



OAK POINT
ASSOCIATES

architecture
engineering
planning



QUALIFICATIONS PACKAGE

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Prepared for:

The Town of South Berwick

Timothy Pellerin, Jennier Janelle
180 Main Street
South Berwick, Maine

December 20, 2023





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Re: Design Services for Town Hall Renovation

The team of Oak Point Associates and Lassel Architects is pleased to submit qualifications to provide design services for the Town of South Berwick to better understand the renovation potential for the existing town hall. Our team is well suited for and can meet the needs of this project. We are prepared to frame a renovation scope of work that meets the programmatic needs, plans for future expansion, minimizes cost for surplus space, while providing comprehensive code, envelope and system upgrades at a budget that is roughly equivalent to new construction, so the town can evaluate a renovated town hall in its current location versus a new town hall at an alternate site.

Oak Point Associates is a fully integrated design and engineering firm with a total staff of 80 located in offices in Biddeford, Maine and Portsmouth, New Hampshire. With all major design disciplines in-house, our design and engineering process provides more efficient communication and coordination, saving time and resulting in higher quality projects for our clients. Since the firm's inception in 1979, we have completed thousands of new construction and renovation projects for clients across the Northeast. These projects have ranged from small office renovations to major space planning and renovation projects for various clients.

For this project, we are teaming with Lassel Architects. Lassel Architects was founded in 1989 and has been providing sustainable design services to municipalities for over three decades in various capacities. Their previous work denotes proficiency in truly sustainable and integrated renovation design projects. As neighbors to the town hall building in the central business district of South Berwick, Lassel Architects is deeply dedicated to the future of this crucial process for the community.

If chosen for this project, our team will work closely with the Town of South Berwick throughout the process to ensure smooth project delivery. We are confident that our previous experience showcases our ability to complete projects of this nature within tight budget and scheduling constraints while meeting high expectations regarding quality and client service.

While the enclosed portfolio provides a snapshot of our team's experience, we welcome the opportunity to meet with you to discuss in greater detail how we can best fulfill your needs for this project. Your consideration of Oak Point Associates and Lassel Architects is greatly appreciated.

Sincerely,

Robert C. Tillotson, NCARB, PE, AIA, LEED AP
President

Sarah Hourihane, AIA, LEED AP
Principal/Owner, Lassel Architects



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INTRODUCTION

Oak Point Associates (OPA)

For more than 40 years, Oak Point Associates has been transforming client needs into innovative design solutions. A full-service, interdisciplinary design and consulting organization providing a wide range of architectural, engineering, and planning services, we offer an advantageous integrated design approach. Our clients enjoy the benefits of comprehensive design capabilities merged with broad experience and personalized service.

With locations in Biddeford, Maine, and Portsmouth, New Hampshire, Oak Point Associates serves the public and private sector throughout New England. Our capabilities have been demonstrated through successful and award-winning projects for clients that include municipalities, universities and other educational institutions, state agencies, and private entities, as well as federal agencies such as the U.S. Navy, U.S. Fish and Wildlife Service, and U.S. General Services Administration.

Exceptional service is a hallmark of our operations; principals of the firm are involved in every project and lead a staff of 80 highly qualified personnel.

We are eager to show you what we have to offer.

Our flagship office has been a consistent presence in historic downtown Biddeford, Maine since 1979.





OPA BUSINESS INFORMATION

Oak Point Associates is a design studio-based practice, in which a full range of disciplines – landscape architecture, architecture, engineering, and interior design – works together in teams from the very beginning of a project to ensure the greatest amount of cross-discipline collaboration.

As a full-service firm, we have the tools, resources, and services required to take an idea and bring it into reality. From landscaping to lighting, conceptualization to the final finishes, architecture to mechanical systems– we will work with you to design and engineer your project. Robert C. Tillotson, the firm's founder, is both an architect and an engineer, and the driving force behind this integrated design approach that allows us to be more inventive, efficient, and adaptable.

Who We Are

Since the firm's inception in 1979, we have been solely focused on client satisfaction and quality, time-tested design and engineering practice. In short, we believe you should hire an architect and engineer who can deliver.

What does that mean? For starters, we think what you have to say is very important. We take the time to get to know you and ask lots of questions so that we can learn what challenges your organization faces, and how we can help you to succeed.

We don't have a signature design style, because we feel it's important for the design of your project to meet your needs, not feed our ego. We hire designers with diverse backgrounds so that when your project team is assigned, we work very

hard to ensure a good fit with your project type and your organization.

