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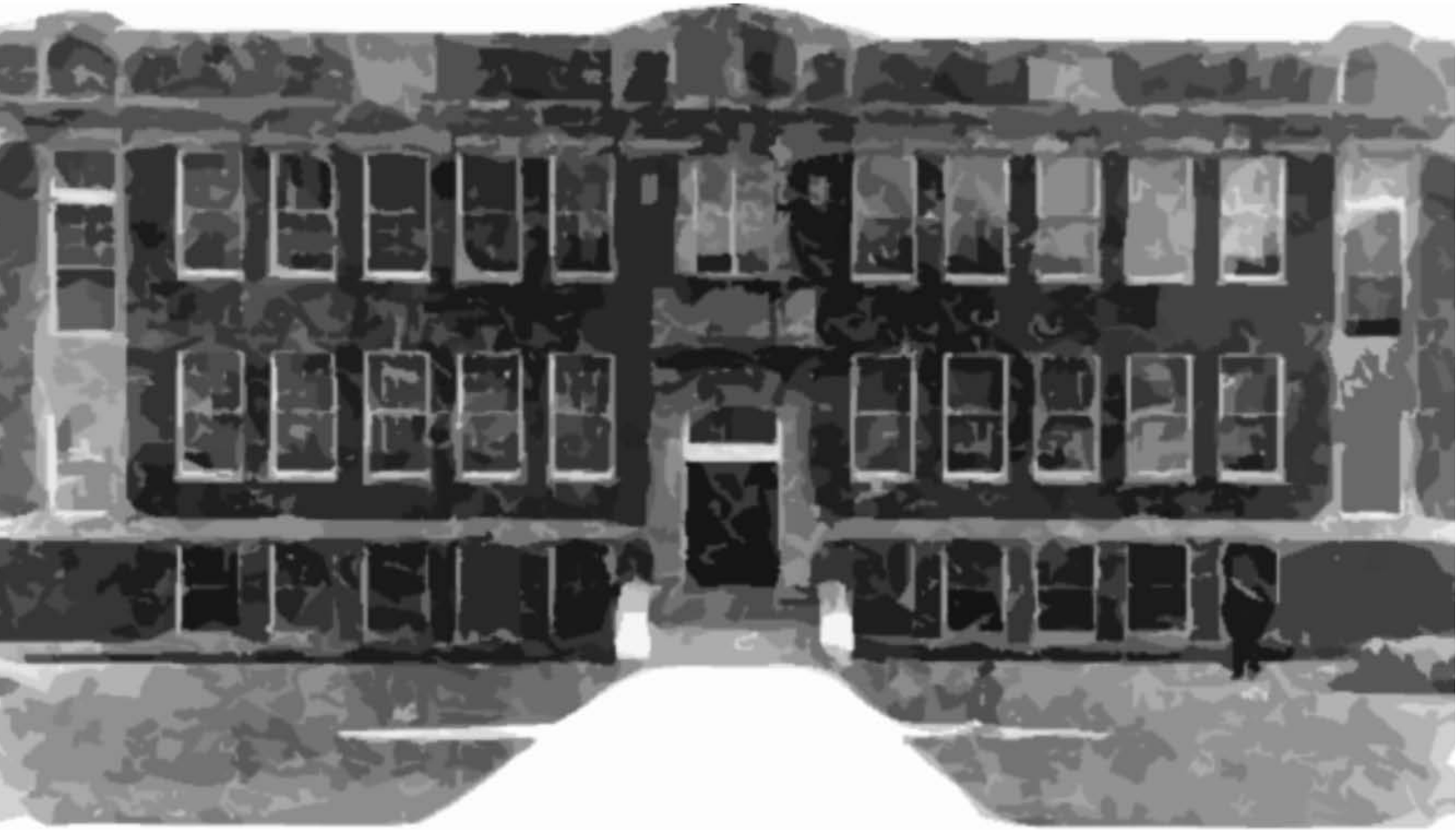
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615 Congress St Suite 623
Portland, ME 04101

Formal Proposal

South Berwick Town Hall

02/14/2023



February 14, 2024

Town of South Berwick, Maine

Request for Proposal for Architectural and Engineering Services for the Town Hall Renovation

EXECUTIVE SUMMARY

Timothy Pellerin
Jennifer Janelle
180 Maine Street
South Berwick, ME 03908

Dear Town Manager Pellerin, Assistant Town Manager Janelle and the Town of South Berwick,

This study will provide valuable information to help the Town of South Berwick make decisions on the future of the existing Town Hall. As operational and maintenance costs continue to rise, understanding the return on investment and the potential impact of building improvements is crucial.

