

YORK VILLAGE MASTERPLAN, DESIGN & CONSTRUCTION DOCUMENTATION



Prepared For:

Town of York
Community Development Office
186 York Street
York, Maine 03909

March 28, 2014



OAK POINT
ASSOCIATES

architecture
engineering
planning



OAK POINT
ASSOCIATES

architecture
engineering
planning

March 25, 2014

Town of York
Community Development Department
186 York Street
York, Maine 03909

Re: Request for Qualifications - York Village Master Plan, Design & Construction Documents
Town of York, Maine

Dear Selection Committee Members:

Oak Point Associates is pleased to submit this letter of interest along with our Statement of Qualifications for planning, design, engineering and project management services for the York Village Master Plan, Design and Construction Documentation in historic York Village, Maine.

Oak Point Associates is a fully integrated architecture, engineering and planning firm with offices in Biddeford, Maine and Portsmouth, New Hampshire. Our firm prides itself in interacting closely with our clients to provide solutions that meet their needs. With all disciplines in-house and a total staff of 80, we are committed to sustainable design and are proud to have 26 LEED Accredited Professionals on staff. The firm offers a wide range of civil, structural, mechanical, and electrical engineering, landscape architecture, architecture, and interior design services. With all disciplines in-house, we can provide better communication and coordination, saving time and resulting in higher quality projects for our clients.

Our team of civil engineers and landscape architects work closely together, along with other design professionals, from the earliest stages of a design to develop a plan that creates an environment that is both aesthetically pleasing and functional. We believe that a careful analysis of a site via document research, survey, and thorough on-site observation are essential to producing a site plan that is comfortable and enduring.

Our staff would work closely with the Town of York throughout the process to ensure that your needs and concerns are answered in a timely manner. We are confident that our commitment to this project, combined with our past experience and professional expertise, will result in a highly successful project. Please contact me if there are any questions or if you require additional information. Your consideration of Oak Point Associates for this project is greatly appreciated.

Sincerely,

Robert C. Tillotson, AIA, PE, LEED AP
President

Table of Contents

FIRM QUALIFICATIONS	1
<hr/>	
Representative Project List Current Workload and Commitment to the Project	
PROJECT TEAM EXPERIENCE AND CONTRIBUTION	2
<hr/>	
Résumés	
PROFILES OF PREVIOUSLY PERFORMED PROJECTS	3
<hr/>	
REFERENCES	4
<hr/>	

INTRODUCTION

For over 30 years, Oak Point Associates has been transforming client needs into innovative design solutions. As a full service, interdisciplinary design and consulting organization providing a wide range of architectural, engineering, and planning services, we offer an advantageous integrated design approach. Our clients enjoy the benefits of comprehensive design capabilities merged with broad experience and personalized service.

With locations in Biddeford, Maine, and Portsmouth, New Hampshire, Oak Point Associates serves the public and private sector throughout New England. Our capabilities have been demonstrated through successful and award-winning projects for clients that include universities, educational institutions, municipalities, state agencies, and private entities, as well as federal agencies such as the U.S. Navy, U.S. Fish and Wildlife Service-Department of the Interior, and U.S. General Services Administration.

Exceptional service is a hallmark of our operations; principals of the firm are involved in every project and lead a staff of 80 highly qualified personnel. Under the leadership of Robert C. Tillotson, Architect, PE, President, the team provides a full range of professional services including Architecture and Landscape Architecture, as well as Civil, Electrical, Structural, Mechanical and Fire Protection Engineering.

Firm Stability

The firm is financially stable with average annual receipts of \$10 million for the past four years. This stability is a result of the firm's high level of service to clients, who have responded with a continuing stream of projects over the years, as well as the solid reputation gained from our consistent dedication to design excellence. Additionally, Oak Point Associates enjoys a high employee retention rate, ensuring service consistency.

Client Service

Our objective is to exceed expectations with every project. We understand that each project has its own unique set of challenges and opportunities, and we are committed to providing each of our clients with an inspired, appropriate design solution within an effective project delivery process. Our level of dedication is proven by the long-term relationships we maintain, providing many clients with decades of service. They depend on our proven ability to meet their programmatic needs, develop accurate project budgets, and control cost.

Listing of any Citations or Notices of Violation

Oak Point Associates has not received any citations or notices of violation within the last five years.