Focusing on design methodologies that are time-tested doesn't mean that we lack creativity, however. We aren't afraid of proposing innovative design solutions. In fact, it's important to us that your project takes advantage of the latest technologies, particularly if that means leaving a lighter footprint on the planet and saving you money at the same time.

One of the things we are most proud of is that our employees stay put. We try very hard to make Oak Point Associates a great place to work and that benefits our clients by ensuring continuity throughout the project. We find the best talent and then we work to keep good people.



When our clients succeed, we succeed

We have a really strong employee culture at Oak Point, which is one of the reasons why I feel that the firm has been so successful over the years.

I want to be able to continue to work into the future with the individuals with whom I've built friendships and great working relationships over a long period of time. Happy employees translate into happy clients. Ultimately, when our clients succeed, Oak Point Associates succeeds.

Robert C. Tillotson, AIA PE / President



OPA CORE SERVICES



Architecture

Architecture is the built context in which we grow – as students, educators, and institutions. At Oak Point Associates, we take pride in creating inspiring, functional, and highly efficient facilities that bring our clients closer to meeting their development goals.

Engineering

With Civil, Structural, Mechanical, Electrical and Fire Protection Engineers in-house, we have the capability to support our design teams utilizing our own staff. Our Professional Engineers bring over 600 years of cumulative industry experience to your project.

Master Planning

We provide a comprehensive look at your facilities, whether that's helping you to optimize the use of space and program resources, or prioritizing and budgeting for long-term capital improvements. We provide strategic planning and data-driven analysis.

Our studio environment includes teams of professionals experienced in their respective fields.

Some quick facts about our studio



30

Professional staff



2000+

Finished Projects



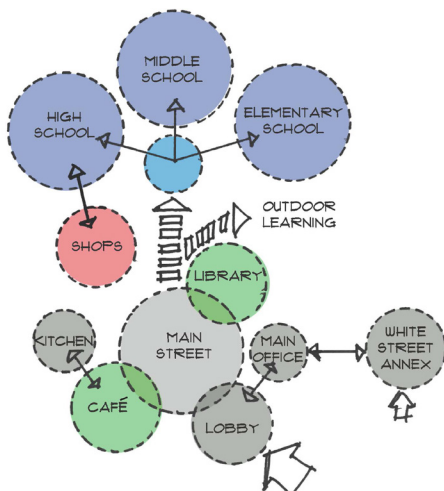
22

LEED Accredited Professionals



22

Design Awards



OPA SERVICES

Exceptional service is a hallmark of our operations; principals of the firm are involved in every project and lead a staff of 80 highly qualified personnel. Under the leadership of principals Robert C. Tillotson, Tyler G. Barter, Allison Towne DiMatteo, Sarah D. Smith, Matthew S. Albert, Peter F. Dunn, Robert Scott Hughes, and Robert C. Tillotson II, the team provides a full range of professional services including:



Architecture

New builds, renovations, additions; sustainable design; historic preservation; facilities assessments; BIM; 3D renderings



Civil Engineering

Survey, drone mapping, stormwater management, utility design, vehicular & pedestrian circulation, permitting



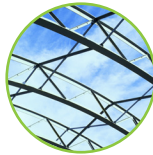
Electrical Engineering

Electrical power & distribution, lighting design, grounding & lightning protection, communication & security design, BIM



Interior Design

Space planning & programming; universal design; furniture, fixtures & equipment (FF&E) packages; wayfinding & signage



Structural Engineering

Structural system design, structural retrofits, seismic upgrades, anti-terrorism force protection, BIM, existing structure analysis



Landscape Architecture

Site planning & design, master planning, streetscapes, sustainable sites, outdoor play & learning design, garden design



