

PROPOSAL

Town Hall Renovation

Town of South Berwick RFP

2.14.2024



Placework



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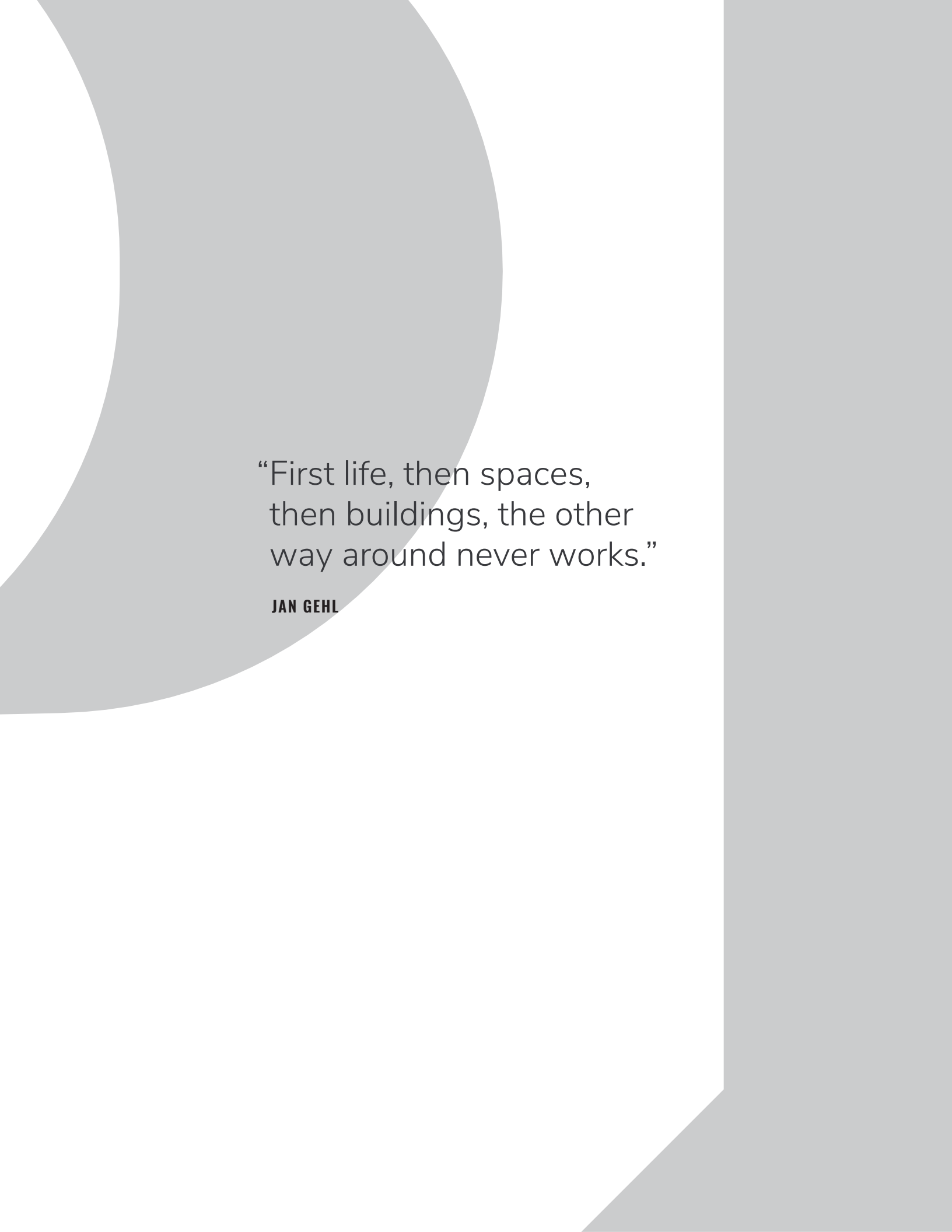
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Fee Proposal

(Enclosed Separately)



“First life, then spaces,
then buildings, the other
way around never works.”

JAN GEHL

2.14.24

Timothy Pellerin
Town Manager, Town of South Berwick
180 Main Street
South Berwick, ME 03908

RE: REQUEST FOR PROPOSAL

Dear Tim:

Thank you for the opportunity to provide you with the enclosed proposal for the South Berwick Town Hall renovation study. We have developed the enclosed approach, scope and fee based upon your RFQ/P and our understanding of the project. We learned a great deal from visiting you and your team at the building walkthrough, and look forward to bringing our perspective to your project.

To reiterate, we have assembled an experienced team of engineering and cost estimating partners to join us in this study. We have worked with all of these team members in the past, and are confident that the unique combination of integrated design services offered by our team will allow us to strengthen your community and town fabric while maximizing space, energy and cost efficiency. Working closely with you and project stakeholders, the Placework team will assist you in creating an efficient hub for town administration.

We have received and reviewed all related addenda to the RFQ/P, including responses to bidder questions and your updated procurement schedule. We are eager to answer any questions you may have as you review our proposal. I am confident in our team's proven ability to deliver a process and design worthy of the Town of South Berwick residents, administrators, and staff. We look forward to being part of this important project!

Sincerely,



Alyssa Manypenny Murphy, AIA, LEED AP
Principal

FIRM

Project Team

Our team has worked together on several projects of similar scope and complexity. We have strong working relationships and believe that this team is uniquely qualified for this particular project.

We have recently completed a study for the Town of Newmarket's municipal facilities, including their Town Hall - also a historic school building. CES and Thornton Tomasetti have supported us on several such studies for both municipal and private clients. Marc Jobin of Jobin Construction Consultants provides a wide range of cost-estimating and owner's project management services. He has provided accurate and concise cost estimating for many of our municipal study projects.

PLACEWORK

ARCHITECTURE +
PROJECT MANAGEMENT

Alyssa Murphy, AIA, LEED AP
Principal

Josh Lacasse, AIA, LEED AP
Project Manager

CES

MECHANICAL
ELECTRICAL
PLUMBING
FIRE PROTECTION

Douglas Lajoie, PE, LEED AP, MCPPO
Chief Electrical Engineer

Delbert Smith, Jr., PE, LEED AP
Chief Plumbing & Fire Protection Engineer

James Senatro, PE, LEED AP
Chief Mechanical Engineer

Curtis Chase
Project Manager

THORNTON TOMASETTI

STRUCTURAL

Ethan Rhile, P.E.
Structural Engineer

Steven Knowles, P.E.
Project Manager

JOBIN CONSTRUCTION CONSULTANTS

COST ESTIMATING

Marc Jobin
Principal

Placework

To achieve a lasting positive impact, we need to envision it.

Placework's mission is to create transformative design for the benefit of people and planet. We believe it is possible for buildings to make a positive contribution to human and ecological well-being. Regenerative outcomes require us to question basic assumptions about what is possible. This approach requires a mindset that encompasses both the artist and the technician. To manifest a regenerative vision, we need the tools to ensure our aspirations are supported by the reality of our design. At Placework, we engage technology to model future outcomes to drive responsible decision-making today.



