

Qualifications for Architecture/Engineering Services



Town Hall Renovation

12/20/2023



615 CONGRESS STREET | SUITE 623 | PORTLAND, ME 04101
OFFICE: 207.747.5080 | WWW.PAULDESIGNSPROJECT.COM

December 20, 2023

RE: Request for Qualifications | Design Services for Town Hall Renovation | Town of South Berwick | South Berwick, Maine

Timothy Pellerin and Jennier Janelle
Owners Agents
180 Main Street
South Berwick, Maine
tpellerin@sbmaine.us
jjanelle@sbmaine.us

Dear Timothy Pellerin and Jennier Janelle,

The Town Hall holds a significant place in South Berwick's history, embodying a legacy that intertwines with the community's identity. Paul Designs Project is honored by the prospect of contributing to the renovation of this landmark.

Our approach is centered on respecting the Town Hall's historical significance while integrating modern functionality. We are committed to crafting a space that not only meets current needs but also respects and preserves the architectural heritage.

Our team is dedicated to conducting a comprehensive analysis and providing a renovation plan that aligns with the town's aspirations. We look forward to collaborating closely with you to ensure that the revitalized Town Hall remains a vital hub within South Berwick.

Sincerely,

Paul Lewandowski IIDA AIA

A handwritten signature in blue ink that reads 'Paul Lewandowski' in a cursive, flowing style.

Paul Designs Project pllc
615 Congress Street, Suite 623
Portland, ME 04101
207.318.0257
prl@pauldesignsproject.com

BUISNESS INFORMATION

Paul Designs Project, PLLC, founded by architect Paul Lewandowski, boasts 25+ years of expertise in Architecture and Interior Design. **Our focus?** Wellness-driven design.

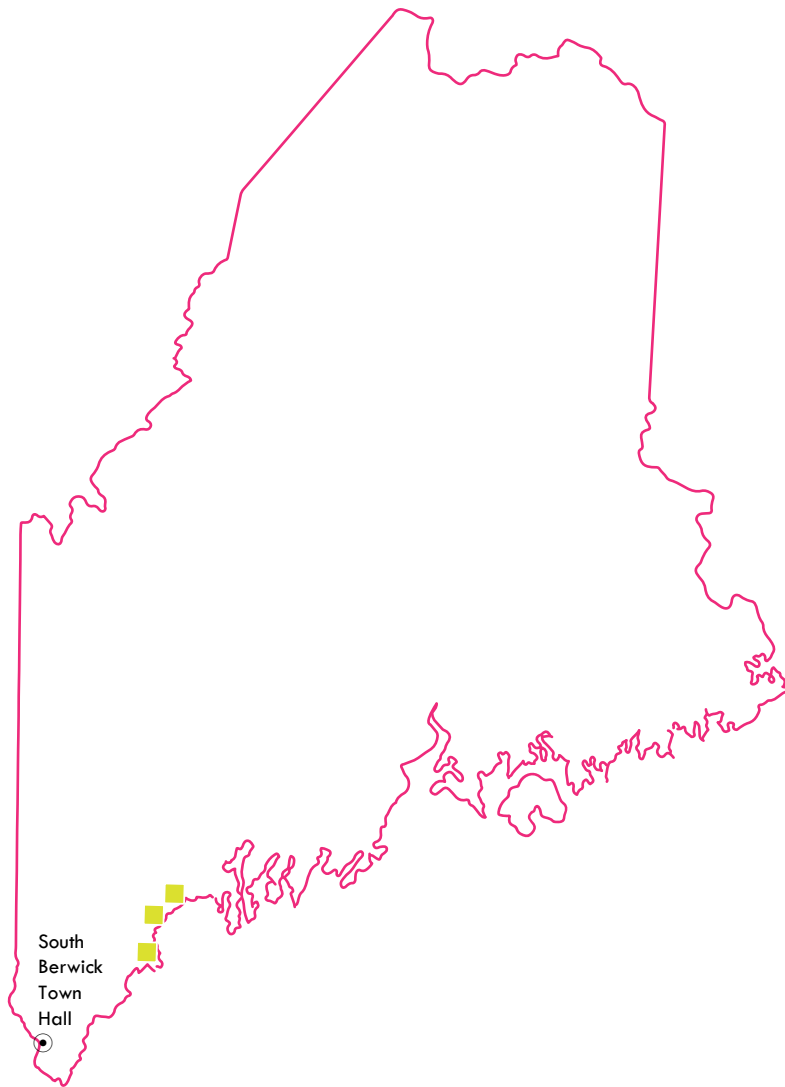
We believe in spaces that promote wellness for everyone—our team, the public, and future users. **Our values**—vitality, delight, energy, materials, and inclusivity—are the heart of every design we create.

