

City of Biddeford
City Council
August 01, 2023 6:00 PM Council Chambers & Zoom

Please click this URL to join:

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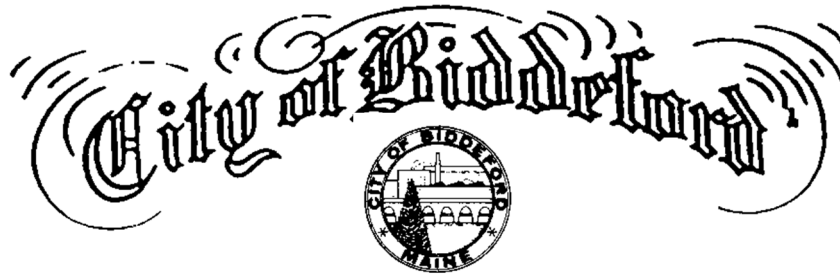
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International numbers available: <https://biddeford.zoom.us/j/99158294019>

Status: In-Person and via Zoom; Council Chambers; 6:00 p.m.

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Adjustment(s) to Agenda**
- 4. Appointments:**
 - 4.a. 2023.93 Catherine Ellis to Recreation Director
[20230801 Approval Catherine Ellis as Recreation Director - ORDER](#)
[20230801 Employment Agreement - Ellis, C](#)
- 5. Recognition:**
 - 5.a. Recognition Albert Duc Than - Wooven
[Albert Duc Than-Wooven- CERTIFICATE](#)
- 6. Proclamation:**
 - 6.a. Proclamation National Night Out
[National Night Out 2023-PROCLAMATION](#)
- 7. Voting Ballot**
 - 7.a. Maine Municipal Association - Election of Vice President and Executive Committee Members
[20230801-MMA Annual Election](#)
- 8. Public Addressing the Council...(3 minute limit per speaker for up to a total of 15 minutes)**

- 9. Consideration of Minutes:**
 - 9.a. July 18, 2023 Council minutes
[Council Minutes 7-18-23](#)
 - 9.b. Executive Session Minutes 7-18-2023
[City Council Executive Session minutes 7-18-2023](#)
- 10. Second Reading:**
 - 10.a. 2023.84 Approval/Adoption of Back Lot Ordinance
[2023.24 Back Lot City Council ADOPTION memo 7-18-23](#)
[Back Lot Ordinance City Council Second Reading to CC 8-1-23 with CC amendments](#)
[Back Lot Ordinance Council Order 7-18-23 - attest first reading](#)
[Back Lot Ordinance Council Transmittal Letter 8-1-23 second reading](#)
 - 10.b. 2023.83 Approval/Clifford Park Rules
[Council Order Clifford Park Rules 2023 2nd.docx](#)
[Agenda Brief City Council 7-18-23 Clifford Park Rules.docx](#)
[Chapter 46 Sec 46.5 City parks, beaches and athletic fields-facility list.pdf](#)
[Map Title-provided by Assessors Office.pdf](#)
[Property Record Cards -2.pdf](#)
- 11. Orders of the Day:**
 - 11.a. 2023.90 Approval/Authorizing Issuance of \$9,000,000 of the City's General Obligation Bonds to Construct, Equip and Furnish an Addition to the Biddeford Primary School
[2023.90 Bond Order - Biddeford Primary School Addition](#)
[BPS_JFK Bond Memo - City Council](#)
 - 11.b. 2023.91 Approval/Acceptance of JAG Grant for Police Department
[20230801 Acceptance of JAG Grant Funds - ORDER](#)
[20230801 JAG Grant Funds-2023-MEMO](#)
 - 11.c. 2023.92 Approval/Selection of Architect for Eastern Fire/EMS Station
[20230801 Eastern Fire EMS Substation Award - Context Architecture - ORDER](#)
[20230801 Eastern Fire EMS Substation Award - Context Architecture - BRIEF Rev](#)
[20230801 Eastern Fire EMS Substation - Context - Full Design - PROPOSAL](#)
[20230801 Eastern Fire EMS Substation - Context - Phase I - PROPOSAL](#)
[20230621 Context Architecture - RFQ Response](#)
[20230621 Port City Architecture - RFQ Response](#)
[20230621 ArtifexAE - RFQ Response](#)
[20230621 WSP - RFQ Response](#)
[20230621 TGAS - RFQ Response](#)
[20230621 LiRo Corp - RFQ Response](#)
- 12. Public Addressing the Council..(5 minute limit per speaker)**
- 13. City Manager Report**
- 14. Other Business**
- 15. Council President Addressing the Council**
- 16. Mayor Addressing the Council**
- 17. Adjourn**



2023.93

IN BOARD OF CITY COUNCIL...AUGUST 1, 2023

BE IT ORDERED, that the City Council does hereby confirm the City Manager's nomination of Catherine Ellis as Recreation Director for the City of Biddeford, and

BE IT FURTHER ORDERED, that the City Manager execute an employment agreement with Catherine Ellis.

Attest by: _____

EMPLOYMENT AGREEMENT

This AGREEMENT originally made as of _____, 2023 between CATHERINE ELLIS (hereinafter *Ellis*) and the CITY OF BIDDEFORD, Maine, a body politic and corporate located in York County, Maine (hereinafter *City*).

I. WHEREAS,

- A. *City*, acting through its *City Manager*, desires to appoint and thereafter employ *Ellis* as its Recreation Director (hereafter Recreation Director), in accordance with the provisions of the Biddeford City Charter (Charter);
- B. *Ellis* desires to be so appointed and employed;
- C. It is the desire of the *City* and *Ellis* to specify the terms and conditions of her employment and tenure as Recreation Director;
- D. The Parties have reached an agreement with respect to the same which they wish reduced to a writing.

II. NOW, THEREFORE, for consideration paid, each to the other, including without limitation the mutual covenants and undertakings more fully hereinafter expressed, the parties do hereby agree as follows:

- A. **Appointment and Duties:** By official action, the City Manager, as confirmed by the City Council has appointed *Ellis* as Recreation Director, to perform those duties imposed upon the Recreation Director under the terms of the City's Charter, Revised Code of Ordinances, or such other action as may lawfully be promulgated by Council, and those assigned by the City Manager.

- B. **Tenure:**

- (1) **Initial Term:** The *City* acting through its City Manager, appoints *Ellis* as an exempt full-time employee of the *City* serving as its Recreation Director commencing August 15, 2023, and *Ellis* shall continue in this position upon successful completion of the Probationary Period.
 - (2) **Probationary Period.** *Ellis* shall serve under probationary status for the first six months of employment as per the nonunion Human Resources Policies, Procedures, and Benefits Manual. Upon successful completion

of the probationary period *Ellis* will be at regular full-time employee status and the initial date of employment shall be the annual anniversary date.

- (3) **City's Right of Termination for Cause.** *City* shall have the right to terminate the Agreement for cause as provided in the Charter or state and federal law. In the event *Ellis's* employment is terminated for cause, the *City's* only obligation to *Ellis* is to pay all compensation and benefits accrued, but unpaid, at the time of termination.
- (4) **Employee Incapacity.** Should *Ellis* be disabled or otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health (verified by her attending physician) for a period of (6) six months despite reasonable accommodation, the *City* shall have the right to terminate the Agreement and the *City's* only obligation to *Ellis* is to pay all compensation and benefits accrued, but unpaid, at the time of termination.
- (5) **Recreation Director Resignation:** *Ellis* shall have the right to resign, upon a thirty (30) day written notice. Upon said resignation, the *City's* only obligation to *Ellis* is to pay all compensation and benefits accrued, but unpaid, as of the effective date of the resignation.

- C. **Compensation.** Commencing August 15, 2023, *City* shall pay *Ellis* an annual salary of one hundred three thousand dollars and (\$103,000.00) per year. Upon successful completion of the Probationary Period, *City* shall pay *Ellis* an annual salary of one hundred five thousand and (\$105,000.00) per year. The *City* may adjust the annual salary upward or provide a bonus at its sole discretion as a performance adjustment. *Ellis's* salary may be adjusted annually, or from time to time, consistent with the *City* policies and practices for all department heads within the *City*.
- D. **Retirement.** The *City* shall offer *Ellis* the retirement plan of her choice, consistent with current *City* programs and policy.
- E. **Health Insurance Coverage.** Consistent with *City* policy, *City* shall offer health insurance coverage to *Ellis* and her family, life insurance, and income protection as

provided to other non-union employees of the **City**, effective the date of the agreement as the same coverage may be amended from time to time with regard to all non-union salaried employees.

- F. **Professional Development.** The **City** shall pay for **Ellis's** professional dues in approved professional organizations for her continued professional growth and for the good of the **City**. The **City** may also pay for any other dues, memberships and subscriptions in other professional organizations or local service or civic organizations, subject to approval by the City Manager.
- G. **Vacation, Holidays, Sick Leave, and Other Benefits.** **Ellis** shall be awarded three (3) weeks of vacation, consistent with **City** policy recognizing prior work experience and providing lateral entry. Vacation time is recognized as being in compliance with Maine's Earned Paid Leave Law with up to forty (40) hours available immediately in accordance with Maine's Earned Paid Leave Law with the balance available after completion of the Probationary Period. Any vacation used during the Probationary Period shall be due the City in the event **Ellis** resigns or does not complete the Probationary Period.

Ellis shall be awarded vacation in the amount of four (4) weeks upon **Ellis'** first anniversary. Vacation award upon subsequent anniversary dates shall be consistent with the most recent Human Resources Policies, Procedures and Benefits Manual.

Ellis shall be entitled to holiday, personal and sick leave and all other benefits afforded non-union employees, consistent with the Human Resources Policies, Procedures and Benefits Manual and personnel policy, that are not otherwise covered by the Agreement.

- H. **Automobile Use.** The **City** shall reimburse **Ellis** at the applicable IRS mileage rate, consistent with City policy, for all use of her personal vehicle on behalf of City business.
- I. **No Reduction in Benefits.** **City** shall not, at any time during the term of the Agreement, reduce the salary, compensation or other benefits of **Ellis** except in the event of an across-the-board reduction of all salaried employees of **City**. In such

event, *Ellis's* salary, compensation and other benefits shall be reduced by the same percentage or in the same manner as all salaried employees of the *City*.

- J. **Indemnification.** The *City* shall defend, save harmless, and indemnify *Ellis* against any tort, professional liability claim or demand or other legal action, whether or not it appears to have merit, arising out of an alleged act or omission occurring in the performance of *Ellis's* duties as Recreation Director, except as prohibited by law. *City*, at its sole discretion, will either litigate or compromise and settle any such claim or suit and pay the amount of any judgment or settlement rendered thereon, whether levied against the *City* or *Ellis* personally. Said indemnification shall extend beyond termination of employment, and the otherwise expiration of the Agreement, to provide full and complete protection to *Ellis*, by the City of Biddeford, as described herein, for any acts undertaken or committed in *Ellis's* capacity as Recreation Director, regardless of whether the notice or filing of such a claim or lawsuit occurs during or after *Ellis's* employment with *City*.
- K. **Conflict of Interest Prohibition.** It is further understood and agreed that because of the duties of the Recreation Director within and on behalf of the City of Biddeford and its citizenry, *Ellis* shall not, during the term of the Agreement, individually, as a partner, joint venturer, officer or shareholder, invest or participate in any business venture conducting business in the corporate limits of Biddeford, except for stock ownership in any company whose capital stock is publicly held and regularly traded, without the prior approval of the City Manager. For and during the term of the Agreement, *Ellis* further agrees, except for a personal residence or residential property acquired or held for future use as her personal residence, not to invest in any other real estate or real property improvements within the corporate limits of Biddeford, without the prior consent of the Council.
- L. **Notices.** Notices, pursuant to the Agreement, shall be given by deposit in the custody of the United States Postal Service, postage prepaid, addressed as follows:
- (1) **City:** City of Biddeford

Attention: City Manager
City Hall
205 Main Street
Biddeford, ME 04005

With a copy to City Clerk
 City of Biddeford City Hall
 205 Main Street
 Biddeford, ME 04005

Ellis: Catherine Ellis
 2 Greenridge Lane Unit #2
 Lincoln, MA 01773
 or the current address on file

Alternatively, notices given pursuant to the Agreement may be personally served in the same manner as is applicable to civil judicial practice in the State of Maine. Notice shall be deemed given as of the date of personal service or as of the date of deposit in the United States Postal Service.

M. **General Expenses.** *City* recognizes that certain expenses of a non-personal and job-related nature will be incurred by *Ellis*, and hereby agrees to reimburse or to pay such general expenses subject to *City* policies, and the finance director, after receipt of, review of, and approval of appropriate expenses or petty cash vouchers, receipts, statements, or personal affidavits, is hereby authorized to disburse such moneys.

N. **Moving Expenses:** *City* will pay for reasonable one time moving expenses for *Ellis* to relocate her current home to Biddeford. Eligible costs will include packing, moving and unpacking, insurance, storage if necessary and other typical expenses and shall be based upon the lower of two (2) estimates from companies, acceptable to *Ellis*, engaged in the moving business.

O. **Miscellaneous.**

(1) The Agreement, supplementing the provisions of the Charter, City ordinance and policies, constitutes the entire agreement between the parties and there are no other promises, covenants or undertakings between the parties with respect to the subject matter of the Agreement which do not appear on the face hereof.

(2) The Agreement may be amended only by a mutual written agreement authorized by Council and executed by the *City Manager* and *Ellis*.

(3) If any provision or portion thereof contained in the Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of the Agreement, or portion thereof, shall be deemed severable and shall not be affected by such determination and shall remain in full force and effect.

In Witness Whereof, the **City of Biddeford**, with confirmation of the City Council, has caused the Agreement to be signed and sealed, in duplicate originals, by its **City Manager**, with further confirmation of the City Council as verified by the Mayor, on the day and year first above written.

Witness:

CITY OF BIDDEFORD

James A. Bennett, City Manager

Signed and executed by **Catherine Ellis**, in duplicate originals, on the day and year first above written.

Witness:

Catherine Ellis

Congratulations

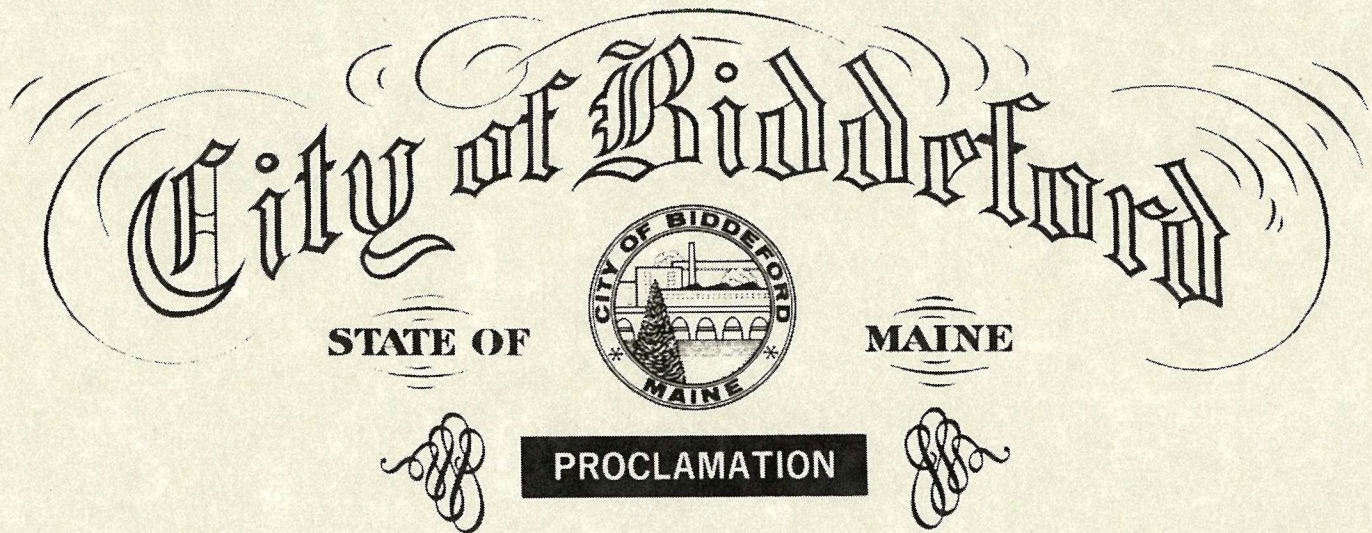
Mayor Casavant and the City Council of the City of Biddeford extend their sincere
congratulations to

Albert Duc Than, known as Albert the Tailor, - Wooven

On being recognized as an Honoree on Elevating Voices, Season 3. The show celebrates
diversity in businesses across the state of Maine and Albert's inspiring story highlights the
importance of diversity to Maine's future economic and cultural vitality.



Mayor Alan Casavant
August 1, 2023



Whereas

the City of Biddeford is participating in a unique, nationwide crime, drug and violence prevention program on August 1, 2023, entitled National Night Out; and

WHEREAS, the 40th Annual National Night Out provides a unique opportunity for the City of Biddeford to join forces with thousands of other communities across the country in promoting cooperative, police-community crime prevention efforts; and

WHEREAS, the Biddeford City Council plays a vital role in assisting the Biddeford Police Department by supporting crime, drug and violence prevention efforts in Biddeford and is supporting National Night Out 2023 locally; and

WHEREAS, it is essential that all citizens of the City of Biddeford be aware of the importance of crime prevention programs and impact that their participation can have on reducing crime, drugs and violence in Biddeford; and

WHEREAS, police-community partnerships, neighborhood safety, awareness and cooperation are important themes of the National Night Out program;

NOW, THEREFORE I, Mayor Alan Casavant do hereby call upon all citizens of Biddeford to join the Biddeford Police Department in supporting the 40th Annual National Night Out on August 1, 2023.

NOW THEREFORE, LET IT BE KNOWN THAT, I, Mayor Alan Casavant, do hereby proclaim Tuesday, August 1, 2023 as National Night Out

*In Witness Whereof, We, the undersigned have herewith
affixed our signatures this 1st day of August 2023*

City Clerk



Mayor



MAINE MUNICIPAL ASSOCIATION SINCE 1936

60 Community Drive | Augusta, ME 04330-9486
1-800-452-8786 (in state) | (t) 207-623-8428

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations

FROM: Catherine Conlow, MMA Executive Director

DATE: July 7, 2023

SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

Deadline: Friday, August 18, 2023, by 12:00 noon

Nomination Process – Each year member municipalities have an opportunity to vote in the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying for and interested in serving as the MMA Vice President and on the MMA Executive Committee. The MMA Nominating Committee completed its task in May and put forth the 2024 Proposed Slate of Nominees to member municipalities.

Petition Process – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Friday, July 7, by 4:30 pm. There were no municipal officials nominated by petition.

It is now time for each member municipality to cast its official vote.

Election Process – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for “Write-in Candidates” since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers or a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 18, 2023. We have enclosed a self-addressed self-stamped envelope for your convenience. MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Elaine Aloes, Chair of the Selectboard, Town of Solon.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at www.memun.org the following Monday. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held on Wednesday, October 4. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon as well as the MMA Annual Business Meeting and will officially take office on January 1, 2024.

If you have any questions on the Election Process, please contact me or Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at tchavarie@memun.org. Thank you.



MAINE MUNICIPAL ASSOCIATION
VOTING BALLOT

Election of MMA Vice President and Executive Committee Members

Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 18, 2023

VICE-PRESIDENT - 1 YEAR TERM

Vote for One

Proposed by MMA Nominating Committee:

Melissa Doane, Town Manager, Town of Bradley

☐

EXECUTIVE COMMITTEE MEMBERS - 3 YEAR TERM

Vote for Three

Proposed by MMA Nominating Committee:

Shiloh LaFreniere, Town Manager, Town of Jay

☐

Nathaniel Rudy, Town Manager, Town of Gray

☐

Dina Walker, Selectperson, Town of Weld

☐

Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.

The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.

Date: _____ **Municipality:** _____

Signed by a Municipal Official designated by a majority of Municipal Officers:

Print Name: _____

Signature: _____

Position: _____

OR Signed by a Majority of Municipal Officers

Current # of Municipal Officers: _____

Print Names:

Signatures:

Return To:
MMA Annual Election
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
Email: tchavarie@memun.org

**MAINE MUNICIPAL ASSOCIATION
BIOGRAPHICAL SKETCH OF
PROPOSED SLATE OF NOMINEES FOR 2024 EXECUTIVE COMMITTEE**

**MMA VICE PRESIDENT
(1-Year Term)**

MELISSA DOANE (TOWN MANAGER, TOWN OF BRADLEY)

Professional & Municipal Experience:

- Town Manager, Clerk, Treasurer, Tax Collector, General Assistance Administrator, Registrar of Voters and Road Commissions, Town of Bradley, Maine (2005 – present)
- Membership Coordinator, GrowSmart of Maine (2016 – 2020)
- Secretary/Administrative Assistant, Roy Associates, CPAs (2004 – 2005)
- Administrative Assistant/Town Agent, Town of Bradley, Maine (1998 – 2004)
- Coor, Clinical Operations/Secretary/Patient Accounts/Registrations, Neurology Associates, (1994 – 1998)
- Secretary/Receptionist, Dr. James Iannetta Medical Office (1991 – 1994)

Other Experience, Committees and Affiliations:

- Member, MMA Executive Committee (2019 – present)
- Member, MMA Property & Casualty Pool Board of Directors (2019 – present)
- Member, MMA Workers Compensation Fund Board of Trustees, (2019 – present)
- Member, MMA Strategic & Finance Committee (2019 – present)
- Member, Executive Board, Municipal Review Committee (2021 – present)
- Member, Executive Board, Maine Town, City & County Management Association (2016 – present)
- Co-Chair Membership Committee, Maine Town, City & County Management Association (2016 – 2020)
- Chair, Sponsorship Committee, Maine Town, City & County Management Association (2020)
- Member, Maine Town, City & County Management Association (2005 – present)
- Member, Maine Town & City Clerks Association
- Member, Maine Municipal Tax Collectors & Treasurer Association
- Member, Maine Welfare Directors Association
- President, Executive Board, Living History Museum, Maine Forest and Logging Museum

Education:

- Business Management Studies, Husson College
- Associate degree, Business Management, Beal College
- Associate degree, Office Management, Beal College
- Associate College Preparation, Foxcroft Academy

Awards and Certifications:

- Certified Municipal Manager, Maine Town, City & County Management Association
- Rookie of the Year Award, Maine Town, City & County Management Association (2009)
- State of Maine Notary
- State of Maine Dedimus Justice

MMA EXECUTIVE COMMITTEE MEMBERS
(3-Year Terms)

SHILOH LaFRENIERE (TOWN MANAGER, TOWN OF JAY)

Professional & Municipal Experience:

- Town Manager, Town of Jay (2014 - present)
- Treasurer, North Jay and Jay Village Water District (2005 - 2022)
- Code Enforcement Officer, Town of Jay (1997 - 2014)
- Environmental Cod Administrator, Town of Jay (1997 - 2010)
- Wellness Coordinator, Town of Jay (2005 - 2014)
- E911 Addressing Officer, Town of Jay (2010 - 2014)
- Deputy Finance Director, Town of Jay (2012 - 2014)

Other Experience, Committees and Affiliations:

- Institute for Civic Leadership, Maine Development Foundation (2022)
- Member, Maine Town, City & County Management Association (2014 - present)
- Maine Town, City and County Management Association, Ethics Committee (2020 - present) and Membership Services Committee (2021 - present)
- Androscoggin Valley Council of Governments, Vice President (2022 - present); Executive Committee (2019 - present)
- Past Member of the State of Maine Technical Building Codes and Standards Boards (2008 - 2014)
- NorthStar Ambulance Advisory Board (2014 - present)
- Member, Jay-Livermore-Livermore Falls Chamber of Commerce (2014 - present)

Education:

- BS in Business Management, Liberty university, Lynchburg, VA (December 1996)

Awards and Certifications:

- Rising Star Award, Maine Town, City & County Management Association (2017)
- State of Maine Notary

NATHANIEL RUDY (TOWN MANAGER, TOWN OF GRAY)

Professional & Municipal Experience:

- Town Manager, Town of Gray (2021 - present)
- City Manager, City of Hallowell (2016 - 2021)
- Executive Director, Waterville Creates (2014 - 2016)
- Director of Planning and Development, City of Gardiner (2011 - 2014)
- Business Development Specialist (2010 - 2011)

Other Experience, Committees and Affiliations:

- Member, Maine Municipal Association Legislative Policy Committee (2018 - 2021; 2022 - present)
- Member, Governor's Commission on Volunteerism aka Volunteer Maine (2020 - 2023)
- Board of Directors, Maine Council on Aging (2019 - 2023)
- Program Advisory Committee, University of Maine School of Architecture (2016 - present)
- Board of Directors, EcoMaine (2021 - 2022)
- Board of Directors and Treasurer, Kennebec Valley Humane Society (2019 - 2021)
- Board of Directors, Delta Ambulance (2017 - 2021); Vice President (2020 - 2021); Finance Committee (2019 - 2021)
- General Assembly, Kennebec Valley Council of Governments (2016 - 2017 and 2020 - 2021); Secretary of Executive Committee (2016 - 2017)
- Board of Directors, Independent Retailers Shared Services Collaborative (2012 - 2021); Treasurer (2012 - 2021)
- Board of Directors, Maine Craft Association (2012 - 2018; Vice President, 2014 - 2018)

NATHANIEL RUDY (TOWN MANAGER, TOWN OF GRAY) *(continued)*

- Executive Director and Board Secretary, Gardiner Board of Trade (2011 - 2014)
- International City / County Managers Association
- Maine Town / City / County Managers Association
- Maine Association of Realtors (2013 to 2020)

Education:

- Master of Business Administration, 4.0 GPA, Thomas College, Waterville, Maine
- B.S., Environmental Science and Engineering, Cum Laude, 3.5 GPA
- Virginia Polytechnic Institute and State University (Virginia Tech), Blacksburg, Virginia
- Harvard Kennedy School Executive Education Program, Negotiation Strategies (2023)
- Harvard Kennedy School Executive Education Program, State and Local Government (2019)
- New England Economic Development Course, Thomas College (2010)
- Graduate studies in Civil and Environmental Engineering, Virginia Tech

Awards and Certifications:

- Certified Manager, International City / County Managers Association (2023)
- Certified Manager, Maine Town / City / County Manager Association (2019 - 2025)
- Community Development Block Grant Administrator (2018)
- Build Maine Conference Team, Lewiston, Maine (2017 - 2021)
- CityWorks(X)po Conference Fellow, Roanoke, Virginia (2017)
- Maine Licensed Real Estate Broker (2013 - 2020)
- Lead on several Grant Awards (*e.g., US Environmental Protection Agency Brownfields Assessment grant; Maine Bureau of Parks and Lands Submerged Lands Program, Harbor Management and Access Grant Program; Maine Centers for Disease Control and Prevention, Keep ME Healthy grant; Hallowell Fire Station construction grant, private and donation; American Association of Retired People Age-Friendly Community Assessment grant; Harold Alfond Foundation grant; Orton Family Foundation Heart & Soul Community Planning grant; National Park Service Preserve America grant, etc.*)

DINA WALKER (SELECTPERSON, TOWN OF WELD)

Professional & Municipal Experience:

- Selectperson, Assessor and Overseer of the Poor, Town of Weld (2021 – current)
- Election Day Volunteer, Town of Weld (2019 – current)
- Partner, Jones Day (Law Firm), Beijing, China (2016 – 2018)
- International Partner, King & Wood Mallesons (Law Firm), Beijing, China (2012 – 2016)
- Managing Associate, Linklaters LLP (Law Firm), Beijing, China (2011 – 2012)
- Senior Associate, Dewy & LeBoeuf LLP (Law Firm), Beijing, China and Houston, Texas (2009 – 2011)
- Associate, Baker & Daniels, LLP (Law Firm), Indianapolis, Indiana (2005 – 2009)
- Judicial Law Clerk, the Honorable Richard K. Eaton, US Court of International Trade (2004 – 2005)

Other Experience, Committees and Affiliations:

- *Rutgers Law Review*, Editor-in-Chief (2003 – 2004)
- Founder and Organizer, Women's International Forum on Energy (2013 -2016)

Education:

- Rutgers University School of Law, Newark, New Jersey, J.D. (2004)
- University of Pennsylvania, Philadelphia, Pennsylvania, B.A., International Relations (2000)

Awards and Certifications:

- *The Legal 500 (2016)*: “Highly Recommended” Lawyer In the Areas of Projects and Energy (China)
- State of New York, Bar Admission (retired)
- State of Indiana, Bar Admission (inactive)

City of Biddeford
City Council
July 18, 2023 6:00 PM Council Chambers & Zoom

1. Roll Call

Chairman Belanger
Councilor Lessard
Councilor Ortiz
Councilor Emhiser – absent excused.
Councilor Whiting
Councilor Grohman
Councilor Mills
Councilor Schlaver - absent
Councilor LaFountain

2. Pledge of Allegiance

3. Adjustment(s) to Agenda

Delete item 2023.81

4. Recognition:

4.a. Swearing in of Fire Department Captain Kiesman

5. Appointments:

5.a. 2023.81) Appointment Jake Pierson to Planning Board
[Jake Pierson-Planning Board Appointment-ORDER](#)
[Jake Pierson -Planning Board Application](#)

Item was deleted

5.b. 2023.82) Confirmation of the City Manager's Nomination of JoAnne Fisk for Chief of Police
[2023.82\) Nomination of JoAnne Fisk as Chief of Police](#)
[Fisk.2023.new](#)
Motion: Councilor Belanger
Second: Councilor Lessard
Vote: Unanimous in favor.
Motion passed.

6. Proclamation:

6.a. July is Biddeford Parks and Recreation Month

[Parks and Recreation Month July 2023-PROCLAMATION](#)

Mayor Casavant read the Proclamation

After the proclamation Mayor Casavant presented a plaque with a key to the City to Carl Walsh, Recreation Director in honor of his 27 years of service to the City and his upcoming retirement.

7. Public Hearing - 2023.68) Amend/Code of Ordinances, Chapter 10, Animals, Article II, DOGS, Sec. 10-13. Running at large on public ways prohibited: restraint required. Requiring Dogs to be on leash in Clifford Park

7.a. Public Hearing: Dogs Off Leash at Clifford Park
[2023.68\) Clifford Park Dogs Off Leash](#)

Public Hearing began at 6:17 pm

There were 6 comments against the Ordinance. Several citizens asked for more time for the Recreation Commission and Conservation Commission to work on a compromise and solutions. Several citizens gave examples of their positive experiences in the park. Others mentioned the question of enforcement.

There was 1 citizen who spoke in favor of passing the Ordinance because of the impact on wildlife.

Another person spoke about leash restrictions that work in other areas.

Public Hearing closed at 6:31 pm

8. Public Addressing the Council...(3 minute limit per speaker for up to a total of 15 minutes)

One citizen asked if the City was working on plans regarding LD2003, they are.

A citizen was glad to see May Street issues addressed in the Capital Improvements budget.

A citizen mentioned the traffic studies happening on Granite Street and complimented the Council for their discussion of Complete Streets at the June 13th Workshop.

A citizen brought up issues about climate change.

9. Consideration of Minutes:

9.a. Consideration of Minutes for June 20, 2023
[City Council 6-20-23 minutes](#)

Motion: Councilor Belanger

Second: Councilor Mills

Vote: Unanimous in favor.

10. Orders of the Day:

10.a. 2023.68) Amend/Code of Ordinances, Chapter 10, Animals, Article II, DOGS, Sec. 10-13. Running at large on public ways prohibited: restraint required. Requiring Dogs to be on leash in Clifford Park

[2023.68\) Clifford Park Dogs Off Leash](#)

[Agenda Brief City Council 7-18-2023 Dogs off Leash Clifford Park](#)

[Chapter 10 Animals Sec 10-31- Chapter 46 Parks Sec 46-13](#)

Motion: Councilor Lessard
Second: Councilor Whiting

Councilor Belanger – this came before Policy and now Council twice. Would like more information from the Recreation and Conservation Commissions. Will hold a motion to table to allow further discussion.

Councilor Lessard – has previously shared experiences with dog attacks and gave more examples. Council should pass this ordinance for immediate safety and then send to the Commissions for further development.

Councilor Whiting – would like additional information including: peak usage days and times; most popular trails; current signage, and staff recommendations.

Councilor Mills – is not convinced that the ordinance is needed.

Councilor Otiz – sees both sides for dog owners, also need to consider the impact on wildlife. Would prefer to look for a compromise. Asked a question about liability.

City Attorney – the City is not liable, the dog owner would be liable.

Councilor Whiting – clarified the request for data is to look for a compromise.

Councilor Belanger – motion to table the discussion until the Recreation and Conservation Commissions can either make a joint recommendation or state that a joint recommendation was not possible.

Second – Councilor Grohman.

Councilor Lessard - Point of Order – can the Chair please clarify the motion to table with a deadline to come back to Council..

A member of the Recreation Commission said their next meeting would be in September and they would be able to meet with the Conservation Commission in October and should be able to resolve it in one meeting.

Council Belanger – amended his motion to table for the Commissions to bring it back to Council by the second meeting in November or the Council will take it up again on their own.

Second – Councilor Whiting

Vote: 5 yeas - Councilors Belanger, Whiting, Grohman, Mills and LaFountain.
2 nays – Councilors Lessard and Ortiz.

Motion to Table passed.

- 10.b 2023.83) Approval/Clifford Park Rules Extended to conveyed property additions
[Council Order Clifford Park Rules 2023](#)
[Agenda Brief City Council 7-18-23 Clifford Park Rules](#)
[Chapter 46 Sec 46.5 City parks, beaches and athletic fields-facility list](#)
[Map Title-provided by Assessors Office](#)
[Property Record Cards -2](#)

Motion: Councilor Belanger

Second: Councilor Grohman

Councilor Belanger – the intent of the previous land swap was to expand the park, should stick to that.

Councilor Grohman – the City expanded the park by over 100 acres, should cover that with the same rules for usage. Can look at different uses for the park in the future.

Councilor LaFountain – the Policy Committee recommended this unanimously to bring to Council. Should look at conservation plans in the future.

Councilor Grohman – there will be funds for Clifford Park, would be great to use them to develop a master plan for the park.

Vote: Unanimous in favor.

Motion passed.

- 10.c. 2023.84) Approval/Adoption of Back Lot Ordinance
[Back Lot Ordinance Council Order 7-18-23](#)
[Back Lot Ordinance Council Transmittal Letter 7-18-23](#)
[2023.24 Back Lot City Council ADOPTION memo 7-18-23](#)
[Back Lot Ordinance Planning Board Final to CC 7-18-23](#)

Motion: Councilor Belanger

Second: Councilor Mills

Public Comments:

An experienced backlot developer gave 3 suggestions – should be allowed in RF zone; explain the section stating lots to not be subdivided further; look at the paving requirements.

A resident trying to build with existing codes stated that this would make the project much more cost effective. Requested that the second reading be waived.

Councilor Lessard – motion to amend the ordinance to allow backlots in the RF zone.

Second: Councilor Mills

City Planner Galbraith explained some of the decisions by the Planning Board and staff on excluding the RF zone and the places where they added flexibility.

Councilor Grohman – good work, this has been discussed for a long time. From previous discussions it sounds like this will allow 70-100 new homes. It is a good idea to have more density and not use the middle of fields. Supports the amendment and the ordinance.

Councilor Lessard – this could create 25-30 backlots, the majority would be family development. It is not going to create thousands of new houses.

Councilor Belanger – The Council has a new Comprehensive Plan as well as Planning Board and staff recommendations to guide them. Does not support this amendment.

Councilor Lessard – it was discussed that the Comp Plan was a living document.

Councilor LaFountain – sees both sides, this might send us down a path of more density in the RF zone. Would like to wait and see how the original ordinance goes and then can create a tailored ordinance if needed.

Councilor Ortiz – the Comp Plan was just approved and this would be a new ordinance. Would prefer to stay with the plan.

Vote on the Amendment:

3 yeas – Councilors Lessard, Mills and Grohman

4 nays – Councilors Belanger, Ortiz, Whiting and LaFountain.

Amendment fails.

Councilor Lessard - motion to amend the ordinance to strike #7 (from the Attachment 1) “the backlot is at least as wide at the site of the proposed dwelling as the frontage measurement required in the district.”

Second: Councilor Mills

Councilor Lessard – gave an example of a pie wedge shaped lot

Councilor Belanger – supports the amendment and Council will still have input at the second reading.

Vote on the amendment: Unanimous in favor.

Amendment passed.

Councilor Belanger had questions on 8.a Is 25 feet enough access for utilities? 14. D. Does the backlot driveway need to be paved if the front lot isn't? E.2. The language on same owner requirements needs to be clarified.

Councilor Belanger - Motion to amend 14.d. to add “if the existing lot is already paved”

Second: Councilor Grohman

Vote on the amendment: Unanimous in favor.
Amendment passed.

Councilor Mills asked about the emergency 2nd reading process.

City Attorney – it would require a 2/3 vote and a declaration of an emergency by the Council.

Vote on the Ordinance as amended: Unanimous in favor.
Motion passed.

- 10.d. 2023.85) Approval/Lead Hazard Reduction/Housing Rehab Professional Services Contract Award
[LEAD AND HOUSING REHAB PROFESSIONAL SERVICES COUNCIL ORDER 7-18-2023](#)
[LEAD AND HOUSING REHAB PROFESSIONAL SERVICES MEMO 7-18-23](#)
[LEAD HAZARD REDUCTION AND REHAB PROF SERVICES BID PACKET](#)

Motion: Councilor Belanger
Second: Councilor Lessard

Councilor Ortiz asked City HUD Director Gail Wilkerson to give an overview.

Director Wilkerson – The first part of this will inspect 20 units and has an option for 3 years. We anticipate that our in-house staff will gain enough experience in this process to get licensed and migrate some or all of these duties to them.

Vote: Unanimous in Favor.
Motion passed.

- 10.e. 2023.86) Approval/MMBB - Maine Municipal Bank Bond approval
[2023.86 Approval - MMBB Maine Municipal Bond Bank approval](#)
[2023.86 MMBB Council Brief](#)

Motion: Councilor Mills
Second: Councilor Lessard
Vote: Unanimous in favor.
Motion passed.

- 10.f. 2023.87) Approval of Capital Committee’s recommendation for FY24 CIP
[10.f. 2023.87 Approval - Capital Committee's Recommendation for FY24 CIP](#)

10.f. Capital Committee Brief
10.f. - Funding Requests through Capital Committee

Motion: Councilor Mills
Second: Councilor Lessard

Councilor LaFountain – appreciates the work. Thought that there were additional funds for May Street. Question about original request for the Recreation Department. Would like to make sure each item on the list has plans ready.

City Manager James Bennett – the additional funds for May Street will be discussed at the August 15th meeting. The Recreation Department request was covered in a different way. Each project over \$30,000 will come back to the Council for approval.

Councilor LaFountain – motion to amend the order to remove \$100,000 from the City Hall Parking line item and add \$20,000 each to Capital Paving Program, Sidewalks, Bicycle Racks, Public Art Seed funding and the Biddeford Ice Arena.

Second: Councilor Whiting.

Councilor Lessard – agrees with removing it but not the redistribution. Asked if it was voted down could it be amended with a different distribution? Yes it can.

Councilor Belanger – would support removing it and sending it back to the committee to distribute.

Vote on the amendment:
3 yeas – Councilors Grohman, Whiting, and LaFountain
4 nays – Councilors Lessard, Ortiz, Belanger and Mills
Amendment failed.

Councilor Lessard – motion to remove \$100,000 from City Hall Parking line item and send it back to the Capital Projects Committee for recommendations to redistribute the funds.

Second: Councilor Mills

Vote on the Amendment: Unanimous in favor.
Amendment passed.

Vote on the Order as amended: Unanimous in favor.
Motion passed.

- 10.g 2023.88) Approval/Heart of Biddeford/ River Jam Fringe Fest Special Event Application and Sale of Alcoholic Beverages
[7-18-2023 RiverJam Special Event-Alcohol Service-ORDER](#)
[River Jam Fringe Fest 8-18-2023](#)

Motion: Councilor Mills
Second: Councilor Gorhman

Heart of Biddeford Director Delilah Poupore spoke about the event. This is the ninth year and there haven't been any problems.

Councilor Lessard – motion to amend the order to state: "to have beer/wine sold, served, and consumed"

Second: Councilor Mills

Vote on the amendment: Unanimous in favor.
Vote on the order as amended: Unanimous in favor.
Motion passed.

- 10.h 2023.89) Approval/Snowmobile Club Fund Request
[2023.89\) Saco Pathfinders Snowmobile Club -ORDER](#)
[2023.89\) Saco Pathfinders Snowmobile Club-BRIEF](#)
[Saco Pathfinders Snowmobile Club Letter to Biddeford for FY23](#)

Motion: Councilor Grohman
Second: Councilor Mills

Councilor Belanger – opposes this process. The budget process is complete.

Councilor Mills – in the future the notification process to these groups can move more rapidly.

Councilor Grohman – asked about the funding source as stated "TBD". What about the snowmobile fees returned to the City from the State?

City Manager Bennett – those fees are already built in to the overall budget and have been allocated. The Council can proceed by overspending the municipal services account by the \$1,600 amount requested or they can take it out of contingency with a 2/3 vote.

Vote: 5 yeas – Councilors Lessard, Ortiz, LaFountain, Mills and Grohman.
2 nays – Councilors Belanger and Whiting.

Motion passed.

11. Committee of the Whole

- 11.a. Discussion: Additional Protections for Renters
[Committee of the Whole 7.13.23](#)

- 11.b. Discussion: Ninety Foot Frontage for House Lots

Councilor Belanger - Motion to go into Committee of the Whole at 8:27 pm
Second: Councilor Lessard

Council agreed to discuss 11.b. first.

Council discussed the merits of the change. City Manager Bennett explained two approaches to proceed with the Planning Board. The best path forward is to have staff review and have a specific proposal ready for the August 15th Council meeting including key points from Councilor Lessard that it is not for Shore Land Zone, not for RF zone, everything else the same, the only change is reducing road frontage requirements from 100 feet to 90 feet.

11.a. Renters Protection discussion –

Council heard issues about landlords breaking leases to raise prices. Several options were discussed to protect them. The discussion was very favorable to the topic and many ideas ranged from establishing a support hotline, building on the new State requirements for notice, tenant education and counseling programs, work with the Housing Task Force, look at an analysis of landlord data, and potential ordinances. The proposals need to be fair to both sides. Good to discuss the issue.

Councilor Belanger – motion to extend the Council meeting past 9:00
Second: Councilor Lessard
Vote: 4 yeas – Councilors Lessard, Whiting, Belanger and LaFountain
3 nays - Councilors Ortiz, Mills and Grohman.
Motion passed.

Councilor Belanger – motion to come out of the Committee of the Whole at 9:10 pm
Second: Councilor Mills
Vote: Unanimous in favor.
Motion passed.

12. Public Addressing the Council..(5 minute limit per speaker)
none

13. City Manager Report

City Manager Bennett did not give a report.

14. Other Business

Councilor LaFountain – recently attended a meeting of the Homeless Task Force, great information and got to meet the new consultants. The needs are on track to double this year, groups are worried about winter numbers.

15. Council President Addressing the Council

Nomination papers for the November elections are available starting July 27th in the Clerk's Office.

16. Mayor Addressing the Council

Mayor Casavant did not address the Council

17. Executive Session

17.a. Executive Session 1 MRSA 405 (6) (C) - Economic Development

17.b Executive Session 1 MRSA 405 (6) (A) Personnel Matters

Councilor Belanger motion to go into Executive Session at 9:14 pm

Second: Councilor Lessard

Vote: Unanimous in favor.

Councilor Lessard - motion to come out of Executive Session at 10:09 pm

Second: Councilor Belanger

Vote: Unanimous in favor.

18. Adjourn

Councilor Lessard to adjourn at 10:09

Second: Councilor Belanger

Vote: Unanimous in favor.

Attested by: _____
Robin Patterson, City Clerk

City of Biddeford
City Council
July 18, 2023 5:30 PM Council Chambers

Status:

1. Roll Call

Chairman Belanger
Councilor Lessard
Councilor Ortiz
Councilor Emhiser – absent excused
Councilor Whiting
Councilor Grohman
Councilor Mills – absent excused
Councilor Schlaver - absent
Councilor LaFountain

2. Pledge of Allegiance

3. Executive Session

- 3.a. Executive Session 1 MRSA 405 (6) C - Economic Development

- 3.b. Executive Session 1 MRSA 405 (6) (A) Personnel Matters

Motion to go into Executive Session at 5:31pm

Motion: Councilor Whiting

Second: Councilor Grohman

Motion to come out of Executive Session at 5:59 pm

Motion: Councilor Belanger

Second: Councilor Lessard

4. Adjourn

Motion to adjourn at 5:59 pm

Motion: Councilor Belanger

Second: Councilor Lessard



CITY OF BIDDEFORD

PLANNING DEPARTMENT

David C.M. Galbraith
Deputy Director/City Planner
205 Main Street
Biddeford, ME 04005
(207) 284-9115
David.Galbraith@Biddefordmaine.org

City Council Memorandum

TO: Mayor Alan Casavant and Members of the City Council

FROM: David C.M. Galbraith, Deputy Director / City Planner

DATE: July 13, 2023

RE: **Agenda Item #: 10.c 2023.84 Approval/Adoption of Back Lot Ordinance**

MEETING DATE: July 18, 2023

I. Ordinance Overview:

On April 11, 2023 the City Council held a Workshop ((discussion # 1.1) to discuss the adoption of a Back Lot Ordinance similar to the existing City of Saco Ordinance and other Maine municipalities such as Brunswick, Gorham, Lisbon, and Readfield. The purpose of "back lots" is to allow residential property owners the ability to create additional density on their parcel, behind or in front of, their existing dwelling by relaxing the Zoning Ordinance frontage requirements while maintaining the minimum lot dimensional requirements of the zoning district. At the conclusion of the workshop the City Council forwarded the issue to the Planning Board and City Staff for the development of a Back Lot Ordinance.

As a starting point, the Planning Department used the City of Saco Back Lot Ordinance as a basic framework and then worked with other departments (Code, Engineering, E-911 / Addressing, Police, and Fire Departments) to expand upon the draft Ordinance. The draft Ordinance went through a number of revisions with Staff and the Planning Board and the attached Ordinance is the end result. The Planning Board is recommending the City Council adopt the attached Ordinance as written.

II. Major Issues Discussed:

The Planning Board was supportive Back Lot Ordinance concept and the Ordinance which is recommended for Council approval. However, there were major two (2) issues that were discussed, that the Board directed Staff to share with the Council, which are outlined below:

1. Stormwater Management: As the Council is aware, the City recently amended our land use regulations to comply with the State's MS4 stormwater regulations. The Board and Staff discussed requiring owners to provide wetlands delineation, prepared by a State of Maine Professional Licensed Engineer, be submitted as part of the building permit process to ensure the property development would not increase the amount of stormwater runoff from the site nor cause environmental degradation. It should be noted that this not currently a requirement for construction

MEETING: City Council Regular Meeting
Agenda Item #: 10.c 2023.84 Approval/Adoption of Back Lot Ordinance
MEETING DATE: July 18, 2023

of single-family or two-family dwellings. After deliberations the Board agreed to the Ordinance language be adopted which allows City Staff the flexibility of evaluating each requested permit, on a case by case basis, rather than requiring all back lots to meet this higher standard. As such the recommended Ordinance language reads:

“Prior to issuance of a building permit, the Code Enforcement Officer, Director of Engineering or City Planner may require that a wetlands delineation, prepared by a State of Maine Professional Licensed Engineer, be submitted to verify that the proposed building lot and proposed structures are adequate for building construction and the septic system installation consists of upland areas. If an area of wetlands equal to or greater than Maine Department of Environmental Protection Natural Resource Protection Act (NERPA) thresholds for development review is proposed for alteration, a copy of the NRPA permit shall be submitted prior to issuance of a building permit.”

2. **Rural Farm (RF) Zone:** The item that generated the most discussion was regarding the inclusion, or not, of the City's Rural Farm (RF) zoning district. The Ordinance was originally drafted as allowing back Lots within the Rural Farm (RF) zoning district. However the Ordinance was modified to exclude back-lots within the Rural Farm (RF) district. It should be noted that property owners within the RF district are not precluded from creating a lot, but new lots would be required to meet the frontage requirements. The Planning Board was split on this particular issue, although ultimately the Board voted to exclude and the Board recommended wording reads:

Planning Board Recommended Ordinance Language:

- A. Back lots. One new back lot may be created from any lot of record that existed on (Ordinance adoption date) and conforms to the lot requirements of Table B Dimensional Requirements except for the lot frontage requirement, provided that:
 1. A new back lot may only be created on residentially zoned properties identified as “growth areas” in the City's Comprehensive Plan.
 2. Backlots are prohibited on residential lots in the City's Rural Farm (RF) and Coastal Residential (CR) Zoning Districts.

The above language was ultimately recommended to the Council for the following reasoning:

1. The City's recently adopted (State approval pending) 2023 Comprehensive Plan designates the City's Rural Farm (RF) district as a low growth area.
2. The majority of the lots in the Rural Zone are larger in area than inner-city lots so there are additional opportunities to subdivide.

MEETING: City Council Regular Meeting
Agenda Item #: 10.c 2023.84 Approval/Adoption of Back Lot Ordinance
MEETING DATE: July 18, 2023

3. The Back Lot Ordinance should focus development in the urban areas of the City where services can best and most cost effectively be provided.

III. Conclusion / Recommendation:

Attached is the Draft Back Lot Ordinance which is proposed to be a new Ordinance within Section 7 (Performance Standards) Section 7A. The Planning Board recommends the Council adopt the proposed Ordinance as written.

ATTACHMENTS

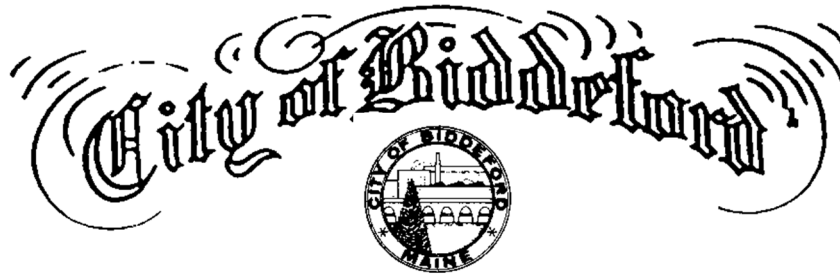
1. Attachment # 1: Planning Board Recommended Ordinance

DRAFT BELOW:

- A. Back lots. One new back lot may be created from any lot of record that existed on ~~(Ordinance adoption date)~~ August 1, 2023 and conforms to the lot requirements of Table B Dimensional Requirements except for the lot frontage requirement, provided that:
1. A new back lot may only be created on residentially zoned properties identified as “growth areas” in the City’s Comprehensive Plan.
 2. Backlots are prohibited on residential lots in City’s Rural Farm (RF) and Coastal Residential (CR) Zoning Districts.
 3. Back lots are prohibited in previously approved subdivisions without subdivision amendment review and approval by the Planning Board. Projects / divisions of this nature need to adhere to all subdivision standards, dimensional regulations and stormwater management regulations.
 4. Lots utilizing the Back Lot Ordinance may not be further subdivided including the creation of additional “back lots”.
 5. Each will be limited to one single or one two-family dwelling.
 6. The back lot and front lot will conform to the minimum lot area and minimum lot area per dwelling unit required in the district.
 - ~~7. The back lot is at least as wide at the site of the proposed dwelling as the frontage measurement required in the district.~~
 7. The back lot has a deeded access to a publicly accepted street. This access may be obtained by:
 - a) A right-of-way / easement that is a minimum of 25 feet wide across the front lot that is deeded to the owner of the back lot; or
 - b) Extension of the back lot to the public street so that the back lot has at least 25 feet of frontage on the street. The creation of the back lot shall not make the front lot more nonconforming in street frontage or make the front lot nonconforming with respect to street frontage if it is conforming.
 - c) The 25 foot right-of-way (ROW) / easement area shall be designed to meet the following:
 - 1) There shall be a five (5) foot wide minimum driveway setback from the existing master lot to the existing structure.
 - 2) There shall be a five (5) foot wide minimum, driveway setback the length of the proposed driveway, along the abutting property line. This area shall remain vegetated.
 - 3) The proposed driveway shall be a minimum of twelve feet (12) in width, must remain unobstructed.
 - 4) The driveway width may be required to exceed the twelve foot (12’) width if necessary to accommodate passage of emergency vehicles. Driveway/s exceeding 150’ in length may

- be required to provide an emergency vehicle turn around. This determination and approval of access designs shall be made in writing by the Biddeford Fire Department.
- 5) For safety reasons, driveways may be required to meet “private road construction requirements”, Table 6-50, as determined by the City’s Code Enforcement Office, Planning Director and Fire Department.
 - 6) The Code Enforcement Office may require additional information / studies to be provided by the Applicant prior to the issuance of a building permit.
8. The back lot and the front lot may share the same driveway and driveway roadway entrance providing the following conditions are met:
- a) Proof of a recorded non-exclusive access easement, a minimum of twenty-five (25) feet in width, which will run with the land in perpetuity; the interior lot of record may only utilized as a single-family or two-family **Use** and shall meet all dimensional requirements within the zoning district in which they are located).
 - b) The access easement shall include provisions for snow removal, access maintenance, driveway replacement / reconstruction and maintenance responsibilities of each party of the lot division.
 - c) If 3 or more units are created, Subdivision review by the Staff Review Committee (SRC) may be required.
9. The driveway shall be maintained in a passable condition, free of potholes, ruts, debris, snow, and shall not cause damage to municipal vehicles nor hinder emergency vehicle access.
10. A turnaround area may be required, by the Biddeford Fire Chief, or their assignee, for the safe maneuvering of public safety vehicles. Written approval from the Department shall be submitted to the Code Enforcement Office with building permit application.
11. Street numbering shall be approved by the City’s E-911 Addressing Officer prior to the issuance of any required permits are issued. A sign or mailbox clearly stating the assigned street number shall be posted at the street, prior to issuance of the required Building Permit.
12. If a public sewer line passes in the street in front of the lot from which the back lot will be created, the back lot shall be required to connect to the sewer, and be functional and operational, to the satisfaction of the City, prior to the issuance of a Certificate of Occupancy Permit being issued.
13. If a public water line passes in the street in front of the lot from which the back lot will be created, the back lot shall be required to connect to the public water, and be functional and operational, to the satisfaction of the City, prior to the issuance of a Certificate of Occupancy Permit being issued.

- B. Lot standards. The following apply to new lots created after ~~(insert Ordinance Passage Date)~~ August 1, 2023:
1. Narrow strips of land along a street with a depth of less than the minimum front yard requirement for the zoning district in which the lot is located shall not be counted in meeting the minimum street frontage requirement.
 2. Prior to issuance of a building permit, the Code Enforcement Officer, Director of Engineering or City Planner may require that a wetlands delineation, prepared by a State of Maine Professional Licensed Engineer, be submitted to verify that the proposed building lot and proposed structures are adequate for building construction and the septic system installation consists of upland areas. If an area of wetlands equal to or greater than Maine Department of Environmental Protection Natural Resource Protection Act (NERPA) thresholds for development review is proposed for alteration, a copy of the NRPA permit shall be submitted prior to issuance of a building permit.
- C. Existing interior lots of record without any road frontage as of (Ordinance passage date), shall be eligible for a building permit, notwithstanding the absence of street frontage, providing the lot has a dedicated right-of-way (ROW) / Easement, meeting the standards of this Ordinance, to a City accepted street.
- D. All driveways serving the master lot and back lot shall be paved if the existing lot is already paved.
- E. Multiple dwellings or uses on one lot.
1. Except as permitted under Subsection 2 below, no more than one single-family or two-family dwelling may be located on a lot, except in the case of multiunit residential projects that meet all other applicable sections of this chapter.
 2. A second single-family dwelling, or two-family dwelling in the same ownership as the first, may be located on a lot only if the street frontage requirement is met, and the placement of the buildings would allow division of the lot in conformance with the minimum lot and setbacks specified in Table B - Dimensional Requirements. An accessory dwelling unit (ADU) permitted under Article VI – Performance Standards, Section 78 Accessory Dwelling Units shall not be considered a single-family residence for purposes of this section.



2023.84

IN BOARD OF CITY COUNCIL

BE IT ORDERED, that the attached Back Lot Ordinance, as written and attached, be adopted as Article VI, Performance Standards, Section 7A Back Lots (new section) as written and recommended for adoption by the Planning Board.

July 18, 2023

Motion: Councilor Belanger

Second: Councilor Mills

Councilor Lessard – motion to amend the ordinance to allow backlots in the RF zone.

Second: Councilor Mills

Vote on the Amendment:

3 yeas – Councilors Lessard, Mills and Grohman

4 nays – Councilors Belanger, Ortiz, Whiting and LaFountain.

Amendment fails.

Councilor Lessard - motion to amend the ordinance to strike #7 (from the Attachment 1) “the backlot is at least as wide at the site of the proposed dwelling as the frontage measurement required in the district.”

Second: Councilor Mills

Vote on the amendment: Unanimous in favor.

Councilor Belanger - Motion to amend 14.d. to add “if the existing lot is already paved”

Second: Councilor Grohman

Vote on the amendment: Unanimous in favor.

Vote on the Ordinance as amended: Unanimous in favor

Attest by: _____



City Council

Meeting Date: August 1, 2023

Meeting Time: 6:00 pm

Agenda Item No: 10.c 2023.84

Item Description: Approval/Adoption of Back Lot Ordinance – Second Reading

Submitted by: David C.M. Galbraith, Deputy Director / City Planner

Supporting Information/Documentation:

1. Back Lot Ordinance with City Council Amendments of July 18, 2023 – Attachment 1
2. Planning Board Recommended Ordinance Adoption as written

Key Terms:

Back Lot / Flag Lot: Means a lot located behind a frontage another lot, plus a strip out to the street for an access drive. A flag lot results from the subdivision or partitioning of a lot or parcel which is more than twice as large as the minimum allowed in the underlying zone, but has insufficient frontage to allow two dwellings to front along a public street.

Executive Summary:

On April 11, 2023 the City Council held a Workshop ((discussion # 1.1) to discuss the adoption of a Back Lot Ordinance similar to the existing City of Saco Ordinance and other Maine municipalities. The purpose of “back lots” is to allow residential property owners the ability to create additional density on their parcel, behind or in front of, their existing dwelling by relaxing the Zoning Ordinance frontage requirements while maintaining the minimum lot dimensional requirements of the zoning district. The Council forwarded the task of drafting an ordinance of this nature to the Planning Board which was forwarded to the City Council with a recommendation for adoption as written.

Detailed Review:

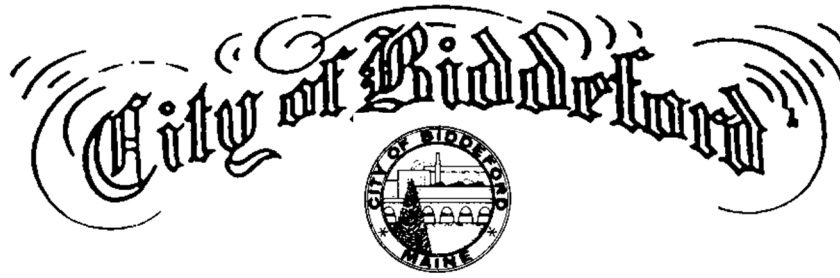
The attached Council Memorandum outlines the topic and the reasoning behind particular aspects of the recommended Ordinance.

Funding Source:

No additional funding is required beyond Staff time.

Staff Recommendation:

The Council had expressed their desire to develop a Back Lot Ordinance and the attached Ordinance is the result of a multi-departmental created document which has been reviewed by the Planning Board and their comments included. The Ordinance, as written, was forwarded to the City Council and discussed at their July 18, 2023 meeting. The Council directed Staff to make two (2) minor changes to the Board’s drafted Ordinance and those changes have been made to the revised Ordinance, which is attached. Text deletions have been shown as ~~red strikethrough~~ and new text has been shown as underlined text. At this time Staff is seeking adoption of the proposed Back Lot Ordinance, as amended by the City Council.



2023.83

IN BOARD OF CITY COUNCIL... 7-18-2023

BE IT ORDERED, that BE IT ORDAINED, by the City Council of the City of Biddeford that the Code of Ordinances, Chapter 46 Parks, Sec. 46-5 City parks, beaches and athletic fields be amended by including parcels 30-58 and 8-3. to Clifford Park.

July 18, 2023

Motion: Councilor Belanger

Second: Councilor Grohman

Vote: Unanimous in favor.

August 1, 2023

Attest by: _____

Robin Patterson, City Clerk



City Council

Meeting Date: July 18, 2023

Meeting Time: 6:00 PM

Agenda Item No: 10.b. 2023.83

Item Description: Clifford Park Rules Extended to conveyed property additions.

Submitted by: Carl Walsh, Recreation Director

Supporting Information/Documentation:

1. Chapter 46 Sec 46.5. City parks, beaches and athletic fields. (facility list)
2. Map Title provided by the Assessor's Office.
3. Property Record Cards (2).

Key Terms:

N/A

Executive Summary:

Purpose is to update the park list in Chapter 46 to include the parcel numbers of the property recently conveyed that borders Clifford Park. Policy Committee reviewed this on April 25, 2023.

Detailed Review:

In order to include current park rules in the newly conveyed properties; the request is to update the park list located in the code of ordinances, Chapter 46 Parks, Sec. 46-5 City parks, beaches and athletic fields to include the newly acquired parcel numbers incorporating them into Clifford Park. Park rules would then apply to the Clifford Park additions as outlined in Chapter 46. Parcels to be added to Clifford Park are; 30-58 (former Dube property conveyed to the city) and 8-3 (the property conveyed by E&R Development).

Funding Source:

N/A

Staff Recommendation:

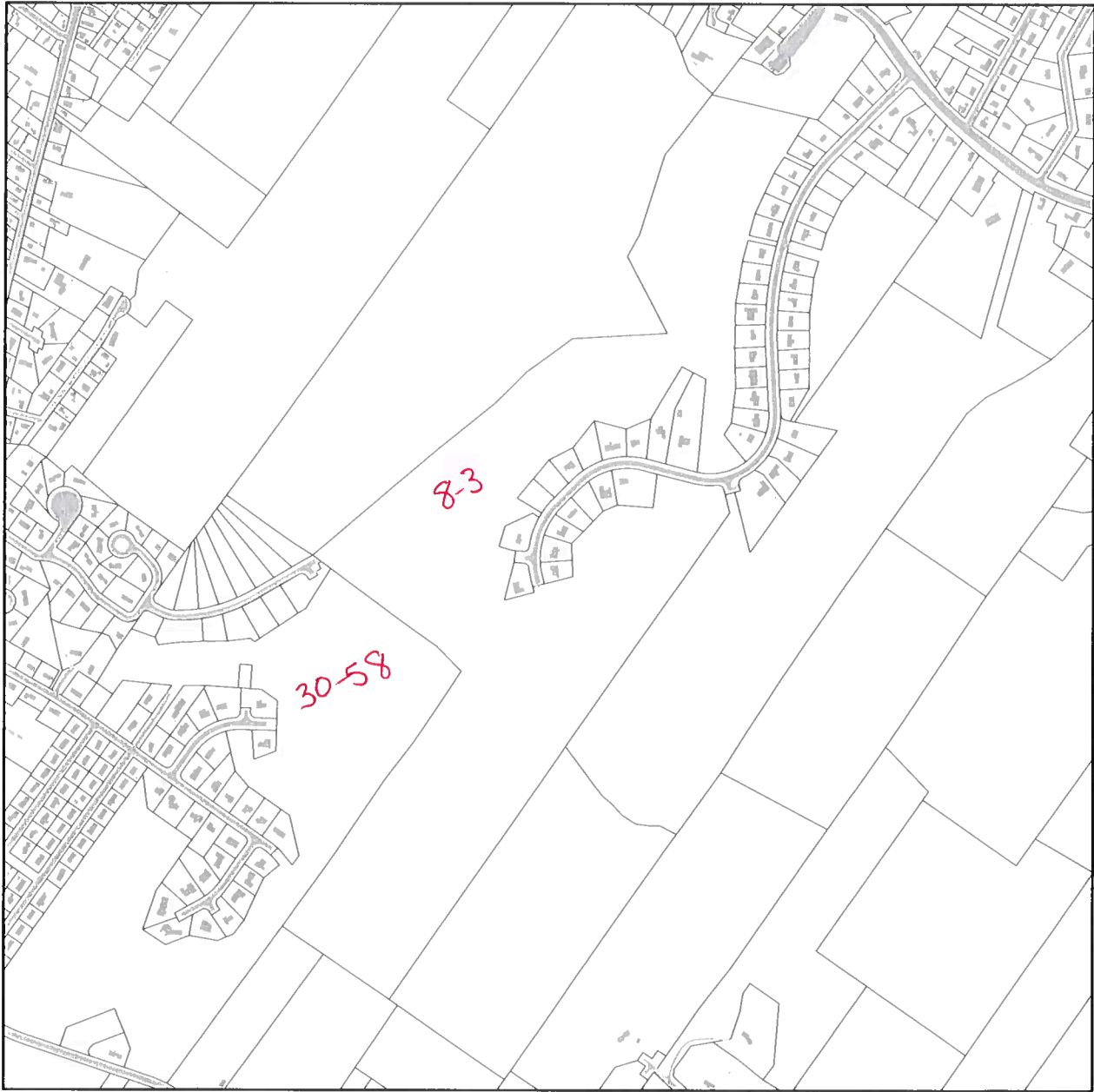
Include the additional property as part of Clifford Park thereby extending the established park rules to the new sections outlined above.

Chapter 46. Parks

Sec. 46-5. City parks, beaches and athletic fields.

Name	Assessor's Map and Lot Numbers
Biddeford Pool Bath House/Gilbert Boucher Park Gilbert Place	GIS
Biddeford Pool Mini-Park 0 Lest B. Orcutt Blvd.	GIS 59-117
Cannon Plaza 59 South Street	GIS 39-201
Canopy Park 65 Bacon Street	GIS 39-129
City Square Park 58 Lincoln Street	GIS 38-132
Clifford Park 130 Pool Street	GIS 39-334, Parcels 8-1 and 8-3-1
Doran Field 314 South Street	GIS 32-4
F.O.A.V. Court Park 2 FOAV Court	GIS 39-137
Fortunes Rocks Beach	
J. Richard Martin Community Center Playground 189 Alfred Street	GIS 34-228
Liberty Park 2 Water Street	GIS 41-129
Pierson's Lane Community Park 40 Pierson's Lane	GIS 39-116 GIS 30-117
Mechanics Park 3 Main Street	GIS 41-1
Memorial Park 130 May Street	GIS 27-34
Middle Beach	
Park in the Pines 194 Hills Beach Road	GIS 55-51
River Walk Plaza/River Walk Phase 2 2 Main Street	GIS 71-11
Rotary Park 550 Main Street	GIS 32-2
St. Louis Field	GIS 28-270
Shevenell Park 149 Main Street	GIS 38-372
Veteran's Memorial Park 2 Pool Street	GIS 38-419
Vines Landing End of Lester B. Orcutt Boulevard	GIS 59-117
Washington Street School Park 75 Washington Street	GIS 38-312-1
Williams Court Park South Street and Green Street	GIS 183, 182 169-1

MAP TITLE



Department 1

Department 2



42

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description						
Bid Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: MH Park	99 00	Vacant Land Vacant									
CONDO DATA											
Parcel Id	C	Owne	10.0	S							
Adjust Type	Code	Description	Factor%								
Condo Flr											
Condo Unit											
COST / MARKET VALUATION											
Building Value New											
Year Built					0						
Effective Year Built					0						
Depreciation Code											
Remodel Rating											
Year Remodeled											
Depreciation %					0						
Functional Obsol					0						
Economic Obsol					0						
Trend Factor					1						
Condition											
Condition %					0						
Percent Good											
RCNLD					0						
Dep % Ovr											
Dep Ovr Comment											
Misc Imp Ovr											
Misc Imp Ovr Comment											
Cost to Cure Ovr											
Cost to Cure Ovr Comment											
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0	0	0					

43

[illegible]

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description					
Bid Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: Total Bedrooms Total Bthrms: Total Half Baths Total Xtra Fixtrs Total Rooms: Bath Style: Kitchen Style: MH Park	99 00	Vacant Land Vacant								
			CONDO DATA							
			Parcel Id	C	Owne 0.0					
			Adjust Type	Code	Description B S Factor%					
			Condo Flr							
			Condo Unit							
			COST / MARKET VALUATION							
			Building Value New							
			Year Built							
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol							
			Economic Obsol							
			Trend Factor							
			Condition							
			Condition %							
			Percent Good							
			RCNLD							
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			Misc Imp Ovr Comment							
			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
			1							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				

No Sketch

45

5. That the Treasurer is hereby authorized, in the name of and on behalf of the City, to covenant and certify that no part of the proceeds of the Bonds or Notes, or the Project, shall be used in any manner that would cause the Bonds or Notes to be “private activity bonds” or “arbitrage bonds” within the meaning of Sections 141 and 148 of the Internal Revenue Code of 1986, as amended (the “Code”).
6. That the term “cost” or “costs” as used herein and applied to the Project, or any portion thereof, includes, but is not limited to: (1) the cost to design, construct, furnish and equip the Project; (2) the cost of land, easements and other real property interests, landscaping and site preparation, utility extensions, all appurtenances and other fixtures, facilities, buildings and structures either on, above, or under the ground which are used or usable in connection with the Project; (3) the cost of feasibility studies, surveys, environmental studies and assessments, engineering, plans and specifications, legal and other professional services associated with the Project; (4) issuance costs, including premiums for insurance, capitalized interest and other financing charges, fees and expenses relating to the financing transaction.
7. That the Treasurer is hereby authorized, in the name of and on behalf of the City, to do or cause to be done all such acts and things, including to approve, execute and deliver such contracts, agreements, loan agreements (including but not limited to one or more loan agreements with the Maine Municipal Bond Bank), investment agreements, bond purchase agreements, continuing disclosure agreements, official statements, certificates, tax certificates, instruments, a Letter of Representation or other agreement required to allow the Bonds or Notes to be issued through the Depository Trust Company Book-Entry Only System, and such other documents, as may be necessary or advisable in order to accomplish the issuance of the Bonds and Notes and the investment of the proceeds thereof (the “Bond Documents”), and in order to maintain the tax-exempt status of such Bonds and Notes and, to the extent available under the Code, to designate the Bonds and Notes as qualified tax-exempt obligations for purposes of Section 265(b) of the Code, which Bond Documents may be in such form and contain such terms and provisions including, without limitation, the waiving of the City’s sovereign or governmental immunity with respect to the enforceability of any of the forgoing, and such other details as he shall approve, his approval to be conclusively evidenced by the execution thereof.
8. That if the Mayor, Treasurer, or Clerk of the City are for any reason unavailable to approve and execute the Bonds or Notes, or any Bond Documents, the person or persons then acting in any such capacity, whether on an interim or acting or temporary basis, as an assistant, a deputy, or otherwise, is authorized to act for such official, in the name of and on behalf of the City, with the same force and effect as if such official had himself or herself performed such act.
9. That if the Mayor, Treasurer, or Clerk have signed or sealed the Bonds and Notes, but shall cease to be such officers or officials before the Bonds or Notes so signed and sealed shall have been actually authenticated or delivered by the City, such Bonds or Notes nevertheless may be authenticated, issued, and delivered with the same force and

effect as though the person or persons who signed or sealed such Bonds or Notes had not ceased to be such officer or official; and also any such Bonds or Notes may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such Bonds or Notes, shall be the proper officers and officials of the City, although at the nominal date of such Bonds or Notes any such person shall not have been such officer or official.

10. That during the term any of the Bonds are outstanding, the Mayor and Treasurer of the City are hereby authorized, in the name of and on behalf of the City, to issue and deliver refunding bonds on either a current or advance refunding basis, to refund some or all of the Bonds then outstanding, and to determine the date, form, interest rate, maturities (not to exceed 30 years from the date of issuance of the original bonds) and all other details of such refunding bonds, which may be made callable, with or without premium, prior to their stated date(s) of maturity, and to determine the form and manner of their sale and award, which refunding bonds shall be signed in like manner as the Bonds.
11. That during the term any of the Bonds are outstanding, all authority granted pursuant to this Order shall be, remain, and continue in full force and effect without the necessity of any further action of the City Council.
12. That the City may pay certain costs of the Project prior to the issuance of the Bonds and Notes (referred to as “original expenditures”); to that end, the City hereby declares its official intent to reimburse itself for such original expenditures from the proceeds of such Bonds and Notes, and this Order shall constitute the City’s declaration of official intent pursuant to Treasury Regulation §1.150-2.
13. That pursuant to Article XII, Section 7 of the City Charter, the following question shall be submitted to the voters of the City of Biddeford for ratification or rejection at a referendum vote to be held on November 7, 2023:

Shall the the Order of the Biddeford City Council entitled “Order Authorizing Issuance of \$9,000,000 of the City’s General Obligation Bonds to Construct, Equip and Furnish an Addition to the Biddeford Primary School” be ratified and approved?

14. That said referendum question be accompanied by a signed statement of the Treasurer pursuant to 30-A M.R.S. Section 5772(2-A) and Article XII, Section 7(a) of the City Charter, as well as the City Council recommendation that the referendum question be approved.
15. The City Council shall conduct a public hearing on this Order and the foregoing question at its August 15, 2023 meeting, at 6:00 p.m.

Attest by: _____

To: Biddeford City Council
From: Jeremy Ray, Superintendent of Schools
Date: 8-1-2023
Order #: 2023.90
Re: Addition to Biddeford Primary School

History

The Biddeford School Department has been working to find a solution to the building/structural challenges that exist at JFK School. Over the years, several studies have been commissioned by the school department by engineering companies, contractors, and architecture firms to estimate the replacement or renovation costs. That cost has only increased with time and has exploded since the pandemic. The estimated renovation costs of the current JFK building would be 18 to 25 million dollars. As the student population in Biddeford continues to change, and with the new grade level reconfiguration at Biddeford Middle School and Biddeford High School combined with the addition of new vocational space, an opportunity to improve our classroom space and programming has presented itself.

We are in the rare position of jettisoning a deficient building and realizing significant long-term cost savings for the taxpayer, all while making improvements to the 34-year-old Biddeford Primary School.

The Biddeford School Committee has taken the following actions over the past decade to study the operational improvements needed at the JFK School.

- 2005 Capital Asset Study
- [Oak Point Building Evaluation 2016](#)
- [Applied for Major Capital Construction 2017-2018](#)
- [Major Capital Construction Approved Project List 2017-2018](#)
- [Oak Point Building Evaluation 2020](#)

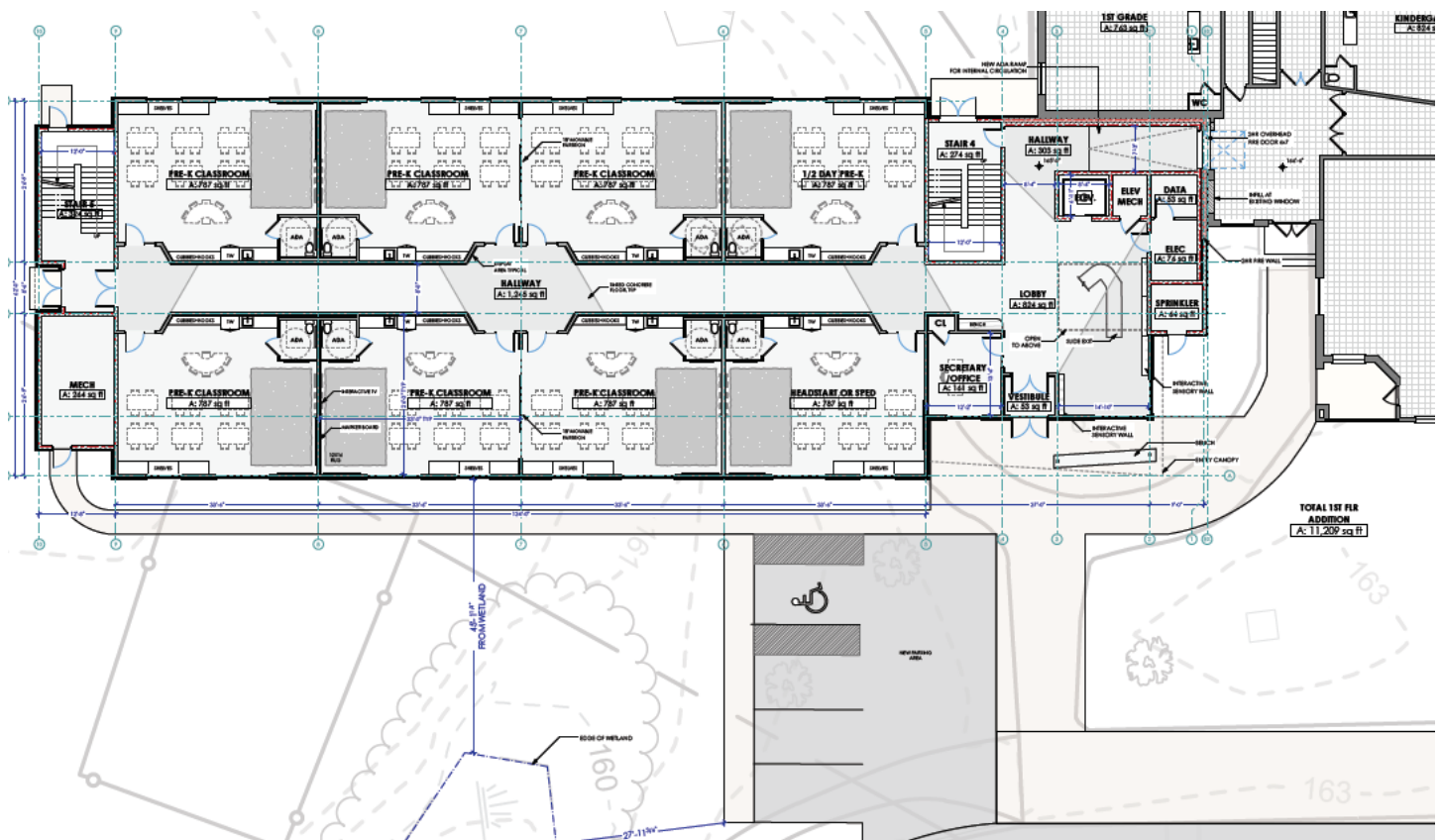
Programming

According to a review of national educational research that examined 46 studies, strong teacher-student relationships were linked to improvements, including higher student engagement, better attendance, and fewer disruptive behaviors¹. Positive student-teacher relationships can cultivate school belonging, which is described as a student's feelings of being accepted and

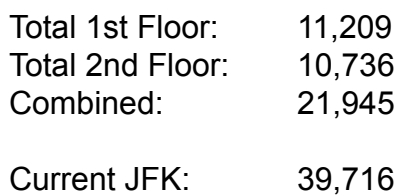
¹ Sparks, Sarah D. 2019. "Why teacher-student relationships matter." Education Week 38, no. 25: 8.

supported². This is why it is critical that connections, or relationships, inside the school be healthy and supportive. These relationships may be impacted by a student's perception of their friend group, school staff, team, or classroom. In an effort to cultivate a strong sense of connection to the school community, Biddeford Primary School will be creating multi-year student teams called *Houses*. Houses will be composed of two classrooms at each grade level (Kindergarten, 1st, and 2nd). This structure will provide a natural opportunity for teachers to deeply know the students and families over a longer period of time.

Proposed Building Addition Design



² Allen, K.-A. (2022). *The Science of School belonging*. Psychology Today. Retrieved April 21, 2023, from <https://www.psychologytoday.com/us/blog/sense-belonging/202201/the-science-school-belonging>



Building Addition Pre-Bid Estimated Costs

Items	Costs
New Addition	\$7,047,950.00
Site Work	\$975,870.00
Mechanical Systems + Sprinklers	\$867,440.00
Existing Phone and Intercom Upgrades	\$225,948.00
Furniture	\$128,000.00
Subtotal	\$9,245,208.00
Administrative Costs & Reserve	
Advertising	\$6,000.00
Insurance	\$12,000.00
Legal	\$20,000.00
Contingency 10%	\$924,520.80
Subtotal	\$962,520.80
Fees	
Design/Engineering	\$295,846.66
DEP Permit	\$25,000.00
Permitting SMFO	\$1,500.00
Permitting Local	\$5,000.00
Subtotal	\$327,346.66
Total	\$10,535,075.46
ESSER III	-\$2,500,000.00
Total	\$8,035,075.46

Projected Savings

As the school department examines the closure of the JFK building with an addition to Biddeford Primary School, we predict annual budgetary savings of more than **\$350,000**. These reductions include duplicate positions, and operational costs such as utilities, fuel, electricity, supplies, etc.

***In an effort to move toward full-day Pre-K, we will need to add additional staff. The additional staff will allow more students to receive programming.*

Expiring Debt

The Biddeford School Department will make its last bond payment of approximately **\$240,000.00** on 11/1/2024 on the local-only portion of Biddeford Middle School.

Use of Federal Funds

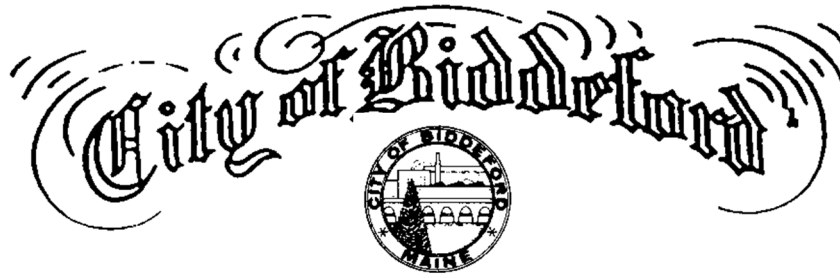
The Biddeford School Department has developed plans to use at least \$2,500,000.00 in Federal ESSER III Covid Relief Funds to offset the local cost of the project. The funds must be obligated by September 1, 2024.

Timeline

August 2023	Prepare final drawings and bid documents
September 2023	Release Bid Documents
November 2023	Open Bid Documents
November 2023	Public Vote on School Bond
November 2023	Award Construction Bid
March 2024	Anticipated Construction Start
September 2024	ESSER III Funds Must be Obligated
July 2025	Completion of Addition
September 2025	Opening of New Addition for Students

Funding Request

The Biddeford School Department is requesting voter approval for a construction bond for no more than \$9,000,000.00 to be used for additional classroom space at Biddeford Primary School.



2023.91

IN BOARD OF CITY COUNCIL...AUGUST 1, 2023

BE IT RESOLVED, that the City Council of the City of Biddeford does hereby accept the 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) in the amount of \$62,679 with Biddeford's share being approximately \$34,048.00, which may be awarded by the U.S. Department of Justice to the Biddeford Police Department. The Biddeford Police Department is authorized to use this grant money to purchase three WatchGuard units for patrol cruisers, update two patrol cruisers with Patrol PC computers, and purchase a new polygraph machine, all in accordance with the City of Biddeford procurement policy at Part II, Chapter 2, Article V, Division 2 of the Biddeford Code of Ordinances.

NOTE: A stipulation of this Grant is that these funds, or any part thereof may not be used to supplant the Police Department budget. This is a direct Grant, which requires no matching funds, or in-kind contributions. The Grant must be officially approved by the city council in order to receive funds.

Attest by:_____



City Council Meeting

Meeting Date: August 01, 2023

Meeting Time: 6:00 p.m.

Agenda Item No: 11.b

Item Description: 2023.91 - Acceptance of JAG Grant (Edward Byrne Memorial Grant - 2023)

Submitted by: JoAnne W. Fisk, Chief of Police

Supporting Information/Documentation: Council Order

Key Terms:

JAG – Justice Assistance Grant

BYRNE – Edward Byrne Memorial Justice Assistance Grant. The Edward Byrne Memorial Justice Assistance Grant (JAG) Program is the primary provider of federal criminal justice funding to states and units of local government.

Executive Summary:

Staff is requesting authorization to accept a Justice Award Grant (JAG) for the purchase of specific police department equipment in accordance with the terms of the grant.

Detailed Review:

The Bureau of Justice Assistance (BJA) will award Edward Byrne Memorial Justice Assistance Grant Program funds to eligible units of local government as described in grant the solicitation. The total grant amount being applied for is \$62,679.00. The grant is split between several communities with Biddeford's share anticipated to be approximately \$34,048.00.

JAG monies must be used for Law Enforcement purposes, and may not be used to supplant the operating budget. Each year that the City of Biddeford has received JAG funds the Department has used the funds to either purchase something new, or accelerate the replacement of older existing equipment.

This year, the Department plans to purchase three WatchGuard units for patrol cruisers, update two patrol cruisers with patrol PC computers, and purchase a new polygraph machine. The WatchGuard units and patrol PC's are essential to the department's daily functions and are starting to age. As technology continues to accelerate, so does the need to stay current and up-to-date.

All new officers and communication specialists are required to submit to an intensive background investigation that includes passing a polygraph examination. The Department conducts the polygraph tests in-house and offers the service, for a fee, to other

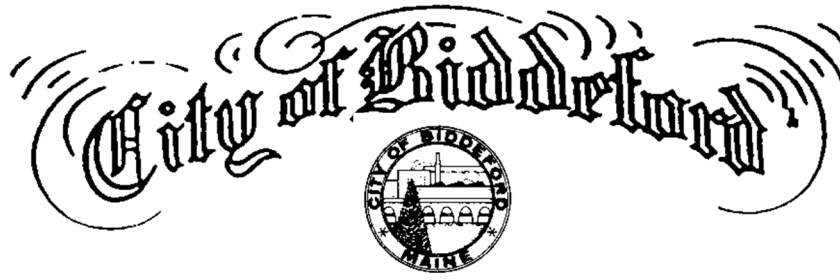
departments. Polygraphs are also administered as part of select criminal investigations. The current machine is over 20 years old and is in need of replacement.

Funding Source:

Federal Grant with zero match.

Staff Recommendation:

Staff recommends acceptance of the grant award.



2023.92

IN BOARD OF CITY COUNCIL... AUGUST 1, 2023

BE IT ORDERED, that the City Manager enter into a professional services agreement with Context Architecture of Boston, MA., for design of the socalled Easter Fire/EMS Substation, in the amount not-to-exceed

Attest by: _____



City Council

Meeting Date: August 1, 2023

Meeting Time: 6:00 PM

Agenda Item No: 11.c.

Item Description: 2023.92 Approval/Selection of Architect for Eastern Fire/EMS Station

Submitted by: Brian S. Phinney, COO

Supporting Information/Documentation:

Order 2023.92

Full Design Proposal and Phase I Proposal – Context Architecture

Six (6) RFQ Responses

Key Terms:

“N/A”

Executive Summary:

Staff request approval to enter into an agreement with Context Architecture of Boston, MA for design of the Eastern Fire/EMS Substation in sufficient detail to prepare for a public referendum. The referendum is for authorizing funding of the final design and construction of the substation.

Detailed Review:

The City released an RFQ for the design of the so-called Eastern Fire/EMS Substation project. The City received six (6) responses. The responding firms included:

ArtifexAE of Bangor, ME

Context Architecture (Context) of Boston, MA

The Galante Architecture Studio (TGAS) of Cambridge, MA

The LiRo Corp (LiRo) of Boston, MA

Port City Architecture (PCA) of Portland, ME

WSP USA Environment and Infrastructure, Inc (WSP) of Portland, ME

After initial review of the responses the review committee selected three candidates to interview. These included ArtifexAE, Context, and PCA. Although all firms were found to be qualified and have the requisite experience, Context was determined to be the best fit for the City.

