
BELGRADE FIRE STATION

Request for Qualifications Response

March 06, 2024



NICKERSON & O'DAY, INC.

Constructors - Since 1952

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NICKERSON & O'DAY, INC.



Constructors - Established 1952

NICKERSON & O'DAY, INC.

Constructors - Since 1952

MAILING ADDRESS:

P. O. Box 911
Bangor, ME 04402-0911

PHONE: 207-989-7400

PHYSICAL ADDRESS:

35 Airport Road
Brewer, ME 04412

FAX: 207-989-7548



PROPOSAL FORM FOR DESIGN-BUILD SERVICES

Construction Manager: Nickerson & O'Day, Inc.
P.O. Box 911
Bangor, Maine 04402

Designer: Lorna Dee Nichols
Town Manager
Town of Belgrade
990 Augusta Road
Belgrade, ME 04917

Having examined the documents provided by the Town of Belgrade for the proposed construction of the **New Fire Station** (the project) as well as the premises and existing conditions affecting the project, we the undersigned propose the following terms that, if selected as the Design-Builder for the project, will be incorporated into the contract:

PROPOSED FEE SCHEDULE

NOD Preconstruction Services Fee (Assumes 3 Cost Estimates): \$ **16,500.00***

LMA Design Cost and Assumptions:

BUILDING DESCRIPTION ASSUMPTIONS:

BASIS: 8510 GSF
BUILDING: PEMB
BAYS: MAX. 4 (2 SINGLE TRUCK DEPTH, 2 DOUBLE TRUCK DEPTH
ADMINISTRATION: YES, 1 OFFICE, 1 DISPATCH, 1 CORRIDOR,
ELECTRICAL/COMPRESSOR ROOM
TRAINING ROOM: YES, w/ OPEN KITCHENETTE, 1 GN-RESTROOM
DECON: COMBINED W/ 2 BATHROOMS
MEZZANINE: YES, 1 STORAGE, 1 MEP (1,170 SF, INCL. IN 8,510 GSF)

| | |
|--------------------------------------|-----------------------------|
| SCHEMATIC DESIGN | \$35,000 |
| ESTIMATE SUPPORT | \$12,000 |
| DESIGN DEVELOPMENT | \$60,000 |
| CONSTRUCTION DOCUMENTS | \$110,000 |
| CONSTRUCTION ADMINISTRATION | \$50,000 |
| NRPA ASSESSMENT, DESIGN & PERMITTING | \$40,000 (allowance) |
| MDEP ASSESSMENT, DESIGN & PERMITTING | \$20,000 (allowance) |
| TOTAL | \$343,500.00 |

* If Nickerson & O'Day, Inc. is awarded the construction contract for this work, the NOD Pre-construction Services Fee will be zero (\$0.00)

If selected, the undersigned agrees to diligently pursue the negotiation of fair and equitable contract terms with the Owner for the Construction Management of the project and conscientiously pursue the best interest of The Owner throughout the balance of the design and development process.

NICKERSON & O'DAY, INC.
CONSTRUCTORS

MAILING ADDRESS:
P. O. Box 911
Bangor, ME 04402-0911



PHYSICAL ADDRESS:
35 Airport Road
Brewer, ME 04412

PHONE: 207-989-7400

FAX: 207-989-7548

March 06, 2024

Lorna Dee Nichols
Town Manager
Town of Belgrade
990 Augusta Road
Belgrade, ME 04917

Dear Ms. Nichols:

In response to your Request for Qualifications for the new Belgrade Fire Station, Nickerson & O'Day (NOD) and Lewis + Malm Architecture (LMA) are proud to present the qualifications of our talented Design/Build team. We believe that our collective experience with fire stations/municipal projects and the excellent relationship that our individual companies share make our team most qualified for this effort. We've worked well together for decades and we are currently collaborating with LMA on the Orland Fire Station. The RFP issued by the town was focused towards design firms and consultants, however having a design-builder on board early will pay dividends far greater. Getting the constructibility review and accurate cost estimating that only a builder can offer in conjunction with the various design changes makes Design-Build the most practical delivery model. It also makes your life easy by giving you a single point of contact to call when the need arises. Regardless of if that be during design/preconstruction, or during the warranty period, NOD will handle it all. We are pleased to share with you our proposed team for this project:

Design/Builder:

Nickerson & O'Day, Inc.

Architecture:

Lewis + Malm Architecture

Structural Engineering:

Lincoln/Haney Engineering Associates, Inc.

Civil Engineering:

Dubois & King

Plumbing & Mechanical:

MEP Trade

Electrical/Tele-Data:

MEP Trade

Unequaled Service in The Region

Our local staff and consultants provide a legacy of exceptional work, reliability and warrantee service which plays to your advantage. Our team's commitment to your program and your facility doesn't end when the construction phase is completed - it lasts a lifetime.

Economy and Value

Being a full-service collaborative and being local to the project pays distinct benefits. More project money will flow to the facility and program aspects and less to the overhead of your design/build service providers. A constructor that can self-perform certain aspects of the work if needed to "drive" the schedule and budget is of great value. Knowledge of local subcontractors and material providers contributes to your return on investment and it's our goal to hire local subcontractors and use local vendors whenever possible. Similarly, we recommend using the MEP subcontractors that offer in-house design-build services for the Mechanical, Electrical, and Plumbing (MEP) trades. This gives you the best of both worlds: you receive a practical and efficient design at no cost while still gaining the benefit of competitively bidding the MEP trades.

Philosophy

The Town of Belgrade will benefit from our two guiding tenets: "Let There Be No Surprises" and the very appropriate "Problem Solved". We won't present you with a problem without bringing you its solution. That above all, is what we will bring to your project.

A team effort is all important. Your team will be successful with NOD/LMA on board, because we are without equal.

Respectfully,
NICKERSON & O'DAY, INC.

Wade Poulton
Executive Vice President

3. Philosophy



NICKERSON & O'DAY, INC.
Constructors - Since 1952

CONSTRUCTION MANAGEMENT & PHILOSOPHY

Building on Solid Performance

Established in 1952 by founders Leroy Nickerson and Gerry O'Day, Nickerson & O'Day, Inc. (NOD) has a legacy of providing honest, quality services to the people, businesses and institutions of Maine. With nearly 70 years of growth and experience in the construction business, Nickerson & O'Day has successfully tackled our share of tough projects. In the past 34 years of business, 100% of over 900 projects have come in at or under budget.

Our Philosophy is simple and old fashioned:

- *"Stick With What You Know"*
- *"No Surprises to the Owner"*
- *"Think Like an Owner (listen)"*
- *"Be Open, Honest and Complete"*

Management Philosophy in Practice

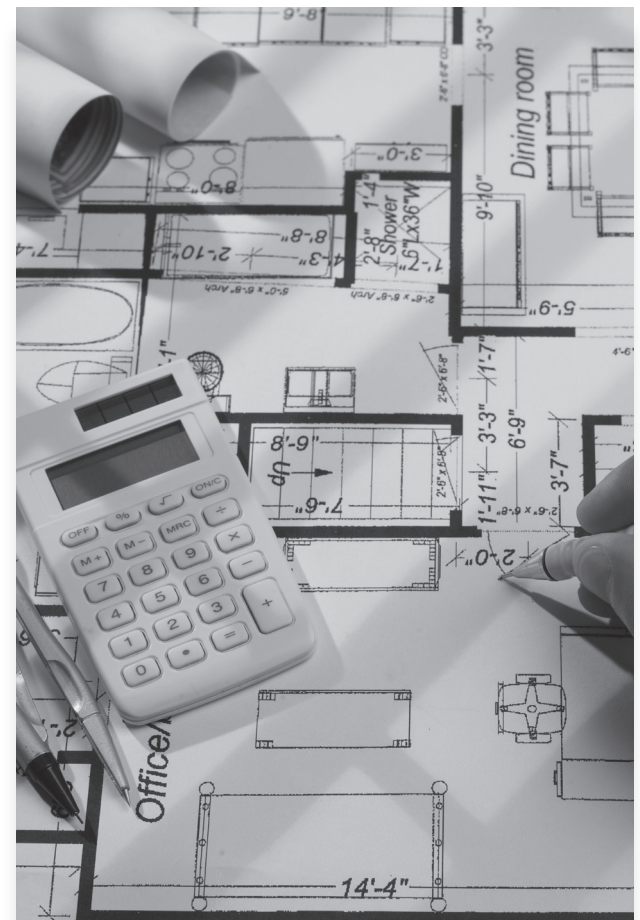
"Stick with What You Know":

We focus almost exclusively on projects within 100 miles of the Bangor area. NOD is not volume-oriented. We target only the projects that are a good fit for our skills.

One benefit to working exclusively in Maine is our detailed familiarity with local vendors and subcontractors. We know who is capable of a project like this (and who's not) and who's hungry for new work (and who's not).

"No Surprises to the Owner":

We don't like surprises and we assume you don't like them either. At Nickerson & O'Day, Inc. our expertise in scheduling, combined with multiple complete estimates, and rigid in-house controls guard against the type of surprises that lead to delays and budget busts.



Detailed Scheduling Ensures No Timeline Surprises

Nickerson & O'Day is experienced with the use of Microsoft Project Scheduling software. We use this to assist the team with essential tasks. The schedule identifies permitting obstacles, early design requirements, fast track opportunities, long lead time issues, and helps coordinate due dates for various deliverables. Master scheduling is completed as part of our pre-construction services effort and helps ensure key activities are completed on time. Other Project Management software we frequently utilize on projects includes: Newforma, E-Builder, Oracle, Procore, Raken (daily reporting), and Fieldwire (punch list & project closeout).

In House Controls Ensures No Budget Surprises

NOD employs a wide range of time-tested project construction controls to ensure that in-house budgeting, cost management, activity scheduling, and changes all conform to the projects definition of “success”.

1. Budgeting

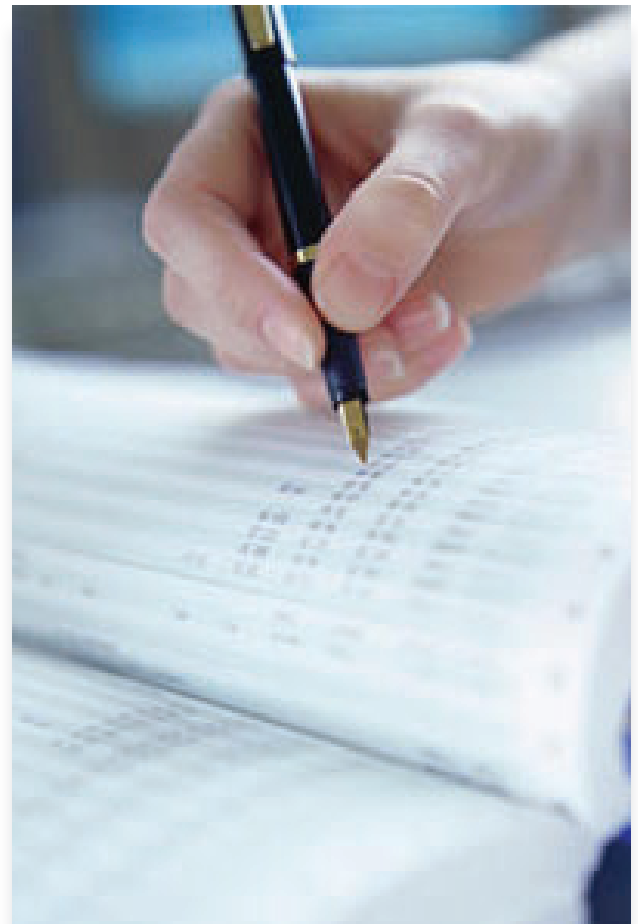
We generate weekly reports that compare our estimates (your budget) to committed and actual costs. This “real time” cost information allows us to deal with small problems before they become big problems.