REPRESENTATIVE PROJECT LIST

Since the firm's inception in 1979, Oak Point Associates has been involved with numerous streetscape, park and traffic improvement planning and implementation projects. Many of these projects have been within the State of Maine and given us the opportunity to work with the Maine Department of Transportation and Maine public utility companies, similar to which is required for the York Village Master Plan, Design and Construction Documentation project. In addition, our experience is enriched with that of our highly qualified subconsultants, who have substantive relative experience in providing their own services for similar projects.

Projects related to yours include:

- **Falmouth Elementary School Sidewalk and Intersection Improvements** | Falmouth, ME
- **Pedestrian and Vehicular Access Improvements** | Ellsworth, ME
- **Winterberry Way Improvements** | Sudbury, MA
- **Waterfront District / Gate 17 Streetscape Improvements, Naval Station Newport** | Newport, RI
- **Bishop's Rock Park, Naval Station Newport** | Newport, RI
- **Additional Related Projects** Atlantic Heights Streetscape Improvements, Portsmouth, NH | Borthwick Avenue Extension and Major Intersection, Portsmouth, NH | Gateway Park, Lewiston ME | Kittery Foreside: Wallingford Square Streetscape, Kittery, ME | Kittery Trading Post Expansion: Pedestrian Plaza, Landscape and Parking Area Improvements, Kittery, ME | Biddeford Downtown Revitalization and Street Light Improvements, Biddeford, ME

Detailed descriptions and images of selected projects that demonstrate Oak Point Associates' capabilities can be found in section 3, Profiles of Previously Performed Projects.

CURRENT WORKLOAD AND COMMITMENT TO THE PROJECT

Oak Point Associates' project teams are committed to design excellence and project success. The Village Master Plan, Design and Construction Documentation project would fit nicely into our current workload, and, if selected, our team would be available to start planning immediately. We will work closely with the Town of York to ensure all requirements and expectations are met. Team members will provide full-time commitment at required stages within the design process, and remain available throughout the entire project schedule. The project team will be assisted by additional staff as needed throughout each phase to ensure effective project delivery.

Project Team Experience and Contribution

PROJECT TEAM

A team of highly qualified professionals has been assembled for the York Village Master Plan, Design and Construction Documentation project. We feel that these individuals are best suited to meet the needs of the Town of York based on their professional expertise and past experience with similar projects.

Following are the proposed project team members along with the nature of their involvement with the project:

Robert C. Tillotson, AIA, PE, LEED AP, President of Oak Point Associate. Mr. Tillotson will oversee the project and assure our services meet the standards of Oak Point Associates and exceed the town's expectations.

Stephen Towne, PE, Senior Civil Engineer for Oak Point Associates. Mr. Towne will act as the project manager and liaison to the Village Study Committee.

Steven Sargent, PE, Senior Civil Engineer for Oak Point Associates. Mr. Sargent will be the design manager and provide quality assurance.

Allison Towne DiMatteo, RLA, LEED AP BD+C, Senior Landscape Architect for Oak Point Associates. Ms. DiMatteo will be responsible for hardscape and landscape assessment, planning and design.

Steven Weatherbie, LC, RCDD, LEED AP, Lighting Designer and Registered Communications Distribution Designer for Oak Point Associates. Mr. Weatherbie will be responsible for coordination of electric and communications facility relocations and lighting design.

Maine Traffic Resources, Diane Morabito, PE, PTOE, President, Maine Traffic Resources (MTR). MTR will be responsible for investigations and planning related to traffic for the project.

R.W. Gillespie Associates, Erik Wiberg, PE, President and Chief Geotechnical Engineer, R.W. Gillespie Associates (RGWA). RGWA will be responsible for geotechnical services for the project.

North Easterly Surveying, Peter Agrodnia, LLS, Vice President of North Easterly Surveying. North Easterly Surveying will be responsible for land surveying services for the project.

Training and experience for each team member are further detailed in the résumés which follow.

Robert Tillotson, Founder and President of Oak Point Associates, maintains a distinguished résumé of successful projects and satisfied clients. As both an architect and an engineer, he has led the firm on multi-disciplined projects for federal agencies such as the U.S. General Services Administration, U.S. Navy, U.S. Coast Guard Academy, and U.S. Department of the Interior- Fish & Wildlife Service, as well as universities and schools, state agencies, municipalities, and the private sector.