In accordance with the City’s RFQ process, financial proposals were submitted separately from the primary RFQ response in sealed envelopes. The fee proposal is only opened once the preferred consultant is selected. Based on the scope of work Context’s proposal totaled \$529,540. Given that the City intends to solicit approval from the public through a

referendum, Context was asked to revise the fee proposal to only include tasks needed to develop design specifications, plans, and a cost estimate in preparation for the public referendum. The proposal is attached and totals \$150,000. The approval request is limited to this amount in order to obtain approval for the project rather than going through full design prior to the public funding approval. Once the funding is approved through referendum the scope may be revised further and a subsequent approval submitted to the Council (and Finance) to complete the design for bidding and construction.

The Order includes an additional authorization of \$8,000 for soft costs that may be required including but not limited to surveys, environmental assessments, or limited geotechnical investigations should one or more be needed based on site conditions to confirm/verify construction estimates.

Funding Source:

Established funding reserve.

Staff Recommendation:

Staff recommends award of Phase I as presented.



June 21, 2023

James Bennett, *City Manager*
City of Biddeford
205 Main Street, Suite 107
Biddeford, ME 04005

RE: City of Biddeford – Request for Qualification/Professional Services – Fee Proposal for Design and Construction of New Eastern Biddeford Fire/EMS Substation

Dear Mr. Bennett,

Thank you for considering our Firm to provide the City of Biddeford with professional services for the design and construction of a new Eastern Biddeford Fire/EMS Substation. This proposal accounts for services required to accomplish the scope of work outlined in the RFQ, as detailed in our Project Approach/Workplan (included in our qualifications package). Any additional/optional services not specifically listed below are excluded from the total fee.

Context Architecture (Architectural)

Fee: \$330,000

Rates: Principal.....	\$325 / hr
Project Manager.....	\$225 / hr
Architect.....	\$175 / hr
Job Captain.....	\$160 / hr
Senior Designer.....	\$125 / hr
Designer.....	\$110 / hr

Bennett Engineering (Mechanical, Electrical, Plumbing, & Fire Protection)

Fee: \$35,200

Rates: Engineering.....	\$135 / hr
Design.....	\$115 / hr
Drafting.....	\$85 / hr
Admin.....	\$75 / hr



Gorrill Palmer (Civil & Permitting)

Fee: \$44,550 (+\$1,200 allowance for reimbursable expenses, excluded from total fee)

Rates: Principal.....	\$210-250 / hr
Project Manager.....	\$135-200 / hr
Senior Engineer/Planner.....	\$110-150 / hr
Senior Technical Assistant.....	\$95-135 / hr
Project Engineer/Planner.....	\$109-135 / hr
Design Engineer/Planner.....	\$91-120 / hr
Technical Assistant.....	\$75-105 / hr
Senior CADD Designer.....	\$126-135 / hr
Construction Inspector.....	\$75-105 / hr
CADD Designer.....	\$80-110 / hr
Administrative.....	\$60-95 / hr
Intern.....	\$50-80 / hr

Owen Haskell (Survey)

Fee: \$N/A (TBD following additional site info, excluded from total fee)

Rates: Principal.....	\$125 / hr
Project Manager.....	\$100 / hr
Staff Land Surveyor.....	\$100 / hr
LSIT.....	\$75 / hr
CADD Technician.....	\$85 / hr
Survey Technician.....	\$70 / hr
Office.....	\$30 / hr
2-Person Survey	\$225 / hr
1-Person Survey (w/ Robot or GPS)...	\$225 / hr
Office Preparation.....	\$75 / hr

PCM (Cost Estimating)

Fee: \$20,790

Rates: Cost Estimator.....	\$135 / hr
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RW Sullivan (Accessibility & Code)

Fee: \$9,020

Rates: Project Manager.....	\$215 / hr
Project Engineer.....	\$150 / hr



Thornton Tomasetti (Structural)

Fee: \$60,500 *(+reimbursable expenses, excluded from total fee)*

Rates: Senior Principal.....	\$350 / hr
Principal.....	\$315 / hr
Vice President.....	\$280 / hr
Senior Associate.....	\$250 / hr
Associates.....	\$235 / hr
Senior Project Manager.....	\$220 / hr
Project Engineer.....	\$210 / hr
Senior Engineer.....	\$195 / hr
Engineer.....	\$180 / hr
Senior BIM Modeler.....	\$185 / hr
BIM Modeler.....	\$175 / hr
Administrative Support Staff.....	\$120 / hr

Viewshed (Landscape)

Fee: \$29,480

Rates: Principal RLA.....	\$185 / hr
Principal GIS Analyst/Planner.....	\$150 / hr
Principal RLA / Design Lead.....	\$150 / hr
Senior RLA / Planner.....	\$140 / hr
RLA 1.....	\$120 / hr
RLA 2 / Landscape Designer 1.....	\$100 / hr
Landscape Designer 2.....	\$80 / hr
Senior GIS Analyst / 3D Modeler.....	\$110 / hr
GIS Tech.....	\$75 / hr
GIS Tech / Public Eng. Specialist.....	\$65 / hr
Intern.....	\$60 / hr
Administrative.....	\$60 / hr

Optional Services (if needed)

Environmental - Gorrill Palmer *(associated cost excluded from total fee)*

Geotechnical - RW Gillespie *(associated cost excluded from total fee)*

Total Fee: \$529,540



Thank you for the opportunity to submit this proposal. We look forward to working with you!

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Shaw". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Shaw".

Jeff Shaw, AIA, LEED AP BD+C, MCPPO
Context Architecture
e: jshaw@contextarc.com
t: (617) 423-1400, ext. 35



July 25, 2023

James Bennett, *City Manager*
City of Biddeford
205 Main Street, Suite 107
Biddeford, ME 04005

RE: City of Biddeford – Request for Qualification/Professional Services – Fee
Proposal for Design and Construction of New Eastern Biddeford Fire/EMS Substation

Dear Mr. Bennett,

Thank you for considering our Firm to provide the City of Biddeford with professional services for the design and construction of a new Eastern Biddeford Fire/EMS Substation. This proposal accounts for services required to accomplish the scope of work outlined in the RFQ, as detailed in our Project Approach/Workplan (included in our qualifications package) with the exception that site selection will be eliminated. A site survey shall be procured as an additional service. Any additional/optional services not specifically listed below are excluded from the total fee.

The fees below are for phase 1 only, which includes Schematic Design and Design Development services and shall end with project documentation suitable bring to a referendum vote.

Context Architecture (Architectural)

Fee: \$92,400

Rates: Principal.....	\$325 / hr
Project Manager.....	\$225 / hr
Architect.....	\$175 / hr
Job Captain.....	\$160 / hr
Senior Designer.....	\$125 / hr
Designer.....	\$110 / hr

Bennett Engineering (Mechanical, Electrical, Plumbing, & Fire Protection)

Fee: \$11,000

Rates: Engineering.....	\$135 / hr
Design.....	\$115 / hr
Drafting.....	\$85 / hr
Admin.....	\$75 / hr

Gorrill Palmer (Civil & Permitting)

Fee: \$12,000

Rates: Principal.....	\$210-250 / hr
Project Manager.....	\$135-200 / hr
Senior Engineer/Planner.....	\$110-150 / hr
Senior Technical Assistant.....	\$95-135 / hr
Project Engineer/Planner.....	\$109-135 / hr
Design Engineer/Planner.....	\$91-120 / hr
Technical Assistant.....	\$75-105 / hr
Senior CADD Designer.....	\$126-135 / hr
Construction Inspector.....	\$75-105 / hr
CADD Designer.....	\$80-110 / hr
Administrative.....	\$60-95 / hr
Intern.....	\$50-80 / hr

PCM (Cost Estimating)

Fee: \$12,420

Rates: Cost Estimator.....	\$135 / hr
----------------------------	------------

RW Sullivan (Accessibility & Code)

Fee: \$2,400

Rates: Project Manager.....	\$215 / hr
Project Engineer.....	\$150 / hr

Thornton Tomasetti (Structural)

Fee: \$14,000

Rates: Senior Principal.....	\$350 / hr
Principal.....	\$315 / hr
Vice President.....	\$280 / hr
Senior Associate.....	\$250 / hr
Associates.....	\$235 / hr
Senior Project Manager.....	\$220 / hr
Project Engineer.....	\$210 / hr
Senior Engineer.....	\$195 / hr
Engineer.....	\$180 / hr
Senior BIM Modeler.....	\$185 / hr
BIM Modeler.....	\$175 / hr
Administrative Support Staff.....	\$120 / hr

Viewshed (Landscape)

Fee: \$5,780

Rates: Principal RLA.....	\$185 / hr
Principal GIS Analyst/Planner.....	\$150 / hr



Principal RLA / Design Lead.....	\$150 / hr
Senior RLA / Planner.....	\$140 / hr
RLA 1.....	\$120 / hr
RLA 2 / Landscape Designer 1.....	\$100 / hr
Landscape Designer 2.....	\$80 / hr
Senior GIS Analyst / 3D Modeler.....	\$110 / hr
GIS Tech.....	\$75 / hr
GIS Tech / Public Eng. Specialist.....	\$65 / hr
Intern.....	\$60 / hr
Administrative.....	\$60 / hr

Owen Haskell (Survey)

Fee: TBD (additional service)

Rates: Principal.....	\$125 / hr
Project Manager.....	\$100 / hr
Staff Land Surveyor.....	\$100 / hr
LSIT.....	\$75 / hr
CADD Technician.....	\$85 / hr
Survey Technician.....	\$70 / hr
Office.....	\$30 / hr
2-Person Survey	\$225 / hr
1-Person Survey (w/ Robot or GPS)...	\$225 / hr
Office Preparation.....	\$75 / hr

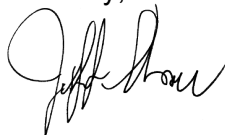
Optional Services (if needed)

Environmental - Gorrill Palmer (*associated cost excluded from total fee*)
 Geotechnical - RW Gillespie (*associated cost excluded from total fee*)

Total Fee: \$150,000

Thank you for the opportunity to submit this proposal. We look forward to working with you!

Sincerely,



Jeff Shaw, AIA, LEED AP BD+C, MCPPO
 Context Architecture
 e: jshaw@contextarc.com
 t: (617) 423-1400, ext. 135



June 21, 2023

James Bennett, *City Manager*
City of Biddeford
205 Main Street, Suite 107
Biddeford, ME 04005

RE: City of Biddeford – Request for Qualification/Professional Services – Experience
Statement for New Eastern Biddeford Fire/EMS Substation

Dear Mr. Bennett,

We are very excited to submit our qualifications to the City of Biddeford to provide design services for its new Eastern Fire/EMS Substation. We recognize the importance of this undertaking and the critical role it will play in shaping the City's future emergency services capability. Public safety architecture is our Firm's primary area of expertise, and we are eager to share our considerable experience with you at this exciting moment in the City's effort to enhance its public safety infrastructure.

In the last 50 years, our Firm has completed more than 90 municipal projects across Eastern Massachusetts and Southern Maine, including 28 fire stations, 14 public safety complexes, 27 police stations, and numerous town/city halls. We have also completed over 75 feasibility and programming studies for public entities throughout New England. Our recent work in Maine includes a completed public safety complex in Scarborough, a completed fire sub-station in Lewiston, as well as ongoing fire substation projects in Lewiston (our second) and Auburn.

We have carefully reviewed the project scope and requirements outlined in your RFQ. Our proposal contains detailed information regarding our approach to your project and the team with whom you will work from initial 'kick-off' to project completion. Our in-office personnel are highly skilled and deeply familiar with best practices for the design of state-of-the-art fire / emergency services facilities. We have assembled a team of consultants that we work with frequently. Each brings expertise within their respective discipline as well as a history of experience with fire station planning and design.

At Context we understand the challenges faced by community leaders and work hard to keep our work on budget and on schedule, with a strong emphasis on construction quality and the health and safety of fire department personnel. All our projects are approached with a sensitivity to community history, need, and core values—reflecting the character of the places they serve. We are confident in our ability to provide



the City of Biddeford with exemplary services. The signature below represents our commitment to this project. Thank you for the opportunity to submit this proposal, we look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Shaw". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Shaw".

Jeff Shaw, AIA, LEED AP BD+C, MCPPO
Context Architecture
e: jshaw@contextarc.com
t: (617) 423-1400, ext. 35



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Summary of Qualifications



Context Architecture is committed to providing unique, client-focused design solutions to a diverse range of public and private entities throughout New England. We are recognized for creating spaces that establish their own identity and character, yet remain contextually sensitive to their surroundings. We work hard to make sure our buildings are outstanding; this begins with a commitment to our clients' needs, goals, and visions.

Public Expertise

Public safety design is our specialty. From feasibility to final design, our team understands the challenges facing communities and their leaders. We have been focused on public safety and municipal architecture for over 50 years, and draw from this long history of experience to help our clients make critical decisions regarding the buildings that will serve them for decades into the future.

Public Construction Experience

We have an enormous amount of experience with public construction, and work closely with building committees to ensure the facilities we design are successful. We have developed a deep understanding of Building Codes and public bidding laws. We have extensive experience with Chapter 149 / 149A and the implementation of universal design through ADA and AAB regulations. In addition, we have substantial experience with the CM@Risk project delivery method.

High Level of Service

We are committed to providing close guidance throughout the life of a project. The team you meet at the interview and kick-off meeting is the same team you will see right up through project close-out and beyond. Management of complex public building projects is one of our core skills, and it demands clear and consistent communication between the design team and all key stakeholders. We are dedicated to facilitating this process/dialogue, with continuous support and an inclusive approach to decision-making.

Community Engagement

Commensurate with our extensive experience in public work, we have developed a deep appreciation for the value of a transparent and proactive approach to community engagement. For us, achieving a high level of community support is nearly synonymous with the provision of successful public architecture. We are not only focused on the process of keeping communities informed, but also

Firm Overview

dedicated to facilitating meaningful community input and involvement. With public work the community members are key stakeholders, and we strive to treat them as such. Doing so has consistently led to a high level of client and community satisfaction.

Geographic Proximity

Our office is located in the heart of Boston, approximately 95 miles away from Biddeford. Our design team is fully capable of attending all required site visits and meetings.

Affirmative Action Plan

Our office is firmly committed to developing relationships with minority and women-owned consulting firms and vendors, as well as utilizing those firms to the highest possible degree in our projects. This commitment to working with disadvantaged businesses spans more than two decades. We have strong relationships with several minority-owned and

women-owned businesses, with which we work on a consistent basis.

Non-Discrimination Policy

Context Architecture will not practice discrimination against any persons on the grounds of race, color, religion, gender, age, marital status, sexual orientation, or national origin in evaluating them for employment, salary adjustments, promotions, eligibility for benefits, termination of employment, or any other personnel action. Physical or mental handicaps will be considered only as they may relate to bona fide job requirements. Our consultants have similar policies, which are available upon request.

Schedule & Budget

We pay very close attention to schedules and budgets. This starts in the initial phase, and continues throughout the project life cycle. We employ a variety of strategies to safeguard our clients' budgetary cir-



Highland Fire Station | Arlington, MA

Firm Overview

cumstances. We review the schedule at every meeting to confirm the project is proceeding according to plan, and immediately develop solutions to bring it back on schedule if issues are identified.

Cost Control & Value Engineering

Functionality and cost-effectiveness are crucially important to every project. To ensure projects encounter as few change orders as possible, our firm works to develop comprehensive programs that

are consistently weighed against budgetary constraints. Key to this is a strong relationship with the project cost estimator. We have been working with our cost estimator for decades, and we have used them on virtually every one of our projects over the last 50 years. They know our process well, and continue to accurately estimate final costs with each new project we undertake.

Current Workload

The information below outlines our current workload. Our firm is fully available to take on the tasks associated with Eastern Biddeford’s Fire & EMS Substation.

Project & Phase	Estimated Completion	Utilization
Lawrence Police Station (D.D.)	Spring 2025	~12.5%
Middleton Municipal Complex (D.D.)	Winter 2025	~12.5%
Braintree Communications Center (Study)	Winter 2023	~5%
Braintree Fire Headquarters (C.D.)	Summer 2024	~5%
Chelsea 911 Center (Bidding)	Fall 2023	~5%
Falmouth Sandwich Road Fire Station (C.A.)	Spring 2024	~5%
Milton Fire Headquarters (C.A.)	Spring 2024	~5%
Andover Town Hall (C.A.)	Fall 2023	<5%
Milbury Fire Station (C.A.)	November 2023	<5%

* Our Firm has completed approximately 10 projects per year, ranging from feasibility studies to major, large-scale buildings. All projects under the control of CTX are completed on time; construction projects under control of the contractor have largely been completed on time with few exceptions.

* Our teams are formulated to allow each Project Manager to control one major project plus one or two smaller projects/studies at a time, with support from experienced Job Captains and Project Architects that assist in managing the work. In this way, our teams have the ability to cater to each project individually without adding undue cost(s) to the client.

Energy Efficiency & Sustainable Design



Context Architecture is committed to designing highly efficient buildings and reducing energy consumption. We are constantly researching new technologies that help reduce the carbon footprint of our built environments. With each of our clients we investigate progressive energy systems and systems alternatives, and incorporate expert consultants to develop innovative strategies that reflect our goal of producing only Net Zero ready architecture.

Our Commitment

Context is a member of the U.S. Green Building Council and many of our staff hold sustainable design credentials. This includes Jeff Shaw, President & Principal-in-Charge (LEED Accredited Professional with a specialty in Building Design and Construction), who acts as our in-house green design consultant.

Designing For Efficiency & Sustainability

Our firm is currently working to achieve Net Zero ready on multiple projects. By incorporating new practical technologies and techniques early in the design process we are often able to produce sustainable design solutions for our clients at no added cost. Some of these solutions utilize:

- Demand ventilation
- Energy recovery systems
- Variable speed drives
- Geothermal design
- High efficiency condensing boilers
- Photovoltaic arrays

- In-house energy modeling
- Healthy interiors through low VOC and high recycled content materials
- Daylighting with dimming photosensor controls
- Water-conserving plumbing
- Rainwater reclamation
- Increased occupant productivity through daylighting, views, and occupant comfort control
- LED lighting

Strategies For Utility Cost Offsets

Our team is also experienced with utility company incentive programs. Working with our engineers, we develop critical life cycle cost analysis options that assist our clients in determining sustainability goals in a way that helps predict cost savings over the life of the building. These life cycle costs and selected incentives are generated during design development and evaluated by the client and design team. Getting started on this as early as possible allows us to partner with utility companies to identify and integrate their most advantageous incentives available.

Sustainability

Getting to Net Zero

Context Architecture and GGD Consulting Engineers have designed several Net Zero ready buildings in Massachusetts. Careful studies of both PV design and Geothermal energy sources combine to allow for a path to more sustainable architecture. Considerations include:

- Understanding the national average EUI (Energy Usage Intensity) factor for public safety facilities.
- Creation of enhanced Building Envelope design, including triple-glazing in order to minimize EUI.
- Optimized renewable energy sources and off-site renewable energy credits.

LEED in Practice

Most of our work in the last 30 years would meet LEED standards, although many of our clients decide not to pursue official LEED Certifications. Some of our projects with a particular emphasis on sustainability/LEED include:

Arlington, MA

Fire Headquarters / Central Station

This historic renovation project was the Town's first building to attain LEED Gold; surpassing the initial goal of LEED Silver. Our team focused on creating an efficient building envelope, with appropriate insulation and air barriers, a reflective white roof, thermally tight windows and overhead doors, along with renovating administrative and living quarters to achieve a more efficient occupied space. Low-flow water fixtures were also used. All of this was complimented by a highly efficient HVAC system. The completed project is projected to save the Town roughly 35% in utility costs.

Arlington, MA

Highland Fire Station

This project earned LEED Silver Certification in May 2012, achieving 42 out of 69 possible credits. In addition to being a rehabilitated building, the project included a tight building envelope, high performing windows, recycled materials, and water-saving fixtures. Over 95% of construction waste was diverted from landfills, and a building air "flush out" was performed to achieve high indoor air quality.

Belmont, MA

Fire Stations

This project did not include vinyl products or site irrigation in order to save clean, potable water. We included a white roof to reduce heat gain. The heating system included 90% efficient boilers. Local brick and granite were sourced for the exterior.

Belmont, MA

Town Hall Complex

The municipal complex was initially estimated to reach LEED Silver. The complex utilized a rehabilitated building. Gas-fired radiant heat was also used. Fully operable windows were installed.

Lincoln, MA

Town Offices

This restoration and renovation project achieved LEED Silver Certification. In addition to utilizing a rehabilitated building, this project included high-efficiency mechanical systems, a tight building envelope, recycled and low VOC materials, reduction of water usage, diversion of over 95% of construction waste from landfills, and required an indoor air quality program during construction.

Sustainability

Medford, MA *Police Headquarters*

The new police station was carefully designed as a Net Zero-ready building, prepared to meet the city's goal of zero greenhouse gas emissions by 2050. The new 35,000 sq. ft. building eliminated fossil fuel use, which greatly reduces its impact on the environment and allows it to utilize renewable energy generated by the City. The heating and cooling systems use electric heat pumps and an energy recovery ventilation system. A portion of the building's electrical load will be provided by solar panels on the roof. The high-performance building envelope is designed to reduce the impact on the mechanical systems and increase occupant comfort. Energy modeling predicts that the new station will cut energy consumption by half.

Milton, MA *Fire Headquarters & Atherton Fire Sub-Station*

Both the Headquarters and Atherton Fire Station are planned to be all-electric, PV solar-powered fire stations, which will follow LEED protocols and reach the goal of a LEED certifiable building. Context helped the Town develop its Sustainability OPR which will serve as a benchmark for future Town-owned buildings. Roof-mounted PV at Headquarters and ground-mounted PV at the historic Atherton Fire Station eliminate a large portion of the energy load. In both buildings, utility costs and energy usage intensity (EUI) were significantly reduced. A rainwater collection system was designed to eliminate water usage for irrigation. A Life Cycle Cost Analysis was also developed to predict utility costs and better understand the impact the proposed Solar PV layout will have on future operating costs.



Fire Headquarters | Westford, MA

Health & Safety Strategies



We actively incorporate health and safety measures into all our projects, including COVID-19 precautions. The strategies below, some depicted in the Milton Fire Headquarters design on the following page, may also be applicable to your project.

Public Well-being

Our focus on public architecture means we take the health and safety of building occupants very seriously. Public servants and community members spend a substantial amount of time in and around the buildings we design, so we do everything we can to ensure that the architecture we provide has a positive effect on the well-being of its users.

By promoting things like ample ventilation, improved indoor air quality, mitigation of chemical contaminants, sound attenuation, appropriate lighting levels, natural daylighting, adequate means of egress, sufficient fire protection, temperature control, and a number of other measures, we are able to create pleasant, hazard-free environments that meet the ever-evolving needs of community leaders and the public.

These strategies are not only effective in safeguarding the physical well-being of building inhabitants, but they also yield positive psychological effects—especially when utilized in conjunction.

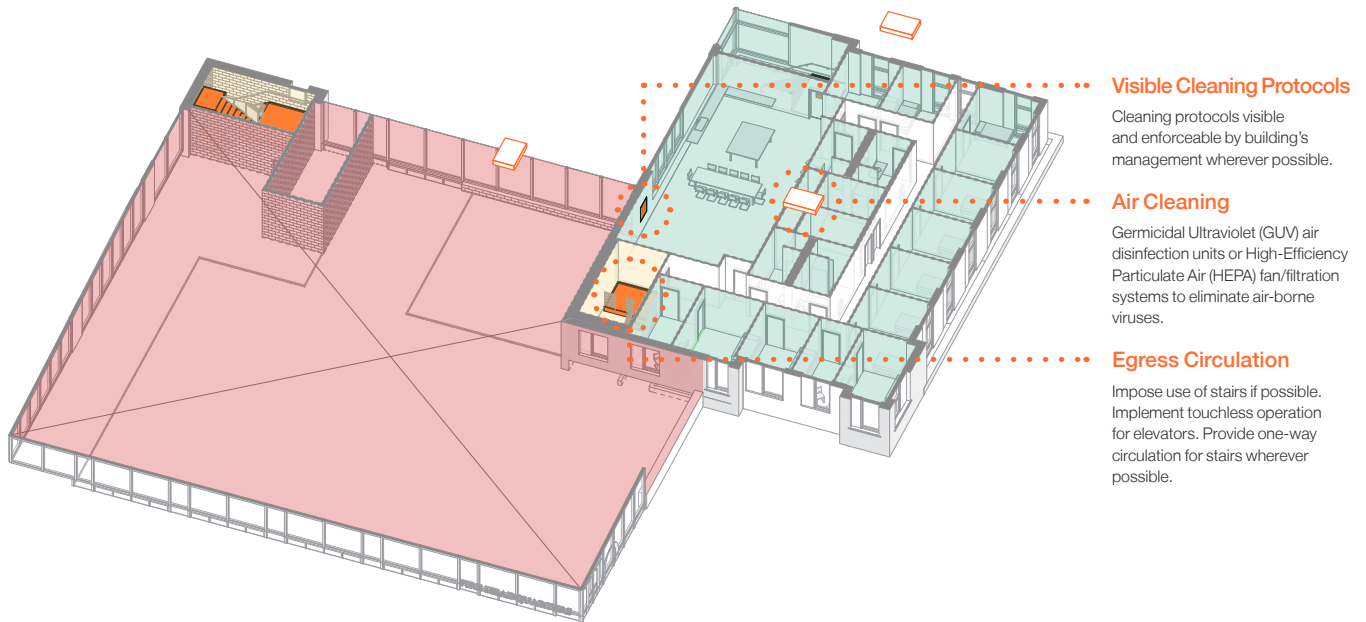
COVID-19 Precautions

The COVID-19 pandemic has had a significant impact on the way we inhabit our built environments, with major implications for things like shared space, circulation, building maintenance, HVAC systems, and the like. As a result, we incorporate many features that help reduce the spread of the COVID-19 virus. These features include high levels of germicidal ultraviolet air disinfection units, high-efficiency particulate filtration systems, touchless and keyless operation for doorways and elevators, one-way circulation, antimicrobial materials, clear and concise way-finding, and more.

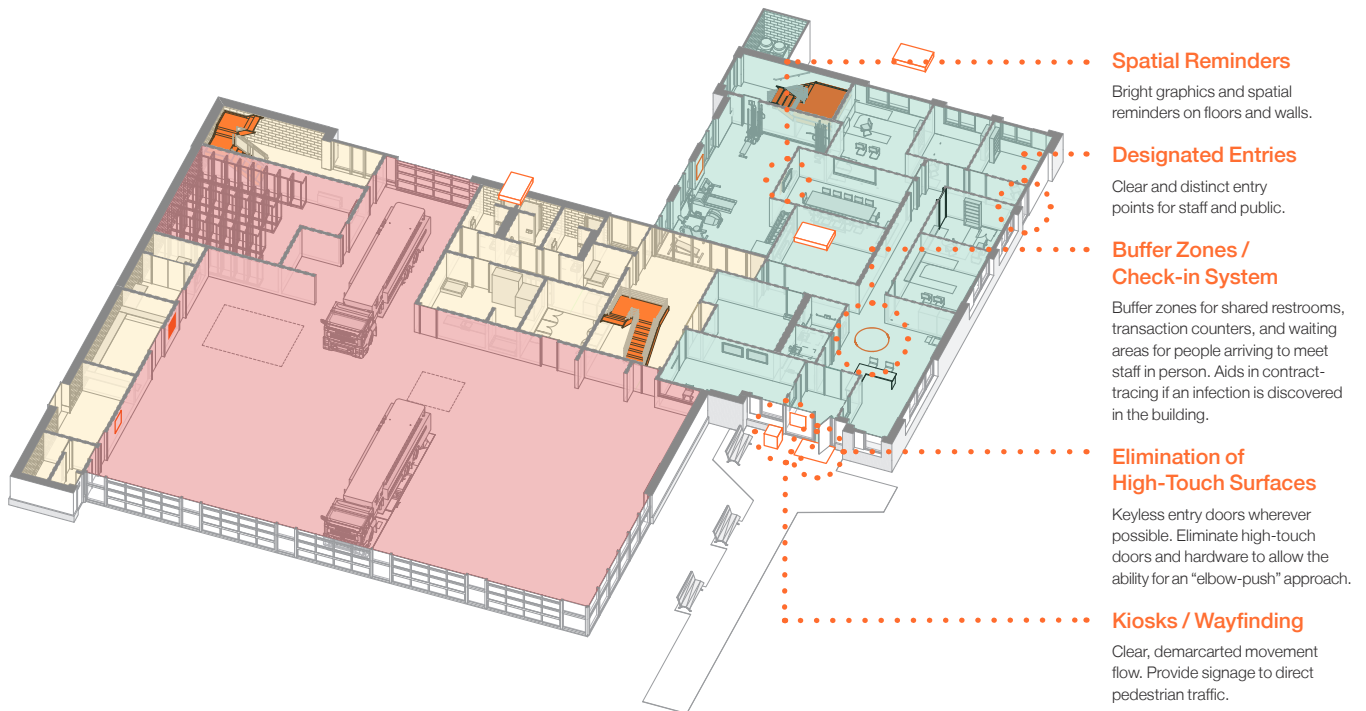
The COVID-19 pandemic is, of course, an evolving situation. We are always tracking developments related to it and will continue to make the necessary adjustments to our design standards as guidance and best practices are updated.

Sustainability

Fire Headquarters | Milton, MA Second Floor Axonometric



First Floor Axonometric



Legend

Hot Transition Cold

Proposed Staffing



Context Architecture's team will be directed by its Principal, Jeff Shaw. Jeff will be the point person from beginning to end, and will be heavily invested in the design process and delivering exemplary services for the City of Biddeford.

Organization

Jeff Shaw, AIA, LEED AP BD&C, MCPPO, has directed all of our firm's recent public safety projects and has worked closely with cities and towns throughout eastern Massachusetts. He is currently the Principal-in-Charge of Middleton's new municipal complex; Milton's three fire stations; Lawrence's new police station; and a number of other projects within the office. At the executive level, Jeff will provide overall project guidance and detailed fire station/communication center programming and design expertise.

Christopher Logan, AIA, *Associate and Project Executive*, is a skilled and detail-focused architect. He currently provides oversight for Middleton's Municipal Complex and Lawrence's Police Station. Chris also directly managed Westford's Police Dispatch in Westford, MA, and just completed both Fire Station #4 in Lewiston, ME and Westford's new Fire Headquarters. Chris will oversee all project phases, as well as attend all meetings and presentations.

Sean Coveney, AIA, *Project Manager*, is a registered architect with over 12 years of professional design experience. He has worked on numerous life science, residential, institutional, and commercial projects—several of which involved multi-phased construction in Boston's Downtown and Seaport Areas. As Project Manager for Millbury's Fire Headquarters, Malden's Fire Stations Feasibility Study, and Braintree's Regional PSAP, Sean is an expert in the facilitation of highly collaborative design processes. He will oversee all phases of the project, be Biddeford's primary contact, as well as attend all meetings and presentations.

Consultants

We have selected a team of consultants that are highly skilled in this type of project. We have lengthy experience working with them and are able to coordinate our work seamlessly, helping to ensure Eastern Biddeford Fire & EMS Substation is a success. Detailed overviews of each one of our consultants can be found within the following pages.

Résumés



Jeff Shaw, AIA, LEED AP BD&C, MCPPO

President & Principal-in-Charge

About

Jeff Shaw leads Context Architecture and is directly involved in every project undertaken by the office. Named principal in 2009, he assumed sole leadership in 2015 and actively fosters the firm's collaborative approach to client-focused design.

A recognized expert in public safety and institutional/religious design, Jeff has lectured and taught seminars on both topics. His critically acclaimed design work has appeared in national publications and received local and national design awards. Jeff's work has also been recognized by the American Institute of Architecture's Interfaith Forum on Religion, Art, and Architecture, and the Massachusetts Historical Commission.

Education

Syracuse University,
Bachelor of Architecture

LEED: AP, 2008; BD&C, 2011
Autodesk Revit Certificate

Registration

Connecticut #ARI.0012710
Maine #ARC4011
Massachusetts #20290
New Hampshire #04298
Rhode Island #5021

Activities

Associate Member,
*New England Association of
Chiefs of Police (NEACOP)*

Building Enclosure Council,
Boston Society of Architects

Former Chair,
Facilities Committee,
Park Street Church

Development Committee,
Boston Preservation Alliance

Former Finance &
Admin. Committee,
Park Street Church

Guest Lecturer,
Boston Architectural College

Member,
Preservation Massachusetts

Résumés

Relevant Experience

Fire Stations

- Andover, MA
BallardVale Fire Station
- Arlington, MA
Central & Highland
Stations Renov.
(LEED Gold & Silver)
- Belmont, MA
Fire Headquarters & Substation
- Burlington, MA
Fire Station #2
- Everett, MA
Central & Hancock
Fire Stations
- Framingham, MA
Fire Station #2
- Leicester, MA
Fire / EMS Headquarters
- Lewiston, ME
Fire Station #4
- Mattapoisett, MA
Fire Headquarters
- Millbury, MA
Fire Headquarters
- Milton, MA
Headquarters, East, &
Atherton Fire Stations
- Newton, MA
Fire Station #10
- North Andover, MA
Fire Headquarters
- Pelham, NH (Study)
- Stow, MA (Study)
- Uxbridge, MA
Fire Headquarters
- Westford, MA
Fire Headquarters

Police Stations

- Batavia, NY
- Bedford, MA
- Brunswick, ME
- Dracut, MA
- Everett, MA
- Lawrence, MA
- Medford, MA
- Millbury, MA (Study)
- Newbury, MA
- Plympton, MA
- Weston, MA
- Whitman, MA

Public Safety Buildings

- Andover, MA
- Beverly, MA (Study)
- Brookline, MA
- Foxborough, MA (Study)
- Lexington, MA (Study)
- Mansfield, MA (Study)
- Scarborough, ME
- Somerville, MA
- Southborough, MA
- Stoughton, MA (Study)
- Wakefield, MA
- Westbrook, ME

Municipal

- Andover, MA
Town Hall Renov.
- Chelsea, MA (2019—2022)
Chelsea House Doctor
- Chelsea, MA (2016—2019)
Chelsea House Doctor
- Lincoln, MA
Town Offices Renov.
(LEED Silver)
- Malden, MA
Tri-City Community Action
Program / Bread of Life
Offices / Food Pantry
- Medford, MA (Study)
Department of Public Works
- Newbury, MA
Town Hall & Council on Aging
- Newton Centre, MA
Andover Newton
Theological School
- Sturtevant Hall Renovation;
Worcester / Stoddard /
Davis Hall (Study)
- Uxbridge, MA
Town Hall Exterior Restoration
- Westford, MA
Center Building



State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
ARCHITECTS, LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

License Number ARC4011

Be it known that

JEFFREY D. SHAW

has qualified as required by Title 32 MRS Chapter 3A and is licensed as:

ARCHITECT

ISSUE DATE
May 15, 2023

Anne L. Head
Commissioner

EXPIRATION DATE
June 30, 2024

 Detach



STATE OF MAINE

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
ARCHITECTS, LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

License Number ARC4011
JEFFREY D. SHAW
ARCHITECT

ISSUED 05/15/2023

EXPIRES 06/30/2024

STATE OF MAINE

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
35 State House Station
Augusta, Maine 04333-0035
(207) 624-8603

Anne L. Head
Commissioner

Résumés



Chris Logan, AIA

Associate & Project Executive

About

Chris is an experienced Project Manager whose portfolio includes public safety, institutional, municipal and religious projects. He has been responsible for complex new and renovation projects in several Massachusetts communities including Boston, Andover, North Andover, Brookline, Lincoln, Westport, Westford, Burlington and Mattapoisett. These projects have ranged from facility master plans to new and renovated historic structures.

His recent work includes the award winning Fire Substation in Burlington; Fire Headquarters in Westford; the historic Town Hall renovation project in North Andover; the new police station in Lawrence, MA, and the new Municipal Complex in Middleton, MA.

Education

Carnegie-Melon University
Bachelor of Architecture

Registration

Massachusetts #7497

Activities

Member,
American Institute of Architects
Boston Society of Architects

Former Member,
Beacon Hill Arch. Commission

Trustee (2011 – 2014)
Beaver Country Day School

House Doctor
Boston Preservation Alliance

Chair (2010 – 2014)
Beaver Country Day School
Capital Projects Committee

Building & Grounds
Committee (2001 – 2009)
The Park School, Brookline

Major Projects

- Westford, MA
Combined Dispatch Center
& Town Hall Annex
- Burlington, MA
Fire Station #2
- Lewiston, ME
Fire Station #4
- Mattapoisett, MA
Fire Headquarters
- Westford, MA
Fire Headquarters
- Lawrence, MA
Lawrence Police Station
- Somerville, MA
Somerville P.S.B.
- Lincoln, MA
Town Offices
Restoration / Renovations
- Andover, MA
Town Hall Programming
& Feasibility Study
- North Andover, MA
Town Hall Expansion
& Renovations

Résumés



Sean Coveney, AIA

Project Manager

About

Sean, a recent addition to Context, is a registered architect with over 12 years of professional design experience. He has worked on numerous life science, residential, institutional, and commercial projects—several of which involved multi-phased construction in Boston's Downtown and Seaport areas. Sean has a strong background in interiors, detailing, and the facilitation of highly collaborative design processes. Overall, he promotes a critical and flexible design disposition that enables teams to work effectively under a variety of evolving circumstances.

Education

Syracuse University,
Bachelor of Architecture

Activities

Associate Member,
American Institute of Architects

Registration

Massachusetts #952272

Major Projects

- Regional Public Safety Answering Point
Braintree, MA
- Fire Stations Feasibility Study
Malden, MA
- Fire Headquarters
Millbury, MA
- Mill Hill Fire Station
Chelsea, MA
- 420 Rutherford Ave.
Charlestown, MA *
- Chapel Bridge Park
Newton, MA *
- Colin-Flug Center, Clark Univ.
Worcester, MA *
- HotSpot Therapeutics
Cambridge, MA *
- Ledgemont Tech Center
Lexington, MA *
- Ratio Therapeutics
Boston, MA *

* Experience w/ other firms

Project Experience



Context Architecture has been focused on the design of public safety and municipal facilities in Massachusetts for over five decades. A number of these projects have led to repeat and ongoing work for communities where our team earned the trust of leaders for honest assessments, high-quality design, accurate construction drawings, and accessible project teams. A sampling of our recent project experience is listed here, followed by a selection of work that is most relevant to the City of Biddeford.

90+	28	Fire Stations	
Municipal Projects	Fire Stations		
75+	27	Police Stations	
Feasibility Studies	Police Stations		
50+	14	Public Safety Complexes	
Years of Experience	Public Safety Complexes		
		Fire Stations	
		– Andover, MA	– Fitchburg, MA
		BallardVale Fire Station	Central Fire Headquarters
		– Arlington, MA	– Framingham, MA
		Central Fire Headquarters & Highland Fire Station	Fire Station #2
		– Bedford, MA	– Hanover, MA
		Fire Headquarters Renovation	Fire Headquarters
		– Belmont, MA	– Harwich, MA
		Fire Headquarters & Substation	Fire Headquarters
		– Brookline, MA	– Lewiston, ME
		Five Fire Stations (Study)	Fire Station #4
		– Burlington, MA	– Lexington, MA
		Fire Station #2	Fire Station (Study)
		– Danvers, MA	– Mattapoisett, MA
		Fire Headquarters	Fire Headquarters
		– Everett, MA	– Millbury, MA
		Central & Highland Fire Stations	Fire Station
		– Falmouth, MA	– Milford, MA
		Sandwich Road Fire Station	Fire Station & Training Facility
			– Milton, MA
			Fire Headquarters (3 Stations)

Experience

- Newton, MA
Fire Station #10
- North Andover, MA
Fire Headquarters
- Stow, MA
Fire Station (Study)
- Uxbridge, MA
Fire Station
- Westford, MA
Fire Headquarters
- Westport, MA
Fire Headquarters
- Worcester, MA
Webster Square Fire Station

Police Stations

- Batavia, NY
Police Station Study
- Bedford, MA
Police Headquarters
- Belmont, MA (Study)
Police Station
- Chelsea, MA
Police Headquarters
- Dracut, MA
Police Station & E.R.C.
- Haverhill, MA
Police Station
- Lawrence, MA
Police Headquarters
- Plymouth, MA
Police Station
- Plympton, MA
Police Headquarters

- Reading, MA
Police Station
- Stoneham, MA
Police Headquarters
- Tewksbury, MA
Police Headquarters
- Medford, MA
Police Headquarters
- Wellesley, MA
Police Headquarters
- Weston, MA
Police Station
- Weymouth, MA
Police Station
- Whitman, MA
Police Headquarters
- Yarmouth, MA
Police Headquarters

Public Safety Buildings

- Andover, MA
- Brookline, MA
- Georgetown, MA
- Hadley, MA
- Lawrence, MA (Feasibility)
- Lexington, MA (Feasibility)
- Medford, MA (Feasibility)
- Norfolk, MA
- Saugus, MA
- Scarborough, ME
- Somerville, MA
(Renov. / Expan.)

- Southborough, MA
- Stoughton, MA
(Renov. / Expan.) (Study)
- Wakefield, MA
- Wellesley, MA
- Westbrook, ME
- Wilmington, MA
- Winchester, MA

Municipal

- Belmont, MA
Town Hall Complex
(Historic Renov. / Expan.)
- Cambridge, MA
City Hall (Renov. / Expan.)
- Carlisle, MA
Town Hall
- Chatham, MA
Town Offices (Expan.)
- Cohasset, MA
Town Hall Historic
(Renov. / Expan.)
- Foxborough, MA
Town Hall / Police Station
(Feasibility & Space Needs)
- Lincoln, MA (LEED Silver)
Town Hall (Historic Renov.)
- North Andover, MA
Town Hall (Historic
Renov. / Expan.)
- Uxbridge, MA
Town Hall (Renov.)

Highlighted Projects

Lewiston Fire Substation

Lewiston, ME



New Construction

Lewiston's Fire Station #4 is the first of the three, outdated sub-stations to be repaired by the Town of Lewiston. The new station has three drive-through bays, a storage loft, as well as modern support spaces with a separation of living and working that promotes healthy conditions. In the building's living portion, there are dormitory rooms; a study room; a kitchen; dining room, and a large day room. A large fitness room off the fire fighter's entry was designed to be used by all members of the Lewiston Fire Department.

The fitness facility and the inclusion of fire fighter training facilities inside and out of the building are added features that make this station a model of Lewiston's effort to bring its fire stations into the twenty-first century.



Scope

Programming / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 10,700 sq. ft.

Cost: \$3,670,000

Status: Completed in 2021

Highlights

- Drive-through Apparatus Bay
- Fitness Facility
- Interior and Exterior Training Facilities

Highlighted Projects

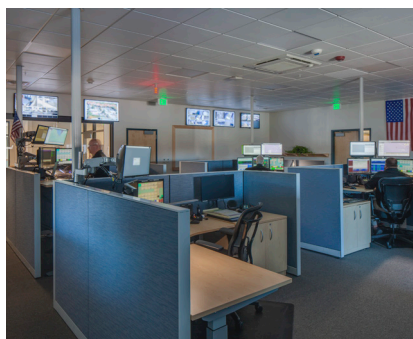
Scarborough Public Safety Complex

Scarborough, ME



New Construction

We worked with the Town of Scarborough to identify and program an appropriate site for a new combined Public Safety Building. As conditions in Scarborough's former public safety building deteriorated, the Town decided to build a completely new facility that could accommodate their current and future needs. The complex was designed to suit modern public safety practices, and included a synergy of shared spaces, improved public access, and welcoming community areas—all in a visible downtown location.



Scope

Site Selection / Space Needs /
Schematic Design / Design
Development / Construction
Documents / Construction
Administration

Size: 52,500 sq. ft.

Cost: \$19,200,000

Status: Completed in 2020

Highlights

- Civic Campus
- CM@Risk
- Combined Complex
- Community Access

Highlighted Projects

Andover BallardVale Fire Station

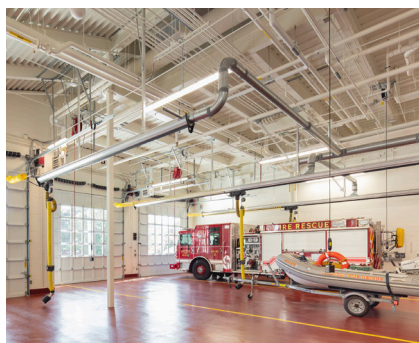
Andover, MA



New Construction

BallardVale's Historic District new station has a three bay apparatus garage that replaces the old one bay station and a new modern crew quarters along with a training room (tripling the capacity of the existing conditions). The design team also worked closely with the town's historic district committee to integrate the new station into the town's historical environment.

Context services also included a significant input into the public approvals process, attending dozens of public meetings to provide information about the project.



Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 11,400 sq. ft.

Cost: \$7,065,000

Status: Completed in 2021

Highlights

- Historic District Approvals
- Over 30 Public Info Sessions
- Sustainable Design
- CMAA-NE Project Achievement Award, 2022

Highlighted Projects

Arlington Fire Headquarters / Central Station

Arlington, MA



Historic Preservation

The renovation of this octagonal and iconic 1926 station provides the Arlington Fire Department with a number of updates to their historic head-quartered facilities. The underutilized lower level received a new training room, fitness room, and laundry room. The ground floor received new overhead doors and windows, as well as a new public entrance and watch room.

The upper level—which houses crew quarters and offices—includes five newly renovated, single occupancy dormitory rooms for overnight staff; a bright and spacious day room and kitchen/

dining suite; the Chief's private office suite, and a conference room positioned within the station's old hose tower. This project also involved the careful relocation of a primary structural member in order to accommodate an enlarged apparatus bay door and larger fire equipment.

Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration / Historic Preservation / Renov.

Size: 17,000 sq. ft.

Cost: \$5,000,000

Status: Completed in 2015

Highlights

- Fulfillment of Context's Master Plan
- Historic District Approvals
- LEED Gold Certified
- Occupied Construction
- Training Facilities on Site

Highlighted Projects

Arlington Highland Fire Station

Arlington, MA



Historic Renovation

Following completion of the Master Plan for two of Arlington's Fire Stations, Context continued with the design of renovations to the 1929 building, which required careful coordination with the town's Historical Commission. The goal was to retain the Station's historical character while completely transforming the interior to meet modern fire-fighting requirements.

The new design floods the building with natural light and includes a contemporary fitness center; training classroom; spacious cooking; dining and living area with commercial appli-

ances; improved living quarters with single occupancy dormitories, and a new emergency generator that runs on natural gas.

Lowering the apparatus bay floor twenty inches, to accommodate modern trucks, was a technical challenge we solved with both stormwater management and the Station's historic qualities in mind.

Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration / Historic Preservation / Renov.

Size: 8,100 sq. ft.

Cost: \$3,880,000

Status: Completed in 2011

Highlights

- Fulfillment of Context's Master Plan
- Historic District Approvals
- Historic Preservation
- LEED Silver Certified
- Training Facilities on Site

Highlighted Projects

Belmont Fire Headquarters & Substation

Belmont, MA



New Construction

Analysis of seventeen different sites and a thorough response time study determined that two strategically located stations could replace three aging, obsolete facilities and better meet the needs of the community. The Headquarters building sits on a busy artery through the Town and recalls elements of its predecessor stations with a form that echoes hose-drying towers from earlier firefighting days.

With five apparatus and vehicle bays on the ground floor, this station provides extensive department training, meeting/office space, and crew quarters, dining, recreation and fitness areas.

The substation, built on the site of a municipal parking lot and local bus hub, occupies a prominent corner location at the entrance to Belmont Center's compact retail area.



Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 21,900 sq. ft. (H.Q.)
16,600 sq. ft. (Substation)

Cost: \$10,700,000

Status: Completed in 2007

Highlights

- Fulfillment of Context's Master Plan
- Site Plan Approval
- Training Facilities on Site
- Urban Locations, Maximized Tight Site

Highlighted Projects

Burlington Fire Station #2

Burlington, MA



New Construction

Burlington's Fire Station #2 is located in a section of the Town that is rapidly growing. This new substation replaced an existing facility, which was too small to accommodate the increasing demand. We developed a design that maximizes the usable portion of the site, while respecting nearby wetlands and wildlife conservation area. This three-bay station also includes a variety of training features and will serve the South Burlington area for many years to come.



Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 15,900 sq. ft.

Cost: \$7,065,000

Status: Completed in 2019

Highlights

- 2019 Bronze Award Satellite Category, *Fire House Magazine*
- Complicated Site Conditions
- Replacement Station

Highlighted Projects

Framingham Fire Station #2

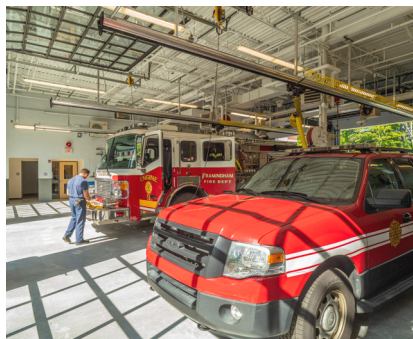
Framingham, MA



New Construction

Context Architecture was selected to assist the City of Framingham in replacing their oldest public safety facility, Fire Station #2. The existing building was deteriorating and very short on space. The new station sits 100 ft. from the Sudbury River and was shaped in large part by site considerations, including the steep slope.

We minimized the new structure's footprint but maximized use with a highly efficient floor plan. The new 9,450 sq. ft. station includes three drive-through apparatus bays with support spaces; an operations office; firefighter living quarters, and a fitness room.



Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 9,450 sq. ft.

Cost: \$5,980,000

Status: Completed in 2019

Highlights

– Drive-through Apparatus Bays

Highlighted Projects

Milton Fire Stations

Milton, MA



New Construction

The Town of Milton was in search of an architectural firm that could handle the complexity of designing and constructing three distinct fire stations simultaneously, with the possibility of a new construction or addition/renovation for each station.

Context planned two of the fire stations while searching for a site for the remaining third. Taking into consideration scheduling logistics, cost, and budgeting constraints, the final designs for the Headquarters, Atherton, and East Milton stations were especially contextual, considering the Town's character and historic significance.



Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 21,700 sq. ft. (New)
2,500 sq. ft. (Renovation)

Cost: \$11,100,000

Status: Complete in 2022 (est.)

Highlights

- Fossil Fuel Free
- Historic Renovation
- Net-Zero Ready
- Multibuilding Project

Highlighted Projects

Uxbridge Fire Headquarters

Uxbridge, MA



New Construction

After a feasibility study determined that renovation of the aging, undersized existing Fire Headquarters was not economically practical, Context Architecture designed a new, larger station that more readily accommodated a larger apparatus and provided firefighters a more comfortable living quarters.

The new station was constructed on a parcel beside the existing station, which was then demolished and replaced with parking for the adjacent, historic Town Hall. Situated perpendicular to the street to make the best use of the site, the station fea-

tures five drive-through apparatus bays and a 33-foot training tower that will allow firefighters to practice high-ladder rescues.



Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 14,365 sq. ft.

Cost: \$6,500,000

Status: Completed in 2018

Highlights

- Demolition / Use of Existing Site

Highlighted Projects

Westford Fire Headquarters

Westford, MA



New Construction

This new Fire Headquarters replaces Westford's Center Fire Station. Context evaluated previous site designs and developed a more efficient layout and design that avoided costly excavation and extensive retaining walls. By reconsidering adjacencies and simplifying the building layout, our firm was able to design a facility that provided all the program needs for the department, while staying within the town's budget.

The new design utilized the flatter portions of the site and reconstructed the contours to allow for a drive-through five-bay apparatus room.



Scope

Schematic Design / Design
Development / Construction
Documents / Construction
Administration

Size: 20,340 sq. ft.

Cost: \$12,700,000

Status: Completed in 2019

Highlights

- Community Meeting Room
- Drive-through Apparatus Bays
- Engaged After Study's Completion
- Site Plan Approved, MassDOT Permitting

Highlighted Projects

Somerville Public Safety Building

Somerville, MA



New Construction

The City of Somerville's ambitious proposal for a new public safety facility began with finding one of the very few available pieces of land in arguably one of the nation's most dense City's. Context assisted the City in the early site assessment phases.

Portions of the land were subdivided for future development projects and an adjoining street was rerouted through the center to create a new four-way intersection. The remaining parcel was devoted to a new 70,000 sq. ft. 4 story public safety facility. In this urban but redeveloping neighborhood, the design

needed to set the standard for what was to come, therefore the exterior was divided into two parts, with different heights and different exterior appearances.

Internally the building provides space for the entire police department, fire administration and engine company 3. The design includes a combined dispatch facility and significant training and meeting spaces, sorely lacking in the current facilities. A hallmark of the project is the City's commitment to sustainability and energy efficiency. The building is planned to be LEED Platinum and Net Zero Ready.

Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 70,000 sq. ft.

Cost: \$52,000,000

Status: Complete in 2024 (est.)

Highlights

- CM@Risk
- Fossil-Fuel Free
- Net-Zero Ready
- Passive House
- PV Systems & Solar Shading
- Supports Boston's Mission to Become More Bike Friendly

Highlighted Projects

Southborough Public Safety Complex

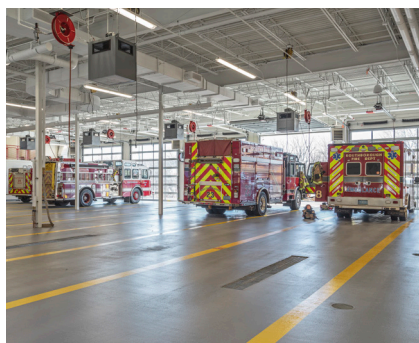
Southborough, MA



New Construction

Following completion of the report on reuse of the existing site, the town completed an advantageous parcel exchange with a local private school that allowed it to redevelop a former golf course to accommodate the combined Public Safety complex, as well as other town needs.

Using the same program, Context Architecture developed a design for this new, larger site that allowed the departments significant benefits, including a communications tower and room for expansion.



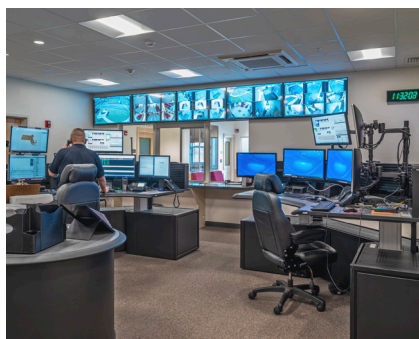
Scope

Feasibility Study / Schematic Design / Design Development / Construction Documents / Construction Administration

Size: 35,660 sq. ft.

Cost: \$15,000,000

Status: Completed in 2020



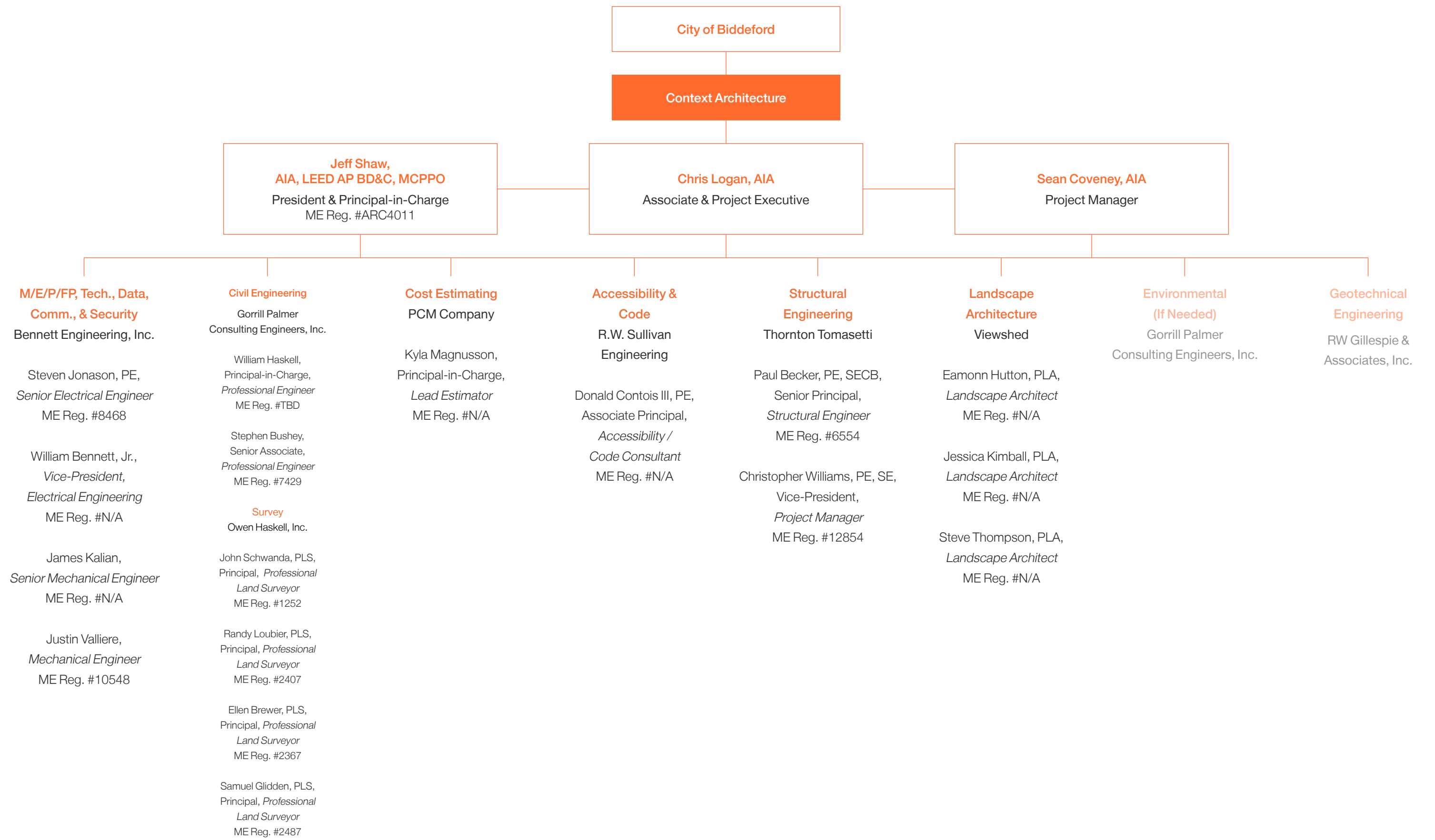
Highlights

- Combined Complex
- Site Selection

Quality Assurance/ Control



We are experts in the preparation of contract documents and have a deep appreciation for the gravity of materials that are released for public bid. The importance of an accurate and well-coordinated drawing set is hard to overstate, as even minor errors, omissions, and ambiguities can put the success of whole projects at risk. Understanding this, we have developed a variety of internal policies and methods to help safeguard the integrity of our output. We utilize a redundant review process, employ a more frequent review interval, and work closely with experienced subcontractors to maximize shared understanding and synchronize our workflows. Our Director of Project Operations oversees these activities and strives to facilitate a culture of quality *assurance* so quality *control* can occur in a more seamless and comprehensive way. Our high standards of service are informed by decades of experience designing and constructing municipal buildings. We are focused on refinement and go to great lengths to make sure the quality of our work remains uncompromised.



Consultant Summary

Bennett Engineering, Inc.

M/E/P/FP, Tech., Data, Comm., & Security

Bennett Engineering, Inc. was founded in 1982. We specialize in heating, ventilating, air-conditioning, fire protection, heat recovery, sanitary plumbing systems, electrical power distribution, telecommunications and lighting systems. Our experience includes commercial, industrial and institutional projects working with industry, government, architects, owners, design/build teams and other engineers.

Our firm has extensive experience providing cutting edge design of heating, ventilating, air-conditioning, fire protection, heat recovery, sanitary plumbing systems, electrical power distribution, telecommunications and lighting systems. Bennett Engineering has expertise in designing systems using alternative energy sources utilizing the latest technology in biomass boilers and state of the art temperature and humidity controls.

We have worked on multiple LEED certified projects. Sustainable design is at the core of our firm's mission. On every project, Bennett Engineering, Inc. maximizes sustainable design criteria that best serves the goals of the project as set forth by our clients and project design team. We fully support pursuing LEED certification when the budget allows. When dealing with tight budgets, we work with the team to pursue sustainable applications that are cost effective and efficient project solutions that will result in excellent building performance and operational benefit for the long term.

Computer programs are used for analyzing energy requirements, life cycle analysis, heating and cooling loads, equipment selection, pipe and duct sizing, feasibility studies, lighting levels and generator sizing. Contract documents are produced using computer-aided design. We have accurate instruments for measuring air and water flow rates, pressure, velocity, temperature, humidity and sound levels for balancing systems and checking comfort conditions.

Selected Projects

- Biddeford, ME
Central Fire Station
- Fayette, ME
Fire Station
- Gorham, ME
Public Safety Facility
- Lewiston, ME
Fire Temple Street Substation
- Manchester, ME
Fire Station
- New Gloucester, ME
Fire Station
- New Sharon, ME
Municipal Building
- North Haven, ME
Public Safety Building
- Oakland, ME
Fire Station
- Randolph, ME
Fire Station
- Rangeley, ME
Public Safety Building
- South Portland, ME
West End Fire Station
- Wells, ME
Public Safety Facility Substation
- Windham, ME
Public Safety Building,
Fire & Police Stations
- Winslow, ME
Fire Department Renovations
- Yarmouth, ME
Public Safety Building

Consultant Summary

Gorrill Palmer Consulting Engineers, Inc.

Civil Engineering

Gorrill Palmer is an integrated land development, transportation, and municipal consulting engineering firm. With an experienced, highly qualified team and a relationship-driven service approach, Gorrill Palmer delivers measurable results to our clients. We have been providing quality professional service to clients throughout New England since 1998. We view client interests as our own and our goal is to be a trusted and seamless extension of the Development team, which we believe will lead to success for both the School Department and the Team. Our commitment to doing things right is evident in everything we do, from professional excellence in our project work to taking responsibility for projects within our communities. We focus on delivering comprehensive services, recognizing that true value is measured in adaptability to need, breadth, and quality of service delivery.

At Gorrill Palmer, we have created a work environment built upon integrity, skill, and service. Our team includes individuals with expertise in land planning and development, traffic studies, transportation planning and engineering, municipal engineering, environmental permitting, and construction observation. Gorrill Palmer's committed staff is well respected for our attention to detail and ability to consistently deliver high quality, innovative and cost-effective designs to our clients. Our office provides a full scope of services to public and private sector clients, for all types of land development projects ranging from institutional, residential and community design; commercial, mixed use, and industrial developments; and parks and recreation spaces to streetscapes and civic spaces. The firm maintains strong relationships with multiple architects and numerous developers in the region which has led to significant repeat opportunities and the fortune to work on many of the region's most exciting and successful projects.

Selected Projects

- Biddeford, ME
The Shops at
Biddeford Crossing
- Fryeburg, ME
Molly Ockett School
- Portland, ME
Mercy at the Fore
- Portland, ME
VA Community Based
Outpatient Clinic
- Portland, ME
WEX Corporate Headquarters
& Mixed-Use Parking/Office
Buildings
- Wells, ME
Public Safety Building &
Fire Substation
- Windham, ME
Public Works Complex

Consultant Summary

Owen Haskell, Inc. Survey

Owen Haskell, Inc., founded in 1964, is a privately-owned Maine corporation specializing in all types of land surveying and is one of the area’s largest full-service surveying companies. Over the years, we acquired the personnel and/or records of four land surveying firms. The largest firm acquired was H.I. & E.C. Jordan, Surveyors, a Portland, Maine based firm, which had been providing survey services to clients throughout Northern New England since 1873.

With more than 100 years of combined experience surveying throughout Northern New England, we can provide quality surveying services for all types of engineering and design projects. This includes roads and highways, airports, pipelines, transmission lines, paper mills, industrial and commercial developments, municipal projects, and a full spectrum of services to waterfront developments, pier facilities and related rehabilitation projects, as well as photo and geodetic control. We can provide a full range of surveying services, including boundary, land title, topographic, right-of-way and bathymetric.

With financial support and encouragement, our employees are urged to take every opportunity available to learn the latest technology by attending seminars and classes. Owen Haskell, Inc. firmly believes that in today’s environment, employees need every advantage possible in order to make a company successful.

Our Mission

Owen Haskell, Inc. has been in the surveying business for over 55 years and has built a reputation on providing a quality product at a fair price and is dedicated to fulfilling the objectives of a wide range of projects. We take pride in our ability to respond quickly and effectively to our client’s needs and have a proven reputation for providing quality, client-oriented services.

Selected Projects

- Bath & Portland, ME
Construction Layouts &
Hydrographic Surveys
- Burlington, MA
ALTA Survey,
Middlesex Turnpike
- Elliot, Kittery, & York, ME
Transmission Line Surveys
- Fall River, New Bedford,
& Waltham, MA
GPS Surveys
- N. Taynham, S. Middleboro,
& Weymouth, MA
Tower Site Surveys
- Scarborough, ME
Boundary &
Topographical Survey
- Scarborough, ME
Boundary & Engineering
Surveys, Fire & Police Stations

Consultant Summary

PCM Company Cost Estimating

PCM Company is a professional construction consulting firm established in 1995. PCM offers various services, including Construction Cost Estimating; Value Engineering / Cost Analysis; Claims Analysis; Plan / Specification & Building Feasibility Reviews; CPM Scheduling; and Project Support Services. Some of our clients include architects, engineers, state and government entities, and construction management firms across the United States. Most of our work concentrated on the eastern seaboard.

PCM is now in its twenty-eighth year of business. We have a broad range of experience in many sectors including, but not limited to, Multi-Use, Retail, Hospitality, Military, Municipal, Community Facilities, Education, Healthcare, Transportation, Government, Industrial, and Laboratories. Projects include new construction, renovations, additions, and historical restoration work.

Many clients have utilized our services for over twenty-five years. We believe this is a true testament to the professionalism and accuracy we bring to every project. Working with a diverse client pool keeps PCM at the forefront of market pricing and conditions. We maintain relationships with local suppliers and regularly contact them to confirm pricing. PCM has developed a proprietary database of costs derived from subcontractor pricing received on projects that we have estimated for our general contractor clients. We also use databases published by RSMeans and ENR to augment our database.

PCM understands that your construction service needs are unique because your organization and project are unique. Your needs require a firm that not only has a complete portfolio of project experience but is also small enough to bring the individual attention and expertise of its leadership to every project.

Selected Projects

- Greenfield, MA
Olive Street Parking Facility
- Jersey City, NJ
Hudson County Plaza
- Presque Isle, ME
Sargent Family
Community Center
- Pompton Lakes, NJ
Pompton Lakes
Mixed-Use Development

Consultant Summary

R.W. Sullivan Engineering

Accessibility & Code

Since 1945, R.W. Sullivan Engineering has a longstanding reputation of providing reliable engineering services to the design community and select institutional clients throughout New England and beyond. The firm is in its third generation of leadership, providing full mechanical, electrical, plumbing, fire protection and tel-data design services, building and access code consulting, as well as commissioning services. We are comprised of over 90 employees located at the Schrafft Center in Boston, Massachusetts.

We offer a wide range of services which include investigations and reports, systems design and specification, comprehensive construction administration services, energy modeling, building assessments, access and fire prevention consulting, and due diligence surveys. We utilize the latest design tools and technologies including fully customized design software, energy modeling, and building information modeling (BIM). Our technical expertise is derived from the high caliber of our employees, many of whom are registered mechanical, electrical, plumbing and fire protection engineers, as well as LEED Accredited Professionals.

Throughout our history we have sought to bring the highest standards of engineering practice to our work while building enduring relationships based on trust with all of our clients. These goals have enabled us to contribute to the success of a wide range of building projects. R.W. Sullivan Engineering has the capacity to undertake projects of all types and scales. Our experience demonstrates an ability to undertake a full range of commercial, industrial, institutional.

Selected Projects

- Braintree, MA
Police & Fire Station
- Cambridge, MA
MIT Campus Police
- Charlestown, MA
Police Station
- Easton, MA
Police Station
- Everett, MA
Central Fire Station
- Ipswich, MA
Police / Fire / EMT
Station Study
- Lawrence, MA
Police Station
- Lexington, MA
Fire Station
- Middleton, MA
Police Department
- Milton, MA
Atherton Fire Station
- Natick, MA
Police & Fire Station
- Salem, MA
Police Station
- Somerville, MA
Police Dept. Firing Range
- Somerville, MA
Public Safety Building
- Springfield, MA
State Police Station

Consultant Summary

Thornton Tomasetti

Structural Engineering

As structural engineers, we collaborate with architects, owners, and builders to achieve elegant structural solutions to meet the rigorous demands of the most technically challenging projects. Thornton Tomasetti's Structural Engineering practice provides a complete range of structural design services for clients worldwide on projects of all sizes and complexity—from designing some of the world's tallest buildings and longest spans to engineering the most ambitious yet small-scale structures. Thornton Tomasetti has extensive experience providing structural engineering services for public safety, police, fire, and local and municipal government buildings across the world. From new designs to renovations, we understand the needs of government projects that are often beholden to taxpayers.

New Design

Designing structural frames for new buildings is a key focus of our practice. We work collaboratively with architects, MEP engineers, and contractors, to propose, study, and develop structural framing system alternatives for each project. Our integrated approach to developing the optimal structure considers not only material quantities, but also the project's economic, functional, and aesthetic needs.

Innovation at Our Core

Any project benefits from the use of interoperable computational modeling. At Thornton Tomasetti, we develop and implement sophisticated methods to conceptualize, model, and deliver our designs to benefit owners, designers, and construction teams. Our CORE studio applies expertise in architecture, engineering, façade detailing, computer science, industrial design, and fabrication to drive the functionality of commercially available BIM tools to the next level by developing custom tools and interoperability frameworks that streamline design processes. Our computational design specialists focus on the dynamic intersection of design, engineering, and modeling techniques.

Selected Projects

- Boothbay, ME
Region Ambulance Emergency Response Center
- Falmouth, ME
Bucknam Road Fire Station
- Falmouth, ME
Public Safety Building
- Gorham, ME
Public Safety Building Additions & Renovations
- Portland, ME
Fire Boat Quarters
- Portland, ME
Stevens Ave. Fire Station
- Saco, ME
Fire Station
- Sanford, ME
Police Station
- Scarborough, ME
Public Safety Study
- Waterville, ME
Police Station
- Westbrook, ME
Public Safety Building

Consultant Summary

Viewshed Landscape Architecture

VIEWSHED, (Formerly TJD&A), is a leading landscape architectural and planning firm based in Yarmouth, Maine. As a woman-owned small business, we are a diverse group of design professionals, specializing in both large-scale planning and detailed site design. Our staff of twelve is composed of professionals with backgrounds in landscape architecture, community planning, public engagement, GIS analysis, visual resource assessment, 3D modeling, graphic design, and land-use permitting. In addition to maintaining an interdisciplinary approach within the office, we collaborate with professional teams from a variety of disciplines to address complex challenges.

Over the years we’ve worked with many cities and towns across New England and understand how to collaborate with municipal staff. We have extensive experience with municipal projects, master planning, streetscape design, sidewalk and pathway planning, public parks, and similar facilities that demand careful attention to user needs, pedestrian scale and movement, and maintenance. Some of our noteworthy projects include the State House Commons and the Courthouse in Augusta, Boothby Square and the Bayside Trail in Portland, Coastal Maine Botanical Gardens, and the Strategic Open Space Plan in South Portland. We believe the most appropriate design solutions come from thoughtful engagement with our clients. In our work with municipalities, we search for innovative ways to facilitate public outreach as it relates to the design process.

Selected Projects

- Biddeford, ME
Downtown Street Streetscape Improvements
- Cumberland, ME
Yarmouth Veterinary Center
- Rockport, ME
Public Library Sitting & Landscape Design
- Scarborough, ME
Municipal Campus Master Plan
- Yarmouth, ME
Public Library Landscape Design



BENNETT ENGINEERING

MECHANICAL • ELECTRICAL

BENNETT ENGINEERING, INC. was founded in 1982. We specialize in heating, ventilating, air-conditioning, fire protection, heat recovery, sanitary plumbing systems, electrical power distribution, telecommunications and lighting systems.

Our experience includes commercial, industrial and institutional projects working with industry, government, architects, owners, design/build teams and other engineers.

Bennett Engineering, Inc. has extensive experience providing cutting edge design of heating, ventilating, air-conditioning, fire protection, heat recovery, sanitary plumbing systems, electrical power distribution, telecommunications and lighting systems. Bennett Engineering has expertise in designing systems using alternative energy sources utilizing the latest technology in biomass boilers and state of the art temperature and humidity controls.

We have worked on multiple LEED certified projects. Sustainable design is at the core of our firm's mission. On every project, Bennett Engineering, Inc. maximizes sustainable design criteria that best serves the goals of the project as set forth by our clients and project design team. We fully support pursuing LEED certification when the budget allows. When dealing with tight budgets, we work with the team to pursue sustainable applications that are cost effective and efficient project solutions that will result in excellent building performance and operational benefit for the long term.

Computer programs are used for analyzing energy requirements, life cycle analysis, heating and cooling loads, equipment selection, pipe and duct sizing, feasibility studies, lighting levels and generator sizing. Contract documents are produced using computer-aided design. We have accurate instruments for measuring air and water flow rates, pressure, velocity, temperature, humidity and sound levels for balancing systems and checking comfort conditions.

A review of the enclosed resumes gives an indication of the diversity in experience of the senior project members, which will enable us to provide you with responsible professional engineering services.

BENNETT ENGINEERING has designed new and renovated systems for the following:

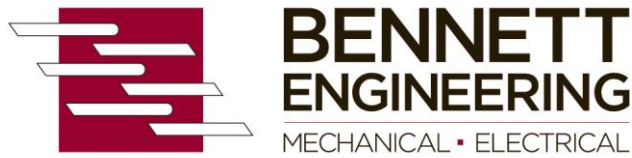
*Office Buildings
Apartment Buildings
Condominiums
Senior Housing
Restaurants
Theaters & Museums
Libraries
Laboratories
Supermarkets*

*Warehouses
Industrial Buildings
Paper and Textile Mills
Hospitals
Assisted Living Facilities
Nursing Homes
Retail Stores
Public & Private Schools
Colleges*

*Treatment Plants
Airport Terminals and Lighting
Family Housing
Gymnasiums and Ice Arenas
Athletic Fields
Athletic Facilities
Correctional Facilities
Court Houses
Parking Garages*

PROFESSIONAL ASSOCIATIONS

American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE)
Maine Indoor Air Quality Council
National Society of Professional Engineers (NSPE)
American Society of Plumbing Engineers (ASPE)
National Federation of Independent Business (NFIB)
Consulting Engineers of Maine (CEM)
National Fire Protection Association (NFPA)
Institute of Electrical and Electronic Engineers (IEEE)



Some of the fire station/public safety projects BENNETT ENGINEERING and its' staff have designed include the following:

- Yarmouth Public Safety Building, Yarmouth, Maine
- North Haven Public Safety Building, North Haven, Maine
- Randolph Fire Station, Randolph, Maine
- Wells Public Safety Facility Substation, Wells, Maine
- Lewiston Fire Temple Street Substation, Lewiston, Maine
- Livermore Falls Fire Station, Livermore Falls, Maine
- New Sharon Municipal Building, New Sharon, Maine
- Winslow Fire Department Renovations, Winslow, Maine
- Oakland Fire State, Oakland, Maine
- Gorham Public Safety Facility, Gorham, Maine
- Fayette Fire Station, Fayette, Maine
- Manchester Fire Station, Manchester, New Hampshire
- New Gloucester Fire Station, New Gloucester, Maine
- Manchester Fire Station, Manchester, Maine
- West End Fire Station, South Portland, Maine
- Rangeley Public Safety Building, Rangeley, Maine
- Scarborough Fire Barns I, III, IV and V, Scarborough, Maine
- Windham Public Safety Building, Fire Station and Police Station, Windham, Maine
- Old Orchard Beach Fire and Police Addition, Old Orchard Beach, Maine
- Kennebunkport Fire Station, Kennebunkport, Maine
- Aroostook Avenue and Peddlers Hill Fire Stations, Millinocket, Maine
- Biddeford Central Fire Station, Biddeford, Maine
- Durham Fire Station, Durham, Maine



STEVEN A. JONASON, P.E.

Senior Electrical Engineer

Mr. Jonason is a Senior Electrical Engineer with over 25 years of experience as an electrical engineer having been on the staff of several engineering firms.

EDUCATION:

University of Maine Orono, Maine

Bachelor of Science in
Electrical Engineering
Technology – 1988

PROFESSIONAL REGISTRATIONS:

Maine, New Hampshire,
Massachusetts, Vermont,
Connecticut

PROFESSIONAL ASSOCIATIONS

Institute of Electrical and
Electronic Engineers (IEEE)
National Fire Protection
Association (NFPA)

Steven has a diverse range of experience in the design of exterior and interior lighting, power distribution, communications, emergency power, fire alarm, and security systems for many building types. His expertise in power system analysis and single line documentation for commercial and industrial occupancies provides safe, cost effective design and documentation for power distribution systems.

Mr. Jonason has experience in lighting design including interior, exterior, landscape and exhibit lighting. Steven has experience in master planning for exterior lighting delivered to municipalities along with private and public institutions.

Steven also has experience in electrical system design for jet fuel storage and delivery systems throughout the US and overseas.

Mr. Jonason has worked successfully with numerous clients to collaborate on the extensive documentation and specifications required for LEED certification.



**BENNETT
ENGINEERING**
MECHANICAL • ELECTRICAL



WILLIAM S. BENNETT, JR.

Vice President Electrical Engineering

Mr. Bennett is Vice President and Electrical Engineer for Bennett Engineering. Mr. Bennett has been with Bennett Engineering for 25 years.

EDUCATION:

University of Maine, Orono, Maine

Bachelor of Science in
Business Administration -
1989

University of Southern Maine, Portland, Maine

Bachelor of Science in
Electrical Engineering -
1994

Mr. Bennett has experience serving architects, planners, owners, engineers, industrial and commercial clients for electrical designs, lighting designs, power and distribution systems, communication, alarm, signal and control systems, electrical studies, reports and construction monitoring.

As a Vice President of Bennett Engineering, Will's responsibilities include interfacing with a broad range of project stake holders in disciplines from field work, codes and standards review, electrical design, project submittal reviews, and engineering quality control reviews.

Will has worked successfully with numerous clients to collaborate on the extensive documentation and specifications required for LEED certification. Will has extensive experience designing systems using low energy usage technology and sustainable energy sources including: solar powered photovoltaic electrical systems.





JAMES J. KALLIAN

Senior Mechanical Engineer

EDUCATION:

**Webb Institute of Naval
Architecture & Marine
Engineering, Glen Cove,
NY**

Bachelor of Science, Naval
Architecture and Marine
Engineering –
1983

PROFESSIONAL REGISTRATIONS:

Maine, New Hampshire,
Massachusetts, Connecticut

NCEES Registered Engineer

Mr. Kallian is a Senior Mechanical Engineer with over thirty years of experience designing, building, and commissioning components and systems for HVAC, plumbing and medical gas, naval architecture, marine engineering, metal fabrication, and automated material handling projects.

As a senior mechanical engineer, responsibilities include a broad range of disciplines from field work, codes and standards review, HVAC and plumbing design, fire protection design, project submittal reviews, and engineering quality control reviews. Closely cooperates and coordinates with other disciplines.

Of his most recent experience, seven years were in mechanical design engineering for health care facilities and a further seven years were in Design / Build mechanical contracting.



**BENNETT
ENGINEERING**
MECHANICAL • ELECTRICAL



JUSTIN M. VALLIERE

Mechanical Engineer

Justin Valliere is a Mechanical Engineer for BENNETT ENGINEERING and has over 23 years of experience as a mechanical engineer.

EDUCATION:

**University of Maine,
Orono, Maine**

Bachelor of Science in
Mechanical Engineering -
1999

PROFESSIONAL REGISTRATIONS:

Maine 10548

PROFESSIONAL ASSOCIATIONS

American Society of
Heating, Refrigerating, and
Air-Conditioning Engineers
(ASHRAE)

Mr. Valliere has heating, ventilating, air conditioning, fire protection and sanitary plumbing experience with many varied commercial, institutional and industrial projects, involving new construction as well as extensive renovations. These projects have included schools, universities and college buildings, energy studies, retrofit designs and construction monitoring.

As a mechanical engineer, responsibilities include a broad range of disciplines from field work, codes and standards review, HVAC and plumbing design, fire protection design, project submittal reviews, and engineering quality control reviews. Closely cooperates and coordinates with other disciplines.

Justin has worked successfully with numerous clients to collaborate on the extensive documentation and specifications required for LEED certification. Mr. Valliere has worked with many of the architectural firms in the state.



Gorrill Palmer Consulting Engineers

Statement of Qualifications

RFQ Fryeburg Public Services Feasibility

Company Profile

Gorrill Palmer is an integrated land development, transportation, and municipal consulting engineering firm. With an experienced, highly qualified team and a relationship-driven service approach, Gorrill Palmer delivers measurable results to our clients. We have been providing quality professional service to clients throughout New England since 1998. We view client interests as our own and our goal is to be a trusted and seamless extension of the Development team, which we believe will lead to success for both the School Department and the Team. Our commitment to doing things right is evident in everything we do, from professional excellence in our project work to taking responsibility for projects within our communities. We focus on delivering comprehensive services, recognizing that true value is measured in adaptability to need, breadth, and quality of service delivery.

At Gorrill Palmer, we have created a work environment built upon integrity, skill, and service. Our team includes individuals with expertise in land planning and development, traffic studies, transportation planning and engineering, municipal engineering, environmental permitting, and construction observation. Gorrill Palmer's committed staff is well respected for our attention to detail and ability to consistently deliver high quality, innovative and cost-effective designs to our clients. Our office provides a full scope of services to public and private sector clients, for all types of land development projects ranging from institutional, residential and community design; commercial, mixed use, and industrial developments; and parks and recreation spaces to streetscapes and civic spaces. The firm maintains strong relationships with multiple architects and numerous developers in the region which has led to significant repeat opportunities and the fortune to work on many of the region's most exciting and successful projects. For more information see [home - Gorrill Palmer Consulting Engineers Inc.](#)

Name of Firm:

Gorrill Palmer Consulting Engineers

Principal Business:

Land development, transportation, and municipal engineering firm with expertise in land use permitting, design, project management, and project economics.

Principal Office Contact:

300 Southborough Drive-Suite 200
South Portland, ME 04106

Year Firm Established:

1998

Size of Firm:

38 Employees

Typical Project Size (Construction):

\$500,000 to \$5,000,000

Alternative Site & Permitting Projects

A sample of ongoing or completed projects includes:

Alternative Site Selection

The Shops at Biddeford Crossing, Biddeford
 Augusta Crossing, Augusta
 New Life Christian Fellowship Campus, Biddeford
 Epping Crossing, Epping, New Hampshire
 Legrow Road Gravel Pit, Gray
 NorthBrook Business & Industry Campus, Gray
 Public Works Complex, Windham
 Tractor Supply, Augusta
 Tractor Supply, Lewiston
 Long Creek Business Park/Wright-Express Headquarters, S. Portland
 Hunter Road Municipal Recreational Field, Freeport
 Chebeague Transportation Parking Lot, Cumberland
 Parking Lot Evaluation, Postal Service, Portland

Site Permitting

Long Creek Business Park – Wright Express HQ, South Portland
 Recreational Field, Pownal Road, Freeport
 Home Depot/Kohls/Applebees, Biddeford
 New Life Christian Fellowship – Master Plan & Assembly & School, Biddeford
 Target, Bangor
 Auto Zone Facilities; South Portland, Waterville, Brewer, Bangor, Somersworth, NH, Derry, NH, Rochester, NH
 Turnaround and Wharf, Yarmouth
 Home Depot/Shaws, North Hampton, NH
 Home Depot, Rockland
 Concrete Plant, Westbrook
 Middle School Expansion, Farmington



Site Permitting Con't.

WalMart/Lowes, Epping, NH	Genuine Parts Company Warehouse Expansion, Westbrook
Public Works Facility, Farmington	Maine Mall Revitalization, South Portland
MaineDOT Garage, Woodland	MaineDOT Visitor Center, Fryeburg
Kaler School, South Portland	State House Parking Lot, Augusta
Brown School, South Portland	Thomaston Crossing, Thomaston
Small School, South Portland	Fairfield Hotel, Augusta
Dyer School, South Portland	Marriott Courtyard, Augusta
Shaw's/CVS, Lewiston	Prime Care Medical Office, Biddeford
Shaw's, Brunswick	Marriott, Portland
Hilton Garden Inn, Auburn	Walgreen's, Allen Avenue, Portland
Spring Harbor Hospital, Westbrook/Portland	Walgreen's, Forest Avenue, Portland
MaineDOT Garage, Sedgwick	Walgreen's, York
Border Crossing, Jackman	Walgreen's, Windham
Kohl's, Auburn	Walgreen's, Bangor
Marina, Portland	Walgreen's, Belfast
MaineDOT Weigh Stations, Kittery	MaineDOT Multimodal Facility, Trenton
The Shops at Biddeford Crossing, Biddeford	Hunter Road Municipal Field Complex, Freeport
Augusta Crossing, Augusta	Emery Arts Center, UMF, Farmington
MaineDOT Maintenance Garage, Cherryfield	Tractor Supply, Lewiston
MaineDOT Maintenance Garage, Alfred	Tractor Supply, Augusta
MaineDOT Maintenance Garage, North Berwick	Microwave Systems, Harrison, Harpswell, Casco
Lowe's, Auburn	Legrow Road Gravel Pit
Marriott Courtyard, South Portland	Town Hall, Gray
Homewood Suites, Scarborough	

Wells Public Safety Building and Fire Substation – Wells, Maine

While with Stantec, Stephen Bushey and Kaleb Bourassa of the Gorrill Palmer Land Development group provided the civil design and permitting of the Town of Wells Police and Fire Station on US Route One. The effort included initial planning, schematic, design development and construction documents for a new building to replace an existing structure at the corner of Route One and Harbor Road. The team also assisted the Town and Fire Department on the site selection and site planning for a remote Fire Substation located on Route 9 in Wells.



Wells Police and Fire Station

Molly Ockett School – Fryeburg, Maine

While with Stantec (formerly Deluca-Hoffman Associates), Stephen Bushey provided construction phase services to MSAD #72 including project close out, associated with the additions and site improvements at the Molly Ockett School in Fryeburg. The project included new parking and access drives, new subsurface disposal system, playground space and athletic fields.



Molly Ockett School



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)
- Member, American Public Works Association
- Former Member, Town of Raymond Planning Board (seven years)
- South Portland/Cape Elizabeth Chamber Board
- Long Creek Watershed Management District Board

Experience

- > 25 years in private practice

Specialized Training

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

Will is a principal at Gorrill Palmer and leads the firm's Municipal Group. He has over twenty-five years of experience in general civil and municipal engineering, including land development design and permitting; sewer and storm drain design, erosion control design; permitting and inspection; combined sewer overflow and sewer separation; large culvert design, permitting and inspection; municipal road and pedestrian design; pavement management; water resources planning and management; and construction inspection. He maintains PE licenses in Maine and four other states and also maintains the CPESC and CESSWI credentials. Earlier in his career he gained significant field experience by providing construction and erosion control inspections on a variety of projects, such as large commercial development projects, residential subdivisions and municipal utility projects. Now that he is a principal and project manager, he typically manages multiple staff that complete the field inspections with follow up quality assurance and control provided by him.