SERVICES

ARCHITECTURAL DESIGN
FEASIBILITY STUDIES
PROGRAMMING
MASTER PLANNING
CAPITAL PLANNING
PROJECT DEFINITION
CONCEPTUAL DESIGN



Designing with Purpose.

As a Certified B Corporation, Placework has demonstrated the highest verified standards of social and environmental performance, transparency, and accountability. We are leading the shift from a “do less harm” paradigm to one that creates a just and healthy future for all.

Placework was founded in 2010 and established as a PLLC in 2013. Formerly Manypenny Murphy Architecture, we changed our name in 2019 to better reflect the skills, vision, and values of our team. We became a Certified B Corporation in 2022.



ABOUT THORNTON TOMASETTI

Thornton Tomasetti optimizes the design and performance of structures, materials and systems for projects of every size and level of complexity. An employee-owned organization of engineers, scientists, architects and other professionals collaborating from offices worldwide, we support clients by drawing on the diverse expertise of our integrated practices. We are committed to be a sustainable and enduring organization and the global driver of innovation in our industry.

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

Facade engineering

Restoration & renewal

Forensics

Sustainability consulting

Resilience consulting

Protective design & security

Transportation & infrastructure

Applied Science

70+

YEARS

90,000+

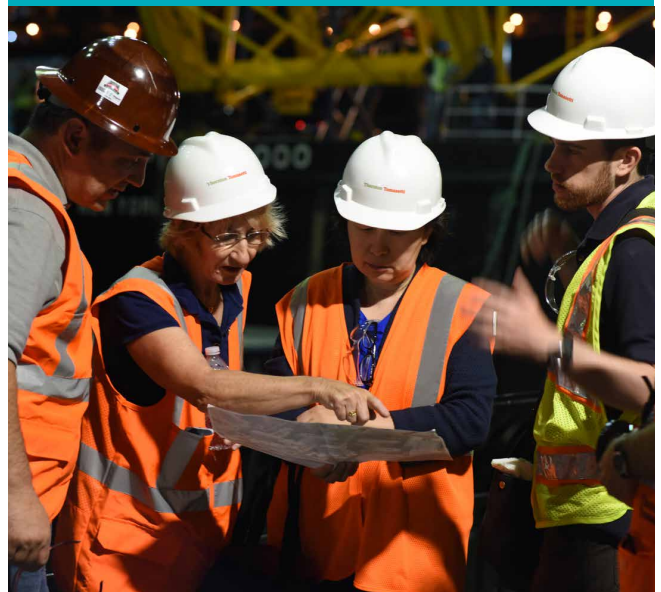
PROJECTS

50+

LANGUAGES SPOKEN

45+

OFFICES WORLDWIDE



Thornton Tomasetti

Firm Profile



About CES

Founded in 1994, CES is a mechanical, electrical, plumbing, and fire protection engineering and commissioning firm with 160 employees in seven national offices. CES specializes in the design of custom building systems for projects across the United States. For over 25 years, our firm has participated in facility assessments and analysis, master planning, complex renovations, and new construction projects. Nearly all of our projects invite the possibility of sustainable design elements - from the incorporation of high performance building design to LEED certification and Net Zero buildings.

SERVICES

- Mechanical
- Electrical
- Plumbing
- Fire Protection
- LEED & Net Zero Design
- Commissioning

MARKETS

- Academic
- Civic
- Healthcare
- Hospitality
- Workplace
- Multifamily Housing
- Private Residences

SIZE

- 160 Employees
- 15 LEED AP
- 6 HERS

OFFICE LOCATIONS

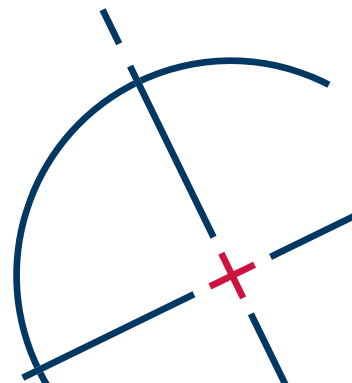
- Connecticut
- Massachusetts
- New Hampshire
- New York
- Florida
- Texas
- Montana

ceseng.com

Critical Thinkers | Problem Solvers

As engineers, we are critical thinkers and problem solvers. We come about it naturally and we are drawn to situations where we can use our innate problem solving skills. We like to take things apart to figure out how they work and then put them back together just for fun so we can learn from the process.

We approach projects the same way: take the time to listen and learn first, apply lessons learned and experience from past projects and offer a solution. If that doesn't work we reconsider, rethink, re-engineer. We are engineers and solution providers by nature.



Workload

Placework and our consulting team have sufficient capacity to take on this project and will allocate appropriate staff and resources to complete the work as described in our proposal. A current workload projection for key personnel follows below:

Current Projects - Alyssa Murphy, Principal						
Project	Role	% Complete	Design Completion	Construction Completion	Anticipated Construction Value	Owner
Oceanic Hotel Renovations	Principal	50%	May-24	Sep-24	\$250,000	Star Island Corporation
UNH Women's Locker Renovation	Principal	75%	Feb-24	Dec-25	\$6,300,000	UNH
Roberts Farm Experiential Learning Center	Principal	75%	Dec-23	Sep-24	\$1,100,000	Oxford Hills School District - MSAD 17
Lebanon Downtown Redevelopment Study	Principal	0%	Feb-25	N/A	tbd	City of Lebanon, NH
33 Old Post Road	Principal	0%	Dec-24	Dec-26	tbd	Private - withheld
				TOTAL:	\$7,650,000	

Current Projects - Josh Lacasse, Project Manager						
Project	Role	% Complete	Design Completion	Construction Completion	Anticipated Construction Value	Owner
Hampton Hub Collaborative Community Center Study	Project Manager	90%	Mar-24	N/A	\$13,000,000	Town of Hampton, NH
Roberts Farm Experiential Learning Center	Technical Oversight (As needed)	75%	Dec-23	Sep-24	\$1,100,000	Oxford Hills School District - MSAD 17
Lebanon Downtown Redevelopment Study	Project Manager	0%	Feb-25	N/A	tbd	City of Lebanon, NH
33 Old Post Road	Project Manager	0%	Dec-24	Dec-26	tbd	Private - withheld
				TOTAL:	\$14,100,000	

EXPERIENCE



Town of Newmarket Facilities Plan

A comprehensive study to inform town facility planning

For the Town of Newmarket Facility Master Plan, Placework evaluated nine Town Facilities and developed planning recommendations to inform Capital Improvement Planning. Beginning with an assessment of each existing facility and an assessment of town-wide space needs, the project team determined that several facilities, including the Town Hall and Police Department, require upgrades.

Placework developed conceptual planning options and preliminary budgets for the Town of Newmarket's use in future planning, with a focus on the renovation and addition to the existing Town Hall and Police Department buildings. The final report will support Newmarket's ongoing planning and development as they strive to maintain their buildings as functional, efficient and resilient resources for the 21st century.

