



ALLIEDCOOK
CONSTRUCTION



Town of Lebanon Design Build Services Proposal for a New Public Safety Facility

Any enduring building is built for purpose. From foundation to flagpole,
its form is shaped to follow the function it serves.

But at Port City Architecture and AlliedCook Construction,
we know that a building's real story starts after it opens its doors.

**That's why we design with the same eye on operational costs that we use
to screen the materials and methods we plan from the ground up.** We
founded our firm on that respect for form, function, and finance. It's our
best plan for the long term success of any structure, and the partnership
we'd welcome building with you.

Section 1	Introduction to Design Build Firm Letter Company
Section 2	Design Build Team Team Chart Contractors' Resume Architect's Resumes Engineer's Resumes Team Value
Section 3	Relevant Experience Project List Similar Projects
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Kitchens and Day Rooms:

When designing your fire station's kitchen, a number of things must be considered. Understanding how the station functions, the relationships between company members, and their ideal space for efficiency and traffic flow are just a few considerations. Port City Architectures also takes into consideration durability, cleanability, flexibility, storage and comfort.



City of Saco, Maine
Saco Central Fire Station
Apparatus Bays



Sleeping Quarters:

The architect designed the sleeping quarters to accommodate the rotating staff with individual closet space.

Introduction to Design Build Firm: Letter

Proposal Submission

June 4, 2023

Town of Lebanon
Public Safety RFP
15 Upper Guinea Road
Lebanon, ME 04027

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RE: **Design Build Services**

 Request for Proposals for a new public safety facility

Dear Members of the Selection Committee:

Allied/Cook Construction and Port City Architecture have worked together on numerous Design/Build and Construction Management projects for the past thirty years including many public safety projects. We have developed a proven cooperative process committed to finding the best value for our clients and providing excellent solutions within their budgets. We have also recently assisted five communities with their applications for federal grant money. We are well versed in the requirements of the grants and the best process for receiving them.

Port City Architecture is Maine's leading expert in public safety design. We have helped over twenty Maine communities like yours in recent years achieve their goals of modernizing their fire and EMS departments by providing state-of-the-art facility designs that support current firefighting and EMS trends and will adapt to their future needs for years to come. Together with Allied/Cook, we will help you successfully navigate through the planning, design, permitting, and construction processes to ensure you receive the best possible fire station uniquely suited to Lebanon. Over 90% of the projects we have designed have been approved for construction by the voters of their respective towns. This is because we engage the committee at the very beginning in discussions about the budget. We have the most up to date data on the cost of new fire stations and the associated soft costs and can provide a reasonably accurate cost estimate based solely on square footage. If the initial estimate is far beyond what the town's voters might approve, we can discuss alternative approaches to the project.

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Introduction to Design Build Firm: Letter

Proposal Submission

Our team provides the most cost-effective solutions possible. Our designs are extremely functional and incorporate modern technology and building methods. They are designed to accommodate future growth and changing service methods, and to reflect the unique architectural character of the communities in which they are located. We design them with quality durable materials, while still achieving reasonable budgets. In addition to paying close attention to the initial capital cost, we are also concerned with the annual life cycle cost. In our projects we specify energy efficient designs including closed cell foam insulation. All our designs are built to LEED and high-performance building standards.

Your project will be guided daily by our public safety senior professional staff. We are proposing to collaborate with our regular team of highly qualified engineering consultants. We have collaborated with them for over twenty years on our public safety projects. All the senior architectural and engineering staff noted in this proposal will be committed to providing substantial involvement on this project from start to finish including site visits during construction administration.

Thank you for reviewing the enclosed material. To the best of our ability all the information contained in this RFQ is complete and accurate. We authorize the town and its representatives to contact any of our previous clients for an independent review of Allied/Cook, Port City, and our consultant's past performance. You will find our team extremely easy to work with and accommodating to your needs. We are committed to providing excellent design and construction with personal and responsive service. Please visit our websites at www.alliedcook.com and www.portcityarch.com, and feel free to contact us for any additional information.

Sincerely,

Matt Cook



President

Allied/Cook Construction

Andrew C Hyland, AIA



Principal

Port City Architecture

Point of Contact Information:

Matt Cook, President

Allied/Cook Construction

8 US Route 1

Scarborough, Maine 04074

Email: matt@alliedcook.com

Phone: 207 772-2888

Cell 207 749-5525

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Company Contact Information

Port City Architecture
65 Newbury Street
Portland, ME 04101
Office: 207-761-9000
Cell: 207-838-4222
Email: andy@portcityarch.com
Website: www.portcityarch.com

Professional Licenses and Accreditations

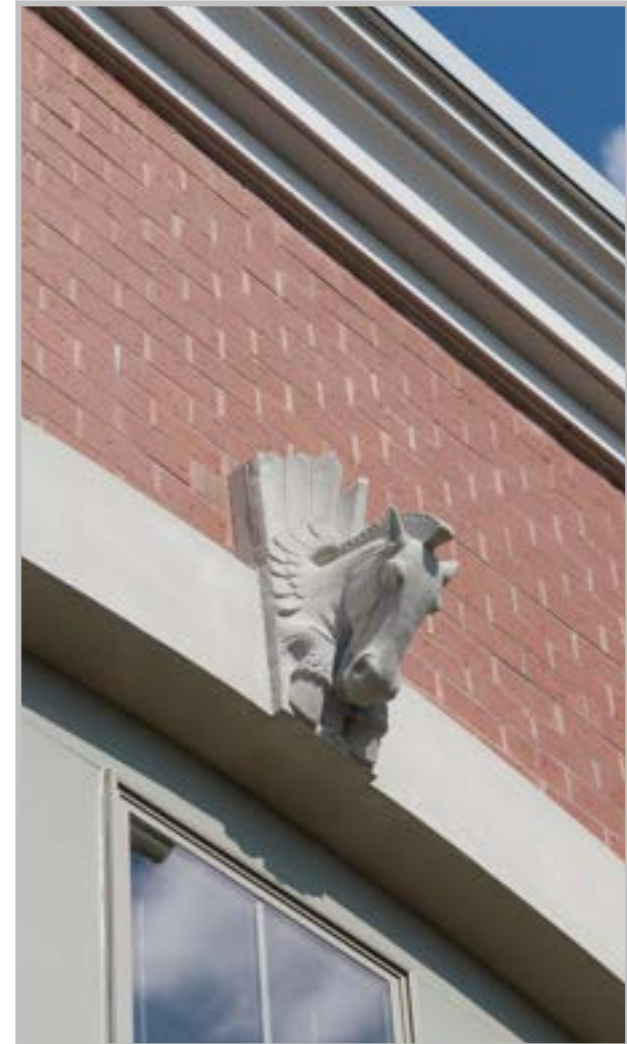
Architect Licenses: Maine, New Hampshire
United States Green Building Council: LEED Accredited Professionals