REGISTRATION & CERTIFICATION

- Registered Architect: Maine, Vermont
- Professional Engineer: Maine, New Hampshire
- LEED Accredited Professional, USGBC

EDUCATION

- Bachelor of Science, Civil Engineering, University of New Hampshire
- Post Graduate Studies: University of New Hampshire; Southern NH University
- Harvard Graduate School of Education: Learning Environments for Tomorrow: Next Practices for Architects and Educators
- “Sustainable Architecture” Studies: Neocon—Chicago, Toronto, Baltimore; AIA National Convention—San Diego, Boston, San Francisco; “Green Build”—Portland, Oregon; Denver, Boston, Chicago
- Harvard University Graduate School of Design: Office Design, Public School Planning & Design, Dormitory Design, Theater Design
- International Architecture Studies: Architects Abroad - Italy, France, Spain

PROFESSIONAL ORGANIZATIONS

- American Institute of Architects
- Industry Advisory Board for College of Engineering and Physical Science at the University of New Hampshire

AWARDS

AIA Maine Design Awards 2010: Merit Award
University of Maine Foster Center for Student Innovation, Orono, Maine

AIA New Hampshire IDID 2008 Excellence in Sustainable Design and Development Awards: Merit Award
University of Maine Foster Center for Student Innovation, Orono, Maine

EXPERIENCE

Foster Center for Student Innovation, University of Maine, Orono, ME – Principal-in-charge and Architect for the design of an innovation center to provide an environment that fosters innovation and entrepreneurship leading toward the establishment of a new knowledge-based business venture. In order for the University to obtain LEED Certification of the building, the use of sustainable materials, building systems, and construction practices were maximized.

Collins Center for the Arts, Orono, ME – Principal-in-charge for additions and renovations to the Collins Center for the Arts including a new entry pavilion, fly tower, lobby, ticketing, stage, and back of house systems including winching, lighting, sound, projections, and fully ADA-compliant seating and stage access.

Falmouth Elementary School, Falmouth, ME – Principal-in-charge and Architect of a new, 140,000 sf, \$46,250,000 Pre-K to 5 elementary school. The new facility has two gymnasiums, kitchen facilities, music rooms, and features roof gardens and on-site renewable energy sources. Led Oak Point Associates’ integrated design efforts.

Buildings For Our Future, Portland Public Schools, Portland, ME - Principal-in-charge and Architect for planning, schematic design, estimating and scheduling of renovations, additions and new construction at five elementary schools.

Regional Training Institute (RTI), New Hampshire Army National Guard, Pembroke, NH – Principal-in-charge for an interdisciplinary team tasked with designing a new sustainable 55,590 sf educational facility and associated 48,500 sf barracks. The site design employs low impact development principles (LID) to incorporate vehicular and pedestrian access and outdoor training requirements on a site with environmentally sensitive characteristics.

Armed Forces Reserve Center, Maine Army National Guard, Brunswick, ME – Principal-in-charge for an interdisciplinary team tasked with designing a new sustainable 60,000 sf training facility for multiple National Guard Units. The design required the integration of the building and associated training areas into a site with an existing Naval facility and numerous environmental constraints.

Ellsworth Elementary/Middle School, Ellsworth, ME – Principal-in-Charge and Architect. Ellsworth’s two elementary schools were consolidated into one school addition to the renovated middle school. The 47,000 square foot renovation and 100,000 square foot addition provide renovated classrooms and science labs for the middle school students and new classrooms for the elementary students. New, shared facilities include a cafeteria, library, main office suite, art rooms, music rooms, and physical education spaces.



Stephen J. Towne, PE

Senior Civil Engineer / Project Manager

Steve Towne's more than 30 years of experience includes site engineering design, construction observation, and permitting for the construction of urban redevelopment, site development, floodplain, waterfront, and wetland impact mitigation projects.

