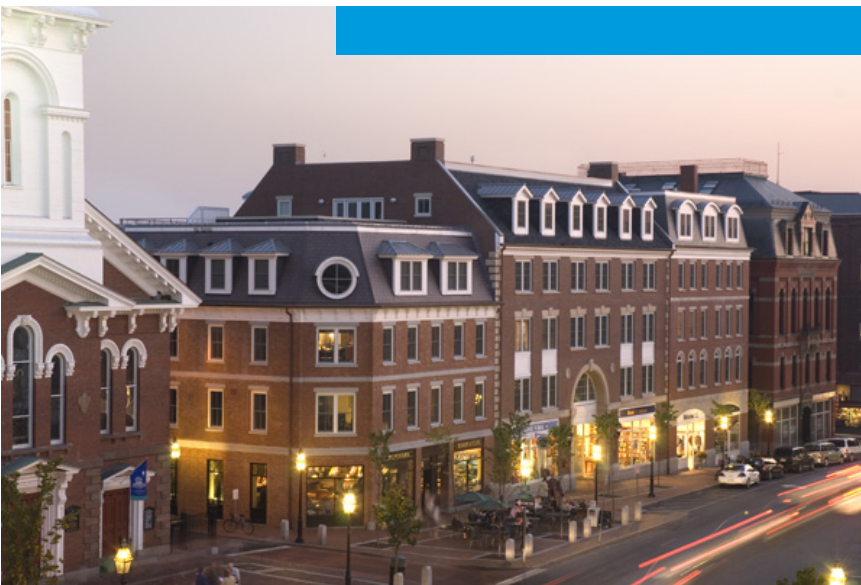


Qualifications Proposal for Design Services

DESIGN SERVICES FOR TOWN HALL RENOVATIONS

December 20TH, 2023

Attention: Timothy Pellerin & Jennier Janelle
180 Main Street
South Berwick, Maine 03908



McHENRY ARCHITECTURE

McHenry Architecture, PLLC

4 Market Street

Portsmouth, NH 03801

T: 603.430.0274

F: 603.430.0247

contact: Mark Gianniny, AIA

mark@mchenryarchitecture.com

TRANSMITTAL LETTER



We wish to thank you for the opportunity to provide our qualifications for design services for the renovation of the South Berwick Town Hall. We are enthusiastic about this project, and McHenry Architecture will provide a high level of collaborative design services. We have worked on several public, municipal, commercial, and sustainable design projects that demonstrate our expertise and qualifications to complete the requested tasks on schedule, on budget and to our clients' satisfaction.

Our collaborative Design Team will include myself, other members of our office and trusted engineering consultants described in this document. This team will provide a cooperative approach through to completion. In the 25 years our firm has practiced in the seacoast area we have prided ourselves in completing many historic preservation projects. This includes work within the historic districts of Portsmouth, NH and neighboring communities, and projects at the Portsmouth Naval Shipyard. We have completed over a dozen task orders at the shipyard, each structure being historic and in need of sustainable upgrades. The University of New Hampshire is another client which we have a term agreement. Currently under construction at UNH are exterior improvements to New Hampshire Hall which includes window replacement, restoration of exterior elements, masonry repointing and stormwater improvements. Examples of additional relevant work have been included with further details.

The qualification package includes the following:

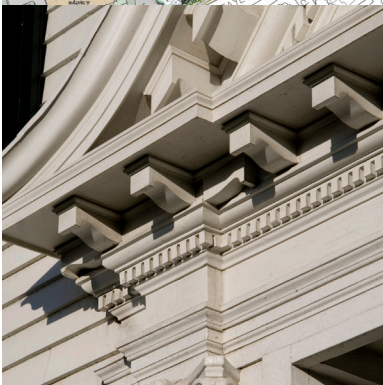
1. Company Profile
2. Project Understanding
3. Organizational Chart
4. Consultant Company Profiles
5. Relevant Work
6. Design Team Resumes
7. References

Thank you for considering McHenry Architecture and our design team for the town's needs. We are excited about the prospect of working with you on this project and are confident in our ability to deliver exceptional results. Additional projects in our portfolio and current work can be found on our website at: www.mchenryarchitecture.com or follow us on Facebook at McHenry Architecture

Best regards,

Mark Gianniny, AIA, LEED AP BD+C
Principal
McHenry Architecture PLLC

COMPANY PROFILE



OVERVIEW

McHENRY ARCHITECTURE is located in Market Square in historic downtown Portsmouth, NH. We have worked successfully in this region for over 31 years on commercial, governmental and residential projects ranging from adaptive reuse of historic structures to new multi-use buildings. We have extensive experience in planning, urban infill, historic preservation, and commercial rehabilitation, which contribute unique insights into our continuing project work. Our strong relationships with other professionals sharing a commitment to integrated design allows us valuable access to civil, structural, mechanical, and electrical engineering as well as landscape architecture and interior design services. This allows us to build experienced interdisciplinary design teams to complete projects of various scope and scale. We are proud of our versatility and commitment, our client relationships, and the enduring quality of our designs.

McHenry Architecture is a dedicated group of professionals who seek to reflect and enhance the highest architectural values that characterize our region. These values are expressed by projects that surpass the expectations of our clients and creatively respond to the context and environment of each site. Our approach embraces sustainable design by creating environmental, economic, health, and community benefits through the consideration of sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. We work to maintain the principles of sustainable design throughout the design process and beyond.

PROFESSIONAL AFFILIATIONS

American Institute of Architects
National Trust of Historic Preservation
Historic New England

United States Green Building Council
New Hampshire Preservation Alliance
Plan New Hampshire

AWARDS

2022 New England AIA Components Emerging Professional Friendly Firm
2019 Portsmouth Advocates Recognition Award- The Larkin-Rice House
2019 Portsmouth Advocates Recognition Award- John Hale House
2018 Associated Builders and Contractors, Inc- Award of Merit, PNSY
2016 AIA NH - Excellence in Design Awards - Honorable Mention, 3S Artspace
2015 AIA NH - Excellence in Design Awards - Residential, Hyder Court
2015 AIA NH - Excellence in Design Awards - People's Choice Award, Smuttynose Brewery
2014 Plan NH Visualizing Density Award for Urban Infill, Hyder Court
2014 AIA NH Excellence in Architecture - People's Choice Award, Ash Street Split
2013 Preservation Achievement Award - Outstanding Revitalization Newmarket Mills
2008 AIA NH Excellence in Architecture - People's Choice Award, 18 Congress
1993 - 2022 Portsmouth Advocates Recognition Award, 8 Time Winner