2. Purchasing:

Once estimated and approved, 100% of our material and subcontracted costs will be “locked in” through NOD’s long established purchase order and subcontract procedure. This ensures that subcontractor and vendor costs are hard numbers that cannot increase without written change orders.

3. Construction Scheduling:

NOD has successfully employed SureTrak’s Primavera Project Scheduler for Critical Path Method scheduling since 1989 and Microsoft Project Scheduler since 2010. We periodically update the project schedule as appropriate.



4. Progress Meetings:

Each week NOD holds on-site project management meetings for the purpose of quality control, look-ahead scheduling and trade coordination. All team members are encouraged to attend these meetings.

5. Managing Changes:

Despite the team's best efforts, during the course of work there will be questions. NOD uses a formal Request for Information (RFI) process to solicit and document answers. To the extent answers have a cost impact (add or credit) a Change Proposal (CP) will be generated for tracking purposes. Both RFI logs and CP logs will be reviewed at progress meetings.

"Think Like an Owner (listen)":

We believe that if you asked, you would find that most folks we've worked for would tell you that they felt Nickerson & O'Day genuinely cared about their interests, worries, concerns, plans, aspirations and dreams for their project. That's probably because we know how to ask the right questions, listen, and then act on the Owner's behalf as if the project were our own.

We know who we're working for and whose money we're spending. We promise to manage that responsibility as if the project (and the money to build it) were our own.

"Be Open, Honest and Complete":

All stakeholders are welcome to review the voluminous source documents that constitute the foundation of our estimates. This "open book" policy extends throughout Nickerson & O'Day's Design-Build process – it is 100% transparent. Our invoicing process is equally open and transparent. Subcontractor and vendor invoices are thoroughly vetted through Nickerson & O'Day's accounts payable department for accuracy and appropriateness. Copies of subcontractor invoices are attached to our monthly

requisition so you can clearly see what you are paying for.

When utilizing the Guaranteed Maximum Price, Time and Materials Delivery Model, you will not be invoiced by Nickerson & O'Day until an invoice has been received and approved by us. This policy results in the construction progress tracking well ahead of construction payments. As a result, you get to keep your money in your pocket much longer.

Our Goal: On Time and On Budget with Smiles and Handshakes for All!



Building the 1st Bangor Public Library Addition, 1958

The equipment might be different, but our commitment to quality remains the same.

VALUE ENGINEERING

Value engineering affects the three basic characteristics of a project - Function, Form, and Quality. It is the Construction Managers responsibility to creatively identify potential change items and quantify the costs, construction issues, and effects that these changes may cause. Given this information, the designer and owner can make advised decisions about the propriety of the suggestions

From a holistic perspective, the Design-BUILDER can offer observations about seasonal construction issues (winter conditions), schedule, constructibility, the availability of labor, materials and subcontractors to perform the work. Risk management and local issues such as code compliance, waste disposal, etc. also factor into the equation.



Micmac Wellness Center Groundbreaking, 2015



Breaking the ground at the Chamberlain Place Senior Housing Groundbreaking, 2012



Groundbreaking for Down East Community Hospital Emergency Department, 2016

From a more particular perspective, the Design Builder can offer observations about costs to finish, or leave unfinished, certain areas. Also, the Design Builder can "cost-out" incremental spatial adds and deducts if the project program allows. These studies affect facility function and the Owner's business decisions. Most specifically, the Design Builder will assist the designer and owner in studying facility components that affect its form and quality. NOD is completely well versed in the "art" of appropriate value engineering to reduce construction costs. NOD's philosophy of value engineering follows several basic tenets:

- Earlier is Better
- V.E. is available at Multiple Levels of Design
- V.E. is more of an Art than a Science

CLOSE OUT AND WARRANTY

Project Close-Out

Project close-out is an oft-overlooked but critical phase of any project. At Nickerson & O'Day, we have learned through our 70-year history that to meet all projects' definition of success, a smooth and seamless close-out phase is essential. We accomplish this essential element of the construction process in several ways:

1. Formal close-out requirements are clearly communicated to all subcontractors and major vendors. This is typically accomplished via an approved Close-out Requirements List, which enumerates in tabular form each subcontractor's and major vendors specific closeout requirements.

This can include:

- a. As-built drawings
 - b. Owners Operation & Maintenance Manuals
 - c. Extra materials & parts
 - d. Technical training & videotape
 - e. Written warranty documents
2. These Activities are given special CPM schedule line items
 3. Formal pre-closeout meetings are held to clarify requirements with every affected vendor/sub well before the Certificate of Substantial Completion is obtained.
 4. To incentivize all parties, "close-out retainage" is typically held by Nickerson & O'Day on all affected subs and vendors until all closeout requirements are met.

Close-out is not treated as an afterthought, but rather just as necessary to a successful project as the first bucket-full of foundation excavation. It is managed efficiently, effectively, and promptly by Nickerson & O'Day, Inc.



Photos above: Interior photos of Somerset Place, and exterior of Micmac Community Wellness Center

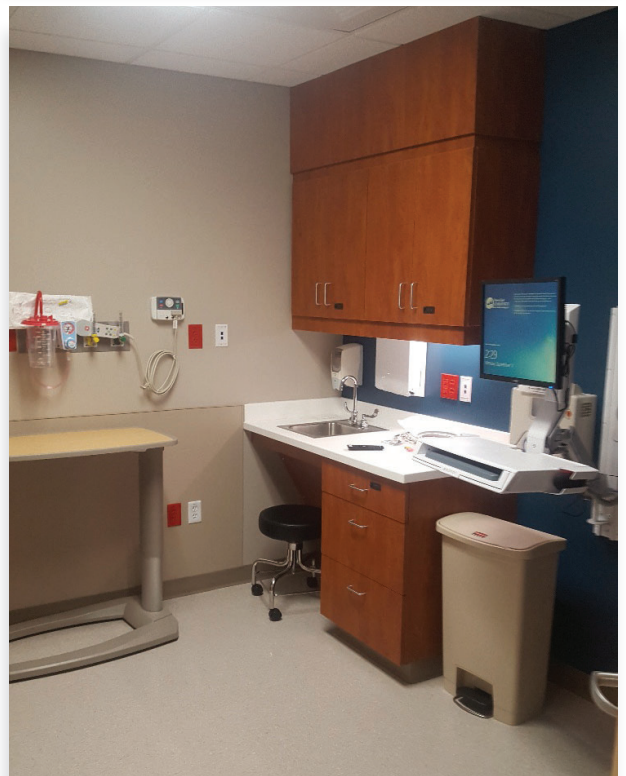
CLOSE OUT AND WARRANTY

Warranty Follow-Up

Frankly we expect minimal call backs. Our plan is to set a high standard of quality early in the job, i.e. do the job right the first time. Returning to work in an occupied facility is something we absolutely want to minimize for you and for us. That said, some call backs for warranty items are likely inevitable. So here is our plan:

1. Provide you with emergency contact information for key subcontractors including mechanical, electrical, and plumbing, as well as 24/7 contact information for our Project Manager. Major problems will be corrected immediately.
2. On a regularly scheduled basis, we will return to the site to remedy the minor items on the list. These warranty days will be scheduled in advance.
3. Upon completion of warranty work we will have your designee "sign-off" that the work was completed in a satisfactory manner. The process creates a paper trail from complaint to correction.
4. Additionally, there will be warranty inspections at 9 months post completion and at 12 months post completion.

In this business, good customer references are critical to future success. Failure to resolve post construction issues in a satisfactory manner (i.e. to the Owner's satisfaction) is a sure way to degrade a reference. Accordingly, NOD makes completing warranty work to the Owner's satisfaction a *high priority*.

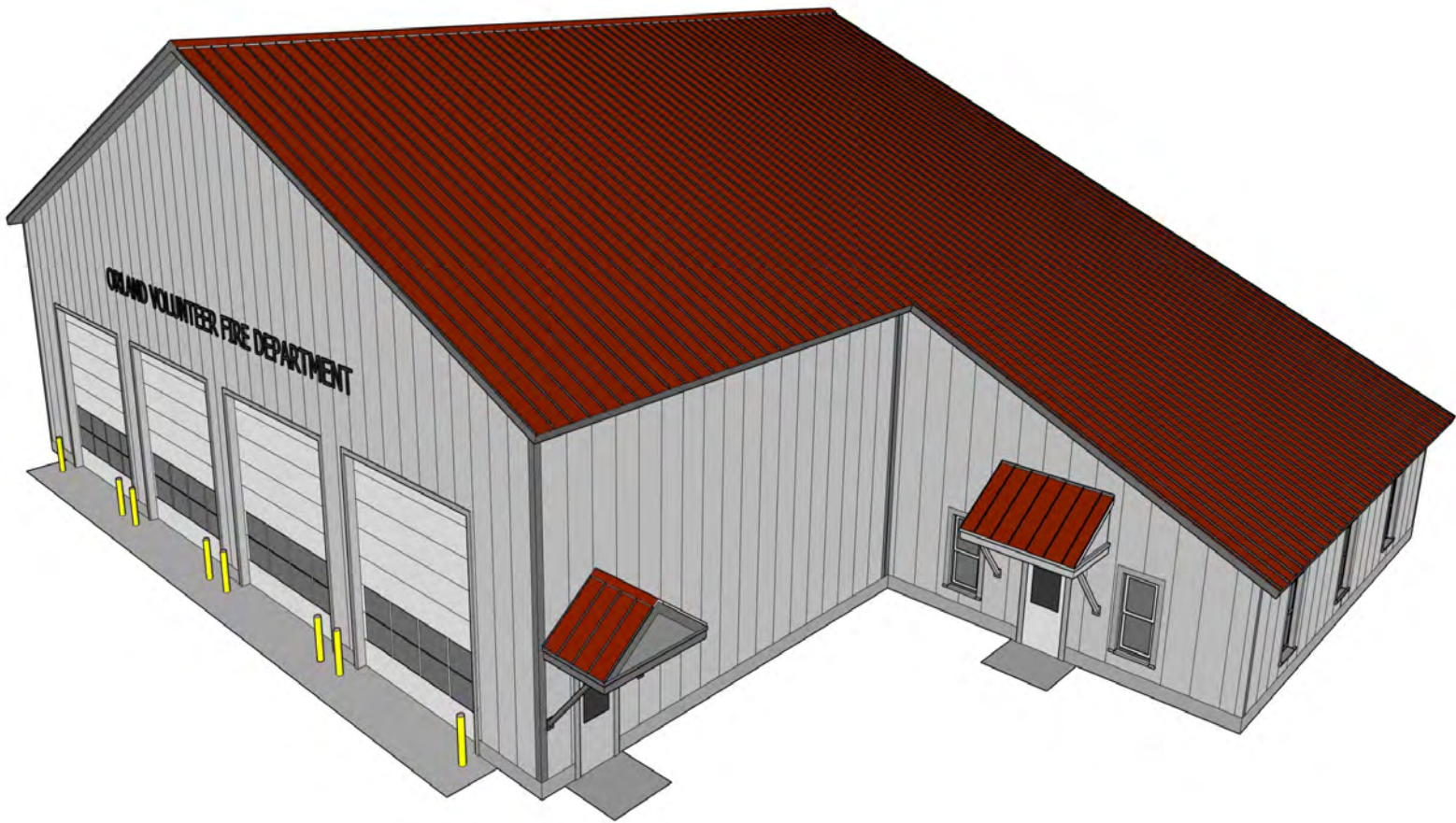


Photos above: Interior photos of Down East Community Hospital E.R.