Awards

Fire Chief Magazine: Saco Fire Station, Saco Maine
College Planning & Management Magazine: University of New England
American School & University Magazine: University of New England

Professional Affiliations

Maine Police Association: Member
AIA American Institute of Architects: National and Maine Chapter Members
Portland Society Of Architects: Member
Maine Fire Chiefs' Association—Corporate Affiliate
NNECCARRAPPA: Business Member



Saco Central Fire Station: The beloved details of horses from the historic Fire Station were incorporated in the new facilities design .



Sustainable Design:

Every building by Port City Architecture was designed with sustainability in mind. Our buildings are always economical to heat, cool and maintain. We utilize closed cell spray foam at the exterior envelope to achieve a tight air barrier and high R-values. This method also eliminates potential mold in the wall cavities. Finish materials are selected for sustainability and to create a healthy living environment.





EOC/Training Rooms:

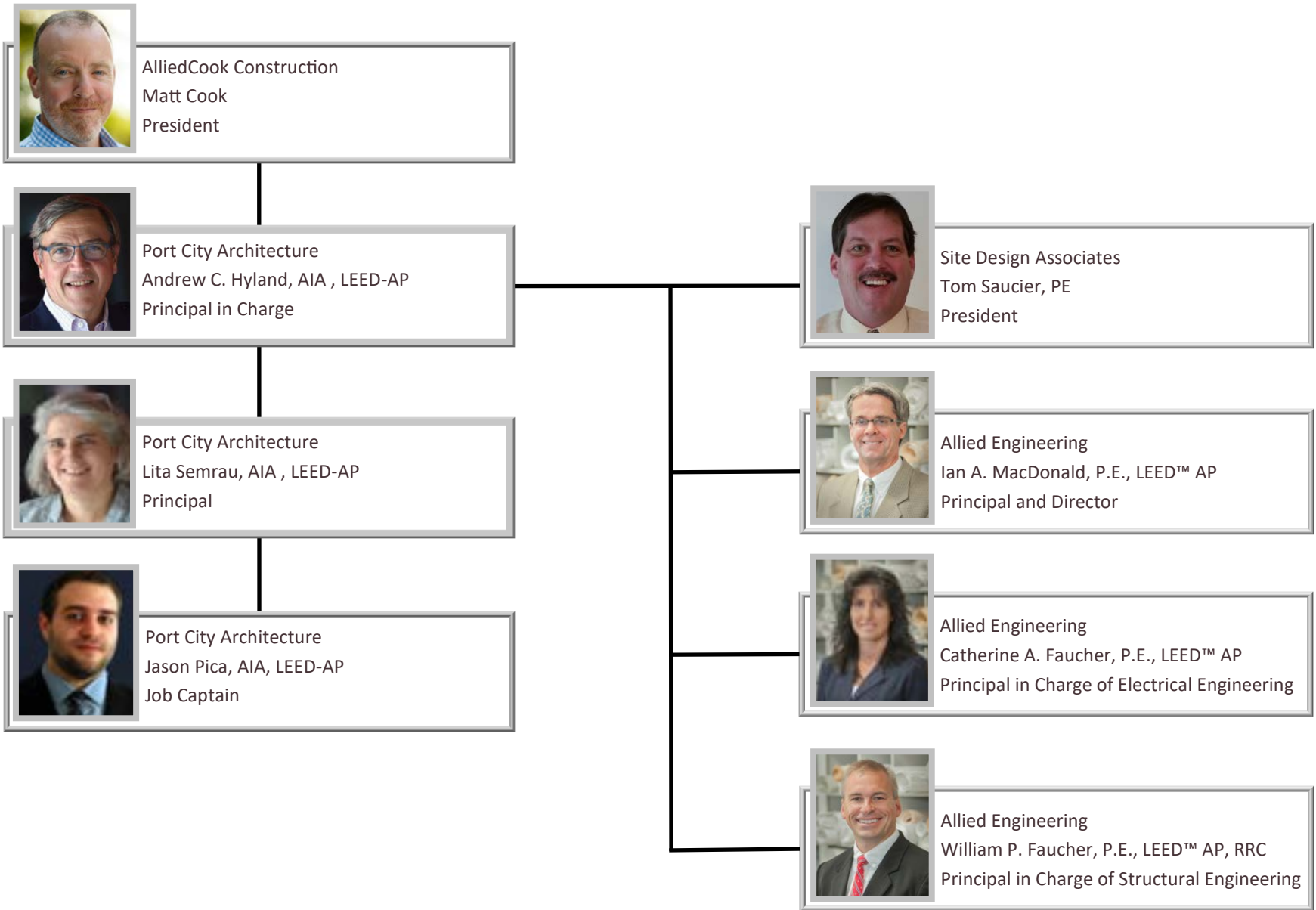
With a state of the art multi media center and its own exterior entrance, this space provides the department with a large room for training staff meetings, classes, certifications, emergency event operations, and community events

**Town of Yarmouth, Maine
Yarmouth Public Safety
EOC / Training Room**



Design Build Team: Team Chart

Proposal Submission



AlliedCook Construction is a 65 year old Maine based construction company. Established in 1958 as a traditional general contractor, AlliedCook transitioned to a Construction Manager/Design-Build firm over 30 years ago. Today we are a 100% employee owned business managed by the 3rd generation of the founding family. The team based approach to every project we do is executed in a fully transparent process. The stakeholders are kept fully informed of every detail of our projects over the entire duration. Our team is comprised of experienced managers, skilled tradespeople, and a staff of hard working support professionals.