We are grateful to have been advanced to the Finalist Proposal Submission and for the informational session that was held at the Town Hall. I personally noted that my first position as an intern architect was at TFH Architects in Portland during the time this project was active in the office. I cannot honestly say that I worked on the project, but I do remember fondly my time there and the start of my career as an architect.

We have assembled a team that will look critically at the facility and present honest and thoroughly researched information. Paul Designs Project is a 5-year-old firm, one I started after 30 years of working in other studios. I've been so grateful that so many of the projects we work on have positively affected so many people. I am proud of our team and the projects we work on. This project is one that we would be honored to be part of.

We are unaware of any addenda issued for this RFQ/P

Paul Lewandowski IIDA AIA



Paul Designs Project pllc
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Portland, ME 04101
207.318.0257
prl@pauldesignsproject.com

PROJECT TEAM | South Berwick Town Hall Renovation

ARCHITECTURE Paul Designs Project

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

MECHANICAL/ELECTRICAL/PLUMBING ENGINEERING Bennett Engineering

- Will Bennett PE

CIVIL/STRUCTURAL ENGINEERING Trillium Engineering

- Eric Dube PE

COST ESTIMATING PCM Company

- Kyla Magnusson

ENERGY MODELING Project CO+OP

- Hans Breaux



Paul Lewandowski | Principal Architect



B. ARCH | AIA | LEED | IIDA | NCARB

Paul Lewandowski, a Rensselaer Polytechnic Institute graduate with a master’s in architecture (1989), boasts 35 years of diverse experience in both large and small firms. In 2018, fueled by his core beliefs, he founded his own studio committed to socially impactful design. Paul advocates for inclusive architecture, debunking the notion that quality design is reserved for big budgets. His passion lies in collaborating with people and crafting spaces for vibrant communities.

In his role as the principal architect for the studio, Paul will meticulously review the work of the project designer, providing invaluable insights and a second set of eyes. This collaborative process benefits the client by offering Paul's wealth of experience at a lower billing rate. While the project designer handles the bulk of the work, clients gain access to Paul's expertise, ensuring a cost-effective yet high-quality outcome.

What makes this project particularly exciting for Paul is its emphasis on sustainability and cultural preservation. Working with an existing space aligns with his commitment to environmental responsibility. Revitalizing a historically significant building not only breathes new life into the town's cultural heritage but also resonates with the community. Retaining beloved structures uplifts the town's spirit, fostering a sense of pride and connection. Moreover, keeping the town hall in its downtown location emphasizes the importance of preserving the town's central identity. Paul is thrilled to contribute to a project that blends sustainability, cultural preservation, and community happiness.

Representative Projects

Principal Architect	Pennell Lab Feasibility Study	Complete
Principal Architect	Schoolhouse Arts Feasibility Study	Complete
Principal Architect	Yarmouth Center Feasibility Study	Complete
Principal Architect	Monmouth Academy	Construction Administration
Principal Architect	First Parish Church	Complete
Principal Architect	317 Main Music Center	Complete



Jacob Green | Project Manager



B. SOC | Project Manager | Paramedic | CSI-EP

Jacob Green's sociology background provides a unique lens for effective project management. Jacob joined our studio 9 months ago, and in that short time has put systems in place that have increased our efficiency exponentially. Rooted in a deep understanding of people, he forges connections between clients and designers, fostering mutual understanding. As the primary client contact, Jacob not only answers inquiries and provides updates but also delivers constructive criticism to designers tailored to client needs.

This role positions Jacob as a staunch advocate for client success. His sociological insights play a pivotal role in enhancing communication between designers and clients. By deciphering the intricacies of human interaction, he ensures seamless exchanges of ideas. This, in turn, accelerates project timelines and elevates both client and designer experiences.