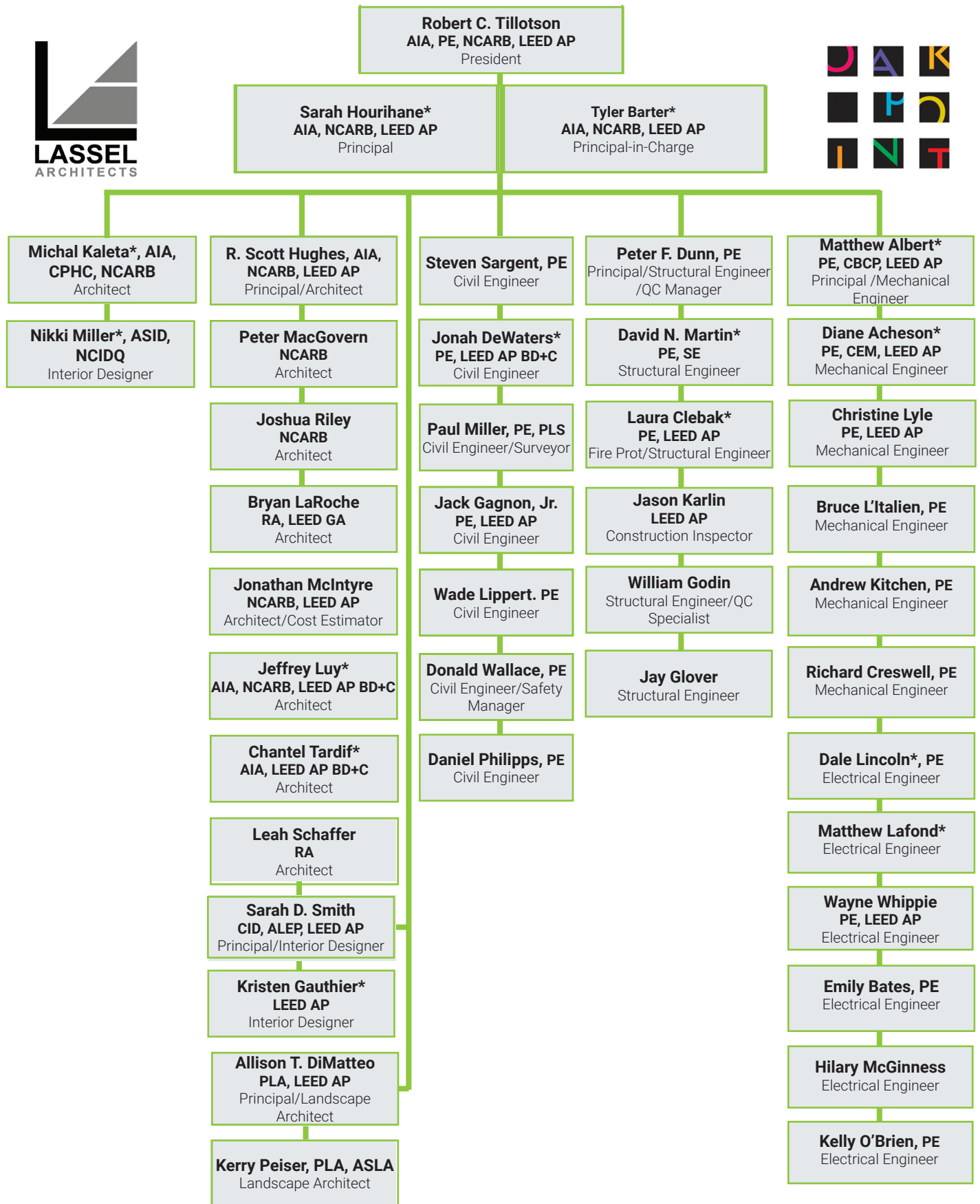
Mechanical Engineering

HVAC, plumbing & sprinkler design; energy modeling; life-cycle cost analysis; commissioning; alternative energy; BIM



Fire Protection Engineering

Fire detection & suppression system design, emergency notification, egress analysis, analysis of structural fire resistance, BIM



* Key Personnel

Renovation Of The Mary E. Taylor Building

Camden, ME



The project included the renovation and adaptive reuse of the Mary E. Taylor building in Camden, Maine. The former school, constructed in 1925, was modernized and converted for use as the MSAD #28 Central Office, District storage, and High School Zenith Program. The project provides flexible and collaborative workspaces for district leadership as well as educational spaces for the alternative education program, including a kitchen for student use along with classroom spaces. A new main entrance and elevator were required to meet accessibility needs. Existing floor plan layouts were reused as much as possible to reduce costs. New exterior windows, interior finishes, single-user bathrooms, as well as mechanical and electrical system upgrades, were included in the scope of work.



Project Details

Owner

Maine School
Administrative District 28

Client Contact

Maria Libby
Camden (MSAD #28)
Superintendent
207.236.3358
maria.libby@fivetowns.net

Completion Date

2023

Area

24,000 sf

Budget

\$4,978,060.75

Cost Per Square Foot

\$242

Change Order Percentage

14.3%

Services Provided

- Architecture
- Landscape Architecture
- Interior Design
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Construction Administration



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City Hall Annex Renovation

City of Rochester, New Hampshire



Oak Point Associates was tasked with finding space for co-locating three City departments housed at separate sites. Options included renovating an abandoned 1905 fire station adjacent to City Hall, demolishing that building and building new in the same location, or looking at remote sites. After carefully evaluating the building's structural integrity and calculating renovation costs, the decision to renovate was reached.