Town of Gorham
Preconstruction/Estimating Services
for New Police Station/Fire Station
Renovations
Gorham, Maine

Town of Ogunquit
Town Offices/Police Station
Preconstruction Services
Ogunquit, Maine

Mercy Primary Care
New Medical Office Building West
Falmouth, Maine

Avita of Stroudwater
New Memory Care Center
Westbrook, Maine

Husson University
Renovations
Westbrook, Maine

Coastal Enterprises Inc.
New Office Building
Brunswick, Maine

University of New England
New Dental School
Portland, Maine

University of New England
College of Pharmacy
Portland, Maine

Avesta Housing
Emery School Apartments
Biddeford, Maine

Berlin City Honda of Portland
New Dealership
South Portland, Maine

Berlin City Toyota, Scion, Lexus
Showroom and Service Area
Renovations
Portland, Maine

OUR SERVICES INCLUDE:

PRECONSTRUCTION
CONSTRUCTION
CONSTRUCTION MANAGEMENT
DESIGN-BUILD
GREEN BUILDING
HISTORIC RESTORATION

ALLIEDCOOK
CONSTRUCTION



Education

MBA

University of Denver

Master of Real Estate and
Construction Management
University of Denver

Bachelor of Science
Business Administration
University of New Hampshire



Matt Cook, LEED AP
AlliedCook Construction
President/Employee-Owner

ALLIEDCOOK
CONSTRUCTION

Matt has over 20 years of experience in construction on a variety of building types and sizes, including both new and renovation projects for corporate/commercial, education, healthcare, and industrial manufacturing clients. As an owner at AlliedCook he takes an active role in all areas of construction, as well as the company's financial management.

As Project Executive, Matt has managed some of the company's largest and most complex projects. Serving in that role, Matt provides overall team leadership to ensure the project's success from the onset of the project through close-out.

With an MBA and a Master of Real Estate and Construction Management, Matt brings a unique understanding of both construction management and financial management of projects.

Professional and Civic Affiliations

- M.B.A., University of Denver, Denver, Colorado, 2001
- M.R.C.M. (Master of Real Estate and Construction Management), University of Denver, Denver, Colorado, 2001
- B.S. in Business Administration, University of New Hampshire, Durham, New Hampshire, 1997
- LEED, A.P.—Accredited Professional LEED NC, U.S.G.B.C.
- Member, Construction Managers Association of America (C.M.A.A.)
- Member, Maine Real Estate and Development Association (M.E.R.E.D.A.)
- Member, Portland Society of Architects

Education

Bachelor of Science
Construction Management
University of Southern Maine

Jamison Schwartz AlliedCook Construction Project Manager



Jamison ("JP") has over 10 years of experience in the construction industry and joined AlliedCook in 2008. His experience includes a wide range of both new and renovation projects, including phased owner-occupied projects involving complex sequencing.

JP has proven success working with clients, and his practical construction background as a Lead Carpenter and Field Superintendent adds to his capabilities as a Project Manager. He is well-versed in Timberline Project Management software and Microsoft Project Scheduling programs.

JP has successfully guided complex projects from conceptual design through preconstruction, purchasing, construction, and financial management to project close-out.

Professional and Civic Affiliations

- Construction Managers Association of America (CMAA), Member
- United States Green Building Council, Maine Chapter, Member

Education

Bachelor of Science, Business
Administration,
Iowa State University

ASHE Health Care Construc-
tion Certified
(American Society for Health
Care Engineering)

LEED Accredited Professional

Joseph Dillavou
AlliedCook Construction
Director of Preconstruction

ALLIEDCOOK
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Project History:

- Mountain View Apartments, 28 Units (MSHA)
- Cambria Hotel Portland, 104 Rooms
- 89 Andersen Street Apartments, 45 Units
- Eliot Commons Senior Housing, 38 Units (HUD)
- UNE Danielle N. Ripich Commons, 60,000 SF
- Covetrus Pharmacy & Office, 160,000 SF
- Central Maine Cancer Center, 51,000 SF
- UNH Veterinary Diagnostics Lab, 12,000 SF
- Plymouth State University, Hartman Union Bldg.
- UMaine Orono, Aubert Hall Renovations
- New England Cancer Specialists, Topsham, 16,000 SF
- Kennebunk Savings Bank, Headquarters, 75,000 SF
- Summer Commons Nursing Home, 64,000 SF
- Animal Refuge League of Greater Portland
- Breakwater Commons Nursing Home, 72,000 SF

Education

Bachelor of Science
Construction Management
University of Southern Maine

Mark Blunden AlliedCook Construction Project Superintendent



Mark has over 15 years of experience in the construction industry and joined AlliedCook in 2012. His experience includes a wide range of both new and renovation projects, including complex, multi-story projects with panelized construction.

Mark has earned the respect and trust of the Maine subcontractor market and AlliedCook's construction crew. He is well-versed in the use of PROCORE management software.

Mark has led some AlliedCook's most complex projects to successful completion.

Project History:

Cambria Hotel
104 Room, six-story Hotel (\$17.5 Million)
Portland, Maine

Covetrus Pharmaceutical Laboratory
New Pet Medication Manufacturing and Distribution Center (\$13 Million)
Portland, Maine

Baggot Street Cafe
Cafe & Student Center at St. Joseph's College
Standish, Maine



Licenses

Architect: Maine # 2037

Architect: NH # 2295

Education

University of Colorado:
Bachelor of Architecture &
Environmental Design

USGBC:

LEED Accredited Professionals



Andrew C. Hyland, AIA , LEED-AP Maine Licensed Architect Principal in Charge



Andy Hyland is senior principal at Port City Architecture. He has over thirty years of experience in Architectural design, planning and project management. Andy is a leader in public safety design in Maine, and has led the design team for all of Port City's public safety projects. He continually researches new trends in public safety design, codes, and energy efficient construction methods.

His experience in project planning, working with committees, and finding consensus among groups with diverse points of views will help rally community support for your project. His ability to see the big picture will ensure that your project meets the needs of your community, allows for growth, provides durable long lasting finishes, while being constructed within a realistic budget.

Professional and Civic Affiliations

Maine Chiefs of Police Association: Member

American Institute of Architects: Member

United States Green Building Council: Member

Maine Chapter of the US Green Building Council:

- Secretary on the Executive Board
- Treasurer on the Executive Board

Trainrider's Northeast: Executive Board Member

NNECERAPPA: Member

**Licenses**

Architect: Maine #2667
NCARB

Education

University of NY Buffalo:
Master of Architecture

Earlham College:
BA/Mathematics



Lita Semrau, AIA, LEED-AP Maine Licensed Architect Principal



Lita Semrau has over twenty five years experience designing architectural projects, including educational, municipal and commercial facilities. During her career, she has specialized in working with clients to take a project through all stages of construction, including initial programming and schematic design, followed by construction documentation and specification preparation, and ultimately supervision of the project during construction. A portion of Ms. Semrau's training includes extensive research and development of the programming process to maximize the client's budget and space needs, as well as many years researching green design and the LEED process to insure clients obtain the most efficient and healthy buildings within their budgets.

