SEALANDER ARCHITECTS

STATEMENT OF QUALIFICATIONS
PUBLIC SAFETY FACILITIES- ARCHITECTURAL STUDY
CARIBOU CITY
22 OCTOBER 2019

SEALANDER
ARCHITECTS

22 October 2019

Dennis L. Marker
Caribou City Manager
25 High Street
Caribou City, ME 04736

Dear Mr. Marker:

Sealander Architects is a small firm in Eastern Maine comprised of two Maine Licensed Architects: Robyn Sealander, AIA; and Mike Sealander, AIA. We love practicing architecture here. We love being practical in our work, and appreciate it when our clients respond favorably to common sense ideas. It seems the further east and north we go, the more people appreciate practicality and common sense. It is for this reason that helping Caribou City figure out what to do with the municipal building needs is so exciting to us.

We have experience with public safety buildings, both in Maine and elsewhere. The two of us both worked on public safety buildings out of state. We have recent experience with the Hancock County Sheriff's Department, as well as with US Customs and Border Protection for a Land Port of Entry in Bar Harbor.

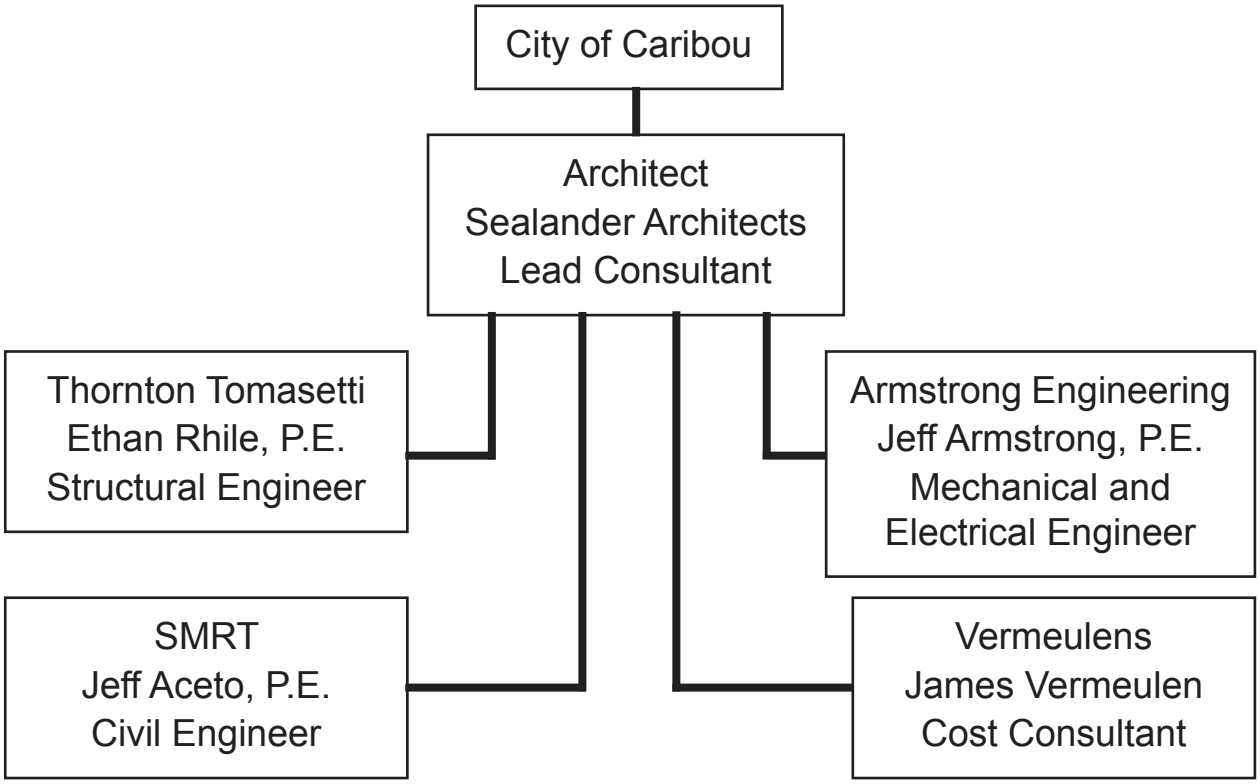
Most of our work is in the assessment and renovation of existing buildings. We can provide honest advice on the good and the bad of older buildings and their potential to be renovated. We can provide Caribou with frank assessments, as well as frank recommendations, for housing municipal functions in a way that makes both short and long term sense.