The condition of the original brick and granite façade was unknown, as it was concealed behind a flat brick veneer and glass-domed elevated connector to City Hall that was added in the 1970's. Through forensic investigations, research and grant funding, restoring the original façade was ultimately included in the \$2.9M project budget. The exterior brick wall was examined for its structural integrity and found to be sound. Insulating the wall was a concern, as changing the hydrodynamics of the brick by insulating could slow the release of water and cause the freeze/thaw cycle to expedite deterioration. Hydrophilic insulation and a humidity variable diffusion membrane were selected to ensure the longevity of the existing wall. The system lets water vapor pass through, allowing the wall to "breathe" while also providing significant amounts of insulation.



The building had structural deficiencies. At some point a 4" topping slab was added to the wood-framed second floor, adding considerable dead load. The design replaced the slab with a lightweight leveling system. The preserved historic fabric was accentuated, and the original brown board sheathing and floor joists were exposed alongside new, blonde, rough-sawn reinforcing wood members.

Project Details

Owner

City of Rochester

Client Contact

Blaine M Cox
City Manager
City of Rochester New
Hampshire
603.335.7609
blaine.cox@rochesternh.net

Completion Date

2017

Area

11,425 sf

Budget

\$393,910

Cost Per Square Foot

\$33.70

Change Order Percentage

0%

Services Provided

- Architectural Design
- Interior Design
- Landscape Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Construction Administration



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Innovation Hall Renovation

University of New England, Portland, Maine

Innovation Hall is the former Maine Army National Guard (MEARNG) Armory on Stevens Avenue, at the edge of the UNE's Portland campus. The 66,000 square foot brick masonry structure underwent a major restoration and reconstruction. The interior of the building was completely renovated in order to fit the program, which houses an expansion of UNE's Medical Simulation Center.



The first floor houses five medical simulation pods that are used to train doctors, nurses, dentists and other medical professionals. The building includes three large classrooms: two for 75 students and one for 150 students. These are set up for flexible/collaborative teaching and have technology for 21st century learning. The building has a 6,000sf function room as well as a "pre-function" room that houses small group learning spaces



to foster chance encounters, student collaboration as well as provide private meeting and learning spaces. The second floor houses UNE's Online Worldwide Learning (OWL) offices, which develop UNE's online course offerings.

The project's interior design services included the selection of finishes, paint colors, and signage design.



Project Details

Owner
University of New England

Client Contact
Alan Thibeault, Vice
President of University
Operations
207.602.2253
athibeault@une.edu

Completion Date
2017

Area
66,000 sf

Budget
\$9,050,846

Cost Per Square Foot
\$130

**Change Order
Percentage**
1.5%

Services Provided

- Architectural Design
- Interior Design
- Landscape Architecture
- Civil Engineering
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Construction Administration

Stage House Inn

South Berwick, Maine



The Stage House Inn was built in 1798 as a private home. The building has been a tavern, school, convent, church, storage facility and more. With so many preceding renovations, it was considered a financially questionable development opportunity. A local developer with strong community ties purchased the dilapidated building in 2016, to restore it into another past iteration of itself: an inn. While the project required stripping down to the building's historic timber frame to repair the existing structure, time-honored fabric was uncovered and preservation became imperative to the program. The local historical society and the community was enlisted to appraise the restoration process. Original features were carefully preserved and incorporated into the design, such as painted wall paper, mantelpieces, tin wall coverings and ceilings and the building's original staircase. A glass smoke enclosure on the third floor now meets modern building codes while maintaining visibility of existing stair and rail. Other emblematic building elements, damaged during past renovations, were rehabilitated, such as the wide front porch and a prominent cupola (now concealing the building's energy recovery ventilation system). Uncovering iconic details and structure worth preserving reduced interior design and new fit-out expenditures. Today the Stage House Inn boasts 20 guest suites, a private function space and a restaurant open to the public. Within the inn, artifacts of the building's historical evolution have been integrated, including details surrounding the visits of past notable guests (President James Monroe! General Lafayette!). Guests experience echoes of a colorful past through a strong bond of past and present.

Project Details

Owner

Stage House Inn

Client Contact

James Flynn
207.967.2800 x104

Completion Date

2021

Area

10,307 sf

Budget

\$3,050,000.00

Cost Per Square Foot

\$295.90

Change Order Percentage

0%

Services Provided

- Architectural Design
- Construction Administration



Police Station

South Berwick, Maine



Lassel Architects worked closely with the Town of South Berwick to assess the existing Police Department spaces and evaluate how well the facility was working for them and their future needs. It was determined that the existing facility, located in the lower level of the Town Hall, did not meet the needs of the station and impacted how they could serve the community. During the process, Lassel Architects acted as the departments advocate and helped identify new site locations in town, analyzing which would be most beneficial and logical. The chosen site offered excellent visibility and easy access for emergency response. To ensure minimal disruption to the surrounding area, sound studies were conducted to assess potential noise levels at the new location. We were pleased to include local residents in this discussion, and their input was valuable.