In this unorthodox position, Jacob's love for working with people shines. His willingness to listen, coupled with sociological acumen, creates a dynamic environment where collaboration thrives, and project success is inevitable.

Representative Projects

Project Manager
Project Manager
Project Manager

Monmouth Academy
Bradbury Mountain State Park
Fork Food Lab

Construction Administration
Construction Documents
Construction Administration



Andrew Treworgy | Project Designer



B. ARC | AIA NAC Maine Representative | AIA Emerging Professionals Chair

Andrew Treworgy, a dedicated designer at our studio, constantly seeks innovative solutions to enhance your project. Known for his efficiency, he serves as the primary designer, believing that straightforward methods lead to on-budget and efficient project completion. Andrew's step-by-step approach, coupled with his goal to create joyful spaces, makes him an asset to our team. He adds delightful details without adding costs for clients, ensuring every project benefits from his expertise.

The current project is particularly intriguing for Andrew due to its resemblance to an ongoing project. His involvement in the restoration of Monmouth Academy, a historic brick building on the National Register, involves transforming it into a community center. Facing challenges like safely removing previous modifications, Andrew is ready to apply the experience gained in Construction Administration to this similar historic Catholic school project, now repurposed as a Town Hall.

Andrew's approach guarantees your project receives dedication and creativity, backed by his experience gained at Monmouth Academy.

Representative Projects

Project Designer	Pennell Lab Feasibility Study	Complete
Project Designer	Schoolhouse Arts Feasibility Study	Complete
Project Designer	Yarmouth Center Feasibility Study	Complete
Project Designer	Monmouth Academy	Construction Administration
Project Designer	First Parish Church	Complete
Project Designer	317 Main Music Center	Complete



Hans Breaux | Energy Modeling



CPHC | AIA | LEED | CSI | NCARB | FAA Remote Pilot

Hans is a practicing architect and sustainability consultant based in Portland, Maine. He wears many other hats as a software developer, product designer, urban designer, community & bicycle advocate, environmental activist, and outdoor adventurer. He brings years of experience having been part of project types ranging from 100 acre public parks, Living Community Challenge Certified, Passive House Certified, Pretty Good House, single family, multi-family, institutional, commercial, industrial, urban revitalization, non-motorized transportation, and a variety of other high-performance sustainability focused efforts. Ever looking to contribute further to his community, he sits on and has chaired numerous nonprofit boards including that of passivhausMAINE. In 2020, Hans founded a worker cooperative, Project CO+OP, which offers architecture, community design, & sustainability services and performs software & product development based on the interests of its worker-owners.

We have added Hans to our team after hearing about the building envelope analysis during the walkthrough. He is an expert in his field and will allow us to visualize areas of thermal loss and target budget-friendly solutions. We have worked with Hans on previous projects and we know that he is a valuable asset to our team.



Will Bennett | MEP Engineer



MEP Professional Engineer | LEED

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

Will started Bennett engineering 25 years ago, and his responsibilities include interfacing with a broad range of project stake holders in disciplines from field work, code and standards review, electrical design, project submittal reviews, and engineering quality control reviews.

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

We work with Will regularly and often team with him on projects that have complex electrical systems.



Eric Dube | Civil and Structural Engineer



SEAM | AISC | ACEC | MUBEC | Professional Engineer

Eric Dube has over 30 years of experience in both Civil and Structural Engineering Design since graduating from Wentworth Institute of Technology.

Eric's open communication style is paramount to the success of not only each project but also of the company as a whole. His unusual ability to perform both Civil and Structural Engineering Design proves to be an invaluable resource for Trillium Engineering Group and clients. This unique attribute enables him to manage a project from its conception through site design and into the structural contract drawing phase and construction administration.

Project Approach Challenges | Opportunities

Challenges

The existing **load-bearing masonry exterior** wall construction will need to be addressed as a major part of the exterior envelope. We've worked on several projects with load bearing, minimally insulated, exterior-bearing walls.

Several of our residential projects are buildings from the 1850s where we replaced windows as the primary approach in creating a more **weather-tight envelope**. In some of those projects, due to the extent of interior trim and finish, our budget wouldn't allow for any additional work or the addition of insulation.