Fire Station No. 5 Substation, Lewiston, Maine - Will Haskell was the project manager for the civil/site design and permitting for this 9,010 sf fire station substation with two apparatus bays. This project also included the design of a public street extension to access the site for the new fire station. The design effort included site layout, grading and drainage, water/sewer utilities and buffer plantings. Permitting included local Development Review through the City of Lewiston Planning Board.

Windham Shared Vehicle Maintenance Facility, Windham, Maine – Project manager for the master planning and site analysis, civil design, permitting, and civil construction phase services for the redevelopment of the Windham Shared Vehicle Maintenance Facility (Windham SVMF). This project began with a master planning effort to evaluate the suitability of multiple municipal parcels. After thorough review, it made the most sense to construct the new facility on the existing public works parcel. Will also managed the public and town

engagement process which included several public, town council, and school board meeting presentations. The project included complete civil design and permitting for the project. Construction documents were included in the Design-Build bid documents for the architectural and building elements. There were several site constraints, including steep topography and proximity to the Pleasant River and an adjacent unnamed stream. The Windham SVMF project includes the main garage/administration building with a 23,400 sf footprint and about 30,000 sf of gross floor area. It also includes a large paved parking and outdoor workspace area for school bus parking (32 spaces) and public works equipment, both public and employee parking spaces, a new above ground 15,000 gallon fuel tank (diesel/gas) and fueling station, and other similar public works and bus maintenance equipment. The project site includes about 5.9 acres of impervious surface. This project required a Town of Windham Site Plan Review permit and a Maine DEP Site Location of Development Act permit.

MaineDOT/BGS Fleet Services, Augusta, Maine – Project manager for the planning, design, permitting and site construction of the renovation, development and relocation of the MaineDOT and Maine Bureau of General Services Fleet Services Center, BGS Surplus Property, OIT Radio Operations and MaineDOT Division 2 Offices to Industrial Drive in Augusta. The project included the renovation/redevelopment of an existing warehouse located on a 49 acre parcel. Site work included over 13 acres of impervious surface, which included over 150 passenger vehicle parking lot and a large laydown and surplus property storage lot. The storage lot area will be used for surplus property auctions at various times throughout the year. A large wet pond was designed to collect and treat the runoff from the impervious and developed area of the site.

U.S. Port of Entry, Jackman, Maine - Project manager for the planning and 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. Will 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.

Stephen Bushey

Professional Engineer | Senior Associate



Education

- MBA, University of New Hampshire, Durham, New Hampshire, 1990.
- BSCE, University of Maine, Orono, Maine, 1986.

Registrations and Certifications

- ME: # 7429

Affiliations

- Board of Directors - Friends of Casco Bay, Portland, ME

Experience

- 35 years in private practice

As part of Gorrill Palmer's Land Development Group, Steve Bushey directs the preparation and review of preliminary and final design as well as permit applications for a variety of civil/site engineering projects. Steve has permitted over 400 site projects in southern Maine. Steve's 30 years in civil engineering have focused on management, planning and design of civil engineering projects for Commercial, Industrial, Institutional and Residential projects. He brings hands on experience in various aspects of civil design including coordination with multiple project stakeholders including Architects Engineers Regulators, and the General Public. The following are representative projects worked on primarily in Southern Maine:

- The Forefront at Thompson's Point – Portland, ME
- Shipyard Mixed Use Redevelopment Including Hotel, Offices and Parking Garage – Portland, ME
- MSAD 72 Molly Ockett School - Construction Phase services, Fryeburg, ME
- 191 Marginal Way Commercial Building – Portland, ME
- 185 Fore & 16 Middle Street Commercial Developments – Portland, ME
- Westbrook Housing Authority (Multiple Phases-Ongoing) – Westbrook, ME
- State of Maine Office Building – South Portland, ME
- Maine Veterans Home – Augusta, ME
- Westbrook Heights Business Park - Westbrook, ME
- Eastern/North/South Village Residential Development - Scarborough, ME

Town of Wells, Police and Fire Station, Wells, Maine - Responsible for civil site design and permitting for new public safety headquarters on US Route One in Wells, Maine. A new 17,000 SF building replaced an existing structure and additional parking facilities were part of the project. Working with the Town and the Fire Department, an offsite Fire Substation was also designed, permitted and constructed along State Route 9 in Wells.

WEX Corporate Headquarters and Mixed-Use Parking/Office Buildings, Portland, ME - Responsible for civil design and local permitting for the 100,000 SF WEX Headquarters at 1 Hancock Street and the 539-space parking garage and 80,000 SF commercial office building at 100 Fore Street, developed under common ownership. Building construction for each lead by CM Cianbro. WEX was completed in February 2019 and the 100 Fore Street building will be completed in 2020. Total costs greater than \$40 million.

VA Community Based Outpatient Clinic, Portland, ME - Project Manager for site design and permitting of a 35,000 SF, two-story VA Community Based Outpatient Clinic and four-story parking garage currently under construction and located on West Commercial Street in Portland, Maine. The project effort included site layout, utility, and stormwater design requiring close coordination between design and client team to meet needs of government tenant. In addition to on-site design, this project involved major off-site roadway and utility improvements including roadway striping, drainage improvements, a 10' wide shared-use pathway, combined sewer replacement, and utility pole replacement spanning the project frontage of approximately 2,000 feet.

Mercy at the Fore, Portland, ME - Steve has been the primary engineering and permitting manager since project inception in 2001. Responsible for Phase 1 134,000 SF Hospital and 80,000 SF Medical Office building construction. Completed all local, state and Federal permitting. Continuing to assist Northern Light Hospital with the final relocation from the Mercy State Street facility; scheduled 2019-2022. Total costs greater than \$100 million.



OWEN HASKELL, INC.

PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10 FALMOUTH, MAINE 04105

GORRILL PALMER

RFQ for Professional Survey Services
June 19, 2023



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Company Profile

OWEN HASKELL, INC., founded in 1964, is a privately-owned Maine corporation specializing in all types of land surveying and is one of the area's largest full-service surveying companies. Over the years, we acquired the personnel and/or records of four land surveying firms. The largest firm acquired was H.I. & E.C. Jordan, Surveyors, a Portland, Maine based firm, which had been providing survey services to clients throughout Northern New England since 1873.

With more than 100 years of combined experience surveying throughout Northern New England, we can provide quality surveying services for all types of engineering and design projects. This includes roads and highways, airports, pipelines, transmission lines, paper mills, industrial and commercial developments, municipal projects, and a full spectrum of services to waterfront developments, pier facilities and related rehabilitation projects, as well as photo and geodetic control. We can provide a full range of surveying services, including boundary, land title, topographic, right-of-way and bathymetric.

We currently have four full time survey crews on staff and each crew has been properly equipped to complete work safely and efficiently. Our crews operate modern Leica robotic total stations which provide enhanced accuracy, speed, and efficiency over tradition total stations. Our GPS capabilities include the latest Carlson receivers which provide our crews with the ability to take our GPS surveying into the toughest of environments without sacrificing accuracy.

Our AutoCAD and Carlson Survey software enable us to provide detailed site condition plans to our clients on electronic medium. Computer systems and software are continually updated and refined in order to meet our clients' evolving needs. We utilize the robust Global Mapper G.I.S. platform to integrate the ever-growing portfolio of G.I.S. datasets into our survey models including hi-resolution aerial imagery, LiDAR point data, planning cadasters, and environmental datasets.

With financial support and encouragement, our employees are urged to take every opportunity available to learn the latest technology by attending seminars and classes. Owen Haskell, Inc. firmly believes that in today's environment, employees need every advantage possible in order to make a company successful.

Our Mission:

Owen Haskell, Inc. has been in the surveying business for over 55 years and has built a reputation on providing a quality product at a fair price and is dedicated to fulfilling the objectives of a wide range of projects. We take pride in our ability to respond quickly and effectively to our client's needs and have a proven reputation for providing quality, client-oriented services.

Support Services & Capabilities:

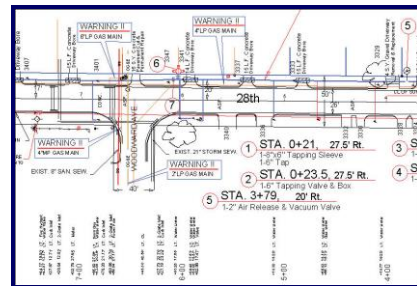
Land Surveys

- Boundary Surveys
- ALTA/NSPS Land Title
- Subdivisions
- Record Drawings
- Utility Right-of-Way's
- Road Redefinitions
- Commercial & Industrial Developments



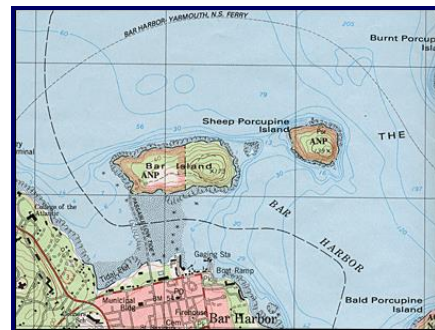
Engineering Surveys

- Topographic & Utility
- Construction Layout
- Route Alignment
- Photogrammetry Control
- Control and Quantity



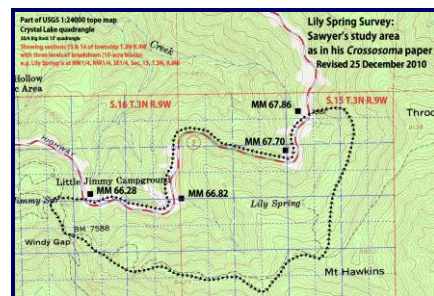
Hydrographic Surveys

- Soundings (pre- and post dredge)
- Mooring Locations & Grids
- Dredge Quantity Computations
- Off-shore layout
- Wharf layout
- Utility Routes



Global Positioning Systems (GPS)

- G.I.S. Data Collection
- Static Surveying
- R.T.K./R.T.N.
- Geodetic Control



John C. Schwanda, PLS

Principal

EDUCATION

Bachelor of Science/Forestry
University of Maine

ACTIVE REGISTRATIONS

Professional Land Surveyor
Professional Land Surveyor
Professional Land Surveyor
Professional Land Surveyor
Professional Forester

Maine #1252
New Hampshire #826
Massachusetts #31322
Connecticut #70004
Maine #881

PROFESSIONAL EXPERIENCE

Owen Haskell, Inc – 1985 to Present
Principal

Mr. Schwanda has over 35 years of experience in this field.
He serves as project manager and performs and supervises all phases
of boundary, topographic, engineering and construction surveys.

PROFESSIONAL MEMBERSHIP

Maine Society of Land Surveyors (MSLS)
National Society of Professional Surveyors (NSPS)

Project Experience

John C. Schwanda, PLS

CSO Project
Portland, ME

Engineering Survey- Dorothy, DiBiase and Hicks Street
Woodard & Curran, Inc. Barry Sheff 207-774-2112

Review right of way information, supervise field survey, performed computations to make determination of right of way lines, supervise plan preparation.

Hall School
Portland, ME

Boundary and Topographic Survey for School Redesign
Oak Point Associates, Jacques Gagnon 207-283-0193

Surveyor of record. Performed record research, field reconnaissance of boundary and control points, supervised field work, computations to make boundary line determinations, supervision of plan preparation.

Mercy Hospital
Portland, ME

ALTA/ACSM Land Title Survey
Preti Flaherty Beliveau & Pachios, LLP, 207-791-3000

Surveyor of record for boundary surveys at sites on Spring and Winter Streets in Portland and Park Road, Westbrook.

Portland Public Library
Portland, ME

Existing Conditions/Boundary Survey
Scott Simons Architects, Stephen Fraser 207-772-4656

Surveyor of record. Deed and plan research, computations to make boundary line determination, supervision of plan preparation.

Seaside Rehabilitation & Healthcare Center
Portland, ME

Boundary, Topographic and As-Built Surveys
First Atlantic Healthcare, Craig Coffin 207-874-2700

Surveyor of record. Deed and plan research, computations to make boundary line determination, supervision of plan preparation.

Long Creek Watershed Project
South Portland, ME

Engineering and Topographic Survey for storm drain and culvert improvements - Philbrick Road - South Portland, ME
Gorrill-Palmer, Al Palmer 207-657-6910

Randy R. Loubier, PLS

Principal

EDUCATION

B.S. Spatial Information Engineering

University of Maine 2001

ACTIVE REGISTRATION

Professional Land Surveyor Maine #2407

PROFESSIONAL EXPERIENCE

Owen Haskell, Inc - 2003 to Present

Mr. Loubier has been in the surveying field since 2002. Randy works on all phases of engineering, route, construction, topographic, utility, property, and boundary surveys. His office duties include client contact, deed and plan research, plan compilation, survey calculations, client contracts and job estimates. Mr. Loubier oversees both survey and mapping grade GPS operations for Owen Haskell, Inc.

PROFESSIONAL MEMBERSHIP

Maine Society of Land Surveyors (MSLS)

National Society of Professional Surveyors (NSPS)

Project Experience

Randy R. Loubier, PLS

**Mercy Hospital
State Street
Portland, ME**

ALTA/ACSM Land Title Survey

Preti Flaherty Beliveau & Pachios, LLP, 207-791-3000

Field surveyor. Establish horizontal and vertical control. Boundary and easement computations, plotting and interpretation of Title documents.

City of Saco

Engineering Survey for City of Saco on Lincoln Street, Market Street & Irving Street.

Existing Conditions Route Survey

City Engineer, Joseph Laverriere 207-284-6641

Surveyor of record. Manage field data. Deed and plan research with the Town and County. Determination of right of way lines.

Town of Falmouth

Engineering Survey for Sewer Improvements Project- Woodlands Rd, Middle Road and Falmouth Road Pump Station
Wright-Pierce Environmental Engineers 207-761-2991

Surveyor of record. Manage field data. Deed and plan research with the Town and County. Determination of right of way lines.

City of Biddeford

Existing Conditions Survey for Parking Garage, Milone & MacBroom
207-541-6544

Surveyor of record. Deed and plan research at the City and County. Plotting and interpretation of Title documents. Boundary, easement and right of way computations.

City of Portland

Land Acquisition Project along Portland Waterfront, City of Portland, Waterfront Coordinator 207-874-8722

Surveyor of record. Deed and plan research at the City and County Registry. Plotting and interpretation of Title documents. Boundary, easement and right of way computations.

Scarborough Downs

Engineering Survey for Haigis Parkway, Route 1 & Payne Road
M&R Holdings 232-5154

Surveyor of record. Manage field data. Deed and plan research with the Town and County. Determination of right of way lines & drafting of DOT easement descriptions.

Ellen C. Brewer, PLS

Principal

EDUCATION

B.S. Natural Resources

Soil & Water Conservation

University of Maine, Orono 1995

A.S. Civil Engineering Technology

Vermont Technical College 1989

ACTIVE REGISTRATIONS

Professional Land Surveyor Maine #2367

PROFESSIONAL EXPERIENCE

Owen Haskell, Inc – 1995 to Present

Director of Field Operations

Mrs. Brewer has over 25 years of experience in the surveying field. Her duties and responsibilities include scheduling and assisting field crews with computations and problem solving; researching and obtaining information from utility companies and municipalities and interfacing with field crews, clients and management to assure surveys are completed in a timely manner.

PROFESSIONAL MEMBERSHIP

Maine Society of Land Surveyors (MSLS)

National Society of Professional Surveyors (NSPS)

Project Experience

Ellen C. Brewer, PLS

Hall School- Portland, ME **Boundary and Topographic Survey** for School Redesign
Oak Point Associates, Jacques Gagnon 207-283-0193

Responsible for coordinating surveying needs between client, school and other environmental professionals. Coordinate access to the project site. Manage survey crews. Deed and plan research at the City and County. Assist in boundary computations.

Midtown- Portland, ME **Boundary & Topographic Survey** for 8 Lot Amended
Subdivision Fay, Spoffard & Thorndike, William Hoffman 207-
775-1121

Manage survey crews. Research with the City. Compilation of plans, lot and easement calculations as well as composing of legal descriptions.

Long Creek Watershed Project
South Portland, ME **Topographic and Property Survey** for storm drain
improvements - Maine Mall Plaza - Maine Mall Road
South Portland, ME
Fay, Spoffard & Thorndike, Joe Laverriere 207-775-1221

Mercy Hospital
Fore River Campus
Portland, ME **ALTA/ACSM Land Title Survey**
Preti Flaherty Beliveau & Pachios, LLP, 207-791-3000

Manage survey crews. Interface with client, attorneys and Title Company. Deed and plan research at the City and County. Boundary and easement computations, plotting and interpretation of Title documents.

CSO Project
Portland, ME **Engineering Survey** Commonwealth, West Commonwealth
and Belfort Streets
Woodard & Curran, Inc. Barry Sheff 207-774-2112

Manage survey crews and field data. Deed and plan research with the City and utility companies. Research horizontal and vertical control of record.

CSO Project
Portland, ME **Engineering Survey** College Street
Woodard & Curran, Barry Sheff 1-800-426-4262

Manage survey crews and field data. Research horizontal and vertical control. Deed and plan research with the City and utility companies. Right of way computations.

Samuel D. Glidden, PLS

Principal

EDUCATION

B.S. Surveying Engineering Technology

University of Maine, Orono 2009

ACTIVE REGISTRATION

Professional Land Surveyor Maine #2487

Professional Land Surveyor NH #01023

PROFESSIONAL EXPERIENCE

Owen Haskell, Inc – August 2010 to June 2014, June 2016 – Present Staff Surveyor

Mr. Glidden has been in the surveying field since his graduation from the Surveying Engineering Technology program at the University of Maine, Orono in 2009. Samuel works on all phases of engineering, route, topographic, and boundary surveying projects throughout Maine and New Hampshire. Projects are completed utilizing and integrating many different types of technology to provide clients with the best and most cost-effective product possible. Office tasks include client contact, deed and plan research, plan compilation, and survey calculations.

CJ Drilling, Inc – June 2014 – June 2016

Lead Surveyor - Superintendent

Mr. Glidden was responsible for the location and orientation of foundations and anchor bolts on many complex and challenging drilled shaft projects throughout the United States. This included the layout and construction of multiple substation expansion projects. In addition to these tasks, Samuel coordinated with contractors, subcontractors, and other surveyors to complete projects from start to finish. Office tasks included the creation and submission of quality control documents and deliverable survey products.

Project Experience

Samuel D. Glidden, PLS

Town of Yarmouth

Existing Conditions Engineering Route Surveys

Cumberland, Main, Church and East Elm Street, Yarmouth
Town Engineer 207-846-2401

Surveyor of record. Manage field crews and field data. Deed and plan research with the Town, ME DOT and County. Determination of right of way lines. Oversee plan preparation.

Town of Yarmouth

Existing Conditions Boundary and Topographic Survey for
Rowe School Expansion, Harriman & Associates 207-459-5440

Surveyor of record. Manage field crews and field data. Deed and plan research with the Town and County. Determination of Boundary. Oversee plan preparation.

Royal River Conservation Trust

Existing Conditions Boundary Surveys for Land Acquisition
Royal River Conservation Trust 207-847-9399

Surveyor of record. Manage field crews and field data. Deed and plan research with the Town and County. Determination of Boundary. Oversee plan preparation.

RSU 13 Rockland

Existing Conditions Boundary and Topographic Survey for
School Expansion, WBRC Architects 207-828-4511

Surveyor of record. Manage field crews and field data. Deed and plan research with the Town and County. Determination of Boundary. Oversee plan preparation.

Client References

Woodard & Curran
41 Hutchins Drive
Portland, ME 04102

Barry Sheff, PE
Senior Project Manager
bsheff@woodardcurran.com
(207) 558-3667

OHI# 2018-174 P.8/18, Existing conditions & topographic survey with utility location for 500 Marginal Way, Portland.
(East End Water Facility)

City of Saco
City Engineer
300 Main Street
Saco, ME 04072

Joseph Laverriere, PE
City Engineer
JLaverriere@sacomaine.org
(207) 284-6641

(OHI# 2018-178 S-Y.9/18, Existing conditions survey for Ocean Park Road, Saco.)

Town of Yarmouth
Town Engineer
200 Main Street
Yarmouth, ME 04096

Steve Johnson, P.E.
Town Engineer
sjohnon@yarmouth.me.us
(207) 846-2401

(OHI# 2019-213 Y.10/19, Existing conditions R.O.W for Church Street, Yarmouth.)

Barton & Longuidice
10 Airline Drive
Suite 200
Albany, New York 12205

John Q. Adams, PE
Senior Managing Engineer
jadams@bartonandlonguidice.com
(207) 331-6694

(OHI# 2019-035 WE.5/19, Existing conditions boundary & topographic survey for 480 Main Street,
Westbrook.)

Gorrill-Palmer
707 Sable Oaks Drive
South Portland, ME 04106

Drew Gagnon, PE
Project Engineer
dgagnon@gorrillpalmer.com
(207) 772-2515

(OHI# 2018-225 SC.9/18-Present, Development of The Downs at Scarborough Downs in Scarborough.)

Work Capacity

Owen Haskell Inc. is currently a fourteen-person firm operating four (3) fully equipped survey crews throughout New England.

Many of our projects have required multiple survey crews completing several different aspects of data collection simultaneously under the direction of a project manager and a field supervisor.

Our staff includes five (5) licensed or registered professional land surveyors capable of completing all aspects of land surveying, both in the office and in the field, complimented by our support staff selected for outstanding personal achievements and accomplishments. We have collectively completed hundreds of control networks for a variety of large and small projects, including aerial mapping projects, throughout our service area. Many of these networks were completed by global positioning systems.

The fieldwork is processed systematically through strict office procedures meeting the expectations of internal quality assurance checks and established quality control programs.

Owen Haskell, Inc. Corporate Information

Professional Land Surveyors

Bangor Savings Bank

Mill Creek Shopping Plaza
180 Waterman Drive
South Portland, ME 04106

Tax Identification Number: 01-0283129
Year established 1964

Dun & Bradstreet Number 081263345 CDR
Incorporated in Maine 1968

Insurance Coverages:

<u>TYPE</u>	<u>CARRIER</u>	<u>COVERAGE</u>
<u>Automobile</u>	Acadia Insurance <i>Tri-State Insurance Company of Minnesota</i> 05/01/2023 - 05/01/2024	Combined Single Limit \$1M
<u>Commercial Liability</u>	Acadia Insurance <i>Tri-State Insurance Company of Minnesota</i> 05/01/2023- 05/01/2024 05/01/2023- 05/01/2024 Personal & Adv. Injury Each Occurrence	General Aggregate \$ 2M Product/Operations Agg \$ 2M \$ 1M \$ 1M
<u>Workers Compensation</u>	Acadia Insurance <i>Continental Western Insurance Company</i> 05/01/2023 - 05/01/2024	Each claim \$500,000
<u>Umbrella</u>	Acadia Insurance <i>Tri-State Insurance Company of Minnesota</i> 05/01/2023 - 05/01/24	Each occurrence \$ 1M
<u>Professional Liability</u>	Clark Insurance <i>Beazley America Insurance Co.</i> 10/23/2023 - 10/23/2024	Each claim \$ 1M



COMPANY OVERVIEW

PCM Company is a professional construction consulting firm established in 1995. PCM offers various services, including Construction Cost Estimating; Value Engineering / Cost Analysis; Claims Analysis; Plan / Specification & Building Feasibility Reviews; CPM Scheduling; and Project Support Services. Some of our clients include architects, engineers, state and government entities, and construction management firms across the United States. Most of our work concentrated on the eastern seaboard.

PCM is now in its twenty-eighth year of business. We have a broad range of experience in many sectors including, but not limited to, Multi-Use, Retail, Hospitality, Military, Municipal, Community Facilities, Education, Healthcare, Transportation, Government, Industrial, and Laboratories. Projects include new construction, renovations, additions, and historical restoration work.

Many clients have utilized our services for over twenty-five years. We believe this is a true testament to the professionalism and accuracy we bring to every project. Working with a diverse client pool keeps PCM at the forefront of market pricing and conditions. We maintain relationships with local suppliers and regularly contact them to confirm pricing. PCM has developed a proprietary database of costs derived from subcontractor pricing received on projects that we have estimated for our general contractor clients. We also use databases published by RSMeans and ENR to augment our database.

PCM understands that your construction service needs are unique because your organization and project are unique. Your needs require a firm that not only has a complete portfolio of project experience but is also small enough to bring the individual attention and expertise of its leadership to every project.





COMPANY PROFILE

Established 1995

CERTIFICATIONS

- Women's Business Enterprise National Council
WBE
- New Jersey
WBE | SBE | DBE (NJ Transit) | DPMC | SDA
- Maine
DBE (ME DOT)
- New Hampshire
DBE (NH DOT)
- Massachusetts
WBE (SDO) | DBE (MA DOT)
- Connecticut
DBE (CT DOT)
- New York
New York State WBE
New York City WBE
- Pennsylvania
Philadelphia WBE (OEO)
- Vermont
DBE (VT Transportation)
- Rhode Island
DBE (RI DOT)
- Washington
DBE (OMWBE)
- Georgia
DBE (GA DOT)
- Kentucky
DBE | SBE (KY Transportation Cabinet)
- Alabama
DBE (AL DOT)
- Port Authority of New York & New Jersey
WBE | SBE

OFFICE LOCATIONS

1395 Route 23 South, Unit 7
Butler, NJ 07405
973.853.6060

94 Auburn Street, Suite 207
Portland, ME 04103
207.618.7500

125 Townpark Drive, Suite 300
Kennesaw, GA 30144
404.815.9555

ESTIMATING

PCM offers a broad spectrum of cost estimating services from the idea stage to design phases through bidding and construction. We work with owners, architects, engineers, general contractors, construction managers, and government and facility officials. Our estimating staff has extensive experience in a diverse field of project sectors.

CPM SCHEDULING

PCM utilizes Primavera P6 and MS Project to develop Critical Path Method (CPM) schedules for our clients. Our scheduling specialists are experienced in creating, analyzing, and updating project schedules. PCM tailors our CPM scheduling service in order to meet the needs of our clients.

CLAIMS ANALYSIS

The experts at PCM are equipped to support your team if a construction claim/dispute should occur. By analyzing the construction documentation and parties' performance, PCM can assess liability and damage to resolve disputes in a cost-effective and timely manner.

PROJECT SUPPORT SERVICES

PCM offers comprehensive construction support services, including staff augmentation, subcontractor solicitation, contract management, and document control, among other services. Our experience provides solutions to the challenges that owners, architects, engineers, and contractors face daily. PCM customizes our support services to meet the needs of our clients and the project requirements.

KYLA MAGNUSSON

PRINCIPAL LEAD ESTIMATOR

PERSONAL PROFILE

Kyla is a Principal and Lead Estimator for PCM Company. She is responsible, along with the other executives, for the oversight, management, and day-to-day operations of PCM Company's three offices in New Jersey, Maine, and Georgia, and direct on-site supervision of the Portland, ME office. Kyla graduated with a BS degree from Clarkson University and brings more than 18 years of industry experience to the PCM team. Before joining PCM, Kyla worked for an ENR Top 100 General Contractor in Massachusetts and Maine for seven years as a cost estimator. Kyla's project experience ranges from less than \$100,000 to \$1 billion projects throughout the US in several commercial industries, including healthcare, institutional, life sciences, government, education, multi-use buildings, and transportation.

RELEVANT EXPERIENCE

- Harriman Architects, Engineers + Planners
Augusta Fire Station, Augusta, ME
Estimated Project Value: \$3.8 Million
- Lewis & Malm Architecture
Orland Volunteer Fire Department, Orland, ME
Estimated Project Value: \$3.13 Million
- Hedefine Engineering & Design
Mount Desert Fire Department Station #1 Renovation & Addition, Northeast Harbor, ME
Estimated Project Value: \$3.3 Million
- Landry | French Construction
Scarborough Public Safety Facility, Scarborough, ME
Estimated Project Value: \$20.55 Million
- Context Architecture
Lewiston Fire Substation, Lewiston, ME
Estimated Project Value: \$4.39 Million
- Harriman Architects, Engineers + Planners
Salem Police Station & Fire Department Study, Salem, NH
Estimated Project Value: \$1.71 - \$24.61 Million (Multiple Options)
- Lewis & Malm Architecture
Town of Hancock Volunteer Fire Station, Hancock, ME
Estimated Project Value: \$1.87 Million
- Winton Scott Architects
North Deering Fire Station, Portland, ME
Estimated Project Value: \$1.01 Million
- Hedefine Engineering & Design, Inc.
Surry Fire Station Addition, Surry, ME
Estimated Project Value: \$775 Thousand



CONTACT ME AT

- 📍 94 Auburn Street, Suite 207
Portland, ME 04101
- ✉️ kyla@pcmcompany.com
- 💻 www.pcmcompany.com
- 📞 207.618.7500

EDUCATION

Clarkson University
Bachelor of Science
History

PROFESSIONAL AFFILIATIONS

- American Society of Professional Estimators, Maine Chapter
- National Association of Women in Construction, Maine Chapter
- Portland Society of Architecture
- Consulting Estimators Round Table: CERT Member

ADVANCED TRAINING

- 📖 On Screen Takeoff
- 📖 Timberline Estimating

Donald E. Contois III, P.E., Associate Principal

Code Consultant

EXPERIENCE

Mr. Contois joined R.W. Sullivan Engineering in 2001. Presently, he specializes in code evaluation, code appeals, existing building surveys, fire hazard evaluations, and fire investigations. He is also a lecturer at various other seminars on codes, life safety, and fire protection systems. Since his start, Mr. Contois has worked on various code consulting projects dealing with all types of new and existing buildings including schools, offices, retail facilities, hotels, dormitories, academic buildings, and assembly structures.

EDUCATION

Worcester Polytechnic Institute – B.
S., Mechanical Engineering – 2002
Worcester Polytechnic Institute –
M.S., Fire Protection Engineering –
2003

CERTIFICATIONS

FPFP Advisory Committee for the
Board of Building Regulation and
Standards
NFPA Standpipe Committee
Certified 3rd Party Firestop Inspector

REGISTRATIONS

Registered Professional Fire
Protection Engineer -
Massachusetts # 46915

SELECTED PROJECTS

Springfield Public Safety Building, Springfield, MA

R.W. Sullivan provided code consulting services for this project. The project included interior renovations to a 28,000 sq/ft Army Reserve facility to convert it into a support building for police programs.

Milton Atherton Fire Station, Milton, MA

R.W. Sullivan provided code consulting services for this project. The project includes renovations to an existing fire station in Milton, MA.

Braintree Fire Headquarters, Braintree, MA

R.W. Sullivan is providing code consulting services for this project. The project includes the renovation and addition to the Braintree Fire Headquarters in Braintree, MA

Middleton Police Department, Middleton, MA

MEP/FP Engineering and code consulting services were provided for the system upgrades to an existing police station. The building included offices, conference rooms, detention areas, and support facilities.

Williamstown Police Station, Williamstown, MA

R.W. Sullivan provided code consulting services for this project. The project included the reuse of an existing building (house) that is known as Turner House plus a new addition behind the house for use as a police station in Williamstown, MA

Somerville Police Department Firing Range, Somerville, MA

R.W. Sullivan provided services for this project which included an evaluation of all applicable codes, pertinent engineering tasks and responsibilities, construction issues and maintenance requirements at the Somerville Police Department Firing Range. This project was part of the City of Somerville House Doctor.

Lawrence Police Station, Lawrence, MA

R.W. Sullivan provided code consulting services for this project. The project included the design of a new police station in Lawrence, MA.

Somerville Public Safety Building, Somerville, MA

R.W. Sullivan provided code consulting services for this project. The project includes a new public safety building in Somerville, MA.

Charlestown Police Department, Salem, MA

R.W. Sullivan provided MEP/FP Engineering and code consulting services were provided for a new (2) story, 17,000 sq/ft facility including booking and holding areas, armory zones, fuel depots and vehicle parking, community meeting rooms, training rooms, locker and shower facilities.

Dartmouth Police Station, Dartmouth, MA

R.W. Sullivan reviewed proposed plans for the construction of the new Dartmouth Police Station and provided code consultation to the client in terms of code compliance, necessary variances, and possible compliance alternatives.

Massachusetts State Police Lower Basin Barracks, Boston, MA

R.W. Sullivan provided code consulting services for the project which involved a study of the existing Lower Basin Barracks building and Stop Plank Garage building.

Lexington DPW, Lexington, MA

This award-winning project included a one-story storage/maintenance, parking and office structure. The building included 45,000 sq/ft of parking, 17,000 sq/ft of office space and 27,000 sq/ft of storage, shops, maintenance, etc. for a total of 89,000 sq/ft. This project received LEED Silver certification.

PUBLIC SAFETY PROJECT EXPERIENCE**Lexington Fire Station****Somerville Public Safety Building, Somerville, Massachusetts**

RWS provided code consulting services for this project. The project includes a new public safety building in Somerville, MA.

Lawrence Police Station, Lawrence, Massachusetts

R.W. Sullivan provided code consulting services for this project. The project includes the design of a new police station in Lawrence MA.

Milton Atherton Fire Station, Milton, Massachusetts

RWS provided code consulting services for this project. The project includes renovations to an existing fire station in Milton, MA.

Williamstown Police Station, Williamstown, Massachusetts

R.W. Sullivan provided code consulting services for this project. The project included the reuse of an existing building (house) that is known as Turner House plus a new addition behind the house for use as a police station in Williamstown, MA.

**Tisbury Emergency Services****Lexington Fire Station, Lexington, Massachusetts**

Project included structural repairs to apparatus bays and exterior envelope. MEP systems and utilities located in the crawl had to be relocated. The project also included an evaluation of the crawl space and the utilities that run through the space below the apparatus room and replace the apparatus floor. Total construction cost \$1.5million.

Middleton Police Department, Middleton, Massachusetts

MEP engineering services provided for the system upgrades to an existing police station. The building included offices, conference rooms, detention areas, and support facilities.

Hopkinton Fire Station, Hopkinton, Massachusetts

Replacement of the existing HVAC rooftop systems that serve the 2 story 9,200 sq/ft fire station.

Somerville Police Department Firing Range, Somerville, Massachusetts

R.W. Sullivan provided services for this project which included an evaluation of all applicable codes, pertinent engineering tasks and responsibilities, construction issues and maintenance requirements at the Somerville Police Department Firing Range. This project was part of the City of Somerville House Doctor.

**Charlestown Police Station****Charlestown Police Station, Charlestown, Massachusetts**

The project involved a two-story, 17,000 sq/ft facility including booking and holding areas, armory zones, fuel depots and vehicle parking, community meeting rooms, training rooms, locker and shower facilities. Sustainability was integral to this building's design.

Everett Central Fire Station, Everett, Massachusetts

The project included MEP renovations to an existing fire station,

Massachusetts State Police Lower Basin Barracks, Boston, Massachusetts

Provided code consulting services for the project which involved a study of the existing Lower Basin Barracks building and Stop Plank Garage building.



Stoughton Fire Station

Tisbury Emergency Services Facility, Martha's Vineyard, Massachusetts

New combined 18,000 sq/ft fire station and EMT facility. The program included 5 fire apparatus bays, dormitory, kitchen, training/community room, lockers/showers, call center, and ambulance/EMT stations. The HVAC systems consisted of a closed loop geothermal system and energy recovery units with demand control ventilation for the Administration building and a radiant slab heating system with high-efficiency condensing boilers for the Apparatus Bay. The project also includes solar thermal heating system to supplement the domestic hot water system. The construction cost was \$6 million.

Wellfleet Fire Station, Wellfleet, Massachusetts

RWS provided HVAC engineering services for a review of the solar domestic hot water system at the fire station.

Boston Fire Department Station #17, Boston, Massachusetts

Project included renovations and structural repairs to the apparatus bays of the existing fire station in Dorchester. MEP systems were also upgraded as part of the project.

Stoughton Fire Station, Stoughton, Massachusetts

The project included an evaluation of an existing two-story fire station with an apparatus bay. The intent of the study was to evaluate the existing HVAC systems to determine if the systems are functioning properly and if the systems need to be replaced.

Hingham Municipal Buildings, Hingham, Massachusetts

The project consisted of a detailed study of several municipal type buildings including DPW facilities, town offices, skating rinks, schools, and fire stations.

Avon Municipal Buildings, Avon, Massachusetts

Evaluation of existing municipal buildings- included Town Hall, Council on Aging, Library, Police-Fire Station and the Crowley School. The purpose of the study was to determine the condition of and the impact of future renovations to the existing MEP systems.

Natick Police & Fire Station, Natick, Massachusetts

The project consisted of new construction of police and fire stations as well as a new municipal building. The total cost of the project was \$20 million.

MIT Campus Police, Cambridge, Massachusetts

Evaluation of an existing 14,000 sq/ft police station for the MIT campus police.

Ipswich Police/Fire/EMT Station Study, Ipswich, Massachusetts

The project consisted of the evaluation of existing conditions as well as a feasibility study.

Woburn Police Station, Woburn, Massachusetts

The project involved new construction of a \$3,250,000 police station.

Bare Cove Park, Hingham, Massachusetts

New two-story, 23,000 sq/ft DPW facility that houses offices, repair bays, vehicle storage, paint spray booth, hazardous waste storage room, and garage areas. A 6,000 sq/ft cold storage building and a 7,500 sq/ft sand and salt storage building were also included.

Braintree Police and Fire Station, Braintree, Massachusetts

New construction of a \$2,500,000 station.



Natick Police Station



Braintree Police/Fire Station



Salem Police Station



Wayland Public Safety

Springfield State Police Station, Springfield, Massachusetts

New construction of a \$2,750,000 police station.

Salem Police Station, Salem, Massachusetts

New construction of a \$5,000,000 police station.

Easton Police Station, Easton, Massachusetts

The project involved new construction of a \$2,000,000 police station.

Wayland Public Safety Building, Wayland, Massachusetts

Project included expert services and a code opinion for the existing building in regards to water-resistant and flooding related codes.

Norfolk County Courthouse, Dedham, Massachusetts

Code consulting services for this project which included providing air conditioning to the entire facility, converting the steam heat to forced hot water and expanding the sprinkler system to cover the entire facility.

Barnstable County Sheriff's Department, Barnstable, Massachusetts

Multiple repair projects to an existing correctional facility.

Middlesex House of Corrections Facility Study, Billerica, Massachusetts

This project was to conduct a facility study for the existing Community Work Program and the Work Release Buildings as part of a house doctor contract. M/E/P/FP engineering services were provided in addition to code consulting services.

U.S. Department of Homeland Security - ICE facility, Burlington, Massachusetts

Renovation of office space on 2 floors of the building at an existing office park. The spaces equates to y 21,000 sq/ft per floor or 42,000 sq/ft total, on the first and second floors. In addition to office and conference space the first floor will have a detention station, four holding cells, and a fitness center with new men's and women's locker rooms.

Dracut Fire Station, Dracut, Massachusetts

New 13,000 sq/ft fire station.

Dedham Courthouse, Dedham, Massachusetts

R.W. Sullivan provided a life safety study and upgrade to an existing county courthouse.

Worcester Trial Court, Worcester, Massachusetts

Review of schematic, design development, construction documents, and construction administration for a new state-of-the-art 360,000 sq/ft courthouse and holding areas. The building consists of four floors, a mezzanine, and an atrium.

Mattapoisett Fire Station, Mattapoisett, Massachusetts

The project included the study and design for a new program for a 15,000 sq/ft, 2-story fire station. The station consisted of (5) apparatus bays, dispatch station, public meeting room and dormitory.



Dracut Fire Station



Worcester Trail Court



WBRC ARCHITECTS

Prepared for

Jeff Shaw, Aia, Leed Ap Bd+C, Mcppp
Principal + President
Context Architecture

Prepared by

Jessica Kandel
Vice President
Thornton Tomasetti, Inc.
M +1.207.310.3868 | T +1.207.560.3151
jkandel@thorntontomasetti.com
www.ThorntonTomasetti.com

June 15, 2023

PROPOSAL FOR STRUCTURAL SERVICES

New Eastern Biddeford Fire/EMS Substation

Biddeford, Maine

On the cover: Augusta Hartford Central Fire Station

Thornton Tomasetti

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Section 2	Project experience
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SECTION 1

Firm capabilities

ABOUT THORNTON TOMASETTI

We are a 1,500-strong firm of creative problem solvers, integrating multidisciplinary expertise and forging enduring solutions for complex challenges. Our engineers, scientists, architects and sustainability experts collaborate to design, analyze and optimize structures, infrastructure and neighborhoods, as well as systems, materials and devices. Our inclusive, growth-focused culture enables our employees to thrive – in their work and communities. Through our commitment to sustainability, in our operations and projects, we lay the foundation for a better, more resilient future.

Here's how

Our work is about more than applying engineering principles to our client's projects. It's about rethinking how typical projects are accomplished to find better ways of tackling challenges — pairing a deep understanding of our clients' objectives with new angles, approaches and answers to help them go further. We work across disciplines, without silos, because we know that success is achieved through the dynamic exchange of people, perspectives and ideas. By embracing this approach, not only do we bring the forward-thinking visions of our clients to reality, we also lay the groundwork for a better, more resilient future and make a lasting impact.

CAPABILITIES

Structural engineering

Acoustics, noise & vibration control

Construction engineering

Façade engineering

Restoration & renewal

Forensics

Sustainability consulting

Resilience consulting

Protective design & security

Transportation & infrastructure

Applied science

70+

YEARS

90,000+

PROJECTS

50+

LANGUAGES SPOKEN

45+

OFFICES WORLDWIDE



THORNTON TOMASETTI, INC.

SOLUTIONS & CAPABILITIES

We apply scientific and engineering principles to solve the world's challenges — starting with yours. Whether we're focusing on the design, construction and performance of buildings or expanding into new disciplines, we never limit ourselves, applying our expertise to all types of projects across a range of industries.

Structural engineering

We provide a complete range of structural design services on projects of all sizes and complexity – from designing some of the world's tallest buildings and longest spans, to engineering the most ambitious yet small-scale structures. Whether in steel, concrete, timber or a hybrid, groundbreaking or conventional, we bring the tools, technology and expertise needed to design the structural systems that realize your ambitions.

Construction engineering

From early site and logistics planning to connection design to erection engineering and Advanced Project Delivery™, our multifaceted teams have experience beyond traditional structural engineering. Through our Advanced Project Delivery services, we coordinate the complete structure, using models to create design drawings and deliverables that contractors and fabricators can use in downstream production of shop drawings and building skin components — reducing risk and schedule.

Protective design & security

Our interdisciplinary teams seek to limit the impact of adverse events on your people and critical assets by minimizing vulnerabilities. We partner with project stakeholders to learn the unique requirements of your project – whatever its type, size or location, new or existing – then craft solutions that provide the right level of protection. Ones that fit your budget and integrate seamlessly into your design and operational plans.

Façade engineering

Our façade engineers have been working worldwide with architects on the design, engineering and construction of innovative exterior systems for award-winning architecture. We bring in-depth knowledge of materials to integrate building skin, sustainability, and structural design in new buildings, renovations and re-cladding projects. Beyond traditional façade design and engineering consultant services, we provide skin-specific BIM and support for digital façade fabrication, as well as building physics and environmental analysis — forming a wide platform of skin consulting services.

Sustainability consulting

Our sustainability practice actively pursues innovation in our approach to energy, materials, water and health. Our unique access to a diverse suite of internal practices allows us to reach beyond the typical sustainability consultant's toolbox and to reimagine sustainable design to better realize the goals of our clients. With more than 25 years in the green building industry, we continue to expand the boundaries of sustainable design.

Resilience consulting

We help clients prepare, endure, adapt and thrive in a disruptive and changing world. Our team of engineers, architects, scientists, and emergency management and risk specialists takes an interdisciplinary approach to resilience. We provide expert analysis and solutions to help you make decisions about physical improvements, adaptation, mitigation and resilience strategies to support your success in an often uncertain future.

Acoustics, noise & vibration control

Whatever your project, controlling noise and vibration can be critical to success. We help maximize occupant safety and comfort in all types of structures – new and old – and tuning listening spaces for optimal acoustics. We apply tried-and-true techniques and innovative methods to a full spectrum of architectural and forensic acoustics services. We also design – and verify the effectiveness of – solid and liquid TMDs for floors, long-span structures, bridges and towers.

Restoration & renewal

Our multidisciplinary teams have spent decades helping owners with a wide range of renewal needs. Whether we're restoring landmark buildings or repositioning a property for a new purpose, developing façade upgrades or building system improvements, investigating the cause of a structural failure or providing an energy analysis – our structural engineers, architects and MEP engineers have the experience, knowledge and tools needed to tackle your challenge, whatever it may be.

Forensics

When something goes wrong, you need to know why. And how to get back to full function and use. We partner with property managers, building owners, contractors, attorneys, insurers, manufacturers and design professionals to resolve every type of building issue. Our staff works closely with the firm's CORE groups to develop new technology – such as simulation and visualization tools and data acquisition and processing systems – that help us better serve you.

STRUCTURAL ENGINEERING SOLUTIONS



Augusta Hartford Central Fire Station

As structural engineers, we collaborate with architects, owners and builders to achieve elegant structural solutions to meet the rigorous demands of the most technically challenging projects. We provide a complete range of structural design services for clients worldwide on projects of all sizes and complexity – from designing some of the world’s tallest buildings and longest spans, to engineering the most ambitious yet small-scale structures; from new buildings to expansions and renovations of every type. Whether in steel, concrete, timber or a hybrid, we design structural systems to realize your ambitions.

New design

Designing structural frames for new buildings is a key focus of our practice. We work collaboratively with architects, mechanical engineers, and contractors to propose, study, and develop structural framing system alternatives for each project. Our integrated approach to developing the optimal structure considers not only material quantities and embodied carbon, but also the project’s economic, functional, and aesthetic requirements.



In all our work, we continually challenge convention while striving to address the demands of constructability, sustainability, budget, function and aesthetic vision.

Leaders in low carbon design

Our research and development efforts have produced a number of important breakthroughs in the field of embodied carbon. We are drivers of the Structural Engineering Institute (SEI) of the American Society of Civil Engineers (ASCE)’s SE 2050 Commitment, which follows the Structural Engineers 2050 Challenge. The challenge was co-initiated by Thornton Tomasetti and issued in 2019 by the Carbon Leadership Forum to eliminate embodied carbon in projects by 2050.

Advanced tools & technology

Combining the latest technologies with proprietary tools designed by our in-house R&D incubator, our engineers excel in optimizing structural system designs in order to meet architectural and cost objectives and to simultaneously simplify construction. We enable the design team to explore and evaluate design considerations at the earliest stages through interoperability and data visualization tools that deliver rapid iterations. We incorporate this knowledge to optimize complex and award-winning projects throughout the world.

Project delivery

Our project delivery strategy is customized to meet specific client needs. For design-bid-build, design-build, integrated project delivery or a hybrid, we understand the benefits and limitations of each approach and advise our clients when appropriate. We incorporate advanced detailing, saving time and ensuring accuracy of deliverables for the contractor and fabricator, and erection engineering and site logistics.

CAPABILITIES

- Structural design
- Structural alteration and renovation
- Structural exploratory studies
- Structural optimization
- Advanced structural analysis

Thornton Tomasetti

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SECTION 2

Project experience

WALPOLE CENTRAL FIRE STATION

Walpole, Massachusetts

Thornton Tomasetti provided structural engineering services for a 22,000-square-foot fire station to centralize the fire department's satellite stations on the site of an old station.

The new station houses six double-depth apparatus bays, sleeping quarters and training facilities as well as headquarter offices. The rear side of the building showcases a 18-foot cantilever that provides coverage above the bay entrances.

The fast-track project was completed within the nine months schedule and nearly 10 percent below budget.

Owner

Town of Walpole

Architect / client

Schwartz/Silver Architects

Completion date

2018

Total area

22,000 sf

Services

Structural engineering

Awards

Honor Award (Gold), Fire Station Design Awards, Fire Industry Education Resource Organization (F.I.E.R.O.), 2019



THORNTON TOMASETTI



THORNTON TOMASETTI

SCARBOROUGH PUBLIC SAFETY BUILDING

Scarborough, Maine

Structural engineering services for a 53,000-square-foot combined police and fire station building designed to meet the current public safety needs and the growth of the community and staff through 2041.

Here’s how

The site encompasses a large downward slope from one end of the site to the other. In order to achieve the required footprint and programming, the two-story building was constructed into the slope. An extensive series of concrete retaining walls, some of which are more than 20 feet tall, connect into the building’s lateral force resisting system, resolving the large earth-retaining forces and fixing the building in place.

In anticipation of growth, our engineers designed the steel framed structure with three locations that can accommodate vertical additions and allowances for future photo-voltaic additions on the roof.

Result

We worked with the town, design team and construction manager to fast-track structural contract documents ahead of the completed architectural design, allowing the construction manager to accelerate the procurement of structural trades and the overall construction schedule.

The station consists of apparatus bays, police garage, police and fire supportive services, fitness area and locker rooms at the lower level. The mezzanine level supports mechanical rooms, storage and a training loft. The main floor consists of dispatch, firefighter dorms, kitchen, dining room, day room as well as police staff rooms and a joint training room. The second floor is made up of police and fire administrative offices, with the potential for a future addition above the apparatus bay.



Owner
Town of Scarborough

Client / Architect
Context Architecture

Construction manager
Landry/French Construction

Completion date
2019

Construction cost
\$21.5 million

Services
Structural engineering

NEWTON FIRE HEADQUARTERS AND STATION NO. 3

Newton, Massachusetts

Thornton Tomasetti assisted the Town of Newton with the renovation of the historic Headquarters Building and design of the new Fire Station 3. Station 3 was constructed in 1954 and no longer provided necessary storage and vehicle garage space. The Headquarters Building was constructed in 1928 and needed updating in order to provide essential services to the busy town.

An initial feasibility study was conducted on the Headquarters building to consider renovation options. The selected option provided a new Emergency Operations Center (EOC) and a dispatch center.

The new, 30,000-square-foot Fire Station 3 includes five-bay drive-through apparatus bays, office spaces, a training room, sleeping quarters, administration offices, a backup dispatch center and a 120-foot high radio tower. The station's bi-fold doors open in seconds, shaving response time compared to traditional overhead doors.

Owner City of Newton	Total area 30,000 sf (new)
Architect / Client Swartz Silver Architects	Services Structural engineering
Completion date 2018	Awards Merit Award (Silver), Fire Station Design Awards, Fire Industry Education Resource Organization (F.I.E.R.O.), 2019
Construction cost \$13.5 million	



THORNTON TOMASETTI



THORNTON TOMASETTI

ADDITIONAL RELEVANT PROJECTS



Yarmouth Public Safety Building

Select experience

Lewiston Fire Substation, Lewiston, ME. Structural engineering services for a 10,700-square-foot state-of-the-art fire station. The station is composed of three drive-thru bays, a storage loft, dormitory rooms, dining facilities, a fitness center, and living spaces.

Augusta Hartford Central Fire Station, Augusta, ME. Structural design for a design-build that includes renovations and a new addition to an existing building. The Augusta Fire Department currently utilizes the 97-year-old Hartford Station, originally built in 1920, as its headquarters and central fire station facility. The scope of our work from design through construction administration included renovations to remedy small apparatus bays, reinforcement of structurally deficient floors to support the weight of firefighter apparatus and decontamination equipment, lack of enlarged spaces for training and sleeping quarters and ADA compliance and evaluation of existing roof framing for increased snow loads resulting from additional insulation in the cap to meet the energy code.

Maine State Capitol Judicial Center, Augusta, ME. Structural engineering and LEED energy and design assistance modeling services for the design and construction of a 118,000-square-foot judicial center and a pedestrian bridge that spans over Perham Street to connect the new five-story judicial center to the historic Kennebec County Courthouse. It contains six courtrooms, jury deliberation rooms, jury selection and assembly spaces, offices and judicial chambers. The design takes advantage of the sloping site by adding a story of staff parking and secure detainee transport under the building. The roof supports a 13,000-square-foot mechanical mezzanine. The LEED gold-certified building achieves a 33 percent savings over a code compliant building. The scope also included façade review and structural roof repairs at the Kennebec County Courthouse.

Yarmouth Public Safety Building, Yarmouth, ME. Structural design services for a new combined police and fire-rescue-and-safety building. The building also houses community services.

Falmouth Public Safety Building, Falmouth, ME. Structural design of a 8,100-square-foot, wood-framed police building and a 1,800-square-foot addition to the existing fire station. The addition consisted of concrete foundation walls and slab-on-grade at the ground-floor level. Bearing walls are pre-manufactured structural insulated panels. The roof framing included pre-manufactured wood trusses with pitched trusses at the police station and flat trusses at the fire station.

Waterville Police Station, Waterville, ME. Structural design services for a new 12,000-square-foot, single-story police building. The construction consisted of concrete foundation walls and a slab-on-grade ground floor.

Wells Police and Fire Safety Building, Wells, ME. Structural design services for a 40,000-square-foot combined police and fire safety building and a new 5,300-square-foot fire substation. The police station entrance has bulletproof glass and bulletproof sheetrock, along with secure hallways, as well as state-of-the-art evidence processing and storage rooms. The fire station has engine bays, storage for supplies and equipment, bunk rooms, and a day room. The dispatch center includes six large screens displaying the town's camera surveillance.

Westford Fire Station, Westford, MA. Structural engineering services for a new 18,000-square-foot fire station with apparatus bay and attached administration wing. The administration wing is a two-story over a slab-on-grade. The apparatus bay is a single story hi-bay over a slab-on-grade.

PUBLIC SAFETY EXPERIENCE



Walpole Central Fire Station

Westbrook Public Safety Building, Westbrook, ME. Structural design services for a 42,000-square-foot facility to house the public safety departments, staff and equipment. The program includes three levels, including a firing range below grade. The apparatus wing is a one-story, high-bay building with a partial mezzanine. A hose tower is located at the rear of the building with provisions for a one-ton hoist. The building is a steel-frame structure with cast-in-place concrete floors over steel deck supported on composite steel beams or open web joists. Precast concrete plank was used over the firing range.

North Andover Central Fire Station, North Andover, MA. Structural design of a new approximately 16,500-square-foot fire station with an apparatus bay and attached administration wing. The administration wing is a two-story building over a full basement. The apparatus bay is a single-story hi-bay over a slab-on-grade.

Middleton Municipal Complex, Middleton, MA. Structural engineering services for a municipal complex consisting of a Public Safety Building that includes a fire and police station and a combined community/senior center and town office building.

Everett Police Station, Everett, MA. Structural engineering services to review existing conditions, verify evaluations, provide site options for new building, and to develop solutions for the successful operation and needs of the police station for several decades in consultation. Planning for the site also focuses on sustainability and incorporating carbon reduction strategies and site improvements to address the impacts of climate change.

Leicester Fire and EMS Headquarters, Leicester, MA. Structural design for a 18,500-square-foot fire station and EMS Headquarters with apparatus bay. The building is two levels with the upper level comprising 7,500 square feet of administrative offices constructed above the 11,000-square-foot apparatus bay.

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SECTION 3



Project team

PAUL B. BECKER, P.E., SECB

Senior Principal



Project role

Structural Engineering Principal

Summary

Paul Becker brings over forty years of structural engineering expertise in complex building systems using steel, concrete, masonry and timber framing as well as deep foundation support systems and earth retaining structures. He has extensive experience in expansions, concrete restoration, failure investigations, structural evaluations, value engineering and construction monitoring. Paul brings specialized knowledge of historic restoration and stabilization, adaptive reuse and the upgrade of existing structures for current seismic code requirements.

Education

- M.S., Structural Engineering, 1989, University of New Hampshire
- B.S., Civil Engineering, 1980, Pennsylvania State University

Registrations

- Registered Professional Engineer in ME #6554, MA, NH, NY, VT, GA, CT, RI, OH

Years of Experience

- 43

Professional activities

- Member, Legislative Committee, American Council of Engineering Companies (ACEC)
- Member, American Concrete Institute (ACI)
- Member, American Institute of Steel Construction (AISC)
- Member, American Society of Civil Engineers (ASCE)
- Board Member, Maine Preservation
- Member, Structural Engineering Association of Maine (SEAM)
- Member, Portland Society for Architecture

Select project experience

Hartford Central Fire Station Renovation and Expansion, Augusta, ME. Structural design under a design-build contract for the renovation and an addition to the Augusta Fire Department, originally built in 1920. The scope of work included renovations, floor repairs and strengthening, insulation of the roof, and ADA compliance. The addition expanded training and sleeping space.

Newton Fire Headquarters, Newton, MA. Structural engineering for two existing fire service buildings. Scope included an initial feasibility study to develop and consider options and continued through the schematic design phase. The selected option included renovation of one of the buildings and the construction of new apparatus bays, office spaces, training room, sleeping quarters, and miscellaneous support spaces.

Scarborough Public Safety Building, Scarborough, ME.

Structural engineering for a 53,000-square-foot police and fire station to support the town's growth through 2041. To achieve the required footprint and programming, the two-story building was constructed into the slope with a series of concrete retaining walls, some more than 20 feet tall. The station consists of apparatus bays, police garage, police and fire supportive services and fitness area. Project was fast-tracked.

Westford Fire Station, Westford, MA. Structural engineering for a 18,000-square-foot fire station with apparatus bay and attached two-story administration wing over a slab-on-grade. The apparatus bay is a single story hi-bay over a slab-on-grade.

Leicester Fire and EMS Headquarters, Leicester, MA.

Structural design for a 18,500-square-foot fire station and EMS Headquarters with apparatus bay. The building is two levels with the upper level comprising 7,500 square feet of administrative offices constructed above the 11,000-square-foot apparatus bay.

North Andover Central Fire Station, North Andover, MA.

Structural design of a 16,500-square-foot fire station with an apparatus bay and attached administration wing. The administration wing is a two-story building over a full basement. The apparatus bay is a single-story hi-bay over a slab-on-grade.

Walpole Central Fire Station, Walpole, MA. Structural design for a 18,000-square-foot fire station. The station houses sleeping quarters, six apparatus bays, office spaces, and miscellaneous support spaces. The rear side of the building showcases an 18-foot cantilever to provide coverage of the entrances.

Westbrook Public Safety Building, Westbrook, ME. Structural design for a 42,000-square-foot facility to house the safety departments, staff and equipment. The program includes three levels, including a firing range below grade. The apparatus wing is a one-story, high-bay building with a partial mezzanine. The hose tower has provisions for a one-ton hoist. The building is a steel-frame structure with cast-in-place concrete floors over steel deck supported on composite steel beams or open web joists. Precast concrete plank was used over the firing range.

CHRISTOPHER G. WILLIAMS, P.E., S.E.

Vice President



Project role

Project manager

Summary

Christopher joined Thornton Tomasetti in 2007. He is experienced in the design of steel, timber, reinforced concrete and reinforced masonry for both commercial and residential projects. He has managed a wide variety of projects that include residences, parking structures, historical buildings and adaptive reuse projects, medical and government buildings. He has extensive experience in heavy timber construction and is an advocate for mass timber and low-embodied carbon in structures.

Education

- B.S., 2007, University of New Hampshire

Registrations

- Licensed Professional Engineer in ME #12854

Years of Experience

- 15

Professional activities

- Member, American Society of Civil Engineers (ASCE)
- Member, American Institute of Steel Construction (AISC)
- Member, Structural Engineer's Association of Maine (SEAM)
- Participant, Maine Mass Timber Advisory Committee

Professional papers, lectures and publications

- "Framing Change - A Mass Timber Office Building" Architects Boston Expo, 2019, Presenter
- "Mass Timber overview from a Structural Engineering Perspective" ASCE Technical Seminar, 2019, Presenter

Select project experience

Hartford Central Fire Station, Renovation and Expansion, Augusta, ME. Structural design under a design-build contract for the renovation and an addition to the fire department, built in 1920. The scope of work included renovations, floor repairs and strengthening, insulation of the roof, and ADA compliance. The addition expanded training space and sleeping quarters.

Jesup Memorial Library, Bar Harbor, ME. Structural engineering for a 12,000-square-foot addition and structural modifications and repairs to the library. The new addition uses a mass timber system with cross laminated timber floor and roof slabs supported by glulam timber beams and columns.

Scarborough Public Safety Building, Scarborough, ME.

Structural engineering services for a 53,000-square-foot combined police and fire station building designed to support the town's growth through 2041. In order to achieve the required footprint and programming, the two-story building was constructed into the slope with an extensive series of concrete retaining walls, some more than 20 feet tall. The station consists of apparatus bays, police garage, police and fire supportive services, fitness area and locker rooms at the lower level. We worked to fast-track the project ahead of the completed architectural design to accelerate the schedule.

Westford Fire Station, Westford, MA. Structural engineering services for a new 18,000-square-foot fire station with apparatus bay and attached administration wing. The administration wing is a two-story over a slab-on-grade. The apparatus bay is a single story hi-bay over a slab-on-grade.

Southborough Public Safety, Southborough, MA. Structural design services for a 35,000-square-foot, two-story building to provide space for the police, fire and dispatch services. The lower level is concrete slab-on-ground and contains the apparatus bays, police and fire support services and dispatch.

All Saints Parish, Multipurpose Facility, Brunswick, ME.

Structural engineering of a one-story, 14,250 gross-square-foot multi-purpose facility that includes a gymnasium, stage, kitchen, music room, chapel, locker rooms and support spaces. The building consists of structural steel with long span steel joists over the gymnasium, a masonry veneer, full-height curtain wall, a glass clerestory and mechanical equipment on the roof.

Paul J. Schupf Art Center, Waterville, ME. Structural design of a new 28,000-square-foot arts center, a collaboration led by WatervilleCreates! and Colby College. The program includes film screening rooms and a permanent home for the Maine International Film Festival, rehearsal space for the adjacent Waterville Opera House, community classrooms and a clay studio, dedicated space for Waterville Creates!, and a new contemporary gallery for the Colby College Museum of Art.

LICENSES



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS

PAUL B. BECKER

PROFESSIONAL ENGINEER

License Number: PE6554
Status: [Active](#)
First Licensure: 12/28/1989
Expiration Date: 12/31/2023

Business: THORNTON TOMASETTI
14 YORK ST STE 201
PORTLAND, ME 04101-4783

History

License Type	Start Date	End Date
PROFESSIONAL ENGINEER	12/28/1989	12/31/2023

Exam Option [\(1 record\) hide](#)

Description
Special Structural 1

License/Disciplinary Action

None.

GENERAL INFORMATION

FE Exam State: Pennsylvania
PE Comity State: New Hampshire

Education [\(1 record\) hide](#)

Type	Completion Date	Provider
Engineering Bachelor's EAC/ABET or equivalent	Not Available	

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DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS

CHRISTOPHER G. WILLIAMS

PROFESSIONAL ENGINEER

License Number: PE12854
Status: [Active](#)
First Licensure: 01/06/2012
Expiration Date: 12/31/2023

Business: THORNTON TOMASETTI
14 YORK ST STE 201
PORTLAND, ME 04101-4783

History

License Type	Start Date	End Date
PROFESSIONAL ENGINEER	01/06/2012	12/31/2023

Exam Option [\(1 record\) hide](#)

Description
Structural (16 hour)

License/Disciplinary Action

None.

GENERAL INFORMATION

FE Exam State: New Hampshire

Education [\(1 record\) hide](#)

Type	Completion Date	Provider
Engineering Bachelor's EAC/ABET or equivalent	Not Available	

Exams [\(1 record\) hide](#)

Type	Exam Date	Status
NCEES PE Exam	10/29/2011	PASS

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4

SECTION 4



QAQC

STRUCTURAL ENGINEERING QUALITY ASSURANCE / QUALITY CONTROL PLAN

Thornton Tomasetti is committed to achieving quality and consistency in the delivery of all services we provide for our clients. Key parts of this commitment are our Quality Assurance and Quality Control (QAQC) requirements, guidelines and procedures, which are detailed in our QAQC Manual. Our quality control program enables each project team to leverage the experience of our diverse, collaborative and talented staff, and provides a comprehensive system of support, guidance and accountability.

Accountability

Every project leader must submit a QAQC work plan for each project, outlining the approach and timing of the QAQC reviews for the project as well as key details such as project schedule and special considerations.

The Design Charrette

Thornton Tomasetti believes that the key to an effective QAQC plan is implementing it from the very beginning, in a manner appropriate to each individual project. At the start of a project, experienced, multi-disciplinary staff are assembled to undertake a design charrette where applicable, identifying appropriate design criteria and performance goals and setting the correct course for the balance of the QAQC effort. As the project proceeds, additional design charrettes may be held as needed to discuss design issues and project team decisions.

Independent Review Teams

A 'second set of eyes' will independently review the design work performed by the project team through the evolution of the project, and at key document delivery milestones. These detailed reviews are undertaken by a team of independent individuals (the Independent Review Team, IRT), selected for their relevant experience for the specific project. Comments from the IRT are recorded formally into the QAQC Work Plan and are to be addressed prior to each milestone.

Resources

Project teams have access to appropriate technical information, guidance and expertise. Standards such as General Notes, Specifications and Typical Details are maintained by Thornton Tomasetti's Structural Engineering Standards Committee and

ITS OBJECTIVES ARE THREEFOLD

- To standardize office practices and procedures.
- To provide quality deliverables to our clients.
- To provide the "best fit" design and oversight teams for each project.

Thornton Tomasetti maintains a consistent ethos that quality control does not replace the continuous due diligence of the project team. The QAQC program (and Manual) has been developed on the key principle that the responsibility for producing a quality product lies with the project team.



The reach of the program spans from the highest corporate level, with a Project Oversight Committee (POC) tasked with overseeing the QAQC process firm wide; through to office level oversight, to project level verification, checking, and independent review.

are used by project teams. Additionally, software and design guidelines, as well as historical building systems data, are accessible to staff to drive consistent design approaches. Continuing Education seminars are run in-house to maintain an up-to-date knowledge of construction practices, materials and products, and design methodologies.

Established Communities of Practice, run via Thornton Tomasetti's Knowledge Management platform, allow staff to explore a variety of technical topics by connecting across the entire Thornton Tomasetti staff network. The best solution for each unique project can readily be developed using the shared knowledge of these subject matter experts. The Communities of Practice provide resources for project teams on many specific areas of design and practice.

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SECTION 5

Litigation

LITIGATION

From time to time our firm has been brought into lawsuits involving projects on which we have performed services. Most of these cases involve personal injury / site safety issues, which are not our responsibility. Accordingly, we have often had the cases dismissed as against our firm by filing an affidavit of noninvolvement or by speaking with the plaintiff's attorney. In other instances, we decided to contribute towards settlement to avoid litigation costs, expending the time of our key staff, or the risk of an adverse court decision.

VIEWSHED



Eamonn Hutton

Eamonn Hutton, PLA, has experience ranging from expansive comprehensive planning in urban regions to detailed design and construction documentation for parks, streetscapes, and institutions.

Eamonn is passionate about ecological design and planning. His landscapes feature native plantings and green infrastructure. In his planning projects, Eamonn merges GIS analysis with ecological research to craft data-driven strategies for the restoration and conservation of natural resources.

Pursuing a Master of Landscape Architecture at Harvard clarified his desire to work in the public realm – to provide equitable access to nature, beauty, and respite for all. This instinctive pull toward civic work has evolved over the past 15 years into his portfolio of over 20 park system plans and individual designs.

SELECT EXPERIENCE

Open Space Plan
Bridgton, ME

Parks & Recreation Master Plan + Design
Kennebunkport, ME

Boulevard Crossing Park*
Atlanta Beltline, GA

Bridgeport Parks and Recreation Master Plan+
Bridgeport, CT

Burlington Greenway Rehabilitation*
Burlington, VT

Burlington Parks System Master Plan+
Burlington, VT

Carpentier Park LWCF Master Plan*
Sanford, ME

Chinati Foundation Master Plan+
Marfa, TX

Downtown Andover Placemaking*
Andover, MA

Downtown Bozeman Plan*
Bozeman, MT

Greensboro Parks and Recreation Master Plan*
Greensboro, NC

Hartford Parks Master Plan+
Hartford, CT

High Line Canal Framework Plan*
Denver, CO

+ Denotes work while at Sasaki Associates

* Denotes work while at Agency Landscape + Planning

PROFESSIONAL AFFILIATION

Licensed Landscape Architect in Maine and Vermont
The American Society of Landscape Architects (ASLA)
National Recreation and Parks Association (NRPA)

EDUCATION

Harvard Graduate School of Design
Master of Landscape Architecture with Distinction

College of the Atlantic
Bachelor of Arts in Human Ecology

EMPLOYMENT

VIEWSHED
Landscape Architect
Yarmouth, ME (2022 - present)

Agency Landscape + Planning
Senior Landscape Architect
Boston, MA (2018 - 2022)

Sasaki Associates
Senior Associate
Boston, MA (2010 - 2018)

ACADEMIC POSITIONS

College of the Atlantic; Visiting Faculty

Harvard Graduate School of Design: Studio and Seminar Teaching Assistant,
Studio Juror

Rhode Island School of Design: Adjunct Faculty Visual Collection of Landscape
Architectural Drawings. New York: Routledge, 2012

VIEWSHED



JESSICA KIMBALL

Jessica Kimball, PLA is a landscape architect with a background in community planning. Jessica's professional experience includes a range of large-scale master planning work, public park design, visual assessment work, and residential site design. Having worked in both the public and private sector, Jessica understands both sides of the planning and development process. She enjoys working directly with clients to ensure the design vision aligns with environmental and land use regulations.

Jessica is interested in improving the resiliency of our coastlines. Her graduate thesis focused on an adaptive design strategy for Portland, Maine's commercial waterfront; and she has had the opportunity to work with communities and private property owners on planning and design strategies for coastal landscapes.

SELECT EXPERIENCE

Parks and Recreation Master Plan
Augusta, ME

Parks & Recreation Master Plan + Park Design
Kennebunkport, ME

City Forest Master Plan + LWCF Concept Plan
Westbrook, ME

Willard Beach Master Plan
South Portland, ME

Strategic Open Space Plan
South Portland, ME

Riverside Cemetery Cremation Garden
Yarmouth, ME

Big Moose Mountain Resort + Subdivision
Greenville, ME

Mike McGraw Park
Lewiston, ME

Kennedy Park North Gateway
Lewiston, ME

Simard Payne Park Ribbon Path
Lewiston, ME

LWCF Recreation Conversions
Lewiston, ME

East Beach Water Access Design
Francestown, NH

UT Austin Campus Landscape Master Plan *

Lawn on D*
Boston, MA

* Denotes work while at Sasaki Associates

PROFESSIONAL AFFILIATION

Maine Licensed Landscape Architect
The American Society of Landscape Architecture (ASLA)

EDUCATION

University of Toronto
Master of Landscape Architecture

Dalhousie University
Bachelor of Community Design

EMPLOYMENT

VIEWSHED
Director of Landscape Architecture
Yarmouth, ME (2014 - present)

Sasaki Associates
Landscape Designer
Boston, MA (2013-2014)

Town of Old Orchard Beach
Assistant Town Planner
Old Orchard Beach, ME (2007-2010)

SELECT PUBLICATIONS / PRESENTATIONS

LANDscape Architecture Takes to the Seas: The role of the Landscape Architect in Offshore Wind Development presentation at ASLA Annual Conference (2022)

An Adaptive Strategy for Portland's Resilient Waterfront. Waterfront Visions 2050: Portland Society for Architecture Symposium, Portland, ME (2013)

Site models published in work: Amoroso, Nadia ed. *Representing Landscapes: A Visual Collection of Landscape Architectural Drawings*. New York: Routledge, 2012.

VIEWSHED



STEVE THOMPSON

Steve Thompson, PLA, has experience in regional master planning, public parks, residential site design, resort design, and visual impact assessment. He plays both lead and supportive roles on project teams and is skilled in a variety of production and representation mediums. His favorite projects involve intimate working relationships, designing not only for, but with clients.

Steve's interests span a broad spectrum from visual impact assessments impacting communities and regions, to small scale planting design. He has a passion for telling visual stories, allowing communities, clients, and people to make informed decisions about designs and developments that impact their landscape.

SELECT EXPERIENCE

Route One Corridor Enhancements
Falmouth, ME

Streetscape Improvements
Bath, ME

The Cliff House Resort & Spa
Cape Neddick, ME

Loring House
Portland, ME

Breakwater School
Portland, ME

Simard Payne
Lewiston, ME

Wilson Lake
Wilton, ME

Fish River Lakes Concept Plan Irving Woodlands
Aroostook County, ME

Argonaut Talc Mine
Ludlow, VT

PROFESSIONAL AFFILIATIONS + LICENSURE

Maine Licensed Landscape Architect
The American Society of Landscape Architecture (ASLA)
Remote Pilot's License

EDUCATION

University of Rhode Island
Bachelor of Landscape Architecture, Summa Cum Laude

EMPLOYMENT

VIEWSHED
Landscape Architect
Yarmouth, ME (2013 - present)

Parterre Garden Services
Fine Gardening
Cambridge, MA (2013)

AWARDS

Award for Outstanding Student Project, American Planning Association (2013)

VIEWSHED | COMMUNITY PLANNING

Viewshed is passionate about work that improves the public realm. We believe that quality public spaces improve the social, economic, and environmental health of our communities. Our work includes downtown master planning and revitalization, community visioning processes, gateway and corridor planning. A selection of our work includes:

- Downtown Master Plan, Greenville, ME
- Haigis Parkway Master Plan, Scarborough, ME
- Upper Village Plan, New Gloucester, ME
- Rt. 1 Corridor Study, Rockport & Rockland, ME
- West Side Village Master Plan, Bangor, ME
- Commercial Street Extension Plan, Bath, ME
- Vision Plan for Rt. 1 South, Freeport, ME
- Lisbon Street Corridor & Gateways, Lewiston, ME
- Public Landing Plan, Camden, ME
- Hudson Landing, Kingston NY
- Cooks Corner Master Plan and Streetscape, Brunswick, ME



Hudson Landing Master Plan, Kingston, NY

C. Michael Lewis



Bangor West Side Village

C. Michael Lewis



Rockport & Rockland Route 1 Commercial Corridor

C. Michael Lewis 2013



Camden Public Landing

VIEWSHED | PUBLIC PARKS

Viewshed creates opportunities for people to connect with each other and with the outdoors. We design botanical gardens, facilities for organized sports, coastal landscapes, urban plazas, spaces for leisure and passive recreation, historic park sites, scenic overlooks, and trail networks. Through our approach and design process, we create places that are a reflection of the community, the history, and environmental context of each site.

Selections from our work include:

- Recreational Sports Park, Lewiston, ME
- State House Commons, Augusta, ME
- Fort Halifax Park, Winslow, ME
- Royal River Park, Yarmouth, ME
- Coastal Maine Botanical Gardens, Boothbay, ME
- Cliffside at The Arboretum at Fort Williams Park, Cape Elizabeth, ME
- Bangor Waterfront, Bangor, ME
- Snowberry Oceanview Park at Pinepoint, Scarborough, ME



State House Commons, Augusta



Bangor Waterfront, Bangor



Lewiston Sports Park, Lewiston



Cliffside at The Arboretum at Fort Williams Park, Cape Elizabeth

VIEWSHED | URBAN DESIGN

We believe high quality urban design adds economic and social value to our communities. In our design approach, we consider the programmatic range of each space, the balance between hardscape and planting, and the relationship between buildings and the public realm. We pay attention to the quality, experience, and the inclusive nature of public spaces. Our work is represented in communities of all sizes. We are experienced in concept design and construction documentation for projects including streetscape design, courtyards, city squares, and village planning. Some examples of our work include:

- Elm and Front Street, Bath
- Capital Judicial Center, Augusta, ME
- Loring House, Portland, ME
- Boothby Square, Portland, ME
- Public Landing, Camden, ME
- West Side Village, Bangor, ME
- Spring Street, Portland, ME
- Libby Town, Portland, ME
- West Commercial Street, Portland, ME
- Hudson Landing, Kingston NY
- Downtown Greenville Master Plan, Greenville, ME



Capital Judicial Center, Augusta



Downtown Masterplan, Greenville



Streetscape Design, Bath



Loring House Courtyard, Portland

Project Approach



Assisting the City of Biddeford with its Eastern Fire & EMS Substation is an exciting opportunity that perfectly aligns with our Firm's skill set. Our approach to this project will be defined by our deep technical experience in the design and construction of fire stations and public safety facilities.

Project Understanding

It is clear to us that expanding public safety facilities into East Biddeford is a crucial goal of the City. We have thoroughly read through the materials provided as well as any publicly available documents. This project will be successful if the proposed design represents the clearest and most cost-effective solution. Context Architecture has hand-picked a team of experienced professionals well suited to the specific work to assist the City of Biddeford with planning and development of a new fire substation. Our design team includes talented architects, planners, landscape architects, and civil engineers who have worked together to successfully complete similar planning and design projects. Principal Jeff Shaw will be the overall project leader, Project Executive Chris Logan will oversee the design, and Project Manager Sean Coveney will manage all of the day-to-day aspects; all three will be engaged throughout design and construction phases.

We will solve the critical and practical needs of the department while lending our expertise in negotiating the public process to achieve a successful project. Our process will cover a range of topics necessary to obtain accurate results for the City. A detailed work plan follows, but in summary, we will engage with City and Department staff to produce a comprehensive study of the available sites, recommending the preferred option using a scoring matrix. We will then complete a design for the proposed station which will be informed by a thorough staffing and programming study that accounts for the full needs for the next 30+ years. This will right size the project to the needs of the departments and the capacity of the City to fund the work. This approach will provide the factual basis to support the final design and construction work needed and will incorporate the best practices in fire station design.

Approach

Recent examples of our technical expertise include our Scarborough Public Safety Building, where we integrated Police, Fire and Communications departments along with a new Town IT network operations center and a 100-person meeting and training area into one centrally located facility using a Construction Manager at Risk approach.

In a unique process the City of Lewiston chose us to provide design services to replace all four fire stations through a prototyping process over the coming years. To date, we have assisted the Fire Department in the design and construction of the recently completed Station 4 and are midway through the bid documents for the new Station 5.

In the Town of Westford, MA, where we created a new Fire Headquarters, we began by transform-

ing a program completed by others to meet the Town's budget and keep all the necessary functional spaces; eliminating duplication and waste which allowed the Town to proceed through construction.

In the Southborough, MA Public Safety Building, we updated a prior study performed by others to provide a more comprehensive look at the real requirements the public safety departments needed to do their work. After the existing site was deemed insufficient to support program, we developed designs on a new site then assisted the Town through a successful funding process with nearly unanimous support at Town meeting.

In Milton, MA, we have led an extensive public process, working with multiple stake-holder agen-



Public Safety Complex | Southborough, MA

Approach

cies to plan 3 new fire stations which will all be fossil fuel free and net zero ready. The Headquarters is currently under construction while the other two stations are slated to commence in the next 3 years.

To accomplish the City's goals, it will require several traits that our team possesses:

- Expert fire station programming and need based knowledge.
- Specific integration of industry standards that are relevant to fire operations.
- Deep experience planning public projects.
- The ability to listen well, think critically, ask pertinent and challenging questions, and present creative designs.
- A discerning hand in crafting adaptable and efficient buildings focused on energy efficiency.
- Experience designing and coordinating with multiple stakeholders.
- Demonstrated success in leading teams to produce excellent results.

At the conclusion of our work we will package and present the scope and breadth of the preliminary design process as well as its final recommendation to the City.

Project Work Plan

The team we have assembled for this project has direct experience working together and specific experience with the program contemplated by the City. The following workplan contains a more detailed description of the services described above. If selected for this project, we anticipate a conversation with the City to more closely align these tasks and services with the City's goals. We have also

listed durations with each phase to illustrate the time commitments involved.

The senior staff assigned to this project includes Principal Jeff Shaw, Project Executive Chris Logan, and Project Manager Sean Coveney. All three will be involved in the project throughout the duration of the work. They will be supplemented with designers and architects who are dedicated for the duration of the project. Our firm of over 20 maintains appropriate staffing levels throughout our projects by scheduling work well in advance to avoid disruptions caused by foreseeable events. We assign multiple staff to our teams to avoid disruptions caused by unforeseen events. During the construction phase the project is staffed by a minimum of three individuals to ensure continuity.

City personnel will be relied upon for their opinions and thoughtfulness regarding the design proposals, programming information and data related to apparatus and assistance of digging equipment for test pits (if needed).

Kickoff (1 Week)

- Hold a kickoff meeting with all the project stakeholders.
- Discuss roles and responsibilities.
- Confirm the goals of the project.
- Confirm the project schedule and budget.

Task 1 – Site Selection (8 Weeks)

- Conduct a “big picture” review of the three potential sites within the response time area identified in the prior study.

Approach

- For selected sites use available topographic survey's or use available City GIS data to determine boundaries, topography, easements, Rights of Way, trees and utilities.
- Review privately held lands for compatibility with the program requirements.
- Consider size of site, access and egress, soils conditions, drainage, sewerage, power and other utilities, flood plain and vehicular circulation.
- Prepare information about the neighboring and adjacent buildings and land area to provide context for the proposed project.
- Look at how the needed space, together with its parking needs, can fit on the site.
- Prepare a Zoning Code analysis and review with local building officials.
- Compile a list of all the potential regulatory reviews and permits needed.

- Prepare a scored site matrix document that weighs all data points for each site and returns top scoring candidates.
- Assist the Committee in recommending a preferred site.

Site Assessment of Preferred Site

- Procure a site survey (or to be provided by City).
- Determine improvements to existing infrastructure and likely requirements for new infrastructure.
- Consider if signalization potential (signal design not included).
- Conduct a geotechnical assessment including test pits and/or borings (or to be provided by City).
- Conduct a Phase 1 environmental assessment and based on results consider conducting a



Fire Headquarters | Westford, MA

Approach

Phase 2 environmental assessment which includes soils testing.

- Conduct percolation testing.
- Prepare an updated Zoning Analysis.
- Prepare a draft memorandum report describing the above issues and review with the Committee.

Space Needs Program

- Interview the Fire Chief and other designated staff.
- Review the prior study to understand program assessment.
- Study current organizational plans and consider future departmental changes.
- Review staff projections and equipment/vehicle lists.
- Confirm best practices for size, adjacency, function and location, and compare proposed space needs to other similar facilities and typical industry standards (NFPA etc).
- Include parking requirements for public parking and operational and shared/common parking efficiencies.
- Prepare draft Space Needs report complete with requirements and diagrams for each space.
- Discuss the draft Space Needs Programs with Department and the Committee.
- Make revisions as necessary, review with Committee.
- Prepare final Space Needs Program.

Task 2 – Building Design (12 Weeks)

Schematic Design

- Prepare alternative conceptual site layouts incorporating the building footprints, vehicle

circulation and pedestrian access, avoiding sitework cost premiums to the extent possible.

- Review with the Committee, weigh the advantages and provide revised concept plans.
- Based on a preferred site layout, prepare conceptual interior layouts for the needed space.
- Conduct roundtable reviews with Department staff to develop concepts that best meet the goals of the project.
- Evaluate these alternatives with respect to function, health and safety standards, energy and sustainable performance, image, phasing, cost and regulatory approvals.
- Refine the design evaluating with respect to function, image, cost and regulatory approvals.
- All design solutions will be prepared in BIM software (Revit).
- Prepare 3D computer imagery and artist renderings of the final design solution.
- Receive comments and prepare a final design and site layout.
- Obtain approval of the final concept design from the City.

Energy & Sustainability

- Provide an estimate of the energy consumption of the facility.
- Assist the City to consider conducting a 30-year lifecycle cost analysis of the proposed new mechanical systems for the Facility.
- Review envelope upgrade possibilities.
- Provide future maintenance and operations budgeting information.

Approach

100% Schematic Cost Estimate

- Prepare a quantity take-off construction cost estimate broken down by CSI division.
- Prepare a comprehensive project budget that includes all the costs for building construction, site development, professional services, testing, furnishings, phasing options, moving expense, temporary housing (if required), equipment, site acquisition, and contingency.
- Review the project budget and cost estimate with the Committee.

Public Meeting & Presentations

- Prepare the project documentation for presentation including renderings. Presentation materials can include mounted boards and digital presentations as needed.
- Include a proposed project schedule that includes final design, construction, and occupancy.
- Present the project to City officials, boards, committees, and the public.

Design Development

- Create initial design development documents based on the Assessment Document.
- Prepare progress presentation documents for review with Fire Department, Building Committee, and City.
- Prepare final design development documents including: outline specifications describing the materials and systems, drawings describing the proposed structural, plumbing, fire protection, heating, ventilation, air conditioning, and electrical systems.

- Conduct regular progress meetings and obtain approval from the Building Committee for the final work of this phase.

Site Enabling & Permitting

- Prepare a building code analysis & review with local building officials.
- Prepare a final zoning code analysis and review with local building officials.
- Using the preferred design, start an informal review process with the Planning Board.
- Prepare final permitting documents and submit applications to the appropriate jurisdictions.
- Review the project with local and state agencies including State Fire Marshall.
- Attend public hearings and assist in obtaining necessary permits.

100% Design Development Cost Estimate

- Prepare an updated quantity take-off construction cost estimate broken down by CSI division.
- Update the project budget.
- Prepare a list of value engineer suggestions to control project costs.
- Review the project budget and cost estimate with the Committee.

Task 3 – Construction Documents (8 Weeks)

- Upon acceptance of the design development phase, prepare final construction documents for the work.
- Detail construction documents to enable bid pricing by contractors and trade professionals.

Approach

- Prepare a complete project specification including project requirements and contracts as approved by Owner.
- Complete the regulatory permitting (if required).
- Conduct regular progress meetings and obtain approval from the Committee to proceed into Bidding.

60% Construction Documents Cost Estimate

- Prepare an updated quantity take-off construction cost estimate broken down by CSI division.
- Update the project budget.
- Prepare a list of bid alternates that can maximize flexibility through the bidding phase.
- Review the project budget and cost estimate with the Committee.

Task 4 – Bidding & Award (8 Weeks)

- Review the advertisements for bidding.
- Assist in soliciting bids and selecting a bidding provider (if online bidding).
- Conduct a pre-bid site meeting with prospective bidders.
- Prepare and distribute addenda.
- Review bids.
- Conduct reference checks of the three lowest bidders.
- Make a recommendation of the General Contractor to the City.

Contracting

- Assist the City in preparing the contractor to begin the project.

- Negotiate proposed modifications to any terms and conditions.
- Transmit contracts between parties.
- Coordinate contractors notice to proceed with City.
- Conduct pre-construction meeting.

Task 5 – Construction (12 Months)

Administer the contract for construction, which generally consists of the following:

- Conduct weekly project meetings for the duration of construction.
- Take and distribute meeting notes.
- Provide our opinion of construction progress and the quality and finish of the work product.
- Answer contractor questions and requests for information.
- Review and advise on contractor change proposals and request for payment applications.
- Review contractor proposed substitutions for appropriateness.
- Provide affidavits.
- Provide punch lists for work to complete.
- Review the work when substantially complete.

Closeout

- Review the work at final completion.
- Assist in collecting and turning over to the Owner, all final documentation during the closeout period.