The building was developed to keep operating costs minimal by focusing on the building envelope. Through the design process we were able to reduce the size of the HVAC equipment required by 50% by fine tuning the insulation and air sealant details specified. This left a greater allowance in the budget for other aspects of the project and contribute to the minimized operating costs for years to come. The new station includes a community/training room, Officer offices and patrol area, evidence storage, booking/interview spaces, sally port and garage, booking area, and fitness spaces with associated locker rooms. The new police station meets the need of the community and will allow for future department growth.

Project Details

Owner

Town of South Berwick

Client Contact

Tim Pellerin, Town Manager
207.384.3014

Completion Date

2019

Area

9,420 sf

Budget

\$3,143,596.80

Cost Per Square Foot

\$333.70

Change Order Percentage

3.4%

Services Provided

- Architectural Design
- Construction Administration



RESPONDENT'S TEAM

Our expert team has years of experience in planning, design, and project implementation.

A team of professional architects, interior designers, and engineers has been assembled for the Town Hall Renovation. We feel that these individuals are best suited to meet the needs of the Town of South Berwick based on their experience with similar projects. The proposed project team will be led by key design team members and supported by the entire project team and the balance of Oak Point Associates (OPA) and Lassel Architects (LA) staff.

ARCHITECTURAL TEAM

Principal Architects: Tyler Barter, NCARB, AIA, LEED AP (OPA); Sarah Hourihane, NCARB, AIA, LEED AP (LA)

Project Managers: Chantel Tardif, NCARB, AIA, LEED AP (OPA); Michal Kaleta, NCARB, AIA (LA)

Interior Designers: Kristen Gauthier (OPA); Nikki Miller, ASID, NCIDQ (LA)

Additional OPA Staff:

Peter MacGovern, NCARB, PHIUS, Architect
Jonah Dewaters, PE, LEED AP BD +C, Civil Engineer
David Martin, PE, SE, Structural Engineer
Laura Clebak, PE, Fire Protection Engineer
Matthew Albert, PE, Mechanical Engineer
Diane Acheson, PE, Mechanical Engineer
Dale Lincoln, PE, Electrical Engineer
Matthew Lafond, Electrical Engineer



Tyler G. Barter, NCARB, AIA, LEED AP

Principal Architect

Tyler is a Maine Licensed Architect with over 20 years of experience in project management and architectural services for pre-design, schematic design, design development, construction documents, construction cost estimating, bidding and negotiations, and construction administration.

Education

- Bachelor of Architecture, Wentworth Institute of Technology, 2001

Licenses and Certifications

- Registered Architect: ME (#ARC2952), NH (#3623), CT (#14083)

Affiliations

- National Council of Architectural Registration Boards (NCARB)
- American Institute of Architects (AIA), Member
- U.S. Green Building Council (USGBC), Member

Relevant Experience

Maine School Administrative District 28; Camden, ME

- Renovation Of The Mary E. Taylor Building (Project Manager)
- New Camden/Rockport Middle School (Project Manager and Architect)
- Camden Hatchery Renovations (Project Manager)

University of New England; Biddeford/Portland, ME

- Innovation Hall Renovation (Project Manager and Architect)
- Facilities Maintenance Facility (Architect)
- Decary Lecture Hall Renovation (Project Manager)

State of ME Bureau of General Services; Augusta, ME

- New Headquarters, Inland Fisheries & Wildlife (Project Manager)
- Armory Compound Construction Projects (Architect)

Mount Desert Island (MDI) High School, Bar Harbor, ME

- MDI High School Library and Science Wing Renovation (Project Manager)

Portland Public Schools; Portland, ME

- Amanda C. Rowe Elementary School (Project Manager and Architect)
- Buildings for Our Future (Project Manager and Architect)
- Reiche Elementary School Entry Vestibule and Elevator (Project Manager and Architect)
- City of Portland, Free St. Parking Garage (Project Manager)

Falmouth School Department; Falmouth, ME

- Falmouth Elementary School (Project Manager and Project Architect)

Maine School Administrative District 51; Cumberland Center, ME

- Elementary School (Project Manager)
- SRRF Projects (Project Manager)
- Stadium Field (Project Manager)

Washington County Community College; Calais, ME

- Teaching And Learning Center Renovation (Project Manager)