For the Town Hall renovation, our team collaborates with Trillium and Bennett Engineering, pooling our collective experience. Together, we aim to infuse wellness and these core values into this project.

Our goal? Craft a Town Hall space that prioritizes well-being, inspires joy, and champions sustainability—benefiting the community and reflecting our commitment to wellness-centered design.

At Paul Designs Project, PLLC, we're dedicated to weaving wellness into our designs. **Our aim?** Create spaces resonating with vitality, harmony, and inclusivity—enriching the experience for all who encounter them.





Responsiveness and Proximity

Our team operates from offices in Maine—Portland, Yarmouth, and Freeport—serving projects across New England and upstate New York. We have no issues with accessing the sites and pride ourselves on our responsiveness.

This graphic illustrates our locations in relation the South Berwick Town Hall, showcasing our dedication to being close and accessible, ensuring swift responses and hands-on support whenever needed.

QUALIFICATIONS TO UNDERTAKE PROJECT

Qualifications

- Previous experience renovating historical buildings, including ones on the historic registrar.
- A robust approach to design that involves listening and response – an iterative process.
- Paul Designs Project, Trillium Engineering, and Bennett Engineering are specialists in their respective field. The multipronged approach increases value to our clients.

Paul Designs Project provides design services for both commercial and residential projects.

Available Design Services

- Architecture
- Interior Design
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Plumbing Engineering
- Septic Design
- Landscape Architecture
- Civil Engineering
- Surveying
- Site Planning
- Cost Estimating



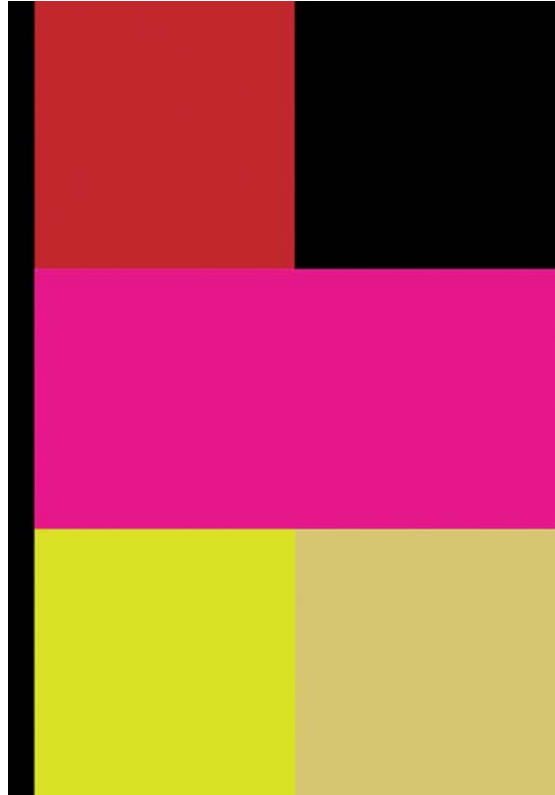
Schedule

We understand the schedule as presented. This timeline fits well with our current workload.

WHY US?