I will be the primary contact for this project. My mailing address is 79 Main Street, Suite C, Ellsworth ME 04605. My e-mail address is mike@sealanderarchitects.com. My phone number is 207.266.5822.

Sincerely,

Mike Sealander, AIA
Principal
Maine Licensed Architect

PROJECT TEAM



Sealander Architects will be the lead consultant for this project. Mike Sealander, AIA, will be the primary contact for Caribou City, and will have overall responsibility for the project. Mr. Sealander has assessed and designed over 1 million square feet of construction since 2007, when Sealander Architects was formed.

Sealander Architects is a Woman-Owned Business Enterprise certified by the Maine Department of Transportation.

Thornton Tomasetti is a multi-disciplinary engineering firm with a structural engineering office in Portland. Sealander Architects and Ethan Rhile have been working together on projects since 2009.

Armstrong Engineering is a mechanical, electrical and plumbing engineering firm located in Fort Fairfield. Sealander Architects and Jeff Armstrong have worked on several projects together, including the Hancock County Regional Communications Center.

SMRT is a multi-disciplinary design firm with a civil engineering office in Bangor. Sealander Architects and Jeffrey Aceto have been working on projects together over the last three years.

Vermeulens is a multi-office cost consulting firm headquartered in Boston. They are widely considered one of the best cost consulting firms in New England. Our proposal includes four cost estimates: One for the options, and three during design for the chosen project.

SEALANDER ARCHITECTS

Mike Sealander, AIA, Principal

Mike has successfully bridged the design and construction fields through a number of diverse job roles. He has a Master of Architecture degree from Columbia University, over ten years experience as a carpenter, and worked on governmental and insitutional projects at for several design firms in San Francisco. Projects included the San Francisco Police Department at the San Francisco International Airport.

In San Francisco he served as a Director of the SF Construction Specifications Institute, and was also chair of the SFAIA Committee on the Environment.

Mike enjoys being a big-picture thinker. He is one of the foremost practitioners of BIM in the state of Maine, and has expertise in energy modeling and lifecycle analysis.

- Current chair, School Union 76 Board
- Past president, Ellsworth Downtown Association
- Past president, Ellsworth Noontime Rotary
- Past president, Blue Hill Peninsula Chamber of Commerce
- Graduate of the Maine Development Foundation's Chi Class of Leadership Maine
- 2016 member of the AIA Code Review Team for the ICC Group B Committee action hearings.
- 2012-2016 member of the Eastern Maine Community College CADD Advisory Group

Representative projects include:

Maine Maritime Academy Wyman Hall, Castine ME
Design, project management and construction administration for life safety improvements to an historic building now used as offices. Work included new rate stairs, handicap accessibility, lighting and mechanical upgrades.

Bryant E. Moore Community Center, Ellsworth ME
Design, project management and construction administration for additions and conversion of 1929 school building into a daycare and senior center for the City of Ellsworth. 29,000 square feet.

Hancock County RCC, Ellsworth ME
Design and project management for an addition and renovation to the county regional communications center. The project is located within the Hancock County Sheriff's Department, and includes improvements to adjacent facilities.

Bay Ferries Limited Land Port of Entry, Bar Harbor ME
Design and project management for a gut and remodel project to develop a new land port of entry in Bar Harbor. Slated to open in the spring of 2020, the facility conforms to the 2018 U.S Customs and Border Protection LPOE Design Standard.

Education
Master of Architecture
Columbia University, 1992

Bachelor of Arts
Religious Studies
Wesleyan University, 1986

Professional Registration
Maine Licensed Architect

Professional Associations
American Institute of Architects

ASHRAE associate member

SEALANDER ARCHITECTS

Robyn Sealander, AIA, NCARB, Principal

Robyn has been practicing architecture for more than 20 years. Shortly before settling in Maine in 2001, she established Sealander Studio (now Sealander Architects). As Owner and Principal, Robyn manages architecture and interiors projects, specifications, and contracts. Her attention to detail and ability to listen and understand allow her to connect with clients and truly comprehend the essential nature of their issues.