SCOPE

Facilities Planning Study

CLIENT

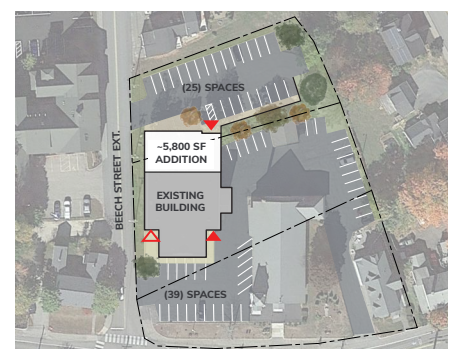
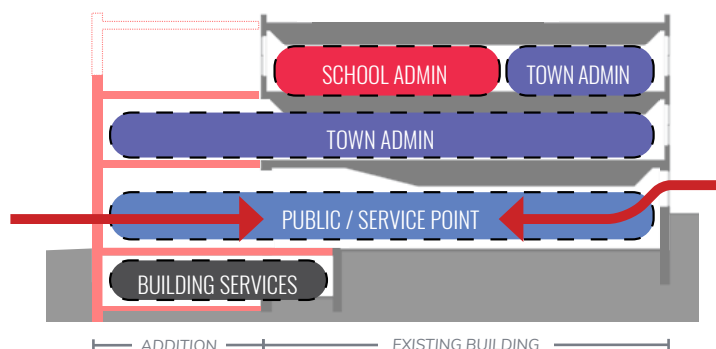
Town of Newmarket

YEARS

2022-2023

REFERENCE

Steve Fournier
Town Manager
186 Main Street
Newmarket, NH 03857
603.659.3617





Portsmouth Senior Activity Center

Adaptive reuse for an engaged community

Placework collaborated with AECm Engineering and the City of Portsmouth to transform a mid-century utilitarian structure into a welcoming 21st-century multi-use space. From the early conceptual design stages through construction, our team re-imagined a former 1950s Army Reserve Center as a vibrant hub to support programming for the local senior community. The municipal facility not only meets the current need for flexible spaces of various sizes, but anticipates future growth of multi-generational community resources on the site.

A new entrance vestibule and canopy defines the new entry while providing a covered arrival and seating area. The lounge, a comfortable and inviting gathering space, is the focal point of the new interior; activity rooms of various sizes allow for flexible use, from lectures to yoga and dancing. Finishes throughout the building were chosen to soften the existing masonry construction and provide warm, tactile material elements.

SCOPE

Adaptive Reuse, Municipal

CLIENT

City of Portsmouth, NH

YEARS

2017-2020

REFERENCE

Joe Almeida
Facilities Manager,
City of Portsmouth
(603) 766-3348
jalmeida@cityofportsmouth.com





Somersworth Library Feasibility Study

Space planning and accessibility for a historic structure

Originally built in 1968, the Somersworth Public Library is a unique building that boasts a wide-open interior with multiple dynamic levels connected only by stairs. Placework initially performed a life-safety and accessibility study, which led to considerations of how to reorganize or expand the existing square footage to suit the library's current and future needs.

Our team assessed the library operations as well as structural and building systems. After considering both renovation and addition options, the selected plan proposes an addition to better position the children's area, bring restrooms onto the main level, and provide new engagement with the street. The new design will also provide more meeting and common space for Somersworth residents.

A cost estimate was developed to support future planning.

SCOPE

Renovation/Addition Study

CLIENT

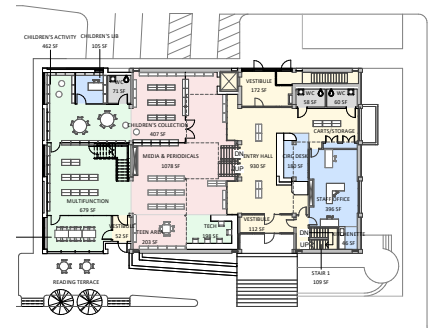
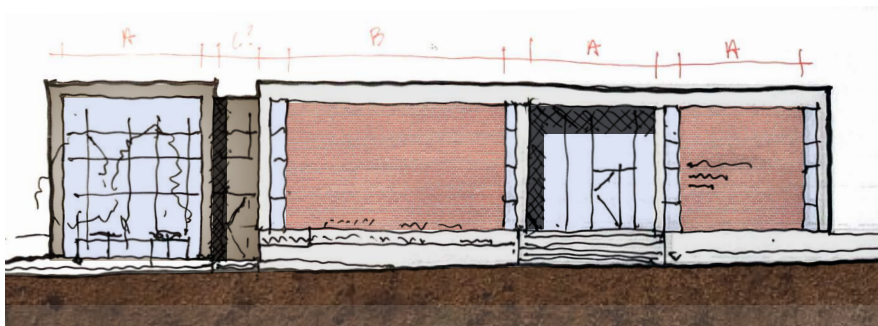
Town of Somersworth, NH

YEAR

2022

REFERENCE

Scott A. Smith
Deputy City Manager
Somersworth, NH
603.692.9504





Saint Anselm College Humanities Institute

Adaptive reuse at the heart of campus

The former campus central heating plant has recently reopened as the new home of the Gregory J. Grappone Humanities Institute. The prominent location between Alumni Hall —the college's original building — and the college's new welcome center provides an opportunity to highlight both a charming historic building and the central importance of the humanities to the institution.

The design transforms the existing elevated level and cavernous basement below into flexible classrooms as well as collaborative community space. The new site design and entrance highlight features of the existing building and enliven this area of campus. Over the course of four years, Placework worked with Saint Anselm leadership and faculty to develop the program, conceptual design, and budget to assess the feasibility and support fundraising. We provided full architectural and interior design, including coordination of all furnishings.

SCOPE

Adaptive Reuse

CLIENT

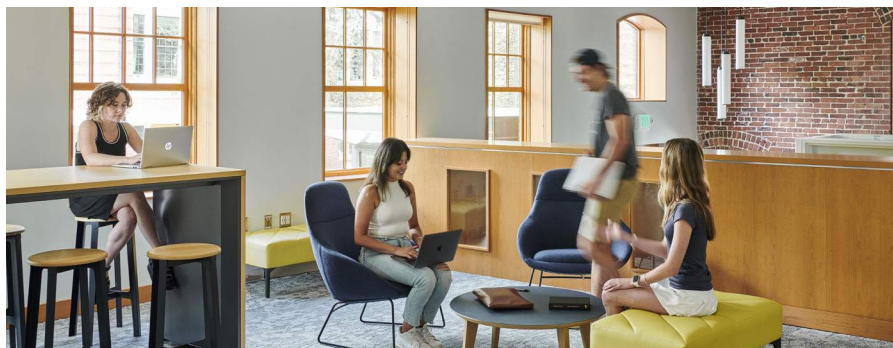
Saint Anselm College

YEARS

2019-2023

REFERENCE

Jonathan Woodcock
Director of Physical Plant
Saint Anselm College
(603) 641-7118
jwoodcock@anselm.edu





Raymond Town Office Planning Study

New life for a beloved building at the town center.

