
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 | ALAN NICHOLS, DEVELOPMENT SERVICES OF N.E. |
| Address | 37 PINE ST. FREEPORT, ME 04032 |
| Telephone Number | 207-522-0688 |
| E-Mail Address | ANICHOLS@DEVELOPMENTSVCS.COM |
| Reference Number Two | |
| Name | GREGG RITTER, CLARK INSURANCE |
| Address | P.O. BOX 3543 PORTLAND, ME 04104 |
| Telephone Number | 207-523-2283 |
| E-Mail Address | GRITTER@CLARKINSURANCE.COM |
| Reference Number Three | |
| Name | TODD VALENTINE, REAL ASSET SERVICES, LLC |
| Address | 14 TOWN LANDING RD., FALMOUTH, ME 04105 |
| Telephone Number | 207-899-3796 |
| E-Mail Address | TVALENTINE@REALASSETSERVICES.COM |