References

Scarborough Public Safety Building

Mike Thurlow,
Fire Chief, Retired
p: (207) 730-4201
e: mthurlow@scarboroughmaine.org

John O'Malley,
Deputy Chief, Police Department
p: (207) 883-6361
e: jomalley@scarboroughmaine.org

Lewiston Fire Substation #4

Louie Turcotte,
Director of Buildings
p: (207) 754-5847
e: lbturncotte@lewistonmaine.gov

Brunswick Police Station

Marc Hagan,
Former Patrol Commander
p: (207) 353-2500

Andover BallardVale Fire Station

Andrew P. Flanagan,
Town Manager
p: (978) 623-8227
e: aflanagan@andoverma.gov

Mike Mansfield,
Fire Chief
p: (978) 475-1281, ext. 2001
e: mman@andoverps.net

Arlington Central Fire Headquarters & Highland Fire Stations

Robert Jefferson,
Fire Chief, Retired
p: (781) 858-8615

Burlington Fire Station #2

Steve Yetman,
Fire Chief, Retired
p: (617) 548-6602
e: syetman@burlington.org

Framingham Fire Station #2

James (Jim) Paolini,
Director of Capital Projects & Facilities Management
p: (508) 532-5485
c: (508) 468-0016
e: jjp@framinghamma.gov

Milton Fire Headquarters

Brian Walsh,
Chairman, Fire Bldg. Committee
p: (617) 696-2594
e: brianwal@aol.com

Chris Madden,
Fire Chief
p: (617) 898-4904
e: cmadden@townofmilton.org

Westford Fire Headquarters

Thomas Mahanna,
Chair of Town Bldg. Committee
p: (508) 471-9607
e: tjmahanna@tighebond.com

Somerville Public Safety Building

Melissa Woods,
Director of Capital Projects & Planning
p: (617) 625-6600, ext. 5124
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p: (617) 625-6600, ext. 5410
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Southborough Public Safety Complex

Mark Purple,
Town Administrator
p: (508) 485-0710
e: mpurple@southboroughma.com

Jason Malinowski,
Chairman, Public Safety Committee
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Kevin Heffernan,
Vice-President, Construction Health & Safety (Vertex)
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e: kheffernan@vertexeng.com

Insurance & Financial Statements



Our firm maintains Professional Liability Insurance through Poole Professional, Ltd. Coverage includes General Liability and Professional Liability, as well as Workers' Compensation and Automobile Liability. An insurance certificate can be found in the following pages.

Financial Stability

Context Architecture engaged *E.L. Mann, PC*, an independent CPA firm, to audit our financial statements as of December 31, 2020. They issued an unqualified report attesting that our financial statements were presented in accordance with accounting principles generally accepted in the United States. Due to the pandemic, the production of our 2021 Audit have been delayed, but when completed we expect it to return with similar clean results. Context Architecture has not been the subject of bankruptcy filings.

Legal Proceedings (Concluded)

Leicester Fire Station

Leicester, MA – Resolved 2020

The Town hired Context Architecture to perform a feasibility study and space needs analysis for a new fire station in 2017, then retained Context to perform design and construction administration. During construction, the contractor improperly

performed site work that exacerbated known poor soils and caused groundwater to pond. The contractor lost substantial time and money dealing with the site conditions. Once the project was complete neighbors complained of runoff on their property due to the drainage design of the fire station. The contractor subsequently made a claim against the Town who then brought in the design team. The Town settled with all parties and received funds to repair the issues. Context remains very pleased with our work for the Town in which we completed an impressive new building which includes state-of-the-art training functions at a cost substantially below the original project budget.

Scarborough Public Safety Complex

Scarborough, ME – Resolved 2020

The Town hired Context Architecture to perform a location and space needs analysis for a new public safety building in 2017. The study recommended a program of over 50,000 sq. ft. and a budget of \$21,500,000 including an industry-standard 10%

Legal Statements

project contingency. In 2018 the Town retained our firm to complete the design, prepare bid documents and perform construction administration services. The Town also retained an Owners Project Manager (OPM) and a construction manager (CM) to provide preconstruction services and to construct the building. When the CM began their work they reported that they felt the true cost of the planned 15-month project, in the increasingly inflationary construction market, was more than the Town's budget by \$700,000. The Fire & Police Chiefs, CM, OPM, and Context worked cooperatively to value engineer the project and lower construction costs without sacrificing functionality, durability, or longevity.

The Town and their OPM ultimately chose to proceed with the project without increasing their project budget, going into construction with a low project contingency of 3%. During construction, the team discovered that the insulation specified

for the exterior envelope design would not allow it to pass a fire protection test. Immediately upon discovering the issue Context hired a national expert to analyze and recommend changes to the envelope to bring it into compliance. At no cost to the Town the design was corrected and instructions were issued to the contractor within 3 weeks after discovery of the issue.

Due to the change in design a small section of masonry, metal panel and insulation needed to be removed and rebuilt. The work proceeded and the entire exterior envelope was completed without delaying the project. The insurance carrier for Context has since reimbursed the Town for the cost for the deviation from the initial design due to the error. All parties to the claim have since settled the matter. Context is very proud of the work performed, which provided a beautiful, state-of-the-art facility, significantly upgrading the public safety operations.



Public Safety Complex | Scarborough, ME



January 1, 2023

To whom it may concern:

I have been associated with the architecture firm know as Context Architecture, Inc. since the year 2000. In all that time, the firm has never filed or contemplated filing for bankruptcy. At the present time, the firm's management, of which I am included, considers the firm to be in strong financial position. We are not in the process of filing for bankruptcy, nor do we have plans to file for bankruptcy in the near or distant future.

Please feel free to contact me if you have any questions regarding this matter.

Very truly yours,

A handwritten signature in black ink that reads "Stuart Goldman".

Stuart Goldman, CPA
Chief Financial Officer
Context Architecture
e: sgoldman@contextarc.com

Context Architecture
65 Franklin St., Boston, MA 02110
t: (617) 423-1400 w: contextarc.com

Proposed Contract Modifications



Insurance Requirements

The City of Biddeford shall be listed as a “certificate holder” (not “additional insured”) under the workers compensation and professional liability policies to meet standard insurance company requirements. The last paragraph on page 4 of the RFQ shall be revised in a manner that is agreed upon by both parties.

Indemnification

The indemnification in the last paragraph on page 4 of the RFQ is overly broad, and shall be revised in a manner that is agreed upon by both parties.



CONTX-1

OP ID: BC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/20/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 781-245-5400 Poole Professional B&B of MA 107 Audubon Rd, #2, Ste 305 Wakefield, MA 01880 Christopher A. Poole		CONTACT NAME: Christopher A. Poole PHONE (A/C, No, Ext): 781-245-5400 FAX (A/C, No): 781-245-5463 E-MAIL ADDRESS:	
INSURED Context Architecture Inc. 65 Franklin St 5th Fl Boston, MA 02110		INSURER(S) AFFORDING COVERAGE INSURER A: Continental Casualty Company INSURER B: Continental Insurance Company INSURER C: Travelers Cas Surety America INSURER D: INSURER E: INSURER F:	
		NAIC # 20443 35289 31194	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:			7012571749	02/01/2023	02/01/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			7012544633	02/01/2023	02/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			7012571816	02/01/2023	02/01/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y/N ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	7012072871	12/31/2022	12/31/2023	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Prof Liability incl PollutionLiab			105894054	02/07/2023	02/07/2024	Per Claim 2,000,000 Aggregate 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

Context Architecture Inc.
65 Franklin St 5th Fl
Boston, MA 02111

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Request for Taxpayer Identification Number and Certification

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

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Context Architecture

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☒ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **C**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

65 Franklin St, 5th Floor

Requester's name and address (optional)

6 City, state, and ZIP code

Boston, MA 02110

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

____ - ____ - ____

or

Employer identification number

04 - 2944032

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign
Here

Signature of
U.S. person ►

Date ► 04/01/22

General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



Qualification/Professional Services & Experience
Statement for Proposed New Eastern Biddeford
Fire/EMS Substation

Any enduring building is built on purpose. From foundation to flagpole,
its form is shaped to follow the function it serves. But at Port City Architecture,
we know that a building's real story starts after it opens its doors.

**That's why we design with the same eye on operational costs that we use
to screen the materials and methods we plan from the ground up.** We
founded our firm on that respect for form, function, and finance. It's our
best plan for the long term success of any structure, and the partnership
we'd welcome building with you.

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Proposal

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Reporting Deadlines
Proof of Insurance

Section 4

Experience

Project List
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Kitchens and Day Rooms:

When designing your fire station's kitchen, a number of things must be considered. Understanding how the station functions, the relationships between company members, and their ideal space for efficiency and traffic flow are just a few considerations. Port City Architectures also takes into consideration durability, cleanability, flexibility, storage and comfort.



City of Saco, Maine
Saco Central Fire Station
Apparatus Bays

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Company Contact Information

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Email: andy@portcityarch.com
Website: www.portcityarch.com

Professional Licenses and Accreditations

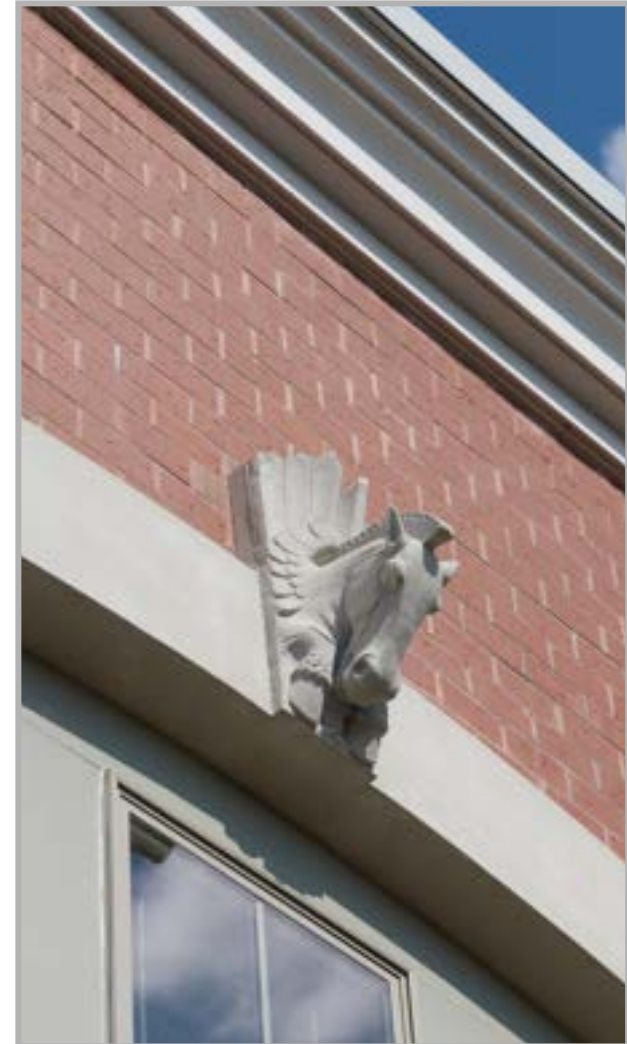
Architect Licenses: Maine, New Hampshire
United States Green Building Council: LEED Accredited Professionals

Awards

Fire Chief Magazine: Saco Fire Station, Saco Maine
College Planning & Management Magazine: University of New England
American School & University Magazine: University of New England

Professional Affiliations

Maine Police Association: Member
AIA American Institute of Architects: National and Maine Chapter Members
Portland Society Of Architects: Member



Saco Central Fire Station: The beloved details of horses from the historic Fire Station were incorporated in the new facilities design .

June 18, 2023

Attn: James Bennett
City Manager
City of Biddeford
205 Main Street, Suite 107
Biddeford, ME 04005

RE: Qualifications/Professional Services
Experience Statement for Eastern Biddeford Fire/EMS Substation

Dear Mr. Bennett, Asst. Chief Dexter, and Members of the Selection Committee:

Port City Architecture is Maine's leading expert in public safety design. We have helped over twenty Maine communities like yours in recent years achieve their goals of improving their public safety departments by providing state-of-the-art facility designs that support current firefighting trends and will adapt to their future needs for years to come. We will help you successfully navigate through the planning, design, permitting, and construction processes to ensure you receive the best possible fire substation uniquely suited to Biddeford.

Our designs are extremely functional and incorporate modern technology and building methods. They are designed to accommodate future growth and changing service methods, and to reflect the unique architectural character of the communities in which they are located. We design them with quality durable materials, while still achieving reasonable budgets. In addition to paying close attention to the initial capital cost, we are also concerned with the annual life cycle cost. In our studies we specify energy efficient designs including closed cell foam insulation. All our designs are built to LEED and high-performance building standards.

Your project will be guided daily by our public safety senior professional staff. We are proposing to collaborate with our regular team of highly qualified engineering consultants. We have collaborated with them for over twenty years on our public safety projects. All the senior architectural and engineering staff noted in this proposal will be committed to providing substantial involvement on this project from start to finish including site visits during construction administration.



Thank you for reviewing the enclosed material. To the best of our ability all the information contained in this RFQ is complete and accurate. We authorize the city and its representatives to contact any of our previous clients for an independent review of Port City and/or our consultants past performance. You will find our team extremely easy to work with and accommodating to your needs. We are committed to providing excellent design with personal and responsive service. Please visit our website at www.portcityarch.com and feel free to contact us for any additional information.

Sincerely,
Andrew C Hyland, AIA



Principal
Port City Architecture

Point of Contact Information:

Andrew C. Hyland, AIA, Principal
Port City Architecture
65 Newbury Street
Portland, Maine 04101
Email: andy@portcityarch.com
Phone: 207 761-9000 x202
Cell 207 838-4222



Sleeping Quarters:

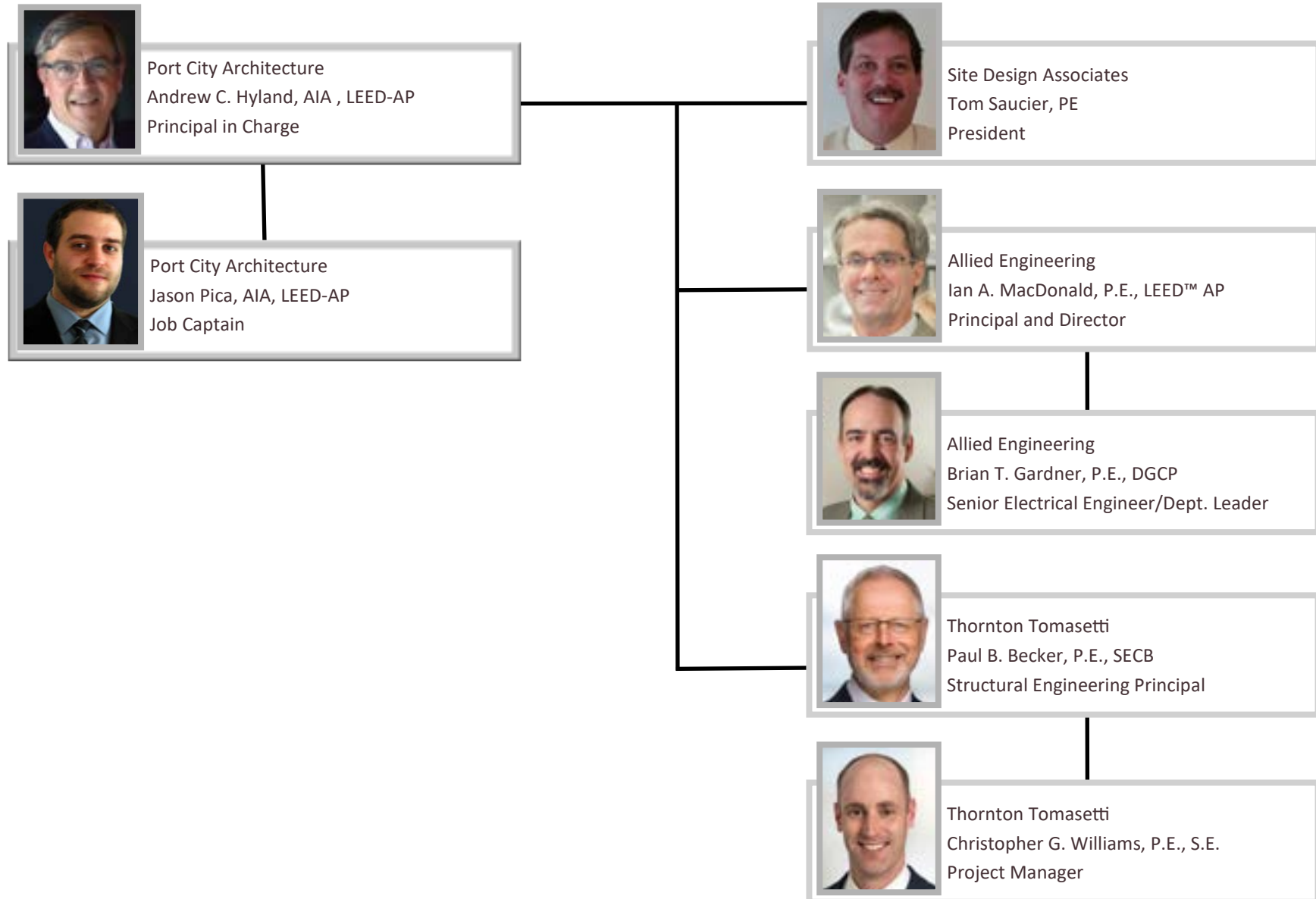
The architect designed the sleeping quarters to accommodate the rotating staff with individual closet space.



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Team: Team Chart

Qualification Submission
Section 1





Team: Organization and Assigned Personnel

Organization and Assigned Personnel: Port City Architecture is a Maine Corporation based in Portland. We were founded in 1995 by Principal, Andrew Hyland, AIA. We are currently managed by Mr. Hyland and Principal, Lita Semrau, AIA. We have one office with a local staff of twelve. We have long-term (20 year plus) relationships with the engineering subcontractors proposed for this project. All senior management listed below will be directly involved in the design of your project.

As another point of additional experience our team has worked extensively with the University of New England for many years. We are intimately familiar with the Biddeford campus where the substation location is proposed. Our Civil Engineer, Tom Saucier, PE of Site Design Associates has provided exclusive civil engineering design on the campus and will quickly be able to provide detailed information on the environmental and geotechnical characteristics of the area.



**Licenses**

Architect: Maine # 2037

Architect: NH # 2295

Education

University of Colorado:
Bachelor of Architecture &
Environmental Design

United States Green Building
Council: LEED Accredited Pro-
fessionals



Andrew C. Hyland, AIA , LEED-AP Maine Licensed Architect Principal in Charge

Mr. Hyland is senior principal at Port City Architecture. He has over thirty years of experience in architectural design, planning and project management. Andy is a leader in public safety design in Maine, and has led the design team for all of Port City's public safety projects. He continually researches new trends in public safety design, codes, and energy efficient construction methods.

His experience in project planning, working with committees, and finding consensus among groups with diverse points of views will help rally community support for your project. His ability to see the big picture will ensure that your project meets the needs of your community, allows for growth, provides durable long lasting finishes, while being constructed within a realistic budget.

Professional and Civic Affiliations

Maine Chiefs of Police Association: Member

American Institute of Architects: Member

United States Green Building Council: Member

Maine Chapter of the US Green Building Council:

- Secretary on the Executive Board
- Treasurer on the Executive Board

Trainrider's Northeast: Executive Board Member

NNECERAPPA: Member

**Licenses**

Architect: Maine #4572

Education

University of Maine:
Bachelor of Architecture

United States Green Building
Council: LEED Accredited Pro-
fessionals



Jason Pica, AIA, LEED-AP Licensed Architect Project Manager

Mr. Pica has fifteen years of professional architectural experience in a wide range of projects, including project management of our last four public safety buildings.

Over the last five years, Jason has worked on the town of Gorham's New Police Station and the renovation of their Fire Station. In 2016 he has overseen the feasibility studies for the Town of Waterboro and the Town of Cumberland. Mr. Pica has been involved in all phases of the design process from programming and feasibility studies to schematic design 3D modeling through the final stages of the building process. He feels the most important aspect of the process is bringing the design idea to reality, while collaborating with the owner and the contractor.

Jason strives to build a team that works well together and creates a professional finished project to exceed the client's expectations.

Professional and Civic Affiliations

United States Green Building Council: Member
American Institute of Architects: Member



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
ARCHITECTS, LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

ANDREW CROSSLEY HYLAND

ARCHITECT

License Number: ARC2037
Status: [Active](#)
Expiration Date: 06/30/2023
Licensed By: Other

Mailing: PORTLAND, ME 04101
Phone: +1 (207) 761-9000

History

License Type	Start Date	End Date
ARCHITECT	07/02/2018	06/30/2023
*** NOT ACTIVE ***	07/01/2018	07/01/2018
ARCHITECT	05/10/1999	06/30/2018
PRIOR HISTORY UNAVAILABLE		

License/Disciplinary Action

None.

GENERAL INFORMATION

Other Phone Numbers [\(1 record\) hide](#)

Phone Number	Type
+1 (207) 838-4222	Cell

The Office of Professional and Occupational Regulation is providing information about this licensee as a public service. The information on this page is a secure, primary source for license verification. The information on this page is maintained by Office staff and is updated immediately upon a change to our licensing database. The information may not show a complete history. Licensing history prior to January 1, 2000 is unavailable online.

If you need further information, contact us directly.



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
ARCHITECTS, LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

JASON ANTHONY PICA

ARCHITECT

License Number: ARC4572
Status: [Active](#)
Expiration Date: 06/30/2024
Licensed By: Examination

Mailing: WINDHAM, ME 04062
Phone: +1 (207) 632-3523

History

License Type	Start Date	End Date
ARCHITECT	07/21/2022	06/30/2024
*** NOT ACTIVE ***	07/01/2022	07/20/2022
ARCHITECT	03/13/2019	06/30/2022

License/Disciplinary Action

None.

GENERAL INFORMATION

Other Phone Numbers [\(1 record\) hide](#)

Phone Number	Type
+1 (207) 632-3523	Cell

The Office of Professional and Occupational Regulation is providing information about this licensee as a public service. The information on this page is a secure, primary source for license verification. The information on this page is maintained by Office staff and is updated immediately upon a change to our licensing database. The information may not show a complete history. Licensing history prior to January 1, 2000 is unavailable online.

If you need further information, contact us directly.

Quality Control: While our team employs numerous methods of quality control procedures on our projects, there is still nothing more important to project quality than an experienced team of professionals with a long and successful work history together. Our daily project team who will be dedicated to this project will be comprised of principals and senior staff throughout all disciplines. They understand their roles and have an extensive history of successful projects together.

Our front line of quality control is in our “team approach” design method. The focus of the “team approach” is the final value created for the owner, the finished building. Rather than each participant focusing exclusively on their design discipline without considering the implications on the whole process, our method brings all participants together early with collaborative ideas to maximize the value for the owner. This collaborative approach allows informed decision making early in the project where the most value can be created. This close collaboration eliminates a great deal of waste in the design, and allows data sharing directly between the design and construction team eliminating a large barrier to increased productivity in construction.

We have employed this method with all of our recent public safety projects with great success. It is the heart and soul of our quality control. In practice we will begin our weekly team meetings at the very start of design and will end the meetings after occupancy. The architects, engineers, users (owner), construction manager, and major subcontractors will attend these meetings from start to finish. With all eyes on the construction documents as they are developed and are priced, virtually all errors and omissions are identified early. The process also works to maintain a building which begins and stays on budget throughout the process. It maximizes the value to the project by allowing the owner to thoughtfully and fully allocate their given resources to the areas of the project which are most important to them.

In addition to our unique approach, the quality and completeness of the construction documents are checked at each phase of design development at specific dedicated Project Team coordination meetings with a defined agenda. Respective members of the Project Team will receive the minutes from these coordination meetings for follow-up. Progress drawings are “red-lined” on a master set at each phase of design to incorporate changes and details as they are completed. Outline specifications are issued at the beginning of Schematic Design and modified throughout Design Development before the final issue of the Construction Documents. BIM technology provides a great tool for the Project Team to maintain coordination throughout the Design and Construction Phases. During the construction phase we work with the contractor through Procore or other project management tools to keep the project moving to a successful conclusion.

Performance: Port City Architecture has never been involved in any litigation on any of our projects in our entire existence. There is no pending or expected litigation of which we are aware. We are in our strongest financial position ever. All of our work and documents exceed all industry standards. We encourage the city to contact any of our past clients for an independent reference of our professional services.

Use of subcontractors:

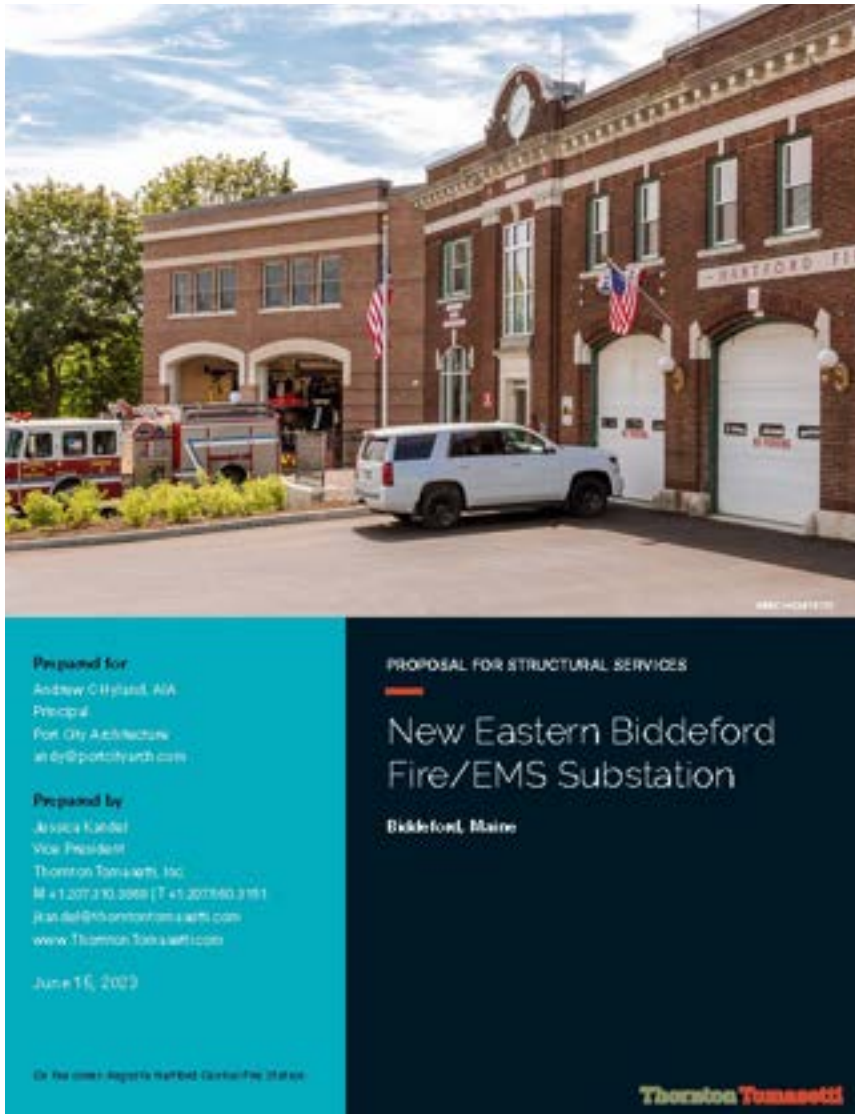
As stated elsewhere in this qualification package Port City Architecture has very long (20 years or more) and successful relationships with all of our engineering subcontractors. We will work with the same principals of these firms that we have worked with in the past. They have specific experience with us in many of our public safety projects. They are noted in our organizational chart and in the sections that continue in this submission.

Thornton Tomasetti



Site Design Associates

Thornton Tomasetti



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SECTION 1

Firm capabilities

ABOUT THORNTON TOMASETTI

We are a 1,500-strong firm of creative problem solvers, integrating multidisciplinary expertise and forging enduring solutions for complex challenges. Our engineers, scientists, architects and sustainability experts collaborate to design, analyze and optimize structures, infrastructure and neighborhoods, as well as systems, materials and devices. Our inclusive, growth-focused culture enables our employees to thrive – in their work and communities. Through our commitment to sustainability, in our operations and projects, we lay the foundation for a better, more resilient future.

Here's how

Our work is about more than applying engineering principles to our client's projects. It's about rethinking how typical projects are accomplished to find better ways of tackling challenges — pairing a deep understanding of our clients' objectives with new angles, approaches and answers to help them go further. We work across disciplines, without silos, because we know that success is achieved through the dynamic exchange of people, perspectives and ideas. By embracing this approach, not only do we bring the forward-thinking visions of our clients to reality, we also lay the groundwork for a better, more resilient future and make a lasting impact.

CAPABILITIES

Structural engineering	Sustainability consulting
Acoustics, noise & vibration control	Resilience consulting
Construction engineering	Protective design & security
Facade engineering	Transportation & infrastructure
Restoration & renewal	Applied science
Forensics	



Thornton Tomasetti

THORNTON TOMASETTI, INC. SOLUTIONS & CAPABILITIES

We apply scientific and engineering principles to solve the world's challenges — starting with yours. Whether we're focusing on the design, construction and performance of buildings or expanding into new disciplines, we never limit ourselves, applying our expertise to all types of projects across a range of industries.

Structural engineering

We provide a complete range of structural design services on projects of all sizes and complexity — from designing some of the world's tallest buildings and longest spans, to engineering the most ambitious yet small-scale structures. Whether in steel, concrete, timber or a hybrid, groundbreaking or conventional, we bring the tools, technology and expertise needed to design the structural systems that realize your ambitions.

Construction engineering

From early site and logistics planning to connection, design to erection engineering and Advanced Project Delivery™, our multidisciplinary teams have experience beyond traditional structural engineering. Through our Advanced Project Delivery services, we coordinate the complete structure, using models to create design drawings and deliverables that contractors and fabricators can use in downstream production of shop drawings and building skin components — reducing risk and schedule.

Protective design & security

Our interdisciplinary teams work to limit the impact of adverse events on your people and critical assets by minimizing vulnerabilities. We partner with project stakeholders to learn the unique requirements of your project — whatever its type, size or location, new or existing — then craft solutions that provide the right level of protection. Ones that fit your budget and integrate seamlessly into your design and operational plans.

Facade engineering

Our facade engineers have been working worldwide with architects on the design, engineering and construction of innovative exterior systems for award-winning architecture. With long in-depth knowledge of materials to integrate building skin, sustainability and structural design in new buildings, renovations and re-cladding projects. Beyond traditional facade design and engineering consultant services, we provide skin-specific BIM and support for digital facade fabrication, as well as building physics and environmental analysis — forming a wide platform of skin consulting services.

Sustainability consulting

Our sustainability practice actively pursues innovation in our approach to energy, materials, water and health. Our unique access to a diverse suite of internal practices allows us to reach beyond the typical sustainability consultant's toolbox and to reimagine sustainable design to better realize the goals of our clients. With more than 25 years in the green building industry, we continue to expand the boundaries of sustainable design.

Resilience consulting

We help clients prepare, endure, adapt and thrive in a disruptive and changing world. Our team of engineers, architects, scientists, and emergency management and risk specialists takes an interdisciplinary approach to resilience. We provide expert analysis and solutions to help you make decisions about physical improvements, adaptation, mitigation and resilient strategies to support your success in an often uncertain future.

Acoustics, noise & vibration control

Whether your project, controlling noise and vibration can be critical to success. We help manage occupant safety and comfort in all types of structures — new and old — and finding listening spaces for optimal acoustics. We apply tried-and-true techniques and innovative methods to a full spectrum of architectural and forensic acoustics services. We also design — and verify the effectiveness of — solid and liquid IIMDs for floors, long-span structures, bridges and tunnels.

Restoration & renewal

Our multidisciplinary teams have spent decades helping owners with a wide range of material needs. Whether we're restoring landmark buildings or repurposing a property for a new purpose, developing facade upgrades or building system improvements, investigating the cause of a structural failure or providing an energy analysis — our structural engineers, architects and MEP engineers have the experience, knowledge and tools needed to tackle your challenge, whatever it may be.

Forensics

When something goes wrong, you need to know why. And how to get back to full function and use. We partner with property managers, building owners, contractors, attorneys, insurers, manufacturers and design professionals to resolve every type of building issue. Our staff works closely with the firm's CORE groups to develop new technology — such as simulation and visualization tools and data acquisition and processing systems — that help us better serve you.

Thornton Tomasetti

STRUCTURAL ENGINEERING SOLUTIONS



Augusta-Warfield Central Fire Station

As structural engineers, we collaborate with architects, owners and builders to achieve elegant structural solutions to meet the rigorous demands of the most technically challenging projects. We provide a complete range of structural design services for clients worldwide on projects of all sizes and complexity – from designing some of the world's tallest buildings and longest spans, to engineering the most ambitious yet small-scale structures; from new buildings to expansions and renovations of every type. Whether in steel, concrete, timber or a hybrid, we design structural systems to realize your ambitions.

New design

Designing structural frames for new buildings is a key focus of our practice. We work collaboratively with architects, mechanical engineers, and contractors to propose, study, and develop structural framing system alternatives for each project. Our integrated approach to developing the optimal structure considers not only material quantities and embodied carbon, but also the project's economic, functional, and aesthetic requirements.



In all our work, we continually challenge convention while striving to address the demands of constructability, sustainability, budget, function and aesthetic vision.

Leaders in low carbon design

Our research and development efforts have produced a number of important breakthroughs in the field of embodied carbon. We are drivers of the Structural Engineering Institute (SEI) of the American Society of Civil Engineers (ASCE)'s SE 2050 Commitment, which follows the Structural Engineers 2050 Challenge. The challenge was co-initiated by Thornton Tomasetti and issued in 2019 by the Carbon Leadership Forum to eliminate embodied carbon in projects by 2050.

Advanced tools & technology

Combining the latest technologies with proprietary tools designed by our in-house R&D Institute, our engineers excel in optimizing structural system designs in order to meet architectural and cost objectives and to simultaneously simplify construction. We enable the design team to explore and evaluate design considerations at the earliest stages through interoperability and data visualization tools that deliver rapid iterations. We incorporate this knowledge to optimize complex and award-winning projects throughout the world.

Project delivery

Our project delivery strategy is customized to meet specific client needs. For design-bid-build, design-build, integrated project delivery or a hybrid, we understand the benefits and limitations of each approach and advise our clients when appropriate. We incorporate advanced detailing, saving time and ensuring accuracy of deliverables for the contractor and fabricator, and erection engineering and site logistics.

CAPABILITIES

- Structural design
- Structural alteration and renovation
- Structural exploratory studies
- Structural optimization
- Advanced structural analysis

Thornton Tomasetti

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SECTION 2

Project experience

WALPOLE CENTRAL FIRE STATION

Walpole, Massachusetts

Thornton Tomasetti provided structural engineering services for a 22,000-square-foot fire station to centralize the fire department's satellite stations on the site of an old station.

The new station houses six double-depth apparatus bays, sleeping quarters and training facilities as well as headquarters offices. The rear side of the building showcases a 70-foot cantilever that provides coverage above the bay entrances.

The fast-track project was completed within the nine-month schedule and nearly 10 percent below budget.

Owner

Town of Walpole

Architect / client

Schwartz/Silver Architects

Completion date

2018

Total area

22,000 sf

Services

Structural engineering

Awards

Honor Award (Gold), Fire Station Design Award, Fire Industry Education Resource Organization (F.I.E.R.O.), 2019



Thornton Tomasetti

SCARBOROUGH PUBLIC SAFETY BUILDING

Scarborough, Maine

Structural engineering services for a \$3,000-square-foot combined police and fire station building designed to meet the current public safety needs and the growth of the community and staff through 2041.

Here's how

The site encompasses a large downward slope from one end of the site to the other. In order to achieve the required footprint and programming, the two-story building was constructed into the slope. An extensive series of concrete retaining walls, some of which are more than 20 feet tall, connect into the building's lateral force resisting system, reaching the large earth-retaining forms and bring the building in place.

In anticipation of growth, our engineers designed the steel framed structure with three locations that can accommodate vertical additions and allowances for future photovoltaic additions on the roof.

Result

We worked with the town, design team and construction manager to fast-track structural contract documents ahead of the completed architectural design, allowing the construction manager to accelerate the procurement of structural trades and the overall construction schedule.

The station consists of apparatus bays, police garage, police and fire supportive services, fitness area and locker rooms at the lower level. The mezzanine level supports mechanical rooms, storage and a training loft. The main floor consists of dispatch, firefighter dorms, kitchen, dining room, day room as well as police staff rooms and a joint training room. The second floor is made up of police and fire administrative offices, with the potential for a future addition above the apparatus bay.



Owner

Town of Scarborough

Client / Architect

Contest Architecture

Construction manager

Landry/French Construction

Completion date

2019

Construction cost

\$215 million

Services

Structural engineering

Thornton Tomasetti

NEWTON FIRE HEADQUARTERS AND STATION NO. 3

Newton, Massachusetts

Thornton Tomasetti assisted the Town of Newton with the renovation of the historic Headquarters Building and design of the new Fire Station 3. Station 3 was constructed in 1954 and no longer provided necessary storage and vehicle garage space. The Headquarters Building was constructed in 1928 and needed updating in order to provide essential services to the busy town.

An initial feasibility study was conducted on the Headquarters building to consider renovation options. The selected option provided a new Emergency Operations Center (EOC) and a dispatch center.

The new, 30,000-square-foot Fire Station 3 includes five-bay drive-through apparatus bays, office spaces, a training room, sleeping quarters, administration offices, a backup dispatch center and a 120-foot high radio tower. The station's bi-fold doors open in seconds, shaving response time compared to traditional overhead doors.

Owner City of Newton	Total area 30,000 sf (steel)
Architect / Client Swartz Silver Architects	Services Structural engineering
Completion date 2018	Awards Merit Award Silver, Fire Station Design Awards, Fire Industry Education Resource Organization (FIERO), 2019
Construction cost \$13.5 million	



Thornton Tomasetti

ADDITIONAL RELEVANT PROJECTS



Yarmouth Public Safety Building

Select experience

Lewiston Fire Substation, Lewiston, ME. Structural engineering services for a 70,700-square-foot state-of-the-art fire station. The station is composed of three drive-in bays, a storage loft, dormitory rooms, dining facilities, a fitness center, and living spaces.

Augusta Hartford Central Fire Station, Augusta, ME. Structural design for a design-build that includes renovations and a new addition to an existing building. The Augusta Fire Department currently utilizes the 97-year-old Hartford Station, originally built in 1900, as its headquarters and central fire station facility. The scope of our work from design through construction administration included renovations to remedy small apparatus bays, reinforcement of structurally deficient floors to support the weight of firefighter apparatus and decontamination equipment, lack of enlarged spaces for training and sleeping quarters and ADA compliance and evaluation of existing roof framing for increased snow loads resulting from additional insulation in the cap to meet the energy code.

Maine State Capitol Judicial Center, Augusta, ME. Structural engineering and LEED energy and design assistance modeling services for the design and construction of a 118,000-square-foot judicial center and a pedestrian bridge that spans over Park Street to connect the new five-story judicial center to the historic Kennebec County Courthouse. It contains six courtrooms, jury deliberation rooms, jury selection and assembly spaces, offices and judicial chambers. The design takes advantage of the sloping site by adding a story of staff parking and secure detainee transport unlike the building. The roof supports a 13,000-square-foot mechanical machine. The LEED gold-certified building achieves a 33 percent savings over a code-compliant building. The scope also included facade review and structural roof repairs at the Kennebec County Courthouse.

Yarmouth Public Safety Building, Yarmouth, ME. Structural design services for a new combined police and fire-rescue-and-safety building. The building also houses community services.

Falmouth Public Safety Building, Falmouth, ME. Structural design of a 9,100-square-foot, wood-framed police building and a 1,800-square-foot addition to the existing fire station. The addition consisted of concrete foundation walls and slab-on-grade at the ground-floor level. Bearing walls are pre-manufactured structural insulated panels. The roof framing included pre-manufactured wood trusses with pitched trusses at the police station and flat trusses at the fire station.

Waterville Police Station, Waterville, ME. Structural design services for a new 12,000-square-foot, single-story police building. The construction consisted of concrete foundation walls and a slab-on-grade ground floor.

Wells Police and Fire Safety Building, Wells, ME. Structural design services for a 40,000-square-foot combined police and fire safety building and a new 5,300-square-foot fire substation. The police station entrance has bulletproof glass and bulletproof sheetrock, along with secure hallways, as well as state-of-the-art evidence processing and storage rooms. The fire station has engine bays, storage for supplies and equipment, bunk rooms, and a day room. The dispatch center includes six large screens displaying the town's camera surveillance.

Westford Fire Station, Westford, MA. Structural engineering services for a new 18,000-square-foot fire station with apparatus bay and attached administration wing. The administration wing is a two-story over a slab-on-grade. The apparatus bay is a single story h-bay over a slab-on-grade.

Thornton Tomasetti

PUBLIC SAFETY EXPERIENCE



Westbrook Central Fire Station

Westbrook Public Safety Building, Westbrook, ME. Structural design services for a 42,000-square-foot facility to house the public safety departments, staff and equipment. The program includes three levels, including a firing range below grade. The apparatus wing is a one-story, high-bay building with a partial mezzanine. A hose tower is located at the rear of the building with provisions for a one-ton hoist. The building is a steel-frame structure with cast-in-place concrete floors over steel deck supported on composite steel beams or open web joists. Precast concrete plank was used over the firing range.

North Andover Central Fire Station, North Andover, MA. Structural design of a new approximately 16,500-square-foot fire station with an apparatus bay and attached administration wing. The administration wing is a two-story building over a full basement. The apparatus bay is a single-story hi-bay over a slab-on-grade.

Middleton Municipal Complex, Middleton, MA. Structural engineering services for a municipal complex consisting of a Public Safety Building that includes a fire and police station and a combined community/senior center and town office building.

Everett Police Station, Everett, MA. Structural engineering services to review existing conditions, verify evaluations, provide site options for new building, and to develop solutions for the successful operation and needs of the police station for several decades in consultation. Planning for the site also focuses on sustainability and incorporating carbon reduction strategies and site improvements to address the impacts of climate change.

Leicester Fire and EMS Headquarters, Leicester, MA. Structural design for a 18,500-square-foot fire station and EMS Headquarters with apparatus bay. The building is two levels with the upper level comprising 7,600 square feet of administrative offices constructed above the 11,000-square-foot apparatus bay.

3

SECTION 3

Project team

PAUL B. BECKER, P.E., SECB

Senior Principal



Project role

Structural Engineering Principal

Summary

Paul Becker brings over forty years of structural engineering expertise in complex building systems using steel, concrete, masonry and timber framing as well as deep foundation support systems and earth retaining structures. He has extensive experience in expansion, concrete restoration, failure investigations, structural evaluations, value engineering and construction monitoring. Paul brings specialized knowledge of historic restoration and stabilization, adaptive reuse and the upgrade of existing structures for current seismic code requirements.

Education

- M.S., Structural Engineering, 1989, University of New Hampshire
- B.S., Civil Engineering, 1985, Pennsylvania State University

Registrations

- Registered Professional Engineer in ME #8554, MA, NH, NE, VT, GA, CT, RI, OH

Years of Experience

- 41

Professional activities

- Member, Legislative Committee, American Council of Engineering Companies (ACEC)
- Member, American Concrete Institute (ACI)
- Member, American Institute of Steel Construction (AISC)
- Member, American Society of Civil Engineers (ASCE)
- Board Member, Maine Preservation
- Member, Structural Engineering Association of Maine (SEAM)
- Member, Portland Society for Architects

Select project experience

Hartford Central Fire Station Renovation and Expansion,

Augusta, ME. Structural design under a design-build contract for the renovation and an addition to the Augusta Fire Department, originally built in 1930. The scope of work included renovations, floor repairs and strengthening, insulation of the roof, and ADA compliance. The addition expanded training and sleeping space.

Newton Fire Headquarters, Newton, MA. Structural

engineering for two existing fire service buildings. Scope included an initial feasibility study to develop and consider options and continued through the schematic design phase. The selected option included renovation of one of the buildings and the construction of new apparatus bays, office spaces, training room, sleeping quarters, and miscellaneous support spaces.

Scarborough Public Safety Building, Scarborough, ME

Structural engineering for a 53,000-square-foot police and fire station to support the town's growth through 2041. To achieve the required footprint and programming, the two-story building was constructed into the slope with a series of concrete retaining walls, some more than 20 feet tall. The station consists of apparatus bays, police garage, police and fire supportive services and fitness area. Project was fast-tracked.

Westford Fire Station, Westford, MA. Structural engineering for a 18,000-square-foot fire station with apparatus bay and attached two-story administration wing over a slab-on-grade. The apparatus bay is a single-story h-bay over a slab-on-grade.

Leicester Fire and EMS Headquarters, Leicester, MA. Structural design for a 18,500-square-foot fire station and EMS Headquarters with apparatus bay. The building is two levels with the upper level comprising 7500 square feet of administrative offices constructed above the 11,000-square-foot apparatus bay.

North Andover Central Fire Station, North Andover, MA. Structural design of a 16,500-square-foot fire station with an apparatus bay and attached administration wing. The administration wing is a two-story building over a full basement. The apparatus bay is a single-story h-bay over a slab-on-grade.

Walpole Central Fire Station, Walpole, MA. Structural design for a 15,000-square-foot fire station. The station houses sleeping quarters, an apparatus bay, office spaces, and miscellaneous support spaces. The rear side of the building allows for a 10-foot cantilever to provide coverage of the entrances.

Westbrook Public Safety Building, Westbrook, ME. Structural design for a 42,000-square-foot facility to house the safety departments, staff and equipment. The program includes three levels, including a firing range below grade. The apparatus wing is a one-story, high-bay building with a partial mezzanine. The hose tower has provisions for a one-ton hoist. The building is a steel frame structure with cast-in-place concrete floors over steel deck supported on composite steel beams or open web joists. Precast concrete plank was used over the firing range.

Thornton Tomasetti

CHRISTOPHER G. WILLIAMS, P.E., S.E.

Vice President



Project role

Project manager

Summary

Christopher joined Thornton Tomasetti in 2007. He is experienced in the design of steel, timber, reinforced concrete and reinforced masonry for both commercial and residential projects. He has managed a wide variety of projects that include residences, parking structures, historical buildings and adaptive reuse projects, medical and government buildings. He has extensive experience in heavy timber construction and is an advocate for mass timber and low-embodied carbon structures.

Education

- B.S., 2002, University of New Hampshire

Registrations

- Licensed Professional Engineer in ME #12954

Years of Experience

- 18

Professional activities

- Member, American Society of Civil Engineers (ASCE)
- Member, American Institute of Steel Construction (AISC)
- Member, Structural Engineer's Association of Maine (SEAM)
- Participant, Maine Mass Timber Advisory Committee

Professional papers, lectures and publications

- "Framing Change - A Mass Timber Office Building" Architects Boston Expo, 2019, Presenter
- "Mass Timber overview from a Structural Engineering Perspective" ASCE Technical Seminar, 2019, Presenter

Select project experience

Hartford Central Fire Station, Renovation and Expansion,

Augusta, ME. Structural design under a design-build contract for the renovation and an addition to the fire department, built in 1930. The scope of work included renovations, floor repairs and strengthening, insulation of the roof, and ADA compliance. The addition expanded training space and sleeping quarters.

Jessup Memorial Library, Bar Harbor, ME. Structural

engineering for a 12,000-square-foot addition and structural modifications and repairs to the library. The new addition uses a mass timber system with cross laminated timber floor and roof slabs supported by glulam timber beams and columns.

Scarborough Public Safety Building, Scarborough, ME.

Structural engineering services for a 53,000-square-foot combined police and fire station building designed to support the town's growth through 2041. In order to achieve the required footprint and programming, the two-story building was constructed into the slope with an extensive series of concrete retaining walls, some more than 20 feet tall. The station consists of apparatus bays, police garage, police and fire supportive services, fitness area and locker rooms at the lower level. We worked to fast-track the project ahead of the completed architectural design to accelerate the schedule.

Westford Fire Station, Westford, MA. Structural engineering services for a new 18,000-square-foot fire station with apparatus bay and attached administration wing. The administration wing is a two-story over a slab-on-grade. The apparatus bay is a single-story h-bay over a slab-on-grade.

Southborough Public Safety, Southborough, MA. Structural

design services for a 35,000-square-foot, two-story building to provide space for the police, fire and dispatch services. The lower level is concrete slab-on-ground and contains the apparatus bays, police and fire support services and dispatch.

All Saints Parish, Multipurpose Facility, Brunswick, ME.

Structural engineering of a one-story, 14,250 gross-square-foot multi-purpose facility that includes a gymnasium, stage, kitchen, music room, chapel, locker rooms and support spaces. The building consists of structural steel with long span steel joists over the gymnasium, a masonry veneer, full-height curtain wall, a glass clerestory and mechanical equipment on the roof.

Paul J. Schvafel Art Center, Waterville, ME. Structural design

of a new 28,000-square-foot arts center, a collaboration led by Waterville Creative and Colby College. The program includes film screening rooms and a permanent home for the Maine International Film Festival, rehearsal space for the adjacent Waterville Opera House, community classrooms and a day studio, dedicated space for Waterville Creative, and a new contemporary gallery for the Colby College Museum of Art.

Thornton Tomasetti

LICENSES

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS
PAUL B. BECKER

PROFESSIONAL ENGINEER

License Number: PE 0084
Status: [Active](#)
Expiration Date: 12/31/2023

Business: Thornton Tomasetti
211000 17 170, 100
NORTON, MD 20705-1700

History

License Type	Start Date	End Date
Professional Only (Standard)	01/01/2013	12/31/2023

Exam Option: [At a Glance](#)

Examinations

General Information: 1

Licensed/Disciplinary Action

None

GENERAL INFORMATION

PE Class: State: Pennsylvania
PE License: State: New Hampshire

Education: [At a Glance](#)

Year	Completion Date	Provider
Engineering/Architecture/Engineering	Not Available	

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DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS
CHRISTOPHER G. WILLIAMS

PROFESSIONAL ENGINEER

License Number: PE 0084
Status: [Active](#)
Expiration Date: 12/31/2023

Business: Thornton Tomasetti
211000 17 170, 100
NORTON, MD 20705-1700

History

License Type	Start Date	End Date
Professional Only (Standard)	01/01/2013	12/31/2023

Exam Option: [At a Glance](#)

Examinations

General Information: 1

Licensed/Disciplinary Action

None

GENERAL INFORMATION

PE Class: State: New Hampshire

Education: [At a Glance](#)

Year	Completion Date	Provider
Engineering/Architecture/Engineering	Not Available	

Exam: [At a Glance](#)

Year	Completion Date	Provider
ACI/ASCE PE Exam	01/01/2013	ACI/ASCE

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Thornton Tomasetti

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SECTION 4
QAQC

STRUCTURAL ENGINEERING QUALITY ASSURANCE / QUALITY CONTROL PLAN

Thornton Tomasetti is committed to achieving quality and consistency in the delivery of all services we provide for our clients. Key parts of this commitment are our Quality Assurance and Quality Control (QA/QC) requirements, guidelines and procedures, which are detailed in our QA/QC Manual. Our quality control program enables each project team to leverage the experience of our diverse, collaborative and talented staff, and provides a comprehensive system of support, guidance and accountability.

Accountability

Every project leader must submit a QA/QC work plan for each project, outlining the approach and timing of the QA/QC reviews for the project as well as key details such as project schedule and special considerations.

The Design Charrette

Thornton Tomasetti believes that the key to an effective QA/QC plan is implementing it from the very beginning, in a manner appropriate to each individual project. At the start of a project, experienced, multi-disciplinary staff are assembled to undertake a design charrette where applicable, identifying appropriate design criteria and performance goals and setting the correct course for the balance of the QA/QC effort. As the project proceeds, additional design charrettes may be held as needed to discuss design issues and project team decisions.

Independent Review Teams

A "second set of eyes" will independently review the design work performed by the project team through the evolution of the project, and at key document delivery milestones. These detailed reviews are undertaken by a team of independent individuals (the Independent Review Team, IRT), selected for their relevant experience for the specific project. Comments from the IRT are recorded formally into the QA/QC Work Plan and are to be addressed prior to each milestone.

Resources

Project teams have access to appropriate technical information, guidance and expertise. Standards such as General Notes, Specifications and Typical Details are maintained by Thornton Tomasetti's Structural Engineering Standards Committee and

ITS OBJECTIVES ARE THREEFOLD

- To standardize office practices and procedures.
- To provide quality deliverables to our clients.
- To provide the "best fit" design and oversight teams for each project.

Thornton Tomasetti maintains a consistent ethos that quality control does not replace the continuous due diligence of the project team. The QA/QC program (and Manual) has been developed on the key principle that the responsibility for producing a quality product lies with the project team.



The reach of the program spans from the highest corporate level, with a Project Oversight Committee (POC) tasked with overseeing the QA/QC process firm wide, through to office level oversight, to project level verification, checking, and independent review.

are used by project teams. Additionally, software and design guidelines, as well as historical building systems data, are accessible to staff to drive consistent design approaches. Continuing Education seminars are run in-house to maintain an up-to-date knowledge of construction practices, materials and products, and design methodologies.

Established Communities of Practice, run via Thornton Tomasetti's Knowledge Management platform, allow staff to explore a variety of technical topics by connecting across the entire Thornton Tomasetti staff network. The best solution for each unique project can readily be developed using the shared knowledge of these subject matter experts. The Communities of Practice provide resources for project teams on many specific areas of design and practice.

Thornton Tomasetti

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SECTION 5

Litigation

LITIGATION

From time to time our firm has been brought into lawsuits involving projects on which we have performed services. Most of these cases involve personal injury / site safety issues, which are not our responsibility. Accordingly, we have often had the cases dismissed as against our firm by filing an affidavit of noninvolvement or by speaking with the plaintiff's attorney. In other instances, we decided to contribute towards settlement to avoid litigation costs, expending the time of our key staff, or the risk of an adverse court decision.

Thornton Tomasetti



COMPANY PROFILE PUBLIC SAFETY MARKET



LOCATION OF OUR OFFICE
160 Veranda Street, Portland, ME 04103

DATE OF INCORPORATION:
January 24, 1958, State of Maine, Corporation

BACKGROUND

Allied Engineering, Inc. (AED) has been providing multi-discipline engineering support to our clients since 1958. Our experience lies in our knowledge and understanding of Structural, Mechanical, Electrical and Technology systems for new buildings and renovation design projects. Our expertise is demonstrated in our attention to detail, integrated designs, and our excellent reputation.



PUBLIC SAFETY MARKET PRACTICE

Allied Engineering has been servicing the public safety, municipal and judicial market for many years. A majority of the projects we have worked on involve feasibility studies and full design documents for fire stations, police stations, courthouses, county jails, public works facilities and town halls, among several others. Some of our recent projects include the Rumford Central Fire Station, Saratoga Springs Fire Station, Cumberland Central Fire Station, Cash Corner Fire Station, Saco Satellite Public Safety, Windham Public Safety, Wells Public Safety Complex, Augusta Police Station, upgrades at the Portland and Auburn Police Stations, Cumberland and Oxford County EMAs, and studies for many town fire stations throughout Maine.

SERVICES

- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Technology Systems
- Fire Protection



Public Safety Building Projects



- Augusta Police Station – Augusta, Maine
- Auburn Police Station – Auburn, Maine - Locker Room renovations to upgrade lighting and HVAC systems.
- Auburn 911 Communication Center: Cities of Lewiston and Auburn, Maine IAQ/HVAC Upgrades
- Broadway Fire Station: City of South Portland
- Cash Corner South Portland Fire Department Assessment, Design and New Construction – South Portland, Maine
- Central Fire Station, City of South Portland, Maine
- Cumberland Central Fire Station – Cumberland, Maine
- Cumberland County EMA Facility Design -Windham, Maine
- Goodwins Mills Fire Rescue Addition – Lyman, Maine
- Town of Poland Fire Rescue Station Improvement Study
- Ocean Avenue Fire Station Roof Study – Portland, Maine
- Orono Public Safety Facilities Study – Orono, Maine
- Portland Police Station Fire Pump Replacement
- Portland West End Fire Station Boiler Replacement
- Rumford Central Fire Station – Rumford, Maine
- Saco Central Fire Station – Saco, Maine
- Saco Satellite Public Safety – Saco, Maine
- Saratoga Springs Fire Station – Saratoga Springs, NY
- Tolland Fire Stations - Connecticut
- Town of Scarborough Public Safety Building Study of Police and Fire Stations
- Wells Public Safety Complex – Wells, Maine
- West Kennebunk Fire Station: Town of Kennebunk
- Windham Public Safety Building Addition – Windham, ME
- Winthrop Fire Station: Town of Winthrop Structural Upgrades
- White Rock Fire Station: Town of Gorham
- Town of York - York Fire Station Energy Upgrades



IANA. MACDONALD, P.E.

Allied Engineering

A Salas O'Brien Company



Mechanical Co-Department Head Senior Mechanical Engineer

Ian A. MacDonald, P.E. is a leader in designing complex HVAC and plumbing systems for large municipal/government, correctional, healthcare, commercial and educational buildings. During his career of over thirty years, his work has included buildings for medical, institutional, commercial, and industrial uses throughout New England. Ian is an energy saving and green design expert. He is experienced in both traditional Design/Bid and Design/Build construction delivery methods. Ian's early experience with equipment sales and installation provides him with a practical viewpoint gained from field experience with many operating systems. He completed the

ASHRAE Professional Development Course on Building Commissioning and is a LEED™ Accredited Professional.

Education, Registration, and Affiliation

University of Maine - B.S. in Mechanical Engineering Technology - 1984
Northeastern Univ. - Advanced Studies in Construction Law and Auto Temp. Controls
Registered Professional Engineer - ME, NH, RI, and MA
Member - American Society of Heating, Refrigeration and AC Engineers (ASHRAE)
Member - American Society of Healthcare Engineers (ASHE)
ASHRAE Certified Healthcare Facility Design Professional
LEED™ (Leadership in Energy and Environmental Design) Accredited Professional

Presentations

- MIAQC - Fresh Air: Optimal HVAC Management for Improved Health, 2013
- MEREDA Deep Energy Retrofits, 2011 (Coastal Maine Botanical Gardens)
- ISANNE Fall 2010 Presentation Sustainable Preservation
- NNECERAPPA 2010 - Geothermal Heating and Cooling (Colby College Schair-Swenson Watson Alumni Center)
- ASHRAE 90.1 HVAC Revisions, 2003 and 2006

Relevant Experience

- Augusta Police Station - Augusta, ME
- Wells Public Safety Complex - Wells, ME
- Saco Fire Station - Saco, ME
- Capital Judicial Complex - Augusta, ME
- Casco Bay Ferry Terminal Renovations - Portland, ME
- Portland Public Schools Downtown Facilities Assessment
- Saco City Hall HVAC Study - Saco, ME
- Maine Correctional Center, Windham, ME -
 - 40 bed addition - Kitchen Floor
 - BAS Upgrade - HVAC and Windows
 - Boilers
- Cumberland County Jail, Portland, ME

BRIAN T. GARDNER, P.E., DGCP

Allied Engineering

A Salas O'Brien Company



Senior Electrical Engineer/Electrical Department Leader

Brian is a senior level electrical engineer with more than 25 years of design experience. Areas of expertise include design specifications and guidelines, load calculations, emergency and stand-by power systems, alternate power systems, service entrance and power distribution systems, lighting, fire alarm, and related equipment selection. Brian is a graduate of Northeastern University holding his professional license in 9 states. Brian is an active volunteer Fire Fighter for the Town of Cumberland, Maine.

Education, Registration, and Affiliation

Northeastern University, Boston, MA - Bachelor of Science in Electrical Engineering- 1990
Registered Professional Electrical Engineer - ME, MA, VT, NY, CT, NJ, DC, NC, DE
NCEES No. 33162
Institute of Electrical and Electronics Engineers (IEEE)
Associate of Energy Engineers; Distributed Generation Certified Professional (DGCP #56757)

Relevant Experience

- Ramford Central Fire Station - Ramford, ME
- Augusta Police Station - Augusta, ME
- Kennebunk Facilities Assessment Master Plan - Kennebunk, ME
- Kennebunk Public Works Facility Assessment - Kennebunk, ME
- Androscoggin County Courthouse projects - Auburn, ME
- Town of Gray Building Assessments - Gray, ME
- City of Biddford Parking Garage - Biddford, ME
- Scarborough Downs Development - Scarborough, ME
- South Portland Bus Garage Assessment - South Portland, ME
- Cumberland ARPA Funded projects at the Jail, Courthouse and EMA Facility
- Greenlaw Building - State Health Testing Lab Facility - Augusta, ME
- AMHI Center Building Museum Storage - Augusta, ME
- Maine Correctional Center Utilities Infrastructure and Programs Building - Windham, ME
- Brunswick-Topsam Water District - Topsam, ME
- Boothbay YMCA Renovations - Boothbay, ME
- Maine Criminal Justice Academy Facility Conditions Assessment - Castine, ME
- Maine Medical Center - Level R2 Patient Care Renovation
- Central Maine Health Care - Ambulatory Care Site Feasibility Studies
- Midcoast Senior Health Care - Resident Wing Addition and Renovation

Team (Subcontractors): Allied Engineering

Qualification Submission
Section 2



REFERENCES



David Cote, Facility Director
Androscoggin County
2 Turner St. Unit 2
Auburn, ME 04210
207-753-2500 ext. 1828
dcote@androscoggincountymaine.gov

Justin Gove, Engineering Division Manager
City of South Portland, Dept. of Water Resource
111 Waterman Drive
South Portland, ME 04106
207-767-7611x4126
jgove@southportland.org

Christopher Osterrieder, PE, Town Engineer
Town of Kennebunk
207-985-2102 x 1337
costerrieder@kennebunkmaine.us

Doug Fortier, Public Works Director
Town of Windham
185 Windham Center Road
Windham, ME 04062
drfortier@windhammaine.us

Joseph Laverriere, P.E., City Engineer
City of Saco, Maine
300 Main Street
Saco, ME 04072
jlaverriere@sacomaine.org
207-284-6641

Patrick Fox, Director of Public Works
Saco Public Works
351 North Street
Saco, ME 04072
pfox@sacomaine.org
207-284-6641

Bruce Tarbox
Cumberland County Commissioners
(207) 871-8293
142 Federal Street
Portland, ME 04101-4196
tarbox@cumberlandcounty.org

On QA/AC: .

I am call duty interior firefighter for the Town of Cumberland since July of 2018 (5 years). I am currently SCBA qualified, CPR trained, have completed AVOC/EVOC driver training and am certified to drive/operate Engine 105 (my assigned apparatus), Engine 101 and Heavy Rescue 103. We also operate a tower (T107), a tanker/pumper (E102) and three ambulances (A104, A106 and A108); I have trained on and operated each of these however not certified on them yet. My apparatus crew covers the West end of Cumberland and a portion of Route 95.

Our town fire department crews train for and are responsible for mass casualty (Cumberland Fair Ground) water rescue (we have lake, ponds, oceanfront) , for train accidents (railway passes through town), fire, EMS and highway (route 295 and 95 pas though town). I have worked calls that cover highway vehicle accidents, in town vehicle accidents, downed trees and power lines, EMS assistance, patient recovery, woodland rescue, lost person, vehicle fires, structure fires and wildland fires. Our department has hosted and mentored SMCC fire science students each of the years I have been with the department; this year we will have (6) students and I have volunteered to be part of the mentoring team to work directly with them.

Brian Gardner, P.E., DGCP
Allied Engineering

Site Design Associates

**Licenses:**

Registered Professional
Engineer - ME #6095, NH, OH

Education:

Bachelor of Science in Forest
Engineering, University of
Maine, Orono

Affiliations:

American Society of Civil En-
gineers

Site Design Associates

Tommas Saucier, P.E.

Civil Engineer and Land Planners

President

Tom Saucier is the founder and president of Site Design Associates. He has 40 years of civil engineering experience. Tom's professional expertise includes site development design and environmental permitting. Tom's current work includes engineering peer review services for Midcoast and Southern Maine municipalities, project manager for development projects on several institutional campuses, including University of New England in Biddeford and Portland, and new store development for a convenience store chain with locations in Maine, New Hampshire, and Vermont. Tom's experience includes:

City of Biddeford, Maine

Since 2018, retained by the city to conduct peer reviews and provide general engineering advice and consultation to the City of Biddeford Planning and Engineering Departments for the review of private and municipal projects.

University of New England**Biddeford and Portland, Maine**

Since 1992, Mr. Saucier has been responsible for providing civil engineering design, environmental permitting and construction monitoring services to University of New England, on both the Biddeford and Portland campuses, for over \$300 million in new construction.

FMI, a Spirit AeroSystems Company**Biddeford, Maine**

Since 2018 Mr. Saucier has been responsible for providing civil engineering design and environmental permitting services to FMI in Biddeford.

Town of Rumford, Maine**New Fire Station**

Provided the project architect with site planning, civil design, landscape architecture and permitting services for a new, municipal fire station.

Town of Yarmouth, Maine**New Public Safety Building**

Providing the project architect with site planning, civil design, landscape architecture and permitting services for a new, municipal public safety building.

Town of Topsham, Maine

Currently conducts peer reviews and provides general engineering advice and consultation to the Town of Topsham in its review of private and municipal projects. Includes review of plans under DEP Stormwater Law and Site Location of Development Act.

City of Waterville, Maine**New Police Station**

Provided the project architect with site planning, civil design, landscape architecture and permitting services for a new, municipal police station.

Town of Sanford, Maine**New Police Station**

Provided the project architect with site planning, civil design, landscape architecture and permitting services for a new, municipal police station.

Town of Falmouth, Maine**New Public Safety Building**

Provided the project architect with the preparation of site development plans, landscape architectural services, construction documents, and permit applications. The project involved the construction of an 8,000 s.f. public safety building.

Town of Falmouth, Maine

Bucknam Road Fire Station Renovation/Addition

Recently provided the project architect with site development plans and landscape architectural services for a 2,800 s.q. ft. renovation and 1,760 addition. Design plans included reconfigured parking, drainage improvements, and a landscape plan. Design elements had to meet Route One design guidelines.

Town of Buckfield, Maine

New Fire Station

Provided the project architect with site planning, civil design, landscape architecture and permitting services for a new, municipal fire station.

Town of Harpswell, Maine

George Mitchell Field Waterfront Master Planning Study

In association with Holt and Lachmann, Architects and Planners, undertook a community master planning exercise to determine the best long term use for a 120 acre waterfront site that is currently owned by the Town of Harpswell.

Town of Standish, Maine

Public Works Building Addition

Provided the project architect with site planning, civil design, and permitting services for an addition to the existing public works facility.

Town of Yarmouth, Maine

Recreational Building

Supported the Town of Yarmouth with civil engineering services to construct a municipal recreational equipment maintenance building at the site of an existing athletic field adjacent to the Yarmouth Elementary School.

Town of Yarmouth, Maine

Riverfront Park Recreation Area Master Plan

Preparation of a master plan for the Riverfront Park, a 55-acre site obtained from CMP for the purpose of constructing multi-purpose playing fields, walking/ski trails, and parking facilities. Also developed conceptual plans of a parking area on Cousins Island to serve a working public launch and docking area.

Town of Scarborough

Higgins Beach Parking Improvements and Master Plan

Developed a Master Plan for a new parking lot and restroom facility/police substation at Higgins Beach in Scarborough. Services included development of plans and construction documents, and construction services for Phase I of the parking lot construction in the Spring of 2011.

Town of Scarborough

Blackpoint Recreational Fields

Provided the design team with civil engineering services and permitting assistance in developing plans and construction documents for the proposed development of a community park with recreational fields located at Fogg Road and Black Point Road.

Town of Scarborough

Ferry Beach Comfort Station

Developed building and site plans for a bathroom and shower facility at Ferry Beach. The project involved the design of a water main extension, a ± sanitary sewer force main, a pump station, and environmental permitting.

Town of Topsham, Maine

Sidewalk Design

Provided the Town with design services for 17,000 L.F. of sidewalks along local and state roads, including drainage system improvements.

Town of Topsham, Maine

Bridge to Bridge Trail

Provided the Town with design services for a walking path along the Androscoggin River from the Black Bridge to the Walking Bridge. The project was funded by MDOT and Tom served as the LPA.

Town of Scarborough

Higgins Beach Parking Improvements and Master Plan

Developed a Master Plan for a new parking lot and restroom facility/police substation at Higgins Beach in Scarborough. Services included development of plans and construction documents, and construction services for Phase I of the parking lot construction in the Spring of 2011.

Town of Scarborough

Blackpoint Recreational Fields

Provided the design team with civil engineering services and permitting assistance in developing plans and construction documents for the proposed development of a community park with recreational fields located at Fogg Road and Black Point Road.

Town of Scarborough

Ferry Beach Comfort Station

Developed building and site plans for a bathroom and shower facility at Ferry Beach. The project involved the design of a water main extension, a ± sanitary sewer force main, a pump station, and environmental permitting.

Town of Topsham, Maine

Sidewalk Design

Provided the Town with design services for 17,000 L.F. of sidewalks along local and state roads, including drainage system improvements.

Town of Topsham, Maine

Bridge to Bridge Trail

Provided the Town with design services for a walking path along the Androscoggin River from the Black Bridge to the Walking Bridge. The project was funded by MDOT and Tom served as the LPA.

Team (Subcontractors): Site Design Associates

Qualification Submission
Section 2



DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS

THOMAS W. SAUCIER

PROFESSIONAL ENGINEER

License Number: PE6095

Status: [Active](#)

First Licensure: 07/27/1988

Expiration Date: 12/31/2023

Business: SITE DESIGN ASSOCIATES
23 WHITNEY WAY
TOPSHAM, ME 04086-5555

History

License Type	Start Date	End Date
PROFESSIONAL ENGINEER	07/27/1988	12/31/2023

Exam Option [\(1 record\) hide](#)

Description
Civil

License/Disciplinary Action

None.

ENGINEER-INTERN

Certification Number: EI2481

Status: [Withdrawn/Terminated by Licensee](#)

First Licensure: 07/14/1983

Cancel Date: 07/27/1988

Business: SITE DESIGN ASSOCIATES
23 WHITNEY WAY
TOPSHAM, ME 04086-5555



Team (Subcontractors): Site Design Associates

Qualification Submission
Section 2

License/Disciplinary Action

None.

ENGINEER-INTERN

Certification Number: EI2481

Status: [Withdrawn/Terminated by Licensee](#)

First Licensure: 07/14/1983

Cancel Date: 07/27/1988

Business: SITE DESIGN ASSOCIATES
23 WHITNEY WAY
TOPSHAM, ME 04086-5555

History

License Type	Start Date	End Date
ENGINEER-INTERN	07/14/1983	07/26/1988

License/Disciplinary Action

None.

GENERAL INFORMATION

Education [\(1 record\) hide](#)

Type	Completion Date	Provider
Engineering Bachelor's EAC/ABET or equivalent	Not Available	

Exams [\(2 records\) hide](#)

Type	Exam Date	Status
NCEES PE Exam	04/15/1988	PASS
NCEES FE Exam	04/16/1983	PASS

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Team (Subcontractors): Site Design Associates

Qualification Submission
Section 2

Organization and Assigned Personnel:

Local. I am the president and I would be the primary employee assigned to the project.

Performance:

No judgments, pending or expected litigation, or other real or potential financial reversals that might materially affect the viability or stability of the proposing organization. no such condition is known to exist.



Town of Buckfield, Maine
Buckfield Fire/Rescue Station
Decontamination Room

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EOC/Training Rooms:

With a state of the art multi media center and its own exterior entrance, this space provides the department with a large room for training staff meetings, classes, certifications, emergency event operations, and community events

Project Understanding

It is our understanding that the city of Biddeford would like to engage an architectural/engineering team highly experienced in Fire Station design to provide full-service design and engineering for a set of construction documents and specifications and also provide permitting and construction administration services. We understand that the funds for the project will be raised by town bond and other potential methods.

In general, our assignment is to provide the best possible design for Biddeford that will maximize functionality, durability, flexibility, and energy efficiency within a reasonable and achievable budget.

Project Approach

Two Part Phased Approach:

In order to limit the financial risk for the city, we propose to provide our architectural and engineering services in two parts. In part one we will provide space programming services, site evaluation services, schematic site and building design including a 3D model, and turnkey facility cost estimating for the project. This will give the city all of the information necessary to take to the voters in a bond referendum.

Once the project funding is approved through municipal bonding and potential grants, we will proceed with part two. In phase two we will work with the city to select a project delivery method for the facility, begin to further develop the schematic drawings with the committee, take the project through the local and state permitting processes, and then produce a set of construction documents and specifications for the contractor. We will work with the committee throughout part two to ensure that the project remains on budget as the design is finalized. When construction commences, we will provide construction administration services including bidding assistance, submittal reviews, weekly site visits, and requisition approvals for the contractor.

PART ONE

Space Programming:

Our first task is to provide programming documentation for the department that identifies your current and future staffing, space, and staff's needs. Our approach is to encourage you to think from scratch unencumbered by any constraints. This helps to direct your program to the spaces you really need for modern firefighting and EMS practices. We will also recommend spaces and design ideas that will enhance your station's safety and functionality. Our team is very well versed in current Fire/EMS industry design trends including decontamination and healthy environment controls, dispatch technology, and individual living quarters. We will also provide our initial project cost estimate at the end of the programming stage to ensure that it is commensurate with the city's goals. Port City has numerous very recent public safety projects built in Maine that will provide an accurate budget assessment at this stage including a comprehensive list of fire station soft costs.

Site Evaluation:

We will utilize the space and site program to evaluate the pre-chosen or top potential sites for a new station alternative. We will evaluate and rate the sites in the area based on a scoring matrix developed by the architect and the committee. We will help you choose the best site that correlates with the program requirements for the new station. We will evaluate zoning, wetlands and other environmental constraints, topography, soils and geotechnical data, available utilities, traffic and site lines, stormwater drainage, septic opportunities, and other site characteristics which may affect constructability.

Because of our previous work with UNE our team has extensive knowledge of the general area where you would like to site the new facility. We could therefore expedite the site evaluation surveys, geotechnical information, and environmental studies with our current knowledge of the area. We would recommend additional survey work to delineate the land given to the city. We will need a vernal pool study although preliminary work may be accessible. We would recommend additional geotechnical work and septic evaluation for the site. We would also recommend a study on extending water lines to the site from current UNE project locations. This may involve rerouting of planned extensions to future dorms.



Apparatus Bays:

Drive-thru apparatus bays are an investment in safety, and if designed deep enough, they can be used as the department grows to house additional equipment. The architect incorporated a decontamination room beside the turn out gear room with a fire pole coming from the second floor living space.

Conceptual Design:

Based on the site elements of the chosen site we will design the best possible concept for the new station. This concept will be designed to meet the current and future long-term needs of the department. We plan to have multiple meetings with the department and building committee to refine this plan and exterior concepts. We will investigate multiple design concepts for the chosen site for the committee's approval. At this time, we will develop our 3D model to ensure that the department and city fully understand the concept.

We will develop a conceptual site design with the building location and layout, fire apparatus and public traffic patterns and parking, pedestrian circulation, utility entrances, and other pertinent site design features. We will also refine our initial cost estimate. Also included in the Conceptual Design phase will be the required design of new site amenities to accommodate the building. Our civil engineer will assist in the layout of the site, and adherence to all site codes and constraints that will be required for permitting.

Our methodology for providing value in a project is to keep footprints as simple and straight forward as possible. This reduces the cost of the structural and other engineering elements, allowing more dollars for durability and finishes.

Preliminary Cost Estimating:

Based on the conceptual site and building designs we will provide a total project cost estimate for the project. This will be based on our recent construction cost data for similar fire station projects. It will include both hard and soft costs and required contingencies. Our database is very accurate, comprehensive, and recent. It will include all professional fees, equipment, furnishings, It, AV, security, communications, and other necessary costs for a complete and functioning station.

Secure Bonding: Once the schematic design has been approved by the town, we typically pause to put the project out for bond. This minimizes the town's financial exposure to only 18% or 20% of the full-service A/E design fee until the project is approved. The voters will be presented with a color rendered site plan, rendered floor plans, a 3D model of the building, and a comprehensive budget outlining every hard and soft cost required for a turn-key project. Port City will assist the town with informational presentations and hand out materials to the public so that they will fully understand the need for the station and can see that we have provided a reasonable and cost appropriate solution.



Site Plan:

The Civil Engineer creates a colored rendering with the best lay out for your building, showing parking and other site features.

PART TWO

Select Project Delivery Method:

During the bond approval period we would discuss alternative project delivery methods for constructing the building. The traditional approach is called design/bid/build in which the A/E team produces a complete set of construction documents, sends them out to general bid, and waits to see if the project is still on budget. Most of our municipal clients have chosen a different method called Construction Manager at Risk. In this method the city would interview and select a construction manager for a set CM fee percentage before the construction documents are completed. They will provide in-depth pricing and building systems input to help keep the project on budget during design and will provide a gross maximum price at their risk to construct the project. In this process all subtrades are still competitively bid by pre-qualified and proven subcontractors.

Design Development: Once the schematic design has been approved by the city and typically after the bond is approved, we will begin to refine the documents as we further develop the materials and methods chosen for the station. We will begin producing the materials specifications book. We will begin an in-depth code analysis for the IBC, ADA, and NFPA codes. We will progress from general engineering system discussions to specific designs for HVAC, Plumbing, Structural, and Civil engineering systems. We will collaborate with the fire department to review our comprehensive list of furnishings, equipment, antennas, IT and security systems, and equipment to ensure we have not missed any soft costs in the design. As with all of the phases we will provide another more detailed budget update (or have the CM provide a budget update) and make modifications if required.

Permitting:

The design development documents will have the information required for the necessary state and local permitting. We will assist the town with local planning board approval, state fire marshal approval, and state DEP, DOT, Army Corps, etc. approvals as required.

Construction Documents: Following committee approval of the design development documents including any adjustments for budget, we will proceed with the final construction documents concurrent with the permitting process. Coordination and attention to detail are the key elements of this phase. Our team members have worked together for twenty years or more and are all experienced in fire station design. The project will be designed by senior level staff throughout. We ensure accuracy through multiple coordination meetings with all disciplines represented. A final set of bid documents will be presented to the city for review along with a final comprehensive budget outlining all hard and soft costs and contingencies.



3D Model:

Provides a dynamic model to visually communicate the exterior design and materials. The model can be spun around to show all sides of the building.



Construction Administration:

We will provide assistance with the city's bidding process if the CM delivery method is not chosen. Once a general contractor is selected, we will review shop drawings and submittals for all building materials to ensure compliance with the construction documents. We will visit the site weekly and feel strongly that weekly on-site meetings are important to identify problems before they happen or while they are still manageable. They are also important for coordination between contractor supplied services and any services contracted directly with the town. We will continue to meet until the building is occupied.

As you can see, providing excellent value on budget is particularly important to our team. All of our public safety projects have been designed following a bond voted budget that cannot be exceeded, and all of them have been successfully completed on their allocated budgets.

Use of City personnel:

Biddeford city personnel and the building committee, if available, will be involved with this project from start to finish. We will rely on the Fire/ rescue staff to articulate the rooms and spaces they will need in the facility during the programming phase. We will rely on the staff and the committee to guide us on matters of potential voter support for various bond values in order to provide an achievable project. We will rely on the staff and committee to review and approve each step of the design process as outlined in our project approach.

Proposal: Reporting Deadlines

Services or Milestone	Start Date	End Date	Duration
Contract Award		7/17/23	1 Day
Programming	7/17/23	8/7/23	21 Days
Site Evaluations*	7/17/23	8/14/23	28 Days
Conceptual Design 3D Model and Budget	8/14/23	9/25/23	42 Days
City Approval (get out the vote and bond preparation)	9/25/23	11/7/23	42 Days
Voter Bond Approval**		11/7/23	1 Day
Design Development	11/8/23	12/20/23	42 Days
Local and State Entitlement	12/21/23	3/21/24	91 Days
Construction Documents and Specifications	12/21/23	4/4/24	105 Days
Owner Approval Meeting and Budget Check	4/5/24	4/19/24	14 days
Bidding to General Contractors	4/22/24	5/15/24	21 Days
Construction and Construction Administration	5/22/24	4/23/25	336 Days

Notes:

*This duration is based on the assumption that one site will turn out to be clearly more favorable than the others in a relatively short period of time. If there is no clear candidate for site selection, this process may be delayed significantly.

** While technically achievable, fall bond approval is very tight. The city may want to delay the vote until the June elections of 2024. This would adjust the design development documents to completion schedule from (11/8/23 through 4/23/25) to (6/5/24 through 11/19/25.)

Proposal: Proof of Insurance

Qualification Submission Section 3



PORTCIT-01
CERTIFICATE OF LIABILITY INSURANCE

NOVAENPORT
DATE (MM/DD/YYYY)
6/28/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

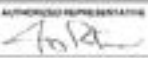
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in fee of such endorsement(s).

PRODUCER Clark Insurance 1845 Congress Street, Bldg A PO Box 3543 Portland, ME 04104-3543	CONTACT NAME JAC. M. DUB (207) 774-4257 1.800.858.8585 EMAIL info@clarkinsurance.com
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INSURED Port City Architecture PA 65 Newbury Street Portland, ME 04101	INSURERS AFFORDING COVERAGE <table border="0" style="width: 100%;"> <tr> <td style="width: 70%;">INSURER A: Frankenhuth Insurance Co.</td> <td style="width: 30%; text-align: right;">13986</td> </tr> <tr> <td>INSURER B: Maine Employers Mutual Ins Co.</td> <td style="text-align: right;">11148</td> </tr> <tr> <td>INSURER C: XL Specialty Insurance Co.</td> <td style="text-align: right;">37685</td> </tr> </table>	INSURER A: Frankenhuth Insurance Co.	13986	INSURER B: Maine Employers Mutual Ins Co.	11148	INSURER C: XL Specialty Insurance Co.	37685
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INSURER B: Maine Employers Mutual Ins Co.	11148						
INSURER C: XL Specialty Insurance Co.	37685						

LINE	TYPE OF INSURANCE	FORM	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY					
	CLAIMS MADE ☒ OCCUR		8621671	6/26/2022	6/26/2023	
						EACH OCCURRENCE \$ 2,800,000
						DAMAGE TO RENTED PREMISES (A occurrence) \$ 500,000
						RECEIPT (A occurrence) \$ 5,000
						PERSONAL & ADULTERY \$ 2,800,000
						GENERAL AGGREGATE \$ 4,900,000
						PRODUCTS - COMPOST AGG. \$ 4,800,000
	GEN. AGGREGATE LIMIT APPLIES PER					
	☒ POLICY					
	☐ OTHER					
A	☒ AUTOMOBILE LIABILITY		8621672	6/26/2022	6/26/2023	
	OWNED AUTOMOBILE	SCHEDULED				(COMBINED SINGLE LIMIT \$1,000,000)
	NON-OWNED AUTOMOBILE	20/10/1000				BODILY INJURY (Per person) \$
	HIRING AUTOMOBILE	20/10/1000				BODILY INJURY (Per person) \$
						PROPERTY DAMAGE (Per occurrence) \$
A	UMBRELLA LINE	OCCUR	8621673	6/26/2022	6/26/2023	
	EXCESS OVER	CLAIMS MADE				EACH OCCURRENCE \$ 1,800,000
	EXC. ☒ RETENTION	10,000				AGGREGATE \$ 1,800,000
B	WORKERS COMPENSATION AND EMPLOYERS LIABILITY		1810087088	6/26/2022	6/26/2023	
	ANY INJURY (FROM THE DATE OF OCCURRENCE) (EXCLUDED)	100				☒ BENEFITS \$1,000,000
	ANY INJURY (FROM THE DATE OF OCCURRENCE) (EXCLUDED)	100				S.L. EACH ACCIDENT \$ 500,000
	ANY INJURY (FROM THE DATE OF OCCURRENCE) (EXCLUDED)	100				S.L. DAMAGE - EX EMPLOYEE \$ 500,000
	ANY INJURY (FROM THE DATE OF OCCURRENCE) (EXCLUDED)	100				S.L. DAMAGE - POLICY LIMIT \$
C	Prof Liability		DPS9995608	6/26/2022	6/26/2023	Each Claim 2,800,000
C	Deductible \$10,000		DPS9995608	6/26/2022	6/26/2023	Aggregate 2,800,000

DESCRIPTION OF OPERATIONS / LOCATIONS / SCHEDULES (ACORD 101, Additional Services Schedules, may be attached if more space is required)

CERTIFICATE HOLDER Biddeford Fire Substation Attn: James Barnett 355 Main Street, Suite 127 PO Box 886 Biddeford, ME 04005	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	---

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City of Saco, Maine
Saco Central Fire Station
Exterior

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Experience: Project List

Qualification Submission
Section 4

Town of Yarmouth Maine

- Public Safety Facility: Study
- Public Safety: New Building

Town of Berwick

- Fire Station: Study
- Fire Station: New Facility
- Police Station: Study
- Police Station: New Facility

Town of Saco, Maine

- Public Safety Substation: Study
- Central Fire Station: Study
- Fire Station: New Facility

Town of Cumberland, Maine

- Fire Station: Study
- Fire Station: Addition/Renovation
- Town Hall Study
- Counsel Chambers: Renovation
- Police Station Study

Town of Buckfield, Maine

- Public Safety: Study
- Fire/Rescue Station: New Facility

Town of North Berwick

- Fire Station: Study

Town of Gorham, Maine

- Public Safety: Study
- Police Station: New Facility
- Fire Station: Addition/Renovation

Town of Falmouth, Maine

- West Falmouth Fire Station Study
- Fire Station: Phase II Addition
- Fire Station: Addition/Renovation
- Public Safety: Study
- Police Station: New Facility

Town of Westbrook, Maine

- Public Safety: Study

Town of Kennebunkport, Maine

- Police Department Study
- Renovation and Addition

Town of Caribou

- Public Safety: Study

Town of Old Orchard Beach, Maine

- Public Safety: Study
- Police Station: Design

City of Waterville, Maine

- Police Station: Study
- Police Station: New Facility

Town of Sanford, Maine

- Police Station: Study
- Police Station: New Facility
- Municipal Offices: Assessment/Evaluation
- Town Hall: Renovation

Town of Arundel, Maine

- Town Hall: Study
- Town Hall: New Facility

Town of York

- Town Hall: Study

Town of Eliot

- Town Hall: Study

Town of Gray

- Facilities Condition: Study

Town of Ogunquit, Maine

- Municipal Buildings: Study
- Municipal Buildings: Phase I Renovation

Town of Raymond, Maine

- Town Hall: Study



Experience: References

Qualification Submission
Section 4

Yarmouth Public Safety
Yarmouth, Maine



Experience: References

Yarmouth Public Safety Yarmouth, Maine



3D Rendering



Floor Plan: First floor



Second Floor

In A Snap

Client:

Town of Yarmouth, ME

Services: Full Services
New Facility

Date of Project: 2020

On Time

Project Cost: \$8,500,000

On Budget

Size: 28,000 sf

Reference:

Steve Johnson

Town Engineer

207-846-2401

SJohnson

@yarmouth.me.us

Experience: References

Qualification Submission
Section 4

Yarmouth Public Safety
Yarmouth, Maine



Turn Out Gear Room



Experience: References

Qualification Submission
Section 4

Yarmouth Public Safety
Yarmouth, Maine



Apparatus Bay



Storage Space

Experience: References

Yarmouth Public Safety
Yarmouth, Maine



Bunk Room



Day Room

Experience: References

Yarmouth Public Safety Yarmouth, Maine



Administration Spaces: For each of our clients, we identify every employee's type of work and design their office space accordingly; a collaborative public interactive or heads down worker. We make sure that departments members who work closely together are adjacent to one another.



Berwick Fire Station Berwick, Maine



Floor Plans: Berwick needs were to fit within the already existing Police Station Site.