Placework is working with the Town of Raymond to restore and transform its Old Firehouse - a 19th century structure at the heart of the town center. The building is prominently located on the town green within the municipal complex. The exterior will be restored to the character of its original construction, and the interior will be transformed to meet the needs of several town administrative departments.

Placework conducted a comprehensive existing conditions assessment to identify building deficiencies with regard to structure, envelope, mechanical systems and code compliance, created a detailed program documenting space needs, and developed a conceptual design and budget for the work. Frequent interaction with town representatives resulted in a design that maximizes efficiency of the building and creates a central green between the two adjacent town facilities.

SCOPE

Adaptive Reuse

CLIENT

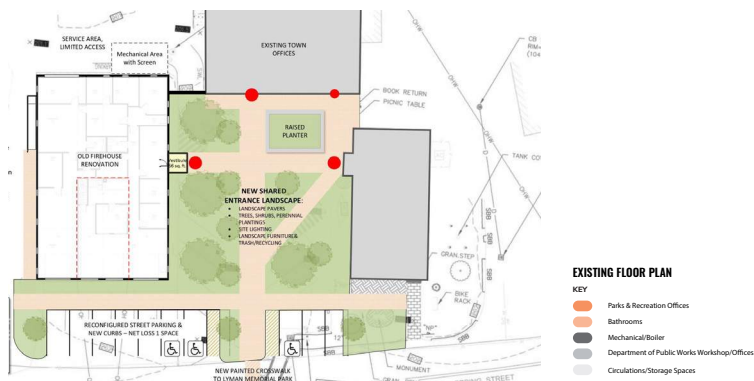
Town of Raymond, NH

YEAR

2020-2021

REFERENCE

Stephen Brewer
Director, Dept. of Public Works
Town of Raymond
603.365.7134
sbrewer@raymondnh.gov



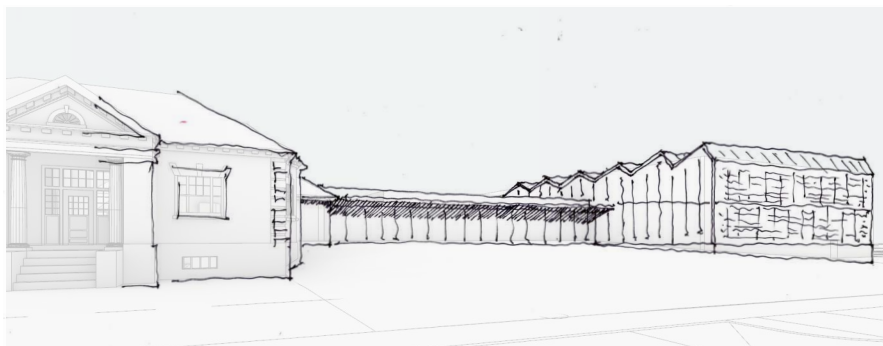


The Hampton Hub

Planning innovative indoor recreation spaces

Following a comprehensive recreation needs assessment showing a shortage of dedicated indoor recreation space, the Town of Hampton engaged Placework on conceptual planning and design for a new multi-generational Community Center known as the Hampton Hub. A collaboration between the Public Library and Town Recreation Department, the facility will serve as an innovative model, combining shared recreational and Library resources.

After assessing the Town's existing historic library building and department space needs, Placework conducted a public listening session to gather feedback. Ultimately, the team proposed a nearly 24,000 square foot addition to the existing historic library, housing collaborative meeting spaces, a community kitchen, large multipurpose room, dedicated senior room, and support functions. The concept design for the project will be complete in early 2024, including a preliminary project budget to enable future planning.



SCOPE

Planning / Concept Design Study

CLIENT

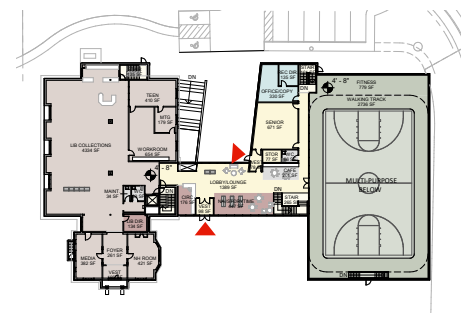
Town of Hampton, NH

YEARS

2023-Present

REFERENCE

Jamie Sullivan
Town Manager
Hampton NH
603.758.1517



Municipal Facilities Studies + Masterplans



With an expansive portfolio of facility assessments and masterplanning projects, we are highly skilled at providing input to identify and document existing building systems as well as making recommendations for expanding, reusing, or replacing various mechanical, electrical, and fire protection systems.