Professional and Civic Affiliations

American Institute of Architects: Member

United States Green Building Council: Member

Maine Chapter of the US Green Building Council:

- Finance and Sponsorship Committee
- Vice Chair
- Chair



Licenses

Architect: Maine #4572

Education

University of Maine:
Bachelor of Arts & Architecture

USGBC:
LEED Accredited Professionals



Jason Pica, AIA, LEED-AP Licensed Architect Job Captain



Jason Pica has ten years of professional architectural experience in a wide range of projects, including project management of our last four public safety buildings.

Over the last five years, Jason has worked on the town of Gorham's New Police Station and the renovation of their Fire Station. In 2016 he has overseen the feasibility studies for the Town of Waterboro and the Town of Cumberland. Mr. Pica has been involved in all phases of the design process from programming and feasibility studies to schematic design 3D modeling through the final stages of the building process. He feels the most important aspect of the process is bringing the design idea to reality, while collaborating with the owner and the contractor.

Jason strives to build a team that works well together and creates a professional finished project to exceed the client's expectations.

Professional and Civic Affiliations

United States Green Building Council: Member
Maine Green Building Council: Member
American Institute of Architects: Member

**Licenses**

Registered Professional
Engineer - ME #6095, NH, OH

Education

University of Maine, Orono
Bachelor of Science In Forest
Engineering

2009 Cutlec Stormwater
Containment Seminar

2009 Stormwater Compliance
LLC LID and Stormwater Treat
Seminar

Site Design Associates

Tom Saucier, PE

Civil Engineer

President

Tom Saucier is the founder and president of Site Design Associates. He has more than 30 years of civil engineering experience. Tom's professional expertise includes site development design and environmental permitting. Tom's current work includes engineering peer review services for Midcoast and Southern Maine municipalities, project manager for development projects on several institutional campuses, and new store development for a convenience store chain with locations in Maine, New Hampshire, and Vermont.

Affiliations

American Society of Civil Engineers

Southern Midcoast Maine Chamber

Allied Engineering, Inc. has been providing multi-discipline engineering support to our clients since 1958. Our experience lies in our knowledge and understanding of Structural, Mechanical, Electrical, and Technology systems for new buildings and renovation design projects. Our expertise is demonstrated in our attention to detail, integrated designs, and our excellent reputation.

Allied Engineering has the advantage of having most disciplines under one roof. We are team players, working for architects and leading full-service teams as prime consultants. We flourish in all project delivery methods, including traditional design-bid-build, design-build, and construction management. We currently employ 20 people.

Today's complex buildings require leading-edge systems engineering to optimize performance in both efficiency and use. As projects increase in complexity, communicating designs and design changes among mechanical, electrical, and plumbing (MEP) engineers and their extended teams, including architects and contractors, becomes more critical. Allied Engineering utilizes Autodesk Revit and AutoCAD design tools to improve productivity, accuracy, and coordination.



OUR SERVICES INCLUDE:

Structural Engineering Services
CMU, Insulated Concrete Form

Building Designs in Steel, Wood, Concrete, Pre-Cast
Masonry, Cold-Formed Metal Framing

Post and Beam Timber

Existing Building Remodels and Expansions

Structure Failure Investigation/Evaluation

Renewable and Recycled Materials

Wind Load and Seismic Design for Existing Building
Structures for Upgrades and New Construction

Retaining Wall Designs

Concrete Floor Design for Industrial Facilities

Floor Vibration Analysis and Design

Roof Analysis and Design, and Nationally Licensed
Registered Roof Consultant Analysis and Detailing

Nationally Licensed Registered Roof Consultant,

Mechanical Engineering Services
Integrated heating and ventilation systems

LEED Consulting

Energy Experts

Air conditioning systems

Low maintenance design

Life cycle cost analysis

Compressed air systems

Solar Thermal DHW Heating Systems

High Efficiency Chiller plants

Laboratory ventilation

Energy conservation design

Indoor air quality studies

Clean room designs

Digital control system design

**Licenses**

Registered Professional Engineer
ME, NH, VT, RI, NY, and MA

Education

University of Maine:

B.S. Mechanical Engineering
Technology

Northeastern University:

Advanced Studies in Construction
Law and Auto Temp. Controls

USGBC: LEED Accredited Professionals



Allied Engineering

Ian A. MacDonald, P.E., LEED™ AP

Maine Licensed Engineer

Principal and Director of Mechanical Engineering



Ian A. MacDonald, P.E. is a leader in designing complex HVAC and plumbing systems for large municipal/government, correctional, healthcare, commercial and educational buildings. During his career of over twenty years, his work has included buildings for medical, institutional, commercial, and industrial uses throughout New England. Ian is an energy saving and green design expert. He is experienced in both traditional Design/Bid and Design/Build construction delivery methods. Ian's early experience with equipment sales and installation provides him with a practical viewpoint gained from field experience with many operating systems. He completed the ASHRAE Professional Development Course on Building Commissioning and is a LEED™ Accredited Professional.

Professional and Civic Affiliations

American Society of Heating, Refrigeration and AC Engineers: Member

American Society of Health care Engineers: Member

Maine Indoor Air Quality Council Leadership in Energy and Environmental

**Licenses**

Registered Professional
Electrical Engineer - ME, MA,

Education

BOMI Institute:
Design, Operations, and
Maintenance of Building
Systems

University of Maine Orono:
B.S. Electrical Engineering

USGBC:
LEED Accredited Professionals



Allied Engineering

Catherine A. Faucher, P.E., LEED™ AP

Maine Licensed Engineer

Principal in Charge of Electrical Engineering



In addition to Catherine's experience in new construction and renovations for power supply and distribution, lighting and system controls, Cathy has been heavily involved in the design of Technology Systems. This specialized area concentrates on the design of data/voice and other lower voltage wiring and components. Ms. Faucher has attended numerous courses and seminars in this field and supervises technical staff with RCDD credentials. Cathy is also a LEED™ Leadership in Energy and Environmental Design) Accredited Professional.