REGISTRATION & CERTIFICATION

- Professional Engineer: Maine, Massachusetts, New Hampshire, Vermont
- LEED Accredited Professional, USGBC

EDUCATION

- Bachelor of Science, Civil Engineering, University of Maine
- Associate of Science, Architectural Engineering, Wentworth Institute of Technology

PROFESSIONAL ORGANIZATIONS

- American Society of Civil Engineers

EXPERIENCE

Peirce Island Master Plan and Phase One Parking and Trails Project, Portsmouth, NH - Oak Point Associates worked with the Peirce Island Park Committee, the local Conservation Commission, City officials, and the State Wetlands Board to provide engineering design and permitting services for development of a trail system. The trail network, which included handicap-accessible routes, was one phase of a multi-phase development proposed in the Peirce Island Master Plan. Associated improvements included shoreline stabilization and erosion control measures.

Atlantic Heights Streetscape Improvements – Reconstruct Kearsarge Way, Ranger Way, and Falkland Place, Portsmouth, NH - Oak Point Associates worked closely with the City of Portsmouth's Community Development Department and landscape architect Kerry Green (while employed by Richardson & Associates) to prepare construction drawings, specifications, and cost estimates for the first phase of the Atlantic Heights streetscape improvements. The 2,000 ft roadway reconstruction and streetscape project included three roadways and eight intersections within a close knit residential community and small commercial area. The World War I-era streets were modernized to provide on-street parking for residents, and sidewalks and crossings were reconstructed to afford safe pedestrian travel in the neighborhood. Shade trees were planted to supplement the maturing trees along the roadway in order to perpetuate the allée for enjoyment by future generations.

Renovation of the Interior of Headquarters, Great Meadows National Wildlife Refuge, Sudbury, MA – Site evaluations leading to engineered construction documents were prepared for these two project sites. Site improvements consisted of traffic and parking improvements with expansion of paved areas, drainage improvements, gate and access control improvements, handicap accessibility ramps and improvements, lighting, and landscaping.

Master Plan for Installation Development, NH Air National Guard, Pease ANGB, NH – Project includes programming, identification of development constraints and opportunities, and preparation of alternative development concepts leading to a preferred alternative. Preparation of Master Plan report as update to previous Master Plans.

New Hampshire National Guard Readiness Center and Civil Support Team Facility, Concord, NH – Design, permitting, and construction of site improvements associated with renovation of existing helicopter hangar and aircraft taxiway into a fully developed State National Guard Readiness Center and Civil Support Team facility including geothermal heating system, bioretention stormwater treatment systems, endangered butterfly mitigation plantings, and guardhouse-controlled access.

Gosnold Laboratory Addition, US Geological Survey, Woods Hole, MA – Design, permitting, and construction inspection of site improvements associated with new building addition. Project included a vegetated "green roof" system.

Steven Sargent, PE, is a Senior Civil Engineer for Oak Point Associates with over 22 years of experience in site and infrastructure investigations and assessment, design, project management, permitting, construction administration and construction estimating. He has designed and managed a variety of project types, including roadway improvement, parking improvement, utility infrastructure, stormwater management, urban redevelopment, building site development and recreation facility for both public and private clients.

REGISTRATION & CERTIFICATION

- Professional Engineer: Maine, Massachusetts, New Hampshire
- Designer of Subsurface Wastewater Disposal Systems: New Hampshire
- Local public Agency Certificate

EDUCATION

- Bachelor of Science, Civil Engineering, University of New Hampshire

EXPERIENCE

Pedestrian and Vehicular Access Improvements, Ellsworth, ME – The project provided for widening of approximately 640 linear feet of Route 1A to provide for a dedicated northbound left turn lane and a southbound right turn lane on to Forrest Avenue, widening approximately 690 linear feet of State Street to provide for a dedicated northbound left turn lane on to Shore Road, widening approximately 275 linear feet of Forrest Avenue to provide a dedicated left turn lane into a major commercial driveway, construction of approximately 550 linear feet of sidewalk along Forrest Avenue and the redevelopment of approximately 850 linear feet of Pond Avenue to provide for a wider vehicular travel way and the construction of a sidewalk. Worked with Maine Traffic Resources and the City of Ellsworth to evaluate traffic in the vicinity of the Ellsworth Elementary/Middle School planned redevelopment and identify pedestrian and vehicular access conditions warranting improvement due to unsafe conditions and to accommodate the increased traffic volume resulting from the project. Acted as project manager, coordinated site investigations, designed, gained approval from the City and Maine DOT, prepared contract bid documents, estimated construction costs, worked with the client to obtain temporary construction easements and administered construction of identified improvements.