15 Ocean Avenue

Site Utility Masterplan
Bridgehampton NY

Auburn Public Safety

Facilities Study
Auburn MA

Butler/McCook House

Masterplan
Hartford CT

Chubb/Executive Risk

Masterplan
Simsbury CT

Institute of Living

Masterplan
Hartford CT

Island of Nantucket

Facilities Study
Nantucket MA

New Britain YWCA

Masterplan
New Britain CT

Old Lyme Library

Facilities Study
Old Lyme CT

Town of Acton

Facilities Study
Acton MA

Town of Brimfield

Facilities Study
Brimfield MA

Town of Brookfield

Masterplan
Brookfield CT

Town of Hadley

Facilities Study
Hadley MA

Town of Hanover

Facilities Study
Hanover MA

Town of Longmeadow

Masterplan
Longmeadow MA

Town of Madison

Facilities Study
Madison CT

Town of Rockport

Facilities Study + Masterplan
Rockport MA

Town of Newtown

Facilities Study
Newtown CT

Town of Simsbury

Facilities Study
Simsbury CT

Town of Suffield

Facilities Study
Masterplan
Suffield CT

Town of Stoughton

Facilities Masterplan
Stoughton MA

Municipal Building Experience



Aquinnah Town Hall
Aquinnah MA

Acton Town Wide Study
Acton MA

Brimfield Town Study
Brimfield MA

Bristol Municipal Buildings Study
Bristol CT

Cheshire Senior Center
Cheshire CT

Chester Town Hall
Chester CT

City Hall Plaza
Boston MA

Malden Municipal Buildings Study
Malden CT

Clinton Town Hall
Clinton CT

Colchester Municipal Offices
Colchester CT

Cromwell Municipal Offices & Community Center
Cromwell CT

Danbury Town Hall
Danbury CT

East Haddam Senior Center
East Haddam CT

East Hartford Town Hall
East Hartford CT

Farmington Town Hall
Farmington CT

Franklin Town Hall
Franklin CT

Glastonbury Town Hall
Glastonbury CT

Golden Isles Park
Hallandale Beach FL

Greenwich Senior Center
Greenwich CT

Hadley Municipal Buildings Study
Hadley MA

Hatfield Town Hall
Hatfield MA

Hicks Memorial Municipal Center
Tolland CT

Killingworth Town Hall
Killingworth CT

Longmeadow Facilities Study
Longmeadow MA

Lyme Town Hall and Library
Lyme CT

Malden Town Hall
Malden MA

Monson Police & Town Offices
Monson MA

New Britain YMCA
New Britain CT

New Canaan YMCA
New Canaan CT

New Haven City Hall
New Haven CT

Newington Town Hall & Sr. Center
Newington CT

New London Buildings Study
New London CT

New Milford Town Hall
New Milford CT

New Salem Municipal Buildings
New Salem MA

Newtown Facilities Study
Newtown CT

Oak Bluffs Town Hall
Oak Bluffs MA

Oakland Park Facilities Study
Oakland Park FL

Oakland Park City Hall
Oakland Park FL

Pittsfield State Office Building
Pittsfield MA

Salem Town Hall
Salem MA

Shelton Town Hall
Shelton CT

Simsbury Town Hall
Simsbury CT

Southbury Town Hall
Southbury CT

South Windsor Town Hall
South Windsor CT

Suffield Senior Center
Suffield CT

Alyssa Manypenny Murphy, AIA, LEED AP



Alyssa is a registered architect and Principal of Placework. She leads projects that serve communities for municipal, higher education, and non-profit clients. Her expertise ranges from early project planning studies through design and construction administration. Alyssa's pragmatic optimism supports her ability to engage disparate stakeholders and define a vision for collective success.

Prior to founding Placework, Alyssa led education and multi-family housing projects for ten years in New York City. Alyssa is currently serving as the New Hampshire representative to the national Strategic Council of the American Institute of Architects.

EDUCATION

University of Pennsylvania
M. Arch, 2001

Architectural Association
London

Middlebury College
B.A. magna cum laude 1995

REGISTRATIONS

NH- 03806

ME- 3771

MA- 952622

NY- 031072

HONORS

AIA/NH Clinton Sheer Award -2022

AIA/NH Excellence in Architecture
Merit Awards - 2021 & 2016

Plan NH Merit Award - 2020
Madbury Public Library

COMMUNITY

AIA National Strategic Council
2022-2025

Editor-in-Chief, Forum
AIA NH quarterly magazine
2018-present

AIA New Hampshire
Board of Directors, 2015-2020
President 2018

New Hampshire Architecture
Foundation, President 2019-2020

Seacoast Community School,
Board Member, 2012-2016

SELECT PROJECTS

Saint Anselm College Humanities Institute
Manchester, NH Programming, through construction 2019-2023

Madbury Public Library
Madbury, NH Programming through construction, 2015-2019

Portsmouth Senior Activity Center
Portsmouth, NH Programming through construction, 2017-2020

Somersworth Library Planning Study
Somersworth, NH. Space Planning and Conceptual Design, 2022

Saltonstall Farm Event Barn
Stratham, NH Adaptive Reuse, 2019-2020

Dover Children's Home
Dover, NH Historic Preservation and Renovation 2018-19

University of New Hampshire – Hubbard Hall Expansion Study
Durham, NH Facility assessment, programming and schematic design, 2017-18

South Church – Social Hall & Classroom Renovation
Portsmouth, NH. Programming through construction, 2017-2018

University of New Hampshire – New England Center
Durham, NH Adaptive Reuse for Advancement, 2015-2017

EXPERIENCE

Higher Education Studio Project Manager, Harriman
Auburn, Maine 2009-2012

Associate, Edelman Sultan Knox Wood/Architects
New York, New York 2001-2009

Josh Lacasse, AIA, LEED AP



Josh Lacasse is a registered architect with a background in planning and conceptual design through construction administration. He has over 15 years of experience in academic, cultural, and government projects, with specific experience working with existing buildings. Josh's approach to design is research based, contextual, and focused on satisfying the diverse needs of clients, stakeholders, and community members.

Prior experience rehabilitating architecturally significant existing buildings fostered in Josh a passion for adaptive reuse to confront new requirements regarding technology, climate, and social issues.

EDUCATION

Syracuse University
B. Arch. 2007, cum laude

REGISTRATION

NH - 03968
MA - 31907

HONORS

AIA New York Merit Award
Subcat Studios

SCUP Excellence in Architecture
AIA Illinois Frank Lloyd Wright Award
AIA New England Honor Award
University of Chicago, Saieh Hall

AIA Rhode Island Design Award
Illuminating Engineering Society
Award of Merit
The Wheeler School, Gilder Center for
the Arts

COMMUNITY

Guest Critic
Boston Architectural Center
2010-2016

Volunteer, Boston Community
Preservation Office
2018-2019

Pro-bono Design Study
Boston Latin School
2018

SELECT PROJECTS

Town of Newmarket Facility Master Plan
Newmarket, NH Assessment & Master Planning 2022-2023

Berwick Library Planning Study
Berwick, ME Programming + Conceptual Design 2022-23

Somersworth Library Planning Study
Somersworth, NH Programming + Conceptual Design 2022

Saint Anselm College Humanities Institute
Manchester, NH Construction Administration 2022-23

Brown University, Haffenreffer Museum Relocation Study*
Providence, RI Planning Study 2022

Phillips Exeter Academy, Class of 1945 Library Renewal*
Exeter, NH Project Manager, 2017 - 2021

US Department of State, US Consulate Major Rehabilitation*
Thessaloniki, Greece Project Manager, 2021-2022

Hamilton College, Burke Library*
Clinton, NY Project Manager, SD - DD, 2018

US Department of State, US Embassy Major Rehabilitation*
Athens, Greece Project Architect, 2014 - 2022

Massachusetts Institute of Technology - Simons Building *
Cambridge, MA Project Architect, 2012 - 2013

EXPERIENCE

Project Manager, Ann Beha Architects Boston, MA

Bergmeyer Associates, Boston MA

Fiedler Marciano Architecture, New York, NY

*Indicates work performed while employed at a previous firm

ETHAN A. RHILE, P.E.

Vice President



Project role

Structural Engineering Project in Charge

Summary

Ethan Rhile joined Becker Structural Engineers in September 2001, which was acquired by Thornton Tomasetti in 2019. He has extensive experience in the design of multi-story commercial buildings and industrial facilities and brings specialized knowledge of timber framing systems. Ethan has also been involved with highway bridge design and inspection, including multi-lane bridges stretching up to 26 spans. His background includes specialty field evaluation of existing parking structures, train bridge analysis, airport building design and hangar structure repair, construction shoring and retaining walls.

Education

- B.S. Civil Engineering, 1996, Pennsylvania State University

Registrations

- Licensed Professional Engineer in ME, PA

Professional activities

- Member, American Institute of Steel Construction (AISC)
- Member, Structural Engineers Association of Maine (SEAM)

Select project experience

State of Maine District Courthouse, York Judicial Center, Biddeford, ME. Structural design and construction administration for the 115,000-square-foot court facility, which combines the district courts in Springvale, Biddeford and York. The three-story building houses 10 courtrooms, a mediation suite and detention areas. It consists of a structural system with steel framing and composite beams supporting steel deck and concrete floors. The lateral system comprises steel braced frames. It is founded on conventional soil bearing foundations. The highly sustainable building is all-electric with rooftop photovoltaics.