Paul Designs Project

has worked on several historically significant and contributing structures, adapting them to new modern programs. We believe that one of the best **sustainability measures is building reuse.** Opportunities for making an existing building more efficient are always present and help to breathe new life into cherished structures.



RELEVANT AND RECENT EXPERIENCE

At the **First Parish Church** in Freeport, listed on the Historic Register, we adapted the existing church to contain a new community art gallery and a choral performance space. The congregation was shrinking in size and through a creative lease, they are sharing the space with Meetinghouse Arts – holding both their weekly services as well as community concerts.

For **Pennell Institute Labs** in Gray, the Town of Gray engaged us to prepare a feasibility study to convert one of the unused buildings on the site into a community space. We studied the building and developed a place focused on accessibility and universal access. We developed a concept to install an elevator and ramp without significant impact to the building's architecture.

73 Federal Street, an 1850's townhouse in downtown Portland was a residential project. Originally built as a boarding house, the property had been significantly altered over the decades to become office space and apartments. Our clients wished to use the property as a two-family home. We reconfigured the property to open it up and return it to a more historic configuration. We designed a modern kitchen with new large windows out to the garden. This project will be featured in Maine Home+Design Magazine in 2024.

The Former **Monmouth Academy Hall** is a current project. The historic hall building had been engulfed by a 1960s-era school project. When a new school was constructed and the building abandoned, we worked with the Town of Monmouth to abate hazardous materials, demolish the school, and restore the 1855 brick building. The project will be used as a community center and will feature restored brickwork and trim, a new belfry, new windows, and a new interior configuration that will allow for multi-purpose use.

Lastly, at **317 Main Community Music Center**, we designed a modern 10,000 sf addition to an 1850s Italianate captain's house to serve as an expanded music education facility. The project was part of the new form-based zoning ordinance adopted by the town of Yarmouth and our challenge was to create a 200-person multi-purpose performance space and meet the context of the neighborhood. The addition was constructed with a cross-laminated timber structure and recently won a Maine ACEC (American Council of Engineering Companies) award for the integration of sustainable materials into a project. It is currently in consideration for a national ACEC award.

Based on our success at 317 Main Community Music Center, we were also engaged in the new concept design of the future Yarmouth Community Center on an adjacent property. This stand-alone building features a large multi-purpose space, classrooms, food pantry, lounge and office space.