Professional and Civic Affiliations

Institute of Electric and Electronics (IEEE)

National Association of Electrical Inspectors

Illuminating Engineering Society (IES)

**Licenses**

Registered Professional Engineer
ME, NH, MA, NY, NJ, MD, RI, FL,
CT, VT, NC, PA, VA

American Concrete Institute:
ACI Concrete Flatwork
Technician #912153

Education

University of Maine:
B.S Civil Engineering
Concentration Structural

University of Wisconsin:
Foundation Design

USGBC:
LEED Accredited Professionals



Allied Engineering William P. Faucher, P.E., LEED™ AP, RRC Maine Licensed Engineer Principal in Charge of Structural Engineering



William P. Faucher, P.E. has significant experience serving as Principal-in-Charge of Allied Engineering's significant Municipal projects. Bill has extensive experience analyzing and designing various structures utilizing a variety of construction techniques and materials including: reinforced masonry, pre-stressed concrete, stone, brick, braced steel and steel with moment connections, engineered wood systems, reinforced cast-in-place concrete, concrete masonry units, and cold-formed metal, both bearing and non-load bearing systems. Mr. Faucher's experience covers building analysis for renovations, seismic stress and wind and snow loading. He remains current with new building technology and techniques so each project is designed with the best options available to meet client needs.

Professional and Civic Affiliations

Past President of Structural Engineers Association of Maine: Member

National Council of Examiners for Engineers and Surveyors: Member

Concrete Reinforcing Steel Institute (CRSI): Member

Construction Specifications Institute (CSI): Member

Associated Constructors of Maine, Inc.: Member

RCI, Incorporated: Professional Association Roofing, Water-Proofing



Yarmouth Public safety

The Design/Build Team & Team Value

Project Understanding

It is our understanding that the town of Lebanon would like to engage a design/build team highly experienced in Fire Station design to provide full-service design and engineering, permitting, and construction of a new facility on Merchant's Row.

In general, our assignment is to provide the best possible design for Lebanon that will maximize functionality, durability, flexibility, and energy efficiency within a reasonable and achievable budget.

Project Approach

Space Programming:

Our first task is to provide programming documentation for the department that identifies your current and future staffing, space, and staff's needs. Our approach is to encourage you to think from scratch unencumbered by any constraints imposed by your existing building or any outdated practices. This helps to direct your program to the spaces you really need and not what you currently live with. We will also recommend spaces and design ideas that will enhance your station's safety and functionality. Our team is very well versed on current Fire industry design trends including decontamination and healthy environment controls, dispatch technology, and individual living quarters. We will also provide our initial project cost estimate at the end of the programming stage to ensure that it is commensurate with the town's goals. Port City has numerous very recent public safety projects built in Maine that will provide an accurate budget assessment at this stage including a comprehensive list of fire station soft costs.

Site Evaluation:

We will utilize the space and site program to evaluate the pre-chosen or top potential sites for a new station alternative. We will evaluate and rate the sites in the area based on a scoring matrix developed by the architect and the committee. We will help you choose the best site that correlates with the program requirements for the new station.

Included in our evaluation are the following:

- Partial Site Clearing
- Geotechnical borings and/or test pits

Conceptual Design:

Based on the site elements of the chosen site we will design the best possible concept for the new station. This concept will be designed to meet the current and future long-term needs of the department. We plan to have multiple meetings with the department and building committee to refine this plan and exterior concepts. We will investigate both single level and multi-level design concepts for the chosen site for the committee's approval. At this time, we will develop our 3D model to ensure that the department and town fully understand the concept. We will also refine our initial cost estimate. Also included in the Conceptual Design phase will be the required design of new site amenities to accommodate the building. Our civil engineer will assist in the layout of the site, and adherence to all site codes and constraints that will be required for permitting.

Our methodology for providing value in a project is to keep footprints as simple and straight forward as possible. This reduces the cost of the structural and other engineering elements, allowing more dollars for durability and finishes.

Design Development: Once the schematic design has been approved by the town, we will begin to refine the documents as we further develop the materials and methods chosen for the station. We will begin producing the materials specifications book. We will begin an in-depth code analysis for the IBC, ADA, and NFPA codes. We will progress from general engineering system discussions to specific designs for HVAC, Plumbing, Structural, and Civil engineering systems. We will collaborate with the fire department to review our comprehensive list of furnishings, equipment, antennas, IT and security systems, and equipment to ensure we have not missed any soft costs in the design. As with all of the phases we will provide another more detailed budget update (or have the CM provide a budget update) and make modifications if required.

Permitting:

The design development documents will have the information required for the necessary state and local permitting. We will assist the town with local planning board approval, state fire marshal approval, and state DEP, DOT, Army Corps, etc. approvals as required.

Construction Documents: Following approval of the design development documents including any adjustments for budget, we will proceed with the final construction documents concurrent with the permitting process. Coordination and attention to detail are the key elements of this phase. Our team members have worked together for ten to twenty-five years and are all experienced in fire station design. The project will be designed by senior level staff throughout. We ensure accuracy thru multiple coordination meetings with all disciplines represented. A final set of bid documents will be presented to the city for review along with a final comprehensive budget outlining all hard and soft costs and contingencies.

Final Bidding and GMP: Upon completion of the Construction Documents, we will put the entire construction project out to competitive bid. The bid process will include advertising for bid in local publications, soliciting specific subs & suppliers to directly invite them to bid on the project, directing and documenting the bid process with invitations, instructions, form, etc., and compiling all pricing information for presentation to the Town.

All bids received will be compiled and shared with the project team. We will “scope out” each low bidder to ensure bids are responsible and complete. Then we will make a recommendation to the Town of which subs are low bidders in each division and propose a GMP based on bid results. The entire process will be open and transparent with all information shared directly with the Town.

Secure Funding: Once the construction documents have been approved by the town, the voters will be presented with a color rendered site plan, rendered floor plans, a 3D model of the building, and a comprehensive budget outlining every hard and soft cost required for a turn-key project. Our team will assist the town with informational presentations and hand out materials to the public so that they will fully understand the need for the station and can see that we have provided a reasonable and cost appropriate solution.

Construction of the facility: Construction of the new building will be professionally managed by our experienced construction team. We will assign a full-time superintendent to the project who will be entirely focused on this single project. He will work closely with a Project Manager to ensure daily control and management. We will hold weekly project meetings with the designated project team including Contractor, Architect, and Owner representatives. At these meetings any open questions or challenges will be discussed along with status of schedule, conditions of the budget and progress of the work. The project documentation will be managed using cloud based software called Procore. Procore allows all project team members to have real time access to current project data such as plans, specifications, meeting minutes, submittals, and RFI's from anywhere with an internet connection, including your cell phone.