Morse High School and Bath Regional Career & Technical Center, Bath, ME. Structural engineering and high-performance energy consulting for a new 186,000-square-foot school. The new center accommodates 650 high school students and 180 vocational students, integrating core high school curriculum studies and CTE programming into a STEAM environment. Sustainability scope included daylighting and energy analysis and environmental quality and design for optimization of architectural and mechanical systems.

Tilton School Academic Building, Tilton, New Hampshire. Structural engineering for a new three-story, 42,000-square-foot building over a day-lighted ground floor. The ground floor serves as a storage and mechanical space and a lower level entry and the upper floor houses classrooms, laboratories and offices.

Sanford Regional High School and Technical Center, Sanford, ME. Structural engineering services for a new state-of-the-art high school and technical education center to support 1,800 students. This two-story, 300,000-square-foot building includes a 900-seat performance art center. It uses steel-framed construction with steel tube columns and wide flange girders, along with steel joists and concrete slabs on metal deck. The structural team used rammed aggregate columns to improve the poor soils found on the school site.

Mid-Coast School of Technology, Region 8, Rockland, ME. Structural design of a new, two-story 90,000-square-foot facility that houses career and technical education programs such as automotive, construction, medical science, marine technology, engineering and machining. After determining renovations were more cost prohibitive, the existing building was demolished. Scope of services included providing structural information to support the project from schematic design through construction administration and special inspections.

University of Maine, Ferland Engineering Education and Design Center, Orono, ME. Structural design services, LEED consulting and sustainability consulting services for a 120,000-square-foot multi-use academic and laboratory building comprising offices, laboratories, technical spaces and classrooms. The building uses a steel and concrete structural system and is pursuing LEED Silver and a target of carbon neutral by 2040.

Orono Schools, Renovation and Addition, Orono, ME. Structural engineering services for the pre-referendum and concept design of portions of the Asa Adams Elementary School and Middle/High School that will be removed with new additions constructed at both locations. Additions include a performing arts center at the high school and a kitchen/cafeteria and administrative space at the Asa Adams Schools. The work includes providing scope and opinion of probable costs for the upcoming referendum.

Thornton Tomasetti

ZACHARY CHABOT, P.E.

Senior Project Engineer



Project role

Structural Engineer

Summary

Zachary Chabot joined Thornton Tomasetti in 2024 with over seven years of structural engineering experience working on diverse projects involving the design, investigation, and rehabilitation of a range of commercial, higher education, and industrial structures. He has experience performing dynamic structural analyses, evaluating structural vibrations, and analyzing non-building structures. Zachary is passionate about embodied carbon in structures and committed to working toward reducing the embodied carbon footprint of structures through his involvement in the SE 2050 Subcommittee.

Education

- M.S., Civil And Environmental Engineering, 2016, Stanford University
- B.S., Civil And Environmental Engineering, 2015, University Of New Hampshire

Registrations

- Licensed Professional Engineer in MA

Professional activities

- SE 2050 Subgroup, SEI Sustainability Committee
- Member, American Society of Civil Engineers

Select papers, lectures and publications

- A Method for Performing Automated Plastic Mechanism Analyses of Steel Special Concentrically Braced Frames, SEI Structures Congress, 2019, co-author
- Bearing Capacity Failure of an Excavated Footing Prior to Building Moving Operations, ASCE 9th Forensic Engineering Congress, 2022, co-author (co-recipient of 2022 Best Paper Award from ASCE)
- "Learning from Failures: Structural, Geotechnical, and Waterproofing Aspects of Foundation Design," Northeastern University ASCE Student Chapter, February 2019, presenter
- "Structural Design Challenges for Nuclear Facilities," University of New Hampshire Civil & Environmental Engineering Alumni Conference, April 2018, presenter

Select project experience

University of New Hampshire, Fieldhouse Concourse

Renovation, Durham, NH.* Structural engineering services for the renovation of the concourse and replacement of the curtain wall during a fast-tracked construction schedule.

St. Anselm College, Jean School of Nursing & Health Sciences, Grappone Hall

Manchester, NH.* Structural engineering services for the design of a three-story, 45,000-square-foot academic facility. The building is a state-of-the-art facility housing nursing simulation labs, high-fidelity patient simulators, classrooms and offices.

MBTA, Building 3 Renovation, Everett, MA. Structural engineering services for the renovation of an office within the MBTA's Building 3, servicing rail and asset management operations. The scope of work includes project management of architectural, civil, environmental, and mechanical teams.

Phenix Block, Concord, NH.* Structural engineering services for the preliminary design of a seven-story, 108,000-square-foot concert and community venue. The scope of work includes the design of a steel moment frame adjacent to two existing brick masonry buildings.

Confidential Project, Confidential Location.* Structural engineering services for the analysis and design of five, single-story seismically separate structures housing a 25,000-square-foot nuclear facility.

12 Farnsworth, Boston, MA.* Structural engineering services for the retrofit of a six-story, 63,000-square-foot brick masonry and timber frame structure for mixed laboratory and office use. Scope of work includes seismic strengthening floor diaphragm and brick masonry walls.

Ciongoli Barn, Wellesley, MA.* Structural engineering services for the design of a 3,000-square-foot, timber-framed barn with a basketball court on the first floor and fitness area located in the basement. The scope includes the design of a water-tight reinforced concrete foundation with a rock anchor tie-down system to resist hydrostatic uplift.

Pilot House, Boston, MA.* Structural engineering services for the evaluation of existing timber beams and design of a new door opening in the existing brick masonry shear wall.

*Denotes work performed with previous employer.



Douglas Lajoie

PE, LEED AP, MCPPO

Vice President // Chief Electrical Engineer



Contact

dlajoie@ceseng.com
860 632-1682

Experience

Consulting Engineering
Services
1995-present
Prior: 9 years

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

Island of Nantucket | Nantucket MA

24 Buildings | Municipal Facilities Study

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 YWCA | New Britain CT

68,000 sf | Renovation + Addition

New Canaan YMCA | New Canaan CT

59,000 sf | Renovation + Addition

Norwood Public Safety Building | Norwood MA

52,300 sf | HVAC Systems Study + Upgrade

Town of Acton | Acton MA

19 Buildings | Study | Municipal Facilities Study

Town of Brimfield | Brimfield MA

6 Buildings | Municipal Facilities Study

Town of Madison | Madison CT

18 Buildings | Municipal Facilities Study

Town of Rockport | Rockport MA

27 Buildings | Municipal Facilities Study + Masterplan

Town of Stoughton | Stoughton MA

10 Buildings + 6 Schools | Municipal Facilities Study + Masterplan

Westport Town Hall | Westport CT

Feasibility Study





Delbert Smith, Jr

PE, LEED AP
Principal // Chief Plumbing & Fire Protection Engineer



Contact

dsmith@ceseng.com
860 632-1682

Experience

Consulting Engineering Services
1995-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)