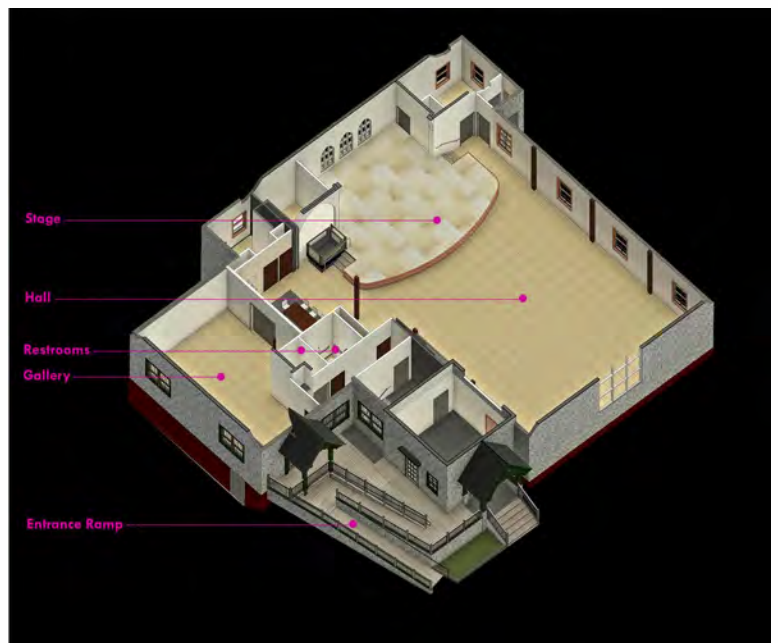
First Parish Church Freeport, ME

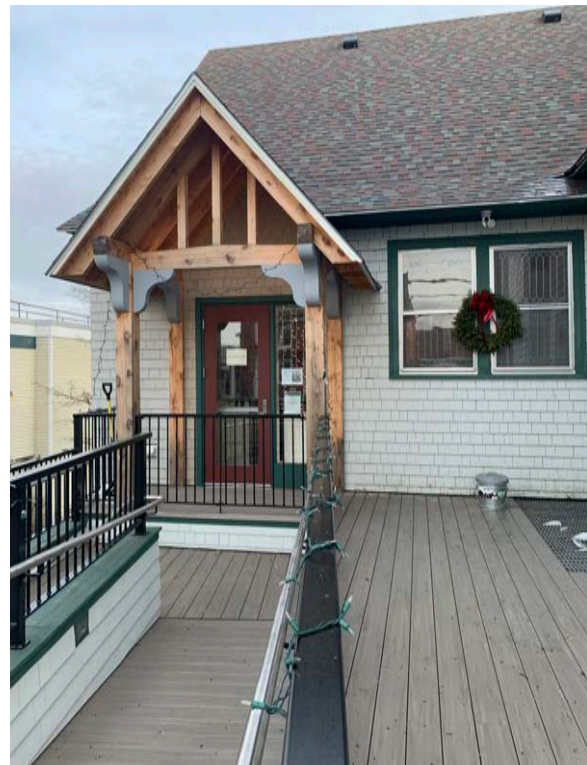


The Freeport Arts and Cultural Alliance, situated in Freeport, Maine, established Meetinghouse Arts within the historic First Parish Church, located downtown and just steps away from the LL.Bean flagship store.

The vibrant church community shared space with FACA while the main worship area underwent transformation into a 200-person performing arts center. Additionally, construction was completed for a versatile 500-square-foot art gallery.

Several infrastructure enhancements, including new restroom facilities and an exterior ramp, were implemented. These improvements, crucial for life safety, were meticulously designed in close collaboration with the Freeport Historical Society and the Freeport Economic Development Office.





Paul Designs Project



The **Pennell Institute Labs** feasibility study was an exercise for the town of Gray, Maine. An interior renovation, with minor exterior alterations, the goal was to compare the feasibility of bringing an old, historic building up to current occupancy standards by complying with ADA, NFPA and IBC regulations. We looked at an exterior ramp, an interior lift, and an elevator. The building is on the National Registry, which posed its own set of challenges in our considerations for alterations.



Historic Townhouse Portland, ME



Located in a historic district, exterior renovations of this 1855 side-by-side brick townhouse were required to meet design standards. Our services included full architecture and interior design as well as furniture selection working closely with the client.

On the first floor, we re-opened and connected the living room and dining room. A new double-pocket doorway was added to the front foyer/stair. A powder room and closet space were tucked into a new corridor connecting the foyer with the rear kitchen. Two oversized windows were added at the rear to connect the urban garden space to the kitchen. The kitchen features Danish cabinetry and a large central island for gathering.





Monmouth Academy Hall Monmouth, ME



The Former **Monmouth Academy Hall** renovation aims to retrofit an old 1850's building into a usable multi-purpose space to better service the town and extend community outreach. The challenge of this project came with modernizing a building beloved to the town with plans to seek recognition from the National Registry of Historic Places.



Interior Photography

in progress renovation



Original chalk writing from the original builders discovered during the renovation process. This material has since been saved and preserved for a special tribute in the renovated building.