4. Relevant Experience

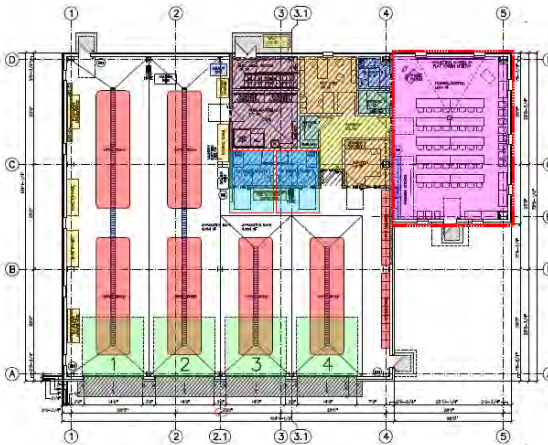


NICKERSON & O'DAY, INC.
Constructors - Since 1952



ORLAND FIRE DEPT.

Orland, ME



1
A1
CONCEPT FLOOR PLAN & FRONT ELEVATION
SCALE: 1/8" = 1'-0"

The volunteer fire department in the Town of Orland had outgrown their current space years ago. The need for additional square footage to house personnel, combined with the ever-increasing size of fire trucks and ambulances, drove the need for a new station to a public vote in early 2023. The residents of Orland supported the project at the polls, with nearly a 3 to 1 margin in favor. Due to our significant fire station experience, Nickerson & O'Day was hired as the Construction Manager. Budget constraints dictated that the project would be best suited for a pre-engineered metal building (PEMB). The PEMB building package is currently in production. We anticipate a PEMB delivery towards the end of the month. If it were not for a pre-existing issue with the site requiring DEP review, we would have begun earthwork and foundations late summer/early fall. In addition to the cost savings from using a PEMB, we elected to hire subcontractors that had design-build capabilities for sprinkler, mechanical, electrical, and plumbing trades. This results in essentially \$0 in design cost for over half of the project.



OWNER

Town of Orland

ARCHITECT

Lewis + Malm

FUNDING AGENCY

Public/Town

DELIVERY MODEL

CM@Risk & Design-Build
MEP

OUTCOME

Preconstruction Services
Complete, Construction to
begin Fall/Winter 2023



BREWER PUBLIC SAFETY

Brewer, ME



NOD provided full Design - Build services for this new 30,000 SF facility that houses the Brewer Police Department and the Brewer Fire Department in two separate, but connected, wings providing all first responders with a modern, and spacious work environment.

In contrast to their previous facility, which consisted of one all-purpose building, the new building affords separate equipment bays for Fire, Police, EMS, fitness room, a training/conference room, technology upgrades, specialty equipment areas and large locker room space with designated areas for men and women.



OWNER
City of Brewer

DELIVERY MODEL
Design-Build

ARCHITECT
WBRC

OUTCOME
On Time & Under Budget

FUNDING AGENCY
Municipal



Engineering Department

January 19, 2010

Nickerson and O'Day, Inc.
PO Box 911
Bangor, ME 04402-0911

Attn; Mr. Karl Ward, President

Re: Brewer Public safety Facility

Dear Karl,

As you know we have just recently completed the one year anniversary of the dedication of our new Public Safety Facility on Parkway South. On this occasion I would like to express how pleased the City is with the new building and what a pleasure it was to work with you and all the other Nickerson and O'Day and WBRC team members on this project. I have been most impressed with the follow-up your staff (Kevin Gresser in particular) has provided over the last year while the Police and Fire Departments settled into their new digs. This level of attention to detail during the warranty period is rare these days and I would be remiss not to acknowledge how much it was appreciated.

The City of Brewer took a leap of faith three years ago when we decided to solicit proposals for a design build project of this magnitude. We were (perhaps I should say I was) confident that we could team up with a good local builder and architect with the goal of designing and building a state-of-the art facility that would meet the City's needs well into the future, for a cost that we could afford, and on the schedule that our City Council expected. Looking back I would say that this was a very good decision on our part. The team of Nickerson and O'Day and WBRC Architects exceeded our expectations on all fronts. My only regret is that the humble City of Brewer doesn't currently have a need for another such facility because I'd sure like to do it all again.

Thank you for a job well done. You made a lot of promises to the City while we were reviewing other proposals for this project. I can't think of one that you haven't kept.

Sincerely,

Frank B. Higgins, P.E.
Brewer City Engineer



BANGOR POLICE DEPARTMENT

Bangor, ME



This 45,000 SF building incorporates a full-service evidence storage/lab facility, fine-lane firing range, storage bays, offices, detention and questioning facilities, and a police museum into a three story, state of the art facility.

Nickerson & O'Day faced many challenges during construction, not the least of which was a poor subsurface that needed steel-H piles driven into the soil before construction could begin.

At the owner's request, the dispatch office was relocated into the new facility one month early and the entire project was delivered on time & under budget.



OWNER
City of Bangor

DELIVERY MODEL
Design-Bid-Build

ARCHITECT
WBRC

OUTCOME
On Time & Under Budget

FUNDING AGENCY
Municipal



HARTFORD FIRE STATION

Augusta, ME



The City of Augusta selected Nickerson & O'Day to lead the design-build team and manage the design and construction of the renovation and addition to the historic Hartford Fire Station. The original 7,000 SF station's apparatus bay floors and doors were re-designed to fit modern fire engines, which can be triple the size of the 1920-era firetrucks that it was originally designed to house.

Vision and creative thinking helped save this iconic community resource while providing critical infrastructure in a separate but connected 11,600 SF building that now houses offices & living quarters separate for the apparatus bays.

This project is the winner of the 2019 Maine Preservation Honor award.



OWNER

City of Augusta

DELIVERY MODEL

Design Build

ARCHITECT

WBRC

OUTCOME

On Budget

FUNDING AGENCY

Municipal



CENTRAL FIRE STATION

Bangor, ME



Constructed by Nickerson & O'Day, this facility serves as the central headquarters for one of the largest and most highly-trained, capable, and sophisticated fire departments in Maine.

Capable of handling simultaneously two rescue/EMT squads, an engine and ladder truck, plus several other vehicles, this full-service station also serves as the Departments training and dispatch center.

With its 14' Raynor doors, plmovent system and nearly all-concrete construction, the building has proven to be durable and effective.



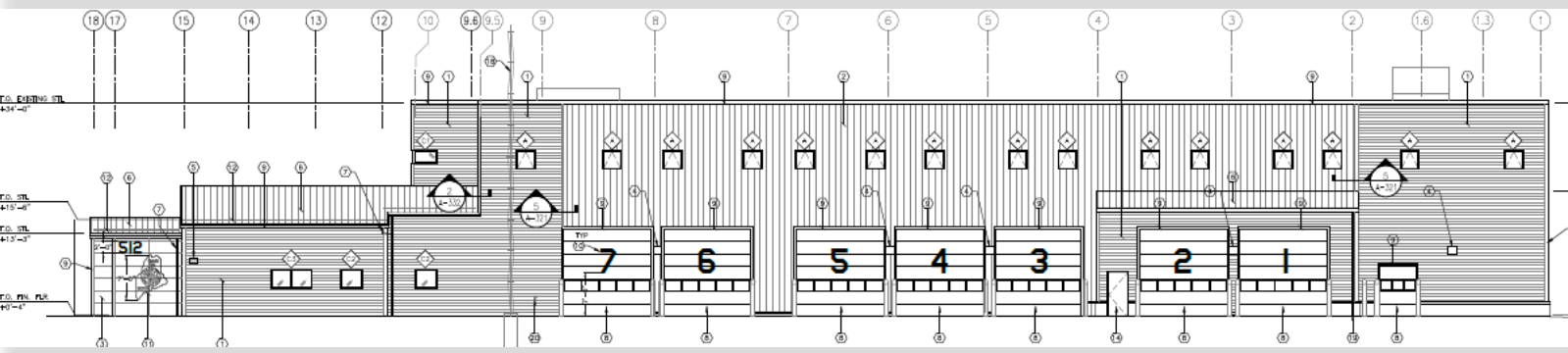
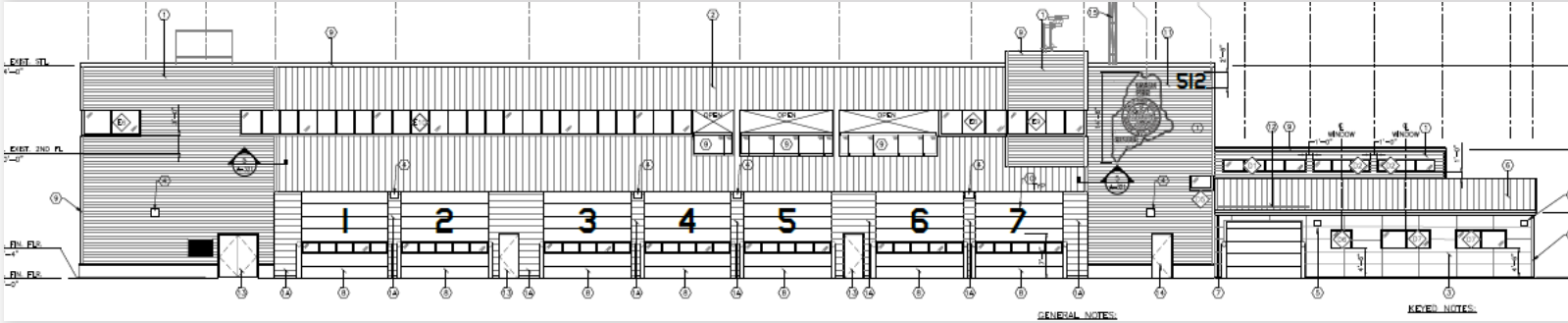
OWNER
City of Bangor

ARCHITECT
WBRC

FUNDING AGNECY
Government

DELIVERY MODEL
Design-Bid-Build

OUTCOME
On Time & On Budget



FIRE CRASH RESCUE CENTER

Bangor, Maine



This four-phased, 16 month long project consists of a complete renovation of a critical support building to the airport runway of the Air National Guard Base in Bangor. This building will remain occupied 24 hours a day during construction. Major construction activities have included substantial site-work and utility replacement, removal and replacement of the entire roof, removal and replacement of all of the siding, new overhead doors, and significant upgrades to the electrical and mechanical systems as well as an approximately 3,000 SF addition.

This building houses Fire and Crash Response Personnel so it has been imperative that all life safety systems remain occupied during the duration of construction.

OWNER

Maine Air National Guard

DELIVERY MODEL

Design-Bid-Build

ARCHITECT

Colby Engineering

OUTCOME

On Time & Under Budget

FUNDING AGENCY

Federal

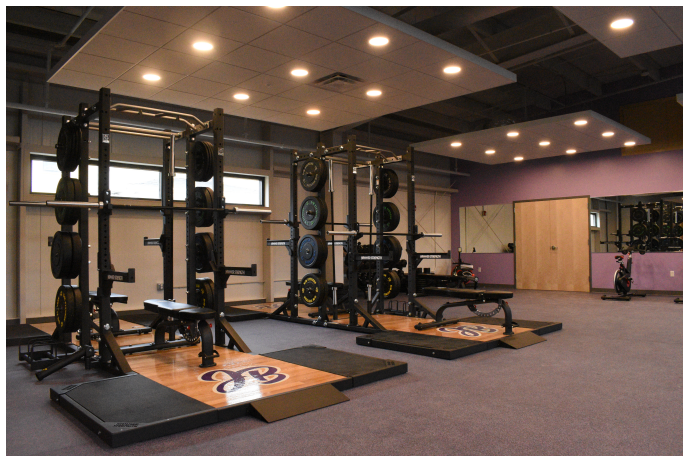


John Bapst Memorial High School - Gymnasium

Bangor, ME



The John Bapst Memorial High School Gym project consisted of constructing a new 11,720 SF, \$3.85 Million, pre-engineered metal building which contains a practice gymnasium and fitness center. Nickerson & O'Day self-performed the concrete foundation work, erected the entire metal building (including the steel frame, secondary framing, insulated roof panels, and insulated wall panels) and all rough carpentry work. Significant value-engineering was required to meet the schools budget. Through the pre-construction period, Nickerson & O'Day compiled five complete estimates.