Winterberry Way Improvements, USFWS Eastern MA National Wildlife Refuge, Sudbury, MA – The project provided for improvements to vehicular access and the development of new bicycle and pedestrian facilities within the Assabet River National Wildlife Refuge (formerly a part of the Devens Reserve Forces Training Area known as the Sudbury Training Annex) in Sudbury, Massachusetts. Significant design considerations included avoiding significant archaeological sites, minimizing impacts to wildlife habitats, providing automated access control and accommodating visitor bus loading, parking and circulation. The project included redevelopment of approximately 5,500 linear feet of roadways, the construction of approximately 5,000 linear feet of a multi-use porous path, construction of two small parking areas, automated access control facilities, landscaping, solar lighting and construction of Low-impact-development stormwater management systems. Acted as project manager, coordinated site investigations, designed, gained State and Local permits, prepared contract bid documents, estimated construction costs and administered construction.

New Hampshire State Liquor Store, Chesterfield, NH – The project provided for the construction of a 10,300 sf NH State Liquor Store, including construction of an access road, vehicular parking areas, onsite wastewater disposal system, and LID stormwater management systems. Coordinated site investigations, designed, obtained state and federal permits, prepared contract bid documents, estimated construction costs and administered construction.

Allison Towne DiMatteo, RLA

Senior Landscape Architect, LEED AP BD+C

Ms. DiMatteo is a Registered Landscape Architect with experience in site inventory and analysis, conceptual design, preparation of construction and planning documents, construction observation and project management. She has been involved with and responsible for a variety of project types including park and recreation planning, urban and community design, institutional, historic preservation and residential design.

REGISTRATION & CERTIFICATION

- Registered Landscape Architect: Maine, Delaware
- LEED Accredited Professional, USGBC

EDUCATION

- Bachelor of Arts, Wellesley College
- Master of Landscape Architecture, Harvard University

PROFESSIONAL ORGANIZATIONS

- Advisory Board Member: Architalx

AWARDS

*2001 Massachusetts Preservation Commission Historic Preservation Award**
Casino at Castle Hill, Ipswich, Massachusetts

*1999 Boston Society of Landscape Architects Merit Award**

Municipal Landfill Recreation and Reuse Plan, Saco, Maine

*While employed by Richardson & Associates

EXPERIENCE

Winterberry Way Improvements, USFWS Eastern MA National Wildlife Refuge, Sudbury, MA – Landscape Architect for improvements to vehicular access and the development of new bicycle and pedestrian facilities within the Assabet River National Wildlife Refuge (formerly a part of the Devens Reserve Forces Training Area known as the Sudbury Training Annex) in Sudbury, Massachusetts. Significant design considerations included avoiding sensitive archaeological sites, minimizing impacts to wildlife habitats, providing native re-vegetation of disturbed areas and creating an attractive entrance to the Refuge from the public way. The project included redevelopment of approximately 5,500 linear feet of roadways, the construction of approximately 5,000 linear feet of multi-use pathway, construction of two small parking areas, automated access control facilities, landscaping, solar lighting and construction of LID stormwater management systems.

Ellsworth Elementary School, Ellsworth, ME – Landscape architect for a consolidated PreK-Grade 8 school which included 47,000 sf of renovation and 100,000 sf of new construction on a 34 acre existing school site. The project involved reorganizing site circulation and athletic fields to accommodate the increased staff and student population and the new building addition, as well as new parking areas, playgrounds and athletic fields.

Bishop's Rock Park, Naval Station Newport, Newport, RI – Project manager and landscape architect for the redevelopment of an existing 5-acre parcel of land at Coddington Point, Naval Station Newport. The project involved developing construction documents and environmental permitting support, as well as construction administration, for a new park and picnic area on Narragansett Bay. The park includes a gravel access road and parking areas, a new picnic shelter, a jogging trail, new site lighting, landscaping, and picnic "pods". The work also included a new granite revetment for the perimeter of the site, which projects out into the bay and is exposed to extreme weather.