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Chantel Tardif, NCARB, AIA, LEED AP BD + C

Project Manager/Architect

Education

- Master of Architecture, Northeastern University, 2012
- Bachelor of Science, Architecture, Northeastern University, 2011

Licenses/Certifications/Affiliations

- Registered Architect: ME (#ARC4670), NH (#4404)
- LEED Accredited Professional, BD+C (Building Design and Construction)
- National Council of Architectural Registration Boards (NCARB), American Institute of Architects (AIA)

Experience

Maine School Administrative District 28; Camden, ME

- Renovation Of The Mary E. Taylor Building (Architect)
- New Camden/Rockport Middle School (Architect)

University of New England; Portland, ME

- Innovation Hall Renovation (Architect)
- Alexander Hall (Architect)

University of Maine; Orono, ME

- Recreation Center Addition (Architect)

City of Portland, ME

- Hall Elementary School Design Services (Architect)

Calais School Department, Calais, ME

- Classroom Additions (Architect)

State of ME Bureau of General Services; Augusta, ME

- YCCC New Academic Building (Architect)
- Sanford Armory Renovations (Architect)



Peter MacGovern, NCARB, PHIUS

Architect

Education

- Master of Architecture, University of Illinois at Chicago, 1996
- Bachelor of Architecture, Connecticut College, 1991

Licenses/Certifications/Affiliations

- Registered Architect: ME (#ARC3442), NH (#04974)
- Certified Passive House Consultant
- National Council of Architectural Registration Boards

Experience

City of Rochester, NH

- City Hall Annex Renovation (Project Architect)

NAVFAC MidLant; PNSY, Kittery, ME

- Building 10, Founders Hall Renovations (Architect)
- Building 13 Base Communications Facility Repairs (Architect)
- Building 178 Stacker System (Architect)
- Building 2, Reactor Servicing Ship Support (Architect)

University of Southern Maine; Portland, ME

- Performing Arts Center (Architect)

NH Division of Public Works Design and Construction

- Glenn Cove Improvements, Greenland, NH (Project Manager)



OAK POINT
ASSOCIATES



Kristen Gauthier, LEED AP

Interior Designer

Education

- Bachelor of Fine Art, Restoration, Fashion Institute of Technology, 1998

Licenses/Certifications/Affiliations

- LEED Accredited Professional, USGBC

Experience

University of New England; Portland, ME

- Innovation Hall Renovation (Interior Designer)
- Finance and Administration Offices (Interior Designer)

University of Maine; Orono, ME

- Innovation Center (Interior Designer)

University of Maine at Fork Kent; Fort Kent, ME

- UMFK Enrollment and Advancement Center (Interior Designer)

State of ME Bureau of General Services; Augusta, ME

- Sanford Armory Renovations (Interior Designer)

NAVFAC MidLant; Portsmouth Naval Shipyard, Kittery, ME

- Building 13 Base Communications Facility Repairs (Interior Designer)
- Building 166 Renovation (Interior Designer)
- Building 2, Reactor Servicing Ship Support (Interior Designer)



Jonah DeWaters, PE, LEED AP BD+C

Civil Engineer

Education

- Bachelor of Science, Civil Engineering, University of New Hampshire, 2005

Licenses/Certifications/Affiliations

- LEED Accredited Professional BD+C (Building Design and Construction), USGBC

Experience

NAVFAC MidLant; Portsmouth Naval Shipyard, Kittery, ME

- Building 13 Base Communications Facility Repairs (Civil Engineer)
- Repair of Building 191 and Relocation of Submepp (Civil Engineer)

State of ME Bureau of General Services; Augusta, ME

- New Headquarters, Inland Fisheries & Wildlife (Civil Engineer)
- Armory Compound Construction Projects (Civil Engineer)

University of New England; Portland, ME

- Innovation Hall Renovation (Civil Engineer)

University of Southern Maine; Gorham/Portland, ME

- Dickey-Wood Building Analysis (Civil Engineer)
- Performing Arts Center (Civil Engineer)

York County Community College; Wells, ME

- New Academic Building (Civil Engineer)



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David N. Martin, PE, SE

Structural Engineer

Education

- Masters of Engineering, Structural Engineering, Virginia Tech 1993
- Bachelor of Science, Civil Engineering, University of Maine, 1984

Licenses/Certifications/Affiliations

- Professional Engineer: ME (#6622), NH (#9134), MA (#40537-ST), VT (#7330), CT (#20569), DE (#17211), NY (#092732), RI (#6848), WV (#23181)
- Structural Engineer: IL (# 81-006287)

Experience

University of New England; Portland, ME

- Innovation Hall Renovation (Structural Engineer)