COMPANY PROFILE & QUALIFICATIONS

COMMITMENT TO AN EFFICIENT, HEALTHY, SUSTAINABLE AND HIGH-PERFORMANCE BUILDING

We are committed to establishing a leadership role in sustainable design principles. This will begin by following an integrated design process in order to achieve an environmentally sound facility. It is important that sustainability goals are identified early in the process and design strategies will be employed that utilize energy efficient design and construction technologies. This approach will create a safer construction site, the use of resource efficient materials, and create a building that will be healthy, comfortable, and durable. It is an approach that will take a life-cycle analysis of the impact of the building and result in the creation of site and climate responsive architecture. We find that our projects benefit from this approach through lower energy and maintenance costs and building occupants who are healthier and more productive. An excellent validation tool for building performance is the LEED certification process. Our office includes LEED accredited professionals and in fact all our employees are either LEED certified or on a path to achieve certification.

COMMITMENT TO THE VALUE OF HISTORIC PRESERVATION

McHenry Architecture is located in Portsmouth, New Hampshire in a region with a rich history of eighteenth and nineteenth century architecture. Our company motto is "Design in Context" and our work reflects the careful consideration site-specific design criteria - whether it be in planning, historic district or urban infill projects. Many of our projects have been in established historic districts - Portsmouth, NH, Strawberry Banke, also in Portsmouth, Rochester, NH and Portsmouth Naval Shipyard, Kittery, ME. In addition, we are working on or have completed twelve projects on buildings that are registered on the National Register of Historic Places;

- o South Church Unitarian Universalist, State Street, Portsmouth, NH
- o Henry Sherburne House, Deer Street, Portsmouth, NH
- o Strawberry Banke Historic District, Lord House, Pleasant Street, Portsmouth, NH
- o The Franklin Block, 75 Congress Street, Portsmouth, NH
- o Governor Langdon House, Pleasant Street, Portsmouth, NH for Historic New England
- o New Hampshire Bank Building, 22-26 Market Square, Portsmouth, NH
- o Rockingham Hotel, State Street, Portsmouth, NH
- o Elijah Locke House, Rye, New Hampshire
- o Portsmouth Naval Shipyard Historic District Buildings - #92, #178, #174 and #184

Our work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and is continually tested by the numerous presentations before historic district boards for projects large and small. Our recently completed project at 18 Congress in Portsmouth is a major urban infill project in the heart of the city that won an AIA People's Choice Award. The design aesthetics of our region demand, and we welcome, the ongoing process of balancing the requirements of modern building while respecting the importance of the past.



COMPANY PROFILE & QUALIFICATIONS



PROJECT METHODOLOGY

We begin the process of design by a thorough assessment of the needs and capabilities of our clients. We believe that our ability to listen to our clients and our proven history of planning and designing facilities with a wide range of needs makes McHenry Architecture an appropriate choice for the diverse requirements of any project. Our design assessment will be expanded by the analysis of the project site and by an evaluation of the inherent qualities therein. We will use a variety of media to describe the design options of this project. As a result, this design will be a cooperative effort that comes from our creative experience and that of the project team.

PROJECT UNDERSTANDING

McHenry Architecture endeavors to understand the distinct needs of each client. Through site visits and conversations, land and building assessments, the major ideas are formulated and expanded. Our approach is to understand the client's present requirements and plan in order to accommodate your needs for the future. Sustainability, functional design and common ultimate team goals create good building design. With anything we do, it is imperative to produce good, reliable, beautiful buildings that have their own character and purpose.

McHenry Architecture recognizes the special set of targets that this project provides. With over 20 years of experience of working with historic buildings in the greater Portsmouth region, designing for rehabilitation, restoration and renovation is one of our specialties. We acknowledge the goal of restoring the 100-year-old brick facade and historic fenestration and are prepared as well as excited to work within these constraints. We will utilize the resources provided to us and our own research and analysis to design within the scope of work while also providing our own design and planning input from our office's experience and program knowledge. Based on both the concepts in place and the programmatic needs, we will seek to gain a deeper understanding of the goals of the town, from the perspective of intended building users to provide a finished product that satisfies the needs of the Town of South Berwick. We will work together to create a strategy that will help us achieve these goals while simultaneously factoring in cost and value engineering for the project. Our office treats every project with unique characteristics as a challenge and are prepared to analyze the existing conditions, design a functional town hall, and present our findings and professional suggestions.

McHenry Architecture has included a well-rounded design team, and has worked with engineering partners on several projects; we look forward to utilizing a strong integrated Team Approach to achieving a vision, both near and long term.

SMALL BUSINESS CERTIFICATION

McHenry Architecture is established as a small business entity.
Our North American Industry Classification System (NAICS) Code is 541310.
We are a Veteran Owned Business
Our Dun and Bradstreet (DUNS) number is 842757465.
We are a PLLC, single payer Professional Limited Liability Company.

PROJECT TEAM

ORGANIZATIONAL CHART

Architecture/Project Management:	McHenry Architecture
Mechanical/Plumbing:	Sefco Solutions
Electrical:	Seacoast Consulting Engineers
Structural:	Summit Engineering
Civil:	Civil Consultants
Historic Preservation Consultant:	JB Leslie Masonry
Estimating Service:	To Be Determined

McHENRY ARCHITECTURE STAFF

Mark Gianniny, Principal Architect, AIA, LEED AP BD+C, NCARB

Principal and owner of McHenry Architecture and registered to practice in New Hampshire and Maine. He holds a Bachelor's Degree in Architecture from Norwich University in Vermont. Mark is also certified by the US Green Building Council as a LEED Accredited Professional BD+C and has been a part of various LEED design projects. His experience over the past 20 years includes design and management of educational, government, military, and commercial projects. Mark's responsibilities include project management for pre-design, schematic design, design development, construction documents, construction cost estimating, bidding and negotiations, and construction administration.

Steven McHenry, Founder, AIA, LEED AP, NCARB

Founder and architect of McHenry Architecture, Steve is a member of the American Institute of Architects, a New Hampshire Chapter member of the US Green Building Council, registered to practice in New Hampshire, Maine, and Massachusetts. He is also certified by the US Green Building Council as a LEED-Accredited Professional. With more than 30 years of professional experience, Steve has led McHenry Architecture through the design of a diverse range of projects that include the renovation and adaptive reuse of historic structures, commercial buildings, medical, educational, and residential projects.