Defense Highway Improvements / Gate 17, Naval Station Newport, Newport, RI – Landscape architect for a project entailing aesthetic, drainage and traffic safety improvements to a 1/4-mile long stretch of Defense Highway from Gate 17 to Chandler Street. Gate 17 is the commercial gate at Naval Station Newport, and the major entrance into the Coddington Cove district. Because the base is the "front porch" of the U.S. Navy, being one of the premiere training campuses for naval officers, the image of the base on arrival at the main gates is of great importance. Site improvements include new pavement and curbing, sidewalks, a stone dust jogging path, site lighting, site furnishings, landscaping, ornamental retaining walls and railings, and storm drainage improvements that employ Low Impact Development (LID) principles. Oak Point Associates is providing concept design, illustrative rendering, design development, cost estimating, permitting and construction documentation services.



Steven D. Weatherbie, LC, RCDD

Associate Electrical Engineer, LEED AP

Mr. Weatherbie is a certified Lighting Designer and Registered Communications Distribution Designer with 22 years of experience. He has been responsible for the electrical evaluation and design of numerous facilities and has significant experience in power, lighting, information technology, communications and fire alarm systems design.

REGISTRATION & CERTIFICATION

- Lighting Certified: National Council on Qualifications for the Lighting Professions (NCQLP)
- Registered Communications Distribution Designer: Building Industry Consulting Service International (BICSI)
- LEED Accredited Professional, USGBC

EDUCATION

- Bachelor of Science, Electrical Engineering, Roger Williams College

AWARDS

2010 American School & University Educational Interiors Showcase: Outstanding Design

Ellsworth Elementary School, Ellsworth, Maine

AIA New Hampshire 2004 People's Choice Award for Excellence in Architecture; Commercial Project

Sachuest Point National Wildlife Refuge Visitor Center, Newport, Rhode Island

Learning By Design and the National School Boards Association 2004: Citation Award Interior Design

Vinalhaven School, Vinalhaven, Maine

American School & University 2004 Architectural Portfolio: Specialized Facility/Outstanding Buildings

Vinalhaven School, Vinalhaven, Maine

EXPERIENCE

University of New England, Leonard Hall Renovation, Biddeford, ME – Electrical Engineer for the renovation of Leonard Hall, a single story, approximately 5,000 square foot structure that was converted from classroom space and offices into a 300-seat-capacity, state-of-the-art learning lab facility for the College of Osteopathy.

Torrey Hall and Science Building Renovations, University of Maine, Machias, ME – Architectural/Engineering services for renovation to existing university classroom building. Responsible for lighting and communications system design.

University of New Hampshire, General Renovations, Durham, NH – Miscellaneous electrical projects including: generator replacement for TV station, parking lot lighting, resident faculty housing, HVAC upgrades and lighting studies with recommendations. All projects included: field investigation, preparation of bid documents and/or reports with cost estimates.

University of New Hampshire, Stoke Hall Lounge Renovations, Durham, NH – Renovations to existing 7 story student housing facility. Electrical renovations included partial power distribution upgrade, lighting, general use power, data wiring, telephone system and fire alarm system upgrade.

Stodder Hall Graduate Center, University of Maine, Orono, ME – Conversion of a cafeteria into a Dean of Students office within an existing dormitory. Responsible for lighting and communication distribution design.

Ellsworth Elementary/Middle School, Ellsworth, ME – Architectural services for a new elementary school and the renovation and expansion of the existing Ellsworth Middle School. Responsible for lighting and communication distribution design.

Pease Air National Guard Base Fire Station, Newington, NH – Lighting designer of a 22,000 sf facility that houses functions for emergency response apparatus and personnel. The department is responsible for both structural fires and emergencies on the base as well as crash and rescue operations for the international airport.

Norris Cotton Federal Building, Manchester, NH – Electrical designer for alteration and modernization of a seven story office building. Responsible for the design of lighting, general-use power, power distribution system, fire alarm system, security systems, data, and telephone systems.

Visitor Facility Renovation, Great Swamp National Wildlife Refuge, Harding Township, NJ – Complete renovation. Responsible for lighting, power distribution, communication distribution design.

Portsmouth Naval Shipyard, Various Electrical Renovations, Kittery, ME – All projects included field investigation, bid document preparation and cost estimates.



DIANE WIGMORE MORABITO, P.E. PTOE

EDUCATION

B.S. in Civil Engineering
University of Massachusetts, Amherst 1980

M.S. in Civil Engineering
University of Massachusetts, Amherst 1983

Federal Highway Administration Short Courses
in Transportation Engineering 1981 – 2006

AFFILIATIONS

Current Director of the Transportation
Professional Certification Board Inc.