3D Rendering

Berwick Fire Station Berwick, Maine



In A Snap

Client:

Town of Berwick, ME

Services: Full Services
New Facility

Date of Project: 2020
On Time

Project Cost: \$6,000,000
On Budget

Size: 17,000 sf

Contact:

Steve Eldridge
Town Manager
207-698-1101
townmanager@
berwickmaine.org

Experience: References

Qualification Submission
Section 4

Berwick Fire Station
Berwick, Maine



Experience: References

Qualification Submission
Section 4

Berwick Fire Station Berwick, Maine



Cumberland Central Fire Station Cumberland, Maine



3D Rendering: The design will meet the needs of the town for many years. The architects rendering shows the renovated 4 bays and the three level addition.



Site Plan



Floor Plans: The station is layered on three levels: the training and meeting spaces on the lowest level; administration, operations and apparatus bays on the main level and living quarters on the upper level.

Cumberland Central Fire Station Cumberland, Maine



Port City Architecture was selected to design a new addition and renovation to Cumberland's Central Fire Station.

In A Snap

Client:

Town of Cumberland, ME

Services: Full services
Renovation/Addition

Date of Project: 2018
On Time

Budget: \$4,100,000
On Budget

Size:
3,500 sf Renovation
15,000 sf Addition

Reference:

William Shane
Town Manager
207-829-5559
wshane@cumberlandmaine.com

Experience: References

Qualification Submission
Section 4

Cumberland Central Fire Station Cumberland, Maine



Day Room & Kitchen



Bunk Room



Unisex Bathroom

Experience: References

Qualification Submission
Section 4

Cumberland Central Fire Station Cumberland, Maine



Decontamination Room

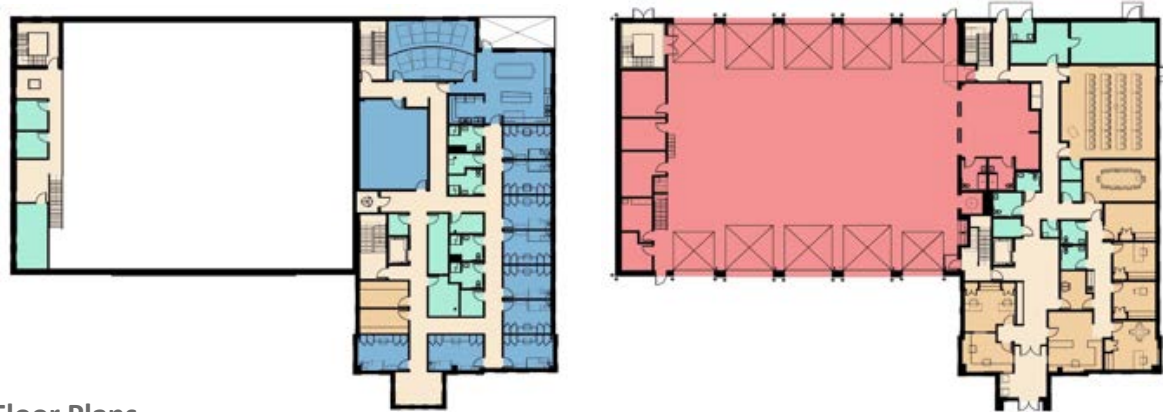


Medical Room



The Slide Pole

Saco Central Fire Station Saco, Maine



Floor Plans



Site Plan



3D Rendering

Saco Central Fire Station Saco, Maine



The Saco Central Fire Station was awarded a LEED Silver Certification.



Port City was able to find an energy incentive program for the facility from Efficiency Maine that rebated \$22,000 to the town for an efficient design.



Port City Architecture was given a design award by Fire Station Magazine

In A Snap

Client:

City of Saco, ME

Services: Full Services
New Facility

Date of Project: 2011
On Time

Project Cost: \$5,200,000
On Budget

Size: 22,000 sf

Reference:

John Duross
Fire Chief
207-282-3244
jduross@sacomaine.org

Saco Central Fire Station Saco, Maine



Apparatus Bays: The five drive-through apparatus bays include a radiant heated slab with 14' x 14' doors that will accommodate the largest of ladder trucks.



Saco Central Fire Station Saco, Maine



Turn Out Gear Room: Saco's design has access to bays, walk-in decontamination shower and Slide Pole.



The Slide Pole

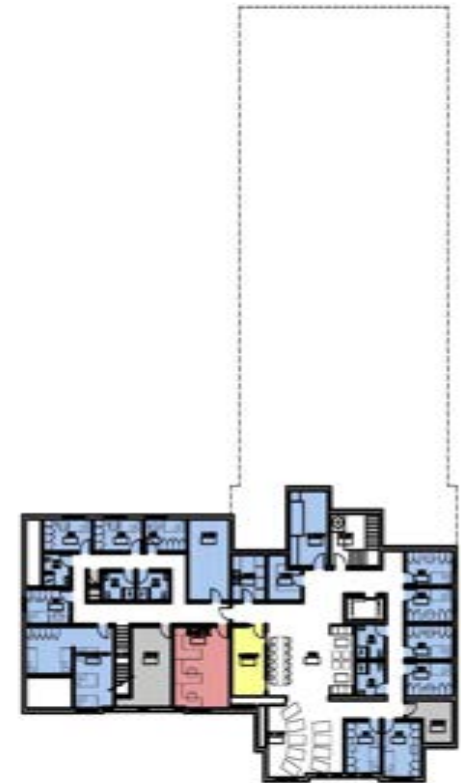
Gorham Fire Station Gorham, Maine



Port City was hired to provide a study of the existing conditions and a design to solve the departments needs. The existing facility was undersized and could not house all the functions of both departments. Our study found that there were many security and operational concerns with housing both departments in the same building. We proposed a renovation of the existing facility to house the Fire Department, and a new building on the existing site for the Police Department.



Floor Plans



Experience: References

Qualification Submission
Section 4

Gorham Fire Station
Gorham, Maine



Fire Fighters Memorial on the Gorham Public Safety Campus.

In A Snap

Client:

Town of Gorham, ME

Services: Full Service
Renovation/Addition

Date of Project: 2016
On Time

Project Cost: \$4,990,000
Includes Fire Station and
New Police Facility
On Budget

Size: 18,000 sf
includes Both Police and
Fire

Reference:

David Cole
Town Manager
207-222-1650
dcole@gorham.me.us

Gorham Fire Station Gorham, Maine

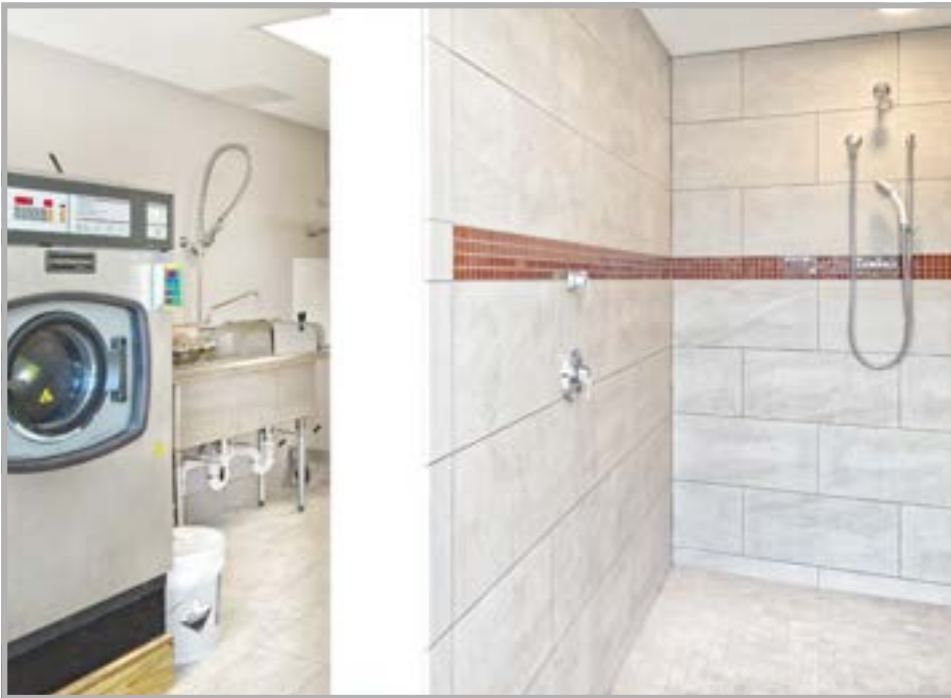


Apparatus Bays: The addition of two 14' x 14' door, drive-through apparatus bays will accommodate the largest of ladder trucks.



Apparatus Bays Storage: The addition of the two large bays also included a storage area, first floor with locked spaces, and the second floor has open spaces for larger needs. The window sized opening at the end of the mezzanine is used for ladder training and a manhole was added in the lower storage room for confined space rescue training.

Gorham Fire Station Gorham, Maine



Decontamination Room

Experience: References

Gorham Fire Station Gorham, Maine



Day Room: Gorham's Day room was designed with a separate area for watching TV, a separate quiet room for studying and report research, along with a large open area for dining and relaxing.



Gorham Fire Station Gorham, Maine



Administration Spaces: Today's office work environment needs to be flexible. For each of our clients, we identify every employee's type of work and design their office space accordingly; a collaborative public interactive or heads down worker. We make sure that employees that work closely together are adjacent to one another.



Buckfield Fire/Rescue Station Buckfield, Maine



Apparatus Bays: The three drive-through apparatus bays and one rescue bay accommodates seven fire and rescue vehicles. All space was utilized by using the high ceiling as storage space.



Storage: The architect incorporated the Storage mezzanine and drying tower within apparatus bays to maximize the efficiency of the footprint.

Buckfield Fire/Rescue Station Buckfield, Maine



Exterior Design: The Fire/Rescue station is in scale and in harmony with the surrounding town buildings. The work consists of the demolition of the existing Fire-Rescue Station structure and the construction of a new 7,000 square foot facility.



In A Snap

Client:

Town of Buckfield, ME

Services: Full Services
New Facility

Date of Project: 2014
On Time

Project Cost: \$1,000,000
On Budget

Size: 7,000 sf

Reference:

Cindy Dunn

Town Manager

207-336-2521

tmbuckfield@gmail.com

Buckfield Fire/Rescue Station Buckfield, Maine



Decontamination Room: A walk-in decontamination shower allows for stretcher boards and other large items to be washed.



“ As a life long resident of our Town of Falmouth and a 50 year veteran of the Fire Department, it was very important to me that our new station would meet all of the needs of our Department in a durable, attractive, and fiscally responsible solution. Andy Hyland and all of the members of the Port City Architecture design team exceeded our expectations and were a pleasure to work with throughout the entire project which was constructed ahead of schedule and right on budget. ”

Bill Lunt III

Chair of Building Committee Falmouth Fire Station



Floor Plans:

The purpose of this study phase is to develop the design that is best suited for the Town's needs and is within reasonable budget constraints. The study will provide a colored schematic floor plan that will help convey the uses and adjacencies in the space program.







Sustainable Design:

Every building by Port City Architecture was designed with sustainability in mind. Our buildings are always economical to heat, cool and maintain. We utilize closed cell spray foam at the exterior envelope to achieve a tight air barrier and high R-values. This method also eliminates potential mold in the wall cavities. Finish materials are selected for sustainability and to create a healthy living environment.





Buckfield Fire/Rescue, Maine

**Decontamination Room:
Buckfield Fire/Rescue**

Locating your decontamination room next to apparatus bays and turnout gear rooms allows for better efficiency and traffic flow. A walk-in decontamination shower allows for stretcher boards and fire fighters wearing turn out gear to be cleaned. The decontamination room keeps toxins from spreading to other area of the station.

June 21, 2023

James Bennett, City Manager
City of Biddeford
P.O. Box 586
205 Main Street
Biddeford, ME 04005

RE: Architectural and Engineering Services for Biddeford Fire & EMS

Dear Mr. Bennett,

Artifex is pleased to present these qualifications to provide professional services for the design of a new Fire & EMS Station for the City . We understand your scope of work, the professional services needed, and the product required.

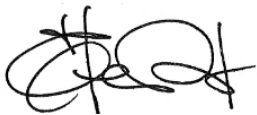
Team:

Our team is experienced in working with municipal clients on public safety facilities, including Fire and EMS stations. Artifex offers in-house licensed professionals for Architecture, Civil, and Structural Engineering. Ellen Angel, Principal, will be Project Manager, working closely with the Town and managing the Artifex team. Ellen brings extensive experience in public safety architecture and project management. Supporting Artifex personnel will be the highly experienced and qualified architects from Manns Woodard who are national experts in public safety design and construction. Additionally, the Artifex team includes mechanical and electrical engineers and the extremely accurate estimating of PCM, who have worked closely with Artifex on numerous municipal and State projects. Rob Manns will bring his knowledge of public safety architecture and experience in projects throughout the US to meet the expertise Artifex, Colby, and PCM have with this region of Maine, to bear on this project.

The entire Artifex Team will be fully available for this project for its duration.

We look forward to discussing this exciting project with you. If you have any questions, please do not hesitate to call.

With highest regards,



Ellen Angel, NCARB, LEED AP, Principal Architect

Contact Person: Ellen Angel, Architect
Principal in Charge
eangel@artifexae.com
207-745-0237 (cell)
175 Exchange Street
Bangor, ME 04401

Architectural and Engineering Professional Services for:

City of Biddeford

New Fire/EMS SubStation



Statement of Qualifications

Submitted by: Artifex

175 Exchange Street, Bangor, ME 04401

Ellen Angel, Principal Architect

eangel@artifexae.com

207-745-0237

June 21, 2023

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Letter of Interest

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L. References 32

M. Proof of Insurance 34

N. Price (in separate envelope)



JOHN BAPST GYMNASIUM, BANGOR ME

BIDDEFORD NEW FIRE/EMS SUBSTATION

C. Organization and Assigned Personnel

Located in Bangor Maine, ARTIFEX is an Architectural and Engineering firm, formed in 2010 and operating under our current name since 2018, whose team of professionals was assembled to provide our clients with years of experience in a broad range of project types and scales. The majority of our projects are distributed throughout the State of Maine with additional projects in New Hampshire and Massachusetts. We are a federally certified WOB and EDWOB and serve both public and private sector clients.

ARTIFEX is led by two principals, Ellen Angel, architect, and Rayshelly Lizotte, PE, civil engineer along with senior professionals Mike Pullen AIA and Scott Homer PE, who each have over thirty years experience in their professions. We have maintained our small firm size so we can be personally involved in your project from onset to completion.

Our professionals bring individual strengths and perspectives to the design of your project; providing you with architectural design; historic preservation and rehabilitation; space planning; site planning and design; and structural engineering services from assessment and programming through the construction phase.



ARTIFEX specializes in well-rounded, client-centered design. We approach every project by bringing forward our extensive experience while looking carefully at the varying elements which make each structure and each client unique.

Professional Services:

Architectural Services: Architecturally, we have extensive experience with complex buildings, such as fire stations, public safety, medical and dental practices and higher learning. We provide innovative design services for a wide range of public and private entities. We are knowledgeable and experienced in the restoration and renovation of historic structures and have a close relationship with the Maine Historic Preservation Commission.

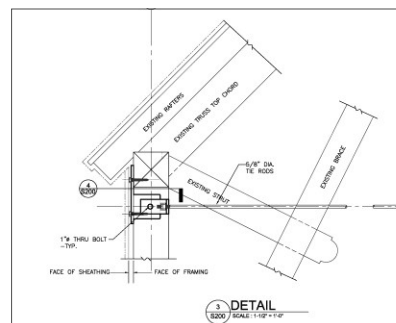
We strategize solutions to project challenges using Energy Star, Net Zero, and LEED standards as a requisite part of our creative process.

Services provided by ARTIFEX' architectural staff include: code review, building assessment, feasibility studies, architectural planning and design from schematic concepts through construction documents and bidding. We also provide space planning, utilization and tenant improvement services as well as interior design. We offer design rendering to assist with design development understanding and facilitate project fund raising.

Civil Engineering: Our Civil Engineering Department has years of experience designing projects for State, municipal, commercial, and private clients. This work has involved all aspects of site design including site layout and grading, storm water and sanitary sewer design, roadway design, utility coordination, erosion control, and State and local permitting. Our Civil Engineering staff has a long and successful history of working well with State agencies to obtain Stormwater Permits, Wetland Permits, LURC Concept Plan and Rezoning approvals, and Site Location of Development Act (SLODA) Permits for many challenging developments.

Structural Engineering: ARTIFEX' ensures that our designs are based on thorough structural analysis and a solution that accurately represents the architectural goals of the project.

Our Structural Engineering staff has experience in steel, concrete, timber, and masonry construction and Office, Commercial, Institutional, School, and industrial buildings and allied structures, small bridges, and piers projects.





ARTIFEX OFFICE, BANGOR ME

BIDDEFORD NEW FIRE/EMS SUBSTATION

C. 1. Project Team

With **ARTIFEX** as the leading firm, you will receive the **full, dedicated attention** of this designated project team. We are prepared to integrate this project into our workload schedule immediately following the execution of a design agreement and complete the project within its established schedule. The following **ARTIFEX** and **Mann's Woodward** professionals will be assigned to this project. A brief description of their areas of expertise and their roles on the team for this project is provided, followed by complete resumes.

Ellen Angel, NCARB, LEED AP – Architect and Principal in Charge – Artifex

Ellen will lead the Project Team and be responsible for the coordination of information to and from client and consultants.

R. Michael Pullen, AIA, LEED AP – Architect and Project Manager – Artifex

Mike will manage the project including budget and schedule and be responsible for coordination of the work deliverable of the professional consultants and client.

Rayshelly Lizotte, PE, LEED AP – Civil Engineer and Land Planner – Artifex

Shelly will be responsible for site design, as well as the coordination of utilities, and agency processing.

Scott Homer, PE, – Structural Engineer – Artifex

Scott will have responsibility for the engineering and design of the building foundation and structure.

Robb Manns, AIA, LEED AP – Principal Architect – Mann's Woodward Studios

Robb will be responsible for space utilization and evaluating facility compliance with best practices and national standards for operations, safety, and security.

Gary Campbell, – Project Architect – Mann's Woodward Studios

Gary will have responsibility for the architectural design of the Municipal Facility.

Jason Beaulieu, PE – Electrical Engineer – Colby Company Engineering

Jason will have responsibility for the design of electrical systems and coordination among Colby Company team members of mechanical, electrical, and plumbing design.

Rich McCauley, PE – Mechanical Engineer – Colby Company Engineering

Rich will have responsibility for the design of mechanical and plumbing systems.

Kyla Magnusson – Cost Estimating – PCM

Team Organization





SUMMARY OF QUALIFICATIONS

MANN'S WOODWARD STUDIOS PUBLIC SAFETY ARCHITECTURE + PLANNING

ARCHITECTURAL DESIGN SERVICES
SPECIALIZING IN FIRE STATIONS

FEASIBILITY STUDIES
MASTER PLANNING
NEW CONSTRUCTION
RENOVATIONS
ADDITIONS

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(O) 410.344.1460
(F) 443.403.2460

10839 PHILADELPHIA ROAD
BALTIMORE, MARYLAND 21162

Firm History and Background



Manns Woodward Studios is a Maryland-based architectural firm that specializes in the design of fire station and public safety facilities. Public safety architecture is the cornerstone of our practice. For the past 13 years the principals of the firm have been directly responsible for the successful design of more than 50 fire stations, public safety training centers, EMS stations, and other emergency response and operations facilities.

In 2006 principal architects Robert Manns, AIA and David Woodward, AIA established Manns Woodward Studios with a strict focus on providing one-on-one and affordable design services to first responders across the region.

Since that time, we have successfully led various departments and agencies in the design of more than one million square feet of public safety facilities. We are dedicated to providing exceptional service and meaningful design solutions that satisfy the needs of our clients, their community, and budget. Our background in public safety design, sustainable building technology and project management is coupled with our three dimensional and engaging design approach. This formula provides a distinct value to the projects we design.

In today's era, public safety is increasingly more important. The ability to respond to events ranging from regional natural disaster to a single motor vehicle collision is critical to ensure the safety of our communities. The design for emergency response and operation facilities such as fire stations, training centers and police facilities require a high level of expertise to ensure enduring buildings can be developed that optimize preparedness, responder safety and operational efficiency.

Our team's depth of experience in public safety design will ensure your project – its site along with the architecture and interior design – is tailored to the people who use it and the community it serves.

We are well versed in the critical issues that face fire departments and how these issues influence building design. The leadership of the firm regularly speaks at national conferences on topics such as cancer mitigation, station hardening and PTSD.

We possess a solid understanding of spatial relationships and safety standards associated with facility operations and know how to program and design these types of buildings to ensure functionality is maintained throughout their life.



Firm Size & Commitment

Our firm consists of a staff of three licensed principal architects, 16 project architects and designers, 3 construction administrators and 2 administrative personnel, and we are outfitted with the most cutting edge technology.

Our size and investment in this technology enables us to maximize productivity, maintain low overhead and provide superior service by having a one-on-one relationship between the client and principal staff.

If selected for this project it will become our highest priority. The principals and project managers of the firm will be directly involved with, and responsible for every aspect of the design and production of work. This one-on-one involvement ensures your concerns are clearly interpreted and addressed in an efficient manner by the most experienced staff. Your ideas and comments are addressed directly by the people doing the work – not translated through the hierarchy of a large office.

We take tremendous pride in our work and consider the relationships we build within the first responder community to be the most valuable asset to our organization...which is why quality and personal service is never sacrificed.



BIDDEFORD NEW FIRE/EMS SUBSTATION

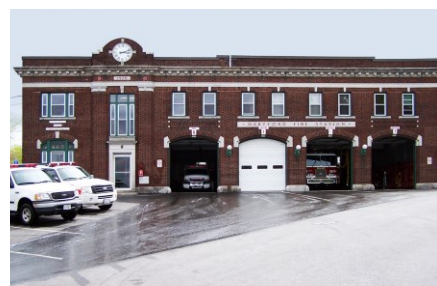
D. TECHNICAL QUALIFICATIONS

ARTIFEX is impassioned to work with Maine municipalities and public safety officers to aid in providing design solutions that address their complex spatial and functional needs. We believe public servants are a bedrock of society, and that appropriate care must be given to ensure their facilities are not just sufficient to support their operations, but visually embody and convey the importance of the institutions they represent. Our experience working with municipal and public safety facilities goes back to 2006, providing building assessments, feasibility studies, and conceptual design through construction administration for many communities throughout our state.

The services typically included in our comprehensive reports include assessments of site options, design of architecture, structure, mechanical and electrical systems. We also perform an inclusive review of compliance to current building codes (IBC, IEBC, IECC, MUBEC) life safety code, (NFPA101) state plumbing code, and applicable accessibility requirements (ADAAG 2010).

We also conduct Functional Programming Assessment which identifies ongoing problems in operations, security, and other issues caused or enhanced by the current situation. Below is a partial list of Public Safety projects that have included Programming, and Preliminary Design in the Scope of Work; Projects we've performed that we believe best represent our capabilities are highlighted, in detail, in the previous section.

AUGUSTA POLICE STATION	Augusta, Maine
AUGUSTA HARTFORD FIRE STATION	Augusta, Maine
CARIBOU PUBLIC SAFETY	Caribou, Maine
LEWISTON POLICE STATION	Lewiston, Maine



Recent Public Safety Experience

FIRE / EMS STATIONS

10th District Volunteer Fire Company
 Aberdeen Volunteer Fire Company – House 1
 Aberdeen Volunteer Fire Company – House 2
 Aberdeen Volunteer Fire Company – House 3
 Allentown Fire Department Study
 Arcadia Volunteer Fire Company
 Baltimore Co. Fire Dept. – Essex
 Baltimore Co. Fire Dept. – Golden Ring
 Baltimore Co. Fire Dept. – Randallstown
 Baltimore Co. Fire Dept. – Texas Station
 Cambridge Fire Department
 Christiana Volunteer Fire Company
 Church Hill Volunteer Fire Company
 Colora Paramedic Station
 East Dover Fire Department
 Earleigh Heights Fire Department
 Glen Echo Volunteer Fire Company
 Glyndon Volunteer Fire Company
 Grasonville Volunteer Fire Company
 Hamilton Township Fire Department
 Hampstead Volunteer Fire Company
 Harford County EOC
 Hollywood Volunteer Rescue Squad
 Kensington Rescue Squad
 Kingsville Volunteer Fire Company
 Laytonsville District Volunteer Fire Company
 Liberty Road Volunteer Fire Department
 Lisbon Volunteer Fire Department
 Lutherville Volunteer Fire Company
 Laurel Volunteer Rescue Squad
 Mechanicsville Volunteer Fire Company
 Middleboro Volunteer Fire Company
 Middle River Volunteer Fire Company
 New Brunswick Fire Headquarters
 Odenton Volunteer Fire Company
 North Providence Fire Department
 Odessa Paramedic Station

Pikesville Volunteer Fire Company
 Queen Anne's EMS Station 2
 Savage Fire Department
 Second District Volunteer Fire Company
 Sykesville Freedom District Fire Department
 Toms River Fire Department
 Tri-towns EMS
 West Friendship Volunteer Fire Department
 West Windsor Fire and EMS
 White Marsh Volunteer Fire Company
 Woodland Beach Fire Department
 Upperco Volunteer Fire Company

PUBLIC SAFETY TRAINING CENTERS

Baltimore City Burn Building
 Bucks County Burn Building
 Carroll County Public Safety Training Center
 Chester County 911 Backup Center
 Chester County Tactical Village
 Chester County Transit Security Firing Range
 Harford County 911 / EOC
 Howard County PSTC
 Luzerne County PSTC
 Montgomery County PSTC
 Mt. Pleasant, South Carolina
 Philadelphia Fire Academy
 Sidney Ohio Public Safety Center
 Ventura Public Safety Complex

POLICE STATIONS

Cambridge
 Carroll County Sheriff's Headquarters
 Cecil County Sheriff's Office
 Maryland State Police
 North Providence
 Perryville Town Police
 St. Mary's County District Office 4



Fire Station - Award Winning Design

The individuals on our team have worked together and have been directly responsible for the design of dozens of EMS, fire, and public safety facilities in the region. We have assisted both career and volunteer departments in transforming their vision into reality. We have a long history of providing our clients affordable and award winning design solutions. Our work has been recognized by FireHouse Magazine in their Station Style design award competition and has been featured in a number of their publications.

Our team has also been recognized by FIERO for design excellence. FIERO is an independent research organization specifically tasked with developing best practices for emergency facility design.

Mechanicsville Volunteer Fire Dept.

2017 FireHouse Station Design

Gold Renovation Award



Lutherville Volunteer Fire Company

2015 FireHouse Station Design

Best Renovation Award



Chester County Tactical Village

2015 FIERO Design

Best Joint Use Award



Laytonsville District VFD

2015 FireHouse Station Design

Honorable Award





ELLEN B. ANGEL, AIA, NCARB, LEED AP

SENIOR ARCHITECT & PRINCIPAL



EDUCATION

Harvard University, Master of Architecture
University of Arizona, Bachelor of Architecture

PROFESSIONAL REGISTRATIONS

Maine Licensed Architect #1777
NCARB Registered Architect (Maine, California, New Hampshire)
USGBC—LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Institute of Architects, AIA
AIA Committee on Design (1985–1988)
AIA Committee for Women (National) 1989

CIVIC:

Eastern Area Agency on Aging Board of Directors President
Penobscot Theatre Board of Directors (2007—2010)
Vice President (2009—2010)
Building Committee (2012—present)
Eastport Historic Review Board (2002—2005)
Olympia Snowe Women's Leadership Institute
Olympia Leadership Advisor (2020–2021)

AWARDS

Maine Preservation—2017 Honor Award
Stewart Library
Maine Preservation—2009 Honor Award
Penobscot Theatre Renovation
Fire Chief Magazine—2009 Notable Satellite Station
Bangor Fire Station 6
F.I.E.R.O. 2019 Gold Award—Augusta Hartford Fire Station

PROFILE

As Senior Principal of ARTIFEX, Ellen brings extensive experience in complex project design and management. Ellen began her career in California over 30 years ago with Ron Yeo, FAIA, working on civic, recreation, and high-end residential projects. She spent many years with Ware Malcomb as an Associate, Senior Associate, and Principal. She was designer and project manager on diverse and complex corporate, commercial, and industrial facilities from 26 story high-rises to 850,000 sf distribution centers.

After moving to Maine, Ellen had a small office in Eastport specializing in custom coastal residential, healthcare, and historic renovation projects. She joined AMES AE in 2005 as Senior Architect prior to founding Ames Associates in 2010 and overseeing the rebranding as ARTIFEX in 2018.

Ellen has taught Design, Sustainable Design & Construction, and Project Management courses at the college level, and actively participates in mentoring architectural graduates.



AWARDS

FIRE CHIEF MAGAZINE—2009 NOTABLE SATELLITE STATION

Bangor Fire Station 6

FIERO— 2019 GOLD AWARD

Hartford Augusta Central Fire Station

TRAINING

FIERO— FIRE STATION DESIGN SYMPOSIUM Raleigh, NC

STATION DESIGN CONFERENCE Fort Worth, TX

PROJECTS



AUGUSTA NORTH STATION #3 Augusta, Maine

As Project Manager, Architect, and Designer, Ellen worked with the Ames Associates team of engineers in all stages of this project: initial programming; concept design; referendum process and presentation; design development; bidding; value-engineering; and construction. Soils and site were a major concern because of vernal pools, wetlands, and very poor soils (clay) and the permitting requirements were severe. Ellen oversaw the entire team in the successful solution of all issues and an under-budget project.



AUGUSTA HARTFORD FIRE STATION Augusta, Maine

Initially working with a task force made up of the Augusta City Manager, the Public Works Director and the Fire Chief as well as a member of the City Council, a member of the Historic Review Board, plus a representative of the Firefighters' Union, Ellen created the program for the renovation of this historic station; she developed the program into a Schematic Design; received approval by the Task Force and the City Council; and provided the cost-estimate.



BANGOR FIRE STATION #6 Bangor, Maine

As Designer and Project Manager on this LEED Gold Certified Fire Station for the City of Bangor, Ellen was responsible for working with a diverse client team made up of the City of Bangor Fire Chief, the City Finance Director, two Assistant Fire Chiefs and the Captain responsible for the busiest Fire Station in the city as well as representatives of the Construction Manager, Barr and Barr. As this was the first Bangor civic building to be designed as a LEED project, Ellen led the project team in review and discussion of materials and LEED requirements and options. She was also responsible for Interior design, LEED documentation, and Construction Administration.



AUGUSTA POLICE DEPARTMENT Augusta, Maine

As Project Manager, Architect, and Designer, Ellen worked with Manns Woodward Studio and the Artifex team of engineers in the assessment of the existing facility, a 1940's era wood frame structure barely functional for today's needs. She also directed initial programming and concept design of three sites within Augusta.

PROJECTS



SKOWHEGAN PUBLIC SAFETY Skowhegan, Maine

As Principal-in-Charge and Designer, Ellen worked with the Fire Chief and Police Chief to develop a program and to design a new Public Safety Facility for the Town of Skowhegan. Also responsible for guiding the Committee through the design process, getting consensus on the size of amenities included in the proposed facility in order to achieve a consensus for recommendation for funding through Town Bonds. The facility would replace a 1913 Fire Station and a Police office within the basement of the current City Hall.



OLD TOWN PUBLIC SAFETY Old Town, Maine

Beginning as Principal with AMES A/E during the construction of the renovation of the former town offices to accommodate a renovated Police and Fire presence, Ellen oversaw the design architect and the smooth completion of the project. Subsequently she was responsible for renovations in 2014 when the demolition of neighboring Old Town Canoe caused a substantial amount of damage including destruction of a primary egress stair. Ultimately she was called on to design a museum/ display area for a historic pumper that the Town reacquired.



ORRINGTON PUBLIC SAFETY Orrington, Maine

As Principal-in-Charge, Architect, and Designer, Ellen worked with the ARTIFEX team of architects and engineers as well as a six member Town Committee in all stages of this project. Initial work was to assess the condition and fitness of the existing two buildings, Police and Fire, both over 40 years old and to program a new joint public facility; Initial programming; concept design; and multiple presentations to the Town Selectman and Public.



HALLOWELL PUBLIC SAFETY Hallowell, Maine

As Principal-in-Charge, Architect and Project Manager, Ellen directed the ARTIFEX team of architects and engineers as well as collaborated with the town of Hallowell and Manns Woodward Studio during the initial building assessment, programming, and design phases.



LEWISTON POLICE DEPARTMENT Lewiston, Maine

As Principal-in-Charge, Ellen led the ARTIFEX team of architects and engineers as well as worked with the town of Lewiston and Manns Woodward Studio to evaluate the current Police facilities in regards to future space requirements, subsequent site recommendations, selection, and conceptual design for a future Police Department.





RAYSHELLY M. LIZOTTE, PE, LEED AP

CIVIL ENGINEER & PRINCIPAL



EDUCATION

University of Maine, Orono, BS Civil Engineering

PROFESSIONAL REGISTRATIONS

Professional Engineer, Maine
USGBC—LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

ASCE—American Society of Civil Engineers,
Francis Crowe Society, University of Maine College of Engineering
CIVIC: Bangor Region Chamber of Commerce, Build Maine Central Maine

PROFILE

Senior Principal of ARTIFEX, Rayshelly contributes over 30 years of experience as a Civil Engineer in the State of Maine. Shelly began her career after graduation from the University of Maine in a small engineering firm in Bangor working on a variety of projects from landfill closures, municipal road construction, and subdivision design to construction supervision.

Shelly joined the Ames Corporation in 2001 as a Staff Engineer with the opportunity to become more involved in project management and to be involved as site designer for full service architectural design projects.

As Principal Civil Engineer at Artifex, Shelly's work continues to provide design and permitting for Architectural projects including Building Assessments, Historic restoration and preservation and new commercial and municipal building development in addition to residential subdivision and independent site development projects.

Concentrating on environmentally conscious site design, Shelly has built a solid relationship with Local and State regulatory agencies while keeping current with the ever-changing environmental regulations in the State.

In addition to being directly involved with the design and permitting process, Shelly works with clients to complete cost estimates, prepare construction documents and provide oversight on projects that are in the construction phase. Shelly can easily discuss the various parts of the project with clients, contractors and regulatory agencies alike.

Shelly enjoys gardening, photography, travel and has most recently found live music to be a great way to spend time with her kids following the pandemic.



AWARDS

FIRE CHIEF MAGAZINE—2009 NOTABLE SATELLITE STATION

Bangor Fire Station 6

PROJECTS



AUGUSTA NORTH STATION #3 Augusta, Maine

Working with the Team of City officials, Rayshelly performed the site design, State and Local permitting and cost estimating services for the new satellite station for the City of Augusta currently being built. In addition to the City of Augusta permits, this project required both a DEP Storm water permit, and an Army Corps of Engineers permit to provide access to the station over and near a protected natural resource.



AUGUSTA HARTFORD FIRE STATION Augusta, Maine

Assisted with engineering, and cost estimating services for the conceptual design of an addition to and renovation of the historic Hartford Fire Station. Rayshelly performed review of City Ordinances and Site limitations to provide conceptual site layouts for the proposed improvements to the Station.



BANGOR FIRE STATION #6 Bangor, Maine

Assisted with Site Design, Local Permitting, LEED documentation and Construction Documents for a LEED Gold Certified Fire Station for the City of Bangor. As this is the first Bangor civic building to be designed as a LEED project, the project team included our design team as well as the City of Bangor Fire Chief, the City Finance Director and the Assistant Fire Chiefs and Captain responsible for the busiest Fire Station in the city.

PROJECTS



SKOWHEGAN PUBLIC SAFETY Skowhegan, Maine

Working with the Town Building Committee, Rayshelly helped develop a site selection matrix to assist the committee with selection of a site for the new public safety building. Specific tasks included determining the appropriate criteria with which the sites would be compared, creation of presentation materials to demonstrate the location of each site relative to the Town street network and physical features, schematic site layouts for three sites once the matrix was used to eliminate the unsuitable locations, and public presentations. A Schematic site layout was also developed based on the selected site and conceptual floor plan for the building.



ORRINGTON PUBLIC SAFETY Orrington, Maine

Rayshelly's role in Orrington included review of the existing conditions of the proposed site including; availability of existing utilities, wetlands, access, geometry and zoning, soils and grading/drainage. Working with the team, Shelly completed the site design and obtained local and state site permitting.



HALLOWELL PUBLIC SAFETY Hallowell, Maine

As Principal and Civil Engineer, Rayshelly assisted the team with schematic site layout to retain adequate public parking while providing an area for dedicated parking for police vehicles.



LEWISTON POLICE DEPARTMENT Lewiston, Maine

Shelly's role included assisting in the evaluation of the current Police facilities in regards to parking and access, as well as subsequent site recommendations, selection, and conceptual design for a future Police Department.





R. MICHAEL PULLEN, AIA, LEED AP

SENIOR ARCHITECT



EDUCATION

E. Maine Technical College, Building Technology

PROFESSIONAL REGISTRATIONS

Maine Licensed Architect #1916
USGBC—LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Maine Historic Preservation Commission—Ex officio
Maine Preservation—Advisory Trustee
Bangor Historical Society—Board of Trustees
Maine Uniform Building & Energy Codes (MUBEC) Board
Licensing Board for Architects / LA / ID
Blaine House Commission
US Green Building Council—Maine Chapter

AWARDS

Maine Preservation—2020 Honor Award
St. John's Catholic Church—Steeple Rehabilitation
Maine Preservation—2017 Honor Award
Stewart Library—Addition & Rehabilitation
Maine Preservation—2011 Honor Award
University of Maine—Coburn Hall Rehabilitation
Maine Preservation—2008 Honor Award
Merrill Financial Center

PROFILE

A Senior Architect at ARTIFEX, Mike brings a passion and skill for designing buildings that both fit their context, and the client's needs.

While at WBRC AE, Mike served as Principal, Senior Architect and Director of the Civic Studio, and is experienced in Historic Preservation, Educational, and Commercial projects of all sizes. Mike was Principal-in-Charge on the new Hampden Academy school, a 177,000 sf LEED Gold educational facility.

In cooperation with the public school's art program, Mike presents a talk every spring to all Bangor's third grade students on the fabulous historic architectural styles that can be found in their community.



PROJECTS



AUGUSTA NORTH STATION #3 Augusta, Maine

Mike was involved with the conceptual planning and finish renderings of this new 11,000 sf fire station for the city of Augusta.



BANGOR CITY HALL—VARIOUS PROJECTS

CITY OF BANGOR, BANGOR MAINE

Mike has been Project Manager for several projects at the Bangor City Hall, including programming for the seven municipal departments operating within the 42,000 sf historic building.



Currently Mike is working with the Engineering department to evaluate, design, and provide construction administration for improvements to the building's doors and windows, and design of new steps and plaza to the main building entrance.



BANGOR POLICE DEPARTMENT Bangor, Maine

Principal architect (WBRC) Mike provided a building/site assessment and programming for the Bangor Police Department. The existing 1930's police building was both programmatically and physically deficient for the needs of a modern urban police department. Mike also worked on programming and conceptual design of the new police headquarters, located in downtown Bangor.



BREWER PUBLIC SAFETY BUILDING Brewer, Maine

Principal architect (WBRC) providing analysis and programming of Police and Fire Departments into a new Public Safety Building. Building features; five fire department apparatus bays, multi-purpose community education room, and secure access at a single primary entrance.



SKOWHEGAN PUBLIC SAFETY Skowhegan, Maine

Mike was involved with planning & programming, and development of the conceptual layout, exterior elevations and renderings of this 25,400 sf public safety building. The facility was designed to replace a 1913 Fire Station and a Police office, currently in the basement of the City Hall.

PROJECTS



OLD TOWN PUBLIC SAFETY Old Town, Maine

Mike was involved with conceptual layouts and renderings of a museum/display area for a historic pumper owned by the city of Old Town.



ORRINGTON PUBLIC SAFETY Orrington, Maine

Mike was involved with design for a new Public Safety Building that centralized the Town's fire and police services into one facility. Reduced construction cost, future operating costs, and the conservation of department resources are achievable through a facility shared by both Police and Fire departments.



HALLOWELL PUBLIC SAFETY Hallowell, Maine

As project manager and architect, Mike helped develop conceptual designs for the adaptive re-use of this historic building as the Town's Police Department.





SCOTT C. HOMER, PE

STRUCTURAL ENGINEER



EDUCATION

University of Connecticut, BS Engineering

PROFESSIONAL REGISTRATIONS

Licensed Professional Engineer

Maine—PE #6951

Connecticut—PE #15836

Rhode Island—PE #10039

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers, ASCE

American Institute of Steel Construction, AISC

National Society of Professional Engineers, NSPE

Structural Engineers Association of Maine, SEAM

PROFILE

Scott is a Licensed Professional Engineer with extensive practical experience in the analysis, design, specification, and construction of structures for public and private building projects and their allied structures. He has a proven ability to manage project design development and coordination from preliminary concept through to the final design and construction phases. He is detail-oriented yet able to maintain the “big-picture” perspective necessary for effective program development and implementation.

Scott possesses excellent communication skills and is adroit at working with clients, contractors, and co-workers, maintaining a team atmosphere. He is experienced in steel, concrete, timber, and masonry construction. He has gained experience from participation in more than 600 diverse projects over a wide range of sizes from Maine, Connecticut, Rhode Island, Massachusetts, New Hampshire, New York, and New Jersey. His projects include Historic Structures, Office, Commercial, Institutional, Educational, and Industrial buildings and allied structures, small bridges, and piers.

He brings over 30 years of project experience with 17 of those years as an independent consultant.

Scott is also an avid ice hockey player and competitive racing sailor.



PROJECTS



AUGUSTA NORTH STATION #3 Augusta, Maine

As Structural Engineer, Scott worked with the Artifex team in all stages of this project: His work was critical to the success of the project because of the intense engineering required to compensate for the extremely poor clay soils on the project site. He not only designed the pile system, he was involved through construction in review of the installation of the foundation system and steel frame.



AUGUSTA HARTFORD FIRE STATION Augusta, Maine

Scott has been involved in a major review of the structural system for the existing station as a prelude to the design and construction of the renovation and a new addition. The current apparatus bay floor is near failure and Scott's creative suggestion for pre-cast flooring that can support the loads of EMT and other emergency vehicles was decisive in keeping the costs within the stated budget.



OLD TOWN PUBLIC SAFETY Old Town, Maine

Scott became involved with Old Town Police and Fire building when the Old Town Canoe building demolition caused a substantial amount of damage including destruction of a primary egress stair. Scott was tasked with re-designing the stair using new supports as the previous were rendered useless and unable to be removed. He assisted in moving the process along much more quickly than was anticipated.



HALLOWELL PUBLIC SAFETY Hallowell, Maine

Scott performed a structural engineering assessment and prepared the structural report for this historic building. He assisted the assessment team in evaluating the existing structure for future suitability and utility to the goals of the Town of Hallowell.



ORRINGTON PUBLIC SAFETY Orrington, Maine

Scott's role in Orrington included analysis and design of the foundations and Personnel wing of Orrington's new fire safety facility, including preparation of project structural specifications, construction drawings and allied documents for this successful design/build project.



Robert Manns, AIA

Principal Architect of Design



Robert Manns, AIA is a founding principal of the firm. He carries over 17 years of experience and specializes in the design of public safety facilities such as EMS stations, fire stations, police stations, and mission critical structures. He has a proven track record for providing meaningful, budget conscious and quality driven design solutions that meet the specific needs of first responders.

Rob is dedicated to the creation, coordination, and implementation of design solutions that improve the quality of life for first responders and their surrounding community. He has worked to establish the firm's unique expertise in public safety architecture and has elevated the reputation of the team as quality and functional designers amongst the nation's first responders. **His work has won numerous awards with FireHouse Magazine and FIERO. As an expert in the design of public safety facilities he has been published and spoken at national conferences on issues such as first responder health and safety, general issues in the fire service, and apparatus bay design principals.**

Quick Bio

Position / Role:

Principal Architect

Years at Current Firm:

13

Total Years Experience:

19

Education:

Master of Architecture

Catholic University of America

Registration:

Registered Architect

Partial List of Relevant Projects

10th District Volunteer Fire Company
Aberdeen Volunteer Fire Company
Allentown Fire Department Study
Arcadia Volunteer Fire Company
Baltimore Co. Fire Dept. – Essex
Cambridge Fire Department
Christiana Volunteer Fire Company
Church Hill Volunteer Fire Company
East Dover Fire Department
Glen Echo Volunteer Fire Company
Glyndon Volunteer Fire Company
Grasonville Volunteer Fire Company
Hamilton Township Fire Department
Hampstead Volunteer Fire Company
Hollywood Volunteer Rescue Squad
Kingsville Volunteer Fire Company
Lutherville Volunteer Fire Company
Laurel Volunteer Rescue Squad
Mechanicsville Volunteer Fire Company
Middleboro Volunteer Fire Company
Middle River Volunteer Fire Company
New Brunswick Fire Headquarters
North Providence Fire Department
Pikesville Volunteer Fire Company
Second District Volunteer Fire Company
Toms River Fire Department
Tri-towns EMS
West Windsor Fire and EMS
White Marsh Volunteer Fire Company

Highlighted Projects



Mechanicsville Fire Company St. Mary's County, Maryland

Principal Architect for the master planning, feasibility study, design & construction of a new 29,000 SF station to replace the existing aging facility at the department's current location. The apparatus floor provides six full depth drive thru apparatus bays and one half depth back in bay. Skill props include laddering, ceiling breaching, door breaching, rappelling, making stand pipe connections, and high line exercises.



Lutherville Volunteer Fire Company Baltimore County, Maryland

Principal Architect for the design of a 9,000 SF addition and 18,000 SF renovation. The addition includes 2 apparatus bays, additional gear storage and training features. The office and admin. area will be expanded to include a conference room and fitness area. There will be a new training wing containing a large assembly space and support spaces like a warming kitchen and toilet room for public events.



White Marsh Volunteer Fire Dept. Baltimore County, Maryland

Principal Architect for the design of a new 18,000 SF programmable fire station. The new station provides the department with 5 apparatus bays, a wet training tower, various apparatus support spaces and an efficiently organized operations and living area that improves response time. The operations and living areas of the station are supported by seven separated double bunk rooms, three live-in bunks, kitchen day room, study, fitness area, game room, outdoor patio, showers and various operations and administrative offices.



10th District Volunteer Fire Dept. Charles County, Maryland

Principal Architect for the renovation and addition to an existing station that suffered from poor functionality. The addition & renovation resulted in a re-configured building that improves overall functionality and provides desperately needed additional space, including two apparatus bays for marine response, a community room, commercial food service, 6 live-in dorms, four bunk rooms, dayroom, kitchen and fitness center.



Gary Campbell

Principal



Mr. Campbell's architectural experience has included small, medium and large-scale police stations, public safety facilities and fire stations. He has spent the past decade becoming an expert in the programming and design of public safety facilities, and has managed the design process for the majority of the firm's public safety projects. Gary has a deep understanding of the needs and requirements these facilities possess, ensuring a smooth process for your project.

Quick Bio

Position / Role:
Principal

Years at Current Firm:
9

Total Years Experience:
19

Education:
Associate of Architecture
Anne Arundel Community College

Partial List of Relevant Projects

10th District Volunteer Fire Company
Aberdeen Volunteer Fire Company
Allentown Fire Department Study
Arcadia Volunteer Fire Company
Baltimore City Fire Academy
Baltimore Co. Fire Dept. – Essex
Bucks County Burn Building
Cambridge Fire Department
Carroll County Public Safety Training Center
Christiana Volunteer Fire Company
Church Hill Volunteer Fire Company
Dorchester Emergency Operations Building
East Dover Fire Department
Glen Echo Volunteer Fire Company
Glyndon Volunteer Fire Company
Grasonville Volunteer Fire Company
Hamilton Township Fire Department
Hampstead Volunteer Fire Company
Hollywood Volunteer Rescue Squad
Kingsville Volunteer Fire Company
Lutherville Volunteer Fire Company
Laurel Volunteer Rescue Squad
Mechanicsville Volunteer Fire Company
New Brunswick Fire Headquarters
Sidney Public Safety Complex
Timnath Police Station
White Marsh Volunteer Fire Company
Ventura Public Safety Complex

Highlighted Projects



Philadelphia Fire Academy Philadelphia, Pennsylvania

Master planning and existing conditions, renovations and new construction of the Philadelphia Fire Academy on an approximate seven acre site. The master plan consists of program analysis and concept design for both the academic building, fire grounds buildings, and fire fighter training props. Included in the academic building are administrative offices, training classrooms and apparatus storage.



Ventura Public Safety Academy Ventura County, California

Master planning and design for the re-development of a 22-acre site next to a busy regional airport. The newly proposed master plan provides the department with a 28,000 SF academic building as well as a 48,000 SF fire department HQ building, class A burn building, class B burn building, class B multi-purpose burn building, recovery pavilions, storage and a myriad of technical rescue props.



Sidney Fire Station & PSTC Sidney, Ohio

Project Manager for the master planning and design of a new fire station and training center located on the same 12-acre site for the City of Sidney, Ohio. The new training center will allow the first responders to train more regularly without having to travel out of their jurisdiction. Scenario specific based training props will be located on-site.



Chester County Tactical Village Chester County, Pennsylvania

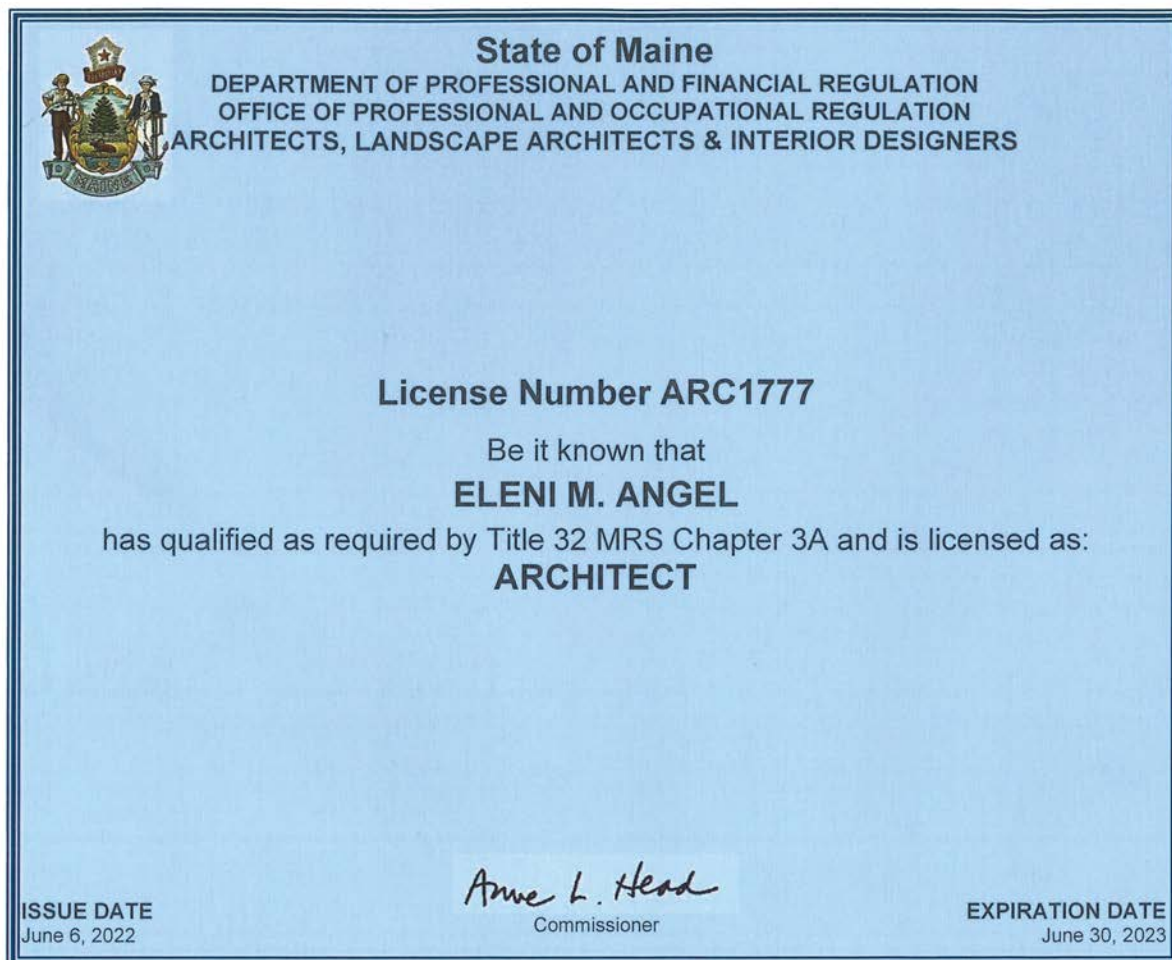
Project Manager for the design of a new training facility on 4 acres encompassing a 4,000 SF Class "A" masonry burn building and 15,000 SF five-story drill tower. The interior of the burn rooms are lined with a special thermal liner which preserves the longevity of the structure. The drill tower allows first responders to simulate a variety of mid-to-high rise training scenarios. Additional props on the site include a vehicle extrication pad, trench collapse rescue station, a confined space training station, an urban collapse search & rescue station, and various other elements.



AMICUS PVI RLE, BANGOR, ME

**BIDDEFORD
NEW FIRE/EMS
SUBSTATION**

E. Certifications





C & L AVATION OFFICE, BANGOR ME

BIDDEFORD NEW FIRE/EMS SUBSTATION

F Quality Management System

The Artifex Quality Management System documents processes, procedures and responsibilities for achieving quality policies and objectives and directs our activities to meet customer needs and regulatory requirements and to improve our effectiveness and efficiency on a continual basis.

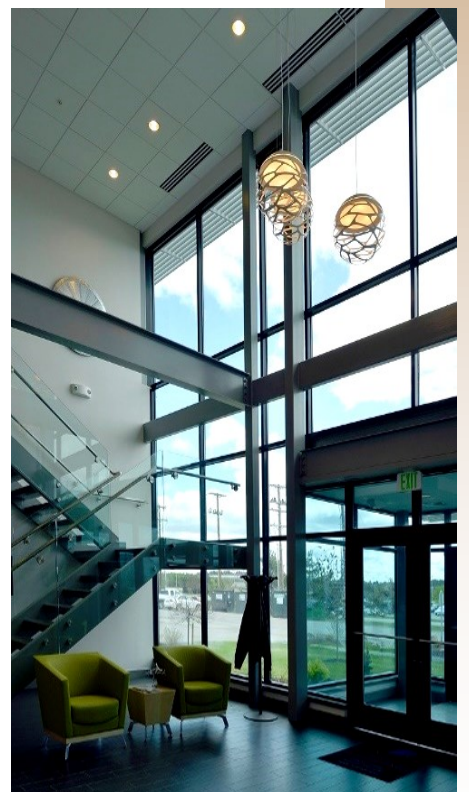
Our specific process adapts a Continuous Quality Improvement model that focuses on continuous improvement by emphasizing the roles that teams and individuals play in the process. We follow a "Plan, Do, Check, Act" approach.

As Principal, Architect Ellen Angel's primary overall responsibilities are quality leadership and accountability. Her primary project responsibilities are staffing and client satisfaction, addressing such issues as: □ Are projects adequately and appropriately staffed? □ Do we need to reallocate or hire more staff? □ Before we agree to additional work, are we certain that we have the resources to complete it? □ Have we verified owner satisfaction with completed designs or engineering?

She also advises and mentors the project manager on issues of quality on all projects where she is not the project manager, verifying that project work has not only been completed but completed to meet the firm's standard of quality. Her single priority and role on the project: seeing that the quality process is followed throughout all aspects of the project.

The Project Manager bears primary responsibility for planning, implementing and monitoring project quality (except for project staffing/resource management). This includes managing the following: □ Budget, Quality planning, □ Quality control (review), □ Risk management, □ Schedule, □ Resource management (with the senior manager), □ Resource monitoring, and Verification of owner satisfaction.

In addition, everyone who touches the project, including architects, engineers, designers, and CAD and administrative staff, although they do not have primary responsibilities for the overall project quality, the team members do own the quality of the work they complete on the project.





ARTIFEX
architects & engineers

MANN'S WOODWARD STUDIOS
ARCHITECTURE + INTERIORS + MASTER PLANNING

BIDDEFORD NEW FIRE/EMS SUBSTATION

G. Performance

The **ARTIFEX** team does not have any judgements, pending or expected litigation, or other real or potential financial reversals, and has not been the subject of any litigation within the last 10 years. Similarly, to the best of our knowledge, our professional consultants have not been the subject of any litigation.



BREWER HS TAP ROOM BREWER ME



BIDDEFORD NEW FIRE/EMS SUBSTATION

H. Use of Subcontractors

The following professional consultants will be sub-contracted for this project. Resumes and qualifications for personnel are provided in sections C. through G. All firms have a successful record of shared project experience with ARTIFEX.



MANN'S WOODWARD STUDIOS

10839 Philadelphia Road—White Marsh, MD 21162 (410) 344-1460



COLBY COMPANY ENGINEERING

47 York St—Portland, ME 04101 (207) 553-7753



PREFERRED CONSTRUCTION MANAGEMENT

17 Blackberry Lane—Cumberland, ME 04021 (207) 618-7500



C & L AVATION OFFICE, BANGOR ME

BIDDEFORD NEW FIRE/EMS SUBSTATION

I. PROJECT APPROACH

Description of Project Approach

The methods and process to design a Fire Station rely heavily on the architectural and engineering experience of the design team. The combination of concern for safety of first responders, for quick response, and with understanding that this is a public facility requires deep coordination and care for the building floor plan as well as the materials and operating systems.

Artifex and Manns-Woodward bring significant knowledge, skills, and experience to the process. Before any drawings are created, we are able to work with the Fire Chief to assess the needs and objectives and provide a single concept that meets the project objectives in the most cost-effective means possible.

We understand the latest trends in fire station design and operations, and we can advise you on the impact each will have on your proposed facility as well as your community. Some of these may include technology, disaster/storm preparedness, educational programs, and other methods to promote and increase public awareness. The human element also has variables, such as demographics, growth potential, development, staffing, and basic attitudes toward public safety.

We have exhaustive experience in the design of public safety facilities, as well as knowledge in the various standards fire stations are held to (NFPA operational requirements and life safety codes, among others). Many Towns, Cities, and Fire departments simply do not know all of the choices, benefits, costs, and detriments to the myriad of building options that are available. Ultimately the Fire Department has the highest stake in the design and construction of a station as its end user, but the most successful station design results from a balanced input from the community, the designer and the department.

It is critical to fully understand your operation, your needs, desires, and vision for your facility. We begin with a Kick-Off Meeting with project leadership and stakeholders to set-up our goals for success and tailor the process to satisfy the specific goals and needs. We cannot underestimate the importance of the initial meeting; coming to a shared understanding of goals and measurements of success sets everyone on the path together.

Description of Project Approach

A. INFORMATION GATHERING

1. Kick—Off Meeting

We begin with a meeting with the entire Artifex Team and with the Fire Chief and any members of Department, or other group who are stakeholders in this project. At this meeting we expect the Goals to be set as well as the Schedule confirmed.

We will discuss with you your goals, your Mission statement, your operations and your Vision for the future. This will allow us to develop organizational concepts that will aid you in making appropriate decisions for the project. We will also want to understand the programs you want to include in your completed facility.

2. Objective Evaluation of Existing Station and Needs Report

Our goal will be to work within your criteria and to locate the station in the most appropriate location based on the conceptual work which you have completed. This will allow us to become very familiar with any work done to date, and establish design goals and confirm programming. We will research the requirements of the local regulatory agencies to ensure that we have a good understanding regarding drainage, utilities and parking requirements. This knowledge will be a helpful tool to use as a benchmark for project development. Manns-Woodward will also be documenting how your fire department operates, articulating what you do, and assessing your ongoing problems in operations, safety, and others caused or enhanced by the current situation.

3. Programming

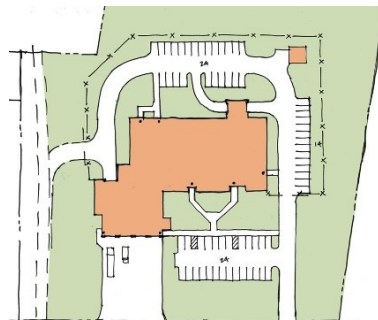
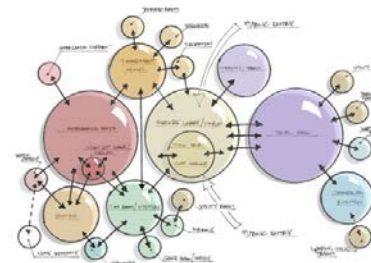
We will confirm your prior work, producing a Programming Report tabulations of areas required, utility, finishes, furnishing, and equipment requirements. Spaces will be itemized and contain specific recommendations for development along with notes for consideration.

B. DESIGN

1. Conceptual Design

As part of this initial design phase, individual spaces will be developed, proofing the programmatic decisions as to size and adjacency, ensuring that spaces are adequate and appropriate. Attention will be paid to adjacencies; public v. private; secure spaces; internal requirements.

Cost estimates are developed in the lens of how the project might be phased to satisfy capital improvement plans and future development. The product of this work will be a conceptual design including floor plans, building sections and proposed materials with opportunities for revisions. This creates a clear picture of the qualities of the proposed design and



Description of Project Approach

B. DESIGN

2. Design Development

Key to ultimate success is the work done here to identify critical elements, cost-saving elements, and potentially deferred elements. The Artifex team will begin to develop the scheme that satisfy the needs identified and develop floor layouts that explain the functioning, appearance, and organization of proposed addition. Additional design work including structural, civil, mechanical, and electrical engineering will begin.

Coordination between the design team, the Chief, and the estimating team is especially important during this phase. We will present information and refine the design as required. We will update schematic level cost estimates incorporating the design developed and include all expected building and project costs.

C. PROJECT COMPLETION

1. Construction Documents, Bid Process, and Construction

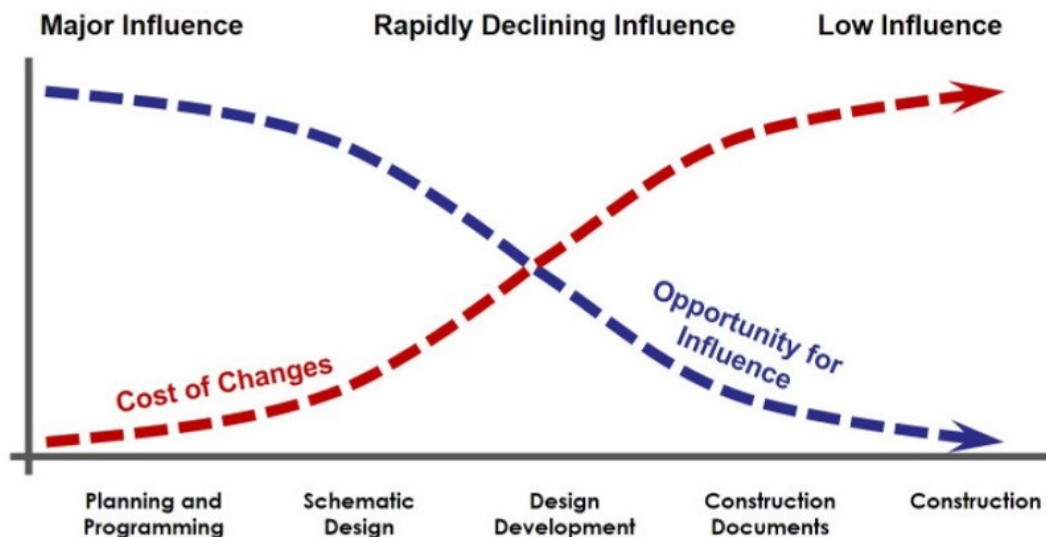
Based on an approved Design, we will continue to develop the plans. At this point large changes become more difficult to make and the process is one of filling in decisions and systems that have not been fully developed.

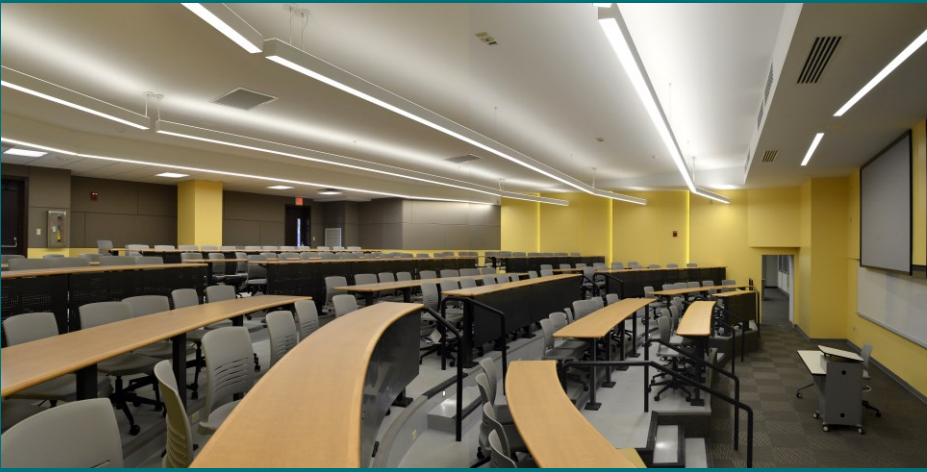
From an approved Design Development set of drawings and Specifications, we will further refine the documents, including additional details and information. The construction drawings take a significant proportion of the time of the project. We will submit these drawings to agencies having jurisdiction for approvals and permits.

Upon completion of the contract documents, Artifex will assist the Town in the bidding process. If the process utilizes the standard design—bid—build delivery method, we will provide bidding documents and conduct a pre-bid meeting with interested (or pre-qualified) contractors. We will answer RFIs and questions. We will assist in bid compilation as often there are bid add or subtract alternates as well as potential unit cost bids.

As we understand it—this is the completion of the work desired under the RFQ/RFP .

Artifex would next hold a pre-construction conference with the selected contractor and provide contract administration throughout the construction process as needed, including review of shop drawings and submittals and review and approval of contractor payment requisitions.





LITTLE HALL, UNIVERSITY OF MAINE, ORONO ME

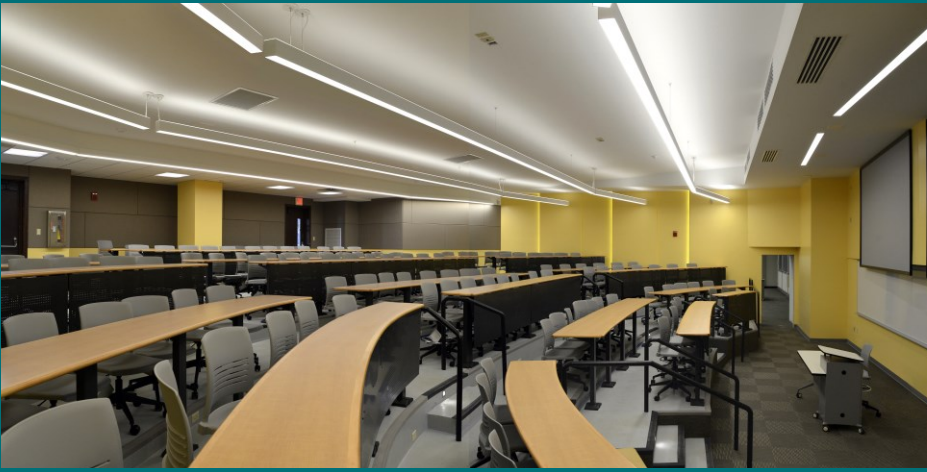
BIDDEFORD NEW FIRE/EMS SUBSTATION

J. Use of City Personnel

Artifex operates as a cooperative Studio environment. As such, we work with our clients to develop the best architectural solutions to their problems. We will engage the interested City personnel in every aspect of the process, from initial programming, through site evaluation, onto conceptual design.

We expect that the City has substantial information concerning the site selection process—things such as utilities, easements, and perhaps even soil conditions.

We will engage with all the regulatory agencies and Commissions that also have interest/jurisdiction in the process.

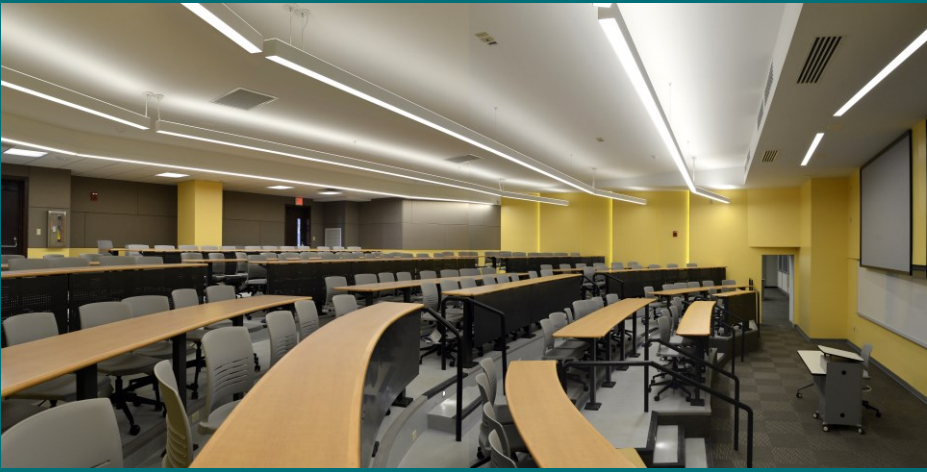


LITTLE HALL, UNIVERSITY OF MAINE, ORONO ME

**BIDDEFORD
NEW FIRE/EMS
SUBSTATION**

K. Reporting Deadlines

TASK	PRODUCT	DATE
SITE SELECTION AND CONCEPTUAL/SCHEMATIC DESIGN		BASED ON 7/17/23 START
INITIAL MEETING		
Team will meet with Fire Chief and others to create final program	NOTES	7/17/2023
Team will confirm report findings	REPORT	7/24/2023
Team will review available site options	REPORT	7/24/2023
PROGRAMMING		
Architect will review with Chief Fire Service's need	PROGRAM	7/24/2023
Architect/Civil will review available sites' conditions	SITE SELECTION	8/1/2023
Architect will provide City will recommended Program	BUBBLE DIAGRAM	8/7/2023
CONCEPTUAL DESIGN		
Schematic Plans and Elevations	DRAWINGS	8/24/2023
Site Selection	DRAWINGS	8/24/2023
Rendering for Presentations	RENDERING	8/31/2023
Cost Estimate	SPREADSHEET	8/31/2023
Phase 1		



LITTLE HALL, UNIVERSITY OF MAINE, ORONO ME

CITY OF BANGOR
COMMUNITY CONNECTOR
TRANSIT CENTER BUILDING

L. Proposer's References

The success of Artifex is measured by our work for repeat clients. We believe that our long-term relationships are testimony to flourishing projects.

The fact that we are on pre-qualified lists for projects for the City of Bangor; Maine; the Maine Bureau of Real Estate Management (BREM); Maine Preservation, and Maine Department of Transportation further speak to our ability to satisfy our clients' requirements.

City of Augusta

Fire Station	Jared Mills	Asst. City Manager
\$3,572,000	16 Cony Street	
2017	Augusta, ME 04330	
	207.626.2300	
	jared.mills@augustamaine.gov	

City of Bangor

Transit Center	John Theriault	City Engineer
2022	73 Harlow Street	
\$3,578,000	Bangor, ME 04401	
	207.992.4200	
	john.theriault@bangormaine.gov	

Department of

Defense

Veterans & Emergency Management	Paul LaPointe
	Building 8, Camp Keyes
	Augusta, Maine 04330
	o: 207.430.6329
	c: 207-592-0596
	paul.r.lapointe.nfg@mail.mil



Stewart Library Interior



St. John's Episcopal Church render

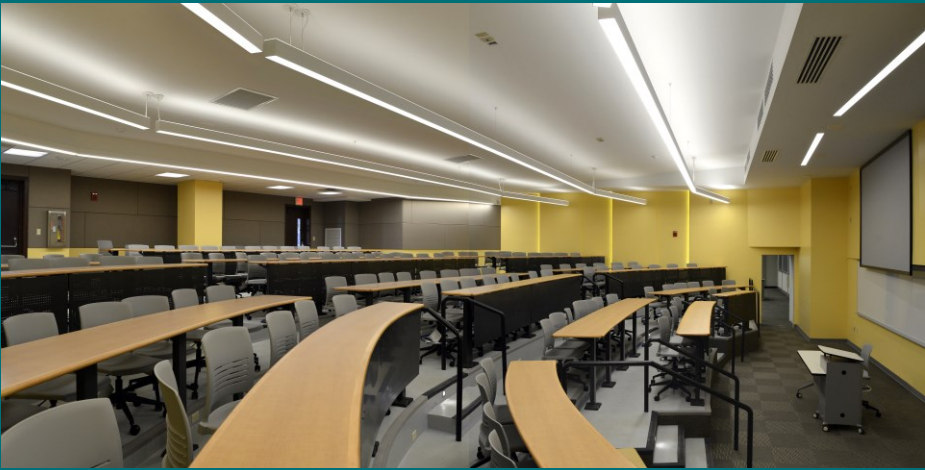
L. Proposer's References

State of Maine

David Rodrigues
Bureau of Parks and Lands
Department of Agriculture, Conservation & Forestry
22 State House Station
18 Elkins Lane
Augusta, ME 04333
207-287-3200
david.rodrigues@maine.gov

Town of Caribou

Penny Thompson
Caribou Municipal Building
25 High Street
Caribou, ME 04736
o: 207.493.3324
d: 207-493-5961
citymanager@cariboumaine.org



LITTLE HALL, UNIVERSITY OF MAINE, ORONO ME

BIDDEFORD NEW FIRE/EMS SUBSTATION

M. Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE

AMESASS-01

MJAMISON

DATE (MM/DD/YYYY)
1/11/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Clark Insurance 1945 Congress Street, Bldg A PO Box 3543 Portland, ME 04104-3543		CONTACT NAME: PHONE (A/C, No, Ext): (207) 774-6257 FAX (A/C, No): (207) 774-2994 E-MAIL: info@clarkinsurance.com ADDRESS:															
INSURED Ames Associates, LLC/Artifex 175 Exchange St Bangor, ME 04401		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Citizens Ins Co of America</td> <td>31534</td> </tr> <tr> <td>INSURER B: Maine Employers Mutual Ins Co</td> <td>11149</td> </tr> <tr> <td>INSURER C: XL Specialty Insurance Co</td> <td>37885</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Citizens Ins Co of America	31534	INSURER B: Maine Employers Mutual Ins Co	11149	INSURER C: XL Specialty Insurance Co	37885	INSURER D:		INSURER E:		INSURER F:	
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INSURER E:																	
INSURER F:																	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	ADDL SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:		OBPH38635	10/28/2022	10/28/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPROP AGG \$ 4,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		OBPH38635	10/28/2022	10/28/2023	COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Included in GL \$ 2,000,000
	UMBRELLA LIAB ☐ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED: RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	1810105555	5/30/2022	5/30/2023	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Prof Liability Deductible: \$5,000		DP\$9995473	6/17/2022	6/17/2025	Each Claim \$ 2,000,000
C			DP\$9995473	6/17/2022	6/17/2025	Aggregate \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 For Professional Liability coverage, the aggregate limit is the total insurance available for all covered claims presented within the policy period. The limit will be reduced by payments of indemnity and expense.

The hired & non-owned auto liability limit shown is not a separate limit. It is included in the General Liability limit of \$2,000,000.

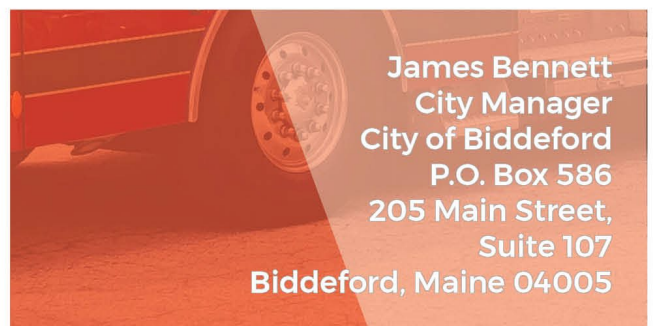
CERTIFICATE HOLDER For Proposal Purposes Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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City of Biddeford

RFQ for Proposed New Eastern Biddeford Fire Station/ EMS Substation Architect

June 21, 2023



James Bennett
City Manager
City of Biddeford
P.O. Box 586
205 Main Street,
Suite 107

Biddeford, Maine 04005

June 21, 2023

James Bennett
City of Biddeford
City Manager
205 Main Street, Suite 107
Biddeford, ME 040052

**WSP USA Environment and
Infrastructure Inc.**
511 Congress Street, Suite 200
Portland, ME 04101
+1 (207) 828-2638
www.wsp.com

Re: RFQ for Proposed New Eastern Biddeford Fire/EMS Substation Architect

Dear Mr. Bennett,

WSP USA Environment & Infrastructure Inc. (WSP) is pleased to be submitting to you and the City of Biddeford, Maine, our response to this RFQ for Architectural Engineering services for the "New Eastern Biddeford Fire/EMS Substation."

Our response demonstrates the strength of WSP's team experience in site and building design. As a proud founding member of the United States Green Building Council (USGBC), WSP provides cost-effective innovation and expertise to address sustainability with a local Maine presence. We are ever mindful of our clients' return on investment, with reducing our carbon footprint, encouraging stewardship for the environment, improving buildings' operational performance, and meeting our client's budgetary, fiscal and schedule constraints. Embracing today's architectural and engineering tools, WSP brings design solutions that reflect our global commitment to creativity, safety, and sustainability to local communities, such as Biddeford.

WSP understands the importance of a new public facility, such as your fire substation, to the community it serves. Its function, quality of service, and flexibility to expand are vital to the residents, staff, and public safety department, as well as the City's growth and long term strategic goals and initiatives.

My husband, myself and our two children are proud residents of the City of Biddeford. We support the need for this Fire/EMS Substation and its positive impact to our community. I am uniquely qualified to lead this project team based on my architectural background, my investment as a resident, and my husband being a first responder/EMT firefighter with Pratt & Whitney. I feel strongly about this project's success in all aspects as it truly hits close to "home."

We certainly hope you and your committee will select us to join in this new project's journey. We look forward to meeting with you in person and addressing any questions you may have.

Sincerely,
WSP USA Environment & Infrastructure Inc.



Alissa Camire, RA
Asst. Vice President, Project Manager
207-415-8712
Alissa.Camire@wsp.com

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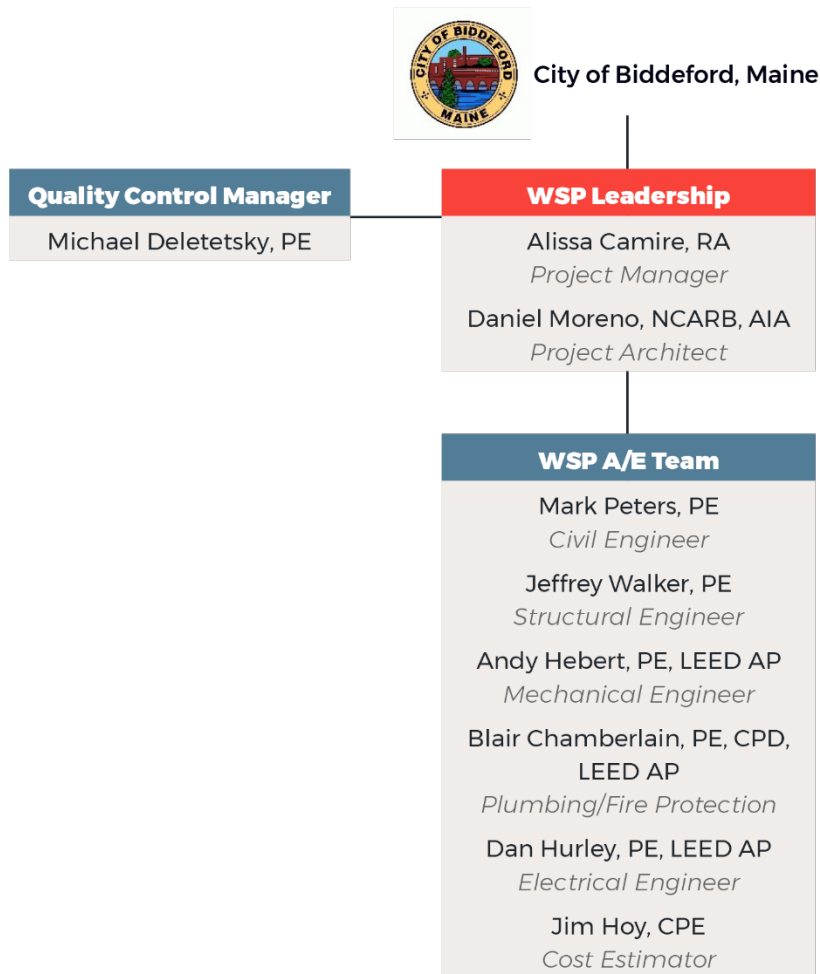


Organization and Assigned Personnel

This section provides information concerning the organization of our proposed Architectural and Engineering (A/E) team. Resumes for our key staff demonstrating their qualifications and experience are provided as Attachment A. WSP USA Environment & Infrastructure (WSP) has full A/E resources throughout the New England region if additional staff are needed to support this project.

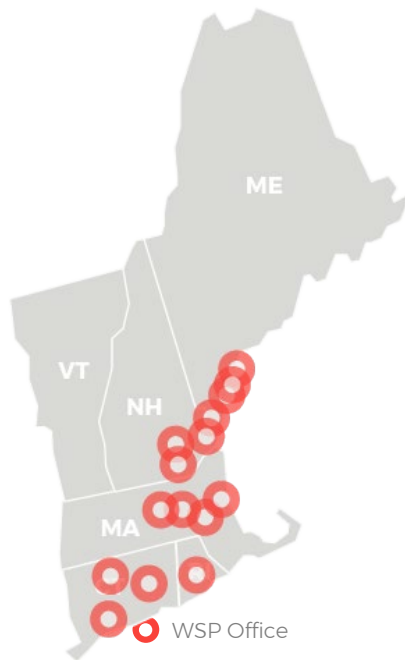
Project Organizational Chart

The following graphic depicts our team and key staff organization for this project:



Local Office Technical Qualifications

Refer to resumes provided in Attachment A for technical qualifications of our key local staff.



Local Office - Portland

Alissa Camire | Project Manager

Daniel Moreno | Project Architect and Architect of Record

Mark Peters | Engineer, Civil Site

Jeff Walker | Engineer, Structural

Jim Hoy | Cost Estimating

Michael Deletestky | Quality Assurance and Control

Local Office - Boston

Andy Hebert | Engineer, Mechanical

Blair Chamberlain | Engineer, Plumbing/ Fire Protection

Dan Hurley | Engineer, Electrical

Relevant Experience

Client: Town of Kittery



Kittery Fire Stations

WSP provided services for the design of a new 11,000 SF fire station on a two-acre town-owned site and the upgrade of the existing Kittery Point Fire Station Building. The new fire station included an apparatus room, six bays, hose tower, offices, men's and women's lockers, training and meeting rooms with snack-prep facilities, and equipment storage areas. Project elements included masonry wall construction with steel frame, a metal-pitched roof over highly-insulated composite panel system, radiantly heated slab floor, and other energy-efficient materials. There are

spaces for communication and dispatching, as well as dedicated vehicle exhaust and emergency power generation systems.

Repairs and modifications to the existing 3,200 SF Kittery Point Fire Station included a staged dismantling and rebuilding of the 50-year-old structure on the same footprint, with low maintenance upgrades to the façade, roof, structural components, and garage entrances and bays, as well as the addition of all new code-compliant mechanical systems and support facilities. Services included architectural, structural and mechanical design, civil engineering,

landscape design and surveying. WSP also served as construction administrator for both projects.

Client: Town of Cape Elizabeth



Town Center Fire Station

WSP provided planning and architectural design services for the renovation of an existing 11,000 SF Public Works Department garage into the new Town Center Fire Station. This project included a 2,200 SF addition and site improvements. We provided a comprehensive renovation design, including building system alterations and ADA compliance, cost estimating, and construction documents.

Client: Town of Paris



Paris Fire Station

WSP provided full site and building design services as well as construction management services for this project. WSP worked with the Town of Paris for over a year to develop plans for a new fire station. We provided expertise on siting issues, building types and materials, designed necessary components such as hazmat showers, and laid out spaces for equipment to function properly. Our design and construction professionals provided alternatives and estimated costs for the Fire Department and townspeople to use in deciding the best balance between expenditures and future needs. After

receiving voter approval, WSP provided construction management services during the construction phase. As construction manager, WSP provided full-time project supervision, budget adherences, scheduling activities, and quality control.

Client: Maine Army National Guard



Joint Field and Maintenance Facility

WSP designed and is currently providing construction phase services for this joint facility that will support the missions of the Maine Army National Guard (24,700 SF) and the Maine Air National Guard (9,500 SF). At 34,200 SF, it will be a fully functional and integrated facility with 8 maintenance work bays and associated administrative and office spaces which will centralize the operations of the various National Guard units in Southern Maine.

WSP provided A/E services for the field maintenance facility from land and soil survey through concept and final design, and is continuing through to construction. The project is located on a 27.5-acre state-owned parcel in Saco, Maine and consists of a joint vehicle maintenance building incorporating high bay maintenance spaces, storage, office space, break rooms, shower and lockers rooms, conference and classroom spaces, and a physical fitness room. WSP also completed permitting documents for approval with local and state agencies which include stormwater management and wetland impacts with Maine Department of Environmental Protection and local site plan applications with the City of Saco.

Client: City of Boston



New EMS Station

The City of Boston choose the MERGE/WSP team to design a new state of the art Emergency Medical Services (EMS) station in the growing Seaport District of Boston. This new EMS unit will provide two front line ambulances and fill a critical gap in support services for this area of the city that has seen its population grow exponentially in the last 10 years, and where timely access to medical services was lacking.

Demolition of an existing public restroom building makes way for the new 8,000 SF, two-story building that includes two ambulance bays, offices, gym, locker room, lounge, kitchen and public bathrooms. The project is targeting LEED Platinum certification along with Net Zero Carbon certification and will comply with the 2019 Executive Order for all new City of Boston municipal buildings to target a Zero Net Carbon onsite or Energy Positive standard.

WSP was responsible for the design of the mechanical, electrical, plumbing, fire alarm, and sprinkler systems. The MEP systems included a high performance 100% outside air handling systems (DOAS) with variable refrigerant flow (VRF) heat pump systems, a new 800A electrical service, and new fire sprinkler and water services. The ambulance bay is equipped with an Emergency Vehicle Exhaust Extraction system and power connections for electric ambulance charging.

The project required an intensive electrical utility coordination and design to accommodate a tight existing site that required moving power poles and refeeding an existing utility transformer serving the adjacent shipyard.

Client: City of Boston



EMS Station and Training Facility

The MERGE/WSP team was chosen to design a new Emergency Medical Services (EMS) station alongside a new EMS Training Facility. An addition to the existing building will house the new two-ambulance EMS unit and the renovation will provide a new home for the EMS Training Academy, using space in an existing underused City-owned building.