University of New Hampshire; Durham, NH

- Hamel Recreation Center Renovation and Addition (Structural Engineer)

State of ME Bureau of General Services

- Facility Evaluations, State Police Campus, Augusta, ME (Structural Engineer)
- Inland Fisheries & Wildlife New Headquarters, East Campus, Augusta, ME (Structural Engineer)

- Armory Renovations, Sanford, ME (Structural Engineer)
- New Academic Building, York County Community College, Wells, ME (Structural Engineer)

Maine School Administrative District 28; Camden, ME

- Renovation of The Mary E. Taylor Building (Structural Engineer)

NAVFAC MidLant; Portsmouth Naval Shipyard, Kittery, ME

- Building 166 Renovation (Structural Engineer)
- Building 2 Renovation (Structural Engineer)



Laura Clebak, PE, LEED AP

Fire Protection Engineer

Education

- Master of Science, Fire Protection Engineering, Worcester Polytechnic Institute, 1999
- Bachelor of Science, Civil Engineering (focus on Structural Engineering), Worcester Polytechnic Institute, 1997

Licenses/Certifications/Affiliations

- Professional Engineer: ME (#10417), NH (#13018), (MA#48544-FP), NY (#96336)
- LEED Accredited Professional, USGBC

Experience

University of New England; Portland, ME

- Innovation Hall Renovation (Fire Protection Engineer)

University of New Hampshire; Durham, NH

- Hamel Recreation Center Renovation and Addition (Fire Protection Engineer)

Maine Air National Guard

- Addition to and Renovation of POL Operations Building 530, Bangor, ME (Fire Protection Engineer)
- Repair Base Supply Building 493, Bangor, ME (Fire Protection Engineer)

Maine School Administrative District 28; Camden, ME

- Renovation of The Mary E. Taylor Building (Fire Protection Engineer)

NAVFAC MidLant; Portsmouth Naval Shipyard, Kittery, ME

- Building 166 Renovation (Fire Protection Engineer)
- Building 13 Base Communications Facility Repairs (Fire Protection Engineer)
- Building 2 Renovation (Fire Protection Engineer)



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Matthew S. Albert, PE, LEED AP

Principal / Mechanical Engineer

Education

- Bachelor of Science, Physics Engineering, University of Maine, 1987

Licenses/Certifications/Affiliations

- Professional Engineer: ME (#9235), NH (#13173), CT (#27818), DE (#17189), NY (#093617), PA (#PE077991), RI (#9489), VT (#71499), WV (#23136)
- Certified Building Commissioning Professional; Certified Measurement & Verification Professional; LEED Accredited Professional, USGBC

Experience

University of New England; Portland, ME

- Innovation Hall Renovation (Mechanical Engineer)

University of New Hampshire; Durham, NH

- Hamel Recreation Center Renovation and Addition (Mechanical Engineer)

NAVFAC MidLant; Portsmouth Naval Shipyard, Kittery, ME

- Building 166 Renovation (Mechanical Engineer)

State of ME Bureau of General Services

- Armory Renovations, Sanford, ME (Mechanical Engineer)

- Marquardt Building, Second Floor HVAC System Repairs, Augusta, ME (Project Manager)
- Maine State Police Crime Lab HVAC Upgrades & Water Infiltration Analysis, Augusta, ME (Principal-in-Charge)

Maine School Administrative District 28

- Renovation Of The Mary E. Taylor Building, Camden, ME (Mechanical Engineer)
- New Camden/Rockport Middle School, Camden, ME (Mechanical Engineer)



Diane Acheson, PE, CEM, LEED AP

Mechanical Engineer

Education

- Bachelor of Science, Mechanical Engineering, University of Hawaii, 1990

Licenses/Certifications/Affiliations

- Professional Engineer: ME (#9277)
- Certified Energy Manager, Association of Energy Engineers
- LEED Accredited Professional, USGBC

Experience

State of ME Bureau of General Services

- Armory Renovations, Sanford, ME (Mechanical Engineer)
- Marquardt Building, Second Floor HVAC System Repairs, Augusta, ME (Mechanical Engineer)
- New Academic Building, Wells, ME (Mechanical Engineer)

NAVFAC MidLant; Portsmouth Naval Shipyard, Kittery, ME

- Repair of Building 191 and Relocation of Submepp (Mechanical Engineer)
- Building 13 Base Communications Facility Repairs (Mechanical Engineer)

Maine Air National Guard

- Repair Base Supply Building 493, Bangor, ME (Mechanical Engineer)