For nearly a decade, Robyn worked on corporate, municipal, and institutional projects throughout the San Francisco Bay Area. She was a Project Architect and Job Captain at RMW Architecture+Interiors. Her work there included project management and construction administration for several buildings on the campus of Silicon Valley-based Cadence Design Systems. She was a Principal at Collaborative Design Architects, where she worked on essential services municipal building projects in the East Bay, including the San Leandro Public Safety Building. Her work in community and economic development included leading design assistance programs in three Bay Area communities.

In 1993, Robyn spent a semester teaching undergraduate design studios as an adjunct associate professor at the Tulane University School of Architecture in New Orleans, LA.

Robyn has is active in civic and leadership organizations in Maine, including:

- Troop Leader, Girl Scout Troop 625 (Brooklin)
- Downeast Family Y board member
- Board chair, Brooklin Youth Corps

Recent projects include:

General B.E. Moore Community Center, Ellsworth, ME

Construction specifications, finishes and specifications, and construction administration for the renovation and expansion of this 29,000 SF former school building. The building is now home to the Downeast Family YMCA's early childhood education program and Friends in Action's active senior center.

Hancock County RCC, Ellsworth ME

Design, construction specifications, and finishes specifications for an addition and renovation to the county regional communications center. The project is located within the Hancock County Sheriff's Department, and includes improvements to adjacent facilities.

Bay Ferries Limited Land Port of Entry, Bar Harbor ME

Design and specifications for a gut and remodel project to develop a new land port of entry in Bar Harbor. Slated to open in the spring of 2020, the facility conforms to the 2018 U.S Customs and Border Protection LPOE Design Standard.

Education

Master of Architecture
Columbia University, 1992
Bachelor of Arts, Architecture
Barnard College, 1989

Professional Registration

Maine Licensed Architect ARC2847
California Licensed Architect C25860

Professional Associations

American Institute of Architects
National Council of Architectural Registration Boards

Relevant Public Safety and Fire Station Experience

Walpole Central Fire Station

Gorham Public Safety Building

Waterville Police Station

- Beverly Police Station, Beverly, MA
- Boothbay Region Ambulance Emergency Response Center, Boothbay, ME
- Burlington Fire Station, Burlington, MA
- Central Fire Headquarters Slab Review & Repairs, Auburn, ME
- Falmouth Bucknam Road Fire Station, Falmouth, ME
- Falmouth Public Safety Building, Falmouth, ME
- Framingham Fire Station, Framingham, MA
- Gorham Public Safety Building Additions & Renovations, Gorham, ME
- Hartford Central Fire Station Expansion & Renovation, Augusta, ME *-- F.I.E.R.O. Honor Award Recipient*
- Leicester Fire and EMS Headquarters, Leicester, MA
- Newton Fire Headquarters, Newton, MA *-- F.I.E.R.O. Merit Award Recipient*
- North Andover Central Fire Station, North Andover, MA
- Portland Fire Boat Quarters, Portland, ME
- Portland Police Station Crime Lab, Portland, ME
- Sanford Police Station, Sanford, ME
- Scarborough Public Safety Complex, Scarborough, ME
- Southborough Public Safety Building Southborough, MA
- Stevens Avenue Fire Station, Portland, ME
- Walpole Central Fire Station, Walpole, MA *-- F.I.E.R.O. Honor Award Recipient*
- Waterville Police Station, Waterville, ME
- Wells Public Safety Building, Wells, ME
- West Kennebunk Fire Station, Kennebunk, ME
- Westbrook Public Safety Building, Westbrook, ME
- Westford Fire Station, Westford, MA
- Yarmouth Fire Station, Yarmouth, ME
- York County Prison, York, ME

Ethan A. Rhile, P.E.

Vice President

Project Role

Structural Project Manager

Summary

Ethan joined Becker Structural Engineers in September 2001, which was acquired by Thornton Tomasetti in April 2019. He has extensive experience in the design of multi-story commercial buildings and industrial facilities and brings specialized knowledge of timber framing systems. Additionally, Ethan has been involved with highway bridge design and inspection, including multi-lane bridges stretching up to 26 spans. His background includes specialty field evaluation of existing parking structures, train bridge analysis, airport building design and hangar structure repair, construction shoring and retaining walls. He is responsible for the technical design, quality control, construction administration and oversight of projects with construction budgets up to $100 million.