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

Canterbury Library | Canterbury CT

15,000 sf | Renovation + Addition

Greenfield Fire Station | Greenfield MA

26,000 sf | Study + New Construction

Lexington Police and Fire Station | Lexington MA

74,000 sf (combined) | New Construction

Marshfield Senior Center | Marshfield MA

11,500 sf | Addition

Northbridge Fire Station | Northbridge MA

25,700 sf | New Construction

Oak Bluffs Town Hall | Oak Bluffs MA

16,000 sf | Study & Renovation | Fossil Fuel Free, LEED, Passive House

Orleans Community Center | Orleans MA

4,850 sf | Renovation

Salem Old Town Hall & Artists Row | Salem MA

11,160 sf | Study | Artist & Event Venue

Suffield Town Hall | Suffield CT

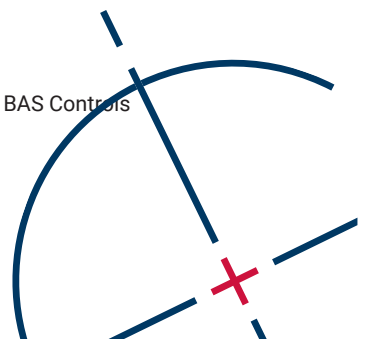
13,000 sf | Renovation

Town of South Windsor On Call Services | South Windsor CT

Town Garage: Conversion Of Garage Bays To Heated Workshop + Storage
Police Department: Replacement of 2 Boilers, Convert 2 Hot Water Heaters + BAS Controls
Replacement of cooling tower, water source heat pumps, and controls

Wilton Police Department | Wilton CT

19,700 sf | Study + New Construction





James Senatro

PE, LEED AP
Vice President // Chief Mechanical Engineer



Contact

jsenatro@ceseng.com
860 632-1682

Experience

Consulting Engineering Services
2002-present

Education

BS Mechanical Engineering
University of Hartford
West Hartford CT

MS Engineering
University of Hartford
West Hartford CT

Licenses

Professional Engineer
AL CO CT MA NH TX

Memberships

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

Energy and Environmental Ratings
Alliance (EERA)

Certifications

HERS (Home Energy Rater)

Jim is truly a mechanical engineer at heart: constantly taking things apart and putting them back together again in an ongoing effort to figure out how everything works. He approaches work (and life) in a very hands-on, inquisitive manner. You'd be hard pressed to happen upon a conversation in our lunchroom where Jim is not explaining the mechanical intricacies of anything and everything (from the inner workings of a Timex watch to the complete engine overhaul of his vintage auto) or helping someone else tackle their own fix-it dilemma. After hours, you'll find Jim completing countless construction projects around the house, his toddlers in tow.

RELEVANT PROJECT EXPERIENCE

Brookfield Senior Center | Brookfield MA
3,600 sf | Renovation

CT Convention Center | Hartford CT
Study + Repairs of Snowmelt System

Dennis Fire Station | Dennis MA
14,000 sf | New Construction

Hicks Memorial Municipal Center | Tolland CT
Study + HVAC Options Analysis

Norwood Public Safety | Norwood MA
52,300 sf | Renovation | HVAC Design

Onset Fire Station | Onset MA
12,000 sf | New Construction

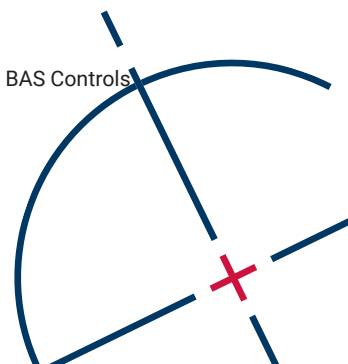
Otis Library | Norwich CT
36,000 sf | Historic Renovation

Pittsfield State Office Building | Pittsfield MA
Addition of Air Conditioning

Salem Old Town Hall & Artists Row | Salem MA
11,160 sf | Study | Artist & Event Venue

Town of South Windsor On Call Services | South Windsor CT
Town Garage: Conversion Of Garage Bays To Heated Workshop + Storage
Police Department: Replacement of 2 Boilers, Convert 2 Hot Water Heaters + BAS Controls
Replacement of cooling tower, water source heat pumps, and controls

VMP Pavilion | South Windsor CT
MEP Plans + Site Utilities



Curtis Chase

Project Manager



Contact

cchase@ceseng.com
210 686-1614

Experience

Consulting Engineering Services
2013-present
Prior: 8 years

Education

BS Electrical Engineering
Norwich University
Northfield VT

Memberships

Illuminating Engineering Society

Curtis has worked on a mix of commercial and residential projects, including renovations, existing conditions studies and recommendations. His experience spans from high end hospitality and sporting venues to residences located across the United States. Curtis is passionate about renewable energy and implements a sustainable approach into his design process.

RELEVANT PROJECT EXPERIENCE

Belmont Ice Rink | Belmont MA
Study

DCAMM DYS Facilities | Massachusetts
610,000 sf | 10 DYS Facilities | Assessment

Dennis Fire Station | Dennis MA
14,000 sf | New Construction

New Bedford Public Safety Building | New Bedford MA
15,000 sf | New Construction

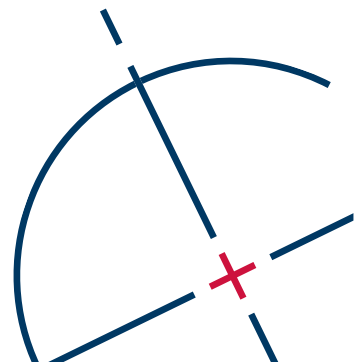
Newington Fire Station | Newington NH
Study

Orleans Fire Station | Orleans MA
7,500 sf | Study

Riverside Boat Club | Cambridge MA
Study

Seekonk Fire Station | Seekonk MA
6,000 sf | New Construction

Somersworth Public Library | Somersworth MA
8,000 sf Renovation + 3,600 sf Addition





MARC JOBIN

*OWNER'S PROJECT MANAGER
PROFESSIONAL CONSTRUCTION
ESTIMATOR*

EDUCATION & CERTIFICATIONS

Architectural Engineering BS Degree
Wentworth Institute of Technology
Boston, MA

Architectural Engineering AS Degree
NH Technical Institute
Concord, NH

Construction Project Management
Certificate
Northeastern University
Boston, MA



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Bedford, NH 03110
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mjobin@comcast.net

EXPERIENCE

Over 28 years' experience as an Owner project manager and professional estimator responsible for the planning and oversight of large scale projects including; municipal, healthcare, educational, corporate and multi-residential fields. Providing advisory services for private, public, municipal, and non-profit organizations.

RELEVANT PROJECT EXPERIENCE

NEWMARKET JR/SR SCHOOL

WOLFEBORO POLICE AND FIRE SAFETY COMPLEX

PORTSMOUTH POLICE STATION

PORTSMOUTH CITY HALL FAÇADE REPLACEMENT

EXETER PUBLIC SAFETY COMPLEX

MANCHESTER DPW AND POLICE STATION

LEBANON PUBLIC SAFETY COMPLEX and FIRE SUBSTATION

HAMPSTEAD POLICE STATION

NASHUA POLICE STATION RENOVATION

BELMONT NH TOWN HALL AND POLICE STATION

MILFORD SCHOOL DISTRICT – DISTRICT WIDE ASSESSMENT

DERRY SCHOOL DISTRICT – FEASIBILITY MASTER PLAN

UNIVERSITY OF NEW HAMPSHIRE WELCOME CENTER

STATE OF NEW HAMPSHIRE PROJECTS

- Annex Building Renovation
- Second District Courthouse Renovation
- Merrimack County Probate Court Renovations
- Archives Building Addition
- Tobey Building Renovation

APPROACH

Approach

An Active, Engaged, and Connected Community

South Berwick is a vibrant seacoast community with enormous future potential. By assessing the current conditions and holistically identifying needs and opportunities within your Town Hall, you are taking a proactive step toward planning for a future in which Town Hall meets the needs of both municipal employees and town residents. The recommendations generated by this project will shape the ways town leadership and residents interact with Town Hall for years to come.