Richard Desjardins, Architect, AIA, NCARB

Richard is a Registered Architect holding a Master's of Architecture from Wentworth Institute of Technology in Boston, MA. His interests lie in the details of urban and context driven design focusing on the human interaction with architecture and the city. He takes the lead on most computer drafting and modeling within the office, using programs such as Revit, SketchUp, and CAD while maintaining their respective standards. Richard is licensed in the state of Massachusetts and brings over five years of professional experience and industry knowledge.

Emma Weir, Designer

Emma is a recent graduate of Hobart and William Smith Colleges holding a Bachelor's Degree in both Architectural and Environmental Studies. She believes architecture is about creating spaces for people and communities to grow while focusing on reducing its impact on the natural environment. Having grown up in the seacoast area, Emma is excited to be working alongside her local community.



CONSULTANT COMPANY PROFILES



SEFCO SOLUTIONS | MECHANICAL AND PLUMBING ENGINEERING

Sefco provides its clients with engineering and project management services for the new and retrofit construction industries. Our engineers have over forty-years of experience working in the Southern Maine and New Hampshire region and around the United States from Missouri to California to Guam.

We are a boutique firm formed of a family of licensed engineers and consultants that is based in South Berwick, Maine. Our range of capabilities include capital needs assessments, energy-modeling, and design work related to HVAC, plumbing, and other building mechanical systems.

Our client base includes building owners, general contractors, architects, and governmental agencies. We distinguish ourselves in these markets through our collaborative approach and placing high value on being a part of each project from concept to completion. As a result of this approach, we ensure continuous communication of information, timely recognition of design conflicts and interferences, and facilitate an overall spirit of teamwork and cooperation.

Seacoast Consulting Engineers, LLC
Mechanical, Electrical & Energy Engineers
Eliot, Maine 03903
207-370-7230

SEACOAST CONSULTING ENGINEERS | ELECTRICAL ENGINEERING

Seacoast Consulting Engineers, LLC (SCE) , located along the Maine-New Hampshire border of the Seacoast, has been providing Electrical Engineering design services throughout Maine, New Hampshire and Massachusetts for a wide variety of projects since 2005.

Our projects include designing electrical systems for new and renovated buildings, including offices, apartments, hotels, restaurants, breweries, commercial and retail buildings, fairgrounds, schools, cannabis greenhouse and indoor growing facilities, auto repair, performing arts centers and industrial facilities. Additionally, we have designed renewable energy power distribution systems for grid connected homes and businesses and the island communities of Appledore (Kittery, Maine) and Star (Rye, NH) Islands and the Isle au Haut (Stonington, Maine). Solar PV projects range in size from small residential to utility scale 4 Megawatt systems.

CONSULTANT COMPANY PROFILES



SUMMIT ENGINEERING | STRUCTURAL ENGINEERING

Located in Portsmouth, NH, Summit Engineering provides structural design, construction administration and inspection services on a variety of project types throughout New England and beyond. We are committed to sustainable design and as such, the proud home of the first LEED Accredited Structural Engineer in New Hampshire.

Our project experience ranges from new to historic structures and from single- to eight-story buildings as well as other specialized structures. Where preservation, rehabilitation, restoration, or reconstruction of historic properties are to be considered, the decision-making process is guided by the "Secretary of the Interior Standards for Treatment of Historic Properties".

Summit was founded in 2007 and currently employs eight structural engineers with additional support staff. Our primary focus is architecturally designed buildings including:

- Commercial:** office buildings, shopping centers, hotels, parking decks and retail.
- Institutional:** hospitals, schools, churches, gymnasiums and recreational facilities.
- Industrial:** warehouses, manufacturing facilities and business parks.
- Residential:** single/multi-family homes, residence halls, apartments and waterfront structures.

Municipal & Federal: salt sheds, fire, police, schools and government facilities.

We use advanced computer analysis software as well as applications we have developed. Our team uses Revit Structure to produce full 3D virtual models of buildings and other structures. Building Information Modeling (BIM) is a collaborative effort that involves the various design professionals across all disciplines resulting in a thorough and proficient design.

Since its beginning, Summit Engineering has strived to provide quality engineering services to our clients in an efficient and affordable manner. Our staff holds advanced degrees in structural engineering and has been nationally recognized for their talents.

Recent Awards:

2017 SENH Excellence in Structural Engineering Award – Special Structure

Northeastern University – Interdisciplinary Science & Engineering Complex Spiral Stair, Boston, MA

2018 SENH Excellence in Structural Engineering Award – Building Structure

F.W. Webb Central Distribution Facility, Londonderry, NH

2019 SENH Excellence in Structural Engineering Award – Special Structure

Harbor Way Ship Sculpture, 121 Seaport Boulevard, Boston, MA

2020 NCSEA Excellence in Structural Engineering Award – Special Structure

Northeastern University – Interdisciplinary Science & Engineering Complex Spiral Stair, Boston, MA

We understand customer satisfaction is the key to any successful business and we strive to provide the highest quality work. We are always willing to provide the necessary effort for our clients in order to meet their highest expectations.

CONSULTANT COMPANY PROFILES



CIVIL CONSULTANTS | CIVIL ENGINEERING

Civil Consultants is a professional civil engineering, structural engineering, and surveying consulting firm established in 1977. We serve a wide range of clients, both public and private. Civil Consultants provides a variety of comprehensive civil engineering services to clients throughout New England, primarily in southern Maine and New Hampshire. Projects range in size from small feasibility studies to large, complex development projects. Civil Consultants maintains relationships with professionals and consultants that can provide a range of additional services in the areas of electrical engineering, mechanical engineering, soil mapping, wetlands mapping, wildlife studies, and hydrogeologic and geologic analysis. Members of Civil Consultants hold professional engineering and surveying licenses in New Hampshire and Maine and are members of numerous professional societies and associations. The staff at Civil Consultants also takes an active part in community concerns through memberships on local city/town boards and commissions as well as civic groups.

Site development work includes plan preparation and construction follow-through for many projects in the seacoast area. Projects frequently typically involve various local and state permitting and regulatory review. and approvals.