Education

- B.S.C.E, 1996, Pennsylvania State University

Registrations

- Registered Professional Engineer in the Maine (#10266) and Pennsylvania (#057589)

Professional Activities

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

Select Project Experience

New Morse High School and Bath Regional Career & Technical Center, Bath, ME. Performed high-performance energy consulting and structural engineering services for a 136,000-square-foot school. Sustainability scope included daylighting and energy analysis and environmental quality and design for optimization of architectural and mechanical systems. The structural team determined that the existing property was not suitable for replacement or expansion of either the school or its technical center. The building plan includes space for 650 high school students and 180 vocational students.

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

Portland Schools, Structural Evaluation for Master Plan, Portland, ME. Structural review and high-level evaluation of seventeen existing district buildings to identify structural concerns, deficiencies, and deferred maintenance items which are visible and accessible during a walkthrough of each school. Utilizing existing plans, reports and studies, aided in the assessment when applicable.

Portland High School, Courtyard Facade Repair and Connector Reconstruction, Portland, ME. Structural investigation and repair of the courtyard veneer and existing connector structure, which were showing signs of deterioration. The courtyard brick veneer was ultimately replaced down to the main band. The connector was reconstructed with a composite brick masonry system and new I-joist roof structure to replicate the historic detailing of the original design. In addition, the interior connector walking surface was brought into compliance with accessibility codes.

Sanford Regional High School and Technical Center, Sanford, ME. Structural design services of a new high school and technical education center to support the Sanford-Springvale region. The two-story, 325,000-square-foot building utilizes steel-framed construction, with steel tube columns and wide flange girders along with steel joists and concrete slabs on metal deck. Conventional foundation of spread column footings and frost wall on strip footings throughout the building perimeter. Poor soils on parts of the site were improved with rammed aggregate columns.

China Middle School, Renovation and Additions, China, ME. Structural engineering services to design an addition that connects to the side of the existing gymnasium, providing a new stage and music space for the school to address the growth in student curriculum. Scope includes design of the new opening in the existing wall, which may require a new steel beam and columns for support.

Bates College, Roger Williams Hall and Hedge Hall, Lewiston, ME. Structural design services for the renovation of and additions to two,19th-century historic buildings. Project scope for the existing buildings included a structural assessment, removal and re-construction of the roof structures, seismic upgrades that incorporated new structural steel columns and beams, reconstruction of exterior and interior load-bearing walls and new construction of structural steel framing and concrete slabs on metal deck.

Armstrong Engineering

A JEM Engineering Corporation

COMPANY PROFILE

Armstrong Engineering was established in January 1989 in Fort Fairfield by Jeff Armstrong; a licensed Professional Engineer of the State of Maine, with substantial experience in commercial building construction with extensive experience in mechanical, plumbing, HVAC and electrical engineering design systems. The company was incorporated in April 1992 as JEM Engineering, Inc., d/b/a Armstrong Engineering. The original and continued corporate goal is to provide Maine clients with the highest of quality, cost-effective design and consulting services. Our strategy to obtain our goal has always been to provide our clients with latest technologies involving state of the art drafting, design, and business methods. Common sense and simple solutions are always imbedded in our design methods.

Armstrong Engineering is in good standing with the State of Maine Engineering Licensing Board, since 1986 of license granted. Armstrong Engineering has never been suspended, debarred, or otherwise prohibited from professional practice. Since the firm's establishment, it has not been involved with any law suits or required to utilize company's liability insurance for design errors or omissions. Armstrong Engineering maintains a good working relationship with the State's Fire Marshal's Office and Bureau of General Services.

We are staffed with one licensed professional engineer, registered for both Maine and New Brunswick, one project technical designer, one clerical personnel, and part time drafters.

ENGINEERING SERVICES

Armstrong Engineering is a comprehensive consulting firm engaged in project design and development, specializing in the design of mechanical and electrical systems for commercial and industrial applications.

COMMISSIONING & SYSTEM TESTING SERVICES

Armstrong Engineering provides field building commissioning, system energy and performance analysis surveys, and mechanical Testing, Adjusting & Balancing services for development and construction mechanical and electrical systems. These services compliment our engineering design for both new and renovation projects.