The design consists of renovations and an addition to an existing building to accommodate the relocation of the Archaeology Program moving from Level 2 to Level 1, the new EMS station on grade, and

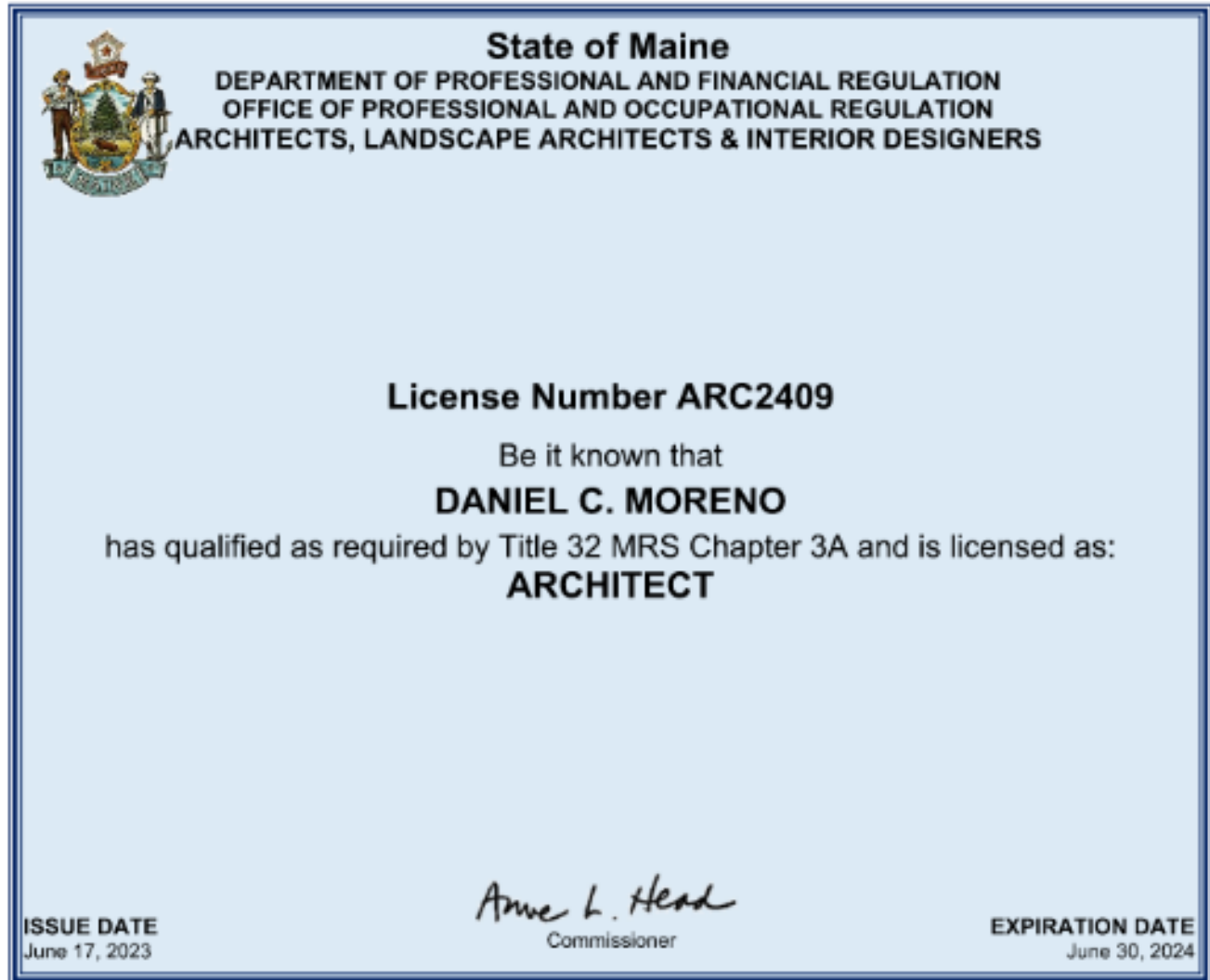
the new Training Academy on Level 2. The Training Academy consists of training/simulation areas, one "training" ambulance bay, classrooms, locker rooms, staff offices, a kitchenette and an exercise room.

WSP was responsible for the design of the mechanical, electrical, plumbing, fire alarm, and sprinkler systems. The HVAC systems included a high performance 100% outside air handling systems (DOAS) with variable refrigerant flow (VRF) heat pump systems. The electrical, fire alarm, plumbing and sprinkler systems tie into existing building infrastructure. The ambulance bay is equipped with an Emergency Vehicle Exhaust Extraction system.

The project required an intensive coordination and phasing due to the sensitive nature of other City of Boston services in the building, including the Archives and Records Management Group and the City Archaeology Program.



Certifications



Other Certifications:

- ▶ NCARB Certificate #102944
- ▶ American Institute of Architects #30134888

Quality Control

The quality control within our services is integral to the success of WSP's design projects. Quality review is an ongoing process throughout the performance of services to our clients that is facilitated by our integrated design approach. With standard A/E and specialty services all being offered internally, our team is experienced in taking a holistic design approach to project delivery. The quality of our design is further improved by WSP's corporate requirement for all submissions to clients to be independently peer reviewed, followed by a coordination review for completeness and a constructability review:

- ▶ Peer review by senior technical professionals independent of day-to-day production.
- ▶ Overall coordination and constructability review by the Quality Control Manager.
- ▶ Project management review for deliverable completeness in addressing project scope and any previous client comments.

The WSP quality control review process and integrated design approach results in a direct benefit to our clients in the reduction of unplanned costs to projects.

Performance

WSP is a large international services company and as such, there are inevitably civil disputes arising from time to time with private and public sector clients. While details of these disputes are confidential, we can confirm that there are no disputes or litigation of any kind that individually or collectively will have a material effect upon the quality of WSP's performance and its ability to provide services for this contract. Additionally, WSP has thousands of contracts for the performance of professional services outstanding at any given moment in time. These contracts into which WSP enters in the ordinary course of business contain provisions that allow the other party to terminate the contract for convenience, which is typical for a consulting engineering firm with 100 offices predominantly in North America, as well as locations in the UK and elsewhere in Europe. Please be advised that WSP has never failed to complete a project for which it was paid.

Use of Subcontractors



All A/E services described in this proposal will be executed by WSP with the exception of geotechnical test pits and the Geotechnical Characterization Report. These items/tasks will be led by our subconsultant, R.W. Gillespie & Associates, an experienced geotechnical consultant based in the City of Biddeford.

Project Approach

The design of this facility will be in keeping with Biddeford's Climate Task Force sustainability goals and assist in the 'Race to Zero' pledge. The energy consumption of the building systems will be reviewed during design on a total life cycle cost basis allowing for the optimization of capital cost, operating cost, and greenhouse gas emissions. Full building electrification is a sustainable design option that will allow for a future renewable energy installation that can aid in the goal to achieve net-zero. A plan can be created to provide a roadmap to help ensure that this facility meets the emission reduction requirements by 2030 and the net zero requirement by 2050. The design of the facility will take into consideration the predicted changes in climate including rainfall increase, sea level rise, temperature rise, and increasing of extreme storms



This project requires a highly qualified team that has the capacity to respond quickly, a strong commitment to quality, efficient cost and schedule control/maintenance, and clear team coordination and communication plans. Staff depicted in our organizational chart are senior level architects and engineers and will be dedicated to this project for design through construction administration oversight. They will be supported by mid- and junior-level engineers, designers, and Building Information Modeling (BIM) specialists.

We are confident that this project will be an excellent fit for the WSP team in terms of experience and proficiency, as well as the availability of the personnel who are proposed. The professionals who will be utilized for this project are committed to client service and accustomed to providing the individual time and effort necessary to successfully achieve the objectives of our clients.

Our project manager, Alissa Camire, will work with the City to ensure that our scope, schedule and budget are acceptable and achievable. This is done through good communication practices and a variety of software applications that track planning and design phase activities. Internally, our company implements several types of scheduling, financial and data management software to control and forecast budget, resources and deliverables.

The Work Plan

Assessment and Design Phase

The work plan and time schedule will follow the client's requirements and will be mutually agreed upon for the success of the project. The project will commence with an in-person kick-off meeting and introduction of the design team led by Alissa and Project Architect, Dan Moreno, and with the City of Biddeford administrators, their team, and community stakeholders. During this meeting, a milestones schedule will be developed, working from the anticipated completion of the project to its beginning/notice to proceed. This process will formulate an understanding and create a working plan towards meeting the goal of constructing and introducing the New Eastern Biddeford Fire/EMS Substation into operational duty.

The project timeline and associated workplan will be divided into six (6) stages:

- ▶ The first stage is site assessment and selection, including evaluation of up to three sites. Each site will be analyzed based upon its environmental considerations, functionality for the substation program, and cost-to-construct properties. We understand that the environmental conditions in the desired area can have a high-water table and contain large amounts of bedrock, and that selecting the right location is crucial to the financial success of the project. This stage will include exploratory excavation for test pits to conduct an initial subsurface soil evaluations. Should these test pits provide positive findings, Geotech subsurface testing, borings, and Phase 1 environmental assessments will be conducted.
- ▶ The second stage will run concurrent with the first stage, and will expand development of the preliminary design of the building as well as the preliminary submission for review in preparation to present to the planning board.
- ▶ The third stage will be the development and presentation of the costing model of the developed building and site design.
- ▶ Subject to approval of the preliminary design and the outcomes of the costing model, should the project cost align within budget and associated contingencies, the design would advance to stage four, preparation of the construction documents. This stage includes final submission to the planning board and updating the cost estimate as the detailed design develops. This stage also includes a pre-final submission for client review prior to finalizing issued for bid documents.
- ▶ Stage five is bidding and negotiation, which is described further below.
- ▶ Stage six is construction, also described below.

The design will be developed using three dimensional (3D) modelling software, allowing our team to take an integrated design approach, run clash detection for building construction and systems, and provide 3D visualizations to support the client's review and understanding of the design.

We will inform the client throughout the design phase of potential impacts affecting the budget, quality, and construction schedule. Should the estimated cost exceed the planned budget, our team will assess and develop amended changes and their impacts and present them to the client for review and consideration.

The architect will update and meet with local code enforcement and the State Fire Marshall throughout the design phase when appropriate.

Bidding and Negotiation Phase

This phase includes advertising and responding to bidding inquiries, concluding with opening bids with the client. The architect will conduct a pre-contract and document review, referred to as "document page turn," prior to the client signing, with the apparent low bidder. We have found that the "page turn" process is an exceptional tool used for aligning communication, understanding of documents, and workflow in understanding and acceptance of scope of work.

Construction Phase

Our design team will be a partner for the client during construction, providing oversight for successful implementation of the project design. The architect and engineers will participate in routine reviews of construction and/or at coinciding various milestones for compliance with construction documents and building codes. The team, directed by our architect, will work to resolve conflicts and address concerns. Construction phase activities for our time include:

- ▶ Participating in project meetings with, one per week, for the first 75 percent duration of construction, reducing to bi-weekly meetings for the remainder of the construction.
- ▶ Reviewing and responding to address contractor requests for information (RFIs).
- ▶ Reviewing contractor's required submittals, with respective design disciplines.
- ▶ Reviewing and signing-off on contractor's payment requisitions.
- ▶ Reviewing and providing guidance on contractor's change order requests.
- ▶ Conducting periodic on-site construction observation.
- ▶ Working in cooperation with clerk of the works.
- ▶ Conducting a project punchlist in cooperation with the clerk of the works.
- ▶ Reviewing project substantial completion, close out, and final payment documents.
- ▶ Prepare record drawings based upon Contractor provided as-built redlines



Use of City Personnel

Fire Station/EMS Staff

Rationale: Included for reasons of obvious importance and inclusion – their input is profoundly vital to the success of this project. They can provide access to other fire station/EMS facilities for a tour to enhance our understanding of needs and improvements desired.

Public Works Staff

Rationale : During initial site selection process, our review would benefit from conducting preliminary excavation test pits to assess initial viability (examples include soil type, permeability and bearing capacity, or location of ledge). Another area would be to have water pressure and flow rates tested if municipal water is accessible to the proposed site. Should this yield favorable results, the subsurface geotechnical assessment would expand on this initial exploration.

CIS Staff/Supporting Data

Rationale: Assist in acquiring/compiling relevant data for use in development of site design elements.

Surveyor

Rationale: Conduct site boundary and surveys for built structures, utilities, topography, exposed rock, large trees/forests, wetlands, and delineation if available. WSP can provide in-house if requested or has access to Maine surveyors.

Storm/Sanitary Staff

Rationale: Verify utility presence, size, capacity, depth, and viability of existing services.

Code Enforcement

Rationale: Foster good communication and preparation to advance design and review process.

City Executive/Legal

Rationale: To review/amend contracts, addressing contractor qualifications, liquidated damages, etc.



Reporting Deadlines

The work plan and time schedule will follow the client's requirements meeting an anticipated construction start date 34 weeks after awarding of project. The duration of construction is estimated to be, under ideal conditions, 12-14 months, subject to but, not limited to; site conditions, economy, material/labor shortages/delays, competing construction schedules, funding. The timeline and duration presented is primarily for reference.

WSP understanding of timelines and schedules, subject to change and suit City staff schedules, will follow as:

Milestone	Duration
Kick-off Intro, review owner data Site selection-study / assessment Site recommendations Site Design Building study	4 wks
Schematic Design Programming /data integration Building design options plans /elevations Presentations/renderings Construction types study Building systems types study Building Site study	5 wks
Design Development Advancing approved building / site design - Floor plans / elevations/ renderings - Site design - Construction details - Building systems / assemblies - Site Plan review – agency Developed Design approval	6 wks
Estimation, recommendations , approvals	4 wks
Milestone Design developed for estimation	20 wks / 4 months
Approval construction docs prep	6 wks
Bidding Negotiations Awarding	6 wks
Construction Construction Administration	12-14 months

References

WSP is pleased to provide the following business references.

Marsha Alexander

Maine Bureau of General Services

(207) 624-7356

Nicholas J. Hodgins

Director, Division of Remediation

Maine Department of Environmental Protection

(207) 592-0882

nick.hodgkins@maine.gov

Keith Davis

US Fish & Wildlife Service

(413) 253-8638

Charlene O'Clair, Director of Finance

Sandcastle Clinical and Educational Services

72 Strawberry Avenue, Lewiston, Maine 04240 (207) 782-2150

Coclair@sandcastlemaine.org

Project(s) : Client of a past project (prior to joining WSP). A Mental Health services provider, project scope included; a feasibility study, full design, project and construction budget funding and management through client and USDA RD, reviewed by architect. Project was completed within established schedule and under budget.



Catherine R. Ryder, CEO

Tri-County Mental Health Services, Social Learning Center, Lewiston, Maine 04240
(207) 344-1824

Cryder@tcmhs.org

Project(s): Client of a past project (prior to joining WSP) – a Mental Health services provider. Project scope included; a feasibility study, full design, project and construction budget funding and management through client and USDA RD, reviewed by architect. Project was completed within established schedule and under budget.

Bobbie Crooker, Housing Director (formerly with Business Programs)

USDA Rural Development , Lewiston, Maine 04240 Ph (207) 241-5364

Bobbi.crooker@usda.gov

Project(s): Client's funding agent, worked with /supported funding agent/agency requirements in insuring meeting design quality, cost and schedule, and participated in weekly CA duties comparable to Biddeford project requirements.

Projects included a feasibility study, full design, project and construction budget funding and management through client and USDA RD, reviewed by architect. Projects were completed within established schedule and under budget.



Proof of Insurance



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
5/16/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 300 Madison Avenue 28th Floor New York NY 10017		CONTACT NAME: AJG Service Team PHONE (A/C, No. Ext): 212-994-7100 FAX (A/C, No): 212-994-7047 E-MAIL ADDRESS: GGB.WSPUS.CERTREQUESTS@AJG.COM															
INSURED WSP USA Environment & Infrastructure Inc. 1075 Big Shanty Rd. Suite 100 Kennesaw, GA 30144		INSURER(S) AFFORDING COVERAGE <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Liberty Insurance Corporation</td> <td>42404</td> </tr> <tr> <td>INSURER B: Zurich American Insurance Company</td> <td>16535</td> </tr> <tr> <td>INSURER C: American Guarantee and Liability Ins Co</td> <td>26247</td> </tr> <tr> <td>INSURER D: AXIS Surplus Insurance Company</td> <td>26620</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Liberty Insurance Corporation	42404	INSURER B: Zurich American Insurance Company	16535	INSURER C: American Guarantee and Liability Ins Co	26247	INSURER D: AXIS Surplus Insurance Company	26620	INSURER E:		INSURER F:	
INSURER	NAIC #																
INSURER A: Liberty Insurance Corporation	42404																
INSURER B: Zurich American Insurance Company	16535																
INSURER C: American Guarantee and Liability Ins Co	26247																
INSURER D: AXIS Surplus Insurance Company	26620																
INSURER E:																	
INSURER F:																	

COVERAGES

CERTIFICATE NUMBER: 804531021

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSP WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:		GLO 9835819-10	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 3,500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 3,500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 3,500,000 GENERAL AGGREGATE \$ 7,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A D	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		AS7-621-094060-033 P-001-001008908-02	5/1/2023 5/1/2023	5/1/2024 5/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ XS COMB. SINGLE LIMIT \$ 5,000,000
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 250,000		AUC 00144386-07	5/1/2023	5/1/2024	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
A A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WA7-62D-094060-013 WA7-62D-095609-073 WC7-621-094060-913	5/1/2023 5/1/2023	5/1/2024 5/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
THIRTY (30) DAYS NOTICE OF CANCELLATION.

CERTIFICATE HOLDER

CANCELLATION

AS A MATTER OF RECORD	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/12/2022

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PRODUCER Arthur J. Gallagher Risk Management Services, Inc 300 Madison Avenue 28th Floor New York NY 10017		CONTACT NAME: AJG Service Team PHONE (A/C, No, Ext): 212-981-2485 E-MAIL: GGB.WSPUS.CertRequests@ajg.com ADDRESS: GGB.WSPUS.CertRequests@ajg.com	
INSURED WSP USA Environment & Infrastructure Inc. 1075 Big Shanty Rd. Suite 100 Kennesaw, GA 30144		INSURER(S) AFFORDING COVERAGE INSURER A: QBE Specialty Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
WSPGLOB-01		NAIC # 11515	

COVERAGES

CERTIFICATE NUMBER: 1669137429

REVISION NUMBER:

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO JECT ☐ LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPI/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability CLAIMS-MADE			QPL0022630	11/1/2022	10/31/2023	Per Claim Aggregate \$2,000,000 \$2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THIRTY (30) DAYS NOTICE OF CANCELLATION

CERTIFICATE HOLDER

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	AUTHORIZED REPRESENTATIVE

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Price

As requested in the RFQ, price sheet(s) are provided in a separate sealed envelope.



Attachment A

Resumes

Alissa Camire, RA

Project Manager



Experience

Industry: 17 Years

WSP: 15 Years

Education

Bachelor of
Architectural
Engineering Technology,
Wentworth Institute of
Technology

Professional Registrations

Registered Architect,
ME, ARC4352

Career Summary

Alissa leads Portland's Project Management and Delivery Team. She has 17 years of architectural experience ranging from historic preservation to heavy industrial, with a more recent focus on State multi-discipline projects. Her involvement in design includes site investigations, code studies, programming and schematic design, contract documents, specifications, report writing, 3D renderings and presentation materials.

Over the past six years, Alissa has shifted her career focus from architecture to project management where her attention to project execution and client satisfaction is best served. Alissa is a capable project manager and design manager with a focus on projects that require multi-discipline coordination and attention to technical detail. She has strong written and verbal communications skills both with her team and clients and is committed to executing projects that deliver on scope, on schedule and on budget.

Project Experience

Project Manager

State of Maine – Cultural Building Asbestos Abatement & Mechanical Upgrades, Augusta, ME

Managed design team's effort and served as primary client point of contact during construction. Assisted client in resolving construction phase challenges and managed over \$7 million of client-requested scope additions during construction for this complex multi-discipline renovation. The project is for the renovation of the 160,000 SF building that houses the Maine State Museum, Library and Archives.

Project Manager

State of Maine – Ray Building Renovation, Augusta, ME

Managed design team's effort during construction. WSP designed a full renovation of the 60,000 SF historic building that houses the Maine DEP's office spaces, public access file room, and biology lab. Design included historic window replacement, brick repair, and site drainage repairs.

Lead Designer/ Project Manager

Milton CAT – Sales, Service and Warehouse Facility, Londonderry, NH

Worked directly with the Project Architect from site selection through construction documents to design a new showroom, sales and service facility for Milton CAT. Responsible for leading the design charrette and guiding the client through major project decisions. Transitioned to project manager during construction and led the project through completion.

Lead Designer

Port Louisa National Wildlife Refuge – Wapello, IA

Lead designer for a new 5,000 SF Visitor's Center and Staff Headquarters for the USFWS. The design includes a welcome area for visitors to the refuge, a classroom for up to 30 persons, offices and support spaces for the refuge staff, and site improvements. The new facility also received the 2016 U.S. FWS Environmental Leadership Award and the 2016 Federal Energy and Water Management Award, a top honor from the U.S. DOE.

Daniel Moreno, NCARB, AIA**Project Architect****Experience**

Industry: 38 Years

WSP: 3 Months

Education

MArch, Southern Illinois University, Illinois, 2022

BArch, University of Maine, 2016

AAS (ABET)

Architectural & Civil Engineering Technology, 1985

Professional**Registrations**

Registered Architect, ME, ARC2409

Registered Architect, MA, VT

National Council Architectural Registration Board (NCARB) Certificate,

Professional**Memberships**

American Institute of Architects (AIA)

Career Summary

Dan recently joined WSP and was previously a consultant to WSP on various past and ongoing projects. His extensive experience covers the full range of architectural design, construction administrative services and project delivery methods for both design-build and design-bid-build. Dan's work ranges from master planning, budget development, and space programming to building and energy code analyses, feasibility and facade enclosure studies, whole building design, and site adaptation. His projects have been for new construction, renovations, and restoration, including interiors, furniture, fixtures and equipment, and working toward the development, coordination and preparation of building designs and construction documents. Dan's building type experience includes state government facilities, multi-story professional office spaces, educational facilities, healthcare facilities, residential units (single and multi-family) and industrial type facilities.

Project Experience**Architect****US Postal Service - Federal Building Façade Assessment, Brattleboro, VT**

Conducted existing building enclosure/ facade assessment for a 12,700 SF brick veneer building. Developed designs for masonry repairs and spalling stone cornices, as well as joint repair.

Technical Reviewer**US Fish & Wildlife Service - Great Swamp National Wildlife Refuge Visitor Center Addition, Basking Ridge, NJ**

Provided senior architectural technical review for this 4,800 SF addition and renovation to a residential-style visitor center. Design included a multipurpose education space, office space, accessible entrances, and site development to address drainage around the addition.

Architect**Tri-County Mental Health Services - Social Learning Center, Lewiston ME**

Architect of record for a 20,000 SF single-story steel frame building and site amenities. The project's design successfully supported an adult daycare and habilitative services facility for the severe and profoundly handicapped, with energy efficiency, low maintenance operation, and capacity to expand. The project was built under budget, on time, while meeting USDA-RD's stringent project management and budgetary constraints.

Enclosure Architect**State of Maine - Maine Criminal Justice Academy, Vassalboro, ME**

Assessed and prepared comprehensive façade repair / restoration study for the entire campus (seven buildings). Developed detailed construction documents for the enclosure of the façade, masonry, stone, membrane roofs, entryways and masonry openings. Provided construction administrative support to the owner, through bidding and construction phase.

Michael Deletetsky, PE

Quality Control Manager



Experience

Industry: 42 Years

WSP: 33 Years

Education

BS, Civil Engineering,
University of Maine at
Orono, 1979

Professional Registrations

Professional Engineer,
ME, 5023

Professional Engineer,
MA, NH, VT

Career Summary

Michael has over 40 years of experience, and his roles include project manager and quality assurance/quality control reviewer. He has managed a wide variety of clients for WSP such as governmental agencies, telecommunication firms, and private clients such as Milton Caterpillar. He has been involved in construction oversight for over 35 years. Michael ensures that all deliverables are reviewed prior to submission to a client, including independent discipline technical reviews. As quality control reviewer, he conducts a technical review and an overall coordination review of reports, specifications, and drawings before delivery. This comprehensive assessment requires a deep knowledgebase of all building design and engineering disciplines and how they integrate with each other.

Project Experience

Quality Control Manager

State of Maine – Ray Building Renovation, Augusta, ME

Responsible for performing the design review and review of technical documents before submission to client. Reviewed responses to contractor's requests for information during the construction phase. WSP designed a full renovation of the 60,000 SF historic building that houses the Maine DEP's office spaces, public access file room, and biology lab. Design included historic window replacement, brick repair, and site drainage repairs.

Quality Control Manager

State of Maine – Cultural Building Asbestos Abatement & Mechanical Upgrades, Augusta, ME

Responsible for performing the design review and review of technical documents before submission to client. Assisted client and WSP project manager in resolving construction phase challenges for this complex multi-discipline renovation. The project is for renovation of the 160,000 SF building that houses the Maine State Museum, Library and Archives.

Quality Control Manager

State of Maine – FMS #1 Air National Guard and Army National Guard Vehicle Maintenance Building, Saco, ME

Responsible for performing the design and technical review of documents before submission to the client. The project is for a new joint 41,000 SF field maintenance shop, including vehicle maintenance bays, a wash bay, training and physical fitness areas, supply storage, and administration office space. Site work includes site development, parking and site lighting, and site security and access control.

Quality Control Manager/ Multi-Discipline Coordination

- Kittery Point, Maine Fire Station
- Paris, Maine Fire Station
- Cape Elizabeth, Maine Fire Station
- Cape Elizabeth, Maine Police Station

Mark Peters, PE

Civil Engineer



Experience

Industry: 38 Years

WSP: 30 Years

Education

Master of Science, Civil Engineering, University of New Hampshire, 1984

Bachelor of Science, Civil Engineering, University of New Hampshire, 1982

Professional

Registrations

Professional Engineer, ME, 6631

Professional Engineer, MA, NH, VT

Professional

Memberships

Member, American Society of Civil Engineers

Career Summary

Mark has managed, provided senior technical review, and/or conducted detailed design for development projects, including preparation of construction drawings, technical specifications, bid documents, and permit documents. His site design experience includes all aspects of infrastructure design for development projects including developing site layouts; site drainage; roadway and parking lot design; rail and truck loading/unloading areas; aboveground storage tank facilities; foundation and retaining structures; flexible and rigid pavements; site utilities; and grading and cut and fill quantities management. Mark has been involved with the local, state, and federal regulatory permitting and licensing activities required for many projects in Maine. His permitting experience includes preparation or required documents for National Pollutant Discharge Elimination Systems (NPDES) permits, including stormwater pollution prevention plans, erosion and sediment control plans, post-construction stormwater management plans, and temporary erosion and sediment control measures.

Project Experience

Civil Engineer

State of Maine – Ray Building Renovation, Augusta, ME

Developed detailed design and oversaw preparation of site civil drawings and specifications for site utility repair and drainage issues for this renovation. The scope included providing water service for a new fire sprinkler system. WSP designed a full renovation of the 60,000 SF historic building that houses the Maine DEP's office spaces, public access file room, and biology lab. Design included historic window replacement, brick repair, and site drainage repairs.

Civil Engineer

State of Maine – FMS #1 Air National Guard and Army National Guard Vehicle Maintenance Building, Saco, ME

Led site development design and permitting for this project, including site drainage. The project is for a new joint 41,000 SF field maintenance shop, including vehicle maintenance bays, a wash bay, training and physical fitness areas, supply storage, and administration office space. Site work includes site development, parking and site lighting, and site security and access control.

Civil Engineer

Town of Lubec, Lubec-Columbian Factory Remedial Action and Redevelopment, Lubec, ME

Engineer of Record. Responsible as the engineer-of-record for providing the design for the site remediation as well as the site redevelopment design of a former fish processing plant. Designed and oversaw the implementation of remedial action for environmental clean-up of two municipal owned parcels of land, the former Columbian Factory (Lot 19), and former Columbian Factory Store (Lot 20) as well as the redevelopment of the site by relocating the Lubec Historical Society building onto the site. This remedial work supported brownfields redevelopment under the MEDEP VRAP. This work was performed under a Cleanup Grant awarded by the USEPA and was supported by the WCCO) Brownfields Program.

Jeffrey Walker, PE

Structural Engineer



Experience

Industry: 24 Years

WSP: 19 Years

Education

Master of Science, Civil and Environmental Engineering, University of Maine, 2001

Bachelor of Science, Civil and Environmental Engineering, University of Maine at Orono, 1996

Professional Registrations

Professional Engineer, ME, 11028

Professional Engineer, FL, VA, NY, TX

Professional Memberships

Member, American Society of Civil Engineers (ASCE)

Member, Structural Engineers Association of Maine (SEAM)

Career Summary

Jeffrey has extensive structural engineering design and project management experience, with a focus on building design for government, commercial, and industrial clients. He has experience throughout the entire design and construction process providing technical input including preliminary planning, conceptual design, design development, creation of contract documents, and on-site construction phase support. Jeffrey has been the Engineer of Record and Project Manager for numerous governmental projects, and has also been the project structural engineer on many renovations of existing facilities. He is familiar with all U.S. design standards, including the International Building Code, and is experienced designing with structural steel, aluminum, concrete, masonry, and timber materials.

Project Experience

Project Manager/ Technical Lead

State of Maine – FMS #1 Air National Guard and Army National Guard Vehicle Maintenance Building, Saco, ME

Led multi-discipline design team from planning charrettes through detailed design and value engineering. Provided antiterrorism analysis and developed the necessary design requirements for a new joint 41,000 SF field maintenance shop, including vehicle maintenance bays, a wash bay, training and physical fitness areas, supply storage, and administration office space. Site work includes site development, parking and site lighting, and site security and access control.

Structural Engineer

Shaw Brothers – Headquarters and Service Center, Gorham, ME

Structural Engineer of Record for the design of 47,000 SF Headquarters and Maintenance facility. Facility includes a two story office and administrative space, and high bay vehicle maintenance with bridge and jib cranes, as well as parts storage warehouse spaces. Responsible for all aspects of structural design, including coordination with client, preparations of construction documents and specifications, and engineering support during construction.

Structural Engineer

Town of Kittery – Kittery Fire Station, Kittery, ME

Provided structural engineer design for a new 11,000 SF fire station. Structural system consisted of pre-engineered wood trusses supported by structural steel framing, with concrete masonry shear walls for the lateral load resisting system. Project challenges included designing a foundations system to resist the anticipated differential settlement due to the uncontrolled fills underlying the project site.

Structural Engineer

Town of Cape Elizabeth – Gullcrest Public Works Garage, Cape Elizabeth, ME

Provided structural engineer for the design and construction of a 20,000 square foot maintenance facility. The project included large clear span equipment storage and maintenance service bays, with attached administrative and office areas.

Blair Chamberlain, PE, LEED AP**Plumbing/Fire Protection****Experience**

Industry: 48 Years

WSP: 25 Years

Education

Mechanical and Civil
Engineering,
Northeastern University

**Professional
Qualifications**

Professional Engineer:
CT, MA, ME

Certified in Plumbing
Design

Certified Building
Official

Certified Building Plans
Examiner

Certified Construction
Specifier

Certified Medical Gas
System Inspector

Construction Contract
Administrator

LEED Accredited
Professional

Career Summary

Blair is a Vice President of WSP with design, construction, and code administration experience. He is responsible for master planning, design, and conceptual design of plumbing and fire protection systems for new construction and renovation projects for various facilities including preparation and coordination of working drawings, and specifications and conducting field construction reviews. He has experience in commercial, hospitality, higher education, research and development, laboratory, and healthcare facilities. He has knowledge of sustainable building design and construction practices; his LEED expertise concentrates on water efficiency, waste management strategies, and storm water management.

Project Experience**Plumbing/Fire Protection Technical Support****City of Boston - EMS Seaport Substation, Boston, MA**

The City of Boston choose the WSP to design a new state of the art Emergency Medical Services (EMS) station in the growing Seaport District of Boston. This new EMS unit will provide 2 front line ambulances and fill a critical gap in support services for this area of the city that has seen its population grow exponentially in the last 10 years and where timely access to medical services was lacking. WSP was responsible for the design of the mechanical, electrical, plumbing, fire alarm, and sprinkler systems.

Plumbing/Fire Protection Quality and EOR**City of Boston - EMS Training Facility at Rivermoor, Boston, MA**

WSP was chosen to design a new Emergency Medical Services station alongside a new EMS Training Facility. An addition to the existing building with house the new 2 ambulance EMS unit and a renovation will provide a new home for the EMS Training Academy using space in an existing underused City of Boston owned building. WSP was responsible for the design of the mechanical, electrical, plumbing, fire alarm, and sprinkler systems.

Plumbing/Fire Protection Quality Review**City of Dover - Dover Police Station, Dover, NH**

New 28,000 sf police station with crime scene lab, facility gym/locker rooms, operations, records, rooftop garden and more, plus first floor parking garage.

Plumbing/Fire Protection Engineer**City of Whitman - Whitman Police Department, Whitman, MA**

A new 17,000 two-story building including offices, conference rooms, dispatch areas and holding cells.

Daniel Hurley, PE, LEED AP

Electrical Engineer

**Experience**

Industry: 34 Years

WSP: 10 Years

Education

National Certificate in
Electrical Engineering
(with Honors) 1987, Cork
Institute of Technology,
Cork City, Ireland

City and Guilds of
London Institute -
Power, Engineering
Science

Northeastern University
- Design of Building
Electrical Systems 1990

**Professional
Qualifications**

Registered Professional
Electrical Engineer in
MA, CT, ME, RI, VT, DC

LEED Accredited
Professional

Career Summary

Daniel is a Senior Vice President and senior electrical engineer at WSP with experience in the design of new and renovation projects. Dan has been responsible for the project management and the electrical engineering design, system upgrades and feasibility studies on a broad range of projects, including numerous higher education, healthcare, corporate, science and research facilities.

Project Experience**Senior Electrical Engineer****City of Dover - Dover Police Station, Dover, NH**

This was a new ground up 28,000 sf police station with crime scene lab, facility gym/locker rooms, operations, records, rooftop garden and more, plus 1st floor parking garage. Project was completed in 2016 at a cost of \$9 million.

Senior Electrical Engineer**City of Boston - EMS Rivermoor, Boston, MA**

Renovations to an existing 12,000 sf warehouse facility into a new EMS training facility located in West Roxbury. Project is currently in construction and is scheduled to be completed later this year. Construction costs are \$4 million.

Senior Electrical Engineer**Massachusetts Port Authority - Logan international Airport, Terminal B, Boston, MA**

Multiple renovation projects within this facility. Projects were completed in 2018.

Senior Electrical Engineer**Massachusetts Port Authority - Logan international Airport, Terminal C, Boston, MA**

Multiple renovation projects within this facility. Projects were completed in 2017.

Andy Hebert, PE, LEED AP

Mechanical Engineer



Experience

Industry: 42 Years

WSP: 1 Year

Education

MBA, Bryant College,
Smithfield, RI, 1986

BS, Mechanical
Engineering, College of
Engineering, Cornell
University, 1981

Professional Qualifications

Registered Professional
Engineer: ME, AR, CO,
GA, IA, IN, MD, MI, MN,
NH, PA, RI, VA

LEED Accredited
Professional

Building Energy
Modeling Professional
(BEMP), ASHRAE

Career Summary

Andy is an engineering professional with over 40 years of experience and expertise in all phases of facility design and construction including project management, programming, planning, cost estimating, scheduling, design, engineering, and construction administration. Diverse background provides extensive knowledge of mechanical, plumbing, and electrical system design and commissioning, and the ability to interface with utility companies, contractors, building officials and other consultants. Enthusiastic mentor for junior staff and focused team leader with outstanding record of achievement on numerous successful projects.

Project Experience

Senior HVAC Engineer

City of Providence - Providence Public Safety Complex, Providence, RI

\$32 million, 130,000-sf municipal facility that is home to the City's police and fire departments as well as its Emergency Management Agency, Communications Department and Municipal Courts. Building includes police officer and firefighter locker and training areas, 32-cell detention area, crime scene evidence collection, drying and storage rooms, ballistics rooms, forensic laboratories, fire battalion dormitory and apparatus bays, a 100-seat auditorium, and below-grade parking and sally ports.

Senior Mechanical Engineer

City of Boston - EMS Seaport Substation, Boston, MA

This new EMS substation includes two (2) EMS apparatus bays and affiliated spaces encompassing approximately 5000 SF.

Senior Mechanical Engineer

City of Detroit - Theodore Levin U.S. Courthouse, Detroit, MI

\$140 million renovation of the 650,000 SF, historic courthouse. The project made significant infrastructure upgrades to the building, including replacement of electrical, plumbing, fire and life-safety, and heating/ventilation/air conditioning systems.

Senior Mechanical Engineer

National Park Service - Federal Hall National Monument, New York, NY

Design of comprehensive historic restoration, repair, and stabilization of the 1842 structure starting with the replacement of outdated MEP and life safety systems.

Lead HVAC Engineer

City of Manchester - Manchester Airport, Manchester, NH

\$20 million, 170,000-SF terminal building that includes 14 jetways/gates, airport authority offices, ticketing and baggage handling facilities, passenger services (food court, lounges, retail shops) and a conference/business center. Mechanical systems incorporated custom VAV air handlers providing 540 tons of cooling, a 500-hp central heating plant, and various smoke control systems.

Jim Hoy, CPE

Cost Estimator



Experience

Industry: 37 Years

WSP: 13 Years

Education

Bachelor of Accounting and Finance, Southern New Hampshire University, 1980

Professional Qualifications

Certified Professional Estimator, #1.4-799-0711

Professional Memberships

Member, American Society of Professional Estimators

Corporate, Society of American Military Engineers

Career Summary

Jim leads the development cost estimates on design projects, from rough order of magnitude (ROM) cost estimates based on existing condition assessments, to highly detailed final project cost estimates. Jim's 16 years of construction experience in the field and 10 years of bid estimating for local Maine general contractors complement his work for WSP as a senior cost estimator. He has provided WSP design teams accurate budgets and estimates for our projects over the last 13 years. Based on his background in construction, Jim's approach to estimates is well-rounded and pragmatic and he has established a proven track record of accuracy in all phases of the project from developing probable costs of construction, conceptual, bid document estimates, independent government estimates, and construction service estimates verifying proposed change order costs.

Project Experience

Cost Estimator

State of Maine – Ray Building Renovation, Augusta, ME

Developed ROM estimates based on building assessments to assist with pre-design planning and project scoping. Prepared detailed cost estimates with each design milestone. WSP designed a full renovation of the 60,000 SF historic building that houses the Maine DEP's office spaces. Design included historic window replacement, brick repair, and site drainage repairs.

Cost Estimator

State of Maine – Cultural Building Asbestos Abatement & Mechanical Upgrades, Augusta, ME

Developed ROM cost estimates for pre-design options based on condition assessments. Assisted in prioritizing upgrades within project budget. Prepared detailed cost estimates throughout design, tracking costs against the project budget. Provided input on constructability and phasing plans for executing the project. The project is for renovation of the 160,000 SF building that houses the Maine State Museum, Library, and Archives.

Cost Estimator

State of Maine – FMS #1 Air National Guard and Army National Guard Vehicle Maintenance Building, Saco, ME

Prepared detailed cost estimates with each design milestone to support the design team and client in design making and value engineering. The project is for a new joint 41,000 SF field maintenance shop, including vehicle maintenance bays, a wash bay, training and physical fitness areas, supply storage, and administration office space. Site work includes site development, parking and site lighting, and site security and access control.

Cost Estimator

State of Maine – BMV Headquarters Reroofing Design, Augusta, ME

Provided cost estimates throughout design for replacing the 78,000 SF roof on the Bureau of Motor Vehicles headquarters building. Generated ROM construction and life-cycle costs for nine options considered during preliminary decision-making process



SUSTAINABLE, COST-EFFECTIVE
PUBLIC SAFETY SPECIALISTS

**Design Services for the Town of Biddeford
Fire + Ambulance Station**

Biddeford, NH
June 21, 2023



STATEMENT OF QUALIFICATIONS

ARCHITECTURAL & ENGINEERING SERVICES

P: (617) 576-2500
galantearchitecture.com

The Galante Architecture Studio
146 Mount Auburn Street
Cambridge, MA 02138

Ted Galante, President
tg@galantearchitecture.com



Let's build, **together.**



TABLE OF CONTENTS

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Mr. James Bennett
City Manager
City of Biddeford
P.O. Box 586 (mailing)
205 Main Street, Suite 107 (street)
Biddeford, Maine 04005

Dear Selection Committee Members:

The Galante Architecture Studio (TGAS) is pleased to present our qualifications for the City of Biddeford's New Eastern Biddeford Fire/EMS Substation. TGAS has the expertise and experience to deliver the full scope of design services:

1. Site Selection
2. Building Design and Layout
3. Prepare Construction Documents and Specification
4. Award Construction Bids

Let's build together. You have a wonderful opportunity to enhance your community, and we want to be your partner. Let's create a new 6,000 to 9,500 square foot, state-of-the-art facility to help people. We offer comprehensive solutions to manage costs, increase energy efficiency, and enhance the safety of your community.

Our first solution is to create cost-saving strategies for the City of Biddeford. You can count on us. TGAS is a public safety expert. We have designed and built dozens of public safety facilities throughout the Northeast. Consistently, we have remained under budget and saved many towns and cities millions of dollars. For example, in New York City, we were 1.5 million dollars below budget for FDNY EC63. Besides being aware of what to buy, we strive to ensure buildings are financially sustainable for the future. After developing many similar projects, we understand the complex requirements of public safety facilities. Biddeford will be thrilled with the quality of our work and exceptional cost savings. For example, we will identify the building cost implications of the site, and we will be vigilant about the materials we use. Another advantage of collaborating with us is this: TGAS is a premier boutique architecture studio. Because we do not have the expensive overhead of large corporations, we pass the savings on to you.

Second, TGAS values historic and modern architecture. We noticed your request to see a list of our historic architecture projects. So we are happy to mention that our portfolio includes the restoration and renovation of historic buildings (see p. 15). During developments, we have integrated classical aesthetics with advanced technologies.

Furthermore, we love nature and realize that protecting the planet is essential. There are limited resources on Earth; therefore, we will gladly assist in environmental assessments, as well. To preserve the environment's ecosystems, we use sustainable development. So your new fire and EMS station will safeguard the environment for future generations. Our experience includes net-zero emissions fire stations, police stations, and combined public safety facilities. For example, we developed net-zero buildings in Cambridge, MA. To enhance the air quality of Biddeford, we will reduce GHG emissions. Overall, we use a wide array of renewable energy solutions. For example, we increase thermal insulations, use electric/renewable heating, and install solar photo-voltaic arrays.

Our third solution for your city is to design a new state-of-the-art facility. So you can better serve your community. We look forward to assisting your city representatives in the design and layout. New technological advancements have occurred since you built your fire station in the 1990s. Let's take your city to the next level. Your fire station and EMS department will be tremendously functional, aesthetically attractive, and pleasant to work in. The structure will have long-lasting durability. According to your 2017 annual report, you had 5,300 emergency incidents. We want your team to continue their fantastic job. So from your large to small needs, we will fulfill your goals. For example, your fire and EMS station will include the following: enhanced office spaces, large apparatus bays for large vehicles, ventilated equipment storage areas, more secured storage rooms, maintenance areas, and modern restrooms and showers. For your emergency medical services, we will design an amazing dedicated space.

TGAS has designed award-winning buildings in Boston, NYC, and beyond. We also collaborate with growing cities like Davenport, IA. We develop other buildings nationally and internationally, as well. For example, we designed and built the new Terminal E at Logan Airport. No project is too large. Because of our in-depth understanding and peak performance, we are speakers and educate others at national conferences. We do research, too. For example, TGAS teamed with Harvard University to do fire safety research, and we were the keynote speakers to present the findings.

During the building and design layout phase, we will gladly assist your city representatives in the design layout of the facility. As we prepare construction documents and specifications, we will prepare a full set of construction documents and specifications so the construction of the project may be competitively bid.

Overall, we are excited and eager to be your partner. Our tremendous architecture studio designs incredible architecture with design efficiency. Located in Boston, our studio is at Harvard Square. We welcome you, and we would love to participate in interviews to discuss the next steps. Our team designs and builds from concept to completion. Throughout the process, I am always available and will be deeply involved in all project phases. We are thrilled to work with you and provide better safety for your community!

Respectfully,



Theodore Galante, AIA, LEED
Founding Principal

(617) 576-2500
info@galantearchitecture.com
galantearchitecture.com





ORGANIZATION AND ASSIGNED PERSONNEL

Town of Biddeford

Administration + Public Safety Department

TGAS

Architecture
Graphics/Wayfinding
Site Planning
Permitting Process
Hardware Consultant

Lighting Design
Furniture Fixtures + Equipment
MAAB Accessibility
Construction Administration

Theodore Galante, AIA
Founding Principal

Paolo Carissimi, RA
Principal

Yar Laakso
Senior Associate

Doucet Survey
Property Boundary
Topography
Wetland Delineation

Gale Associates
Civil/site Engineering
Structural Engineering
Environmental Permitting
Building Enclosure Services

CES Consulting, Inc.
Mechanical Engineering (HVAC)
Electrical Engineering
Plumbing Engineering
Fire Suppression Engineering
Energy Evaluation

PM&C
Cost Estimating

BT Emerson, Architect
Code Consulting

Serving the New England, New York, and Beyond



LOCAL OFFICE TECHNICAL QUALIFICATIONS

TED GALANTE, AIA

EDUCATION

Master of Architecture
Graduated with Distinction
Cranbrook Academy of Art
Bloomfield Hills, MI

Bachelor of Architecture
Silver Medal in Design
New York Institute of Technology
Old Westbury, NY

PROFESSIONAL EXPERIENCE

The Galante Architecture Studio Cambridge MA

Architecture, Space Planning, Interior design, and Construction Consultation
Institutional, Commercial, and Municipal Clients

The Office of Peter Rose Cambridge MA

Buckingham, Browne, & Nichols School Cambridge MA \$3.2 mil
Brookside Elementary Bloomfield Hills, MI \$9.5 mil

The Cranbrook Architecture Studio Bloomfield Hills, Michigan

Entrance Feature, Point of Arrival for the Cranbrook Educational Community \$1.4 mil
Pedestrian Bridge for The Cranbrook Educational Community \$75K

Koolbanis / Brandreth Architects New York, New York

Westerly Public Library: addition and renovation, Westerly, RI \$4.5 mil

Jacobs / Nicholaides Architects New York, New York

Various Commercial buildings in the greater New York Area

PROFESSIONAL REGISTRATION

Massachusetts 9870

Connecticut #ARI.0015029

New York 030272

Michigan 1301

New Hampshire 2884

NCARB Certified (National Council of Architectural Registration Board)

Licensed Construction Supervisor



TED GALANTE, AIA

Theodore "Ted" Galante founded The Galante Architecture Studio in 1997. Ted is the Design Principal-in-Charge for all projects at The Galante Architecture Studio. Ted has extensive experience in programming, space planning, urban planning, building and furniture design, and direct construction applications. The Galante Architecture Studio has received Design and Construction accolades from the City of New York, the German Design Award, and many others.

The firm has been the subject of publication in national magazines. Twenty years of design and direct construction experience form an integral part of his approach to a project. He has extensive programming, building code, and standards compliance review experience. He has produced and coordinated uncountable sets of construction documents for institutional, municipal, residential and commercial projects. He is a specialist in team building, project organization and project management.

ADJUNCT FACULTY / GUEST CRITIC

University of Detroit Mercy
New York Institute of Technology
Parsons School of Design
Pratt Institute
University of Michigan
Iowa State University
Boston Architectural Center
Northeastern University
Massachusetts Institute of Technology

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Boston Society of Architects
Boston Design Center

AWARDS

Boston Society of Architects
Design Excellence Honor Award / AIA Design Award
AIA New England / Boston Society of Architects
Design Innovation Award
Boston Society of Architects
Architects Award

PUBLICATIONS + EXHIBITIONS

Architecture Magazine
July 2003

Dwell Magazine
January / February issue 2003

Architectural Record Magazine
September 2001

Zoo World Architecture Online magazine
November 2000

Kent State University
Kent, OH
Grabbing Architecture by the Details

Cranbrook Academy of Art Museum
Bloomfield Hills, MI
Seven Walls - an installation

Urban Center New York
NYC
Architectural League award and lecture

Build Boston + Boston Architectural Center
Boston, MA Boston Society of Architects Award

Cranbrook Architecture Studio
Bloomfield Hills, MI
Building / Inhabiting

Doma Gallery NYC

PAOLO CARISSIMI, RA

EDUCATION

Bachelor of Architecture
Universita Degli Studi G. Annunzio
Pescara, Italy

PROJECT EXPERIENCE

Onset Fire Headquarters Onset, MA
New construction of a 14,400 sf facility

Tewksbury Regional Emergency Call Center Tewksbury, MA
7,000 sf facility that satisfies the needs of two towns: Tewksbury + Dracut

FDNY Engine Company 63 Bronx, NY
Complete renovation of 1968 masonry structure to update + expand the facility 7000 sf to comfortably house the three divisions occupying the space.

Engine Company 217 & 235 Brooklyn, NY
Interior and exterior renovation of two Brooklyn Engine Companies, including replacement

Ashby Free Public Library Ashby, MA
9,000 sf addition to an existing masonry library at two levels. The new library houses a children's library crafts room, meeting rooms on the first level, and young adult/adult sections on the upper level.

Allston Development Group at Harvard University Cambridge, MA
9,000 sf office renovation. Program intensive design for the office serving Harvard's 315-acre expansion in the City of Boston

PROFESSIONAL REGISTRATION

Massachusetts 951166



YAR LAAKSO, SENIOR ASSOCIATE

EDUCATION

Master of Architecture
Rhode Island School of Design
Providence, RI

PROJECT EXPERIENCE

Northbridge Fire Station Northbridge, MA

Boston University Metropolitan College Boston, MA

New Bedford Public Safety Facility New Bedford, MA

New Bedford South Public Safety Center Annex Building New Bedford, MA

Brookline Maintenance & Training Facility + Fire Station 6 Brookline, MA

Harvard Education Portal (LEED Gold) Cambridge, MA

Harvard University Boston Facilities Cambridge, MA

Yar joined TGAS in 2011 after 12 years of working with firms in the Boston area. He manages projects ranging in scale from millwork design to full building renovations. He has tremendous knowledge of materials, fabrication, construction, and the art-making process, to inform his design work. He has also taught classes at th BAC, assisted with courses at RISD, and specializes in architectural mockups, prototyping, digital fabrication, and design processes.

CONTACT

(P) 617-576-2500

YL@galantearchitecture.com



CURRENT GOVERNMENT HISTORIC ARCHITECTURE PROJECTS

Cambridge Fire Department Headquarters

Historic Major Gut Renovation

Dennis Fire Department

Feasibility Study

Belmont Town Hall

Historic expansion + Renovation

Northbridge Fire Department

New Construction

Norwood Public Safety Building

New Construction

Belmont Ice Rink

New Construction

Seakonk Fire Department

New Construction

Rochester PSB

New Construction

Medford Fire Headquarters

Historic Construction

Hilliard Place

Historic Construction

HISTORIC ARCHITECTURE EXPERIENCE

Topsfield Town Hall

Historic

Sallsbury Town Hall

Historic

Cambridge City Hall

Historic

Harvard Loeb House

Historic

Harvard Faculty Club

Historic

Belmont Police Department

Historic expansion + Renovation

Davenport IA FD Headquarters

Historic, New Facility + Major Renovation

Cambridge Fire Department Headquarters

Historic Major Gut Renovation

Boston EC 51

Historic Restoration + Renovation

Engine Company 3

Historic Renovation

FDNY Engine Company 235

Historic Renovation

FDNY Engine Company 217

Historic Renovation

PUBLIC SAFETY EXPERIENCE

The Galante Architecture Studio builds public safety facilities across the United States. Each project varies in scope, service and size. All designs are tailored to the specific needs of each community. Our public safety portfolio spans 23 years:

New Bedford Police, Fire + EMS

Feasibility + Full Design Services

Belmont Police Department

Historic expansion + Renovation

Harvard Police Department Training Facility

Full Design Services

Boston Emergency Medical Services

Feasibility Study + Full Design Services

Davenport IA FD Headquarters

Historic, New Facility + Major Renovation

Cambridge Fire Department Headquarters

Historic Major Gut Renovation

Boston Fire Headquarters

Minor Gut Renovation

Brookline Fire Department Training

New Facility

Tewksbury Fire + Police Department e911

New Facility

Onset Fire Department

New Facility

Orleans Fire Department

Feasibility Study + Report

Dennis Fire Department

Feasibility Study

Northbridge Fire Department

New Construction

FDNY EC 63

Gut Renovation Expanded Facility

Boston EC 51

Historic Restoration + Renovation

Boston Emergency Medical Services

New Construction

Engine Company 3

Historic Renovation

Townsend Fire Department

New Facility

FDNY Engine Company 235

Historic Renovation

FDNY Engine Company 217

Historic Renovation



NEW BEDFORD COMBINED PUBLIC SAFETY FACILITY

location: New Bedford, MA
client: City of New Bedford
project size: 23,000 sq. ft.
project cost: \$13 M
project type: new construction
completion year: 2020

This new facility will be the first new police and fire station for the city in over 80 years. Our initial task was to study five different sites within the city limits to determine best fit, fastest response time, and most beneficial redevelopment possibilities. With this facility, the mayor is focusing on using design as an urban improvement project. One goal is to ensure this new structure provides the neighborhood with a strong civic presence, eyes on the street, and efficient fire fighter response times to each incident.

The new building includes a main public entrance with a police station on one side and a fire station on the other. Within this public area is a community meeting room / training room. The police station houses offices, an evidence area, break room and other essentials of any public safety facility. Four drive-through apparatus bays are the anchor for the fire station, with one bay dedicated to EMS vehicles. The upper-level houses fire fighter living quarters including offices, a kitchen, day room, sleeping areas, and a fitness center for all occupants. In total, this building will become a new beacon for the City of New Bedford and breathe new life into areas ripe for improvement.



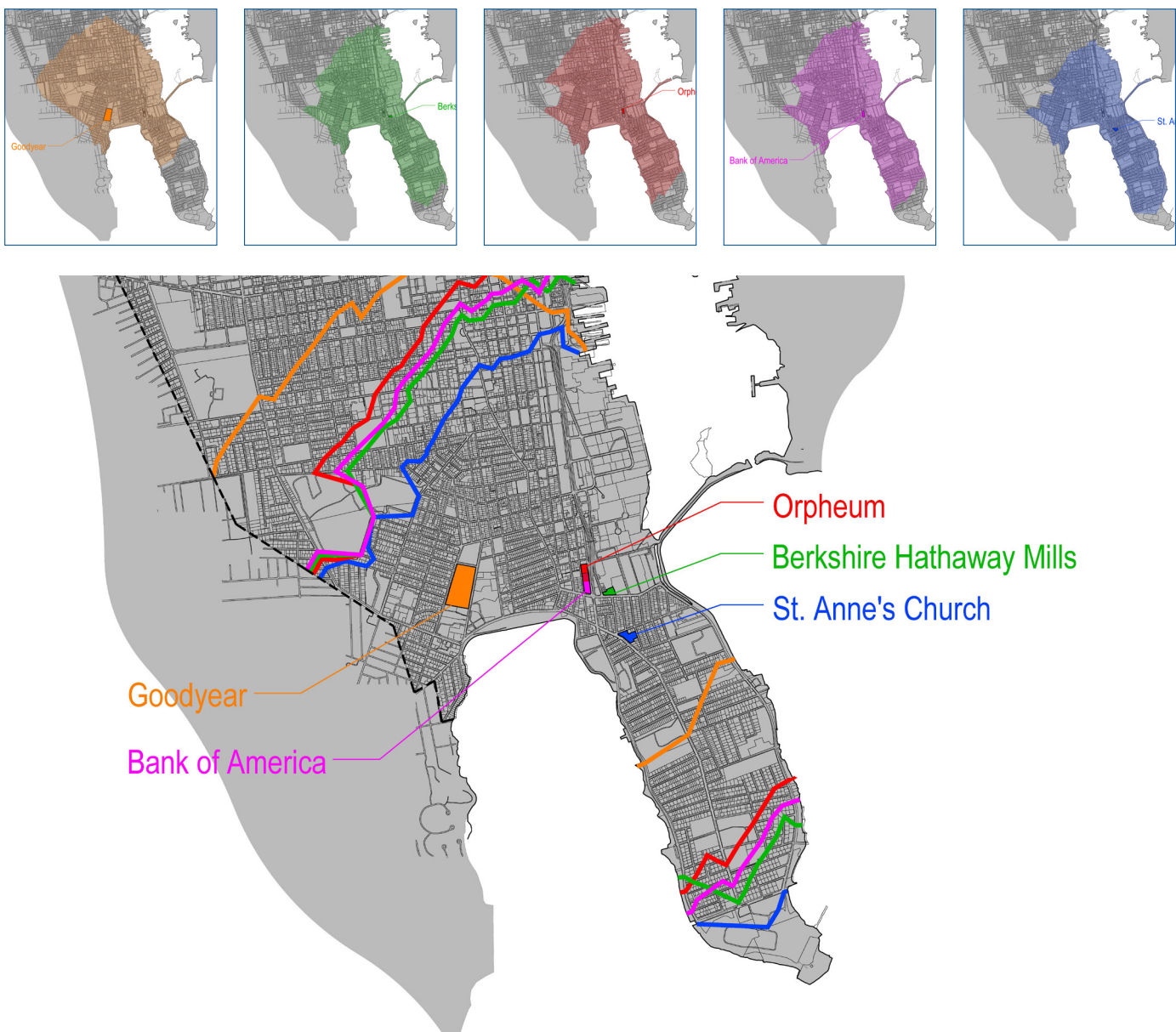




FEASIBILITY STUDY

SITE ANALYSIS

Our work with the city of New Bedford required an extensive analysis of five potential sites, eventually deciding on St. Anne's Church. These analyses included traffic, response time, sun studies, floodplains, environmental impact, zoning, and more. You will see in the following portfolio that we perform similarly extensive studies for almost all projects during the feasibility phase.





CENTRAL FIRE STATION HEADQUARTERS

location: Davenport, Iowa
client: City of Davenport
project size: 30,000 sq. ft.
project cost: \$11.5 M
project type: renovation/
new construction
completion year: 2016

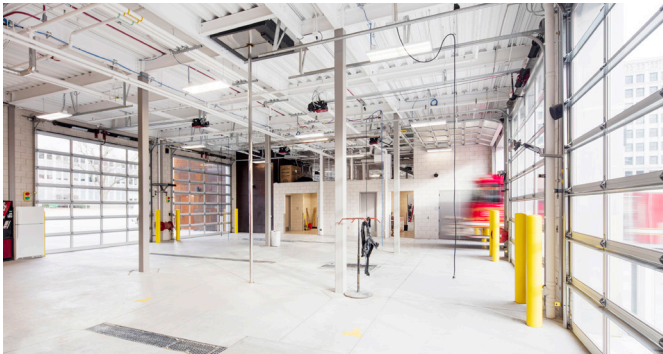
Our work for the City of Davenport was to design them a completely new Central Fire Station, one that incorporated and preserved the original 1902 building. After an extensive site study, we arrived at locating FD administration in the existing building and FD suppression in the new expansion. This allowed for a phased project approach to never have down time in critical coverage areas.

The building is designed using LEED Silver principles, but did not seek formal certification. At the 2017 FIERO Station Design conference, the project was recognized with two awards for design. It was also the subject of articles in government and fire station trade publications.

From a design perspective, the new building looks toward Davenport's bright future, while still preserving the existing building and respecting its past. All of this, and we delivered the building \$850,000 under budget.

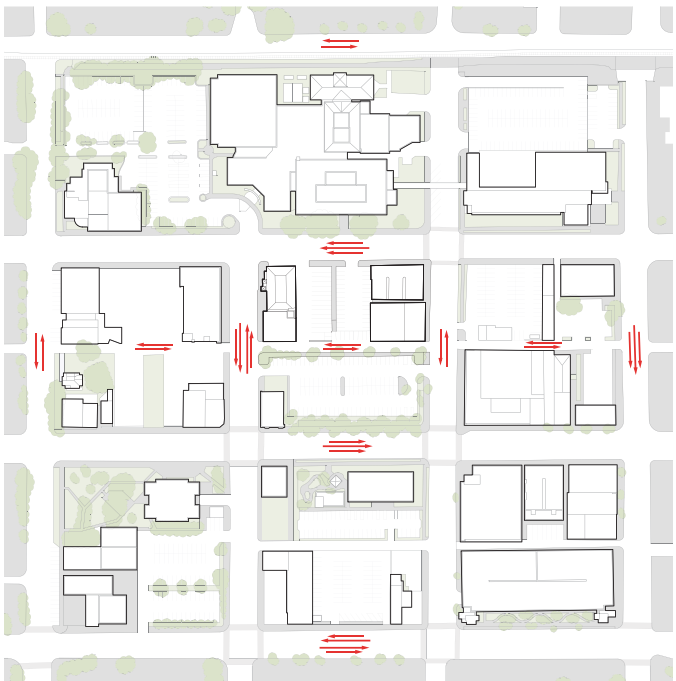
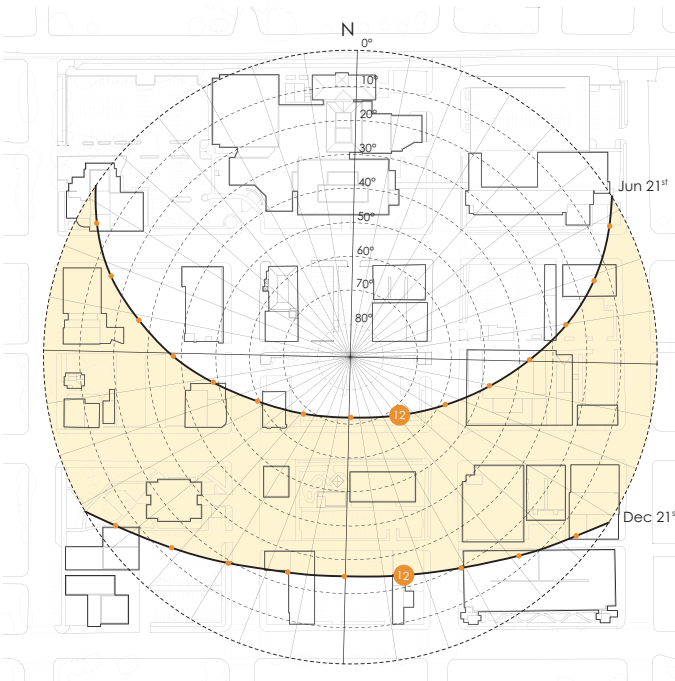
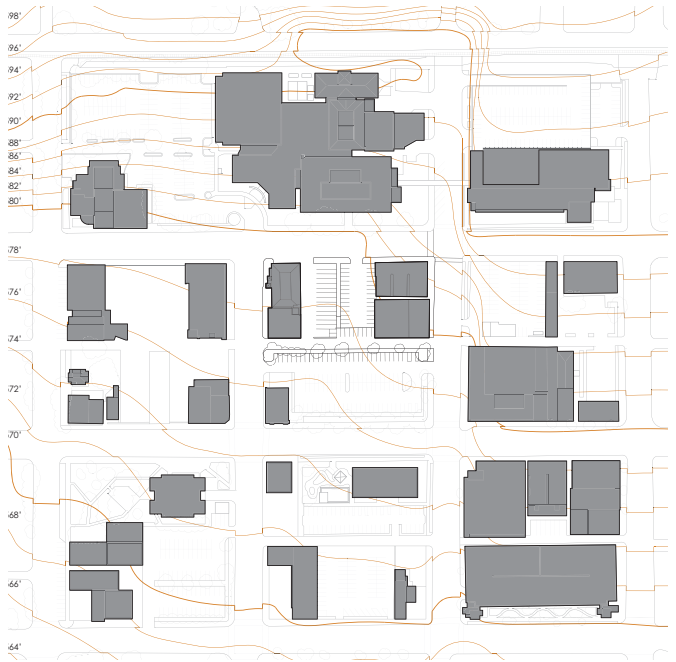
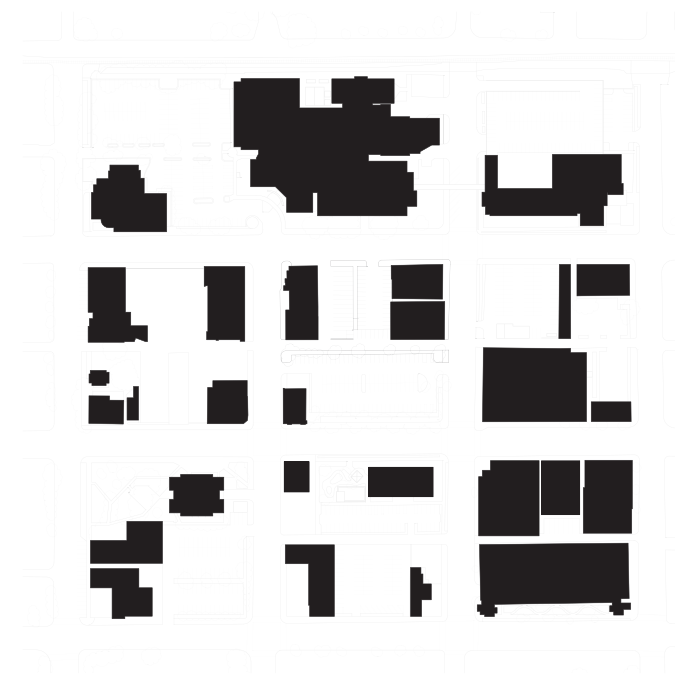






FEASIBILITY STUDY

SITE ANALYSIS





BELMONT POLICE DEPARTMENT

location: Belmont, MA
client: Town of Belmont
project size: 24,000 sq. ft.
project cost: \$8 M
completion year: 2021
project type: renovation +
new construction

Belmont Police Station has not been renovated since opening in 1920s. Although technological and social advances have changed policing over the past 100 years, the facility had not changed. The police force had grown three times its early size, but still operated out of the original building. The town's intention was to put minor fixes in place and then mothball the building. At the end of the programming phase, we proposed a solution that saved the town close to \$30 million dollars; not build a new facility, but expand and renovate this historically important piece of town fabric. The building committee agreed, and the project advanced.

The new facility will house state of the art dispatch center, evidence lab and storage, proper armory, sally port, booking areas, and holding cells. Building systems are being fully upgraded, and they will include a new generator and elements to provide adequate emergency services for this evolving community. All this, while maintaining a key presence in their historic home in downtown Belmont.









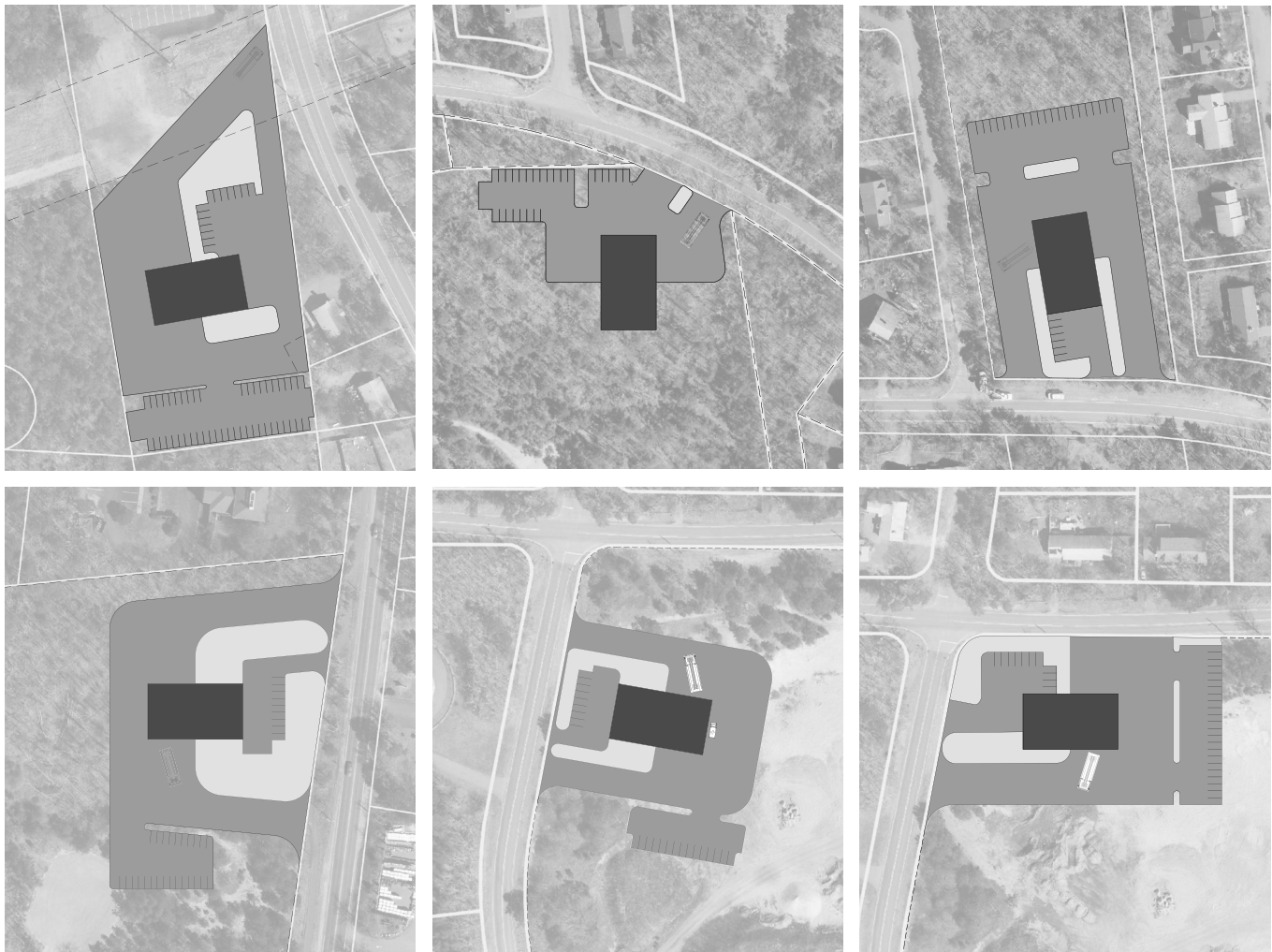
DENNIS FIRE STATION FEASIBILITY STUDY + FULL DESIGN SERVICES

location: Dennis, MA
client: Town of Dennis

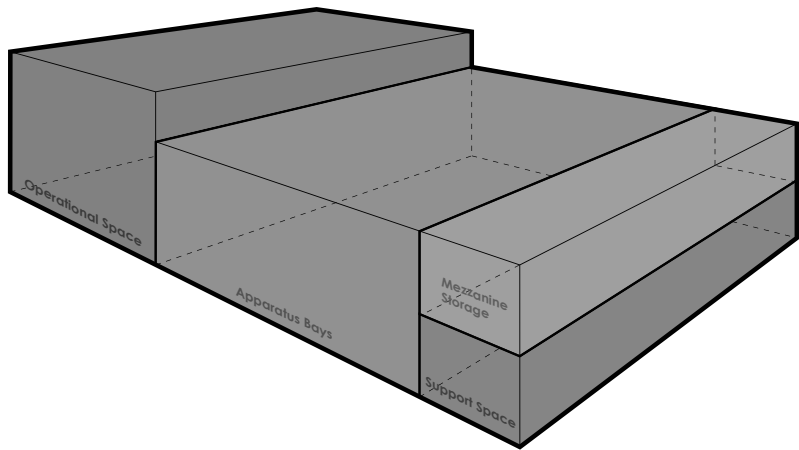
Our feasibility study for the Dennis Fire Department was far ranging. It started when representatives from the department attended a Station Design conference in Texas where the principal of our firm is a key speaker. Following procurement, our work included an assessment of their current facility listing all conditions and possible scenarios for alteration and expansion or for selecting another site to build a new facility. Their historic building is deficient in many ways. For example, it does not meet current NFPA standards, and it is located in an area that limits potential development. We were asked to study four sites and we ended up studying six or seven at no additional cost to the town.

The results of this feasibility study became a digital presentation and bound report that we delivered in person and in paper copy. The town was able to use this information to decide a new location, navigate the politics of doing so, and establish a financial plan for moving the project forward. We were fortunate enough to be selected a second time by the town to design their new facility in earnest and take the project through construction. After the Schematic Design, we started building a new facility for them in late 2021.

FEASIBILITY STUDY
SITE ANALYSIS



SPACIAL MASSING DIAGRAM





ORLEANS FIRE STATION FEASIBILITY STUDY + REPORT

location: Orleans, MA
client: Town of Orleans

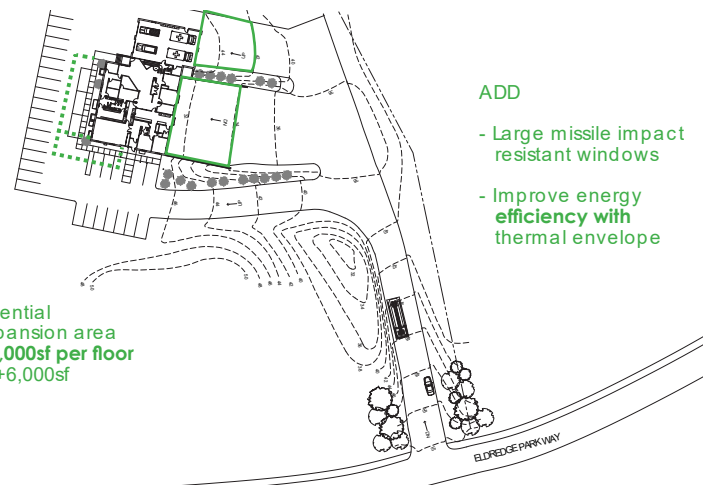
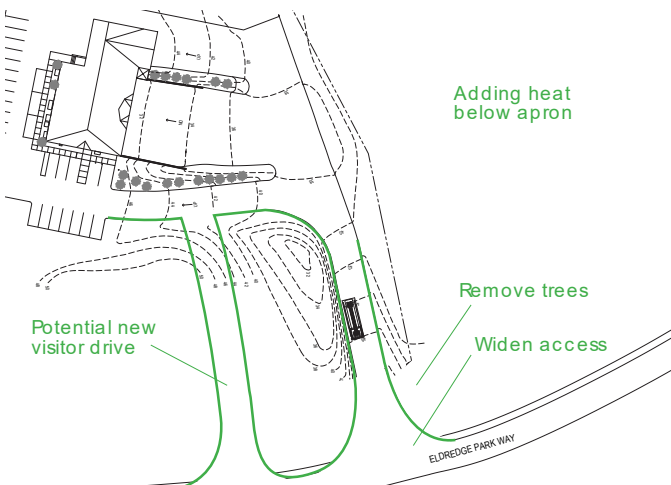
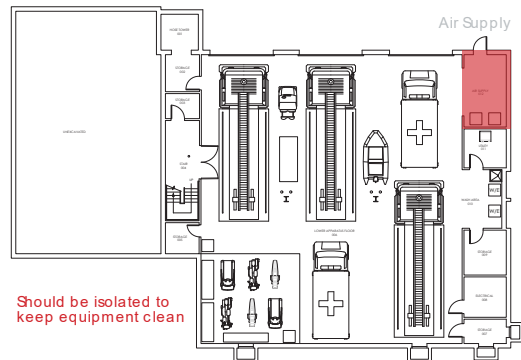
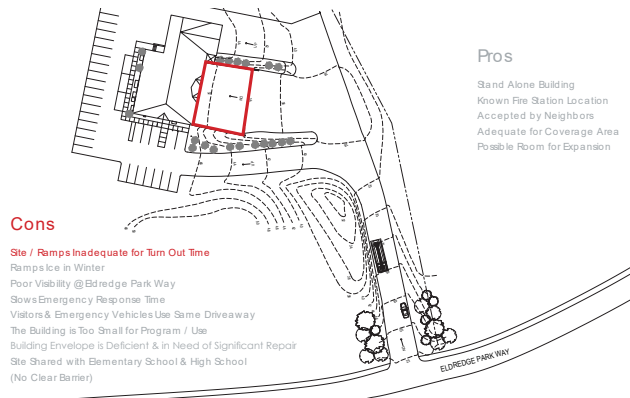
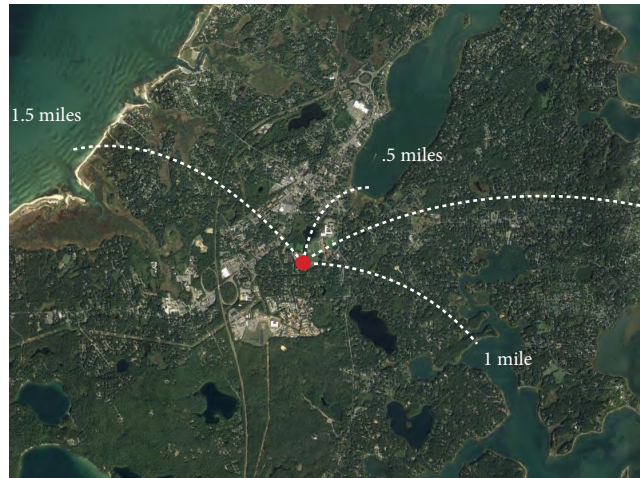
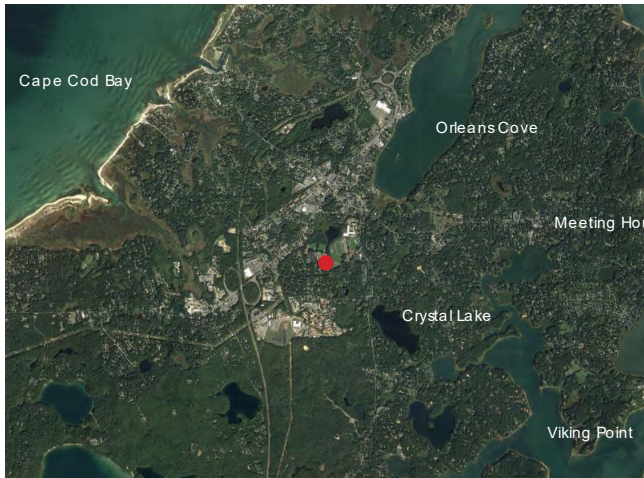
The Town of Orleans expressed concern over the air quality in their fire station. As part of the air quality study, our firm principal visited the building. Upon touring the place, it was immediately clear there was much more than an air quality problem with this facility and we were asked if we could prepare a report to help define what we believe to be major concerns.

Our office returned to tour the facility again, made extensive notes and documented existing conditions relative to building deficiencies. We spent a few days writing a report and preparing a slide presentation. The report was distributed electronically and presented to the Selectboard to alert everyone of these very concerning issues. Included were not only air quality but also programmatic use of space that is outside NFPA regulations as well as directly hazardous to fire fighters.

We are passionate about fire station design and fire fighter safety. So we performed this preliminary feasibility study to alert everyone involved – because we care. Our specialty is designing public safety buildings, and we know the depth of care that needs to be taken when designing or upgrading a facility like this. We have written many articles and spoken nationally on the subject to ensure our first responders have safe buildings to operate out of. That way they keep themselves safe while keeping the rest of us safe in the process.

FEASIBILITY STUDY

SITE ANALYSIS





EMERGENCY MEDICAL SERVICES FACILITY

location: Boston, MA
 client: City of Boston
 project size: 10,500 sq. ft.
 project cost: \$3.7 M
 project type: new construction
 completion year: 2015

This 11-bay vehicle garage won a 2019 German Design Award. It is a very capable, highly durable, efficient facility that houses some of the most critical vehicles in the City of Boston. Homeland Security gifted Boston with Mass Casualty buses, communications equipment, and other specialty vehicles. Our design had to accommodate those crucial needs, and did so in the most cost-effective manner. The hardened building even houses ALS ambulance vehicles (which carry narcotics); thus, security was a top issue for the City. The project bid below budget, was built on schedule, functions perfectly, and won an international design award.









FDNY ENGINE COMPANY 63

client: City of New York
location: Bronx, NY
project size: 12,300 ft²
project cost: \$7.1 M
project type: renovation/new construction
completion year: 2013

EC 63 was originally built to house a double company, but a battalion was added due to local needs. Overcapacity had caused temporary decisions to become permanent. What was once designed as locker room was serving as office space. Safety issues had been forsaken for operational issues. In order to get the battalion truck out for a run, the fire fighters had to move the engine out of the way.

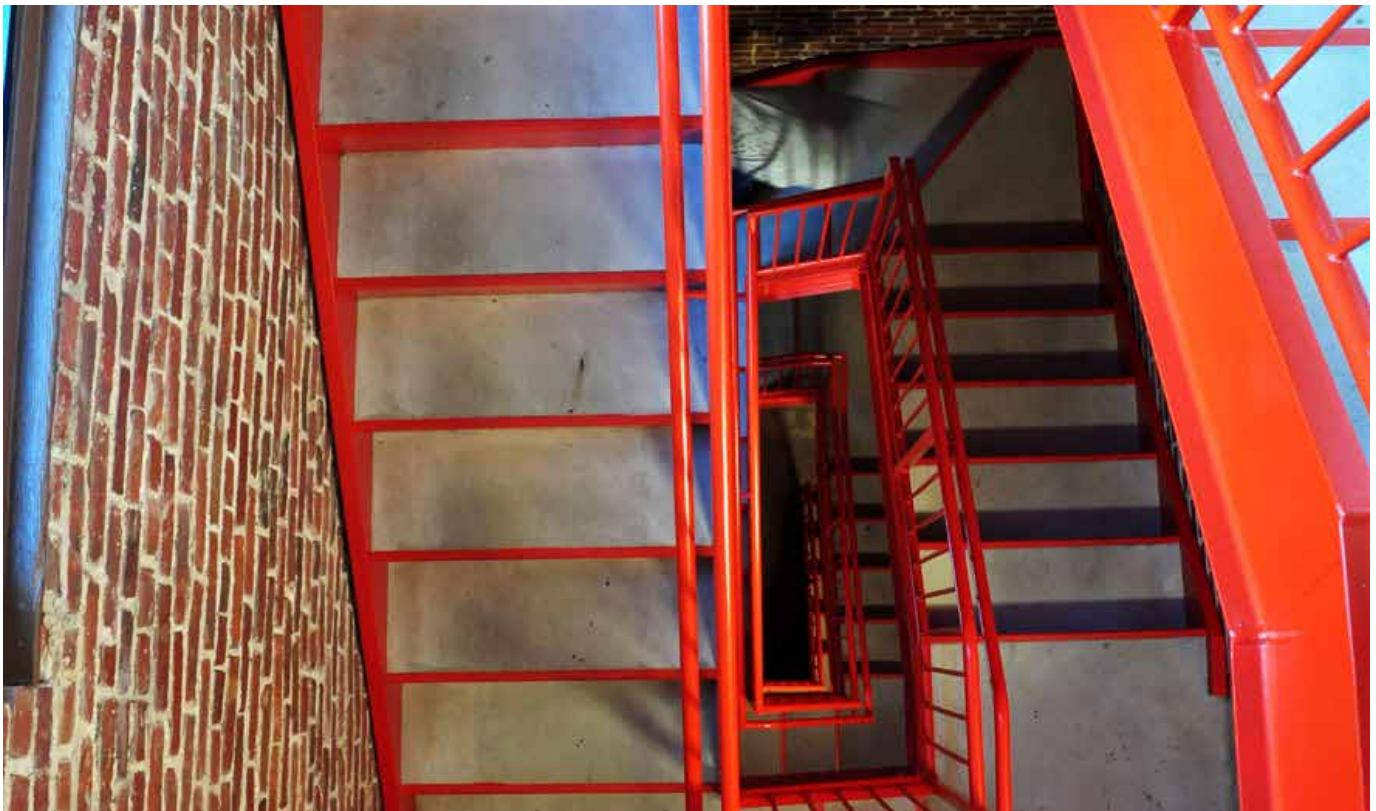
We designed an expansion and gut renovation to the building to include enough space for a fully operational state-of-the-art firefighting facility. Our work includes a completely new building wrapped around the existing. A new battalion bay, new house-watch, decontamination area, slide pole, commercial kitchen, and other elements are on the first floor. The second floor includes new dormitories, offices, training room, study rooms, locker and fitness rooms. The final building was designed to meet or exceed all FDNY standards for a double company and battalion; providing the occupants enough room to safely and effectively serve their community.

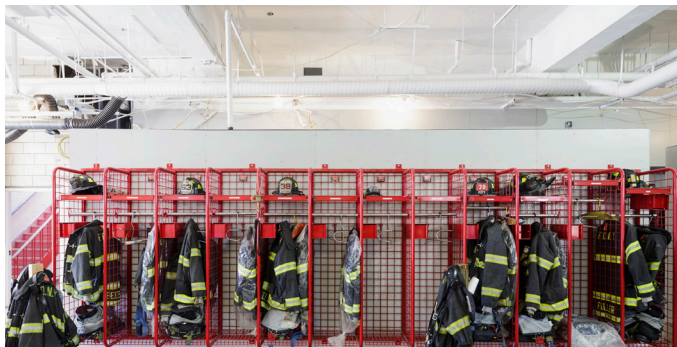


BEFORE



AFTER





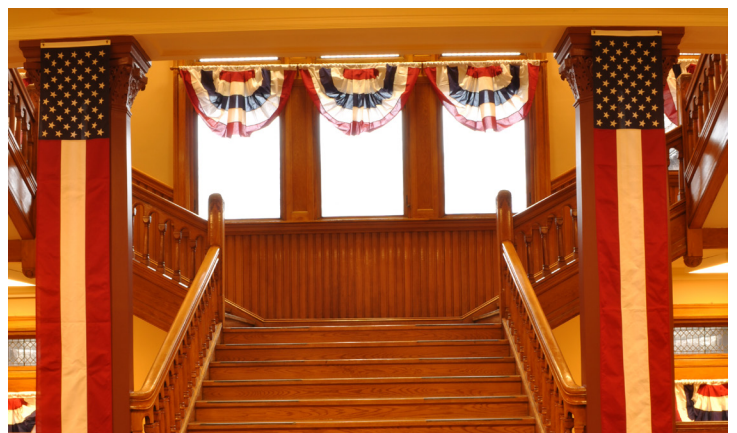


CAMBRIDGE CITY HALL

Historic 1888 Restoration

location: Cambridge, MA
client: City of Cambridge
project size: 20,000 sq. ft.
project cost: \$200 K
completion year: 2011

Cambridge City Hall is a classic example of Richardsonian Romanesque architecture, designed in 1888 by Longfellow, Alden & Harlow. It has lived many lives for more than 130 years, thanks to periodic restoration, updating, and related projects. Our ongoing work with the City of Cambridge focuses on restoring this celebrated civic building in careful doses to make certain everything is done to original, exacting standards. Recently, we restored portions of the interior by excavating 125 years of paint to find the original colors. After many mock-ups, testing and careful work with the Cambridge Historic Commission, we brought colors, textures, and finishes back to life for the 21st Century.