Civil Consultants provides drainage and stormwater reviews for clients. These efforts are consistent with US SCS methods TR-55 and TR-20. Flood analyses based upon TR-61 and TR-66 can also be performed. Stormwater management plans include detention/retention and treatment facilities, location and sizing, as well as culvert and drainline designs. Maintenance plans and operating requirements are provided as needed.

Civil Consultants has established relationships and extensive knowledge with State, regional and local agencies requiring permits and approvals. We routinely interface with the Maine & New Hampshire Departments of Transportation, Department of Environmental Protection (MDEP), New Hampshire Environmental Services (NHDES), Planning Boards, Fire Marshals and local building officials.

Civil Consultants provides engineering services for a number of towns in the Seacoast areas of Maine and New Hampshire. In the smaller towns, Civil Consultants functions as the Town Engineer by providing designs, reviewing plans submitted for developmental approval, advising the Town regarding municipal projects and conducting construction inspections. In larger towns, Civil Consultants supports Town departments by providing additional coverage in technical areas where needed. Civil Consultants is capable of providing engineering services for all facets of municipal public works and planning.

CONSULTANT COMPANY PROFILES

J.B. LESLIE CO. | HISTORIC PRESERVATION CONSULTANT

Starting in 1976 I started as an apprentice mason both in the areas of brick and block laying, concrete finishing, plastering and stone masonry. I served a four-year apprenticeship in the Bricklayers and Allied Craftsman. Then I became a journeyman as a master mason. I was also the President of the Bricklayers and Allied Craftsman for 3 years. During my first 10 years in the business, I worked for numerous masonry contractors as a general foreman and a superintendent on many large masonry building projects.

In 1986 I started my own company. During the 1990s I did extensive masonry repair work on many of the historic old buildings in ME and NH. Around 2001 I restored the first of 26 lighthouses on the New England coast all on the National Historic Register. Not only restoring the masonry work, but also restoring everything from roofing, siding, windows, doors, interior plastic work, flooring, and pretty much every aspect of the work needed to restore these historic buildings. Over the years, I managed to gather a crew of highly skilled craftsmen to work on these projects, many of who still work with me. I've also worked on the earliest story buildings in America, the Louis Kahn Library at Philips Exeter Academy and all the masonry on a large historic mansion that was designed by John Russel Pope.

Also, I have worked on the oldest house in Rollinsford, NH, The Colonel Paul Wentworth House. I've worked on numerous other historic landmarks throughout southern ME and NH, including some of the old historic forts and some old historic school buildings. I have also done masonry repair work to the Trinity Church in York, ME and St. Johns Church in Portsmouth, NH to name a couple.

I've worked for Marshwood High School for repairs for the new high school and some of the other structures on the site of the high school. I currently do work for several towns and municipalities in the area. I am local to the area and I have resided in South Berwick since 1978 and grew up in the Town of York, ME. I am most proud of the time I have spent working on over 26 lighthouses including Whaleback, Nubble Light, and Portsmouth Lighthouse. Our company has received several rewards for preservation. I have also worked in consulting for architectural and preservation work over the years.

RELEVANT WORK



3S ARTSPACE

3S Artspace is New Hampshire's first non-profit, multi-disciplinary contemporary art space. The design turned an 18,200 square foot manufacturing space into a mid-sized performance space, a non-profit art gallery, and a farm-to-table restaurant. McHenry Architecture was integral in the designing of the project and had representation on its initial Board of Directors.

The building is in the Historic District of Portsmouth. The design intent of the site's exterior treatment is to maintain the clean, minimalist look of the original building. Improvements to the facade and site create an aesthetic more attractive and conducive for public enjoyment, the use of sustainable materials and adaptive reuse of the old building promote a sustainable environment that is important to the project team and the community. The more prominent and accessible main entrance improves the building's energy efficiency. The outdoor aesthetic embraces green screens and grasses that allow for refuge from the surrounding city-scape.

The creation of a vital public gathering space was at the heart of the mission, and the interior design and build-out of the 3S space was developed around this principle. Each of the three spaces is linked to one another, not just in a business sense, but physically, so that a visitor to any one of the spaces will feel a sense of connection to the other two. The 3S space is at once contemporary and warm, with simplicity in its aesthetics that embrace visitors of all ages and tastes.

Photography: David Murray

2016 AIA NH - EXCELLENCE IN DESIGN AWARDS - HONORABLE MENTION



RELEVANT WORK



IAPP - PORTSMOUTH, NH

Completed at the end of 2018, this marks the final of four phases of renovations supporting the expansion of the offices of the International Association of Privacy Professionals or IAPP located at 75 Rochester Avenue at the Pease International Tradeport in Portsmouth, NH. The conversion of 57,000 square feet of industrial space to office has allowed for informal meeting spaces, private and open office space. The heart of the building is an open lounge for all staff to congregate at lunch, during office meetings or just for a minute away from their desks.

The International Association of Privacy Professionals (IAPP) is the largest and most comprehensive global information privacy community and resource, helping practitioners develop and advance their careers and organizations manage and protect their data. The IAPP is a not-for-profit association founded in 2000 with a mission to define, support and improve the privacy profession globally.

Photography: David Murray



RELEVANT WORK



PORTSMOUTH NAVAL SHIPYARD - BUILDING 174

As part of the Navy's continued resolution to reduce energy consumption, McHenry Architecture was charged with improving the envelope and systems of Building 174 at the Portsmouth Navy Shipyard in Kittery, ME. The project provides a whole building renovation to approximately 157,600 square feet of the West End Waterfront Support Facility (B174), which supports several waterfront shops and multiple project engineering teams involved in submarine overhauls. All exterior and interior elements of the building are to be demolished except for the steel frame. The new design includes an exterior skin and interior systems to meet the energy efficiency goals of the project and to achieve LEED Silver.

Due to the long history of the shipyard with its founding in 1800, the Portsmouth Naval Shipyard maintains an extensive Historic District. Though not an historic building itself, B174 is surrounded on all sides by buildings that are considered eligible for the National Register for Historic Places, as well as a part of a Historic Landscape. Therefore, it was crucial that the aesthetics of the building reflect the standards set forth by the PNSY Cultural Resources Department, in conjunction with the Maine State Historic Preservation Officer. By doing so, B174 complements the Historic District in which it sits through its contextual design.