ENGINEER/ARCHITECT PROJECT INVOLVEMENT:

- J.W. Sewell Company, Old Town, ME
- North Peak Architecture, Presque Isle, ME
- Design Group Collaborative, Ellsworth, ME
- Reed & Company Architecture, Portland, ME
- Sealander Architects, Ellsworth, ME
- Harriman Associates, Auburn, ME
- Allied Engineering, Inc., Gorham, ME
- Webster-Baldwin-Rohman-Day-Czarniecki, Bangor, ME
- The Ames Corporation, Bangor, ME
- Lewis and Malm Architects, Buckport, ME
- Woodard & Curran, Bangor, ME

Armstrong Engineering

A JEM Engineering Corporation

Personnel Credentials

Jeffrey M. Armstrong; P.E.

Jeffrey M. Armstrong
94 Presque Isle Street
Fort Fairfield, ME 04742

PRESENT LICENSING:

- Professional Engineering License, Maine #5372
- Professional Engineering License, New Brunswick #L2534
- Master Plumbing License, Maine #2508
- Electrician License, Maine #12822
- Solar Systems Installation Certificate #SL90871
- Sprinkler State of Maine License #RMS 508

CREDENTIALS:

- Bachelor of Science in Mechanical Engineering, University of Maine at Orono, 1981
- 37 years of experience in HVAC/Refrigeration design and installation of mechanical & electrical systems.

PAST EMPLOYMENT:

- Armstrong Engineering, Fort Fairfield, Maine
  Title: President/Owner
  Responsibilities: General Director of Business & Engineering of Operations
  Employer: Self Employed, 2019-1989

- Mechanical Services, Inc./Maine Controls, Portland, Maine
  Title: Project Engineer
  Responsibilities: Director of Engineering Department and Energy Management Operations
  Employer: Mr. Robert Dutton, 1988-1984

  - Fels Co. Inc., Portland, Maine
    Title: Project Engineer
    Responsibilities: Project Designer and Contract Manager
    Employer: Mr. Robert Dutton 1984-1981

CIVIL DUTIES & INVOLVEMENT:

- MSAD #20 School Board Director 1995 - 1997
- Athletic Coach Fort Fairfield Middle School Soccer Assistant 1997
- Athletic Little League Baseball 1994 - current Rec. Soccer & Basketball 1992 - 2010
- Athletic High School Baseball Coach 1999 – 2003.
- Friends Helping Friends Food Pantry/Ministries 2007 to present.
- Martha & Mary Ministries Food Pantry/Ministries 2008 to present

Jeffrey T. Aceto

Senior Civil Engineer

Jeff has more than 35 years of site planning, design, permitting, and construction experience. As a Senior Civil Engineer, Jeff has served public municipal clients in Maine as a design and permitting consultant on a wide range of projects including new construction and renovation of municipal buildings, emergency services and safety buildings, schools, and infrastructure.

CREDENTIALS

PE, CPESC, LEED AP

EDUCATION

Lafayette College
Bachelor of Science Civil Engineering

REGISTRATION

Licensed Civil Engineer
ME

AFFILIATIONS

Certified Professional in Erosion and Sediment Control

EnviroCert International

RELEVANT EXPERIENCE

Topsham Public Safety & Municipal Center* - Topsham, ME
Civil Project Manager for site design and permitting for a new municipal building and new public safety building (fire and police services) with multiple vehicle bays in a campus setting.

Brunswick Police Station* - Brunswick, ME
Civil Project Manager for site design and permitting for a new police station building including sally port.

Emergency Services Evaluation* - Scarborough, ME
Civil Project Manager for evaluation of multiple fire and police facilities for improvements and consolidation.

Municipal Building Evaluation* - Carrabasset, ME
Civil Project Manager for evaluation of municipal building including town office and fire station for improvements.

Topsham Middle School * – Topsham, ME
Civil Project Manager for site design and permitting of new middle school. The project involved roads and parking, playing fields, recreational trails, site lighting, stormwater management, and utility infrastructure.

MSAD #52, School Projects * – Greene, Leeds, and Turner, ME
Civil Project Manager for site design and permitting of four projects in three municipalities for renovation and construction of two elementary schools, a middle school, and library. The project involved roads and parking, playing fields, site lighting, stormwater management, and utility infrastructure.

Oxford-Cumberland Canal School * – Westbrook, ME
Civil Project Manager for site design and permitting of elementary school renovation. The project involved roads and parking, recreational trails, site lighting, stormwater management, and utility infrastructure.