At the former Monmouth Academy Hall, a current renovation project, we had the luxury of creating a new continuous insulation barrier on the interior of the uninsulated brick load-bearing building. This will allow us to meet the **energy code**. We also replaced windows and repointed the brick in a historically accurate manner. We were also able to reserve existing bricks of the same color and vintage from some interior demolition to be able to repair the exterior detailed masonry with matching bricks.

At Pennell Labs, a feasibility study on an 1855 load-bearing brick building in Gray, Maine, we researched accessibility and energy code compliance as part of the study.

Understanding and locating key town functions in accessible parts of the building will be very important to streamline public services. The remaining spaces, potential lease spaces will most likely need separate access. Dividing the building up into town and public portions will have its' advantages, but secure and easy access to all spaces will need to be carefully considered. We will study **entry points and access** to them.

Opportunities

Replacing the windows will be a huge step towards improved energy efficiency and lower operating costs. We will study different window types and configurations and include those in our building analysis.

Re-using an existing building is one of the most sustainable actions one can take. The process of studying the building and understanding more fully what is possible will help in the decision-making process.

A Town Hall in the center of town is an important thing. It speaks about a **community** and how they conduct business.

Aside from the location of the building and the re-use of it, the building is part of the history of South Berwick. **Maintaining that history and sense of place will have a deep impact on the town.**

Previous Experience | Similar Structure Analysis

We have completed several similar studies of similar buildings. Of note would be a recent project to prepare a building condition and feasibility study for the Schoolhouse Arts Organization in Standish, Maine. Their 1920's era wooden school building has been modified and renovated several times to serve their exciting and expanding theater program. Several classrooms were combined to create a larger performance space and others have been converted into dance studios and workshops.

The building is of a similar size to the South Berwick Town Hall. We studied the building through the following lenses:

- Code Analysis
- ADA/Accessibility
- Lifecycle Analysis
- Building Envelope
- Roofing
- Acoustics
- Sustainability
- Site Paving/Parking
- Grounds Analysis
- Heating Systems
- Plumbing Systems
- Ventilation Systems
- Structural Systems
- Electrical Systems

We also prepared design concept drawings for various potential reconfigurations paired with cost estimates.

Project Visioning Session | Thought Process

We begin each project, regardless of if it is a study or new building with a visioning session to help to understand the goals for the project.

This conversation is framed around a series of thought starter questions. An example of some of those questions are:

- How can a building engage the senses?
- How can a building connect with place, history, and climate?
- What are the opportunities for inclusion and engagement and promoting human connection?
- How can the project support access to nature?
- How can we build-in resilience?
- How does the project handle rainfall and stormwater?
- How will the design choices balance cost with long-term value?
- How can the performance of this project be improved in ways that are cost and design-neutral?
- Can the project be powered by clean, renewable energy sources?
- How can the project encourage a healthy lifestyle?
- How can the project be welcoming and inclusive for all?
- How can the project celebrate local materials and craft?
- We will specify red-list free materials!
- How do we design-for resiliency?
- How do we future proof the project?
- What strategies promote a sense of discovery and delight?
- What are the lessons learned from past projects?

Critical Elements | **Must-haves**

Energy modeling. What are the current operating costs and how can they be improved? What is the return on investment? With any energy-based retrofit, understanding all that could be done is one step, but looking critically at what should be done is a nuanced process.