OWNER

John Bapst Memorial HS

DELIVERY MODEL

Design Build & CM at Risk

ARCHITECT

Artifex

OUTCOME

Under budget

FUNDING AGENCY

Private & John Bapst



BANGOR HYDRO OPERATIONS CENTER

Emera - Bangor, ME



A 61,000 S.F. corporate office building with a 14,000 S.F. maintenance garage for equipment service work. Also included is an 18,000 S.F. vehicle storage facility building. A structural steel framed office with metal siding panels. Maintenance and storage are pre-engineered metal building.

OWNER

Emera

DELIVERY MODEL

Design-Build

ARCHITECT

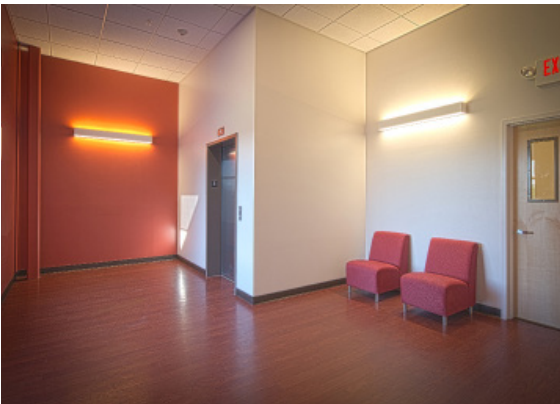
Gary Frost

OUTCOME

On Time & On Budget

FUNDING AGENCY

Private



5. Key Personnel



NICKERSON & O'DAY, INC.
Constructors - Since 1952



PROJECT EXECUTIVE

Nickerson & O'Day, Inc.

Education

Hampden Academy

Diploma, 2005

University of Maine - Orono

Bachelor of Science Construction
Management Technology, 2009

Awards & Certifications

- *OSHA 10 Hour Construction Safety & Management*
- *Francis Crowe Society of Engineers*
- *Certified Professional Constructor*
- *IVES Certified Rough Terrain Forklift Operator*
- *AGC Leadership Institute Graduate*
- *AGC of Maine Education Foundation*

Wade Poulton, BSCMT, AIC AC

Professional Experience

Nickerson & O'Day, Inc.,

Vice President/Exec. Vice President, 2018-Present

Nickerson & O'Day, Inc.,

Project Manager/Estimator, 2012-2018

Concrete Coring of Maine, LLC

Operations Manager, 2012-2015

Nickerson & O'Day, Inc.,

Quality Control Supervisor, 2010-2012

Nickerson & O'Day, Inc.,

Assistant Job Site Supervisor, 2006-2012

Projects Completed as Project Manager

- Northeastland Hotel Renovation, Presque Isle
- Knox County Regional Airport Hangar, Owls Head
- Westgate Center for Rehabilitation & Alzheimer's Care, Bangor
- Kennebunk Center for Health & Rehabilitation, Kennebunk
- Eastern Area Agency on Aging- Durgin Center Renovation, Brewer
- Eastern Area Agency on Aging Renovation, Brewer
- Carousel Historic Renovation, Newfield & Orrington
- Leonard Middle School Cafeteria Expansion, Old Town
- Eastside Center for Health & Rehabilitation, Bangor
- Brewer Center for Health & Rehabilitation, Brewer
- Eastside Dish Room, Bangor
- Husson Wellness Center, Bangor
- Bangor Public Safety Siding Repair, Bangor
- Kennebec Valley Community College Cafe Renovations, Fairfield
- Brewer Armory Renovations, Brewer
- John Bapst Classroom's Renovations, Bangor
- John Bapst Fire Repair, Bangor
- William's Pavilion & Tyson Hall Renovations, Augusta
- Penquis Emergency Generator, Bangor
- MEANG Building 260 Double Door Replace, Bangor
- Brewer Library Hatch Repair, Brewer
- Maine Air National Guard, Replace Building 518 Roof, Bangor
- Schoodic Education & Research Center Rehab - QC, Bangor
- Supervisor Regional Training Institute - Phase 2 - QC, Bangor
- Maine Veterans' Home, Nurse Call Replacement, Bangor
- Maine Veterans' Home, Trail Replacement, Bangor
- Acadia Hospital Stack Siding, Bangor
- Maine Veterans' Homes, Unit C Addition & Renovation, Bangor



Randy Chute

CHIEF ESTIMATOR

Nickerson & O’Day, Inc.

Education

Eastern Maine Community College
Welding Fabrication, 1997

Cianbro Boiler School, 1997

Brewer High School
Diploma, 1995

United Technology Center
Welding/Fabrication, 1993 - 1995

EPA
EPA Lead-Safe Training, Certified
Renovator 2007

Professional Experience

Nickerson & O’Day, Inc.

Project Manager/Chief Estimator,
July 2014-Present

H.E. Sargent,

Mechanical Foreman, 2001-2003

Decco,

Pipefitter, 1999-2001

Dunbar & Brawn,

Project Manager, 2013-2014

Chute Contracting,

Owner, 2003-2013

Projects Managed

- Downeast Toyota Portal Renovation, Brewer (Current Project)
- Orland Fire Station, Orland (Current Project)
- Hampden Academy 3rd Floor Expansion, Hampden
- Faith Bible College Renovation, Charleston
- Canadian Pacific Rail- Brownville & Jackman
- Jackson Lab B21-Renovation, Bar Harbor
- MMA Alford Student Ctr. Served + Kitchen Renovation, Castine
- The Jackson Laboratory B50 TGS Lab, Bar Harbor
- Storefront Remodel S.L. Wadsworth Building, Eastport
- B.H.A. Freezes Building Remodel, Bangor
- Husson University, Peabody Hall Renovation, Bangor
- Bangor School Dept., Various Renovations, Bangor
- Dr. Steven Lord Office Remodel, Hampden
- Brewer Water Department - New Maintenance Building, Brewer
- U.S. Cellular Office, Skowhegan
- Bangor Insurance Group Office Remodel, Bangor

Projects Estimated

- Husson Wellness Center, Bangor
- Jackson Lab B21-Renovation, Bar Harbor Millinocket
- Library Renovation, Millinocket Washington County
- Vocational School, Machias Eastside Center for Rehabilitation, Bangor
- John Bapst High School Gymnasium, Bangor
- Sebecook School Renovation, Newport
- Charles M. Sumner Learning Campus, Sullivan
- Canada Pacific Railway- Headquarters, Brownville
- Canada Pacific Railway- Inspection Station, Jackman
- Penquis- Olive Street Housing, Bangor
- United States Postal Service, Statewide
- Hinckley Yachts, Southwest Harbor
- Maine Veterans’ Homes Unit C Dining Addition, South Paris
- Husson University Hart Hall Renovations, Bangor
- Husson University Peabody Hall Renovations, Bangor RSU
- 64 Corinth School East Corinth School, East Corinth James
- F Doughty School Locker Renovation, Bangor Fairmount
- School Bathroom Renovation, Bangor
- Vine Street School Window and Door Replacement, Bangor
- Phantom Fireworks Remodel, Holden
- Somerset Place Brewer Housing Authority, Brewer
- Dead River Office Renovation, Bangor
- Cross State Building Renovation, Augusta



Parker Walker, BSCE, LEED GA

PROJECT MANAGER

Nickerson & O'Day, Inc.

Education

University of Maine

B.S. Civil Engineering, 2020

Certifications

- LEED Green Associate
- First Aid & CPR Certified
- Aerial & Scissor Lift Certified
- Fall Protection Certified

Professional Experience

Nickerson & O'Day, Inc.

Project Manager/Estimator, Oct 2023 to Current

Nickerson & O'Day, Inc.

Project Manager/Estimator/Safety Director, May 2020- Oct 2023

Nickerson & O'Day, Inc.

Intern, 2016- May 2020

Projects Managed

- MDOT Sherman Truck Storage Garage, Sherman
- Smugglers Den Bathhouse Renovation, Southwest Harbor
- Jackson Lab B250-Cafe & Wellness Center Renovation, Ellsworth
- Mt. Jefferson Jr. High Bathroom & Door Renovations, Lee
- Caribou Bog Trail Center Renovation, Orono
- Lubec Memorial Library Addition, Lubec
- Eastern Maine Electrical Co-op, Calais
- Island Falls Town Office Renovation, Island Falls
- US Attorney's Office Renovation, Bangor
- Dedham School Bathroom Renovation, Dedham
- Walpole Woodworking Outdoor Addition, Pittsfield
- Camden Hall Lab Renovations, University of Maine, Augusta
- Acadia Hospital Window Installs, Bangor
- Hart Hall Restrooms, Husson University, Bangor (Assistant PM)
- Hartford Fire Station, Augusta (Assistant PM)
- Fire Crash Rescue Building, Bangor (Assistant PM)

Projects Estimated

- Smugglers Den Campground Bathhouse
- UMA Camden Hall 2nd Floor Renovation
- Rockwood Fire Station Expansion
- Mt. Jefferson Jr. High Bathroom Renovation
- Mt. Jefferson Jr. High New Doors
- Canaan Elementary Indoor Air Quality Improvements
- Lubec Memorial Library Addition
- Houlton Band of Maliseets Gymnasium Renovation
- Island Falls Town Office Renovation
- US Attorney's Office Renovation
- KVHC Millinocket Medical Office Renovation
- KVHC Brownville Medical Office Addition
- Orono School Administration Office
- Walpole Outdoors Building Addition
- UMA Camden Hall Lab Renovation
- Brewer Public Works Heated Expansion



Josh Miller

SUPERINTENDENT

Nickerson & O'Day, Inc.

Education

Foxcroft Academy

Diploma, 2003

Motorcycle Maintenance Institute

2005

Certifications

- *Fall Prevention & Protection Certification*
- *Aerial Boom Lift, Lull & Fork-Lift Operation*
- *First Aid & CPR Certified*
- *Rigging & Hand Signals*
- *OSHA 10*

Professional Experience

Nickerson & O'Day, Inc.

Project Superintendent, 2019-Present

Helfrich Brothers

MIG Welder, 2008 - 2009

Nickerson & O'Day, Inc.

Asst. Superintendent /Carpenter, 2016 - 2019

Self Employed

Carpenter, 2005 - 2009

Bellefleur & Sons Advanced Roofing

Foreman, 2009 - 2016

Selected Projects As Superintendent

- RSU #19 Nokomis Middle/High School (phase 2) - Newport
- Katahdin Valley Health Center Clinic Expansion, Brownville
- Knox County Regional Airport Hangar/Terminal Facility, Owls Head
- Rockwood Fire Station Expansion, Rockwood
- Waterview Terrace Apartment Renovation, Eastport
- Canadian Pacific Railway, multiple projects:
 - CP Rail Jackman Inspection Station
 - CP Rail Brownville Power Pole Relocation
 - CP Rail Brownville Generator Replacement
 - CP Rail Jackman Trailers for Crew Housing
 - CP Rail Totems
 - CP Rail Brownville Addition
 - CP Rail Miscellaneous Jobs
 - CP Rail Roof Repairs
 - CP Rail Doors & Corbels
 - CP Rail Earthwork, & Exterior Renovations

- RSU #19 Outdoor Pavilion, Newport
- RSU #19 Save the Wing, Newport

Selected Projects As Assistant Superintendent

- UMA Bathroom Renovation, Bangor
- Joint Force Headquarters, Augusta



Steven Howard

ASSIST. PROJECT MANAGER
& SAFETY DIRECTOR

Nickerson & O'Day, Inc.