As the construction process begins the team will continue to look for value in the project. The Architect will review shop drawings and submittals for all building materials to ensure compliance with the construction documents. They will visit the site weekly with the DB contractor to identify problems before they happen or while they are still manageable. They are also important for coordination between contractor supplied services and any services contracted directly with the town. The design/build team will continue to meet until the building is occupied.

As you can see, providing excellent value on budget is particularly important to our team. All of our public safety projects have been designed following a bond voted budget that cannot be exceeded, and all of them have been successfully completed on their allocated budgets.

Select Project Delivery Method:

During the bond approval period we would discuss alternative project delivery methods for constructing the building. The traditional approach is called design/bid/build in which the A/E team produces a complete set of construction documents, sends them out to general bid, and waits to see if the project is still on budget. Most of our municipal clients have chosen a different method called Construction Manager at Risk. In this method the town would interview and select a construction manager for a set CM fee percentage before the construction documents are completed. They will provide in-depth pricing and building systems input to help keep the project on budget during design and will provide a gross maximum price at their risk to construct the project. In this process all subtrades are still competitively bid by pre-qualified and proven subcontractors.



Site Plan:

The Civil Engineer provides a colored rendering with the best lay out for your building, showing parking. Saco utilized the retention pond as a wet training site.



City of Saco, Maine
Saco Central Fire Station
Exterior

Washington County, Maine

- Public Safety Facility: Study
- Public Safety Facility: CD

Town of Rumford, Maine

- Fire Station: Study, CD, and CA

Town of Franklin, Maine

- Sheriff office: Study

Town of South Berwick, Maine

- Police Station: Study , CD, and CA

Town of Yarmouth Maine

- Public Safety Facility: Study
- Public Safety: New Building

Town of Berwick, Maine

- Fire Station: Study
- Fire Station: New Facility
- Police Station: Study
- Police Station: New Facility

Town of Saco, Maine

- Public Safety Substation: Study
- Central Fire Station: Study
- Fire Station: New Facility

Town of Kennebunkport, Maine

- Police Department Study
- Renovation and Addition

Town of Cumberland, Maine

- Fire Station: Study
- Fire Station: Addition/Renovation
- Town Hall Study
- Counsel Chambers: Renovation
- Police Station Study

Town of Buckfield, Maine

- Public Safety: Study
- Fire/Rescue Station: New Facility

Town of North Berwick

- Fire Station: Study

Town of Gorham, Maine

- Public Safety: Study
- Police Station: New Facility
- Fire Station: Addition/Renovation

Town of Falmouth, Maine

- West Falmouth Fire Station Study
- Fire Station: Phase II Addition
- Fire Station: Addition/Renovation
- Public Safety: Study
- Police Station: New Facility

Town of Westbrook, Maine

- Public Safety: Study

Town of Caribou

- Public Safety: Study

Town of Old Orchard Beach, Maine

- Public Safety: Study
- Police Station: Design

City of Waterville, Maine

- Police Station: Study
- Police Station: New Facility

Town of Sanford, Maine

- Police Station: Study
- Police Station: New Facility
- Municipal Offices: Assessment/Evaluation
- Town Hall: Renovation

Town of Arundel, Maine

- Town Hall: Study
- Town Hall: New Facility

Town of York

- Town Hall: Study

Town of Eliot

- Town Hall: Study

Town of Gray

- Facilities Condition: Study

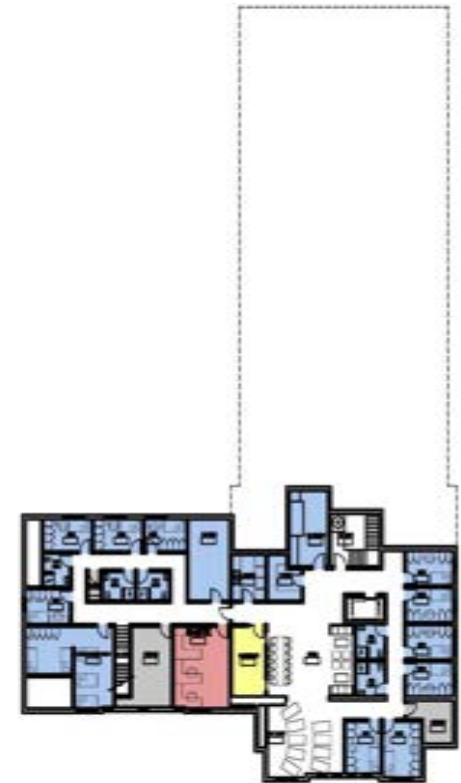
Gorham Fire Station Gorham, Maine



Port City was hired to provide a study of the existing conditions and a design to solve the departments needs. The existing facility was undersized and could not house all the functions of both departments. Our study found that there were many security and operational concerns with housing both departments in the same building. We proposed a renovation of the existing facility to house the Fire Department, and a new building on the existing site for the Police Department.



Floor Plans



Relevant Experience: Similar Project

Proposal Submission

Gorham Fire Station
Gorham, Maine



Fire Fighters Memorial on the Gorham Public Safety Campus.

In A Snap

Client:

Town of Gorham, ME

Services: Full Service
Renovation/Addition

Date of Project: 2016
On Time

Project Cost: \$4,990,000
Includes Fire Station and
New Police Facility
On Budget

Size: 18,000 sf
includes Both Police and
Fire

Reference:

David Cole
Town Manager
207-222-1650
dcole@gorham.me.us

Gorham Fire Station Gorham, Maine

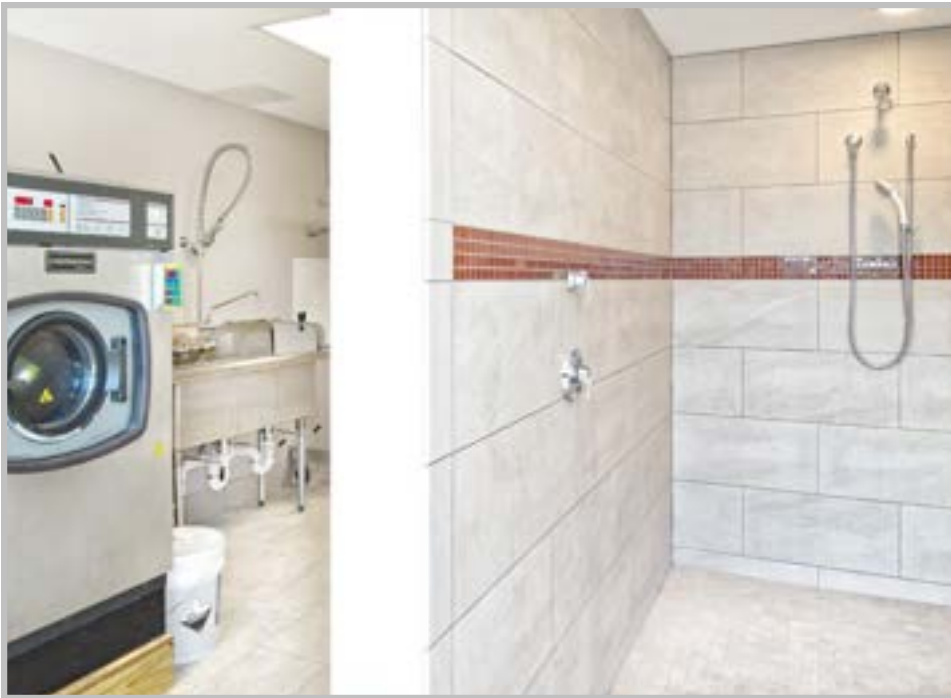


Apparatus Bays: The addition of two 14' x 14' door, drive-through apparatus bays will accommodate the largest of ladder trucks.



Apparatus Bays Storage: The addition of the two large bays also included a storage area, first floor with locked spaces, and the second floor has open spaces for larger needs. The window sized opening at the end of the mezzanine is used for ladder training and a manhole was added in the lower storage room for confined space rescue training.

Gorham Fire Station Gorham, Maine



Decontamination Room

Relevant Experience: Similar Project

Proposal Submission

Gorham Fire Station Gorham, Maine



Day Room: Gorham's Day room was designed with a separate area for watching TV, a separate quiet room for studying and report research, along with a large open area for dining and relaxing.



Gorham Fire Station Gorham, Maine



Administration Spaces: Today's office work environment needs to be flexible. For each of our clients, we identify every employee's type of work and design their office space accordingly; a collaborative public interactive or heads down worker. We make sure that employees that work closely together are adjacent to one another.

Yarmouth Public Safety
Yarmouth, Maine



Relevant Experience: Similar Project

Proposal Submission

Yarmouth Public Safety Yarmouth, Maine



3D Rendering



Floor Plan: First floor



Second Floor

In A Snap

Client:

Town of Yarmouth, ME

Services: Full Services
New Facility

Date of Project: 2020

On Time

Project Cost: \$8,500,000

On Budget

Size: 28,000 sf

Reference:

Steve Johnson

Town Engineer

207-846-2401

SJohnson

@yarmouth.me.us

Yarmouth Public Safety Yarmouth, Maine



Turn Out Gear Room

Yarmouth Public Safety Yarmouth, Maine



Apparatus Bay



Storage Space

Yarmouth Public Safety Yarmouth, Maine



Bunk Room



Day Room

Yarmouth Public Safety Yarmouth, Maine



Administration Spaces: For each of our clients, we identify every employee's type of work and design their office space accordingly; a collaborative public interactive or heads down worker. We make sure that departments members who work closely together are adjacent to one another.



Cumberland Public Works Cumberland, Maine



Relevant Experience: Similar Project

Proposal Submission

Cumberland Public Works Cumberland, Maine



In A Snap

Client:

Town of Cumberland, ME

Services: Study and Design

Date of Project: 2021
On Time

Project Cost: \$4 Million

Size: 28,000 sf

Reference:

Chris Bolduc
cbolduc@cumberlandmaine.com
207-829-2205

Berwick Fire Station Berwick, Maine



Floor Plans: Berwick needs were to fit within the already existing Police Station Site.



3D Rendering

Relevant Experience: Similar Project

Proposal Submission

Berwick Fire Station
Berwick, Maine



In A Snap

Client:

Town of Berwick, ME

Services: Full Services
New Facility

Date of Project: 2020
On Time

Project Cost: \$6,000,000
On Budget

Size: 17,000 sf

Contact:

Steve Eldridge
Town Manager
207-698-1101
townmanager@
berwickmaine.org

Relevant Experience: Similar Project

Proposal Submission

Berwick Fire Station
Berwick, Maine



Berwick Fire Station Berwick, Maine



Cumberland Central Fire Station Cumberland, Maine



3D Rendering: The design will meet the needs of the town for many years. The architects rendering shows the renovated 4 bays and the three level addition.



Site Plan



Floor Plans: The station is layered on three levels: the training and meeting spaces on the lowest level; administration, operations and apparatus bays on the main level and living quarters on the upper level.

Cumberland Central Fire Station Cumberland, Maine



Port City Architecture was selected to design a new addition and renovation to Cumberland's Central Fire Station.

In A Snap

Client:

Town of Cumberland, ME

Services: Full services
Renovation/Addition

Date of Project: 2018
On Time

Budget: \$4,100,000
On Budget

Size:
3,500 sf Renovation
15,000 sf Addition

Reference:

William Shane
Town Manager
207-829-5559
wshane@cumberlandmaine.com

Cumberland Central Fire Station Cumberland, Maine



Day Room & Kitchen



Bunk Room



Unisex Bathroom

Cumberland Central Fire Station Cumberland, Maine



Decontamination Room

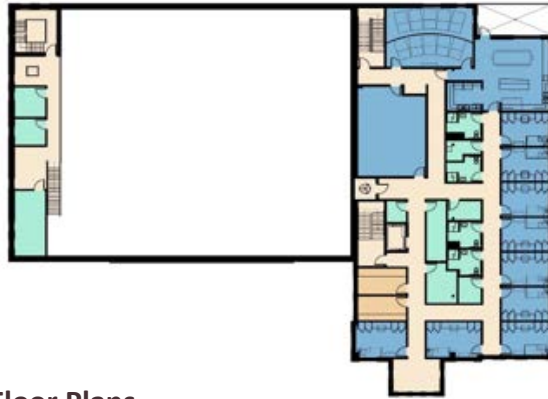


Medical Room



The Slide Pole

Saco Central Fire Station Saco, Maine



Floor Plans



Site Plan



3D Rendering

Saco Central Fire Station Saco, Maine



The Saco Central Fire Station was awarded a LEED Silver Certification.