RELEVANT WORK



SMUTTYNOSE BREWING COMPANY, HAMPTON, NH

McHenry Architecture designed the Smuttynose Brewery in keeping with the principles of sustainable design and historic preservation. The brewery is slated for a LEED Gold Certification featuring many energy-efficient design elements, including the reuse of materials from existing buildings, the recapture of heat off-put by the brewing process, and a biomass digester system for renewable electricity generation.

The Smuttynose Brewery is a world class craft brewery in Hampton, NH, located on an existing 14 acre farm. Integral to the design of the brewery is the preservation of the existing barn for future use and the relocation of the Victorian era farmhouse that has been renovated for use as a restaurant along the eastern slope of the site.

The main brewery building (34,425sf) consists of complete facilities for the brewing, bottling, storing and shipping of Smuttynose beers and includes offices, a gift shop and an entry gallery that allows the public to view the operations and take tours of the facility. Great care has been taken to minimize the impact of the building on the site. Vehicular access, circulation and permeable pavement were carefully considered within the greater landscape design, which preserves open space and the historic nature of the site. The site processes all of its storm water through vegetated ornamental rain gardens, designed by *terra firma landscape architecture*, and uses sustainable native vegetation and existing trees to shade the parking and walkways.

Photography: David Murray

2015 AIA NH - EXCELLENCE IN DESIGN AWARDS - PEOPLE'S CHOICE AWARD



RELEVANT WORK



CENTER FOR WILDLIFE, CAPE NEDDICK, ME

The Center for Wildlife is a private, non-profit organization whose mission is to build a sustainable future for wildlife in our community through medical treatment, rehabilitation, educational outreach, research, and conservation activities. To this end, they focus on three goals:

- Strengthening regional capacity to rescue, rehabilitate, and return injured animals to the wild
- Providing learning opportunities and expanding community outreach programs to teach and inspire people of all ages to help protect local wildlife
- Achieving long-term financial and ecological sustainability.

McHenry architecture has been working with the Center, since 2016, to develop a new campus and main building that meets all current and future needs. The interior program of the building includes a veterinary clinic, intern dormitory, auditorium, classrooms and nature discovery center. While the exterior includes an outdoor amphitheater, nature trails, and additional outdoor education spaces. This \$4.5 million investment will help meet the increased demand for their services in both conservation medicine and environmental education.

Photography: David Murray



CURRENT WORK



Plaistow Brewery - Renovation and Addition



Portsmouth Historic District Multi-Family Renovation



Manchester Multifamily



Portsmouth Social Club - Renovation

RESUMES



MARK GIANNINY
PRINCIPAL | AIA, LEED AP BD+C
McHenry Architecture, Portsmouth, NH

EDUCATION

Norwich University, Northfield, VT *School of Architecture*
Bachelor of Architecture, 2001

PROJECT ROLE

Responsible for coordinating the needs of the client, supervision of the development of the design, production of the construction documents, specifications, bidding and negotiations, and construction administration. Mark's experience includes design and construction of multi-family, higher education facilities and commercial projects. Strengths and concentrations lie in incorporating sustainable initiatives into all building design, coordinating the work of the designers and technical staff, as well as the work of other disciplines and consultants.

EXPERIENCE

McHenry Architecture, Portsmouth, NH

June 2023- Present: Principal

July 2012- May 2023: Senior Associate

Project Manager and Architect for regional government and mixed-use commercial projects. Projects include renovations at UNH and office buildings and master planning for military bases, including the Portsmouth Naval Shipyard.

Oak Point Associates, Portsmouth, NH

July 2001 - July 2012

Project Manager and Architect for firm with regional and national clients in government, commercial, institutional, and educational fields. Projects included renovations and new construction of K-12 schools in Maine, work at colleges and universities in the New England area, capital assessments of municipal and educational facilities, and projects for the US Navy, US Army and National Guard.

CERTIFICATIONS

Registered Architect, Maine and New Hampshire

National Council for Architecture Registration Boards, NCARB Certificate

US Green Building Council, LEED Accredited Professional BD+C

PROFESSIONAL AFFILIATIONS

American Institute of Architects

National Council of Architectural Registration Boards (NCARB)

US Green Building Council

AWARDS

2022 New England AIA Components Emerging Professional Friendly Firm

2015 Portsmouth Advocates - Recognition Award, Rosa Restaurant

2010 Outstanding Design Award - American School & University, Ellsworth, Maine Elementary/
Middle School

RESUMES



STEVEN MCHENRY
FOUNDER | AIA, LEED AP
McHenry Architecture, Portsmouth, NH

EDUCATION

Rutgers University, New Brunswick, NJ
Bachelor of Arts
Boston Architectural College, Boston, MA
Bachelor of Architecture

PROJECT ROLE

Supervision of design teams, construction management, client and consultant coordination, scheduling and business planning responsibilities.

EXPERIENCE

1972 - 74 - Apprentice Cabinetmaker, Carpenter Associates, Hampton, NH
1974 - 80 - Cabinetmaker/Woodcarver - The Wood Works Cooperative, Portsmouth, NH
1981 - 84 - Vice-President, Trip Tech Models, Waltham, MA
1984 - 85 - Intern Architect, Interface Designs, Portsmouth, NH
1985 - 87 - Intern Architect, JSA, Inc Architecture, Portsmouth, NH
1987 - 91 - Architect, Interface Architects, Portsmouth, NH
1991 - 94 - Principal, McHenry Designs, Portsmouth, NH
1995 - 97 - Product Development, Wastech International, Portsmouth, NH
1998 - Present - Principal, McHenry Architecture PLLC, Portsmouth, NH

CERTIFICATIONS

National Council for Architecture Registration Boards, NCARB Certificate
US Green Building Council, LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

American Institute of Architects
US Green Building Council
New Hampshire Preservation Alliance
National Trust for Historic Preservation
Art-Speak, Portsmouth Cultural Commission, Chairman
3S Artspace, Founding Board Member

AWARDS

2016 AIA NH - Excellence in Design Awards - Honorable Mention, 3S Artspace
2015 AIA NH - Excellence in Design Awards - Residential, Hyder Court
2015 AIA NH - Excellence in Design Awards - People's Choice Award, Smuttynose Brewery
2014 AIA NH - Excellence in Design Awards - Residential, Ash Street Split
2014 Vibrant Villages - Visualizing Density Awards - Urban Infill, Hyder Court
2008 AIA NH Excellence in Design Awards - People's Choice Award, 18 Congress
1993-2015 Portsmouth Advocates - Recognition Award, Six Awards

RESUMES



RICHARD DESJARDINS
ARCHITECT | AIA, NCARB
McHenry Architecture, Portsmouth, NH

EDUCATION

Wentworth Institute of Technology, Boston, MA *School of Architecture and Design*
Bachelor of Science in Architecture, 2018
Master of Architecture, 2019

EXPERIENCE

McHenry Architecture, Portsmouth, NH

May 2019– present

Architect of mixed-use commercial, multi-family, residential, and various other building uses. Responsibilities include project coordination with clients, consultants, and contractors, building design and construction documentation through hand drawing and Revit, performs building code/accessibility reviews and zoning analyses. Leads various marketing campaigns and photographs completed projects.