Education

U.S. Navy

Seabee Builder

Henry Abbott Technical School

High School Diploma in
Plumbing & Blueprint Reading

OSHA

30 Hour Safety & Health Course

OSHA

10 Hour Safety & Health Course

BPI Quality Control Inspector

BPI Energy Auditor

BPI Building Professional

Lead Renovator

Level 1 Certified Thermographer

Professional Experience

Nickerson & O'Day, Inc.,

Project Superintendent, 2023-Present

Downeast Community Partners

QCI/Auditor, 2018-2023

Penquis C.A.P. Inc.

QCI/Auditor, 2018-2022

Associated Builders Inc.

Superintendent, 2003-2018

Selected Projects as Superintendent

- Maine Coast Memorial Hospital, Ellsworth
- Leonard Lake Senior Housing, Ellsworth
- Knowlton Park, Ellsworth
- Northside Family Housing, Bangor
- High End Residential Projects
 - Pryor Residence, Trenton
 - Pryor Cottage, Trenton
 - Foy's Residence, Seal Cove
 - Smith Residence, Brooklin
 - Lipkin Carriage House, Seal Cove
 - Klein Residence, Southwest Harbor
 - Davis Residence, Seal Cove Benson
 - Residence, Blue Hill Cluett
 - Residence, Blue Hill Rockefeller
 - Residence, Seal Cove

5.

Design Team
Lewis + Malm Architecture



NICKERSON & O'DAY, INC.

Constructors - Since 1952



OUR MISSION

To create beautiful, user-friendly buildings, that are constructed on time and on budget, and contribute to environmental well-being.

OUR VALUES

We understand the needs of our clients and all building users.

We provide a variety of design options to our clients, so the final design best represents their needs and wishes.

We provide clear drawings and specifications for the owner and contractor.

We recognize the importance of the built environment to the quality of everyday life.

We strive to create a structure in harmony with the natural and man-made environment.

We strive to make the design and construction experience enjoyable for all people involved.

WE MAKE YOUR VISION OUR GOAL

People throughout Maine appreciating the beauty and functionality of our buildings.



LEWIS + MALM ARCHITECTURE COMPANY DESCRIPTION

Founded in 1983, Lewis + Malm Architecture (LMA) is dedicated to creating excellent architectural design and implementation of public sector projects statewide. Our projects always feature integrated architecture and engineering design. We are also experts in code compliance and energy efficiency. We offer you the services of a seasoned, well-coordinated and professional A/E design team.

Charles Earley and James Tatgenhorst are owners of the firm, founders Don Lewis and Rick Malm retired in 2014 entrusted Charley and Jim to carry on with the good company name. **LMA's** approach to architectural design is systematic, practical, and technically thorough; with finished projects being described by clients as well organized, safe, energy efficient, beautiful... on scope, on time and on budget.

LMA always provides clients with exceptional hands-on service and consistent presence/support throughout the entire design & construction process.

Located in Bucksport, being readily available to our clients is essential towards understanding existing conditions, determining user vision & technical requirements and, of course, tailoring project budget(s) for fast paced, efficient new construction & renovation projects. **LMA** is especially up to date with design and construction processes throughout the state of Maine.

LMA is also very familiar with all aspects of State of Maine agencies related to construction and the environment. **LMA** is a single source architectural firm who leads an experienced team of the most qualified engineers in Maine for civil, structural, mechanical, electrical, and specialist engineering, as required according to the project team structure and selected delivery method.

LMA excels in analysis of complex existing building conditions, preparing options, review of existing mechanical and electrical systems, and coordinating user needs.

About 50% of **LMA's** work involves renovation, the other half new construction. We foster and encourage a free flow of information among all decision-makers during all project phases. Immediate capital costs and long-range maintenance costs are major factors in our design at every stage. We will bring skills to your project to enhance understanding of options as design decisions are made.

Resumes of the **LMA** staff and are included in this RFP. **LMA** is immediately available to work on your project. Working together under Nickerson & O'Day, Inc., Charles Earley will assist NOD regarding the Engineers of the design team. Jim Tatgenhorst will be the Architect of Record for the Design / Build project.

LMA carries professional liability insurance for \$2 million, motor vehicle insurance for \$1 million, and workers' compensation insurance, we are free of any claims since our start in 1983. A certificate evidencing our liability insurance is available upon request.



LMA DESIGN EXPERIENCE

Lewis & Malm Architecture has created high performing buildings through renovation and new construction for over 39 years. Renovations have transformed older facilities to meet current and future educational philosophies and technologies, while respecting the character of existing designs. New construction features integrated A/E design with economical, durable and appropriate aesthetics.

Most of these projects have included some or all of the following services:

- Site analysis & design
- Building programming in all Sectors
- New Construction design
- Renovation & upgrades design
- ADA & egress code reviews & related adjustments
- Exterior envelope improvements & window replacements
- Mechanical, plumbing & electrical systems & upgrades
- Structural analysis of existing roofs & snow-drift codes
- Roof structural upgrades (invasive)
- New roof insulation, roofing replacement & R-Value upgrades
- Mechanical, plumbing & electrical systems & upgrades
- Energy efficiency analysis, remedies & maintenance efficiency
- Security & Homeland Security
- Daylight harvesting & controlled artificial lighting
- LEED principals applied & LEED certification
- Gymnasiums, fitness centers & locker rooms
- Offices & administration
- Airport facilities (public and non-public operational buildings)
- Fire Stations & municipal buildings
- Commercial kitchens, Cafeterias & Dining facilities
- Specialty lighting & sound systems
- Historical preservation
- Seismic analysis & code upgrades for multi-floor structures
- Room layout & change of use adjustments

Lewis & Malm Architecture always works closely with Owners and Building Committee members to identify the most suitable project program, determine the best design and administer the construction process.



LMA PRINCIPAL TEAM MEMBERS

All members of the project team will be involved in all phases of the project, including master planning, programming, interviewing, scheduling, concept design, cost estimating and energy modeling, construction documents, shop drawing review, and construction administration.

The project team includes the following **Lewis + Malm Architecture** personnel:

Charles Earley will be your Principal / Project Manager / Senior Designer. Charles has 39 years of experience including team organization, client contact, project visioning, schedule & budget planning, master planning, space programming, architectural design, construction drawings & specifications, cost planning, bidding and construction administration.

"Charles Earley recognizes the individuality of a project, effectively works with all stakeholders to ensure the final product represents the personality and desires of the owner. Charles listens and offers suggestions, committing his energies and expertise to the fullest. He is devoted, has great passion, and knows his art."

Richard A. Lyons, Superintendent of Schools / RSU#22 HAMPDEN 862-3255

"As the owner's representative, I have always appreciated Charles Earley's style. Many designers seem to be more interested in how the building looks, than how it will function over time. Charles has always been concerned with both and pays particular attention to the facility's long term functionality/life cycle costs."

Sheri R. Stevens, Executive Director of Administrative Services / UNIVERSITY OF MAINE at AUGUSTA 621-3110

JAMES TATGENHORST will be your architect of record for your project. James will provide architectural drafting & design, construction drawings, specification, bidding & construction administration skills to the project. James has over twenty years design experience having worked in many building sectors.

"Jim has extensive experience managing projects and budgets of a vast variety in occupancy types, construction types, maintenance, and budgets. He stays abreast of developments in the construction industry including products, specifications, and codes. He has a solid knowledge of computer programs, work management, spreadsheets, CAD, and organizational and project/resource scheduling."

Judy Graebert, Architect / STOCKTON SPRINGS, ME 991 4508



RECENT LMA PROJECT REFERENCES

Waldo County EMA & County Farm / Instruments of Service

Full A/E Drawings, Specifications & Permitting Formalities Completed April, 2022

Contact: Dale Rowley, EMA Director/County Engineer/Construction Manager 207.322.8684

Kennebec Valley Community College / Diverse Projects

1. Large Shops Renovations

Completed 2016, \$960,000

2. Campus Café Renovations Phase I + Phase II

Phase I: Completed 2015, \$95,000

Phase II: Completed 2017, \$705,000

3. Classroom & Faculty Offices Addition

Completed 2018, \$306,000

4. Whitney Wing Welding Lab

Completed 2020, \$1,120,000

5. Carter Hall Elevator Upgrades

Completed 2020, \$200,000

6. Whitney Restroom Renovations

Completed 2021, \$308,000

7. Carter Hall Roof Replacements

Under Construction 2022, \$255,900

8. Carter Hall Lecture Hall Renovation

Out to Bid April, 2022

9. Carter Hall Lecture Hall HVAC System Replacement

Out to Bid April, 2022

Contact: Russell Begin, Director of Finance, 207.453.5123

Town of Winterport, Maine

1. Town Office Renovations

2. New Fire Department / Emergency Rescue Services Building

3. New Public Works Building

Completed 2017, \$1,250,000

Contact: Phil Pitula, Former Town Manager (retired), 207.223.4091

Emerson Town Hall Renovation, Castine

1. Historic Preservation / Renovation

Completed 2013, \$ 720,000.

Contact: Shawn Blodgett, Town manager, 207.326.4502



LMA REFERENCES

CLIENTS:

Town of Bucksport, Bucksport, Maine

Contact: Rich Rotella, Community & Economic Development Director 207.469.7368

Email: rich.rotella@bucksportmaine.gov

Kennebec Valley Community College (KVCC), Fairfield, Maine

Contact: Russell Begin, Dean of Finance, 207.453.5123

Email: rbegin@kvcc.me.edu

Town of Winterport, Winterport, Maine

Contact: Phillip Pitula, Retired Town Manager 207.223.4091

Email: alutip@aol.com

GENERAL CONTRACTORS:

E.W. Littlefield & Sons, Hartland, Maine

Contact: Dana Littlefield, President, 207.938.2661

Email: dana@ewlittlefield.com

Ganneston Construction, Augusta, Maine

Contact: Stacey Morrison, Owner, 207.621.8505 Email:

staceymorrison@gannestonconstruction.com

BUSINESSES:

Bangor Savings Bank, Bucksport, Maine

Contact: Jennifer Davenport, Customer Service Specialist, 207.469.5992

Email: jennifer.davenport@bangor.com

T.G. Higgins Bookkeeping Services, Winterport, Maine

Contact: Tammy Higgins, Owner, 207.299.6822

Email: tgh123@live.com

Clark Associates Insurance, Portland, Maine

Contact: Gregg Ritter, Insurance Manager, 800.244.6257

Email: gritter@clarkinsurance.com



PROJECT DESIGN APPROACH

Lewis + Malm Architecture has assembled a team of highly qualified design professionals selected for their skills in serving the needs of discerning Owners. Upon selection, the first order of business will be to familiarize ourselves with the current and future needs for the project, establishing goals and setting priorities. This highly qualified design team has worked successfully together for many years on projects of all scales and types.

Tailoring of our project design approach is essential to meeting and/or exceeding the Owner's objectives for the project. We will assist the Owner regarding the preparation of the project budget, identify the must-haves, and the wish list items. To that end we will want to gather all of the stakeholders to meet with the design and construction team to discuss these issues. The LMA design team approach is a personable and professional one, with a high degree of goal oriented service. The Owner may wish to fast-track the design process, which is feasible, provided a clear decision making process is practiced and Owner directives are not delayed.