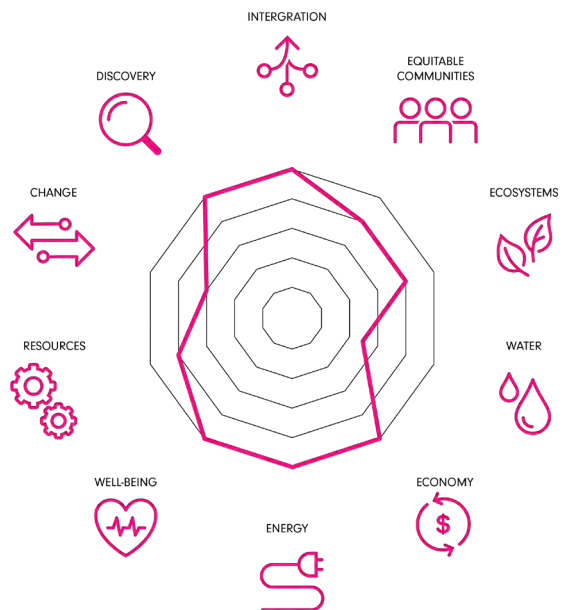


317 Main Community Music Center Yarmouth, ME



317 Main Community Music Center in Yarmouth is a vibrant facility that serves over 500 individuals each week. This new 9,000 square foot addition will allow 317 Main to offer additional music instruction and provide a 200 person multi-purpose performance space. This addition was designed to comply with the new Yarmouth Zoning requirements and has created a vibrant community resource.

This project was designed utilizing mass timber - CLT (cross laminated timber). The addition blends with the existing building by using similar exterior materials — clapboard siding and details taken from the barn that once stood on the property.





317 Main Community Music Center

PROJECT TEAM South Berwick Town Hall Renovation

ARCHITECTURE Paul Designs Project

- Paul Lewandowski IIDA, AIA
- Jacob Green
- Andrew Treworgy AIAA

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERING Bennett Engineering

- Will Bennett PE

CIVIL/STRUCTURAL ENGINEERING Trillium Engineering

- Eric Dube PE

COST ESTIMATING PCM Company

- Kyla Magnusson





Paul Lewandowski IIDA, AIA, NCARB

Education

B. Arch, B.S. Building Science, Minor - Studio Arts and Geology
Rensselaer Polytechnic Institute, Troy, New York, May 1989

Registration

Architect – Maine, New York, New Hampshire, Massachusetts, NCARB

Certification

AIA, LEED, IIDA, NCARB

Awards

2023 IIDA New England Business Leader Honoree, Boston, MA
2019 MaineAIA Design Awards – Nectar, Maine Mass Timber Competition
2019 MaineAIA Design Awards, Peoples' Choice Award – Nectar,
2017 IIDA New England Design Awards – 305 Commercial Street Studio, Portland, ME
2016 MaineAIA Design Awards – 305 Commercial Street Studio, Portland, ME
2016 MaineAIA Design Awards – The Salvation Army, Camp Sebago Hall, Standish, ME
2016 MaineAIA Design Awards – KVCC, Sustainable Agriculture Building, Fairfield, ME
2012 Brick in Architecture Awards – Silver Certificate, St. Mary's Regional Medical Center
2011 Portland Society of Architects UNBUILT Awards – Coe-Brown Northwood Academy
2010 IIDA New England Interior Design Awards - Lafayette Cancer Center - Healthcare
2010 MaineAIA Design Awards - Hebron Academy, Hebron, ME - Citation Award
2009 Portland Society of Architects UNBUILT Awards - Union College, Schenectady, NY
2006 NCARB Prize Finalist - Rensselaer Polytechnic Institute
2003 Eastern New York AIA Honor awards winner
2003 Eastern New York AIA Merit awards winner, UNBUILT
2000 Pennsylvania State AIA Design Excellence Award
1999 New York State AIA Design Excellence Award
1998 Eastern New York AIA Honor awards winner
1998 Boston Society of Architects AIA Honor Awards winner
1998 Wood Council of America award winner
1983 Atari Star Award - First Place – Education Software Programming