** Jeff performed these services under previous employment.*

SMRT

FIRM PROFILE

Since our inception in 1972, we have been a leader and an innovator in pre-construction cost control. We developed the elemental estimating systems, line item estimate computer reports, and computer graphic take-off processes that have become standard throughout the industry. We estimate over 150 new/renovation projects every year, which translates into $10 billion worth of construction. Extensive bid and reconciliation data enable us to benchmark institutional buildings at appropriate current levels. This provides owners and architects with detailed and accurate costing reports based on information from our comprehensive database, knowledgeable staff, and developed processes. These realistic project budgets from the outset help minimize the loss of program and scope, and costly re-design that can minimize unexpected costs and outcomes.

SPECIALTY

We specialize in pre-construction services, which includes programming through construction documents cost estimates, reconciliation of scope to budget, value engineering, and bid review. Our areas of concentration include but are not limited to higher education, healthcare, science + technology, cultural and entertainment.

STRUCTURE

Our estimating staff includes professional quantity surveyors, architects, engineers (mechanical, electrical, structural, and civil), interior designers and urban planners. We take pride in the fact that 75% of our estimating staff have degrees and/or professional estimating designations relating to construction. Our engineering staff make up 43% of our estimating team. This means we understand completely how these systems work and how much they cost. Our team approach enables us to provide continuity, and a working knowledge of all projects, while providing an estimating service that is Beyond Estimation.

EXPERIENCE

Our team combines decades of experience and are professionally recognized for their expertise through national speaking engagements and accredited seminars. Many of our team is LEED AP and our background includes hundreds of projects that were either LEED Certified or Net Zero Energy.

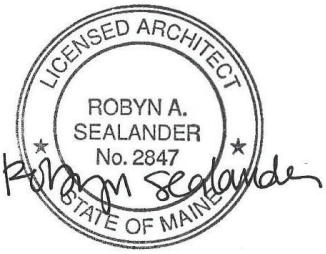
OFFICES

Boston, MA; Toronto, ON; San Antonio, TX; Denver, CO and Los Angeles, CA

PROOF OF LICENSURE

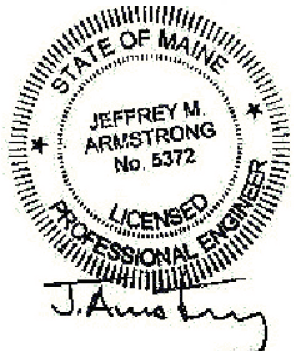
Mike Sealander is a Maine Licensed Architect, with current registration available at pfr.maine.gov

Robyn Sealander is a Maine Licensed Architect, with current registration available at pfr.maine.gov



Ethan Rhile is a Professional Engineer, with current registration available at pfr.maine.gov

Jeff Armstrong is a Professional Engineer, with current registration available at pfr.maine.gov



Jeffrey Aceto is a Professional Engineer, with current registration available at pfr.maine.gov

REPRESENTATIVE PROJECTS

BEECHLAND EARLY LEARNING CENTER

We renovated an abandoned plumbing supply warehouse into a day care facility. The building has improved insulation, new mechanical, electrical and plumbing systems, new sprinkler system, parking and circulation, and an outdoor play area.

- Design cost: $50,000, including construction services.
- Construction cost: $1.7 million
- Design duration: three months
- Construction duration: six months
- Project Manager: Mike Sealander, AIA
- Client: Downeast Family Y
- Contact: Peter Farragher, Executive Director
- Phone: 207-667-3086
- E-mail: pfarragher@defymca.org

HANCOCK COUNTY REGIONAL COMMUNICATIONS CENTER

We designed an expansion and renovation at the Hancock County Sheriff's Department. The renovation enlarges the regional communications center and provides features required by the FBI. The renovation provides new circulation paths, a new break room, storage areas, and covered outdoor entrance. The project is scheduled to start construction in January 2020.