The following outline provides a basis of discussion framework for "Planning the Planning", which typically includes:

PRE-DESIGN ACTIVITIES:

- Project Kick-Off meeting
 - Understanding Client's vision
 - Defining project Scope, Schedule & Budget
 - Operational flow parameters
 - Sustainable considerations
 - Energy efficiency goals
 - Municipal & civic concerns
 - Responsibilities matrix
- Data Gathering:
 - Existing buildings & comparative analysis
 - Land surveys (Boundary, Topographic, Existing Utilities & Structures)
 - Geo-Technical investigations
 - Traffic Engineering (Specialist consultant)
 - Environmental analysis (if applicable)
 - Field verification
 - Base drawings
 - User interviews & documentation
- New Construction vs. Renovation Analysis
- Site Selection Analysis, Site Approval
- Space allocation programming by building type/use (spreadsheet & room data sheets)
- Site development & permitting (Local, State & Federal)
- Conceptual building design
- Public meetings & concept approval
- Preliminary code review (NFPA 101 / IBC 2009 / ADA 2010)



SCHEMATIC DESIGN ACTIVITIES:

- Client & Design Team workshop(s)
- Site Analysis:
 - Survey review & comment
 - Vehicle access, circulation, parking, life safety & security
 - Pedestrian access & circulation
 - Opportunities & constraints
 - Metrological considerations & snow removal
 - Buffers & abutters
 - Views & vistas (as applicable to building type)
 - Development alternatives (building size & location options, adjacencies)
- System Options & Selections:
 - Site Development
 - Architectural
 - Structural
 - Mechanical, Electrical & Plumbing
 - Alternative Energy
 - Life Cycle Cost Analysis
 - Client review and directives
- Schematic Design alternative drawings
 - Basic Site Plans
 - Basic Floor Plans
 - Basic Sections
 - Basic Elevations
- Schematic Design narrative (systems & materials outline)
- Schematic Design statement of probable costs
- Owner review, selection of preferred Schematic Design & directives
- Fire Marshal & Local Code Enforcement reviews
- Construction / Barrier Free application started

During Schematic Design the following items can be either used, or considered, for the project. They are all examples of energy efficient strategies and will help in operating cost savings for the project. The Owner's needs, budget and space constraints would all be taken into consideration in determining which items can be used.

- LED lighting
- Occupancy lighting controls
- Daylighting
- Solar voltaic
- Variable refrigerant flow (VRF) heat pumps
- High efficiency gas fired boilers and water heaters
- Radiant floor heating
- Variable frequency drives on motors
- Carbon dioxide sensors for ventilation control in meeting rooms
- Diesel and carbon monoxide for garage ventilation control
- Energy recovery units
- Biomass boilers
- Alternative energy (Geo-Thermal)



DESIGN DEVELOPMENT ACTIVITIES:

- Selected design refinement
- Engineering design refinement
- Safety planning
- Design Development drawings:
 - Site Plans
 - Floor Plans
 - Sections
 - Elevations
 - Critical Details
 - Engineering (all disciplines)
- Design Development narrative refinement (systems & materials outline)
- Design Development statement of probable costs
- Owner review & directives
- Fire Marshal & Local Code Enforcement updates

CONSTRUCTION DOCUMENTS:

- Construction Document drawings:
 - Site Plans
 - Floor Plans
 - Sections
 - Elevations
 - Details
 - Engineering (all disciplines)
- CSI Specifications
- Construction Documents statement of probable costs
- Owner review & directives
- MDOT permit applications filed
- Fire Marshal Construction / Barrier Free Permit application finalized

CONSTRUCTION ADMINISTRATION:

- Pre-Construction Meeting
- Clerk of the Works
- Submittals process management
- Request for Information management (RFIs)
- Architect's Supplemental Instructions (ASIs)
- Change Proposal management (CPs)
- Change Order management (COs)
- Site Visits
- Requisition meetings
- Close Out & Punch List procedures
- Warranty period procedures
- 1-year Walk-through



CHARLES EARLEY

President / Project Manager / Senior Designer

| | |
|--------------------------------|---|
| EDUCATION | Virginia Polytechnic Institute & State University (Virginia Tech) Bachelor of Architecture, 1980 |
| BACKGROUND | <p>Charles brings discerning clients in Maine over 42 years of project team organization, design & communications expertise.</p> <p>Charles is experienced in a multitude of building types, and enthusiastically provides quality professional services ranging from client contact, project team assembly & management, programming, concept design, schematic design, design development, cost estimate structure, construction documents, electronic drawings, specifications, bidding and construction administration.</p> <p>Charles is well known in Maine for his dedication, project by project, building by building to realizing the Owner's vision.</p> |
| REGISTRATION | LEED _{AP} |
| PROFESSIONAL EXPERIENCE | Lewis & Malm Architecture, Bucksport, ME 2011 – Present WBRC Architects & Engineers, Bangor, ME (10 years) Keck & Partner GmbH, Therwil, Switzerland (4 years) Electrowatt Engineers, Zurich, Switzerland / Bangkok, Thailand (1 year) Suter + Suter International Consultants, Basel, Switzerland (8 years) Berger Architects, Basel, Switzerland (2 years) Werner C. Kleiner, Architect SIA, Basel, Switzerland (5 years) |
| COMMUNITY VOLUNTEERISM | Bucksport Bay Area Chamber of Commerce – Board Member 2017-2020 |
| PHILOSOPHY | Discovering the heart of a user's need is essential to the creation of good architectural design. |



JAMES TATGENHORST

Vice President / Architect

EDUCATION

University of Cincinnati - Bachelor of Architecture – 1986
College of Wooster – Bachelor of Arts - 1978

BACKGROUND

James has designed and managed projects from schematic design phase through construction administration for over 36 years. Throughout his career he has prepared building programs, cost estimates, code reviews, specifications, space planning drawings, construction documents, construction and barrier free applications for numerous clients in the private and public sectors.

Jim is a devoted listener and works diligently to provide design services tailored to meet the Owner's need.

REGISTRATION

Licensed Architect: Maine
Maine Certified Energy Auditor
Construction Document Technology Certification

PROFESSIONAL EXPERIENCE

Lewis & Malm Architecture, Bucksport, ME 2015 – Present
WBRC Architects & Engineers, Bangor, ME (3 years)
AMES A/E, Bangor, ME 1994 (11 years)
Christopher P. Williams, Architect, Meredith, NH (3 years)

COMMUNITY VOLUNTEERISM

RSU#22 Education Foundation Board - Treasurer
Hampden Highland United Methodist Church – Board of Trustees
Winterport Open Stage – Board of Directors

PHILOSOPHY

Provide each client with innovative design to reflect their mission, values and spirit.

Winterport Municipal Complex 2017 \$1.1 M



New Fire & Ambulance Station / Town Office Renovations



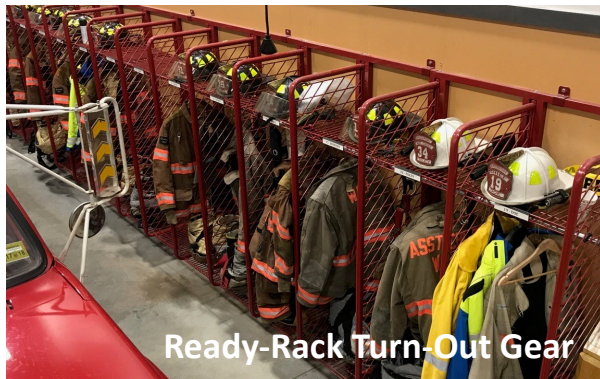
New Fire & Ambulance Station / R-25 Doors & Walls + R-35 Roof

Lewis + Malm Architecture

Winterport Municipal Complex 2017 \$1.1 M



Tag-Along Truck Exhaust System



Ready-Rack Turn-Out Gear



Day Room & Dispatch Area



Day Room & Kitchenette



Bunk Room

Lewis + Malm Architecture

New Gloucester Public Works Facility 2018 \$4.1 M



New Maintenance & Equipment Storage Garage



New Sand / Salt Shed

Lewis + Malm Architecture

Successful Nickerson & O'Day / Lewis + Malm Architecture Projects

Hancock County Bar Harbor / Trenton Airport



KVCC Campus Café Change of Use Renovations

Lewis + Malm Architecture

Hancock County Airport Rescue & Firefighting Facility 2009



Lewis + Malm Architecture

Hancock County Airport Rescue & Firefighting Facility 2009



Conference Room



Kitchen

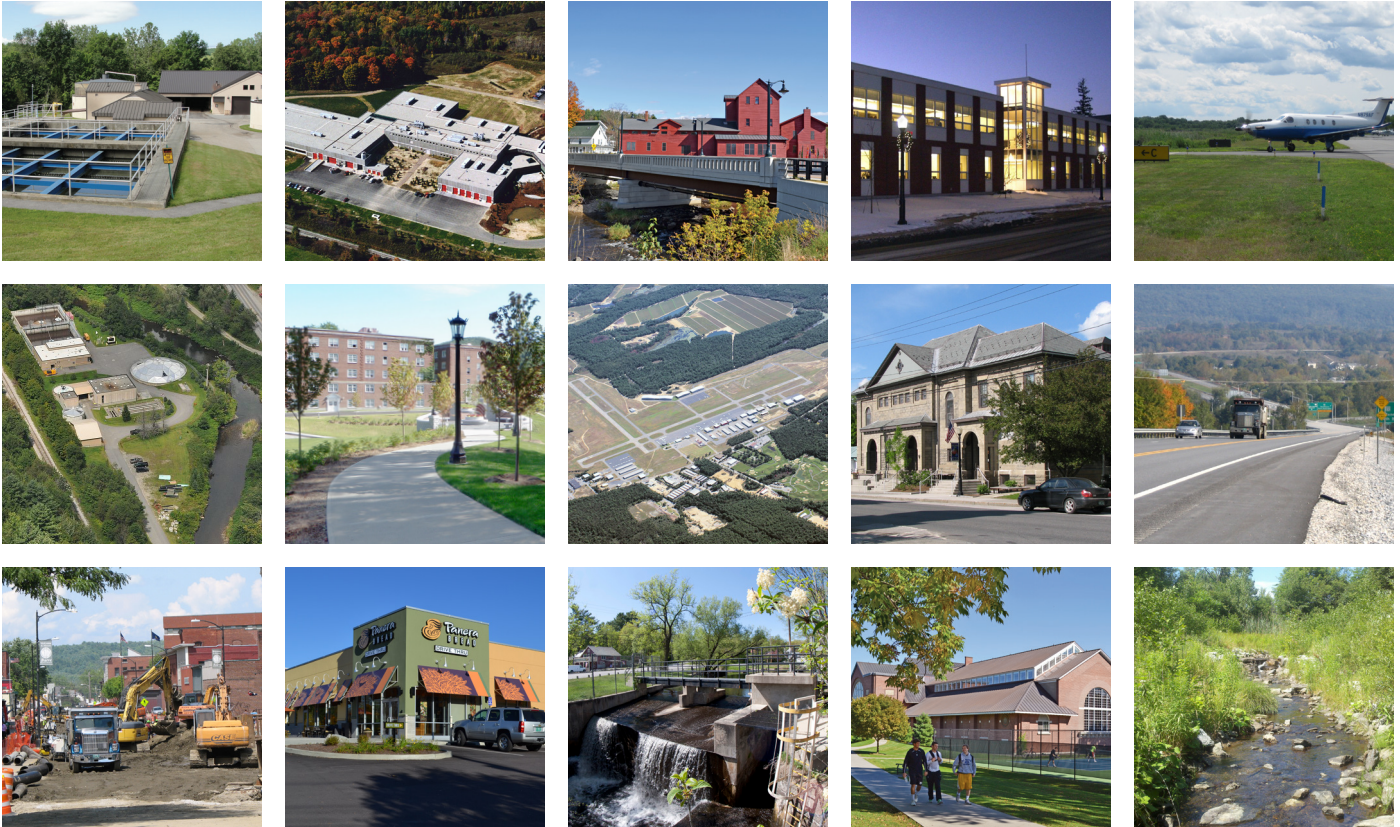
Lewis + Malm Architecture

6.