Port City was able to find an energy incentive program for the facility from Efficiency Maine that rebated \$22,000 to the town for an efficient design.



Port City Architecture was given a design award by Fire Station Magazine

In A Snap

Client:

City of Saco, ME

Services: Full Services
New Facility

Date of Project: 2011
On Time

Project Cost: \$5,200,000
On Budget

Size: 22,000 sf

Reference:

John Duross
Fire Chief
207-282-3244
jduross@sacomaine.org

Saco Central Fire Station Saco, Maine



Apparatus Bays: The five drive-through apparatus bays include a radiant heated slab with 14' x 14' doors that will accommodate the largest of ladder trucks.



Saco Central Fire Station Saco, Maine



Turn Out Gear Room: Saco's design has access to bays, walk-in decontamination shower and Slide Pole.



The Slide Pole

Buckfield Fire/Rescue Station Buckfield, Maine



Apparatus Bays: The three drive-through apparatus bays and one rescue bay accommodates seven fire and rescue vehicles. All space was utilized by using the high ceiling as storage space.



Storage: The architect incorporated the Storage mezzanine and drying tower within apparatus bays to maximize the efficiency of the footprint.

Relevant Experience: Similar Project

Proposal Submission

Buckfield Fire/Rescue Station Buckfield, Maine



Exterior Design: The Fire/Rescue station is in scale and in harmony with the surrounding town buildings. The work consists of the demolition of the existing Fire-Rescue Station structure and the construction of a new 7,000 square foot facility.



In A Snap

Client:

Town of Buckfield, ME

Services: Full Services
New Facility

Date of Project: 2014

On Time

Project Cost: \$1,000,000
On Budget

Size: 7,000 sf

Reference:

Cindy Dunn

Town Manager

207-336-2521

tmbuckfield@gmail.com

Buckfield Fire/Rescue Station Buckfield, Maine



Decontamination Room: A walk-in decontamination shower allows for stretcher boards and other large items to be washed.





Town of Buckfield, Maine
Buckfield Fire/Rescue Station
Decontamination Room

Floor Plans:

The purpose of this study phase is to develop the design that is best suited for the Town's needs and is within reasonable budget constraints. The study will provide a colored schematic floor plan that will help convey the uses and adjacencies in the space program.



Fees Phase 1 Pre-Construction:

Space Programming:

Site Evaluation:

Design	<u>A/E</u> \$5,000
Partial Site Clearing (for Geotech only)	\$10,000
Geotechnical borings and/or test pits	\$15,000

Conceptual Design: =

Site Design	\$112,500
Building Design and Engineering	
3D models	
Schematic Cost Estimating	

Design Development: = \$135,000

Permitting: = \$25,000

Construction Documents: = \$180,000

Final Bidding and GMP: (Allied and PCA) \$33,500

Secure Funding: (meetings and handouts) \$3,000

Subtotal Fee: \$519,000

Reimbursable expenses: \$25,950

Total Phase 1 Pre-Construction Fee: \$544,950*

***While we have responded to the Town's request for proposal as per your instructions, we would also like to discuss an alternative approach which would significantly reduce the initial cost of the Phase 1 Pre-construction fee.**

TOWN OF LEBANON



Select Board
207.637.6882 #5

15 Upper Guinea Road
Lebanon, ME 04027

PROPOSAL FORM FOR DESIGN BUILDER (DB)

DESIGN
BUILDER:

Matt Cook, Allied Cook
Construction

TO: Town of Lebanon, Maine (Owner)

Having examined the provided information for the new Public Safety Facility located at Merchant's Row, Lebanon, we the undersigned propose the following that, if selected as the DB for the project, will be incorporated into contract:

PROPOSED FEE AND CONTINGENCY SCHEDULE

Phase 1 scope (pre-construction): site clearing, geotechnical, conceptual, and schematic plan development with a progress estimate based on schematic design. Design development, construction documents, 50% progress estimate, state fire marshal permit application and local building permit application ready drawings. Planning board approval. A Final, Guaranteed Maximum Price (GMP) is required at completion of Construction Documents and Municipal approvals. The GMP Presentation is required in April 2024 in advance of the June 2024 public vote.

Phase 1 Pre-Construction Fee

\$ 544,950

Addenda Received/Considered (list all):

Number: _____ Date: _____
Number: _____ Date: _____
Number: _____ Date: _____

If selected, the undersigned agrees to diligently pursue the negotiation of fair and equitable contract terms with the Owner for the Design Building of the project.

Signed:

Whitney D. Cook

Authorized Representative

Allied Cook Construction
Name of Organization

By:

Matt Cook
Printed Name

Address:

8 US-2
Scarborough, ME
04074

Design Build (DB) Proposal Form

BERKLEY INSURANCE COMPANY

RE: AlliedCook Construction Corp.
PO Box 1396
Portland, ME 04104

This letter will serve to confirm AlliedCook Construction Corp. is a highly regarded and valued customer of Berkley Insurance Company. During this relationship, the surety has considered supporting single projects of \$50,000,000 with an aggregate program of \$90,000,000. We are prepared to support AlliedCook Construction Corp. and hope you will give them favorable consideration for this project.

Naturally, as is customary with the surety industry, all surety bond approvals will be contingent upon a favorable underwriting review of project specifics, including contract terms, contract conditions, and bond forms. If you need any additional assurance regarding the bonding capacity of AlliedCook Construction Corp., please do not hesitate to contact me.

Best Regards,


Heidi Rodzen,
Attorney-In-Fact

Local Address: PO Box 481, 103 Park Street, Lewiston, Maine 04243-0481

WARNING - Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

No. BI-322d

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Nancy L. Castonguay; Robert E. Shaw, Jr.; Heidi Rodten; Joline L. Binette; Melanie A. Bonner; or Samuel M. Goulet of Skillings - Shaw & Associates, Inc. of Lewiston, ME* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 13th day of November, 2020.

Attest:
(Seal) By Ira S. Lederman Executive Vice President & Secretary
By Jeffrey M. Hafler Senior Vice President
Berkley Insurance Company

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss:

Sworn to before me, a Notary Public in the State of Connecticut, this 13th day of November, 2020, by Ira S. Lederman and Jeffrey M. Hafler who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUDBECK
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rudbeck
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 2ND day of DECEMBER, 2020.

(Seal) Vincent P. Forte
Vincent P. Forte