Publications

Maine Home+Design, June 2023 – 73 Federal Street Renovation
Maine Home+Design January 2019 – "Material Impact"
Contract Magazine, May 2016 – Best of NeoCon Juror interview
Contract Magazine, July/August 2014 – Designer Selects
Healthcare Design Magazine (cover), May/June 2014 - Maine General Hospital
Maine Home+Design, April 2014 - Design Wire – Nor' Easter Jacket, Betabrand.
Dispatch Magazine, **Style**, April 2014
L-A Magazine, May 2013 – Architect and Fashion Designer
Marie Claire, August 2012 - Project Runway casting call finalists
Maine Home+Design, September 2011 Memory as Design Inspiration – AIA Design Theory
Maine Home+Design, November/December 2010 - The "A" List
Martha Stewart Living, January 2005 - Roach Guest House, Copake Falls, New York
Architectural Record, Simon's Rock College, Fisher Center, Great Barrington, MA

Papers + Events

2020 "Working Together", Altro Flooring North American Sales Meeting, Philadelphia, PA
2019 "Design Trends", J&J Flooring Regional Sales Meeting, Portsmouth, NH
2018 "Workplace and Interior Design", University of Maine at Augusta
2017 Pecha-Kucha event Emcee
2017 "Design, Influence, and things we've learned from Television", NeoCon, Chicago, IL



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2017 "The Multi-Generational Workplace" Manchester, NH Chamber of Commerce
2015 "Sleight of Hand", ABX, Boston, MA, Panelist
2015 "Tips from a Design Junkie" Starnet Fall Conferences, Boston, MA
2015 "Philanthropy, Farming, Health and Education, NeoCon, Chicago, IL, Philadelphia, PA
2015 "Philanthropy, Farming, Health and Education, MedEd Conference 2015, Boston, MA
2015 Pecha-Kucha Portland - "From 2D to 3D"
2014 "Color Theory in Healthcare" – NeoConEast, Baltimore, MD
2014 "Simulation in Education" – NeoCon 2014, Chicago, IL
2014 "Simulation in Education" – MedEd Conference 2014, Boston, MA
2013 "Selecting the Right Flooring" – NNECERAPPA, White Mountains, New Hampshire
2013 "Design Inspiration" – guest speaker, Broderson Awards (Maine Advertising Association)
2013 "Simulation in Education" – NeoCon East 2013, Baltimore, MD
2013 "The Inspiration Board and Design Concepts" – NeoCon East 2013, Baltimore, MD
2013 Pecha-Kucha Portland – "Weaving Community" and event Emcee.
2012 "Environmental Graphics" - NeoCon-Chicago, NeoCon East-Baltimore,
2012 Pecha-Kucha Portland – "Couture d'Interieur"
2011, "Using Narrative to Demystify Healthcare Design" NeoCon, NeoCon East
University of Maine Augusta – "Design in the New Economy"
Maine Interior Design Association – A Design Journey, 2011 Keynote Address
Hebron Academy, Cum Laude Keynote Speaker, "Mathematics, Architecture and Design"

Other Experience

Adjunct Faculty Rensselaer Polytechnic Institute, School of Architecture 2004-2006
Maine College of Art, Textile and Fashion Design 2012-2014

Juror Chair, Wyoming AIA Design Awards Jury 2023
Maine Association of General Contractors Awards 2021-2023
Rochester, NY AIA Design Awards – 2023
Best of Neocon 2014 – 2022
Floor Focus Design awards, 2017
Tennessee IIDA Design Awards, 2017
StarNet Flooring International Design awards, 2016, 2018

Visiting Critic University of Maine at Augusta - Architecture Program
Rensselaer Polytechnic Institute - School of Architecture

American Institute of Architects, Maine Chapter
Design Awards Program 2012-current
American Institute of Architects, Westchester, New York Chapter
Juror, Honor Awards Program 2015
American Institute of Architects, Eastern New York Chapter
Chair, Honor Awards Program 1999 – 2003, 2005
Juror, Honor Awards Program 2011
American Institute of Architects, Buffalo, New York Chapter
Juror, Honor Awards Program 2001, 2018
American Institute of Architects, Potomac Valley, Maryland Chapter
Juror, Honor Awards Program 2010

Prostate Cancer Survivor

Zero, The End of Prostate Cancer

Zero Champion and Advocate – participates yearly in advocacy and awareness conversations with New England Senators and Representatives.
Zero Mentor – working with newly diagnosed Prostate Cancer patients to offer support.