U.S. Fish & Wildlife Service

- Administrative Building, E.B. Forsythe NWR, Oceanville, NJ (Mechanical Engineer)



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Dale Lincoln II, PE

Electrical Engineer

Education

- Bachelor of Science, Electrical Engineering, University of Maine, 1994

Licenses/Certifications/Affiliations

- Professional Engineer: ME (#10443), NH (#13200), MA (#48897-E), VT (#73084)

Experience

University of New England; Portland, ME

- Innovation Hall Renovation (Electrical Engineer)

University of New Hampshire; Durham, NH

- Hamel Recreation Center Renovation and Addition (Quality Control)

State of Maine Bureau of General Services

- Armory Renovations, Sanford, ME (Electrical Engineer)
- Cross Office Building Assessment & Repairs, Augusta, ME (Electrical Engineer)

- Marquardt Building, Second Floor HVAC System Repairs, Augusta, ME (Electrical Engineer)

Maine Air National Guard

- Addition to and Renovation of POL Operations Building 530, Bangor, ME (Electrical Engineer)
- Repair Base Supply Building 493, Bangor, ME (Electrical Engineer)

Maine School Administrative District 28; Camden, ME

- Renovation of The Mary E. Taylor Building (Electrical Engineer)



Matthew Lafond

Electrical Engineer

Education

- Bachelor of Science, Electrical Engineering Technology, University of Maine, 2007

Experience

University of New England; Portland, ME

- Innovation Hall Renovation (Electrical Engineer)

University of New Hampshire; Durham, NH

- Hamel Recreation Center Renovation and Addition (Electrical Engineer)

Maine School Administrative District 28; Camden, ME

- Renovation of The Mary E. Taylor Building (Electrical Engineer)

State of ME Bureau of General Services

- Armory Renovations, Sanford, ME (Electrical Engineer)
- Blaine House Facilities Evaluation, Augusta, ME (Electrical Engineer)
- Cross Office Building Assessment & Repairs, Augusta, ME (Electrical Engineer)
- Maine State Police Facilities and New vs. Renovation Studies, Augusta, ME (Electrical Engineer)
- Marquardt Building, Second Floor HVAC System Repairs, Augusta, ME (Electrical Engineer)



OAK POINT
ASSOCIATES



SARAH HOURIHANE

PRINCIPAL ARCHITECT

AIA | NCARB | LEED AP

Registrations and Certifications

- Registered Architect New Hampshire (#04574), Maine (#ARC5336)
- LEED Accredited Professional, USGBC

Education

- Roger Williams University, Bristol RI
- Institute of Fine and Liberal Arts at Palazzo Rucellai, Italy

Organizations and Affiliations (Past & Present)

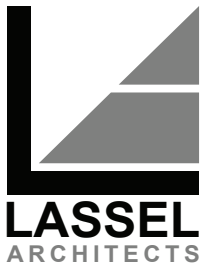
- American Institute of Architects
- National Council of Architectural Registration Boards
- New Hampshire Nature Oyster Conservatory
- United States Green Building Council
- Workforce Housing Coalition of the Greater Seacoast



Profile

Sarah has spent her professional career gaining diverse experience in design and project management of commercial, hospitality, multi-family housing and custom residential design projects. She enjoys collaborating with clients and team members through all stages of a project to create successful and meaningful spaces. She is committed to listening to the needs of her clients and strives to find the best solution for any design challenges.





MICHAL KALETA
PROJECT MANAGER
CPHC | NCARB

Registrations and Certifications

- Certified Passive House Consultant (2452)
- Associate AIA

Education

- Katowice School of Technology, Katowice, Poland
- Silesian University of Technology, Gliwice, Poland
- Gdansk University of Technology, Gdansk, Poland

Organizations & Affiliations (Past & Present)

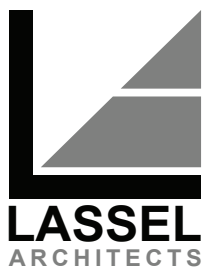
- Passive House Institute US
- Passivehaus Maine
- Building Energy Boston
- Architalx



Project Experience

- York Emergency Management Agency
- York Drug Treatment and Training Facility Campus
- South Berwick Police Station





NIKKI MILLER

INTERIOR DESIGNER
ASID, NCIDQ

Registration and Certification

- American Society of Interior Designers #2054111
- National Council for Interior Design Qualification Certificate #37857

Education

- Endicott College, Beverly MA

Organizations and Affiliations

- American Society of Interior Designers
- National Council for Interior Design



Project Experience

- York Emergency Management Agency
- York Drug Treatment and Training Facility Campus
- Church Renovations (multiple) throughout Maine





Thank You