Wentworth Institute of Technology, Boston, MA

September 2023– present

Adjunct Faculty member of the School of Architecture and Design. Responsibilities include presenting architectural hand drawing to first year students. Provides one on one feedback and grading of fundamental drawing techniques and representational methods of architecture throughout the City of Boston.

Meyer and Meyer Architects, Boston, MA

Part Time – 2016 - 2018

Architectural Intern responsibilities included drafting and document production in both AutoCAD and Revit, and preparation of presentation drawings. Measured and drafted existing building conditions at project start-up.

PROJECT ROLE

Coordinates the needs of the client, supervision of the development of the design, production of the construction documents, and construction administration. Strengths and concentrations lie in building codes, historic preservation, and coordinating the work of the technical staff, as well as the work of other disciplines and consultants.

CERTIFICATIONS

Registered Architect, The Commonwealth of Massachusetts
National Council for Architecture Registration Boards, NCARB Certificate

PROFESSIONAL AFFILIATIONS

American Institute of Architects
National Council of Architectural Registration Boards (NCARB)

AWARDS

2022 New England AIA Components Emerging Professional Friendly Firm
Wentworth Architecture Review | Published Vol. 8, Vol. 9, Vol. 10

RESUMES



SEFCO SOLUTIONS

Mechanical Design – HVAC, Plumbing, and Gas

64 Vaughan Mall	Portsmouth, NH
Historic Building with addition, Office Space, VRF, Boiler Plant, 45000SF	
Mainspring Collective	Kittery, ME
Existing Building, Office Space, VRF, 10000SF	
Franklin Block	Portsmouth, NH
Historic Building, Retail and Residential, 70000SF	
The Patriot Group	North Conway, NH
Office Space, VRF, Boiler Plant, Snow Melting System, 12000SF	
Merrimac Mill	Newburyport, MA
Historic Building, Office Space, HVAC Design, 3000SF	
DoD Manufacturer	Newington, NH
Office Space, indoor firing range	
25 Maplewood	Portsmouth, NH
Office and Condominium, VRF, enclosed garage, Atrium	
Dover Public Works	Dover, NH
Municipal, Vehicle Maintenance facility, Offices, 12000SF	

Energy and Infrastructure Assessments

Portsmouth City Hall	Portsmouth, NH
Municipal, Office Space, chiller plant, boiler plant	
Munters	Amesbury, MA
Industrial/Manufacturing, gas/electric rooftop units	
The Housing Partnership	Southern NH
Apartment buildings, residential systems	
The Commons on Tremont	Boston, MA
Condominiums, chiller plant, boiler plant, garage exhaust	
Marriott Marquis	San Diego, CA
Hotel, chiller plant energy study	
Strafford Schools	Stafford, NH
Municipal, Boiler plant energy/feasibility study for grant application	
DART Neuroscience	San Diego, CA
Biotech/Laboratory, chiller plant, boiler plant, fume hoods	
PETCO Park	San Diego, CA
Stadium, district chilled water energy/feasibility study	

RESUMES



SEFCO SOLUTIONS

Other Involvements

Joint Base Pearl Harbor

Honolulu, HI

Energy Efficiency, lighting and HVAC upgrades, building controls, Solar

FAA

Hawaii and Guam

Energy Efficiency upgrades, lighting, HVAC upgrades, building controls, Solar

West Point Military Academy

Westpoint, NY

Energy Efficiency upgrades, campus-wide building controls

Argonne National Labs

Lemont, IL

Energy Efficiency upgrades, Combined heat and power plant

Harry Truman VA

Columbia, MO

Energy Efficiency upgrades, lighting upgrades

Danbury FCI

Danbury, CT

Energy Efficiency upgrades, window replacements

Philadelphia School Systems

Philadelphia, PA

Energy Efficiency upgrades, HVAC upgrades, building controls

Lee D. Consavage, P.E.
261 Jennie Lane
Eliot, Maine 03903
(207) 475-7054
sce.eng@gmail.com

PROFESSIONAL EMPLOYMENT

Seacoast Consulting Engineers
Principal/Electrical Engineer

*Eliot, Maine
July 2005 to present*

Involved in start up of new engineering firm to provide Electrical Engineering designed services. Provide engineering services including design of power distribution, lighting, fire alarm and telecommunications systems. Provide consulting engineering services for large scale solar electric PV systems. Provide Arc Fault and Short Circuit Analysis and Circuit Breaker coordination services.

CACI Incorporated
Senior Electrical Engineer

*Portsmouth, NH
July 2021 to July 2022*

Worked for Department of the Navy at Portsmouth Naval Shipyard (PNSY), as a contractor, with the Ship Availability Planning and Engineering Center (SHAPEC), providing electrical engineering support for Steering and Diving systems, Nuclear Ship Alterations, Cableways, Fly-By-Wire and Submarine Flight Critical Component (FBW – SFCC) systems. Assist management as required with Special Projects.

Portsmouth Naval Shipyard
Senior Electrical Engineer

*Kittery, Maine
January 1984 to March 1996 &
October 2001 to 2021*

2001 to 2021 Worked for Department of the Navy at Portsmouth Naval Shipyard (PNSY), with the Ship Availability Planning and Engineering Center (SHAPEC), providing electrical engineering support for Steering and Diving systems, Nuclear Ship Alterations, Cableways, Fly-By-Wire and Submarine Flight Critical Component (FBW – SFCC) systems. Assist management as required with Special Projects.

1984 – 1996: Shift Project Engineer (SPE) for three of the first Depot Modernization Period (DMP) efforts at the Shipyard for Los Angeles Class submarines.