- Design cost: $41,000, including construction services
- Estimated Construction cost: $667,000
- Design duration: six months
- Construction duration: six months
- Project Manager: Mike Sealander, AIA
- Client: County of Hancock
- Contact: Dennis Walls, Facilities Director
- Phone: 207-735-8894
- E-mail: dennis.walls@co.hancock.me.us

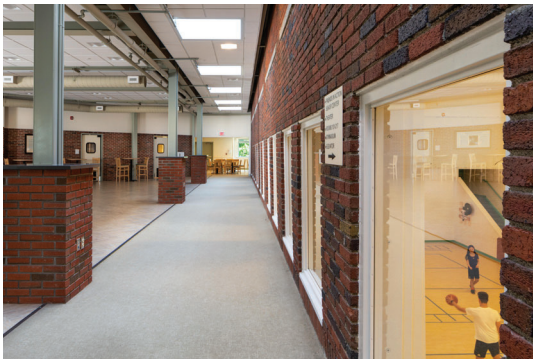
BAY FERRIES LIMITED LAND PORT OF ENTRY

The exterior of the building prior to renovation.

We are designing renovations for a new land port of entry in Bar Harbor. The project will be the United States terminal for ferry service to and from Yarmouth, Nova Scotia. The existing building is about 6,000 square feet. The work includes improvements designed to Customs and Border Protection standards, as well as areas for the ferry service operation. Construction is ongoing and anticipated to finish in April 2020.

- Design cost: $85,000
- Construction cost: $1.4 million
- Design duration: 12 months
- Construction duration: 15 months
- Project Manager: Mike Sealander, AIA
- Client: Bay Ferries Limited
- Contact: Annette Higgins
- Phone: 207-266-5893
- E-mail: ahiggins@atlantic-fleet.com
- CBP Contact: Dan MacMunn
- CBP phone: 617-312-9813
- CBP e-mail: daniel.s.macmunn@cbp.dhs.gov

BRYANT E. MOORE COMMUNITY CENTER

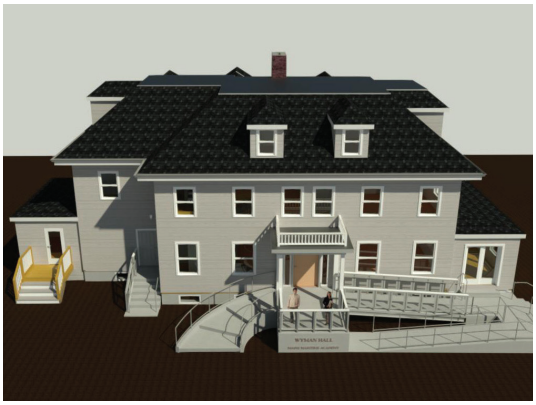


Sealander Architects designed an addition and renovations for this former school building to provide day care, community event space and senior services. The project has new MEP systems, life safety and accessibility upgrades, improved thermal efficiency, and a new roof. Our client was the City of Ellsworth, which contracted with two local entities to provide the services.

- Design cost: $75,000, including construction services
- Construction cost: $5.1 million
- Design duration: 12 months
- Construction duration: sixteen months
- Project Manager: Mike Sealander, AIA
- Client: City of Ellsworth
- Contact: Peter Farragher, Executive Director
- Phone: 207-667-3086
- E-mail: pfarragher@defymca.org

Top: The historic 1929 front facade.
Center: The restored theater.
Bottom: An addition maintains the original brick exterior.

WYMAN HOUSE



Sealander Architects designed life safety and accessibility improvements to Wyman House on the Maine Maritime Academy campus in Castine. The big challenge was to create two stairs, one inside and one outside, to individually serve the second and third floors of the building. MMA had hired two other architecture firms to work on this complex project, and neither was able to develop an acceptable design. We were able to figure out a code-compliant solution that was in keeping with the historic nature of the building.

Phase One constructed the interior and exterior stairs. A second phase will construct an accessible front entrance.

- Design cost: $32,000, including construction services
- Construction cost: $154,000 (Phase One only)
- Design duration: 4 months
- Construction duration: sixteen months
- Project Manager: Mike Sealander, AIA
- Client: Maine Maritime Academy
- Contact: Carl Olson, Director of Facilities Operations
- Phone: 207-326-2136
- E-mail: carl.olson@mma.edu

PROJECT APPROACH

How much space, and what type of space, does the Caribou City government need to function effectively?

I think this is the fundamental question that needs to be answered in order to know what to build or renovate. Based on the pre-proposal meeting's walkthrough of the police department area, it seems pretty clear the police are not in a space that lets them serve effectively. A better space will enable better policing.

But what should be built?

Before designing buildings, we must reach consensus on what to build. This is obvious, but all too often, buildings are designed prior to a consensus. Successful projects depend on clear and shared goals an objectives.