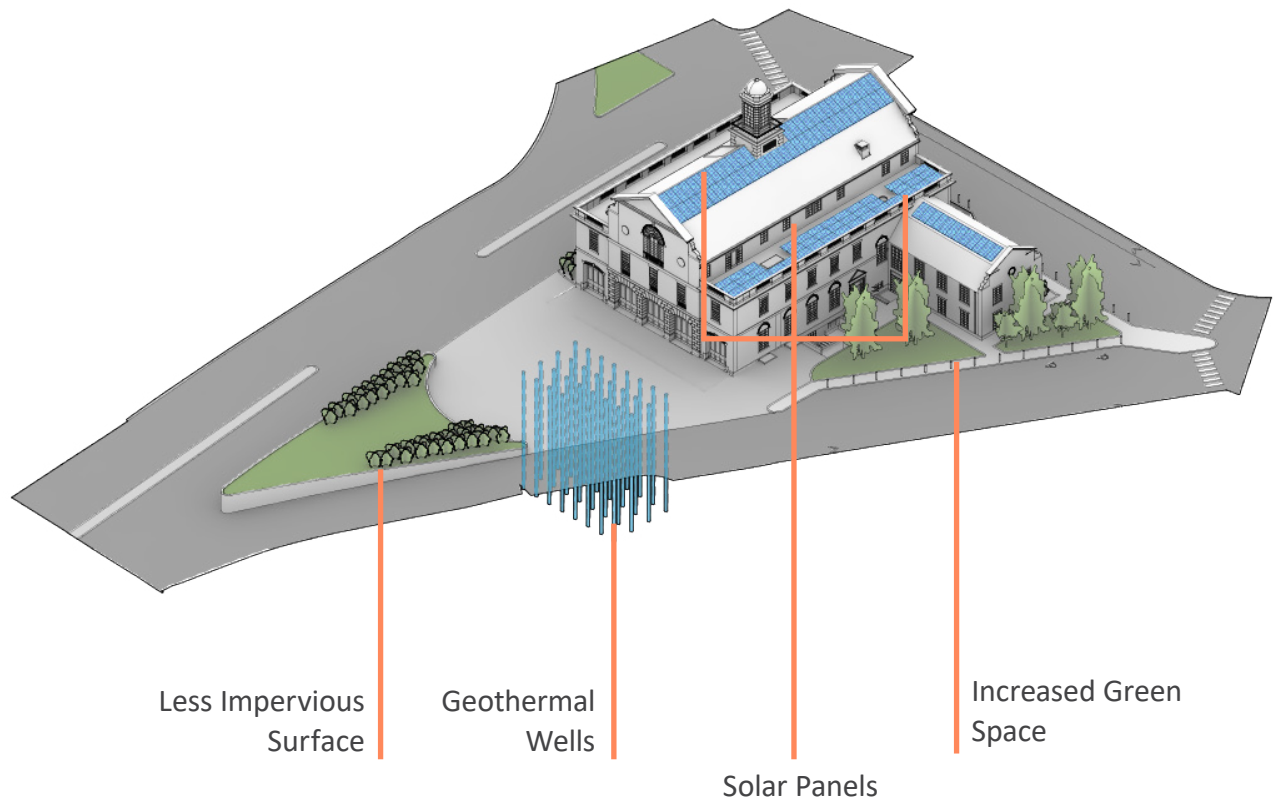
CAMBRIDGE FIRE STATION HEADQUARTERS

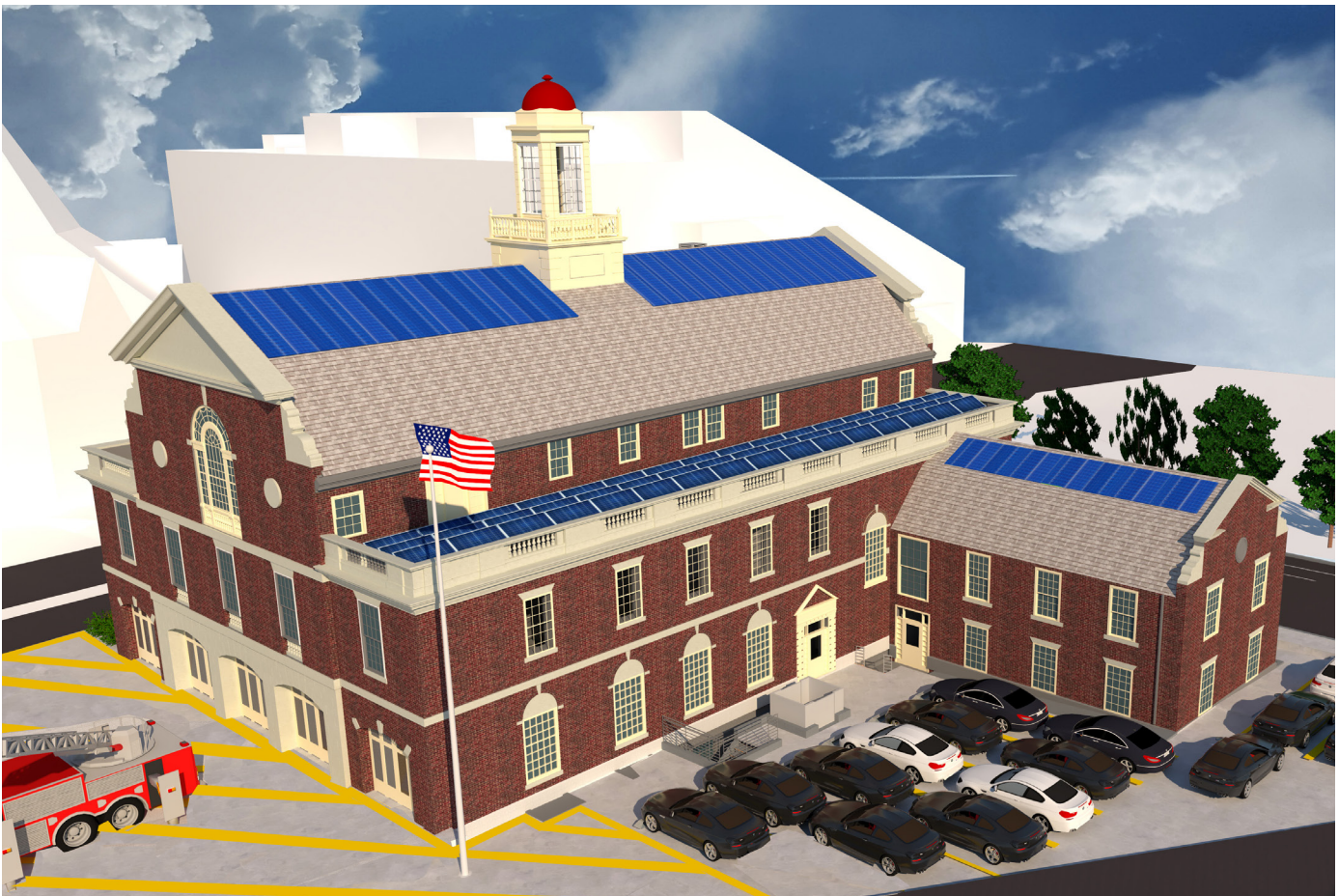
location: Cambridge, MA
location: City of Cambridge
project size: 35,000 ft²
project cost: \$32 M
completion year: 2023

Cambridge Fire Department is one of a limited number of Class 1 departments nationwide. This project is a net-zero emissions, gut renovation, historic restoration, of the headquarters of this Class 1 Fire Department. The 35,000 square foot building has been largely untouched since it was built in 1932, and it is in deep need of renovation and expansion. Our careful work includes documenting the nearly 100 years of history while programming for the expanded new facility, and creating Building Information Models (BIM) to bring the facility into the 21st century.

The City mandate requires LEED Gold; therefore, our steps include energy modeling and calculations to convert an 80 year old building envelope into a 21st century building envelope. And this is just one small step in the process.









NM REGIONAL EMERGENCY COMMUNICATIONS CENTER

location: Tewksbury, Massachusetts
 client: Town of Tewksbury
 project size: 7,000 sq. ft.
 project cost: \$3.5 M
 project type: new construction
 completion year: 2020

The new NMRECC facility, which is 7,000 square feet, satisfies the needs of two towns: Tewksbury and Dracut.

The employees of an ECC receive all incoming calls for police, medical and fire assistance, then dispatch them using specific computer-aided systems. Is it therefore a high-stress work environment, and as such, it needs special consideration when it comes to the architecture of the building as well. Elements like materials, colors, natural and artificial lights, view of the surrounding natural landscape, will play a fundamental role in reducing the stress level to which dispatchers are exposed. At the same time the security of the building is really important and thoughts need to be put in how to protect the building and its employees against outside threats like bullets, vehicles, etc. Additional challenges for this project come from the site located between an existing facility and a pond with related wetland lines. The new building was positioned keeping these elements into consideration. Also, it was situated to make it suitable for future expansion; for example, we planned for growing needs and possibility for additional communities to join the NMRECC.







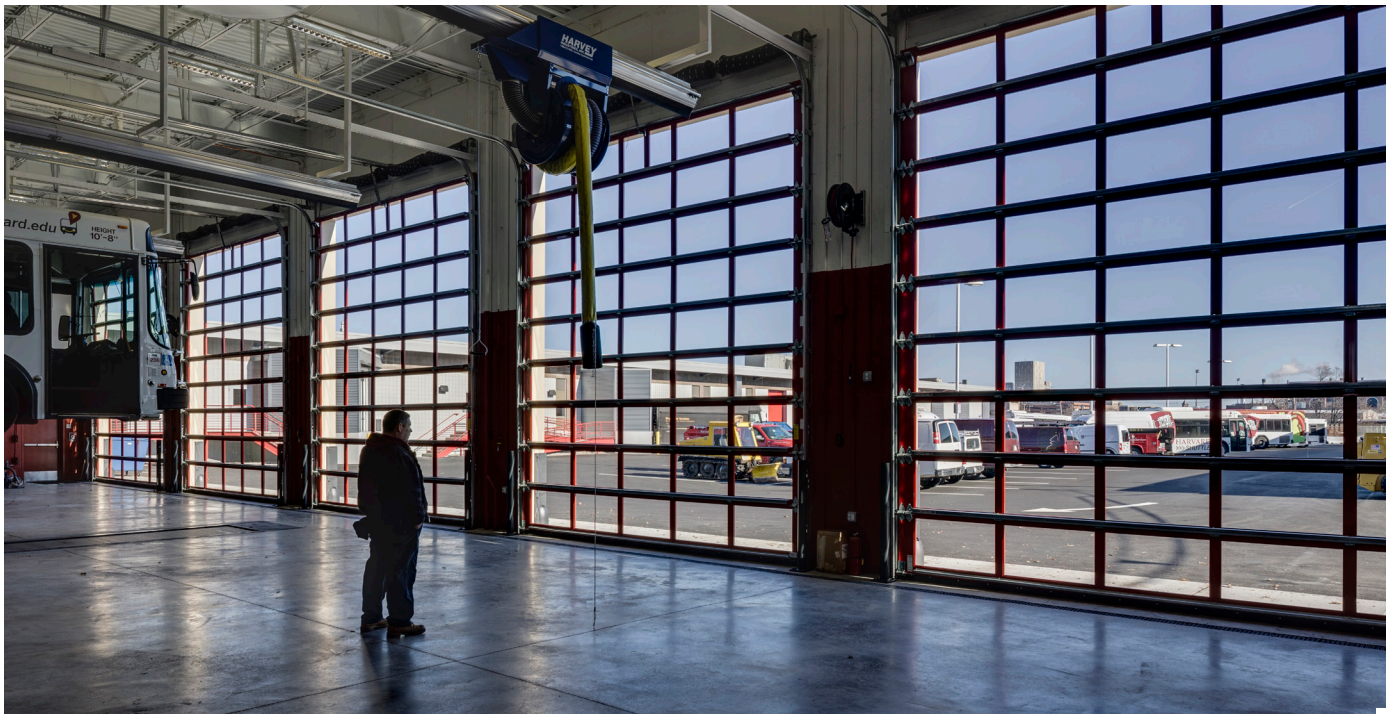


HARVARD CAMPUS SERVICES CENTER

location: Allston, Massachusetts
 client: Harvard University
 project size: 70,000 sq. ft.
 project cost: withheld
 completion year: 2013
 project type: renovation/
 new construction

We planned and designed this 70,000 square foot expansion and renovation. It includes multiple university departments with diverse programmatic needs, equipment, and schedules. This facility is the Department of Public Works at Harvard University. The buildings connect to form a courtyard; the design serves as green space for the community and a sound buffer from surrounding neighbors. The invisible core is the Campus Service Center for all their fleet; it allows seamless function of the entire university. What is inside? The university organizes its mail for their daily delivery. There is space to receive and upgrade new computers for all students and faculty. It has an area to recycle student furniture every semester. The team maintains university transport systems (e.g., buses, snow plows, police vehicles). And the university police have training areas to achieve State mandated training levels. The interior courtyard provides enclosure to park cars and a fleet of buses out of view. This project was fast-paced. It resulted in a new efficient operating DPW that Harvard calls the Campus Service Center.







CERTIFICATIONS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/7/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AssuredPartners Design Professionals Insurance Services LLC 19689 7th Ave NE, Ste 183, PMB #369 Poulsbo WA 98370	CONTACT NAME: Julia Ardon PHONE (A/C, No, Ext): 360-626-2956 FAX (A/C, No): 360-626-2956 E-MAIL ADDRESS: julia.ardon@assuredpartners.com
INSURED The Galante Architecture Studio Inc 146 Mt Auburn St Cambridge MA 02138	INSURER(S) AFFORDING COVERAGE INSURER A: Travelers Property Casualty Company of America INSURER B: Hanover Insurance Company INSURER C: The Charter Oak Fire Insurance Company INSURER D: INSURER E: INSURER F:
License#: 6003745	NAIC # 25674 22292 25615

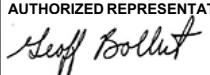
COVERAGES**CERTIFICATE NUMBER:** 12679456**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:	Y	Y	6809G452296	3/17/2023	3/17/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	Y	Y	6809G452296	3/17/2023	3/17/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ DED ☒ RETENTION \$ 10,000 ☐ CLAIMS-MADE ☐ OCCUR	Y	Y	CUP8G052893	3/17/2023	3/17/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N ☐ N / A		N / A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Professional Liab; Claims Made			LH2H27270402	6/3/2022	6/3/2024	Per Claim Aggregate \$1,000,000 \$3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The certificate holder is an additional insured per the attached.

CERTIFICATE HOLDER**CANCELLATION**

For information only	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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ACORD 25 (2016/03)

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QUALITY CONTROL

TGAS has tremendous quality control. We have a project manager who supervises each project. The manager supervises the team, communicates with the client, and reports to the Principal, Ted Galante.

During the process, the manager reviews all deliverables from the start to completion. When we create a building, we install cameras. Daily, we monitor the construction.

Keeping a Watchful Eye...

As one Quality Control / Quality Assurance measure, we will install our site camera which beams hourly images back to our office so we can monitor construction immediately as it progresses; the photos update constantly on a large screen in our office.



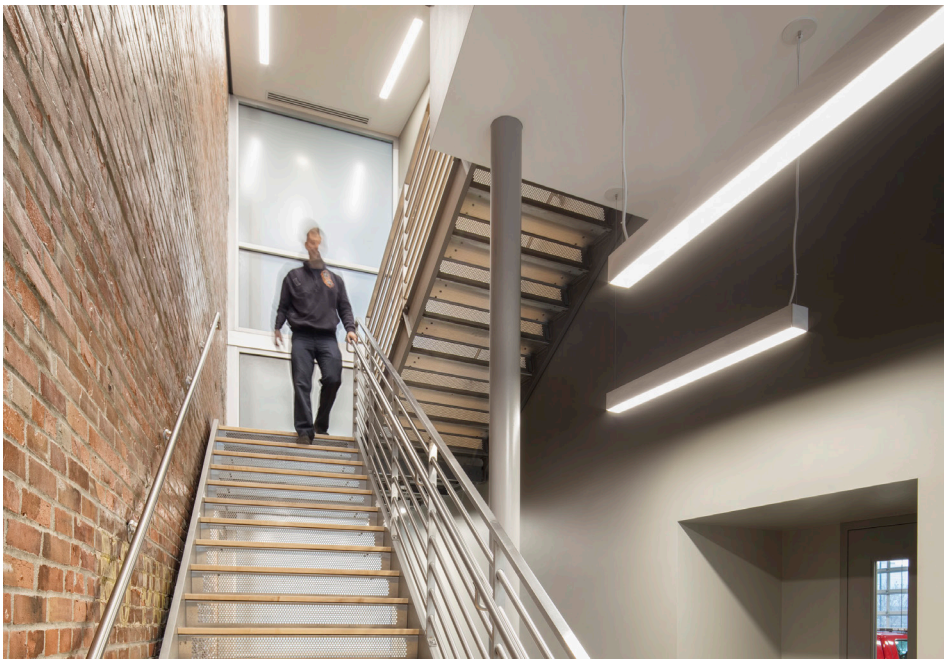
Site Camera, "TGAS1" recorded this image of the steel frame of our EMS Facility at 3PM on 02.28.15. Hourly images are sent to our server throughout the duration of the project.



Here, images of our Fire Station Headquarters in Davenport, Iowa are beamed directly to the office.

OUR PHILOSOPHY

TGAS's design philosophy is based on a collaborative approach to both the client and the project. Through active listening, focused responses, and unequivocal attention to detail, we produce needs-based design results, all while balancing design complexities with site pragmatics, program and budget. By utilizing a broad knowledge of public safety requirements, design and construction standards, as well as construction means and methods, TGAS is able to deliver projects in the most effective, professional manner. On-time and on-budget are buzz words for many firms, but we are driven by this and our goal of Design + Construction Excellence with every project.



ARCHITECTURAL DESIGN
MASTER PLANNING
FEASIBILITY STUDIES
PROGRAMMING
COST CONSULTATION
SPACE PLANNING
INTERIOR DESIGN
GRAPHIC DESIGN

The Galante Architecture Studio, Inc. (TGAS) is a LEED® accredited, professional design studio, offering services in architecture, urban planning, and design. Theodore Galante, Founding Principal, established TGAS in 1997 after ten years' experience as a Project Architect and Architect's Site Representative.

The firm is now twenty members strong. Contemporary architecture is the focus, and to date we have completed many Institutional, Commercial, Municipal, and Residential projects. Through active listening, focused responses, and unequivocal attention to detail, we produce needs-based design results, while balancing design complexities with site pragmatics, program and budget. By utilizing a broad knowledge of construction methods, TGAS is able to deliver projects on time and on budget. Our cost estimating results are in the range of 5% above and below actual costs. As LEED® Accredited Professionals, TGAS' methodological approach to all projects extends beyond energy and material conservation, but to larger planning issues potential and environmental effects of the project as a whole.

Our experience working with large and small municipalities, has given us sensitivity to relationships and politics of all stripes. Our ability in this regard, coupled with our ability to write grant proposals, has resulted in numerous successful projects. These projects have been ushered through the most complex levels of public scrutiny, and have included consensus building skills and the negotiation of regulatory processes.

TGAS is fully equipped with computer aided design systems, including Revit, AutoCAD, 3D Studio Max and others. We have a full model and prototype-making shop below our office. Our completed projects stand as testament to the seamless flow of information between owners, project teams, and contractors.

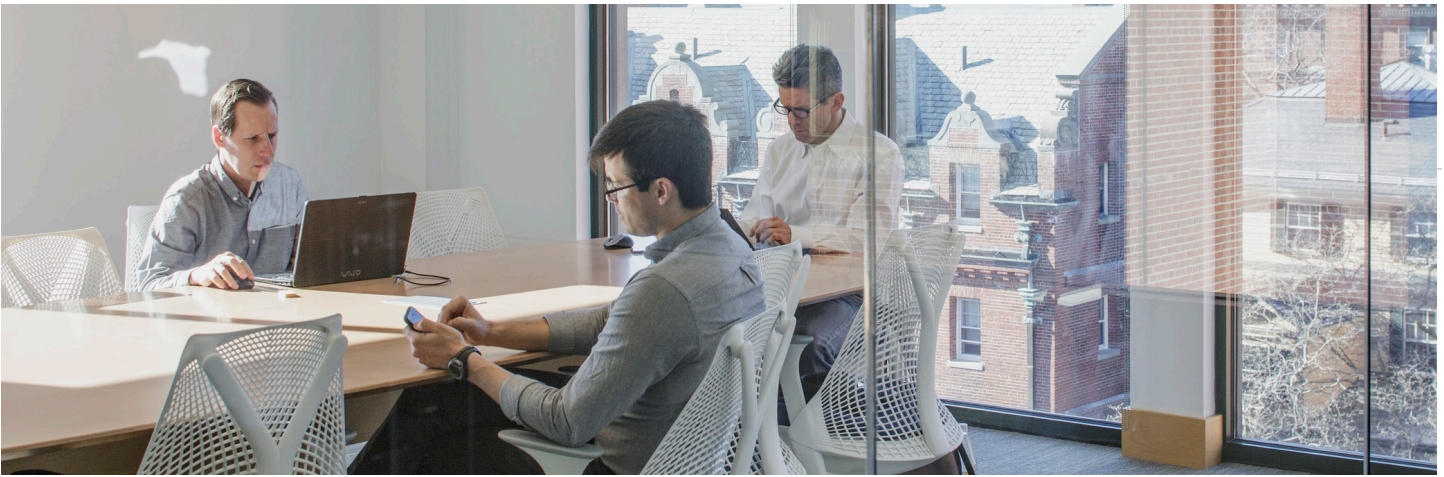
LET'S BUILD TOGETHER.

The Galante Architecture Studio
146 Mount Auburn Street
Cambridge, MA 02138

(617) 576-2500
info@galantearchitecture.com
galantearchitecture.com



PERFORMANCE



TGAS capacity + Stability

The quick facts...

- Our firm was started by Theodore (Ted) Galante in 1997, and it has remained under the same ownership.
- We operate in a cash positive manner – never relying on bank loans or other items to manage the practice. We have never had a bankruptcy concern.
- We have never had a litigation issue and intend on keeping it that way.
- Our workload is manageable and we would be able to immediately start working with you upon contract award.



USE OF SUBCONTRACTORS



CITY OF BIDDEFORD, ME.

NEW EASTER BIDDEFORD FIRE/EMS SUBSTATION

SUB-CONSULTANT FOR GALANTE

FIRM PROFILE – DOUCET SURVEY, LLC

102 KENT PLACE

NEWMARKET, N.H. 03857

603-659-6560

JUNE 2023



FIRM PROFILE

ORIGIN: Doucet Survey was established in 1993

LOCATION: Headquartered in Newmarket, NH, with offices in Kennebunk Me, Bedford, NH & Keene, NH

STAFF: 32 Talented Members of our Team
8 Licensed Professional Surveyors, licensed in all NE States.
8 Survey Crews

TOOLS: Conventional Survey Equipment, UAV's, Terrestrial Lidar Scanners, SUE Geophysical Detectors.

DELIVERABLES: Award Winning Cad Dept. Delivering Products in 2023 Civil3D, Bentley InRoads & Open Roads, ArcGIS and Revit.

EXPERIENCE: Throughout New England

Current projects in Bath, Buxton, Kennebunk, Kittery, Naples, Old Orchard Portland, Redington, Sanford,, Turner, Woodstock, Warren Wells, West Baldwin Windham, Redington, and Wiscasset.

Maine DOT – We have completed over 100 bridge surveys and many many miles of roadway survey directly for MDOT.

NHDOT – We are on our third consecutive 3-year On-Call for Survey Services.

Municipal Infrastructure – A significant percentage of our work is on water, sewer and stormwater projects. Recent example is a 12-mile Sewer project from Lawrence to N. Reading, MA for the design engineer

We have completed over 50 of Public building projects. Recent examples include the \$83M Spaulding Life Science Building at the University of N.H. & several structures at the Portsmouth Naval Shipyard in Kittery, Maine and the award winning \$92M Pierce Island Wastewater Treatment Facility in Portsmouth, NH

Because of our dedication to precise, high detail documentation of complex sites and quality of our construction layout team, we provide a significant percentage of the survey at Bath Iron Works, Bath, ME

PRINCIPALS:

MATTHEW W.
FAGGINGER-AUER, P.S.

JEFFREY A.
GOLDKNOPF, P.S.

JACK F. KAISER, P.S.

STEVEN V. MICHAUD,
P.S.

CHIEF OPERATING OFFICER:

WILLIAM J. DOUCET, P.S.

PROFESSIONAL SURVEYORS:

MICHAEL J. CARTER, P.S.

PATRICK J. SHARKEY, P.S.

BEVAN TIMM, P.S.



MATTHEW FAGGINGER-AUER, PS
Principal/Director of Maine Operations

Matt began his Surveying career in 1999 as an instrument operator for a surveying firm in Loveland, Colorado. In the summer of 2000, he moved back East where he took a job with Doucet Survey. Matt obtained his NH Land Surveyors License in 2011 and his Maine Land Surveyors License in 2015. Matt directly manages all Maine projects out of Doucet Survey's Kennebunk office location where he has been the Vice President and Director of Maine Operations since 2017. Matt has been a member of Kennebunk's Site Plan Review Board since 2012. He and his wife reside in Kennebunk with their two young boys Will and Spencer where he enjoys golfing, surfing and skiing in his free time.

APPROACH

From Feasibility/Due Diligence, Acquisition, Permitting, Design, Construction and As-built Doucet Survey is an experienced member of your team ready to meet your needs.

RELEVANT PROJECT EXPERIENCE

Emergency Services Stations:

Kittery & Augusta, ME, Rye, Durham, Newmarket, Concord, Manchester, Brentwood, Madbury, Portsmouth in N.H. and Plymouth & Beverly in MA.

These projects typically include both boundary and topographic survey and construction layout. At existing facilities often high-definition laser scanning is included to rapidly document building interior and exterior conditions.

Biddeford Riverwalk Project, Topographic Survey, UAV & Terrestrial Lidar to develop Existing Conditions Plans.

Biddeford, Water & Main St. Intersection, ROW & Topographic survey.

Biddeford, Alfred St. Food Truck Project, Boundary & Topographic Survey.

Biddeford Airport On-Call Contract under Gale Assoc.



EDUCATION:

St. Lawrence
University, BA History,
Minor Geography
University of New
Hampshire, AutoCAD
Coursework

**PROFESSIONAL
CERTIFICATIONS:**

Professional Surveyor

New Hampshire #989

Maine #2534

**PROFESSIONAL
SOCIETIES:**

NH Land Surveyors
Assoc.

Maine Society of
Professional Land
Surveyors

National Society of
Professional Surveyors

American Council of
Engineering
Companies of Maine

Offices in Keene, Bedford, Newmarket & Kennebunk 603-659-6560 www.DoucetSurvey.com



PROFESSIONAL REFERENCES

Chris Osterrieder
Town Engineer
Town of Kennebunk
Kennebunk, ME 04043
207-985-2102

Christopher Knight
Region 1 PLS - MaineDOT
Scarborough, ME 04070-0358
207-592-6055

Michael Mason
University of NH Energy & Campus Planning
Durham, NH
603-862-0842

April Talon, PE
Town Engineer
Durham, NH
603-868-5578

Kenneth Mavrogeorge, PE
City Engineer
Dover, NH
603-516-6450

Steve Brewer
Director of Public Works
Raymond, NH
603-895-4735

Paul Vlashich
Town Engineer
Exeter, NH
603-773-6157

Jennifer Hale, PE
Deputy Dir. Public Works
Hampton, NH
603-758-1772

Peter Rice
Director of Public Works
Portsmouth, NH
603-427-1530

PRINCIPALS:

MATTHEW W.
FAGGINGER-AUER, P.S.

JEFFREY A.
GOLDKNOPF, P.S.

JACK F. KAISER, P.S.

STEVEN V. MICHAUD,
P.S.

CHIEF OPERATING OFFICER:

WILLIAM J. DOUCET, P.S.

PROFESSIONAL SURVEYORS:

MICHAEL J. CARTER, P.S.

PATRICK J. SHARKEY, P.S.

BEVAN TIMM, P.S.



Consulting Engineering Services

Middletown CT



49,000w

Roof mounted, track-
er, carport, ground
mounted

Scope
Solar / EV Charging

Size
49,000 W

Completion
2020

Sustainable Details
Solar Photovoltaics
Solar Hot Water
(4) Level 2 Electrical
Vehicle Chargers

Practicing What We Preach

CES demonstrates our devotion to energy conservation measures and renewable energy choices with an array of solar energy panels at our Headquarters location in Middletown.

In 2009, CES successfully completed a new 14kW rooftop PV system with a dual axis solar tracker. The tracker and rooftop system consists of 76 solar panels that are generating approximately 16,000 kwhr of power a year. One of the rooftop panels is dedicated to a solar hot water system with drain back tank. This system makes enough hot water to support 50% - 75% of the building's needs. CES was able to complete this project through the help of grants received from the Connecticut Clean Energy Fund.

In 2013, two arrays totalling 35kW were added in the parking lot and south facade of the Middletown office. And lastly, in 2020 CES added 250W of solar in the form of a canopy atop an outdoor patio.

Public Safety Experience



Shrewsbury Police

Shrewsbury MA | Study

Smithfield Police

Smithfield RI | Space Needs
Assessment & Schematic Design
Study

South Windsor Police

South Windsor CT | Boiler
Replacement, HVAC Improvements

Sudbury Police

Sudbury MA | New Construction &
Commissioning

Suffield Police

Suffield CT | HVAC Study, Generator
Replacement

Sutton Police & Highway

Sutton MA | Study & New
Construction

Tewksbury RECC Regional Emergency Communications Center

Tewksbury MA | New Construction

Torrington EOC Emergency Operations Center

Torrington CT | New Construction

Townsend Fire Sub-station

Townsend MA | New Construction

UConn EOC Emergency Operations Center

Storrs CT | Renovation

UMASS Police Headquarters

Amherst MA | New Construction

Watertown Fire House

Watertown CT | Facility Study

Webster Police & Fire

Webster MA | Facilities Studies

Westfield Fire & Police

Westfield MA | Study, Renovation

West Hartford Police

West Hartford CT | New Emergency
Response Center

Westminster Public Safety

Westminster MA | Study

West Natick Fire Dept.

Natick MA | New Construction

West Boylston Fire Department

West Boylston MA | Facility
Assessment

Westover Air Force Base

Chicopee MA | Fire Station Addition

Westport Police

Westport MA | Study & New
Construction

West Street Fire

Cromwell CT | New Construction

Wilbraham Police

Wilbraham MA | New Construction

Wilton Police

Wilton CT | Study

Yale University Police

New Haven CT | HVAC Replacement



Douglas Lajoie

PE, LEED AP

Vice President // Principal in Charge



Contact

dlajoie@ceseng.com
860 632-1682

Education

BS Electrical Engineering
University of New Haven
New Haven CT

Licenses

Professional Engineer
CT CA FL HI LA MD MA MI NH
NY NC RI SC TN VT VA

Memberships

ACE Mentoring Program
Building Commissioning
Association of America
(BCXA)
Illuminating Engineering
Society of North America
(IESNA)
US Green Building Council
(USGBC)

Certifications

LEED Accredited Professional
MA Certified Public
Purchasing Official (MCPPO)

Doug is a Founding Principal, Vice President and the Chief Operating Officer of CES. Confident, logical, and decisive, he leads the charge for countless projects in our portfolio. Always focused on the big picture, he guides projects in the right direction, providing oversight and ensuring that the detail work of our staff aligns with our client's overall goals. With solar panels in use at his own home, Doug is a huge proponent of sustainability and is knowledgeable about best practices in alternative energy. All this aside, he would really rather be traveling the globe or 100 miles offshore fishing for pelagic species.

RELEVANT PROJECT EXPERIENCE

Belmont Police/DPW | Belmont MA

13,000 sf | Renovation/Addition

Cambridge Fire Department | Cambridge MA

30,400 sf | Historic Renovation | Sustainable Features

DEEP Headquarters | Watertown CT

12,000 sf | New Construction | Net Zero

Footprint Power Administration Building | Salem MA

2,780 sf | New Construction | Net Zero, LEED Platinum

Monson Police & Town Hall | Monson MA

26,000 sf | New Construction | Certified Green Community

New Bedford Public Safety Building | New Bedford MA

15,000 sf | New Construction

New Britain Police Department | New Britain CT

91,300 sf | New Construction

Norwood Public Safety Building | Norwood MA

52,300 sf | HVAC Systems Study

Onset Fire Station | Onset MA

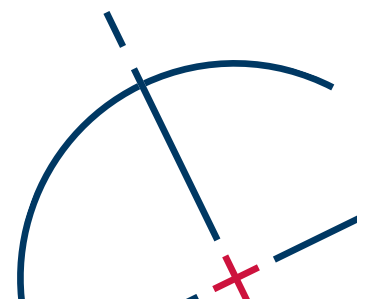
12,000 sf | New Construction

Portsmouth Police Station | Portsmouth RI

25,000 sf | New Construction

Tewksbury RECC | Tewksbury MA

6,500 sf | New Construction





Edward Wellington

PE, LEED AP

Project Manager



Contact

ewellington@ceseng.com
617 261-7161

Experience

Consulting Engineering Services
2006-2008
2020-present
Prior: 12 years

Education

Trinity College
BS Engineering
Hartford CT

Licenses

Professional Engineer
MA

Memberships

American Society of Heating,
Refrigerating and Air Conditioning
Engineers (ASHRAE)

Certifications

LEED Accredited Professional

A self-described creative engineer, Ed brings the technical expertise of his mechanical background mixed with an elevated eye for design. Ed's experience includes numerous retrofit and renovation projects for higher-education, commercial, laboratory and government facilities. He is particularly experienced in retrofitting boilers, chillers and large air handling systems in existing buildings. Ed welcomes complex design challenges, including designing around tight space constraints or planning for limited service interruptions during construction. He manages all phases of a project, including the preparation and coordination of working drawings, interdisciplinary coordination, specifications and field review.

RELEVANT PROJECT EXPERIENCE

Cambridge Fire Department | Cambridge MA

30,400 sf | Historic Renovation

Dennis Fire Station | Dennis MA

14,000 sf | New Construction

Department of Homeland Security | Washington DC *

100,000 sf | LEED

Division of Food and Nutrition Services | Rockville MD *

80,762 sf | LEED

FBI Headquarters | Washington DC *

20,000 sf | Renovations

New Bedford Public Safety Building | New Bedford MA

15,000 sf | New Construction

Northampton Police Department | Northampton MA

30,000 sf | New Construction

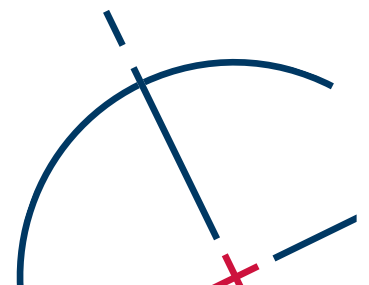
Norwood Public Safety Building | Norwood MA

52,300 sf | HVAC Systems Study

Public Safety Training Academy | Rockville MD *

114,000 sf | Renovation | LEED

*Projects completed at previous firm





John Rabuck_{PE}

Senior Mechanical Engineer



Contact

jrabuck@ceseng.com
617 261-7161

Experience

Consulting Engineering Services
2008-present
Prior: 20 years

Education

BS Mechanical Engineering
Rutgers University
New Brunswick NJ

Licenses

Professional Engineer
WA

Memberships

American Society of Heating,
Refrigerating and Air Conditioning
Engineers (ASHRAE)

As one of the smartest and most humble guys you'll ever meet, John approaches every project with a fresh perspective and takes pride in a job well done. John is the guy you can count on, the one with all the accumulated experience, the tried and true answers to all the tough questions, the one who knows how to get the job done right – the first time, every time.

While many newer engineers seem to get encaptured by certain systems and make every design fit around them, John approaches projects by understanding the building and implementing systems that fit the space first, then selecting equipment to fit that design. At home, you will find John teaching his 26 year old parrot, Spackle, some new colorful phrases to entertain company.

RELEVANT PROJECT EXPERIENCE

Cromwell Fire Station | Cromwell CT
13,000 sf | New Construction

Haddam Fire House | Haddam CT
HVAC Systems Replacement

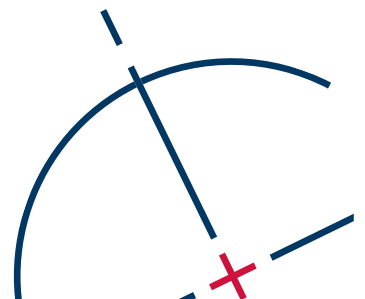
Hadley Municipal Building Study | Hadley MA
Municipal Facilities Assessment

Hampshire County Jail | Northampton MA
Multiple Projects

New Bedford Public Safety | New Bedford MA
25,000 sf | New Construction

Norwood Public Safety Building | Norwood MA
52,300 sf | HVAC Systems Study

Town of Brimfield | Brimfield MA
6 Buildings | Municipal Facilities Assessment





Delbert Smith, Jr

PE, LEED AP

Senior Plumbing & Fire Protection Engineer



Contact

dsmith@ceseng.com
860 632-1682

Experience

Consulting Engineering Services
1994-present
Prior: 8 years

Education

BS Mechanical Engineering
Syracuse University
Syracuse NY

Licenses

Professional Engineer
CA CT DC FL HI
KY MA MN MO NJ
NY OH PA RI VA VT

Memberships

US Green Building Council (USGBC)

American Society of Plumbing
Engineers (ASPE)

American Society of Heating,
Refrigerating and Air Conditioning
Engineers (ASHRAE)

National Fire Protection Association
(NFPA)

Association of Energy Engineers

Certifications

LEED Accredited Professional

Certified Energy Manager (CEM)

Certified Plumbing Designer (CPD)

Del is a founding principal of CES with 30 years' experience in HVAC, plumbing and fire protection design. Although interested in both architecture and engineering from an early age, a fascination with solar thermal systems motivated him to pursue a career in Mechanical Engineering at Syracuse University. Del's strengths lie in HVAC and thermal dynamics / heat transfer systems. With a driving desire to "make things work", when ordinary projects hit a roadblock, they usually end up on Del's desk, where he welcomes the challenge of figuring it all out. As an avid outdoorsman, Del is a seasoned surfer and snowboarder. He is also a 5th degree black belt in Karate.

RELEVANT PROJECT EXPERIENCE

Cambridge Fire Department | Cambridge MA
30,400 sf | Historic Renovation

Charlton Public Safety Building | Charlton MA
39,500 sf | New Construction

Cromwell Fire Station | Cromwell CT
13,000 sf | New Construction

East Side Fire Station | Milford CT
11,350 sf | New Construction

Lexington Police and Fire Stations | Lexington MA
74,000 sf (combined) | New Construction

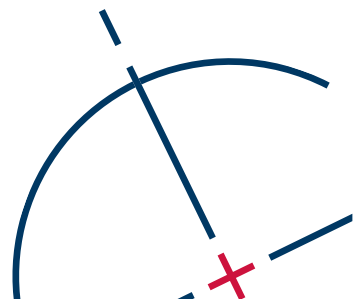
New Bedford Public Safety | New Bedford MA
25,000 sf | New Construction

Portsmouth Police Station | Portsmouth RI
25,000 sf | Study & New Construction Renovation

Shrewsbury Police & Municipal Campus | Shrewsbury MA
45,000 sf | Study & New Construction

West Natick Fire Station | Natick MA
25,000 sf | New Construction

Wilbraham Police Department | Wilbraham MA
15,800 sf | New Construction



SCOTT M. BOURCIER, P.E., LPA SENIOR CIVIL ENGINEER

Mr. Bourcier has over 20 years of civil engineering experience in study, design, permitting, and construction observation for municipal, state, and federal clients, with a wide range of projects. His breadth of civil engineering knowledge encompasses road (design and pavement management), utilities (water, sanitary, drainage), pedestrian infrastructure (ADA accessibility and crosswalks), NHDOT specifications, site development, stormwater management, bridges, dams, and recreation parks. Mr. Bourcier is familiar with local, state and federal regulations and coordinates closely with state and municipal officials.

PROJECT EXPERIENCE

US DOL, JOB CORPS CENTER, MANCHESTER, NH

Engineering design and construction phase services for the 1,600,000SF Job Corps Center. The new facility consisted of two dormitories, an educational building, a cafeteria, an administration building, a recreational center, and a welcome center. Located on a steep, wooded 20-acre site, the facility included supplemental site amenities of 92 parking spaces, sidewalks, utility (water, sewer, drainage) infrastructure, and emergency access, while being ADA compliant.

Rindge Memorial School Parking Improvements, Rindge, NH

Engineering design and construction phase services for parking lot, vehicular traffic, bus traffic, and pedestrian movement improvements. Design included survey, subsurface geotechnical investigation, site layout, bus movement modelling, traffic flow evaluation, pedestrian safety, ADA compliance, stormwater management, and collaboration with School District officials and selected Contractor.

Windham Depot Rehabilitation & Rail Trail Site Improve., Windham, NH

Engineering study, design, NEPA documentation, permitting, and construction phase services for an American Recovery and Reinvestment Act (ARRA) funding to rehabilitate an historic Windham Depot and Freight buildings and Windham Rail Trail site improvements.

Project included topographical survey, rehabilitation/repairing the existing Depot and Freight buildings (roof, siding, platform, architectural features), 33-stall parking lot improvements, crosswalk improvements, landscaping, signage, and coordination with Town officials (Administrating, Public Works, Rail Trail Alliance), NHDOT, NHDHR, historians, archeologists, and selected contractor.

City-wide Public Facility Evaluation, Concord, NH

Engineering civil evaluation on forty-two (42) City-owned public facilities. Civil project component included evaluation of civil/site design, ADA access, grading/drainage/erosion control, surface material (bituminous and concrete) conditions, general site safety. Project also included Architectural, Structural, Mechanical, Electrical, and Plumbing evaluations. Summary and recommendation report was prepared and submitted to City officials for consideration.

Town Hall Evaluation, Swanzey, NH

Engineering civil evaluation on Swanzey Town all. Civil project component included evaluation of civil/site design, ADA access, grading/drainage/erosion control, surface material (bituminous and concrete) conditions, general site safety. Project also included Architectural, Structural, Mechanical, Electrical, and



EDUCATION

University of New Hampshire, BSCE

REGISTRATIONS AND CERTIFICATIONS

Registered Professional Engineer
NH #11910

NHDOT LPA Certification: (Parts 1 & 2)
#1077

OSHA 10-Hour Construction Course

AFFILIATIONS

New Hampshire Public Works
Association (NHPWA)

American Society of Civil Engineers
(ASCE) Membership No. 951475

Bike-Walk Alliance of New Hampshire
(BWA-NH) Member No. 6957

Rail-to-Trails Conservancy (RTC)
Member No. 6341360

Granite State Wheelmen (GSW)
Member No. 6957

VOLUNTEER

Bedford, NH Water & Sewer Advisory
Committee

Bedford, NH BSA Troop 5 Asst. Scout
Master

MELISSA A. DESJARDINS, RLA

SENIOR LANDSCAPE ARCHITECT

Ms. Desjardins is a Landscape Architect at Gale. She has a broad range of design and construction experience, including schools and playgrounds, parks and open spaces, streetscapes, residential and mixed-use and historic sites.

PROJECT EXPERIENCE

Millbury Junior/Senior High School, Millbury, MA

Evaluation, design and construction phase services for track and synthetic turf field, synthetic turf softball field, spectator entranceway and landscape improvements

Brighton Marine Health Center, MA

Quad and terrace design including World War II memorial, pergola and plantings

Newton Community Development Foundation, Newton, MA

Weeks House Apartments landscape common revitalization conceptual design to help client secure funding for construction of new plaza, landscape, lighting and seating

The Wheeler School, Providence, RI

Conversion of a natural grass multipurpose field to synthetic turf, new lighting, plaza viewing area, parking improvements for 50 cars, and perimeter and interior plantings

Bates College, Lewiston, ME

Landscape and pedestrian circulation improvements to the historic Coram Quad green spaces, and Ladd Library terrace and plaza deck

Mystic River, Somerville, MA

Landscape design services for open space at Assembly Row for a 6.1-acre park connecting the Assembly Row neighborhood to the riverfront and open space for active and passive recreation; improvements include an amphitheater for

large gatherings, lawn areas, pedestrian and bicycle paths, and a tot lot

Appleton Mills, Lowell, MA

Landscape design services for the 130 artist live/work lofts and gallery at Appleton Mills, which forms the 15-acre, mixed-use Hamilton Canal District

Devine Golf Course, Boston, MA

Landscape and patio design and improvements including a new stone seating wall, landscape lighting and plantings

The Prout School, Wakefield, RI

120-car parking lot with plantings and landscape islands, and new synthetic turf field with entrance statements

Maine Medical Center, Portland, ME

Evaluation, design and consulting services for plaza deck garden and vegetated roof

Bishop Stang High School, Dartmouth, MA

Master Planning to include a new multipurpose baseball/softball and rectangular sports field, new LAX and field hockey fields, entrance way and food truck areas, parking and pedestrian access



EDUCATION

University of Massachusetts, Amherst,
BS Landscape Architecture

REGISTRATIONS AND CERTIFICATIONS

Registered Landscape Architect –
MA #1535

AFFILIATIONS

Bridgewater Community Preservation
Committee – Vice-chair

Bridgewater Mitchell School Building
Committee

Bridgewater Improvement Association
– Executive Committee Member

SCOTT M. BOURCIER, P.E., LPA SENIOR CIVIL ENGINEER

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EDUCATION

University of New Hampshire, BSCE

REGISTRATIONS AND CERTIFICATIONS

Registered Professional Engineer
NH #11910

NHDOT LPA Certification: (Parts 1 & 2)
#1077

OSHA 10-Hour Construction Course

AFFILIATIONS

New Hampshire Public Works
Association (NHPWA)

American Society of Civil Engineers
(ASCE) Membership No. 951475

Bike-Walk Alliance of New Hampshire
(BWA-NH) Member No. 6957

Rail-to-Trails Conservancy (RTC)
Member No. 6341360

Granite State Wheelmen (GSW)
Member No. 6957

VOLUNTEER

Bedford, NH Water & Sewer Advisory
Committee

Bedford, NH BSA Troop 5 Asst. Scout
Master

ALLISON E. O'NEILL, P.E.

SENIOR STRUCTURAL ENGINEER

Ms. O'Neill performs evaluations, engineering/analysis, design and construction phase services for commercial, industrial, and institutional projects constructed with steel, timber, masonry, concrete and other materials. She has extensive experience with analysis and design of precast concrete structures, as well as the rehabilitation of existing structures. Her experience also includes design of new structures using steel, masonry, wood and cast-in-place concrete, including foundation and retaining wall designs. She has a diverse knowledge of project types, which supports the various structural needs of Gale's building enclosure design and consulting group.

PROJECT EXPERIENCE

Clark University, Worcester, MA

Structural engineering services for envelope renovations at the Goddard Library

University of Massachusetts Boston, Boston, MA

Evaluation of widespread scaling issues on the concrete sidewalks; provided a report summarizing professional opinions regarding the causes of the scaling issues

Dartmouth College, Hanover, NH

Evaluation of the existing granite cladding, structure and associated component at the Whittemore Pedestrian Bridge

Simmons University, Boston, MA

Evaluation of three-level, below-grade concrete parking garage structure to determine cause of deterioration and provided recommendations for repair

21 Scarsdale Road, Parking Structure and Building Addition, Yonkers, NY

Structural Engineer for the conceptual design of a new 210-space precast/prestressed concrete parking structure and associated foundations; conceptual design for the 4,000 sf building addition and miscellaneous structural modifications to the existing building

Memorial School, Hull, MA

Evaluation and design of repairs to staircase, masonry repairs, brick and sealant joint replacements, slate and EPDM roof repairs, and replacement of auditorium windows; structural engineering services were provided for lintel replacement masonry repairs, concrete repairs, and roof engineering

Boston Children's Hospital Parking Structure, Boston, MA

Evaluation, design, bid, and construction phase services for the repairs of an existing six-level parking structure; the superstructure consists of a combination of precast/prestressed concrete beams supported on cast-in-place concrete girders and walls; repairs will be phased to accommodate the client's budget and high parking demands

Community School, North Attleborough, MA

Structural engineering services included roof system design, coordination of mechanical replacement of gravity vents, review of existing structure to support new roof top units, and removal of masonry chimney; also provided roof replacement, bid assistance and performed periodic site visits during construction.



EDUCATION

University of Massachusetts, Lowell,
Master of Science, (Structural)
Engineering

University of Massachusetts, Lowell,
BSCE

REGISTRATIONS AND CERTIFICATIONS

Registered Professional Engineer –
MA #48995 (structural),
NY #102726,
NJ #24GE05605800,
UT #11931748-2202

OSHA 10-Hour Construction Course

Aerial Boom Lift and Scissor Lift
Training Certification (United Rentals)

Certification for School Project
Designers and Owner's Project
Managers (MCPPO)



TOWN OF GROTON – CENTRAL FIRE STATION

Civil Engineering Services

THE PROJECT

Gale provided civil engineering services for the design of a new two-story fire station in Groton's Historical District. The new Center Fire Station provides training and dormitory space to accommodate full-time firefighters for the anticipated population growth of the Town. Gale assisted the Town in navigating through a challenging permitting process with great success. Challenges included wetland implications, limited buildable area, Historic District regulations and adjacencies to neighboring residential abutters. Gale's environmentally sensitive design, which included many low impact development techniques, ultimately prevailed in accomplishing the required program and function necessary for the Fire Department.

GALE'S SERVICES

- Two-story fire station with four double-depth, pull-through apparatus bays
- 18,600 square foot building on 2.7-acre site
- Driveway access and fire truck circulation
- Employee and visitor parking
- Low impact design included:
- Bio-retention areas
- Vegetated swales
- Native/drought resistant planting
- LED site lighting

PROJECT INFORMATION

Location: Groton, MA

Client:
Dore and Whittier Architects
Mr. Donald Walter, AIA
(978) 499-2499

Additional Contact:
AGC, LLC (Owner's Project Manager)
Mr. Steve Bouche
(774) 263-5644



TOWN OF GROTON – CENTRAL FIRE STATION

Civil Engineering Services

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Gale provided civil engineering services for the design of a new two-story fire station in Groton's Historical District. The new Center Fire Station provides training and dormitory space to accommodate full-time firefighters for the anticipated population growth of the Town. Gale assisted the Town in navigating through a challenging permitting process with great success. Challenges included wetland implications, limited buildable area, Historic District regulations and adjacencies to neighboring residential abutters. Gale's environmentally sensitive design, which included many low impact development techniques, ultimately prevailed in accomplishing the required program and function necessary for the Fire Department.

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PROJECT INFORMATION

Location: Groton, MA

Client:

Dore and Whittier Architects
Mr. Donald Walter, AIA
(978) 499-2499

Additional Contact:

AGC, LLC (Owner's Project Manager)
Mr. Steve Bouche
(774) 263-5644



DPW Garage Structural Modifications

TOWN OF WINCHESTER

Various Building Envelope and Structural Repairs for Municipal Buildings

THE PROJECT

The Town of Winchester retained Gale to provide consulting engineering services to evaluate and prioritize roof and structural repairs for the Town Hall, Mystic School, Main Fire Station, several DPW Buildings and the West Side Fire Station. Based on the results of Gale's study, the Town amended Gale's contract to provide the following services:

- Engineering designs for renovations and repairs to the roof and window systems and miscellaneous structural support framing to the Town Hall and various DPW buildings
- Complete roofing and flashing renovations to the Mystic School including structural augmentation to wood trusses and framing
- Masonry, stone and slate repairs to the historic Town Hall
- Engineering services to replace portions of the roofs at the Public Library; complete roof replacement and associated work at the Lynch Elementary School and the West Side Fire Station
- Exterior building envelope repairs at The Sanborn House (National Registered Historic Place)
- Foundation waterproofing and site renovations to the Town Hall
- Interior ceiling replacement at the Mystic School
- Structural repairs on the DPW and Maintenance Building



Winchester Library



Winchester Town Hall (Historic)

PROJECT INFORMATION

Location: Winchester, MA

Client:
Town of Winchester
Ms. Margaret T. White
Project Manager
(781) 721-7165

Mr. Peter Lawson
Town Engineer
(781) 721-7100



EAST BOSTON NEIGHBORHOOD HEALTH CENTER

Site Planning, Design and Permitting

THE PROJECT

Gale performed site planning, site design, and site permitting for a new 4-story, LEED® Gold Certified Community Health Center in Maverick Square, East Boston, MA..

GALE'S SERVICES

- Planning study included a boundary and topographic survey, environmental site assessment, utilities study, zoning analysis
- Responsible for all civil/site aspects of design effort to include complex layout, grading, stormwater management, utilities, and landscape plans
- Design and layout of off-street parking for vehicles and drop-off areas to be used by the health center shuttles and emergency vehicles
- Subsequent design and permitting effort included filing with the Boston Water & Sewer Commission and Boston Public Improvements Commission
- Assisted in the LEED® Certification process by determining the maximum number of LEED® points, document review and preparation, as well as various supporting calculations.

PROJECT INFORMATION

Location: East Boston, MA

Client:

Isgenuity, LLC
Mr. Kevin Wyrsh, AIA
Principal
617-419-4660



Private Estate - Net Zero Energy Home

KILLINGWORTH CT

Net Zero



CES provided full MEP/FP engineering for this modest New England farm house style home which sits at the end of an 800-foot driveway on a secluded 14-acre lot in Killingworth. Accompanying this home is a post and beam barn, chicken coop, and detached barn style garage. The property serves as a working organic vegetable farm and tree farm. 65 solar photovoltaic panels are installed on the roof of the barn and provide all of the electrical power for the residence. On the roof of the main house are 10 solar hot water panels for heating the domestic hot water. Altogether, these panels generate 20,000 kwhr/yr of electricity. The house also has a water-to-water standing column geothermal HVAC system that is used for the domestic water well.

The interior of the home has a soft elegance with its combination of modern technology and understated farmhouse details. When the rooms aren't being filled with natural light they are lit with LED fixtures, and the paint, woodwork, flooring and cabinets were all chosen because they emit low or no VOCs (volatile organic compounds). Many of the finishing details throughout the home come from recycled materials, reused counter tops from old homes, an old barn door installed on a slider to hide the LED television, recycled doors for the interior rooms and recycled slate for the window sills.

This home is LEED™ Platinum certified and the first net zero energy home built in Connecticut.

Scope
New Construction

Size
3,600 sf

General Contractor
Essex Squared

Cost/PV Size
14kW

Completion Date
2009

Sustainable Features
Net Zero



PROJECT APPROACH

ARCHITECTURAL DESIGN
MASTER PLANNING
FEASIBILITY STUDIES
PROGRAMMING
COST CONSULTATION
SPACE PLANNING
INTERIOR DESIGN
GRAPHIC DESIGN
WAYFINDING

Above all else, our goal is to provide a comprehensive study, analysis, and design for your new public safety facility that will serve the town for decades to come. We recognize that to maximize the town's investment in the long run, your new building(s) must be not only planned to serve the needs of today but also to be energy efficient, durable, and of a quality to provide for the future. This project type we have expertise in as we have performed similar services for municipalities throughout New England and beyond. In each, we have found the following approach to be highly effective. We are eager to provide similar services to your community.

We fully intend to provide an existing conditions report, programming and space needs analysis, site assessment, response time study, concept plans, and capital planning to the Town. We will synthesize the information into a formal report and public presentation for the Town and all involved officials.

Boots on the Ground

Initial Study Phase

3 to 4 weeks

There is no substitute for getting our hands dirty, so upon receiving Notice to Proceed we will visit the proposed building site with an eye to organizing it for the highest and best use for the public safety building. We start with internalizing the Town's goals of identifying community concerns that impact design study options, identify specific milestones requirements, and/or constraints by the Town, occupancy, voting, or related issues. We will consider life-cycle costing as part of the overall study, and dive deeply into LEED considerations if the budget allows. Quite often, as cost savings to the client, we find ourselves designing with LEED principles, but not actually pursuing LEED certification.

As a local firm, we will fully engage with the Owner's Building Committee, the Owner's Project Manager, Fire and Police Chiefs, and others that may have a stake in project outcome. We will attend a project design kick-off meeting, with open ears, and a careful eye. We work collaboratively with your project team and keep our consultants informed along the way.

This phase involves listening, note taking, developing a thorough building program (list of needs), preparing site diagrams, room and building square footage diagrams, adjacency diagrams, overall site and building layout proposals, and related items. This initial Study Phase allows us to come up to speed with multiple ideas in digital format so we can define quite clearly for everyone involved.



We also build our Building Information Modeling (BIM) strategy at this early stage of the project. The site and preliminary building ideas are the place to start.

We like to test various site conditions in our Studies, such as geotechnical borings (to determine composition of the soil below the potential building), the presence of water below grade, and generally have a soils professional advise what is happening below grade. Similarly, the environmental engineer is taking a look at the soil for various conditions surrounding urban fill, and how that might impact project planning. The civil engineer is reviewing boundaries, parking, drainage, and related elements, while our team is fitting all the pieces together on site.



We prepare systems-based cost estimates for these design options, and study financial implications of each site plan, building plan, and general project approach.

In our experience, every public safety building has its own set of priorities and needs – these are NOT cookie cutter facilities – and our site visits and personnel interviews allow us to flush out the Town's needs and expectations. Communication is critical when building priorities need to be set to make sure the available budget gets used as

wisely as possible. We believe that the new facility should be designed and constructed on a site that would maximize the response capabilities of the public safety personnel who would be deployed from that location.

We then bring all this information (documented conditions and information from interviews) to bear by merging it with our experience on prior public safety building projects, and reviewing how current trends and technologies in public safety design may or may not be appropriate to this one. Doing this successfully helps create forward thinking structures that are appropriate, efficient, durable, and best investment of public funds.

The result of this information gathering will take the form of a formal programming report, complete with information learned, components of the study and additional recommendations.



The programming report has the following information:

- What is needed and what we propose incorporating into the facility;
- Recommendations with supporting rationale in illustrated form;
- Lists of updated site and building requirements, with items prioritized per departmental needs;
- Room sheets indicating conceptual interior spatial relationships including specific area calculations and adjacencies;
- Considerations for shared portions of the facility, training, EOC, Community Rooms, or other areas;
- Comprehensive traffic and response time studies;
- Multiple conceptual design options based on the current context and needs of the Town; and,
- Final reports in digital and physical formats as well as presentations for the Town and all who are involved.

PROGRAMMING REPORT

The Rubber Hits the Road...

Schematic Design

Estimated Schedule 4-6 weeks

After you have reviewed the study, provided appropriate feedback, and approved the approach, our work will focus on the development of couple of Schematic Design approaches for the new Public Safety Building, supported by narratives that identify the pros and cons of each. In addition we will meet with the Community. This process will touch all aspects of the project, starting of course from the Departmental priorities, and will work toward approval by the Town's team before advancing the design. Typical, more traditional documents include site plans, building plans, with system narratives, building elevations and sections, but most importantly we will create a digital model of each option. We find that accurate, BIM representations are the best way to clearly convey design ideas, systems integration, and overall project understanding; and we want the design conveyed completely and accurately to all interested parties to leave no unanswered questions.

A Cost Estimate for each proposed Schematic Design will be provided to review each of the options financially. Our specific focus is to address all the issues that have been provided or as many issues as possible with the most efficient use of public construction dollars. We understand the budget is important, and we work hard to design site improvements and a building that works within the budget.

Design Development

Estimated Schedule 4-6 weeks

Based upon the option selected during Schematic Design, we will advance the project through Design Development. At this stage, we will further refine the documents presented at schematic design phase, while also beginning to identify and select major materials, building systems, and equipment. To be clear, this is a period where all consultants are deeply involved in the process updating their design, and working through any number of site conditions, building needs, or requests by the Town. We present these updated, evolving documents and BIM model to the Building Committee and related team a number of times in order to work through various conditions and arrive at an approved set of documents.

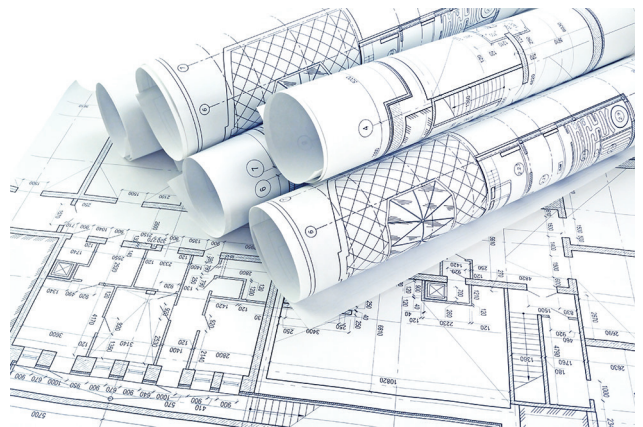
The further developed drawings and project manual allow for a more accurate Quantity Survey based Cost Estimate, and will firmly establish the final design of the site improvements and building. Based on the cost estimates, we start to outline Filed Sub Bid language in order to start to focus on a smooth bidding process.

Upon Town review and approval we will proceed into the next phase of Construction Documents.

Construction Documents

Estimated Schedule 12-14 weeks

Following a successful Design Development phase, we will prepare a full set of coordinated Construction Documents, including drawings and project manual with full Technical Specifications, and updated BIM model. These updated documents will provide a single, comprehensive set of documents for the purpose of bidding the work. As with the previous phases, we will hold regularly scheduled meetings with the Town, Building Committee and necessary personnel to make sure expectations for the site, building, bidding, and related elements are being met. To help with this task, this phase of the project will hit the following milestones: 60% CD's, 90% CD's, Final CD's and Bid Documents.



We will also provide updated Project Schedule, Project Manual and final Quantity Survey Cost Estimate reflecting the cost savings on the design. During this process if necessary, we identify possible Add Alternates to include as budget allows. Our approach is to keep bidders competitive by issuing an essential project to bid on, yet at the same time bid additional items that would be nice to have in the facility. This approach has saved municipalities thousands of dollars, provides the most competitive pricing for the Town, and makes for great buildings. It is a strategy that must be deployed carefully, and requires extensive knowledge of Chapter 149 bid laws or Chapter 149a. We bring that kind of knowledge and successful experience to your community..

Sharpening the Pencils...

Bidding & Negotiations

Estimated Schedule 4-6 weeks

Following approval of final Construction Documents, we will organize and run a pre-bid conference and site tour, respond to RFIs, prepare addenda, and assist in receiving and opening filed sub-bids and general bids. We will de-scope the apparent lowest, eligible bidder, check references and make recommendation of our findings to the Town and Project Manager. We will assist with the Town and Project Manager's effort to hire the contractor(s), and generally help facilitate this process in order to arrive at a kick off meeting for the start of construction. Coordinating BIM hand off is of utmost importance, and we will help manage this process to ensure smooth transition to the successful contractor.

If You Build It, They Will Come...

Construction Administration

Duration of Construction

Until the shovels break ground and the hammers fly, the project is nothing more than an idea, and to realize the full potential of that idea, we fully recognize and embrace the importance of being active participants during this phase. Therefore, we will perform functions and tasks to assure smooth Construction Contract Administration from the kickoff meeting to weekly project meetings to project closeout. This is an area where we feel our interest in construction and dedication to realizing a successful project is most evident. Many of us have experience in the trades, and we all know the value of clear communication.

Site visits, communication with the contractors, prompt and creative problem solving, submittal reviews, responding to RFIs, preparing a punch list, and overall engagement in the project are of utmost importance to us. We know that the Construction Phase is the most critical aspect of a successful project, and we have the experience to deliver a new Public Safety building to your community.

Keeping a Watchful Eye...

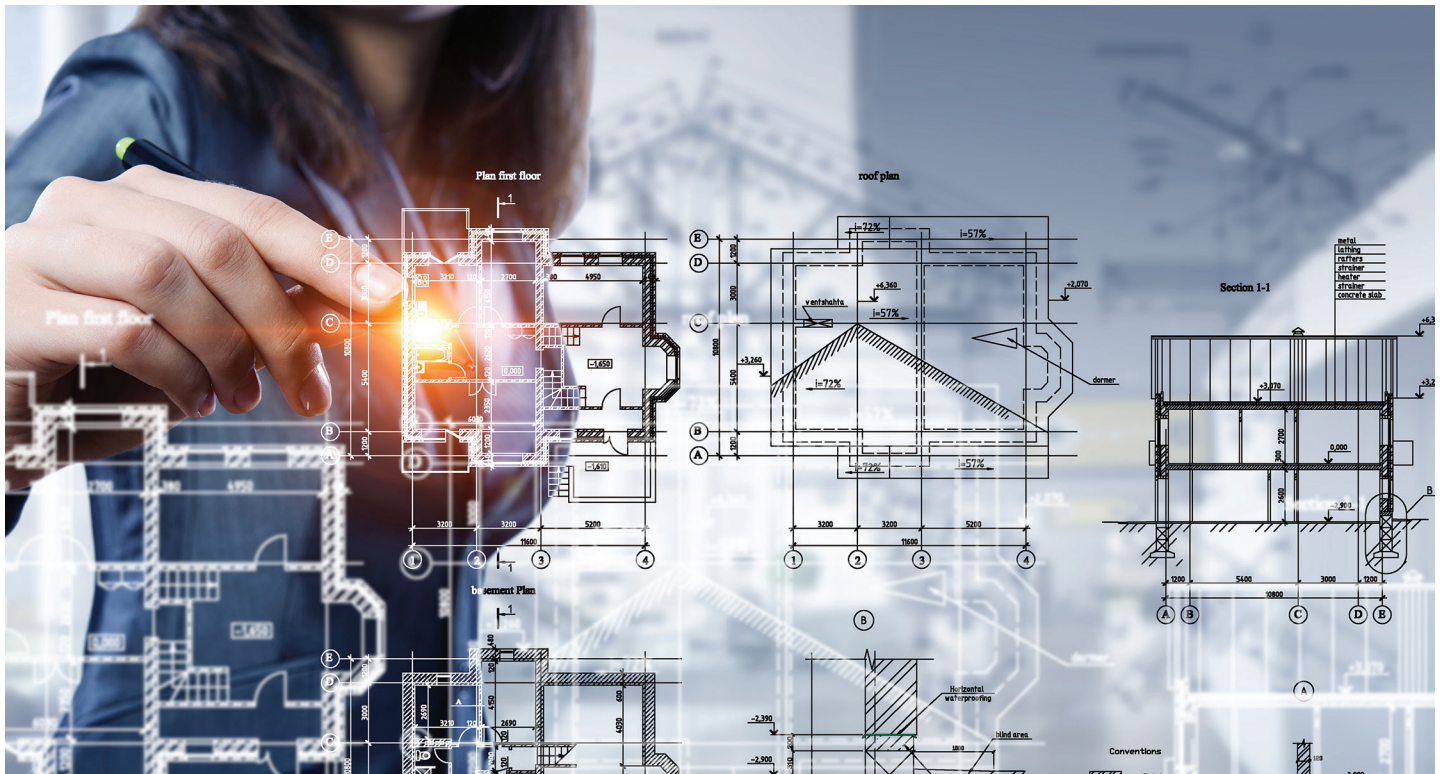
As one Quality Control / Quality Assurance measure, we will install our site camera which beams hourly images back to our office so we can monitor construction immediately as it progresses; the photos update constantly on a large screen in our office.



Site Camera, "TGAS1" recorded this image of the steel frame of our EMS Facility at 3PM on 02.28.15. Hourly images are sent to our server throughout the duration of the project.



Here, images of our Fire Station Headquarters in Davenport, Iowa are beamed directly to the office.



Project Closeout

This phase will include the review of Record Drawings and Operations and Maintenance Manuals to ensure that the Town and the end users receive the proper information and documentation to maintain the building going forward. It will also include the issuance of a Certificate of Final Completion, site inspections necessary to ensure completion of punch list work, and assistance to the Owner with Contractor Evaluations as required.

Please note that the schedule up to start of construction is a rough estimate based on our experience. We would be happy to alter the schedule to meet the Town's needs, if these might change during the process.

Warranty Inspection

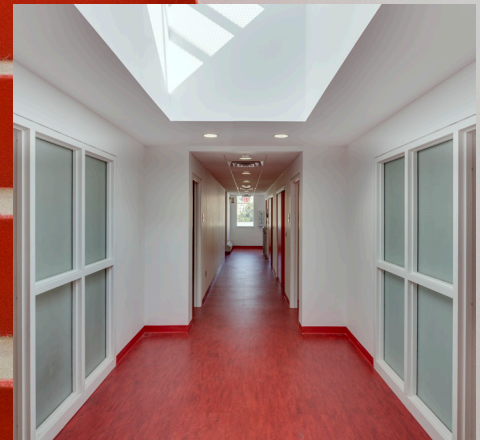
Inspect the facility 11 months after formal substation completion date, and we prepare a list of items the contractors must tend to while building is still under the warranty. Please note that the schedule up to start of construction is a rough estimate based on our experience. We would be happy to alter the schedule to meet the Town's needs, if these might change during the process.

It's all in the Details...

We deliver

- TGAS is a public safety specialists, creating many municipal complex designs
- Our firm is nationally recognized for our contributions to public safety facilities
- We are a local firm who is available all the time during design, public meetings, construction, and more
- We are licensed to practice architecture in New England, and have been for years without insurance claim, litigation, or any such item
- We have over to 25 years of Chapter 149 project delivery experience; mostly delivering public safety facilities throughout Massachusetts
- We have general liability insurance, worker's compensation, automobile insurance, and the capacity to increase if necessary
- Our studio has 20 work stations, and the ability to manage complex, large scale projects to suite clients requirements and deliver in careful, thoughtful ways
- As a LEED AP certified business, we have extensive sustainable design experience.
- We apply LEED principles as much as the budget allows, even if LEED certification is not pursued.
- Our current workload is manageable, and we can easily fit this project into our schedule and complete it. In fact, we would love to do just that for you.

TGAS

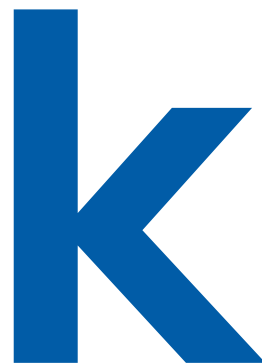




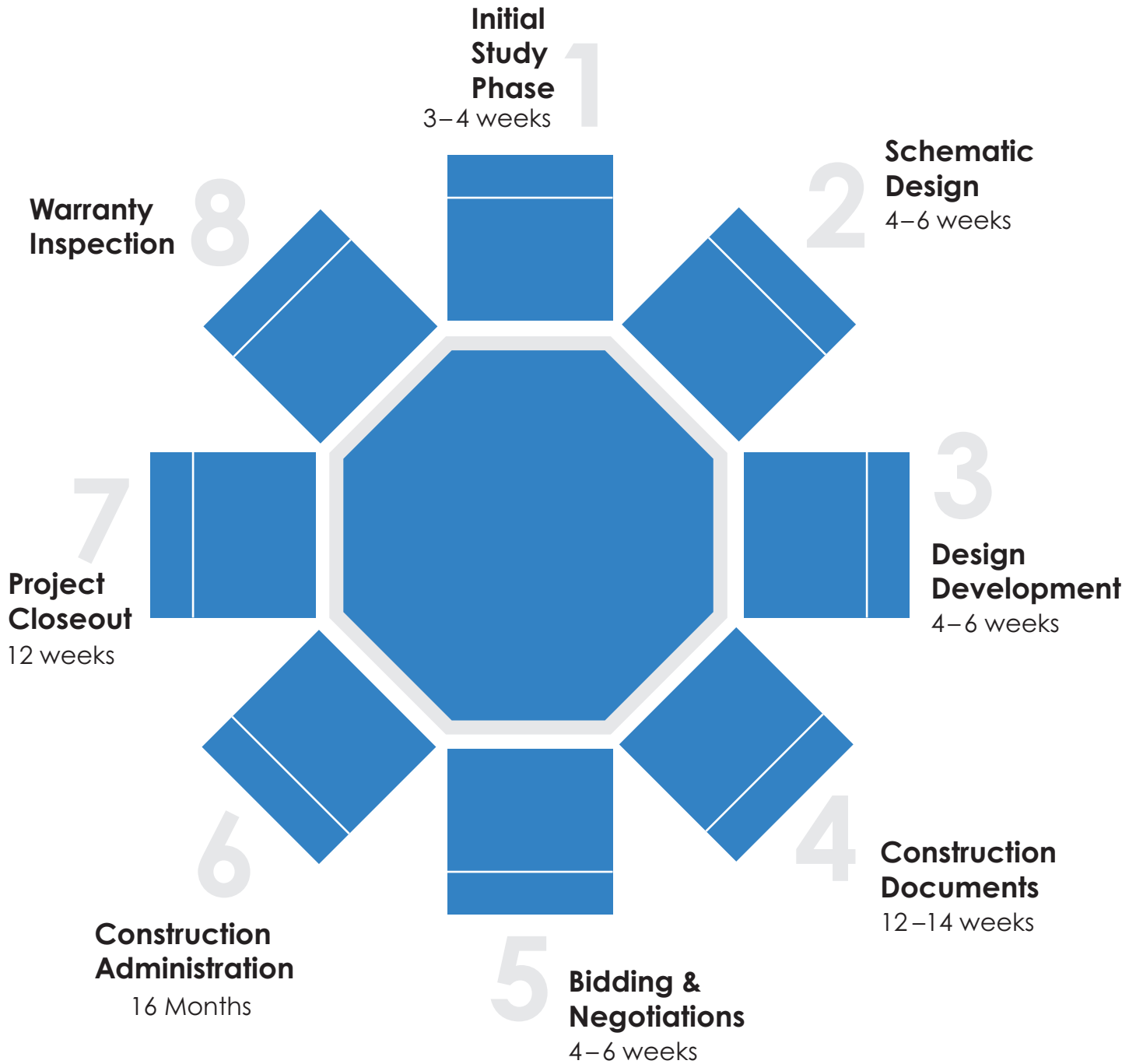
USE OF CITY PERSONNEL

The Galante Architecture studio does its best to employ local people. For example, we are teaming with Doucey Survey, LLC who is from Maine. Whether it is teaming with construction workers, engineers, or other subject expert specialists, it is beneficial to collaborate with other people and support the local economy.





REPORTING DEADLINES



Initial Study Phase

- Visit the proposed building site(s)
- Identify community concerns
- Engage with the team
- Attend a project design kick-off meeting
- Develop a strategy for Building Information Modeling (BIM)
- Test various site conditions
- Prepare systems-based cost estimates

3-4 weeks

1

Schematic Design

- Provide study feedback
- Develop schematic design approaches for the new Public Safety Building
- Meet with the community about the project
- Gain the city approval to advance the design
- Create site plans, building plans, with system narratives, building elevations, and sections with a digital model of each option
- Convey design ideas, systems integration, and overall project understanding
- Provide a cost estimate for each proposed Schematic Design

4-6 weeks

2

Design Development

- Begin Design Development
- Refine schematic design
- Identify and select major materials, building systems, and equipment.
- All consultants update their design and work through site conditions, building needs, or requests by the Town.
- Present documents updates and BIM model to the Building Committee and related team
- Make revisions and get approved set of documents.
- Refine drawings and project manual to create more accurate quantity survey based cost Estimate
- Establish the final design of the site improvements and building

4-6 weeks

3

Construction Documents

- Prepare construction documents (CD)
- Include drawings and project manual with full technical Specifications, and updated BIM model
- Continue meetings with the Town, building committee, and necessary personnel to make sure expectations for the site, building, bidding, and related elements are being met
- Accomplish milestones: 60% CDs, 90% CDs, final CDs and bid documents
- Update project schedule, project manual, and final quantity survey cost
- Show estimate with design cost-savings
- Identify possible add alternates to include as the budget allows
- Provide competitive pricing

12-14 weeks

4

Bidding & Negotiations

Organize and run a pre-bid conference

Conduct a site tour

Respond to RFI's, prepare addenda, and assist in receiving and opening filed sub-bids and general bids

Review the lowest, eligible bidder, check references, and make recommendations of our findings to the Town and Project Manager

Assist with the Town and Project Manager's effort to hire the contractor(s), and generally help facilitate this process to arrive at a kick-off meeting for the start of construction

Coordinate BIM hand-off is of utmost importance, and we will help manage this process to ensure a smooth transition to the successful contractor

4-6 weeks

5

Construction Administration

Conduct kickoff meetings and weekly project meetings to project closeout

Do site visits

Communicate with the contractors

Problem solve, submittal reviews

Respond to RFI's, prepare a punch list, and overall engage in the project

16 months

6

Project Closeout

Review of Record Drawings and Operations and Maintenance Manuals to ensure that the Town and the end users receive the proper information and documentation to maintain the building going forward.

Create an Issuance of a Certificate of Final Completion, site inspections necessary to ensure completion of punch list work, and assistance to the Owner with Contractor Evaluations as required.

12 weeks

7

Warranty Inspection

Inspect the facility 11 months after formal substation completion date, and we prepare a list of items the contractors must tend to while building is still under the warranty

8



REFERENCES

Ted,

As far as I am concerned your team just Rocks. I have done many hundreds if not thousands of projects and your design team is at the top of the list.

Enjoy the weekend.

Mike

Clarke, Michael; Director of Public Works

Michael Clarke,
Public Works Director
1200 E 46th St
Davenport, IA 52807



City of Chelsea
CHELSEA FIRE DEPARTMENT
307 Chestnut Street
Chelsea, Massachusetts 02150



Herbert C Fothergill, Jr.
Chief of Department

Tel: (617) 466-4200
Fax: (617) 466-4210

To Whom It May Concern;

I am writing to recommend The Galante Architecture Studio. Their work on our Engine 3 Fire Station Renovation has been very thorough and they have delivered more than we anticipated.

Early in the process we found an opportunity to pursue grant moneys to aid in renovating the building. With very short notice, Ted Galante and his team advanced the design drawings and wrote extensive grant application information. Their work on the application is one of the reasons for our success in being awarded this fire station grant.

Their knowledge of fire station standards, built in part on their work with the New York City Fire Department, has helped in forming the approach to our project. Our engine 3 is an historic building that Ted and his team are treating very carefully to try and bring back as many of the historic features as we can afford, yet also repair many of the building elements that need to be upgraded to current firefighting equipment and needs.

They attend meetings, lead the discussion, and follow up with information in helpful and positive ways. Not all firms are this responsive, but we feel the personal attention Galante brings to the project allows for full understanding by all involved.

We are quite pleased with their work, and recommend them for projects in other municipalities.

Sincerely,

Herbert C. Fothergill, Jr.
Chief of Department

TED —

THANKS FOR THE GREAT JOB
YOU & YOUR TEAM DID ON THE
ENGINE 51 PROJECT IN OAK SQUARE.
ITS A BIG HIT WITH THE NEIGHBORS
& A PLEASURE TO DRIVE BY
EVERY DAY FROM MY HOME.

JM





FIRE DEPARTMENT

48-34 35th Street

Long Island City, NY 11101

Ramsey Dabby

Chief Architect, Bureau of Facilities Management

telephone: (718) 784-6570 email: dabbyr@fdny.nyc.gov

Ted Galante
The Galante Architecture Studio
56 JFK Street,
Cambridge, MA 02138

August 1, 2014

Hi Ted,

Before I leave today I want to thank you for the great work you did at E63. I recall the many meetings when it all took shape and the perseverance you had to always try to find the best solution. I wish you, Paolo, and your Studio all the best and look forward to our paths crossing again.

Yours truly,

Ramsey

Your Image of a Firehouse Is Probably Wrong

As the demands on fire departments have grown in recent years, modern firehouses have had to change with them.

BY DANIEL C. VOCK | APRIL 10, 2017 AT 5:00 PM

The role of fire departments has evolved and grown over the past few decades. Not only do firefighters put out flames and respond to medical emergencies, they're also taking on growing roles in homeland security planning, community health and, in some cases, transportation planning.

"We want to solve every problem that doesn't require a gun," says Tom Jenkins, the fire chief in Rogers, Ark., and a vice president of the International Association of Fire Chiefs (IAFC).

"These are once-in-a-lifetime -- or at least once-in-a-generation -- renovations or expansions or new buildings"

TED GALANTE

THE GALANTE ARCHITECTURE STUDIO

As the mission of the fire service has changed, the design of fire houses has evolved as well. The classic image of a fire station -- a big brick building with roll-up garage doors and a shiny pole for firefighters to slide down -- is outdated. But fire chiefs and station architects say new designs can take city officials by surprise, especially because many of the more-modern elements have higher upfront costs than older components. "These are once-in-a-lifetime -- or at least once-in-a-generation -- renovations or expansions or new buildings," says Ted Galante, the founder of the Galante Architecture Studio, which has designed fire stations in New York, Boston and other cities. "When it comes to construction costs, city council members and city managers don't necessarily get it, but four seconds or eight seconds makes all the difference in the world in getting [firefighters to] a fire."

Updated stations not only make it easier to get firefighters out the door, they also help emergency responders stay healthier and better prepared for calls when they come in.

Here's a look at some of the features that are becoming more common in state-of-the-art facilities.

FOLDING VEHICLE BAY DOORS

For decades, fire stations predominantly used the same sort of overhead roll-up doors that many people use in their home garages. But there are a few problems with those doors. First, Galante says, the firefighters driving the engines often can't see high enough from out the windshield to know when the overhead doors are completely open. In the past, truck operators have pulled forward too early and ripped off the bottom part of the door. In fact, the problem is so common that the New York Fire Department keeps extra door panels in its firehouses.

Most important, roll-up doors take longer to open than folding doors. The overhead doors cover the entire vehicle bay, but folding closet-style doors cover half the bay and meet in the middle. That means they can open some several seconds faster. And in emergency response, several seconds mean the difference between life and death. John Sinclair, the IAFC president, says door-opening times in a new station in his department in Ellensburg, Wash., dropped from 20 seconds with roll-up doors to 3.5 seconds with folding doors. "When you're not breathing," Sinclair says, "that 16 seconds is kind of important to you."

Expense is an issue, however: Folding doors cost roughly twice as much as old-school overhead doors. That makes them a tempting target for budget-conscious city officials.



“One discussion we often have is: How do you weigh costs against the lives you save in that four seconds of time to pull somebody out of a burning building?” Galante says. “I think it’s a marginal cost. It’s probably 0.1 percent of the cost of renovating a building.”

DECONTAMINATION AREAS

Studies show that firefighters get cancer more often than the general population. The U.S. Centers for Disease Control and Prevention (CDC), for example, looked at nearly 30,000 firefighters who worked in Chicago, Philadelphia and San Francisco between 1950 and 2009. It found that firefighters had higher rates of cancer in their respiratory, digestive and urinary systems. They were also twice as likely as the general population to have mesothelioma, a rare cancer often caused by exposure to asbestos.

That has several implications for station design, as architects try to minimize firefighters’ exposure to dangerous chemicals. Over the past several decades, that has meant that new stations have included hoses or other ventilation systems for their engines and ambulances.

More recently, though, designers have tried to keep dangerous residue from fires -- soot, dust and debris -- from spreading throughout the firehouse. They have created “hot” and “cool” zones within the buildings. The idea is to keep potential carcinogens isolated in the hot zones. So firefighters who return for a call will take off their turnout gear and shower before they return to their living quarters.

LIVING QUARTERS

Gone are the days of barracks-style sleeping quarters. Nowadays, firefighters generally have individual sleeping areas with shared bathrooms.

Part of the reason for the move is to better accommodate a mix of men and women serving together as firefighters. Smaller living quarters also make it possible to wake up only those specific crew members who are needed for a given call, rather than everyone at the firehouse.

“If you wake up, you get the adrenaline rush and there’s nowhere for you to go,” says Jenkins, the fire chief from Arkansas. “The other, more tangible benefit is, if we don’t wake these people up that don’t need to be awakened, that means in two hours, when they do need to get up, they’re a little more ready to solve a problem.”

There are some drawbacks to the new arrangements, though, says Galante. Many departments found that giving people separate sleeping areas reduces camaraderie and opportunities for team-building among firefighters. Several chiefs have prohibited their firefighters from staying in their bedrooms during the day so that crews will have a better chance to bond.

Alerting crews separately is a lot easier in smaller jurisdictions than it is for large cities, Galante adds. Coordinating that

approach across dozens of firehouses in a city like Boston would require a lot more information technology than in a suburb with a handful of stations.



FITNESS CENTERS

Fighting fires is hard, physical work. As a result, stations increasingly include facilities to help emergency responders stay in good shape. Outfitting stations with gyms also gives firefighters a way to better cope with the stress of the job.

While exercise equipment has long been found around firehouses, Galante says separate facilities help ensure that the users aren’t breathing in toxic air while they work out. The fitness centers can also be shared with police or other city departments that need similar facilities.

City officials have begun to recognize the value of the fitness centers, which means they’re becoming less likely to cut them from the construction budget, Galante adds.

POLES

The classic firehouse pole fell out of favor years ago; they were blamed for many firefighter injuries. Taking the stairs seemed like the safer bet. A few departments even tried using slides, but the idea never gained popularity as they take up too much room in the station.

But departments are taking another look.

For one thing, many are questioning the injury data from years’ past: There’s some evidence that firefighters falsely attributed poles for their injuries.

For another, pole manufacturers have made improvements in design. They have incorporated features like clamshell seals, which seal off the hole and protect firefighters’ living quarters from engine exhaust.

But most important, Galante says, is speed. “There are more and more requirements to get in a fire truck and start it,” he says. “The trucks are all plugged in. They’re connected to all sorts of devices. Rolling out the door just takes more time, so getting to the truck in the fastest way possible is still in the interest [of fire departments]. That’s why poles are coming back into favor.”

By Theodore Galante

RENOVATE **OR** REPLACE?

An experienced team can help you make the decision

The decision to renovate or replace an existing fire station leaves many things to be considered. Costs are often the biggest drivers in such a decision, but many other issues must be considered as well. Temporary quarters for equipment and personnel will weigh on the decision to renovate or replace a station. Sustainability is having greater influence on decision-making when it comes to our buildings, and some municipalities have set sustainable goals. In addition, local zoning ordinances define setbacks and building size—factors that could impact the decision. Historic preservation is also an issue, as a beloved station may only gain support if it is renovated and not replaced. Let's look at a few factors related to the decision to renovate or replace.

Historic preservation starts with the idea that the existing building is noteworthy enough to preserve for cultural reasons.

Photos Courtesy Theodore Galante AIA



A16 Firehouse | **Fire Station Design** | August 2016



Like New: 'Innovative' Designs Upgrade Police HQ, DPW At Fraction Of Cost, Time

MAY 22, 2018 BY FRANKLIN B. TUCKER

Last fall, the first cost estimates to replace the outdated and dilapidated police department headquarters and crumbling Department of Public Works building came in at a staggering \$50 million for both projects over 10 years.

But through the innovative work of a talented Cambridge architect and the cobbling together of a financing plan by town officials, the police and DPW can expect upgraded and improved facilities at a fraction of the initial price tag and with the work completed in a tenth of the time.

"The architect has done a fabulous job," said Belmont Police Chief Richard McLaughlin of Ted Galante of The Galante Architecture Studio in Harvard Square whose design plan based on renovations, creative land use and additions has the project coming in at just under \$9 million with both updated facilities operational by 2020.

A public presentation by Galante on the design of the Police Headquarters and DPW building will be given on Thursday, May 24 at 7 p.m. at the Beech Street Center.

The current police headquarters across from Town Hall at Pleasant Street and Concord Avenue is nearing its ninth decade of use and shows it; space is at a premium, there is no safe transfer of prisoners into the lockup from the outside, female officers have no lockerroom facility, paperwork and supplies are stored willy-nilly throughout the building and the second floor lacks handicap access.

Last November, the Special Town Meeting approved a new committee, the DPW/BPD Building Committee, which in one of its first moves hired Galante to lead the design of the project.

"He's been very creative and very ingenious. Every week he came up with something new and [the committee] said 'Wow!'," said Ann Marie Mahoney, chair of the committee. To the surprise of the group, Galante "found a way to achieve everything ... in the current location in such a way that we no longer see a need for a new police station," said Roy Epstein, chair of the Warrant Committee and member of the building committee.

"He's taken this to another level because I really didn't think it could be done. I said we need to have the facilities here to be able to support all our work and this design does that. He made believers out of me and other people," said McLaughlin.