Design Team
DuBois & King, Inc.



NICKERSON & O'DAY, INC.
Constructors - Since 1952



Service Areas

Transportation & Traffic
 Municipal & Regional Planning
 Airport Planning & Engineering
 Civil/Site Engineering
 Survey
 Landscape Architecture
 Facilities Planning & Design
 Mechanical
 Electrical
 Structural
 Dams
 Water Resources
 Environmental Documentation/Permitting
 Natural Resources Management
 Water/Wastewater
 Environmental Services
 Hazardous Materials/Brownfields
 Construction Phase Services

Firm Overview

DuBois & King, founded in 1962, is a multidisciplinary, professional consulting firm providing planning, engineering, and construction phase services to federal, state, municipal, institutional, and private sector clients. With offices in Maine, Vermont, New Hampshire, and New York, DuBois & King provides professional services in civil engineering, site development, water resources, survey, water/wastewater engineering, environmental documentation, and mechanical, electrical, and structural engineering. The firm employs engineers, planners, designers, surveyors, technicians, environmental and permitting specialists, wetland scientists, and support personnel.

DuBois & King is positioned to provide professional services to support a wide variety of projects utilizing a full range of in-house technical disciplines, and we tailor teams to the particular needs of each project. DuBois & King licensed professionals and technical staff support projects associated with:

- Transportation
- Water Resources
- Public Infrastructure
- Facilities
- Site Development
- Environmental Documentation & Permitting



www.dubois-king.com



Service Areas

Site Evaluation/Planning/Design
Local/Regional/State Permits, Act 250
Stormwater & Drainage Design
Low Impact Development
Landscape Architecture
Utilities Design
Access Roads
Pathways
Parking Design
Topographical Survey, Mapping
Property Line/Boundary
Deed Research & Preparation
Stakeout
GIS Mapping
Cost Estimates
Bid and Construction Phase Services

Civil/Site Engineering

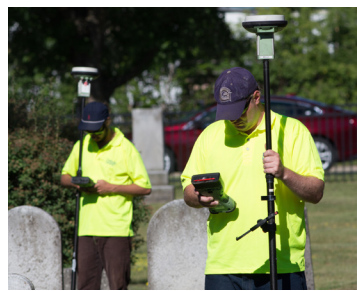
DuBois & King's extensive land development experience assures each client technical expertise in determining project feasibility, suitable site selection, and compliance with regulatory agencies. Firm civil/site engineers are supported by a team of surveyors, landscape architects, wetland scientists, and permitting specialists that provide comprehensive design services for commercial and housing developments, institutional and industrial campuses, recreational facilities, and municipal infrastructure projects.

The firm's site design assignments involve land use planning, site selection studies, site and utility engineering, stormwater management, environmental impact studies, traffic analysis, traffic design and engineering, landscape architecture, public engagement, and construction administration.

Continual quality control and constructability reviews are performed during design to ensure that plans and specifications result in quality design products. Planning documents and site designs are developed to be environmentally sound, aesthetically suited to the site, and economically feasible.

**DuBois
& King**
inc.

www.dubois-king.com



Service Areas

Horizontal, Vertical Control
Topographic Survey
Boundary Survey
Deed Research
Contractor Stakeout
Base Mapping
Plats
Monitoring
Geodetic Leveling
High-Definition 3D Scanning
High Accuracy Construction Services
GPS
sUAS/Drone

Survey

DuBois & King (D&K) uses the latest technology to achieve greater accuracy and efficiency, which is fully compatible with our in-house computer and MicroStation/AutoCAD systems. D&K's field personnel are equipped with robotic total station and RTK GPS systems. This equipment supports providing one-man survey crews to projects for increased productivity and budget control. Services also include high-definition three-dimensional scanning.

Survey assignments include construction stake-out, hydrographic survey for flood insurance studies, right-of-way survey, and boundary survey in densely populated areas and in remote locations such as mountainous terrain in National and State Forests. D&K's use of geodetic leveling instruments has set published national benchmarks and provides high accuracy for construction layout services.

D&K's Survey Department is composed of Survey Party Chiefs and technicians who work under the direct supervision of a Senior Licensed Land Surveyor. Survey staff offers expertise in land surveying and mapping projects and topographic, property, and construction survey. They establish horizontal and vertical control, as well as construction baselines and stakeout. Property survey services include deed research and preparation of property plats for filing with local officials.

**DuBois
& King**
inc.

www.dubois-king.com



John Kenney, PE, PhD, LEED AP

Senior Civil Engineer

EDUCATION

Ph.D., Conservation Biology, University of Minnesota, 2011

B.S., Civil Engineering, University of Maine, 1988

REGISTRATIONS

Professional Engineer: ME 11676, NH 15266, VT 125793, MA 53095, NY 101576

ME LPA Certification

LEED Accredited Professional

Mr. Kenney is a civil engineer and wildlife biologist with 17 years of civil management, permitting, and design experience. He has participated in government, institutional, and commercial site development and renovation projects and is thoroughly familiar with MaineDEP and federal permitting requirements. John also brings nearly a decade of experience as a wildlife biologist for the Maine Department of Inland Fisheries and Wildlife.

Hampden Academy Construction, Hampden, ME. Civil Engineer for the construction of a three-story approximately 180,000-SF high school, running track, tennis courts, and playing fields with associated driveways, access roads, sidewalks, and utilities. Responsible for plan development, coordination of consultants (survey, geotechnical, environmental, traffic), stormwater management, wetland mitigation, federal, state, and local site permitting, and construction administration.

Brewer Community School, Brewer, ME. Civil Engineer for the construction of a 156,000-SF, \$33.4 million pre-K through 8 school on a previously developed school site. Assisted with plan development, coordination of consultants (survey, geotechnical, environmental, traffic), stormwater management, state and local site permitting, and construction administration.

Brewer High School, Brewer, ME. Civil Engineer for the bus drop-off and pick-up area, new access roadway for buses, reconstructed parking area and other related site improvements as part of interior and exterior renovations at the existing high school. Responsible for site design, coordination of consultants (survey, geotechnical), stormwater management, and construction administration.

Belfast High School Addition, Belfast, ME. Civil Engineer for site improvements related to the construction of a 9,700-SF two-story classroom addition. Responsible for site design, coordination of consultants (survey, geotechnical), stormwater management, and construction administration.

Old Town High School Addition, Old Town, ME. Civil Engineer for site improvements related to the construction of a 17,000-SF building addition. Responsible for site design, coordination of consultants (survey, geotechnical), stormwater management, and construction administration.

South Portland Middle School, South Portland, ME. Senior Civil Engineer for the construction of a 176,500-SF (73,482-SF footprint) middle school on a 24.94-acre previously developed site. Responsible for plan development, coordination of consultants (survey, geotechnical, environmental, traffic), stormwater management, state and local site permitting, and construction administration.

Lewiston Middle School Expansion and Renovation, Lewiston, ME. Civil Engineer for site improvements related to the construction of a 10,000-SF building addition. Responsible for site design, coordination of consultants (survey, geotechnical), stormwater management, and construction administration.

Peninsula School, Prospect Harbor, ME. Civil Engineer for the construction of a 45,000-SF pre-K to 8th grade school on an undeveloped site. Assisted with plan development, coordination of consultants (survey, geotechnical, environmental, traffic), stormwater management, state and local site permitting, wetland and vernal pool mitigation, and construction administration.

Arena/Convention Center Site Development, Cross Center, Bangor, ME. Civil Engineer for the construction of a new 8,050-seat arena/convention center on a previously developed site. This project included demolition and abatement of the existing Bangor Auditorium, new vehicular parking, circulation and loading areas, pedestrian circulation amenities, utilities, and landscaping. Responsible for plan development, coordination of consultants (survey, geotechnical, environmental, traffic), stormwater management, state and local site permitting, and construction administration.



Mark Provo, PLS

Licensed Land Surveyor

EDUCATION

M.S., Surveying Engineering Technology,
University of Maine – Orono, 2022

B.S., Surveying Engineering Technology,
University of Maine – Orono, 2011

REGISTRATIONS

Professional Land Surveyor: ME 2535

Mr. Provo is a licensed land surveyor with 11 years of experience providing boundary, topographic, construction layout, existing conditions, and other types of survey; project management, basemapping in AutoCAD and MicroStation; mapping in ArcGIS; and deed research.

Greenville Municipal Airport Survey, Greenville, ME. Surveyor responsible for collecting topographic data for 14.5 acres as well as scanning hangar structures. Also responsible for data management and drafting.

Maine Reliability Project, Central Maine Power, ME. Surveyor for a 400-mile transmission line upgrade project traversing the State of Maine constructed by Hawkeye and Cianbro for Central Maine Power. Responsible for construction staking of transmission structures.

Boundary Survey, Versant Power, Bar Harbor, ME. Survey Project Manager responsible to support boundary survey of transmission line running 2.5 miles through the town. Responsibilities included project management, data management, proposal, billing, legal research, easement determination, and boundary determination.

Power Transmission Line 1176, Emera, ME. Survey Project Manager responsible to support the development of a 3.5-mile electric power transmission line. Responsibilities included project management, data management, proposal, and billing.

Penstock Anomaly Monitoring, Russell, MA. Surveyor responsible for scanning penstock for deformation and establishing control for monitoring. Processed scanning data and extracted deformation values.

Airport Control Layout, Norwood Memorial Airport, Norwood, MA. Surveyor responsible for establishing control for runway construction. Responsibilities included establishing control as a crew chief and data management.

Pipeline Expansion, Spectra Energy, NJ and NY. Surveyor to support a 26-mile interstate pipeline project. Responsibilities include construction staking and as-built surveying as an instrument operator and processing field survey data.

Tennessee Gas Pipeline NorthEast Upgrade Project (NEUP), PA and NJ. Surveyor responsible for supporting a 40-mile natural gas pipeline looping project. Responsibilities included construction stakeout and as-built surveys as a crew chief.

300 Loop Expansion Project, El Paso Corporation, PA and NJ. Surveyor responsible for supporting a 128-mile natural gas pipeline consisting of seven looping segments. Responsibilities included restoration stakeout and performing restoration surveys as an instrument operator.

Sabal Trail Transmission Project, Spectra Energy/Gulf Interstate Engineering, AL and FL. Surveyor for a 495-mile pipeline project from Alabama to Florida. Responsibilities included processing field survey data, data submittals to the client, as well as plat drafting.

Florida Power & Light Riviera Beach Energy Center Lateral Project, Troy Construction, Palm Beach County, FL. Surveyor responsible to support a 6-mile 24-inch pipeline as-built and construction stakeout project. Responsibilities included construction stakeout and as-built surveying as an instrument operator.



Georgia Fire Station Town of Georgia, Vermont

DuBois & King provided civil/site, structural and plumbing engineering design for a new 9,000-sf fire station facility. The facility includes new administrative offices, training room, and a high bay Apparatus Area for 8 emergency vehicles.

The civil/site design included permit work and applications, building surveys, grade development, storm water management, driveway and parking areas, ADA accessible walkways, and (3) 14,000 gallon buried water storage tanks for emergency vehicle and fire protection requirements.

The structural design included concrete footings, foundations, and structural floors. The building is a premanufactured steel building. Our design work included a general review of the steel system including coordination with the concrete and code reviews.

The plumbing design included well-water system booster pump, gas-fired domestic hot water system, (3) toilet rooms with showers, kitchen facility, Apparatus Area emergency vehicle wash stations, fire truck fill stations, and a Decon wash-down area.