The Discovery Phase

Our design process includes a discovery phase prior to actually designing buildings. The purpose of discovery is to bring out the goals, objectives and agendas of everyone positioned to influence the success of a project. Everyone has an agenda, and if consensus is not reached prior to starting the actual design, those hidden agendas can cause issues.

Discovery is a process of getting stakeholders together. It is a more robust form of the stakeholder workshop identified in Task 1. It also includes some of the determinations identified in Task 2. These meetings are essential, and the payoff is invaluable.

Building Assessment

At the same time, since Caribou City is interested in exploring options with at least two specific buildings (Sitel, City Hall, and a potential third building), we will assess these buildings to determine their physical shape. We intend to look at:

- structural systems
- mechanical electrical and plumbing systems, non-load-bearing partitions, doors and windows, exterior envelope
- code compliance using the NFPA 101 life safety code (enforced by the State Fire Marshal) and the Maine Uniform Building and Energy Code

We will also map existing spaces and functions.

Based on our assessments of the existing buildings and the consensus around future space needs for Caribou City government, we will explore options for matching functions to spaces. We will itemize interventions needed to fit future functions into these existing spaces.

Conceptual Designs and Costs

It is only after these exhaustive preliminary efforts are complete that we will turn our attention to the conceptual designs for future facilities.

Our team includes professional cost consultants, who will provide objective opinions of probable cost. Our proposal includes cost estimates for the Task 4 conceptual designs, and the design phases in tasks 7-9.

Project Milestones

If given authorization to proceed, we will endeavor to finish the fieldwork for the physical review of the buildings prior to Thanksgiving.

We anticipate the Discovery tasks can be completed in two to three months, depending on the schedule of those involved on the Caribou side.

We anticipate Caribou City benefiting from periods of internal discussion between tasks performed by the design team.

We anticipate four months for Tasks 4, 5 and 6. This time period will include three or four design workshop meetings in Caribou.

The duration for Tasks 1 though 6 could be anywhere from 7 months to one year.

Impact Mitigation

We hope to proactively minimize impacts by increasing the shared effort to reach a consensus on project goals and objectives well before the design process starts. We also

intend to minimize impact risks by thoroughly understanding the existing buildings under consideration.

We will continuously verify adherence to stated goals and objectives.

We also intend to have face to face meetings regularly through the pre-design and design portions of the project.

Internal Quality and Cost Control

Our best quality control mechanism is the knowledge and experience we bring to our projects. Mike and Robyn Sealander are both Maine Licensed Architects with a combined 54 years of experience in architecture, construction and design-build. Because we are a small firm and will be producing all the work we deliver to Caribou City, our quality control is a matter of us following our own best practices.

In addition to our depth of our architectural practice, we also have a broad understanding of the entire design and construction industry. We review and critique the work of our subconsultants to make sure our design work is coordinated and effective at responding to project goals and objectives.

Our team includes the professional cost consulting firm Vermeulens. They are regarded as one of the best independent cost consultants in the New England area. We will be working closely with Vermeulens to align our design decisions with their cost impacts.

UNIQUE QUALIFICATIONS

Design-build History

Sealander Architects has experience wearing a toolbelt and building buildings. For ten years after graduating from school, One of us (Mike) worked as a carpenter in both California and Maine. When we moved to Maine, we ran a design-build firm building houses.

This unique blend of hands-on construction experience and the design skill we have from running a commercial architecture firm over the last 12 years sets us apart from all other firms in the state.

Software Platform

We are one of the state's leading design firms in using Building Information Modeling, or BIM. The difference in designing with the three-dimensional BIM software versus two-dimensional CAD programs is night and day. Our clients see the difference,and contractors see the difference.

Integrated Design

We know of no other firm that places more emphasis on coordination and communication between the entire design team, and with the owner. We expect our clients to be fully involved in the design process.

Being a Team Player

As Carl Olson, the director of facilities operations at Maine Maritime tells us, we are unique among architects in our willingness to engage directly with trades people. When we show up on job sites, we are not standing on a pedestal. We are in the trenches solving issues that affect the building trades.

Persistence in Design

Many architecture firms realize the way to stay profitable on a project is to minimize design changes. We feel the opposite. The only way to have truly happy clients is to persist in improving the design until it is right.

Communication

As one of our school district clients said, he has never worked with architects who are faster at returning phone calls or replying to e-mails.