Galante's design is the functional equivalent of a new station, said Epstein. The plans call for a new second floor located in the rear of the station adjacent to the commuter rail tracks that will hold office space

and a new elevator. There will be a three-vehicle garage that will increase parking. The current garage will be transformed into large locker rooms and showers for male and female officers. The building will have a new electrical system along with air conditioning, updated plumbing and other upgrades.

On the left side of the headquarters, a new interior sally port to facilitate the transfer of arrested individuals will be located. To the right of the port will be a two-story addition with storage on the first floor and new prisoner holding cells and a processing center.

With work scheduled for the back and the side closest to Pleasant Street will leave intact the historic Georgian-style front facade along Concord Avenue. The renovation and additions will be done in stages so not to require officers to be housed off-site.

"We are anticipating that construction will be completed on the police station in the fall of 2020," said Mahoney.

The upgrade at the Department of Public Works will use modular units, similar to those at town schools. In the front of the main building will be a small unit which will be dedicated to much-needed office space. In the rear of the building will be three connected "mods" housing men and women's showers and locker rooms, training rooms and a rest area for workers who are plowing snow or fixing broken pipes round the clock.

There will also be washing machines and other areas for cleaning services "because if you're out there working on a sanitary sewer all day, currently there is no facility to clean your clothes before going home," said Epstein. In the interior of the building will be an expanded break/cafe area and more office space. If approved, the DPW fix can be done by the fall of 2019.

The total bill for both buildings will be \$8.9 million (\$6.7 million for the Police headquarters, \$1.2 million for the DPW); \$7.4 million requires a vote by Town Meeting to issue bonds with \$1.5 million covered by reserves. Best yet, "by inspired work" by Town Treasurer Floyd Carman and Town Administrator Patrice Garvin, the total cost can be done without a need for a debt exclusion," said Epstein. Carman said the town has "sufficient monies" in revenue coming from capital turnbacks, premium dollars and retiring debt "to cover the debt service of \$440,000 for the next 30 years."

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DAVENPORT CENTRAL FIRE STATION EARNS NATIONAL RECOGNITION

September 29th, 2017
By Devan Patel

Davenport's Central Fire Station was recognized on the national stage this week with two design awards at the F.I.E.R.O. Fire Station Design Symposium in Raleigh, North Carolina.

While a jury awarded Central Fire Station with a bronze design award, it also was the recipient of the People's Choice Award for best design out of the 48 projects submitted. The People's Choice Award was selected by the 300 attendees at the design symposium, which is recognized as the premier fire station design conference in the United States.

"The city of Davenport should be very proud," architect Ted Galante wrote in an email. "Restoring the existing building preserves Davenport's legacy, while the new facility takes a step toward the future. Taken together they tell everyone, 'we are proud of our past, but our best years are still ahead of us.'"

Galante and his firm, Cambridge, Massachusetts-based The Galante Architecture Studio, Inc., were the designers of the new additions to Central Fire Station, which is the oldest active fire station west of the Mississippi.

The project, which cost more than \$15 million, was managed by Bush Construction.

Galante and former Davenport Fire Chief Lynn Washburn also collaborated on one of the symposium's presentations, Historic Preservation & Renovation, A Case Study from Start to Finish, which featured Central Fire Station.

It's been a big month for Central Fire Station besides winning national accolades. The station also appeared in three publications

this month: Fire Apparatus and Emergency Equipment Magazine, Firehouse Magazine, and Governing Magazine.

Galante said he was proud to have worked with the city and projects like Central Fire would help in its goal to become a destination city.

"As a life-long east coaster, spending my formative years in NYC and more recently in Boston, Davenport is a great city with acres of potential," Galante wrote. "The new fire station, the Figge art museum, the sky bridge, (and other projects I likely don't know about), all help cities like Davenport become destinations. Whenever anyone tells me they will head there to see the station, I always make sure to tell them spend time at the Figge and walk the sky bridge."

Davenport Mayor Frank Klipsch was delighted to hear of Central Fire Station's accolades and said the building sends a message to the department and community about its commitment to public safety.

"The city of Davenport and the City Council are committed to our outstanding, nationally accredited fire department and nothing is more representative of that than the beautiful new building," Klipsch said. "We in the city are proud of the new fire station, and it's great to see other fire chiefs and organizations recognize the design and architecture."



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A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	76 WEG AV6V26	03/17/2023	03/17/2024	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$100,000 E.L. DISEASE -EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000

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Susan L. Castaneda

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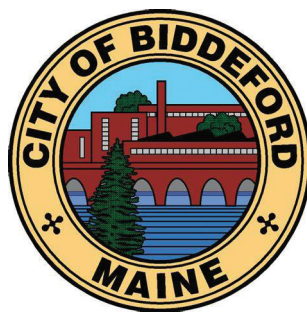
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Please see the enclosed envelope.



TGAS

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City of Biddeford, Maine

Request for Qualifications Response

Proposed New Eastern Biddeford Fire/EMS Substation Architect

June 21, 2023



Contact Person
Mark Anderson, LEED AP
Project Manager
207.747.8956
andersonma@liro.com

Boston
529 Main Street
Suite 3303
Boston, MA 02129
TEL (617) 532-6300

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Section A

Organization and Assigned Personnel



Organization and Assigned Personnel

Summary of Qualifications of Firm and Project Team

LiRo Corp.

529 Main Street, Suite 3303, Boston, MA 02129

Contact Person: Mark Anderson, LEED AP

Senior Project Manager

andersonma@lir.com

207.747.8956

LiRo is a full-service design firm with over 950 professional personnel, throughout the Northeast, providing architecture, engineering, and construction management services for municipal agencies throughout the Northeast. Technical professionals include architects, MEP, code specialists, energy efficiency specialists, technical subject matter specialists, telecommunications, structural, civil, and environmental engineers; estimators and construction managers, all of whom collaborate across divisions to deliver fully integrated services. This unique position allows our team to gather expertise from our family of in-house disciplines as needed, enabling us to successfully address the needs of our clients on projects of all types and sizes. For assessments, planning, feasibility studies, new construction, interior renovations, restoration, and performance upgrades of existing structures, we provide truly comprehensive, unified design solutions.

Our team of professionals has provided master planning, building assessments, studies, designs, and construction phase services for hundreds of municipal buildings located in the Northeast, varying from single-story buildings to multistory buildings, including police, EMS and fire stations, town halls, historic buildings, schools, libraries, department of public works facilities, community centers, and office buildings. For the feasibility study and conceptual design phase, it is critical all options are considered and deliberated on. Our team generates out-of-the box options and creative approach due to the extensive design experience, the synergy generated by listening to our clients and the close working relationships among team members.

We have included information on our key personnel in the following section.



Section B

Local Office Technical Qualifications





As a Senior Executive, Mr. Spina has provided exceptional leadership. As a former Principal and Director of Operations for an international architectural firm's regional office, his responsibilities have included developing each market sector, managing and mentoring staff, as well as delivering complex new building, renovation and modernization projects to their successful completion. Clients have included municipalities, institutions, the federal government and corporations. He has successfully managed multi-disciplined teams on high profile projects with a focus on communication, collaboration, and a high level of quality/timeliness in exceeding client objectives.

Mr. Spina has over 40 years of experience and an extensive portfolio with projects totaling more than 40 million square feet represented by diverse building types from 4-story to 68-story high rise structures. With construction costs from \$1 million to \$200 million, projects have included higher education/K-12 academic facilities, residential, healthcare, hospitality/recreation, museums, cultural facilities, office buildings, public safety facilities, industrial buildings and design/build. Projects have included those listed on the National Register of Historic Places and National Historic Landmarks.

His representative projects include:

District of Columbia, Fire and EMS Department Engine Co # 1, Washington, DC - Designed an exterior and interior renovation to Engine Co. #1 in northwest Washington. The scope of the work in this then-modern 16,000 SF facility built in the 1970s included a complete redesign of the interior of the firehouse, including all building systems, firefighter sleeping quarters, lockers, kitchen facilities, fitness area, administration and support areas. The exterior work included the replacement of windows with new energy efficient assemblies, new apparatus bay doors, and remedial work to the existing precast concrete panel façade to correct structural deficiencies at the wall assembly. The design was completed within an aggressive six-month time frame. (\$2.2 million)

Rockland County Highway Administration and Emergency Operations Building, NY: Directed the site analysis and building design for a new state of the art \$35 million, 120,000 SF facility on a 24 acre site adjacent to I-87 and the residential community of Suffern. The goals were to design a technically advanced and flexible facility that met the needs of the County for the next 50 years. Departments included administration, emergency operations and public works as well as a cafeteria and conferencing facilities. Project included operations and maintenance space for repairs of department equipment, indoor garage space for trucks, vans, equipment and supplies, drive through enclosed salt storage facility with a minimum 10,000 ton capacity and fueling stations.

DC Fire & Emergency Medical Services Department - New 200,000 SF Headquarters Building, Strategic Planning & Design; Capital Program, Scope Development & Budget Planning; Master Plan for 20 Acre Campus Expansion; New Classroom/Auditorium/Gymnasium Buildings, 150,000 SF

John Paul Rodrigues Operations Center, Village of Ossining NY Public Works Department: Renovation of the facility located on the Briarcliff-Peekskill Parkway required the reprogramming and reconfiguration of the Building and Planning Departments, Public Works, Water Department, Village Board Room and support areas. The scope of the work includes the addition of a new elevator, renovations to the basement, 1st and 2nd floors, garage area, installation of a new roof, replacement of the windows, general construction, asbestos abatement, structural, HVAC, plumbing, electrical and fire protection.

Westchester County Department of Public Works & Transportation – New Fleet and Road Maintenance Facility Needs Assessment. - Oversaw the completion of a needs assessment and conceptual design of a new operationally and energy efficient facility, centralizing the road maintenance and fleet management garage onto a single campus. Four existing undersized existing facilities were evaluated. Our approach included the following tasks: Perform site visits to each existing facility to review the current operations and perform a visual assessment of the building, building systems, equipment and site infrastructure. Review facility documentation and operations data provided by WCDPWT to support the new facility requirements. Perform an assessment of space needs by evaluating existing functions, interviewing WCDPWT staff, assessing appropriate adjacencies and collaborating with the current users to envision future programming needs. The proposed sites were evaluated and graded based on a number of categories and factors including: Size, Acreage, Site Constraints – Wetlands, Flood Zones, etc., Proximity and Access to Public Roads, Traffic, Access to Utilities, Solar Exposure,

Education

- › Bachelor of Architecture, Pratt University, Brooklyn, New York

Professional Registrations

- › Registered Architect –NY



Cost of Each Site. Conceptual Cost is estimated at \$78 million.

City of Alexandria VA Maintenance Facility & Material Storage Yard - Directed the strategic planning and design of the new facility. The programming phase of the project consisted of interviews with the various city agencies and DGS staff to determine the facility requirements in order to design a 225,000 sq. ft., \$5 million state-of-the-art facility that supported the evolving mission of the Transportation & Environmental Services (T&ES), the Department of Recreation Parks and Cultural Activities (RPCA). The design solution considered the use of improved technology for both organizations across the two sites that were being combined. The existing site contained multiple buildings, which housed office, warehouse and maintenance operations of the T&ES and RPCA. The reuse of this site involved demolition of several existing structures and the construction of the new bulk material storage facilities. The design includes a 2,200 sq. ft, technologically advanced “brushless” truck wash and 7,280 sq. ft. salt barn.

District of Columbia, Fire and EMS Fire Training Academy Master Plan, Washington, DC - Prepared the Master Plan and five-year Capital Program for an existing 20-acre campus, including the expansion of multiple existing buildings, the design of new classroom, auditorium, and gymnasium buildings totaling 150,000 SF. Circulation on site was reorganized to allow for more efficient live training exercises. The masterplan also addressed upgrades to the existing driving course, Class A and Class B Burn buildings, drill tower, confined space units and multiple props.

District of Columbia, Fire and EMS Department Headquarters Building, Washington, DC - Strategic planning and conceptual design of a new 10-story, 200,000 SF headquarters for the department. The program projected the needs through 2020 and consolidated 12 divisions from multiple locations to a central location. Divisions included Office of the Chief, Budget & Accounting Office, Human Resources, Public Information Office, Customer Service, Office of Compliance, Professional Standards Office, Management Information Systems, Emergency Medical Services, Fire Prevention, Risk Management and the Training Division.

John Paul Rodrigues Operations Center, Village of Ossining NY Public Works Department - Renovation of the facility located on the Briarcliff-Peekskill Parkway required the reprogramming and reconfiguration of the Building and Planning Departments, Public Works, Water Department, Village Board Room and support areas. The scope of the work includes the addition of a new elevator, renovations to the basement, 1st and 2nd floors, garage area, installation of a new roof, replacement of the windows, general construction, asbestos abatement, structural, HVAC, plumbing, electrical and fire protection.

Mark Anderson, LEED AP

Project Manager



Mr. Anderson has nearly 25 years of experience in the industry, starting as a steel detailer. He has worked as a designer and project manager since 2006, and on projects such as municipal facilities, healthcare, air force bases, plane terminals and schools.

As a Project Manager and team leader, he provides administrative

and technical guidance for the successful executive of projects. He is responsible for quality of work performed, client service, utilization of staff, project profitability, along with drafting and managing the contract documents in all phases of a project.

Education

- › M.B.A., Sustainability, San Francisco Institute of Architecture
- › B.A., Architectural Design, Wentworth Institute of Technology
- › Associates Degree, Drafting in Applied Science, Northern Maine Technical College
- › Construction Law, Northeastern University

Certifications

- › Certified Passive House Consultant, Passive House Institute US, New York, NY
- › LEED Accredited Professional

His representative projects include:

West Kennebunk Fire and Rescue, West Kennebunk, ME

Provided construction document package for the design/build of an 11,000SF firehouse. The project was a fast track process completed ahead of schedule and under budget. Construction Complete.

Holloman Air Force Base, NM - Lead designer for renovation of officer and enlisted club buildings. Design process included existing condition analysis and intensive 5-day design charrette, encompassing personnel/user interviews, programming and conceptual development of three distinguishable schemes per building utilizing Revit software. Charrette concluded with one design selection for each club building to be developed to 35% construction documentation. LEED certification ready – submission/contract complete.

North Andover Police Vehicle Storage Building, North Andover, MA - This project for the Town of North Andover includes the design and construction of a vehicle storage building at the existing Police Station. The building will be designed for 10 frontline police vehicles as well as a 36' wide by 26' deep storage garage for police equipment. Mr. Anderson is serving as Project Architect.

Westhampton Public Safety Complex, Westhampton, MA - This project includes the demolition and replacement of the existing 7,000 sf Public Safety Complex with a new 10,500 sf pre-engineered metal building complex. LiRo has been contracted for full design services for this complex for Fire, EMS, and Police for the Town. The new one-story complex contains four double drive-through apparatus bays, ambulance bay, a two-car sally port, training mezzanine, reinforced parapet designed for ladder drills and a memorial for law enforcement and firefighters.

Kings County Courthouse - Interim Sally Port and Officer Booth, Brooklyn, NY - As part the NYC Borough Based Jail System Brooklyn Jail Dismantle, the interim sally port and officers Booth is an enabling phase for the deconstruction of the existing Brooklyn Borough Jail. This is a temporary installation (7 years) to allow for the secured delivery of detainees to appear for their respective hearing(s) while the existing jail and subsurface connector tunnel are deconstructed and a new jail is constructed in place. The officer booth and sally port are designed for both ballistic and impact resistance and act as a secured checkpoint for entry and departure from the courthouse. There are two doors that contain the sally port along an existing internal vehicular ramp: one at street entry and one further into the entry ramp to contain the vehicle while the undercarriage is scanned, analyzed and cleared of threat. These doors are under full operational control of the officer booth on the sidewalk, as well as a DOC control room within the courthouse. The officer booth is a prefabricated steel plated booth with 360 degree ballistic glazing that monitors entry and exiting from the courthouse and sally port, both through site line and a video monitoring system. The video monitoring system is replicated in the DOC control room and both are connected to the Rikers Island Detention Center.

John A. McGee, Fire Lieutenant-EMT, Retired

Fire Station Wellness and Design Specialist



John A. McGee, Fire Lieutenant and EMT for the Town of Manchester Fire Department (TMFD) in CT, recently retired after over 30 years of service. John's firefighting career began in 1987 as a Volunteer Firefighter and EMT in Fairfield, CT. His calling toward public service continues as he is currently working as a trainee dispatcher for the University of Connecticut Public Safety Complex.

Throughout his career, Mr. McGee has served on various town committees and the Executive Board of both his local union and the Uniformed Professional Fire Fighters Association of Connecticut. Given John's various positions, he has the unique experience of lobbying for the health and safety issues of firefighters at the local and state level. John has travelled to fire department, union, and training functions throughout the country giving him unique knowledge about fire department operations. John brings his in-depth knowledge of fire house operations, designs, and firefighter wellness to this project.

Education

- › Bachelor of Arts, Music Performance, Manhattan School of Music
- › Music Performance Studies, Cleveland Institute of Music
- › Music Performance Studies, Ohio State University School of Music

His professional experience includes:

Westhampton Public Safety Complex, Westhampton, MA - This project includes the demolition and replacement of the existing 7,000 sf Public Safety Complex with a new 10,500 sf pre-engineered metal building complex. LiRo has been contracted for full design services for this complex for Fire, EMS, and Police for the Town. The new one-story complex contains four double drive-through apparatus bays, ambulance bay, a two-car sally port, training mezzanine, reinforced parapet designed for ladder drills and a memorial for law enforcement and firefighters.

Lynnfield Public Safety Complex, Lynnfield MA - This feasibility study project entails the evaluation of existing conditions within Lynnfield Public Safety building facilities, a review of the Lynnfield Police and Lynnfield Fire Department and a study of potential renovation projects, including general conceptual plans and estimates.

Salisbury Fire Accessibility Study, Salisbury, MA - The Salisbury Fire Station was constructed in 1970 and has had limited renovations since. The current structure is outdated and does not meet accessibility requirements. LiRo has been contracted to conduct a study of the station. Our team's work will include programming, conceptual design (including review of utilities), cost estimates, permitting, and assisting the Town with grant funding.

Hopkinton Public Safety Facility, Hopkinton, MA - This study and design development project entails two separate design scopes. One is the evaluation of existing conditions within Hopkinton's Public Safety building facilities, a review of the Hopkinton Police and Hopkinton Fire Department and a study of potential renovation projects, including general conceptual plans and estimates. In addition, the second task of this project is the development of design development level drawings and cost estimates for a new combined public safety building.

Town of Manchester, CT Fire Department

Retired	October 2018
Fire Lieutenant-EMT	2001 - 2018
Firefighter-EMT	1991 - 2001

His public service experience includes:

- › Executive Board, Uniformed Professional Fire Fighters Association of Connecticut
- › Executive Board, Local 1579 - International Association of Fire Fighters, Professional Firefighters of Manchester, CT
- › Committee Chair, Education and Relations for Local 1579
- › Member, Fire Prevention Education Group for Town of Manchester Fire Department (TMFD)
- › Member, Cooperative Labor Management Committee for Local 1579 and TMFD
- › Member, Strategic Planning Committee for Local 1579 and TMFD
- › Member, Special Events Planning Work Group for Local 1579 and TMFD
- › Secretary, Board of Directors for Westport, CT Volunteer Fire Department

John Zychowicz, AIA, NCARB

Architect of Record



John Zychowicz has over 35 years of experience in design and construction. Since joining LiRo in 1985, he has been involved in the healthcare industry with numerous projects in acute care, outpatient facilities and senior housing projects. John's design skills have grown to include public sector work involving multiple town on-call services and projects involving Senior Centers and support

facilities for fire and police departments.

As a Design Leader for the New England office, John works with staff architects and designers to ensure our client's complete satisfaction. His responsibilities include developing project programming, zoning analysis, project concept, design development and ensuring optimal client communication.

Education

- › Bachelor of Environmental Design, Miami University, Oxford, OH
- › Masters of Architecture, Miami University, Oxford, OH

Professional Registrations

- › Registered Architect – ME # ARC3440

Certifications

- › NCARB

Professional Affiliations

- › Boston Society of Architects, Member
- › Town of Milton, Sign Review Committee, Chair

His representative projects include:

New Fire Department Apparatus Garage, Lowell Street Fire Station, Somerville, MA - DAI is designing a new 3-bay fire engine vehicle storage building at the Lowell Street fire station. DAI is providing full architectural, structural and MEP/FP engineering design services for this project, in addition to construction administration services. Our team is also providing permitting, environmental/LSP services, geotechnical engineering services, civil/site engineering and land surveying services. This 4,500 SF building is being designed as a highly-energy efficient building to meet the City's Net-Zero-Energy requirements. The Schematic Design Phase includes three different building design options with cost estimates. DAI is working closely with the City's Project Manager and the Fire Chief on this project. The site also includes a Fire Fighter's Memorial, which needs to be maintained as part of the design. Mr. Zychowicz is Project Architect.

North Andover Police Carport, North Andover, MA - This project for the Town of North Andover includes the design and construction of a carport and storage garage at the existing Police Station. The carport will be built and designed for 10 frontline police vehicles as well as a 36' wide by 26' deep storage garage for police equipment. Mr. Zychowicz served as Lead Architect.

Salisbury Fire Accessibility Study, Salisbury, MA - The Salisbury Fire Station was constructed in 1970 and has had limited renovations since. The current structure is outdated and does not meet accessibility requirements. LiRo has been contracted to conduct a study of the station. Our team's work will include programming, conceptual design (including review of utilities), cost estimates, permitting, and assisting the Town with grant funding. Mr. Zychowicz is serving as Project Architect on this project and provided interior building design services.

New Department of Public Works Facility, Revere, MA - The entire existing DPW facility is going to be demolished, and a new facility is being designed and constructed. The main building is 40,000 SF and contains office and administrative functions, workshops, parts storage, a vehicle wash bay, indoor vehicle storage for over 45 vehicles and equipment, maintenance bays, and general indoor storage. The site design includes outdoor fueling and parking areas, as well as a 1,000 ton capacity salt storage building. Responsibilities include structural design services and project management, managed and coordinated the work of the multidiscipline design team, coordinated project with client and OPM, and will also provide construction-phase services.

New Department of Public Works Vehicle and Equipment Storage Building, Winchester, MA - The new vehicle and equipment storage building will be a 7,500 SF pre-engineered metal building. DAI has been tasked with schematic design, development of cost estimates, and preliminary geotechnical investigations. For design services, DAI will develop the new building footprint, evaluate building system and finishes, evaluate different energy efficient mechanical and electrical systems, evaluate plumbing and fire protection systems, and evaluate civil/site and utility issues. In addition to schematic design and cost estimates, DAI will also perform geotechnical soil investigations at the new building location and develop a preliminary geotechnical foundation recommendation report. Mr. Zychowicz is serving as Lead Architect.

DCAMM On-Call Contract- Hurley Building Renovations, Boston, MA - The existing Hurley building is out of compliance and requires a mothers' room. LiRo performed a study on the proposed space to document the existing conditions for the proposed project. Mr. Zychowicz is the Project Architect and provides interior building design services.

Michael Coppola, PE

Lead Mechanical Engineer



Education

- › Bachelor of Science, Mechanical Engineering Technology, Northeastern University

Professional Registrations

- › Professional Engineer, ME, # PE16352

Professional Affiliations

- › American Society of Mechanical Engineers (ASME), Member
- › American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE), Member

As Vice President of Mechanical, Electrical and Plumbing Engineering, Michael has a deep appreciation for all engineering disciplines design, technical excellence and collaborative leadership. He is responsible for all aspects of MEP design and engineering, preparation of proposals, resource utilization as well as the day to day operation of the MEP departments.

With over 20 years of experience in engineering and project management, Michael brings tremendous engineering knowledge to a full spectrum of projects, including Healthcare, Commercial, Higher Education, Science & Technology and Government.

His representative projects include:

New Fire Department Apparatus Garage, Lowell Street Fire Station, Somerville, MA - LiRo is designing a new 3-bay fire engine vehicle storage building at the Lowell Street fire station. LiRo is providing full architectural, structural and MEP/FP engineering design services for this project, in addition to construction administration services. Our team is also providing permitting, environmental/LSP services, geotechnical engineering services, civil/site engineering and land surveying services. This 4,500 SF building is being designed as a highly-energy efficient building to meet the City's Net-Zero-Energy requirements. The Schematic Design Phase includes three different building design options with cost estimates. LiRo is working closely with the City's Project Manager and the Fire Chief on this project. The site also includes a Fire Fighter's Memorial, which needs to be maintained as part of the design. This will be a pre-engineered metal building. Mr. Coppola is serving as the Mechanical Engineer.

New Department of Public Works Facility, Revere, MA - Mr. Coppola is currently the Mechanical Engineer for this new building project. The entire existing DPW facility is going to be demolished, and a new facility is being designed and constructed. The main building is a pre-engineered metal 38,000 SF building and contains office and administrative functions, workshops, parts storage, a vehicle wash bay, indoor vehicle storage for over 45 vehicles and equipment, maintenance bays, and general indoor storage. The site design includes outdoor fueling and parking areas, as well as a 1,000 ton capacity salt storage building. Responsibilities include ensuring client satisfaction with project and performing architectural design reviews for all programming and design submissions to the City.

New Department of Public Works Vehicle and Equipment Storage Building, Winchester, MA - The new vehicle and equipment storage building will be a 7,500 SF pre-engineered metal building. LiRo has been tasked with full design services, development of cost estimates, and preliminary geotechnical investigations. For design services, LiRo will develop the new building design, evaluate building system and finishes, evaluate different energy efficient mechanical and electrical systems, evaluate plumbing and fire protection systems, and evaluate civil/site and utility issues. In addition to schematic design and cost estimates, LiRo will also perform geotechnical soil investigations at the new building location and develop a preliminary geotechnical foundation recommendation report. Mr. Coppola is serving as the Mechanical Engineer.

USACE Fort Devens, Fort Devens Armed Forces Reserve Center, Ayer, MA. New 276,000 sf National Defense Complex including an indoor firing range, weapons vault and automotive maintenance bays. All mechanical equipment required to be indoors or installed on grade while maintaining strict accordance with the anti-terrorism guidelines.

IBM Microelectronics Division, IBM Chiller Replacement B963, Burlington, VT. Client emphasized the requirement to keep all systems functioning while replacing a 3000 ton water cooled chiller and a 5000 gpm chilled water pump with zero down time. The resultant scope grew considerably to allow for zero down time however the original schedule was still met.

Robert Del Mastro, PE

Lead Electrical Engineer



Mr. Del Mastro is responsible for the design and specification of all electrical systems within a facility including, but not limited to, primary and secondary power distribution, HVAC system controls, digital controls, electrical system controls, energy management systems, emergency power generation, fire alarm systems, call systems, telephone systems, security systems, as well as lighting design and layout.

In addition, he reviews electrical engineering documents provided by outside engineering consultants retained by LiRo.

Education

- › Bachelor of Science, Electrical Engineering, Northeastern University
- › Master of Science, Electrical Engineering, University of Lowell
- › M.B.A, Northeastern University

Professional Registrations

- › Professional Engineer, Five States

His representative projects include:

New Fire Department Apparatus Garage, Lowell Street Fire Station, Somerville, MA - LiRo is designing a new 3-bay fire engine vehicle storage building at the Lowell Street fire station. LiRo is providing full architectural, structural and MEP/FP engineering design services for this project, in addition to construction administration services. Our team is also providing permitting, environmental/LSP services, geotechnical engineering services, civil/site engineering and land surveying services. This 4,500 SF building is being designed as a highly-energy efficient building to meet the City's Net-Zero-Energy requirements. The Schematic Design Phase includes three different building design options with cost estimates. LiRo is working closely with the City's Project Manager and the Fire Chief on this project. The site also includes a Fire Fighter's Memorial, which needs to be maintained as part of the design. Mr. Del Mastro is serving as Electrical Engineer.

New Department of Public Works Vehicle and Equipment Storage Building, Winchester, MA - The new vehicle and equipment storage building will be a 7,500 SF pre-engineered metal building. LiRo has been tasked with schematic design, development of cost estimates, and preliminary geotechnical investigations. For design services, LiRo will develop the new building footprint, evaluate building system and finishes, evaluate different energy efficient mechanical and electrical systems, evaluate plumbing and fire protection systems, and evaluate civil/site and utility issues. In addition to schematic design and cost estimates, LiRo will also perform geotechnical soil investigations at the new building location and develop a preliminary geotechnical foundation recommendation report. Mr. Del Mastro is serving as Electrical Engineer.

New Department of Public Works Facility, Revere, MA - The entire existing DPW facility is going to be demolished, and a new facility is being designed and constructed. The main building is a pre-engineered metal 38,000 SF building and contains office and administrative functions, workshops, parts storage, a vehicle wash bay, indoor vehicle storage for over 45 vehicles and equipment, maintenance bays, and general indoor storage. The site design includes outdoor fueling and parking areas, as well as a 1,000 ton capacity salt storage building. Responsibilities include ensuring client satisfaction with project and performing architectural design reviews for all programming and design submissions to the City. Mr. Del Mastro is the Electrical Engineer.

New Town Hall Building - Lunenburg, MA - Mr. Del Mastro is the Electrical Engineer for this project, which is the schematic design of a new two-story town hall building for the Town of Lunenburg. LiRo worked with town officials to program this new building, which is 58,000 SF. The Lunenburg Town Hall offices will be located on the first and second floors of the building. The town requested additional space be included in this program to accommodate the public school department's central offices and rooms for before and after school programs. The public access cable television studio, community meeting rooms, food pantry, and a large multipurpose room are included in this program as well. Outline materials specifications and construction cost estimates are being prepared for this project. LiRo is performing the design work with our in-house architects, structural engineers, MEP/FP engineers, and cost estimators. Our design is efficient and cost-effective providing the town with much needed new facilities. LiRo will be presenting the results of this work at an upcoming Town Meeting in order to obtain construction funding.

North Andover Police Carport, North Andover, MA - This project for the Town of North Andover includes the design and construction of a carport and storage garage at the existing Police Station. The carport will be built and designed for 10 frontline police vehicles as well as a 36' wide by 26' deep storage garage for police equipment. Mr. Del Mastro is served as Electrical Engineer.

Stephen Zizza, CPD

Lead Plumbing Engineer



Mr. Zizza is a Certified Plumbing Designer and has over 20 years of experience in plumbing design. His project types include plumbing systems for municipal, residential, mixed use, restaurant, and office tenant facilities.

His responsibilities include producing contract documents, writing specifications, reviewing job submittals, attending design meetings, and performing field visits.

Education

- › Bachelor of Science, Mechanical Engineering, University of Massachusetts - Dartmouth

Certifications

- › Certificate in Water Technology Training - Level 1 & 2, 1999

Professional Affiliations

- › American Society of Plumbing Engineers, Boston Chapter Member

His representative projects include:

Town of Wayland House Doctor Contract - Town of Wayland, MA - LiRo is currently performing Architectural, Structural Engineering, and Electrical Engineering designer services to replace an existing horizontal incline wheelchair lift with a vertical unenclosed lift which will meet ADA Compliance for Wayland Public Schools as part of our House Doctor Contract. Our scope includes Code Reviews, design, assisting with public bidding per Mass General Law Ch.149, and Construction Administration.

House Doctor Contract - Boston Public Schools, Boston, MA - LiRo has a House Doctor contract with the Boston Public Schools Department. We are currently providing multidisciplinary architectural and engineering design services and construction administration services for two school renovation projects. We are designing five new classrooms in the English High School. We are also designing a new classroom in the Winship Elementary School. Both projects are being designed under accelerated schedules so that construction can be completed over the Summer of 2022, to have the classrooms ready for the upcoming school year.

Charlesview, Allston, MA - New 200, 000 SF of residential space in (2) 6 story buildings and (1) 4 story building. Design also included (24) Duplex / Rowhouse building for an addition 150,000 SF. The 3 high rise building were constructed over an underground garage. Complete plumbing systems were designed for kitchen and washing machine waste, typical bathroom fit out, roof drainage, under slab and deck drainage, irrigation systems and rain water collection. All building were metered separately for all utilities.

The Kensington, Boston, MA - New 650, 000 SF of Residential / Mixed Use, 27 story high rise building. Design included, sovent drainage system, storm retention system, secondary roof drain system, and design of water and gas booster pump systems. Building consisted of 381 apartments and 2 first floor retain spaces. The hot water system utilized a pre-heat tank to meet the most recent energy standards. The building was LEED certified and low flow fixtures were installed.

Boylston West, Boston, MA - New 500, 000 SF of Residential / Mixed Use, 2 Tower. 13 Story High Rise Building. The building consists of a 4 story common base occupied by Target, and two Towers. The towers consist of one residential and one Office Tower. Both Towers had roof top mechanical penthouses to serve each building. Design included, sovent drainage system, storm retention system, a "Green" rooftop garden, and design of water and gas booster pump systems. The hot water system utilized a pre-heat tank to meet the most recent energy standards. The building was LEED certified and low flow fixtures were installed.

Similar Team Project Experience

Various Locations throughout the Northeast

Our team Public Safety project experience includes the following:

- North Andover Police Carport
- Nassau County 1st, 4th, 7th and 8th Precincts
- Nassau County 8th Police Precinct
- NYPD - 137 Centre Street Special Victims Unit Renovations
- Metropolitan Transit Authority (MTA) Police Bethpage Facility
- Albany Correctional Officer Training Academy, Firing Range and Training Building
- Suffolk County Police Department - Multiple Projects
- New York Police Department (NYPD):
 - 5th Precinct Fire Escape Feasibility Study
 - 101st Precinct ADA Entrance Ramp
 - 46th Precinct ADA Ramp
 - Pier 76 Full Roof Replacement
 - 4201 4th Avenue Fire Alarm Upgrade
 - 50th Precinct 3450 Kingsbridge Avenue
 - Pier 76 Site Drainage
 - 7th Precinct Accessibility Upgrades
 - 105th Precinct Accessibility Upgrades
 - 137 Centre Street 7th Floor Renovation
 - Bomb Squad Office Building & Burn Trailer Building
 - 7th Precinct, 19 Pitt Street Special Inspections
 - 20th Precinct, 120 West 82nd Street AC Replacement
- Town of Salisbury Fire Station
- Town of Lynnfield Fire Station
- Town of Hopkinton Public Safety Facility
- Town of Westhampton Public Safety Facility
- Malverne Police Headquarters
- Suffolk County Department of Public Works, SCDPW Police Department Communication Towers in Yaphank and Hauppauge Structural Repair Design Services
- Somerville Fire Station Renovation, Somerville, MA



Historic Team Project Experience

Various Locations throughout the Northeast

Nash School, Augusta, ME – Structural reinforcement of the timber roof framing was done to comply with current code provisions for unbalanced snow loads. Also, chimneys were repaired where exposed to weather.

Blaine House – Roof reinforcement and chimney repairs at the governor's mansion, originally built in 1833, with its most substantial addition in 1919, the roof framing was found to not be in compliance with current code. The 1833 portion roof was reinforced and chimneys were repaired.

Merry Barn Renovations – Timber floor reinforcement for adaptive reuse converting the historic dance hall to a modern writers' retreat and educational venue in Edgecomb. Winner of the Maine Preservation Honor Award for 2019.

Knox Museum – Structural evaluation of the Montpelier Mansion and Cole House in Thomaston. The Cole House was built in 1824 and the Montpelier Mansion was built in 1931. The existing Montpelier Mansion is a replica of the 1795 home of Henry Knox.

Lemont Block Adaptive Reuse – Originally built for the Knights of Pythias, this 4-story structure in the heart of Brunswick was constructed in 1870. While the first story has remained active for retail venues, upper floors have been abandoned. The renovation is currently in design with extensive structural reinforcements of timber-framed floors and roof structure for a mix of office and residential occupancies.

Castle Tucker, Wiscasset, Maine
Design of foundation restorations for Barn and Artist Studio for campus on the National Historic Register.

Great Bowdoin Mill, Topsham, Maine
Evaluation of abandoned mill on National Historic Register & design of renovations for reuse as commercial and office space

First Parish Church, Brunswick, Maine
Structural evaluation of historic church, reinforcement of sanctuary floor, re-roofing of church

Ames Mill, Richmond, Maine
Renovations of four story mill building on National Historic Register

Blaine House, Augusta, Maine
Roof reinforcement and chimney repairs at the Governor's Mansion. Originally built in 1833, on National Historic Register

Ellsworth City Hall, Ellsworth, Maine
Structural evaluation & renovations of existing historic building

Knox Museum, Thomaston, Maine
Structural evaluation of historic properties for the Cole House and the Knox Museum

Calais Printing, Calais, Maine
Structural evaluation and feasibility study of converting existing late 1800's brick masonry building into a visitors' center

Lemont Block Renovations, Brunswick, Maine
1870 Construction on the National Historic Register. Renovations of 3 upper floors includes structural reinforcement

Belfast City Hall, Calais, Maine
Structural evaluation, improvements, and alterations related to renovation of existing historic building

Washburn Norlands Living History Center, Livermore, Maine
Evaluation of Meetinghouse steeple & design of repairs

Wiscasset Clock Tower, Wiscasset, Maine
Evaluation of clock tower steeple & recommendation of repairs



Similar Project Experience

Various Locations throughout the Northeast

Our team of professionals has provided master planning, building assessments, studies, designs, and construction phase services for hundreds of buildings located in the Northeast, varying from town houses to 25-story high-rise buildings, including: police and fire stations, municipal facilities, historic buildings, schools, libraries, office buildings, health-care facilities and housing. For the feasibility study and schematic design phase, it is critical all options are considered. Our team generates out-of-the box options and creative approach due to the extensive design experience, the synergy generated by listening to our clients and the close working relationships among team members.

Our team understands the challenges of having a facility that must be operational and occupied during construction. The majority of our projects are renovations which require a multi-phase approach to maintain safety and environmental quality for staff and visitors. For the Westhampton Public Safety Complex, we worked with the client on the program and schedule to allow the demolition of the existing building meanwhile maintaining fire and public safety services for the town.

Below is a sampling of LiRo's recently completed Public Safety, Police and Fire Station projects throughout the Northeast.

Public Safety Complex - Police/Fire/EMS Town of Lynnfield, MA

LiRo was awarded the contract for a Feasibility Study for the Town of Lynnfield's Police and Fire Stations. This project entails the evaluation of existing conditions within Lynnfield Public Safety building facilities, a review of the Lynnfield Police and Lynnfield Fire Department and a study of potential renovation projects, including general conceptual plans and estimates.



Police Station Carport Town of North Andover, MA

This project for the Town of North Andover includes the design and construction of a carport and storage garage at the existing Police Station. The carport will be built and designed for 10 frontline police vehicles as well as a 36' wide by 26' deep storage garage for police equipment.

Salisbury Fire Accessibility Study Town of Salisbury, MA

The Salisbury Fire Station was constructed in 1970 and has had limited renovations since. The current structure is outdated and does not meet accessibility requirements. LiRo has been contracted to conduct a study of the station. Our team's work will include programming, conceptual design (including review of utilities), cost estimates, permitting, and assisting the Town with grant funding.



Similar Project Experience

Various Locations throughout the Northeast

Hopkinton Public Safety Feasibility Study Town of Hopkinton, MA

The study includes evaluating different sites, reviewing all town department's current space programs, discussing public safety services staffing considerations, apparatus & equipment locations, response profiles and needs as related to the projections due to population growth. Our team has proposed both one and two-story options based on the potential new staffing models and coordinating the town's needs and usefulness for not only the public safety services but any related town departments that would be well located in a full use facility of this type. Our team developed a phasing strategy that serves the immediate needs of the town's public safety services and town hall departments, as well as considers future growth needs or potential department/service relocations for the Town of Hopkinton. This strategy provided a total project scope that would be acceptable to the voters of the Town of Hopkinton as well as the town leadership, staff, and community as a whole.



Similar Project Experience

Various Locations throughout the Northeast

Town of Westhampton Public Safety Complex - Police/Fire/EMS Westhampton, MA

This project includes the demolition and replacement of the existing 7,000 sf Public Safety Complex with a new 10,500 sf pre-engineered metal building complex. LiRo has been contracted for full design services for this complex for Fire, EMS, and Police for the Town. The new one-story complex will contain four double drive-through apparatus bays, ambulance bay, a two-car sally port, training mezzanine, reinforced parapet designed for ladder drills and a memorial for law enforcement and firefighters.



Similar Project Experience

Various Locations throughout the Northeast

New Fire Department Apparatus Garage, Lowell Street Fire Station Somerville, MA

Somerville is a 4.22 square mile urban community neighboring Boston and is the most densely populated community in New England. In recent years, it has demonstrated its standing commitment to forward-thinking and sustainability through various projects. One example is the development of this project, which is a reserve apparatus garage at the site of their existing Engine 4 fire station. The project is designed with a Net Zero Energy goal, to safely and efficiently store the city's reserve emergency response equipment. The building is designed to incorporate the use of as much natural light as possible and to minimize energy usage while maintaining minimum building temperatures during the winter season. LiRo's multi-disciplinary team worked closely with the city's capital projects department and Fire Chief to develop viable site arrangement options, to implement designs that meet the needs of the Somerville Fire Department, and to help position the City of Somerville to achieve its Net Zero Energy initiatives. Substantial consideration is given to equipment clearances on the relatively small urban parcel which is bounded by residential properties, and to ensure that adequate parking is provided for staff.

The new building is a single-story 4,200 SF structure. Our team proposed four locations for the reserve apparatus building, illustrating the possibilities with each option and coordinating with the city's needs throughout the design process. Our schematic design evaluation includes a site survey, assessment of suitable mechanical and electrical systems, and providing reliable generator backup power. Upon its completion, it will be followed by full design and construction administration services. This project will allow the City of Somerville to continue to maintain its reserve emergency response equipment and to provide vital public safety services to all members of the community.

Challenges to this project to meet the City's NZE goals were met with highly efficient all-electric mechanical equipment. The building is also highly-insulated to meet energy usage goals. Site challenges included high bedrock with outcroppings. Our team preformed a rock stability analysis, which resulted in the need to use rock anchors to stabilize the bedrock prior to rock removal to construct the building foundations.



Similar Project Experience

Various Locations throughout the Northeast



New Police Headquarters Malverne, NY

LiRo is providing professional architectural and engineering services for complete design through construction administration services for a new state-of-the-art Police Headquarters with a new adjacent parking lot. The police headquarters will be in an existing office building located One Arlington Avenue.

LiRo is providing the Village of Malverne with an innovative, fully functioning, state of the art, sustainable Police Headquarters, which will provide long-term benefits for the public safety of the residents of the Village. The new headquarters is located within a one (1) story plus basement building with a total area of approximately 8,000 sf on a site of approximately one-half acre. LiRo is providing a building that is not only welcoming to the community but reflects its rich and diverse characteristics. The parking lot will accommodate at least 75 vehicles and will be designed as an enhancement to the community not an obstruction to it.

LiRo's design team is performing its work in six (6) phases, from Schematic Design through Construction Administration and Project Close Out. The project is a comprehensive approach to solving the public safety challenges that the Village has with their existing facility. It will provide the neighborhood with the infrastructure and technologies that police officers need to keep residents safe. By working with the Village staff and the Police Department's professional staff, we are providing Malverne with the best solution to meet programmatic and budgetary requirements.



Similar Project Experience

Various Locations throughout the Northeast



New York Police Department A/E Design Services

Various Locations, New York, NY

LiRo is providing architectural and engineering design services on an as needed basis for renovation and rehabilitation projects at various NYPD facilities throughout the five boroughs of New York City. Types of construction projects include:

- All interior renovation work
- Reconstruction of apparatus floors, sidewalks, and parking lots
- Roof replacements
- Retaining walls and fencing
- Façade restorations
- Electrical upgrades
- Window replacements
- Hot water heater replacements
- Boiler replacements (including converting from oil to gas)
- HVAC rehabilitation
- Plumbing rehabilitation
- Overhead doors replacements
- Asbestos abatements
- Historical restoration

LiRo has completed or is currently working on the following projects:

- 5th Precinct Fire Escape Feasibility Study
- 101st Precinct ADA Entrance Ramp
- 46th Precinct ADA Ramp
- Pier 76 Full Roof Replacement
- 4201 4th Avenue Fire Alarm Upgrade
- 50th Precinct 3450 Kingsbridge Avenue
- Pier 76 Site Drainage
- 7th Precinct Accessibility Upgrades
- 105th Precinct Accessibility Upgrades
- 137 Centre Street 7th Floor Renovation
- Bomb Squad Office Building & Burn Trailer Building
- 7th Precinct, 19 Pitt Street Special Inspections
- 20th Precinct, 120 West 82nd Street AC Replacement



Similar Project Experience

Various Locations throughout the Northeast



Nassau County Police Precincts Nassau County, NY

LiRo provided full MEP design services, architectural design, and site planning for a new 30,600 SF police station in Bethpage, NY. Nassau County's new 8th Precinct headquarters will house a community policing facility and the police department's covert detective operations. The mechanical design features two 1,000 MBH condensing boilers, two 75-ton air-cooled chillers, and a 22,000 cfm variable volume air handler. Zone heating and cooling will be delivered via variable air terminals with reheat coils, unit heaters, and fan coil units. Rack-type computer room AC units will provide cooling for a critical server room. A central building management system (BMS) will provide automatic control and monitoring of the building systems.



A single 22,000 cfm semi-custom variable volume air handler will serve 40+ VAV boxes with hot water reheat coils. Space types served by VAV terminals include detective office areas, interview rooms, and an interdepartmental lab space. Two 75-ton air cooled chillers provide chilled water cooling at the air handler, which includes a chilled water coil with two-way valve control. The air cooled chillers feature digital compressors for part load operation and the chilled water system includes a variable volume secondary pumping arrangement.

The boiler system design will feature two gas-fired condensing boilers sized for 1,000 MBH to meet the heating hot water needs of the Precinct building. Condensing boilers were selected to provide premium energy efficiency and the use of multiple boilers will improve turndown capability. LiRo coordinated with the local utility to provide a new underground gas service and meter for the facility. The boilers will be located within a ground floor mechanical room and combustion air will be drawn in via direct vent intake pipes. Boiler vents will be ducted to outside walls in compliance with NY State Mechanical Code clearance requirements.

A variable flow heating hot water loop will provide space heating for the 4-story Precinct building. Perimeter zones will be heated by overhead supply air duct systems: two-way modulating control valves at 40+ terminal unit reheat coils will control heating supply air temperatures. Heating hot water pumps are sized for duty/standby operation and provided with variable frequency drives to provide variable flow through the system. A digital control system that integrates the boiler control panels with the central BMS will provide boiler staging to maintain a constant supply water temperature and optimize boiler runtime.

A building management system will be provided with field-mounted controls for the air handler, hydronic pumping loops, and terminal units. Control and monitoring of chillers and boilers will take place via integration protocol at factory



Similar Project Experience

Various Locations throughout the Northeast

Nassau County Police Precincts

Nassau County, NY

Condition Assessment, Programming and Prototype Design

Nassau County's eight Police Precinct buildings were primarily constructed in the late 1950's and are undersized, outdated, and in poor condition. LiRo was selected to provide initial condition assessment surveys of all eight county precincts. LiRo developed programming to meet current policing standards, designed a schematic prototype and developed complete sets of design and construction documents for the County. The first facility to be designed was the 25,000 sf First Police Precinct which became a prototype for additional precinct facilities. LiRo was requested to adapt this prototype design to the proposed sites of the Fourth, Seventh and Eighth Precincts.



Fourth Police Precinct

This new station house is a 25,000 sf structure consisting of 2 stories of 10,000 sf each designed to meet current and future police operations plus a roof penthouse of approximately 5,000 sf for mechanical equipment, telecommunications room and police record storage. The first floor elevation of the new station house is above the flood plain at El. 19.0 feet above mean sea level. The structure of the new station house is entirely of precast concrete supported by a poured in place reinforced concrete spread footing foundation. The roof penthouse is supported by steel framing, clad with insulated metal wall panels. The Fourth Police Precinct was completed in 2017.

Seventh Police Precinct

The new Seventh Police Precinct more than doubled the size of the existing building, accommodating a larger police force with desk space, modern IT infrastructure, equipment storage, and locker rooms. Areas that serve the public were clearly separated from areas where detainees are processed and where security features meet current policing standards. The construction of the Seventh Precinct is currently on hold pending resolution to land acquisition.

Eighth Police Precinct

For the new Eighth Precinct, LiRo created a new design for a much larger building at 30,600 sf. In addition to community policing functions, this building houses the major crimes detective units such as Robbery and Special Investigations that serve all of Nassau County. Advanced electronics facilities serve both the Nassau County police and visiting agencies such as the FBI.







State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
ARCHITECTS, LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

License Number ARC3440

Be it known that

JOHN ZYCHOWICZ JR

has qualified as required by Title 32 MRS Chapter 3A and is licensed as:

ARCHITECT

ISSUE DATE
June 20, 2022

Anne L. Head
Commissioner

EXPIRATION DATE
June 30, 2023





Quality Assurance/Quality Control

LiRo has instituted a four step Corporate Management System that institutionalizes a commitment to continuous improvement in the quality of the services that we provide to our clients.



1. Standardize – LiRo's Corporate Policy Manual (LCPM) identifies the legal framework in which we provide our corporate and professional services and management's commitment of resources to ensure the quality of these services. These corporate policies are then realized in LiRo's Standards; over 70 documents that detail how our activities will be performed in a manner that meets or exceeds regulatory requirements and industry standards, and is consistent with our understanding of best practices based upon the expertise of our professional engineers, architects, construction managers and administrative staff. Controlled documents are accessible to all employees on LiRo's Intranet. Any LiRo employee may propose improvements to LiRo's standards at any time.

2. Implement – Every LiRo project uses the LiRo Standards as the basis for delivering services to our clients in a manner that is consistent with client policies and contract documents. A project specific procedure manual is developed that establishes the standards needed to objectively measure the quality of our services. This manual includes a project organization, client communication plan, spreadsheet identifying each contract deliverable, project health and safety plan, project specific procedures and checklists. Project documentation of all client deliverables is prepared in a manner that is consistent with this manual and is available for review by the client and by government agencies.

3. Audit – Every major LiRo project is audited annually. The audit consists of a review of project documentation to ensure client contract deliverables are consistent with client, LiRo, and legal standards. The audit team will typically interview both client and LiRo project personnel to gather their feedback on the performance of both LiRo services and the efficacy of the standards being used. The result of the audits are provided to both project and management personnel.

4. Improve – The results of project audits are aggregated for senior management review with the goal of identifying systemic issues that need to be addressed, either by changes in policies, standards, training, and/or commitment of additional resources. Improvements are documented in LiRo's Policy Manual and Standards. E-mail notices are issued to LiRo employees to notify them of important updates.





LiRo Corp. has no judgments, pending or expected litigation within the past five years. LiRo Corp. has not had a contract terminated in the last five years.







Travis Miller has been providing public safety consulting and analytical services to local government for more than 25 years. His career has included serving as an economic analyst, an investment banker and - for most of his career - as a local government management consultant focusing on service delivery, strategic planning, master planning and detailed analyses.

Travis's career has included working with hundreds of fire / rescue, law enforcement, EMS and emergency communications providers in almost 40 states. This has included work in many 'high risk' communities with unique challenges including major tank farms, anhydrous ammonia storage and utilization, steel mills, frequent flooding events, significant wildfire risk, and other challenges which ranged on the spectrum of both likelihood and severity. Mr. Miller has an MS in Public Policy Analysis from the University of Rochester and a BA from the same university.

Education

- › M.S., Public Policy Analyst, University of Rochester, 1992

His representative projects include:

Combined Police and Public Works Facility, Nashua, NH

Worked as part of an extensive project team focused on assessing both public safety and public works space needs in an examination of the feasibility of developing a joint police / public works headquarters.

Fire Station Location Study, Andover MA

Evaluated fire station locations and developed a needs assessment methodology for locating stations, and for determining the order in which stations should be phased for development or movement.

Fire Station Location Study, Westford, MA

Evaluated multiple fire station locations for the replacement of the central fire station.

Fire Station Location Study, Hopkinton, MA

Evaluated current service delivery and need for future fire station locations. Working with the Town on a follow-up study to examine potential sites and to provide guidance on space needs and site needs.

Strategic Planning and Feasibility Study, Paradise Valley, AZ

Developed a strategic plan for the Police Department including assessment of current facility and facility needs.

Assessment of Sub Stations, Winston-Salem, NC

Assisted a local architectural firm in assessing sites and developing the feasibility study for (including both exterior and interior space programming) for several police sub-stations.

Fire Station Location Study, Palm Coast, FL

Evaluated multiple fire station locations and developed a needs assessment methodology for locating stations, and for determining the order in which stations should be phased for development or movement.

Fire Department Efficiency Study, Corpus Christi, TX

Evaluated all aspects of fire rescue operations for this metro fire agency. Significant issue was the placement of and need for additional fire stations.

Kylie Mason, RLA, LEED AP

Landscape Architect



Kylie Mason, RLA, LEED-AP, is a Maine licensed landscape architect and Chief Operations Officer for Sebago Technics. In this role, she is responsible for the overall operations of one of Maine's largest and most successful land development firms.

In addition, Kylie oversees large-scale, complex projects serving a range of clients from Public & Private Schools to Medical Provider Campuses to Corporate Campuses. She excels in her listening and communication skills, which form the foundation of her strong design ability and understanding of clients' goals and objectives.

Professional Registrations

- › Registered Architect, ME 3335
- › LEED Accredited Professional
- › CLARB Certified
- › LPA Certification, NHDOT

Professional Affiliations

- › American Society of Landscape Architects
- › Council of Landscape Architects Registration Board
- › USGBC (LEED AP)

Her representative projects include:

Sanford School District: Site Selection Study, Site Engineering and Permitting for a New 350,000 s.f. High School and Regional Technical Center in the City of Sanford.

Cross Street Extension, Freeport, Maine: Masterplanning, Design and Permitting for new extension of Cross Street, redirecting retail traffic from Main Street into a new cooperative public parking area shared by multiple land owners. Pedestrian circulation and streetscape enhancements provide direct connectivity with retailers and Main Street. Traffic recirculation planning included the elimination of one-way streets.

Riverwalk North, Westbrook, Maine: Evaluation of Site, Masterplanning, Design and Permitting for new Riverwalk, Park and Brown Street realignment and streetscape along the Presumpscot River in Westbrook between Bridge Street and Cumberland Street.

The City's representative, project manager and lead designer for the Gardiner Waterfront Park Project working side-by-side with numerous stakeholders to ensure timely delivery of the park. Significant collaboration with the Savings Bank of Maine, having committed \$1 million to the project.

Campus Master Plan for the L.L. Bean Flagship Store & Retail Campus featuring: innovative bioretention/rain gardens considered the first of its kind in Maine and received a LEED Silver Certification; multiple pedestrian plazas, retail vignette opportunities and Route One Streetscape Enhancements in Freeport, Maine.

Bowdoin College Land Acquisition Feasibility and Site Suitability Study: Evaluation and Recommendation for strategic acquisition of 250 acres as part of the Brunswick Naval Air Station decommissioning.

Bowdoin College Campus Masterplanning: Development of Masterplan, including programmatic uses for expansion as well as vehicular and pedestrian circulation between the existing campus and the campus expansion.

Maine Medical Center Long-Range Planning and Parcel Evaluation: Portland and Scarborough Campus.

Martin's Point Healthcare Long-Range Planning and Site Development: Site Selection, Site Engineering and Permitting for innovative new Medical Office Facilities throughout Maine.

Animal Refuge League of Greater Portland: A new 25,000 s.f. facility with associated site improvements. The project required many partnerships to support and provide for an enriching sanctuary for Maine's future companions.

L.L. Bean Outdoor Discovery Center at Lower Flying Point, a new waterfront facility serving thousands of visitors annually. Including; multi-purpose space, visitor orientation space and wrap-around porch with direct access to Casco Bay. This is the flagship for the premiere Maine retailer's Outdoor Discovery Programs.

Camp Susan Curtis Recreation and Activity area Masterplan.



Christopher Taylor, PE

Civil Engineer



Mr. Taylor joined Sebago Technics in 2020 as a Senior Project Engineer. Mr. Taylor has over 10 years of experience in the civil engineering consulting and site development industry, including municipal engineering, site design, project management, and construction oversight. He has been involved with projects beginning at the planning phase through construction completion and has prepared construction contract documents and bidding oversight for several projects. He has coordinated projects administered by municipal officials in different departments including engineering, water resource protection, public works, planning, and parks and recreation departments.

In 2023, Chris was promoted to the Project Manager position, where he is responsible for the overall development, budget, schedule, and approval of projects while maintaining strong relationships and communications with clients and regulators.

His representative projects include:

Kennebec Water District Operation and Administration Facility – Waterville, ME: Design and construction administration for a new operation facility. Responsibilities include grading, stormwater management, water and sewer service design, bidding assistance, and construction administration.

Meetinghouse Hill Road and Utility Improvements – South Portland, ME: Design engineer and construction administration for a project involving combined sewer separation, water line and storm drainage replacement, road reconstruction, and signalized intersection modifications. Responsibilities include layout, grading, water and storm drain design, bidding assistance, and construction administration.

Kettle Cove Road Reconstruction and Drainage Improvements – Cape Elizabeth, ME: Design engineer for a road reconstruction project including full depth road reconstruction and mill and overlay sections. Utility improvements include water main replacement, extending the storm drainage systems through the project site and improvements to the storm drainage outfall on Crescent Beach.

South Portland CSO Facility Plan – South Portland, ME: Performed feasibility studies including concept design and cost estimates for several alternatives including combined sewer separation, storage, and conveyance improvements.

Education

- › B.S., Civil Engineering, 2011, University of NH - Durham, NH

Professional Registrations

- › Professional Engineering, Maine

Certifications

- › Northeast Transportation Training Certification Program - Concrete Inspector and HMA Paving Inspector

Paul Ostrowski, PE

Civil Engineer



Mr. Ostrowski joined Sebago Technics in 2013 and is a Senior Project Engineer with nearly two decades of experience in the civil engineering field, with extensive experience in the design and inspection of municipal utility projects. He has brought the knowledge gained from construction inspection back to project design, performing constructability reviews for projects, as well as finding unique design solutions for complex projects.

In his role as Project Delivery Engineering Design Manager, Paul is responsible for the training and development of team members, the QA&QC process, and the advancement of design assignments through our teams. As a talented and creative engineer, Paul continues to serve as the lead engineer on special projects, shaping challenging sites and developing creative solutions for clients. Paul's willingness to explore alternatives and commitment to the growth and advancement of the team members that he manages is admirable. He is responsible for shaping the most successful and recognized projects our organization has completed.

His representative projects include:

Portland Schools Site Evaluation – Portland, ME: Mr. Ostrowski, as part of a larger project team, reviewed existing schools and ancillary buildings within the Portland School Department. Responsibilities included reviewing existing site conditions and their remaining life expectancy, identifying grading/drainage concerns or deficiencies, and ADA accessibility. Mr. Ostrowski assisted in generating conceptual cost estimates for addressing noted deficiencies or replacement of site amenities at or past their life expectancy.

Thornton Heights Sewer Separation – South Portland, ME: Mr. Ostrowski assisted in the design and bid document preparation for Phase 1 of a three phase sewer separation project in the Thornton Heights neighborhood. Responsibilities included sizing of the storm drain system to accommodate future phase separation, quantity take-offs and cost estimates. Mr. Ostrowski leads the design of the Portland Water District's work in Thornton Heights.

Westside Interceptor Sewer (Capisic Brook) – Portland, ME: While employed at another firm, Mr. Ostrowski served as full-time construction representative to observe the progress and quality of construction. The project included installation of 5,700 feet of 60-inch sanitary sewer pipe using T-Base and conventional manhole structures. Duties included daily observations; preparation of daily, weekly and monthly reports; verification of contractor payment requests; and coordination with City representatives for field changes during construction. The sewer replacement project traversed through Capisic Park, which is designated by the Maine Department of Environmental Protection as an Inland Wading Waterfowl Habitat (IWWH), thus requiring Mr. Ostrowski to closely monitor disturbance limits within the IWWH as well as discuss proposed work and restoration efforts with abutting property owners, Friends of Capisic Park Neighborhood Group, and Portland Trails.

Forest Avenue to Mt. Sinai Cemetery CSO Project – Portland, ME: Mr. Ostrowski was the design engineer for this project which separated the combined storm drainage within the West Side Interceptor sewer into a 42 to 48-inch diameter storm drain which parallels the existing interceptor sewer. Coordination was required with Portland Water District for the relocation of existing infrastructure (16-inch, 6-inch, and 4-inch mains) within Forest Avenue.

Numerous Assignments – Portland, ME: Senior Inspector responsible for part/full-time inspection of roadway and sewer infrastructure improvements from 2010 to 2013 for the City of Portland. Work included utility and infrastructure upgrades for the following roadways; Canco/ Carlyle/Read, Dorothy/Dibiase, Belfort/Commonwealth, Broadway/Lexington, Victor/Vera, Allen/Auburn/Washington, Alpine/Hillside, and Barlley/Rustic.

Education

- › B.S., Civil Engineering, 2000, University of Maine - Orono, ME

Professional Registrations

- › Professional Engineering, Maine #11175

Certifications

- › MaineDOT LPA Certified
- › NETTCP Paving Inspector

Professional Affiliations

- › American Society of Civil Engineers

Michael Cunningham, PE, LEED AP

Structural Engineer



Education

- › B.S., Civil Engineering, 1975, University of Maine

Professional Registrations

- › Professional Engineering, Maine, #4519

Professional Affiliations

- › American Institute of Steel Construction
- › Structural Engineering Association of Maine
- › LEED Accredited Professional

Michael has over 40 years of experience in the practice of structural engineering. He has been active in the design of structures utilizing cast-in-place, precast, and post-tensioned concrete, structural steel, cold-formed steel, timber, masonry, aluminum, and stainless steel structures. I

In addition he has investigated many structures for the purpose of identifying structural problems and recommending solutions to these problems. Michael is also experienced in preparing investigative reports, writing specifications, construction inspections and providing expert witness testimony.

His representative projects include:

Skowhegan Readiness Center - A single-story replacement structure for an armory in Skowhegan, Maine, constructed of steel framing with portions built on existing foundations.

AFRC - A 4-building facility in Ceiba, Puerto Rico designed for the Army Corps of Engineers, framed with steel. The Training Building was a two-story structure with a composite steel-concrete second floor. There was also a single-story vehicle maintenance building that required a pile foundation. Cast-in-place concrete piles were used.

Department of Public Works - A 5-building project located on Fort Buchanan in Guaynabo, Puerto Rico, built for the Army Corps of Engineers. All buildings were framed with steel and all are single-story structures. One is a pre-engineered building.
AFRC Repairs - At Fort Buchanan, in Guaynabo, Puerto Rico, a single-story, reinforced masonry building improperly constructed and deficient in resistance to wind and seismic loads. Repair design consisted of conventional reinforcement added by cutting vertical slots in the masonry and forming for grout placement along with externally bonded fiber reinforcement.

Winterport Fire Station - 5000 square foot fire station in Winterport, Maine.

Merry Barn Renovations - Timber floor reinforcement for adaptive reuse converting the historic dance hall to a modern writers' retreat and educational venue in Edgecomb. Winner of the Maine Preservation Honor Award for 2019.
Knox Museum - Structural evaluation of the Montpelier Mansion and Cole House in Thomaston. The Cole House was built in 1824 and the Montpelier Mansion was built in 1931. The existing Montpelier Mansion is a replica of the 1795 home of Henry Knox.

Lemont Block Adaptive Reuse - Originally built for the Knights of Pythias, this 4-story structure in the heart of Brunswick was constructed in 1870. While the first story has remained active for retail venues, upper floors have been abandoned. The renovation is currently in design with extensive structural reinforcements of timber-framed floors and roof structure for a mix of office and residential occupancies.

Nash School in Augusta - Structural reinforcement of the timber roof framing was done to comply with current code provisions for unbalanced snow loads. Also, chimneys were repaired where exposed to weather.

Blaine House - Roof reinforcement and chimney repairs at the governor's mansion, originally built in 1833, with its most substantial addition in 1919, the roof framing was found to not be in compliance with current code. The 1833 portion roof was reinforced and chimneys were repaired.



Thad Gabryszewski, PE, SE

Structural Engineer



Thad has over 25 years of experience in structural design on a variety of projects for school, university, municipal, industrial, Department of Defense, government, commercial, institutional, and residential clients.

Thad is experienced in the design of steel, masonry, reinforced concrete, timber, engineered lumber, and cold-formed steel structures. He has also performed extensive investigation and verification of existing facilities.

Education

- › B.S., Civil Engineering, 1995, University of Connecticut
- › M.C.E., Structural Engineering, 2007, Norwich University

Professional Registrations

- › Professional Engineering, Maine, #10298

Professional Affiliations

- › Norwich University, Adjunct Instructor, 2007-2015
- › American Society of Civil Engineers
- › American Institute of Steel Construction
- › Structural Engineering Association of Maine

His representative projects include:

Kittery Point Fire Station, Kittery, ME: Structural Engineer for new load bearing CMU fire house.

Kittery Gorges Road Fire Station, Kittery, ME: Structural Engineer for new steel, wood and CMU fire house.

Winterport Fire Station – 5000 square foot fire station in Winterport, Maine.

Warsaw Schools, Pittsfield, ME: Structural verification of several school structures, and to help identify sources of water infiltrations in walls and roofs

Machias High School, Machias, ME: Structural verification of several school roof structures. He prepared detailed reports for submissions to the State of Maine to assist the client in acquiring renovation monies.

Williamsburg Schools, Williamsburg, IA: Structural engineer for seven additions to two masonry and steel frame school buildings

Hawthorn Senior High School, Hawthorn, IL: Structural engineer for new two story high school. It consisted of masonry and steel design, with a cold-formed steel theatre stage design.

Glenbard High School, Glen Ellen, IL: Structural engineer for new two story masonry and steel design high school.

Jonesboro Junior High, Jonesboro, ME: Design of a new structural pitched roof which spanned over the existing roof and support structure.

Structural Renovations to Unity College Activities Building, Unity, ME: Structural renovation of a CMU gymnasium and two story class room wings.

North Yarmouth Academy Science Center, North Yarmouth, ME: Structural engineer for foundation design of the Science Center and canopy design on an adjacent Middle School building.



Subcontractor Experience

Our consultants' Public Safety experience includes projects at the following:

- Westbrook Public Safety, Westbrook, ME
- Raymond Public Safety, Raymond, ME
- Scarborough Public Safety, Scarborough, ME
- North Street Fire Station, Kennebunkport, ME
- Cash Corner Fire Station, South Portland, ME
- Alachua County, Florida
- Albany, New York
- Alexandria, Louisiana
- Americus, Georgia
- Amesbury, Massachusetts
- Amherst, Massachusetts
- Athens, Texas
- Augusta-Richmond, Georgia
- Augusta, Maine
- Barnstable, Massachusetts
- Bayonne, New Jersey
- Bellingham Washington
- Bourne, Massachusetts
- Brattleboro, Vermont
- Bremerton, Washington
- Broward County, Florida
- Burlington, Massachusetts
- Burlington, Vermont
- CananLiRogua, New York
- Cedar Rapids, Iowa
- Charlotte County, Florida
- Chelmsford, Massachusetts
- Chesapeake, Virginia
- Chesterfield County, Virginia
- Clayton, Ohio
- 6 Cleveland Suburbs, Ohio
- Coventry, Connecticut
- Danville, Virginia
- Dennis, Massachusetts
- Dubuque, Iowa
- El Paso, Texas
- Fairborn, Ohio
- Falmouth, Maine
- Fort Lauderdale, Florida
- Georgetown County, SC.
- Glenview, Illinois
- Goodyear, Arizona
- Groton, Massachusetts
- Hilton Head, South Carolina
- Hingham, Massachusetts
- Hopkinton, Massachusetts
- Jupiter, Florida
- Keene, New Hampshire
- Kettering, Ohio
- Killington, Vermont
- Lansing, Michigan
- Lawrence, Massachusetts
- Lee County, Florida
- Lima, Ohio
- Lowell, Massachusetts
- Mansfield, Massachusetts
- Martin County, Florida
- Mason, Ohio
- Maynard, Massachusetts
- McDuffie County, Georgia
- Medford, Massachusetts
- Meriden, Connecticut
- Meriden, Connecticut
- Middleborough, MA
- Middletown, Ohio
- Milwaukee, Wisconsin
- Needham, Massachusetts
- North Kingstown, RI
- Norwalk, Connecticut
- Omaha, Nebraska
- Orleans, Massachusetts
- Palm Coast, Florida
- Parkland, Florida Pawtucket, Rhode Island



Subcontractor Experience

- Pelham, Massachusetts
- Peoria, Illinois
- Peoria, Arizona
- Pinellas Sun Coast, Florida
- Plymouth, Massachusetts
- Pompano Beach, Florida
- Portland, Oregon
- Portsmouth, New Hampshire
- Pueblo, Colorado
- Putnam County, Florida
- Raynham, Massachusetts
- Reno, Nevada
- Ridgewood, New Jersey
- Sarasota County, Florida
- Scottsdale, Arizona
- Seminole County, Florida
- Seminole, Florida
- Somerville, Massachusetts
- Southampton, Massachusetts
- Southlake, Texas
- Speedway, Indiana
- Stoneham, Massachusetts
- Stoughton, Massachusetts
- Sumter County, Florida
- Sun Prairie, Wisconsin
- Tipp City, Ohio
- Walton County, Florida
- Washington County, Florida
- Wayland, Massachusetts
- West Des Moines + 2, IA
- Westford, Massachusetts
- Wilbraham, Massachusetts



Subcontractor Experience

Brunswick Fire Station

Brunswick, Maine

Reinforced concrete floor replacement

Harrington Fire Station

Harrington, Maine

Structural design of new fire station

Machiasport Fire Station

Machiasport, Maine

Structural design of new fire station/municipal complex

Norway Public Safety Facility

Norway, Maine

Structural design of new police/fire station facility

Windham Public Safety Facility

Windham, Maine

Structural design of new police/fire station facility

Winterport Fire Station

Winterport, Maine

Structural design of new 5000 sf fire station.

Scarborough Public Safety Facility

Scarborough, Maine

Structural design of \$1.6 mil. addition to existing facility

Orono Public Safety Facility

Orono, Maine

Structural design of new \$1.5 mil. police/fire station facility

Bucksport Public Safety Facility

Bucksport, Maine

Design of addition/renovations to police/fire station facility

Waterville Fire Station

Waterville, Maine

Structural design of \$3.5 mil. addition to existing fire station

Richmond Fire Station

Richmond, Maine

Structural design of addition to existing fire station

Pembroke Fire Station

Pembroke, Maine

Structural design of new fire station

Livermore Falls Fire Station

Livermore Falls, Maine

Extensive structural reinforcement of existing facility

North Yarmouth Fire Station

North Yarmouth, Maine

Addition



Subcontractor Experience

Various Locations throughout the Northeast



Cash Corner Fire Station South Portland, ME

Sebago Technics, Inc. was retained by the City of South Portland under the General Services Contract to assemble a project, lead the planning and design effort, and provide construction management services for the new Cash Corner Fire Station.

The Cash Corner Fire Station was originally developed in the early 1970's. As a result of environmental issues (mold) discovered in the building, a planning study was undertaken by the Sebago Technics team to evaluate renovation alternatives to remove the mold and modernize the facility. The results of the study determined the fire station was antiquated and undersized to meet modern equipment, operations and service requirements of the community. As a result, a new Fire Station was planned, designed and approved on June 11, 2019 through a referendum vote by the City.

The new fire station was completed in spring of 2021 and includes 17,000 square feet of apparatus bays, training space, decontamination space, offices, fitness room, kitchen and fire fighter quarters. This two-story Fire Station was budgeted at \$6.5 million dollars of construction cost. The contract bid amount was \$5.8 million dollars.



Subcontractor Experience

Various Locations throughout the Northeast



Scarborough Public Safety Building Scarborough, ME

Sebago Technics, Inc. was retained by the City of South Portland under the General Services Contract to assemble a project, lead the planning and design effort, and provide construction management services for the new Cash Corner Fire Station.

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Subcontractor Experience

Various Locations throughout the Northeast



Windham Fire Station

Windham, ME

Sebago Technics, Inc. was retained by Great Falls Construction as part of a Design-Build team to expand and modernize the Town of Windham Public Safety Building located off Route 202. The project included renovation of the existing public safety building and a new 10,920 square foot expansion to accommodate five fire bays with bunk rooms above the bays, along with the construction of a new 29' by 45' evidence building and associated site improvements.

The purpose of the project is to modernize the facility and alleviate space constraints that currently exist. The project began construction in 2021 and occupied the building in the summer of 2022. Sebago Technics, Inc completed an as-built survey of the site, developed concept site/civil drawings, evaluated the existing subsurface wastewater disposal, prepared permit applications, prepared site construction drawings, and construction submittal review along with general consultation and support to the design and construction team.



Subcontractor Experience

Various Locations throughout the Northeast



Central Fire and Police Stations South Portland, ME

Sebago Technics, under our general services contract with the City of South Portland, conducted a comprehensive facilities study of the combined fire and police station off Broadway and Anthoine Streets. The purpose of this facilities study is to assist the City of South Portland with understanding the condition and needs of both the Central Fire Station and the Police Station. Through a facilities study, the City can begin the planning process and make informed decisions to address the current and future needs of these important public safety facilities. This facilities study is a comprehensive look at the buildings that included architectural, structural, plumbing, electrical, air conditioning, heating, and ventilation assessments, along with a review of the general site conditions, existing and future needs. The result is the development of a facility program for the foreseeable future of both Fire and Police.

The City of South Portland's work plan for FY22 also includes an ambitious goal "to use 100% clean renewable energy for municipal operations by 2040 and reduce greenhouse gas (GHG) emissions Citywide by 80% by 2050. In addition to these goals, the City Council declared climate change an emergency in 2019 and expressed its desire to accelerate our transition away from fossil fuels by 2030." The City is therefore encouraging high-performance buildings (focusing on energy efficiency and electrification of heating and cooling), and transition to renewable energy" through "programs and policies to increase energy efficiency, electrification, and transition to renewable energy in City buildings." As part of this planning study, we have considered this goal and propose an integrated project approach to include high-performing buildings through energyefficient building envelopes, systems, and use of PV's and geothermal energy.

Our study was completed in August of 2021 and presented to the City Council describing (6) six alternatives, including associated costs. This is a significant project for the City, with costs in the 30 to 40 million dollar range. The study included a full programming assessment with both fire and police departments, building hazardous material study, complete codes, structural, mechanical, electrical and ventilation systems study. The project team consisted of Sebago Technics, Inc. as the project manager and lead consultant, supported by Grant Hays Associates and Allied Engineering.





Project Understanding

The City of Biddeford is seeking to retain a professional architectural firm to work with the city in the design and construction of a new fire substation to be located in eastern Biddeford. The project would include evaluation of sites, design and layout of the new firehouse, typical construction bid documents and standard construction contract processes. We are in receipt of, acknowledge and understand the City's RFQ, including the referenced February 2023 CPSM/ICMA report and addendum #1/Question & Answer Document of June 13th, 2023. The RFQ is well written, and our team will provide the required services.

This project will include space needs assessments for the new sub-station, preliminary design plans, site assessments and cost estimates. With up to three (3) sites to be considered, the new fire station would be located on a desirable parcel with consideration for best response, accessibility, nearby neighborhoods and community interactions, surroundings and flow within the immediate area. The 2023 Organizational & Performance Analysis Report will be studied and relevant findings will be incorporated in the overall process. Assessments will incorporate NFPA, ISO and any other applicable current standards by which fire-rescue services operations, response, and facilities would be measured. The new facility will incorporate and take into full consideration the health, safety, and wellness of those who work in and visit; the energy efficiency, solar, and "green" building designs; and be designed to anticipate the growth and changes of the town, its emergency services, and the future needs of such looking 30 years into the future.

LiRo and our team of experts are highly qualified to perform the services required in this project. Our goal is to provide the city and its citizens a well located, efficiently and effectively designed and extremely functional fire station that you will be proud of and will serve you well into the future. Based on the LiRo team's successful experiences on multiple public safety projects, we look forward to the opportunity to collaborate with the City, its first responders, area residents, business owners and other community stakeholders to ensure the success of this project. We are confident that by working with the City Administration, Department heads and Fire Department leadership, as well as the community and potential site neighbors; we will provide all stakeholders with the best solution to meet programmatic, service delivery and budgetary requirements. The proposed new building will be designed considering the neighborhood that it is in and serves so that it is appropriate and accepted. Our team is aware of the need to spend taxpayer's money wisely and if desired, we will gladly collaborate with city staff in seeking/researching potential alternative sources of revenue to help fund this project as well as stakeholder education, information, and public outreach.

Objectives

Our objective for this project is to provide the City with a fully and properly functioning, cost-effective, sustainable, and inviting fire department sub-station, which addresses all the desired needs for many decades to come. This facility will provide long-term benefits for the public safety of the residents, businesses, and visitors to your community. LiRo will offer the City conceptual designs for the various sites that are not only welcoming to the community but offer your selfless first responders safe, healthy, efficient, and effective facilities from which they provide protection for your community.

Our Commitment

At LiRo, we approach all our work with a commitment to responsiveness, quality, discipline, and timeliness. These values will be manifested in our organization and our execution of all the specific activities throughout the life of the project.

The success of the program will rely upon the design team's ability to provide the following:

- A professional staff with the requisite study and design experience.
- All disciplines needed to implement the City's vision for the fire department sub-station.
- A communications program that will enable the team to work collegially with the City's stakeholders.
- A schedule of deliverables that have been reviewed for quality control for each phase of the project prior to submission to the City.
- Successful presentations to desired City committees, boards, community organizations, Fire Department membership, and to the public at large.



Project Approach

The City's RFQ provides a detailed task list. Below we have elaborated on our approach for providing these important services.

Task 1 – Site Selection: 10.23 - 11.23

Task 2 – Building Design Layout: 12.23 - 02.24

Task 3 – Prepare Construction Documents and Specification: 03.24 - 05.24

Task 4 – Award Construction Bids: 06.24 – 08.24

Task 1 – Site Selection

Kick-off Meeting

The LiRo Team's approach for this project begins with a Kick-Off Meeting with the City of Biddeford Fire Department Administration, project leaders, and other community stakeholders. Together we will review the available task force report, study documents and any other information provided by the City for the proposed fire station and proposed new sites. During this meeting, we will gather initial input, review the project goals, desired scope, budget, and schedule.

After this initial meeting, the LiRo Team's Project Manager will write a project Work Plan for use by the design team so that all team members will have a clear understanding of all project goals, requirements, budgets, and schedules. The quality control section sets specific requirements to maintain proper coordination between all design disciplines to avoid any coordination problems and specifies the milestone reviews of the documents by senior level technical experts prior to any documents being submitted to the City. The LiRo team will have regularly scheduled meetings to coordinate the project amongst the members internally during all project phases as well as hold regular meetings with the City to discuss and coordinate project activities and progress.

Site Assessments for the New Site(s)

Criterion Associates and Sebago Technics, as part of the LiRo team will assist the city in evaluating potential new sites for optimal accessibility to the community. Together, we will perform a preliminary review of the available data at the City Assessor's office and other publicly available information sources. While Criterion begins station location analytics, Sebago will begin conducting a due diligence review of the applicable local zoning, planning, and conservation regulations and bylaws, as well as site utilities and restrictive site features.

During preliminary site visits, Sebago will visually confirm the information that has been gathered, taking note of any discrepancies, and adding any additional pertinent information that would be beneficial during the conceptual design phase. All site information gathered during this phase will be organized and documented for presentation to the City. A brief narrative and accompanying plan will be prepared for the sites, outlining the existing conditions, site constraints, and opportunities.

For the new site analytics, Criterion Associates will utilize the operational data gathered under previous tasks to create a response time and heat map (based on call volumes) in GIS. Information collected from all existing facilities will highlight the areas of concern and better inform the town during the site selection process for the new facility location.

Once the preferred site is determined by the City, Sebago will have the required land survey performed to identify boundaries, topo, wetlands and flood plain and will work with LiRo to site the new building and prepare a conceptual level site plan that further illustrates the potential of the selected site.



Station Location, Analytical Services and Response Time Studies

To conduct this study, the Criterion Associates team would perform the following tasks

- **Project Initiation**

The Criterion Associates Project Manager will work with the Fire Chief and other stakeholders to establish a final work plan and approach. This will include an initial data request from the project team, to facilitate electronic data collection.

- **Data Collection and Review**

Once the initial data collection has been provided and reviewed by the members of the project team, we will initialize the project and begin analyses.

Data to be collected includes the following:

- Call for service data for three or more years, including addresses and call type;
- Current station location, deployment, resources;
- Locations under consideration for the new station as identified by the City and the Department.

Criterion Associates endeavors to be conscious of the impact on already busy people that a project such as this can have, and we work diligently to take steps to minimize those ramifications. These data collection and interview efforts would form the basis for the steps taken in the following task.

- **Analysis and Issues**

This task focuses on evaluating the data and interview results and developing the analyses necessary to provide the City and Fire Department with unbiased and data-derived answers.

Specifically, the consulting team will address the following specific scenarios:

- Analysis of the current service delivery system, including identification of any gaps in current or projected coverage;
- Impact of utilizing any previously identified locations;
- Assessment of the impacts on both fractile performance as well as from an “expected response time” analysis for each alternative;
- Optimal locations for a fire station in the City given its workload and maintenance (as near as possible) to existing response times.

Once the initial data analyses are completed, and key issues and potential solution-alternatives are identified, the Project Manager from Criterion Associates will meet with the Fire Chief, City Management and LiRo team representatives to review our initial findings. Further analyses and alternatives may be identified following this meeting and will be conducted for further discussion.

- **Develop Findings Report**

The final task is made up of three key elements which bring the project to its conclusion, and which mark the beginning of the real work on the part of the City and Fire Department – implementation:

- Develop the Draft Report, and review with Fire Chief and City Management;
- Finalize and deliver Report to the City.

The Findings Report will include the following:

- GIS maps showing the various analyses;
- Data and writeup describing the results;
- Examination of the scenarios detailed above, with the possibility of others.

Additionally, as part of the Site Selection Phase, the LiRo Team will perform comprehensive investigations of civil/site/landscaping/utility and other site features of the properties proposed by the town. We will document our field observations on field sketches and photographs and will verify existing conditions against as-built drawings if they exist.



LiRo's observations and evaluations of the properties will include, but not be limited to:

Civil/Site Evaluations:

- Observations of existing ground and/or pavement conditions
- Observations of existing site utilities
- Landscape evaluations
- Evaluation of vehicle access and pedestrian access, including ADA requirements
- Evaluation of site connections with adjoining properties and features
- Evaluation of proposed new sites relevant to this type of building
- Evaluate site lighting
- Evaluate site drainage with visual observations of septic or other waste water systems
- Evaluate needed repairs and/or improvements
- Identify permits
- Land survey of the selected site, including wetlands and flood plain flagging

Task 2 – Building Design Layout

Programming and Space Needs Analysis

LiRo will review the provided 2023 Fire Department Study and the Substation Task Force report, meet and collaborate with Fire Department, City leadership and tour the current fire stations to develop a thorough space needs assessment for the new substation building. Our space needs assessment will consider the current and future space needs of the fire department. The programming and space needs assessments will be used to address the programming desired by the City.

Space Needs Assessments will include station efficiency, health and safety, flow, functionality, and the following items to include:

- Design & Construction Review
- Structural & Engineering Review
- Service Needs/Wants
- Health & Safety
- Environmental issues
- Telecommunications/IS/IT
- Code compliance
- Effectiveness
- Efficiency
- Staff Functionality
- Apparatus and Equipment Areas
- Future viability
- Program Spaces

Stakeholder input

The LiRo project team will conduct interviews with and gather information from key personnel including:

- Elected or appointed officials
- Fire department leadership and other key staff
- Finance function managers
- Community planning staff/groups/organizations
- External Fire and EMS agencies within the region if desired
- Medical facilities, medical director for regional EMS, if applicable
- Others as they may contribute to this project

From these interviews, LiRo will obtain additional perspective on operational, economic, and policy issues facing the agencies. In addition, the project team will learn more about availability of data necessary to meet projected goals.



Development of Conceptual Options

Utilizing the information developed during the programming effort, we will develop conceptual site and floor plans with construction cost estimates for the new substation. These options will explore site access/circulation, program adjacencies, flow, building massing, and material palettes. All concepts will be developed to reflect the unique character of Biddeford's rich history with operational and building performance geared toward the future.

Public Presentation

LiRo knows first-hand the critical part that public communication and involvement works to support municipal projects. We work with our clients to provide community engagement seeking input, support, and continual lines of communication with the public they represent. Our firm has significant experience utilizing in-house BIM and VDCO (Virtual Design) for presentations. We strive to provide our customers with outreach tools such as social media platform communications, City web page links with initial set up/startups, public and civic group session notices, online platform meeting links & invites as well as current, up to date status & progress reports.

Task 3 – Prepare Construction Documents and Specifications:

Once the optimal substation scheme has been selected from task 2, LiRo will work with the city to finalize design development and move into contract documentation. During this period we will schedule periodic meetings with key stakeholders to refine design decisions, while finalizing construction detailing. As a team we will hold two-page turners with the City to for input and understanding of full engineering systems approach as well as material finishes. Any feedback for the team will be incorporated into a final bid package for the city to begin the bidding process.

Task 4 – Award Construction Bids

LiRo will assist the City in initiating the bid process, providing contract documentation, attending the pre-bid walkthrough, answering RFIs, issuing addenda as needed and awarding the contract. Upon construction our team will attend construction meetings on a bi-weekly basis, review submittals and RFIs as required and monitor the project in conjunction with owner expectations through substantial completion.





We have included this information within our project approach.





We have included this information within our project approach.





City of Somerville, MA Fire Station

Melissa Woods, AICP
Director of Capital Projects
City of Somerville
Capital Projects Division
1 Franey Road
DPW Building 2nd Floor
Somerville, MA 02145
mwoods@somervillema.org
(617) 625-6600

Salisbury Fire Station Feasibility Study

Lisa Pearson, Director
Town of Salisbury
5 Beach Road
Salisbury, MA 01952
978-463-2266

Reference for Kings County Courthouse - Interim Sally Port and Officer Booth, Brooklyn, NY

NorthStar Contracting Group Inc.
Don Adler
Project Manager
973-277-7235
dadler@northstar.com







CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/22/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh USA Inc. c/o Alliant Insurance Services, Inc. 333 Earle Ovington Blvd, Suite 700 Uniondale NY 11553		CONTACT NAME: Connor Baker PHONE (A/C, No, Ext): (516) 414-8900 FAX (A/C, No): E-MAIL ADDRESS: Connor.Baker@alliant.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Arch Insurance Company	11150
		INSURER B : XL Insurance America, Inc.	24554
		INSURER C : Hanover Insurance Company	22292
		INSURER D : Berkley Assurance Company	39462
		INSURER E :	
		INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 1499373391 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractual Liab GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	11PKG8914314	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000 \$
A	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	11CAB8914414	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y	Y	US00064696L123A	1/1/2023	1/1/2024	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	14WC18925114	1/1/2023	1/1/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C D	Valuable Papers Pollution/Professional Liability			RHY-H360453-04 PCAB-5021118-0123	1/1/2023 1/1/2023	1/1/2024 1/1/2024	Limit \$5,000,000 Each Claim \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Evidence of Insurance

CERTIFICATE HOLDER Evidence of Insurance	CANCELLATION 30 Days Notice of Cancellation SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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Under Separate Cover