The mechanical/HVAC and electrical systems were developed on a design/build basis. DuBois & King provided HVAC and electrical basis of design narratives for the design/build contractor's work.

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Lenny Smith Central Fire Station Evaluation Town of Hudson, New Hampshire

Team member for evaluation of the Lenny Smith Central Fire Station. Developed detailed assessments of the mechanical, electrical, and plumbing systems, and evaluated systems capacities. Catalogued various building systems and provided recommendations for repairs and replacements of end of life equipment. Upgrades required per best industry practices.

**DuBois
& King** inc.

www.dubois-king.com



Multi-Facility Assessment Project Prince William County, VA

Assessment of 14 facilities in Prince William County, Virginia. Provided HVAC, electrical, mechanical, and plumbing evaluations for the fourteen facilities. Assessed age and conditions of boilers, circulators, heat exchangers, chillers, condensing units, circulators, air handling units, building ventilation systems, and automatic temperature controls systems. Assessed condition of heating, domestic hot water, and chilled water piping, duct work, plumbing fixtures, and fire protection systems. Verified electrical service size, GFCI device placement and operation, fire alarm systems, emergency lighting systems, light levels, and exterior lighting. Inspected electrical panels, MCC's, and load centers for condition, capacity, age, and placement. Developed a prioritized list of action items for system renovation and replacement and remedy of code violations and safety issues.

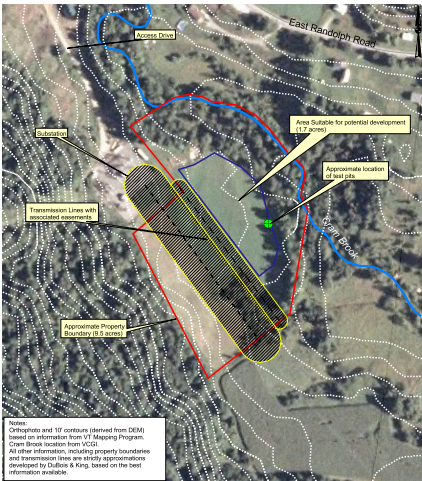
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Town Garage Chelsea, Vermont

D&K provided study through construction phase engineering services for a \$900,000 town garage. The Town outgrew 20-year-old facility and after a 4-year planning process, elected to fund the design construction of a new site and structure in western Chelsea. D&K conducted a feasibility study that considered accessibility; utility, including on-site wastewater and water supply; impact on environmental resources; and applicable permit requirements, including local and various ANR permits and Act 250. Firm engineers assisted the Town in the presentation of the site plan and addressing questions at a pre-bond vote meeting. Services included survey; civil/site design; and structural, geotechnical, mechanical, and electrical engineering.



** Top two photos: the project during the construction phase; middle left image: base mapping; lower left photo: preexisting conditions*



Randolph Municipal Building Randolph, Vermont

The Town of Randolph had outgrown their 32-year-old municipal building. The Town's Building Committee struggled for nearly five years to develop a design utilizing the existing building, provide new expansion space, fit site limitations, and adhere to the budget set by a public bond vote.

D&K provided engineering services for renovations to the 2,200-SF building and a 3,200-SF expansion, providing ADA accessibility, including an elevator. A detailed phased construction plan was developed to enable the Town Offices to function during construction. The design and construction was completed within 12 months.

D&K provided civil/site, structural, mechanical, electrical, plumbing, and landscape architecture. Energy modeling was used to develop a highly efficient HVAC system. D&K assisted the owner in receiving energy incentives and accessibility grant money for the project.

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& King** inc.

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7. Lincoln/Haney Engineering Associates, Inc. Design Team



NICKERSON & O'DAY, INC.
Constructors - Since 1952

Lincoln/Haney Engineering Associates, Inc., located in Brunswick, Maine, is a structural engineering consulting firm that was established in 1984 to provide quality services to a broad range of clients. As structural engineers, we are responsible for the design and analysis of concrete, steel, aluminum, masonry, and wood components within structures.

Our commitment to excellence in design and client service has been widely recognized by our clients. The cooperative spirit and practical problem-solving that is implemented at Lincoln/Haney Engineering has provided the firm with a loyal client base. Over 90 percent of our work comes from repeat clients or referrals from repeat clients. The good working relationships with our long-term clients have been the basis of the stability that has served the firm for over 35 years.

Lincoln/Haney Engineering Associates, Inc. provides structural engineering services to a broad range of clients that include:

- architects
- engineers
- school districts
- local, state & federal governments
- contractors
- commercial & industrial businesses
- private organizations & individuals

Our clients look to us to assist them with:

- design of new structures
- evaluation of existing structures
- problem solving
- design of additions, renovations and repairs to existing structures
- construction administration of projects
- construction oversight/inspection
- preparation of construction cost estimates
- expert witness testimony

Current projects include structural reinforcement and reroofing at Leavitt Hall/Delano Auditorium at Maine Maritime Academy, structural reinforcement at the Lemont Building in Brunswick, roof evaluations for the Maine Agriculture, Conservation, and Forestry warehouse in Augusta and the Maine Inland Fisheries and Wildlife Headquarters in Sidney, seismic bracing for MEP components at the Aegis Ashore facility in Redzikowo, Poland.

Recently completed projects include a warehouse addition for Integra Biosciences in Hudson, New Hampshire, a 4 story fitness center and apartment structure in Falmouth, a new office building and hangar renovations and repairs at Luke Air Force Base in Glendale, Arizona, façade repairs at Mayo Hospital in Dover-Foxcroft, steeple repairs at the Washburn Norland Living History Center in Livermore, structural roof reinforcement at the Nash School in Augusta, new 121 ft long lighting support frame for the outdoor stage at the Snow Pond Center for the Arts in Sidney, structural roof reinforcement and reroofing and structural repairs at Waterboro Elementary School, and structural reinforcement to the fire station in Livermore Falls.

Principals

Michael A. Cunningham, P.E., LEED AP (President)

University of Maine - B.S. Civil Engineering, 1975

Registered in the states of Maine, New Hampshire, Vermont, Connecticut, Florida, New York, and Massachusetts

Professional Affiliations: Structural Engineers Association of Maine, American Institute of Steel Construction, LEED Accredited Professional

Thad Gabryszewski, P.E., S.E. (Vice President)

University of Connecticut - B.S. Civil Engineering, 1995; Norwich University—M.C.E. Struct. Engineering 2007

Registered in the states of Maine, Rhode Island, New Jersey, North Carolina, Georgia, Illinois, Iowa, Missouri,

Hawaii, Pennsylvania. Registered with NCEES as a Model Law Structural Engineer. Professional Affiliations: Structural Engineers Association of Maine, American Institute of Steel Construction.

Michael A. Cunningham, P.E., LEED AP

President/Structural Engineer

Michael has over 40 years of experience in the practice of structural engineering. He has been active in the design of structures utilizing cast-in-place, precast, and post-tensioned concrete, structural steel, cold-formed steel, timber, masonry, aluminum, and stainless-steel structures. In addition, he has investigated many structures for the purpose of identifying structural problems and recommending cost-effective solutions. Michael is also experienced in preparing investigative reports, writing specifications, construction inspections and providing expert witness testimony.

Education:

University of Maine
B.S. Civil Engineering 1975

Professional Registration:

Registered Professional Engineer
State of Maine (#4519)
State of New Hampshire (#6190)
State of Vermont (#6553)
State of Massachusetts (#39556)
State of Connecticut (#0020093)
State of New York (#070368)
State of Florida (#46205)

Professional Organizations

American Institute of Steel Construction
Structural Engineering Association of Maine,
Secretary 1994-1996
LEED Accredited Professional

Project Awards:

The Aviary-Staff Housing for the Wavus
Camp for Girls, Jefferson, Maine: Citation
Award Maine Chapter of AIA 2020

Merry Barn Renovations, Edgecomb,
Maine: Maine Preservation Honor Award
2019

Allen Bethea Cottage, Cushings Island,
Maine: Wood Design Merit Award,
American Wood Council 1990

Eastern Maine Medical Center Pediatrics
Unit, Bangor, Maine: Health Care Facilities
Design Award Honorable Mention, Boston
Society of Architects chapter of A.I.A. 1994

Rockwood Elementary School, Rockwood,
Maine: First Place Maine chapter of A.I.A.
1992

Experience with public safety projects:

Winterport Fire Station – 5000 square foot fire station in Winterport, Maine.

Livermore Falls Fire Station – Extensive structural reinforcement of existing facility that had been abandoned due to unsafe conditions. Reinforcements include roof structural upgrades, masonry reinforcements, and resolution of slab settlement issues.

Skowhegan Readiness Center - A single-story replacement structure for an armory in Skowhegan, Maine, constructed of steel framing with portions built on existing foundations.

Saddle Brook Police Department - A three-story law enforcement facility in Saddle Brook, New Jersey framed with steel, using composite steel-concrete for elevated floor construction.

Maine Department of Corrections - New facility in Warren, Maine, consisting of 7 buildings. Building 1 was a steel-framed structure. Building 2 was a pre-engineered building. Buildings 3, 4, 5, and 6 were housing buildings using precast concrete cell modules, precast, prestressed hollow-core slabs, and some conventionally reinforced concrete. Building 7 was an open structure with a steel-framed roof.

Cumberland County Jail - New facility that included a steel framed building with reinforced masonry bearing walls on a foundation supported on steel H-piles and grade beams. Some structural slabs utilized post-tensioned concrete. Others were conventionally reinforced concrete. Also included was a wood-framed pre-release center.

RELEVANT PROJECT EXPERIENCE

- **Brunswick Fire Station**
Brunswick, Maine
Reinforced concrete floor replacement
- **Harrington Fire Station**
Harrington, Maine
Structural design of new fire station
- **Machiasport Fire Station**
Machiasport, Maine
Structural design of new fire station/municipal complex
- **Norway Public Safety Facility**
Norway, Maine
Structural design of new police/fire station facility
- **Windham Public Safety Facility**
Windham, Maine
Structural design of new police/fire station facility
- **Winterport Fire Station**
Winterport, Maine
Structural design of new 5000 sf fire station.
- **Scarborough Public Safety Facility**
Scarborough, Maine
Structural design of \$1.6 mil. addition to existing facility
- **Orono Public Safety Facility**
Orono, Maine
Structural design of new \$1.5 mil. police/fire station facility
- **Bucksport Public Safety Facility**
Bucksport, Maine
Design of addition/renovations to police/fire station facility
- **Waterville Fire Station**
Waterville, Maine
Structural design of \$3.5 mil. addition to existing fire station
- **Richmond Fire Station**
Richmond, Maine
Structural design of addition to existing fire station
- **Pembroke Fire Station**
Pembroke, Maine
Structural design of new fire station
- **Livermore Falls Fire Station**
Livermore Falls, Maine
Extensive structural reinforcement of existing facility
- **North Yarmouth Fire Station**
North Yarmouth, Maine
Addition

REFERENCES FOR NICKERSON & O'DAY, INC.

Name/Title: Mr. David Armistead – Head of School – John Bapst Memorial High School
Phone: (207) 947-0313

Name/Title: Mr. Thomas Warren - Former Associate Vice President for Aux. Services - Husson University
Phone: (207) 941-7786

Name/Title: Mr. Marty Puckett – Former City Manager- City of Presque Isle
Phone: (207) 760-2600

Name/Title: Mr. Frank Higgins - City Engineer - City of Brewer
Phone: (207) 989-8430

Name/Title: Les Stackpole - Owner's Representative - Town of Orland
Phone: (207) 974-4611



Hartford Fire Station, before (top) and after (bottom) the addition and renovation work NOD completed in 2019