Vanderweil Engineers
Senior Electrical Engineer

*Boston, MA
January 1999 to October 2001*

Responsible for designing all power distribution and lighting systems for hospitals (Lahey Clinic, MA and Brigham & Women's Hospital, MA), including *Cardiac Cath Labs, Fluoroscopy, Ultrasound, Ambulatory Surgery, and Monitored Beds*. In strict accordance with the NEC, NFPA, Life Safety Code and the Health Care Facilities Handbook, designed: *Isolated Power for Operating Rooms; Nurse Call, Intercom and Paging Systems; Emergency and Normal Lighting; Fire Alarm; Power Distribution for Medical Equipment, Life Safety and Critical Systems*

TMP Consulting Engineers
Senior Electrical Engineer

*Boston, MA
April 1996 to January 1999*

Responsible for designing power distribution and lighting systems for high schools, retail and commercial buildings and universities, including Harvard and MIT.

EDUCATION

University of New Mexico
Bachelor of Science - *Electrical Engineering*

*Albuquerque, NM
1980 – 1983*

PROFESSIONAL REGISTRATIONS

Maine License No. 9552
Massachusetts License No. E-43037
New York License No. 90644

New Hampshire License No. 9552
NCEES Council Record No. 19428

INTRODUCTION

Seacoast Consulting Engineers, LLC (SCE) , located along the Maine-New Hampshire border of the Seacoast, has been providing Electrical Engineering design services throughout Maine, New Hampshire and Massachusetts for a wide variety of projects since 2005.

Our projects include designing electrical systems for new and renovated buildings, including offices, apartments, hotels, restaurants, breweries, commercial and retail buildings, fairgrounds, schools, cannabis greenhouse and indoor growing facilities, auto repair. performing arts centers and industrial facilities. Additionally, we have designed renewable energy power distribution systems for grid connected homes and businesses and the island communities of Appledore (Kittery, Maine) and Star (Rye, NH) Islands and the Isle au Haut (Stonington, Maine). Solar PV projects range in size from small residential to utility scale 4 Megawatt systems.

The following is a brief summary of the recent projects:

1. **Project:** 85 Daniel Street Apartments, Portsmouth, NH. Provided power distribution, lighting and fire alarm design services to convert existing building into apartments.
Client: McHenry Architecture PLLC. Contact Mark Gianniny, mark@mchenryarchitecture.com
2. **Project:** Novocure Flagship Headquarters Office Building, Portsmouth, NH. Provided power distribution, lighting and fire alarm design services to convert existing 4-story building into an office building.
Client: Hampshire Development Corporation, Contact Steve Wilson, Steven.Wilson@hdcgc.net
3. **Project:** Shoals Marine Laboratory, Appledore Island, Kittery, Maine. Provided power distribution design services to increase solar, wind and battery storage capacity
Client: University of New Hampshire. Contact Ross Hansen, Ross.Hansen@unh.edu
4. **Project:** Red Gate Farm School, Ashville, Massachusetts. - Provided power distribution, lighting and fire alarm design services for construction of new school building.
Client: Keiter Builders Inc. Contact Scott Keiter, skeiter@keiter.com
5. **Project:** Helen Hills Hills Chapel, Smith College, Northampton, Massachusetts. Provided power distribution, lighting and fire alarm design services for renovation of chapel.
Client: Keiter Builders Inc. Contact Scott Keiter, skeiter@keiter.com
6. **Project:** University of New Hampshire, Thompson School of Applied Science, Forestry Department – Redesigned power distribution system, lighting system and fire alarm system for sawmill facility. Redesign of all existing electrical systems required to support new, larger sawmill.
Client: Don Quigley, Professor of Forestry, dwq@cisunix.unh.edu
7. **Project:** Cleaves Hall, Bridgeton Academy, North Bridgeton, Maine. Provided power distribution, lighting and fire alarm design services for renovation of dormitory building.
Client: Hampshire Development Corporation, Contact Steve Wilson, Steven.Wilson@hdcgc.net
8. **Project:** 25 Maplewood Avenue Retail/Residential Building, Portsmouth, NH. Provided power distribution, lighting and fire alarm design services for new construction of 4-story retail/residential units, including new Bank Prov Headquarters.
Client: Hampshire Development Corporation, Contact Steve Wilson, Steven.Wilson@hdcgc.net

9. **Project:** Dover Medical Office Building, Dover, NH. Provided power distribution, lighting and fire alarm design services for new construction of 4-story Medical Office Building.
Client: Martineau Electric Inc, Contact: John Gilbert, jgilbert@martineaelectric.com
10. **Project:** ATO Fraternity House, University of New Hampshire, Durham, NH. Provided power distribution, lighting and fire alarm design services for new construction of 3-story building.
Client: Martineau Electric Inc, Contact: John Gilbert, jgilbert@martineaelectric.com
11. **Project:** 238 Deer Street Retail/Residential, Portsmouth, NH. Provided power distribution, lighting and fire alarm design services for new construction of 4-story retail/residential units.
Client: McHenry Architecture PLLC. Contact Mark Gianniny, mark@mchenryarchitecture.com
12. **Project:** Cummington Fairgrounds, Cummington, Massachusetts. Provided power distribution design services to update the existing system to meet current design standards.
Client: Graham Electric Inc, Haydenville, MA, Bill Graham, bill@grahamelectricinc.com
13. **Project:** Whatley Grows, Whatley, Massachusetts. Provided power distribution and security design services for several large greenhouses and indoor growing facilities for cannabis.
Client: Graham Electric Inc, Haydenville, MA, Bill Graham, bill@grahamelectricinc.com
14. **Project:** 6 Grove Street Office/Retail/Residential, Dover, NH. Provided power distribution, lighting and fire alarm design services for new construction of 4-story office/retail/residential building.
Client: Kab Realty Management LLC, Bill Goldstein, billtgolds@aol.com
15. **Project:** 42 – 44 Third Street Retail/Residential Building, Dover, NH. Provided power distribution, lighting and fire alarm design services for new construction of 5-story retail/residential building.
Client: Kab Realty Management LLC, Bill Goldstein, billtgolds@aol.com

YEARS EXPERIENCE

23

REGISTRATION

Professional Engineer: NH,
ME, MA, CT, VT, NJ, FL, NY MI,
PA, RI, USVI

EXPERTISE

Mr. Champagne's background is in structural engineering. He holds a B.S. in Civil Engineering from the University of New Hampshire. He has provided structural design and analysis for a variety of institutional, commercial, industrial and residential projects.