How might objectives for your Town Hall be achieved while simultaneously improving energy and space efficiency? How might our process re-engage residents in positive, optimistic planning for the future, reflecting the unique needs of an evolving town? Our team will ask these questions and demonstrate how an informed, transparent, and collaborative process can support broadly beneficial outcomes. Our commitment to balancing the immediate needs of the Town with long-range planning goals will underpin our communications and recommendations at all stages of the project.

Defining Community Needs

All communities have differing priorities; for South Berwick, the ways Town Hall can best serve the needs of the community touch on issues of public presence and accessibility, land use, and ecological resilience. But before we are able to map a path forward, our team will develop a deeper understanding of the existing facilities through a detailed walk-through and interviewing key staff. During this phase of discovery, our team will draw on broad experience conducting municipal planning and facility condition assessments.

After the initial assessment, our team will work with the Town to develop planning recommendations meeting both current needs and long term goals. Our focus will be on identifying creative opportunities for leveraging your current facility to meet future needs. Evaluating strategies for improving civic presence, accessibility, and energy performance will be key drivers in our planning process. For example, the front doors to the Town Hall are currently inaccessible to the general public; simply restoring the use of these doors will foster enhanced connectivity between the building, landscape, Main Street, and your community in general. We propose to interface with the team currently conducting your Downtown Revitalization project, as an important step in defining a cohesive approach to public posture of the South Berwick Town Hall.

During a recent facility master plan for Newmarket, NH, Placework recommended a programmatic reorganization of the historic Town Hall to create a ground floor “service point”. Along with an addition to support overall organization and wayfinding, this reorganization will allow the building (a historic school) be repositioned as a town resource well into the future.

Communication

Placework is committed to a collaborative approach that begins with a strong foundation of trust and candor with our clients. Integrated design, a commitment to communication, and an iterative process are the foundation of successful projects. We engage by questioning and listening first, sharing our knowledge and inspirations, and then collaboratively moving toward a solution.



Project Schedule

SOUTH BERWICK TOWN HALL FACILITY STUDY + NEEDS ASSESSMENT

	2024																								
	March				April					May				June				July					Aug		
	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29			
Client Meetings		1			2					3				4				5				6			
PART 1: STARTUP & VISION																									
Project Kickoff																									
Review Existing Documentation																									
PART 2: ASSESSMENT																									
Existing Conditions Evaluation																									
Assessment & Recommendations																									
Town Review & Comment																									
PART 3: CONCEPT DESIGN																									
Conceptual Design Options																									
Finalize Conceptual Design																									
Cost Estimating																									
Final Report																									
Town Review & Comment																									

Meetings:

1. Project Kickoff & Visioning Meeting
2. Site Assessment Visit
3. Assessment & Recommendations Review

4. Draft Concept(s)

5. Design Finalization Workshop
6. Draft Final Report Review

Deliverables:

- A. Base Documentation, Preliminary Project Goals
- B. Prelim. Assessment & Recommendations Summary

C. Draft Report

- D. Final Report

Placework

Scope of Work

The following is an outline of our anticipated Scope of Work and deliverables. We are confident that our team has the capacity to complete these tasks in the time frame outlined in the schedule on the following page.

PROJECT STARTUP

During this phase we will assemble and review available building documentation, prior reports & studies, and other relevant information provided by the Town. We will create base architectural plans based on available information provided by the Town. We will gather our team for a Kick-off meeting with Town Representatives, to define expectations for the project, including:

- Confirm Steering Committee and overall schedule for conceptual designs and reports.
- Establish means and methods of project communications and set key dates for feedback.
- Gather key information or determine what additional documentation of existing building and site is required.
- Define preliminary project vision, goals, and performance criteria.

A key element of our project startup process will be a discussion of sustainability and climate impact. Setting goals early for embodied and operational carbon impact are all important elements to identify upfront and revisit throughout the planning process. By actively engaging a broad range of South Berwick staff, we will ensure that the ultimate plan support's the Town's long term goals for resilience and climate impact mitigation.

Deliverables: Meeting Minutes, Updated Project Schedule, Preliminary Project Goal Summary

FACILITY + PROGRAM ASSESSMENT

EXISTING CONDITIONS ASSESSMENT & CODE ANALYSIS

- Review existing building documentation and develop base documentation in digital format.
- ½-day site visit with project design team and Town of South Berwick staff to review and document existing conditions; meet to establish desired Basis of Design for building systems.
- Assessment existing and proposed site, to include: site and building accessibility, building physical condition, building systems condition, efficiency & energy use, and site accessibility & circulation.
- Develop baseline conceptual energy model for the existing building to evaluate proposed improvements.
- Preliminary building code analysis to identify any major deficiencies.

Deliverables: Existing Conditions Assessment and Preliminary Baseline Energy Model Results

SPACE NEEDS ASSESSMENT

As noted in the RFP, the space program developed during your prior 2023 study will serve as the assumed program. Our team will meet with you to confirm or make minor adjustments to the assumed program, however detailed staff programming interviews are not included.

Beyond basic space needs, we will review 'big-picture' program goals during the early phases of the project. Developing a thorough understanding of intangibles related to civic presence, operations, and long-range planning will underpin our conceptual design work in the following phase.

Deliverables: Meeting Minutes, Preliminary Assessment Document

CONCEPT DESIGN + FINAL REPORT

SPACE PLANNING AND SCHEMATIC DESIGN

- Develop Block Plans of future program layout within the existing building.
- Present (2) conceptual design options for Town review.
- Conceptual energy modeling to evaluate performance characteristics of options (up to 3 scenarios)
- Develop narrative approach for addressing future building systems, provide options as required.
- Refine preferred alternative for final conceptual budget.
- Two progress meetings with the Steering Committee are anticipated.

Deliverables: Conceptual Design Options, Preferred Schematic Design, Meeting minutes.

FINAL CONCEPT RECOMMENDATIONS

- Final Concept Design: plans & elevations as required to depict proposed scope.
- Narratives: building systems and structural design, building code and accessibility upgrades.
- Coordinate Opinion of Probable Cost with input from consulting engineers.
- Collate project information into final report.

Deliverables: Final Report, including Opinion of Probable Cost.



Great cities are not static—
they constantly change, and
they take the world along
with them... to provide new
structures that could house
new talent and new ideas.

EDWARD GLAESER

Placework

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