Consumer Reviewer/Panelist – **United States Department of Defense – Congressionally Directed Medical Research Programs** – Prostate Cancer Research Programs – 2022-23 Cycle

Boards

AIA National – State of Maine Small Firm Exchange – SFx Representative
AIA Maine – Boardmember, Chair – Design Awards Committee
Rensselaer Crew Alumni Associate – President
IIDA New England, 2015-current – Past President



Andrew Treworgy Associate AIA, NCARB

Education

B. Arch
University of Maine Augusta, Augusta, Maine 2020

Civic

AIA National Associates Council – Maine Representative
Co-Chair, AIA Maine Emerging Professionals Committee

Project Experience

Project Manager – 317 Main Community Music Center, Yarmouth, ME
Concept design through construction administration for a 9,500 sf music education center. The project utilizes mass timber construction. Job responsibilities include consultant team management, client interaction and job site observation.

Project Leader – 26 Oxford Street, Portland, ME
Concept design through construction Documents for a 6 unit residential apartment building. Worked closely with client and builder through schematic phase. Presented and reviewed schematic designs through preliminary planning board. Code and zoning analysis to maximize efficiency of project with clients desired scope. Coordination with civil and structural through concept and schematic design phase

Project Designer – Pennell Labs, Gray, ME
Feasibility study for a Building on the National Historic Registry. Performed cost analysis of varying options that complied with ADA requirements AND met historic preservation suggestions/guidelines

Awards

2020 AIAS T-Shirt Design Competition Winner - "Iterate"
2019 AIAS Sticker Design Competition Winner - UMA "Make Something"
2019 Reynolds Symposium Scholarship
2018 University of Maine Design Charette Winner - Maine Technology Center
2017 University of Maine Design Charette 2nd Place - Chelsea Town Hall

Publications

Portland Press Herald, *January 2020* - 317 Main St. Expansion
Kennebec Journal, *October 2018* - Augusta Bench Project

Other Experience

Designer 2018 Augusta Bench Project (Built)



Jacob Green Materials + Design Project Manager

Education	B. SOC University of Oklahoma, Norman, OK, 2015
Certifications	Project Manager Paramedic CSI-EP
Design manager	Directing a team of designers, ensuring alignment with project goals and timelines. Fostering a collaborative and innovative environment conducive to creative excellence.
Project manager	Strategically planned project milestones, effectively allocating resources to meet tight deadlines without compromising quality. Successfully navigated intricate project schedules, ensuring on-time delivery of specifications, critical to project commencement.
Material Manager	Collaborated closely with architects, engineers, and clients to capture design intent and translate it into detailed and executable specifications. Crafted detailed and precise specifications outlining material requirements, installation procedures, and quality standards to guide project execution. Conducted thorough research on emerging materials and construction techniques to incorporate innovative and eco-friendly elements into specifications.
Projects	Popham Beach State Park Ranger Residence, Phippsburg, ME Bradbury Mountain State Park Gatehouse, Pownal, ME Bath YMCA Early Childhood Learning Center, Bath, ME Bangor Central Kitchen, Bangor, ME Fork Food Lab, South Portland, ME Monmouth Academy, Monmouth, ME Maine State Prison kitchen floor renovation, Warren, ME Multifamily, Southwest Harbor, ME Popham Beach State Park, Phippsburg, ME Sebege Lake State Park, Naples, ME

BUSINESS REFERENCES

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