KEY PROJECTS – Essential Building Facilities

- **Beach District Fire Station - Hampton, NH:** Design of a two story, 10,000 sf masonry building in a coastal zone. Building was constructed with a structural floor slab on piles.
- **Center Harbor Police Station & Town Offices - Center Harbor, NH:** Design of additions and renovations to the existing town hall/police/fire station building. The project included two additions totaling 3300 sf as well as modifications to the structure of the existing building.
- **Pelham Central Fire Station - Pelham, NH:** Design of a single story, 17,000 sf steel and reinforced concrete building. The foundation and apparatus bay walls were constructed with insulated concrete forms and the office/support area utilized cold formed steel framing.
- **Milford Police Department – Milford, NH:** Design of a single-story dispatch room addition along with interior/exterior renovations.
- **Tilton Police Department – Tilton, NH:** Design of a new single-story 12,000 square foot masonry and wood framed building.
- **Hotel Company Fire Station - St. Thomas, USVI:** Design of a two-story 20,000 sf steel, reinforced concrete and reinforced concrete masonry fire station building. The building included office and support areas as well as a 26' clear height apparatus bay. Significant concrete site retaining walls and cisterns were also required.
- **EMS Headquarters - St. Thomas, USVI:** Design of a single story, 10,000 sf steel and reinforced concrete masonry building with attached covered parking area. The parking area was designed for a future second floor.
- **Criminal Justice Building - St. Croix, USVI:** Design of a four-story, 60,000 sf steel framed structure with cold formed metal framed exterior curtain walls. The essential use group classification as well high seismic zone required the use of a special moment frame lateral load resisting system.

CERTIFICATIONS

- LEED Accredited Professional

EDUCATION

- University of New Hampshire, BSCE, 1999

PROFESSIONAL AFFILIATIONS

- Structural Engineers of New Hampshire (SENH)
- US Green Building Council New Hampshire Chapter
- New Hampshire Architects & Engineers Emergency Response Task Force (Vice President)

CIVIL CONSULTANTS staff included professionals from a variety of disciplines, primarily Surveying and Civil Engineering. Many hold multiple registrations.

The staff of CIVIL CONSULTANTS maintains and expands their expertise through membership in professional societies and attendance at seminars and courses.

In addition, many staff members are very active in their state and local communities through participation as members of various boards and commissions as well as civic and service organizations.

The following pages provide specific information about CIVIL CONSULTANTS' personnel.

**President
Structural/Civil
Senior Project Engineer**

Geoffrey R. Aleva, P.E.

**Vice President
Structural/Civil
Senior Project Engineer**

Neil J. Rapoza, P.E.

**Vice President
Senior Project Surveyor**

Christopher H. Mende, P.L.S., L.L.S.

**Vice President
Project Surveyor**

Michael P. Peverett, P.L.S., L.L.S.

Senior Project Engineer

Jay E. Stephens, P.E.

Staff Engineers

Lachlan Ellwood

Samuel Rock

Surveyors

Andrew Piccirillo, P.L.S.

Survey Technician

Thomas H. MacKinney, Jr.

Technical Staff

Joseph A. Attisano

Administrative

Kourtney Bonsaint

Sherry A. St. Pierre



**President
Senior Civil/Structural Engineer
Geoffrey R. Aleva, P.E.**

Geoff Aleva joined CIVIL CONSULTANTS in January 1996 as a staff engineer and currently fills the role as the firm's President Senior Structural Engineer and Senior Civil Project Engineer.

Geoff's has expanded his responsibility to be a primary point of contact for many public and private clients. Geoff has established relationships and has earned the confidence of many contractors from small home renovators to large bridge construction firms as well as local Code Enforcement Officers.

Although his primary role is in structural analysis and building investigations, he also completes civil engineering and site plan projects at the firm.

Some of his site engineering projects include the Master Planning of a large campus expansion to Coe Brown Northwood Academy. The work involved preparing a complete existing conditions plan, assessing present student, faculty and facility needs and recommendations for future access including additional educational buildings and further campus expansion.

Geoff has also been a part in many other large-scale projects including the Town of Barrington Town Hall project, York Police Department projects as well as site design and development for The Viewpoint Hotel in York, ME that was recently featured on MaineLife.

Geoff has completed many projects acting as the owner's agent during project bidding and construction administration. These projects include many public projects for local municipalities and government agencies such as local Housing Authorities.

Additionally, Geoff has developed a unique relationship with a national bridge painting contractor. Typically, these projects require complete analysis of the bridge from original drawings. The analysis and designs require that the lead paint abatement procedure not overstress the bridge during the renovations while maintaining traffic flow. Geoff has designed lead paint containments for the Route 95 Piscataqua River Bridge, in Portsmouth, New Hampshire, Queensboro Bridge in New York City, Lewis and Clark Bridge in Washington, Deer Isle and Bath bridges in Maine, Curtis Creek Bridge in Baltimore and numerous other bridges.

Geoff has also completed designs that review compliance with Americans with Disabilities Act for both interior and exterior of buildings. This work closely ties into the NFPA Life Safety Code. Geoff has prepared many designs for building layout and floor plans that meet client demands as well as code requirements.

INTERESTS:

Fly fishing and being outdoors.

PROFESSIONAL DATA:

*University of New Hampshire, B.S.,
Civil Engineering, 1991*

REGISTRATIONS:

*Registered Professional Engineer:
New Hampshire, Maine, Vermont and
Connecticut*

MEMBERSHIPS:

Structural Engineering Association of Maine

*Structural Engineering Association of New
Hampshire*

American Concrete Institute

National Fire Protection Association (NFPA)

REFERENCES



Alex Choquette

Black Rock Social Club
Portsmouth, NH 03801
p. 603.498.2519
e. alex@brsc.vip

Mark McNabb

McNabb Properties, Ltd
PO Box 930
Portsmouth, NH 03802-0930
p. 603.235.2918

Anderson Libert, Principal

Forest Properties Management, Inc.
214 Brazilian Avenue #240
Palm Beach, FL 33480
p. 646-350-0095
e. alibert@forestproperties.net

Trevor Hughes

IAPP
75 Rochester Ave.
Portsmouth, NH 03801
p. 603.427.9200



Kristen Lamb, Executive Director

Center for Wildlife
P.O. Box 620
Cape Neddick ME 03902
p. 207-361-1400
e. kristen@thecenterforwildlife.org