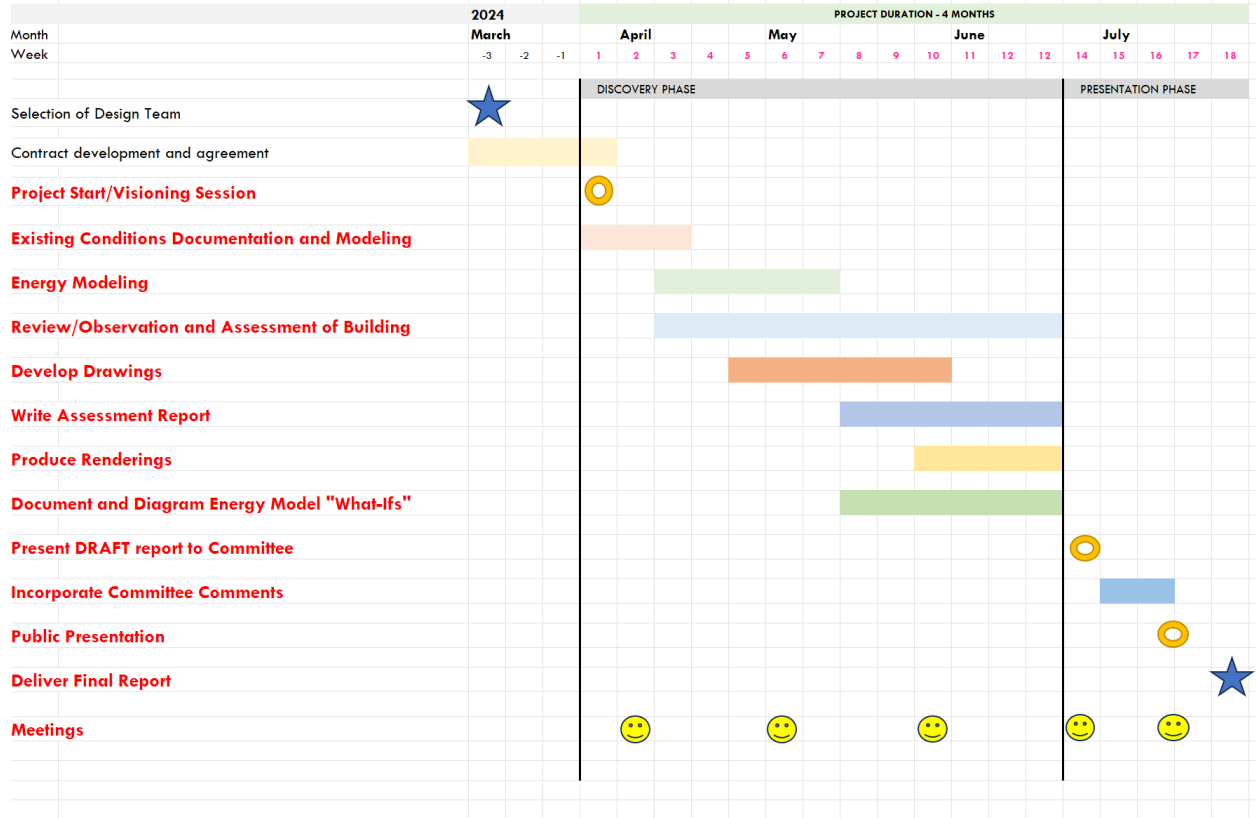
Hans Breaux, our team specialist in Energy Modeling will work to model the building and allow us to look at multiple scenarios and “what-ifs” related to the building performance and potential modifications. Then, working with our cost estimator, we will be able to develop a more complete understanding of what to do and how much it will cost.

Some of the biggest opportunities may come from the amount of space that isn't used by the town and could be leasable space. In our current project at Fork Food Labs, which is the conversion of a masonry/CMU exterior warehouse/office building into a shared community kitchen with public space, rental venues, and tenant lease space, we calculated one tenant space at a possible \$40,000/year income. Looking at that same space as a shared freezer space, we calculated an annual rental revenue of almost \$100,000/year. We verified that the need for such space with the local food community was high and also determined that fit-up costs for either option would be similar. This information is helping Fork to plan direction and income projections.

Of course, we aren't recommending commercial freezer space as a tenant in the South Berwick Town Hall, but by thinking critically about possible tenants, we can start to assess any synergies and paybacks of unneeded space. Or we could look at how the town offices might grow into the available space or investigate other community functions that could occur in the building.

Project Schedule | Our Calendar

South Berwick, Maine Town Hall RFPQ Proposed Project Schedule



Deliverables | What you get

We understand the scope of services sought and described in Part 2 of the Project description. We will incorporate this scope into our efforts and organize our report around this structure.

Also, as per Part 2 of the project description, “deliverables” with will provide the following:

- Concept floor plans and diagrams
- Concept elevations and diagrams
- A narrative of each system and aspect of the building.
- A Design Development level cost estimate
- We will model the building in 3D in our BIM software and will be able to generate renderings and animations as necessary.

Along with these deliverables we will also:

- Document and present the data generated through our energy modeling process.
- Develop a narrative of the social and community impact of the project.
- Maintain an appropriate level of discussion and communication throughout the project