Institute of Transportation Engineers
Past President of New England Section
Past President of Maine Chapter
New England Distinguished Service Award 2004

Tau Beta Pi, National Engineering Honor Society

EXPERIENCE

Maine Traffic Resources – *Gardiner, Maine*

2006 to present

As President, Ms. Morabito is responsible for the technical and administrative management of the firm's transportation planning projects, including traffic and parking studies. At Maine Traffic Resources she has completed such studies as:

- Traffic signal design for new installations in Portland, Augusta, Oxford and Falmouth and for modifications in Falmouth and Augusta.
- Traffic permitting for projects including:
 - Hannaford Stores at Cony Circle in Augusta and on Route 26 in Gray
 - The Hathaway Creative Center in Waterville
 - Goodall Professional Park in Waterboro
 - Wing Farm Business Park in Bath/West Bath
 - Oxford Casino
 - New Goodwill stores in Windham, Ellsworth, Rockland & Augusta
 - New schools in Brewer, Farmington, Falmouth and Ellsworth
 - Saco Island Redevelopment
 - Point East Maritime Village
 - St. Joseph's College in Standish
 - Freeport Village
 - Poland Spring Plants and Spring Sources
- School modifications/expansions for several schools including those in Jefferson, Chelsea, Waterville, Berwick and Rockport.
- The Portland Road Traffic Management Update Study for Kennebunk.
- Traffic engineering services to Wright-Pierce Engineers for sidewalk/bikeway projects in Kittery, Damariscotta, Dixfield, Bath and Standish.
- Traffic review services for several municipalities including Kennebunk, Gorham, Belfast and Saco.

Casey & Godfrey Engineers – *Gardiner, Maine*

1986 - 2006

As a Founding Partner, she was responsible for the firm's transportation planning projects, including traffic, parking and pavement management studies. In this role, she:

- Performed hundreds of traffic impact studies including those for MBNA complexes; FirstPark, Libby Hill and Enterprise Business Parks; LL Bean facilities; and Hannaford Brothers.
- Reviewed traffic impact studies and site plans for several municipalities, including Falmouth, Windham, Kennebunk, Belfast, Saco and Gorham.

R.W. Gillespie & Associates, Inc.

ERIK J. WIBERG, P.E.

President

Chief Geotechnical Engineer

REGISTERED PROFESSIONAL ENGINEER:

Maine New Hampshire Massachusetts Rhode Island Vermont Florida

PROFESSIONAL MEMBERSHIPS:

American Society of Civil Engineers

- *Maine Section of American Society of Civil Engineers, President (2008-2009)*
- *Geo-Institute*
- *International Society for Soil Mechanics and Foundation Engineering*

EDUCATION:

The Ohio State University, B.S., 1989 (Civil Engineering)

The Ohio State University, M.S., 1991 (Geotechnical Studies)

GENERAL BACKGROUND:

Mr. Wiberg is Chief Geotechnical Engineer and President of R.W. Gillespie & Associates, Inc. Mr. Wiberg's responsibilities include corporate management, business development, and project management. He is active technically in geotechnical and civil engineering aspects of the company including engineering analysis, preparing technical reports, and producing conceptual and detail designs. Mr. Wiberg has diverse geotechnical and civil engineering experience covering a broad range of projects ranging from road and highway rehabilitation, site feasibility evaluations, subsurface explorations, foundation evaluations, ground improvement, forensic investigations, shoreline stabilization, municipal waste management permitting, and civil site design. Mr. Wiberg has geotechnical experience on projects utilizing rock anchors, moment foundations, deep foundations, site preloading and monitoring, construction and operational dewatering, and field instrumentation, including slope inclinometers and piezometers. His experience also includes rock slopes geotechnical evaluations, pre-blast surveys, vibration monitoring, and vibration damage assessments. His geotechnical experience encompasses projects serving clients in educational, commercial, municipal, residential, industrial, and in telecommunications sectors.

Mr. Wiberg's experience in heavy earthwork construction, preparation of specifications and bid documents, civil site design, and permitting provides clients with an understanding of the issues important to their projects. Mr. Wiberg has represented clients before the Maine Department of Environmental Protection, at public hearings, and before local review boards.

Mr. Wiberg's work experience includes an engineering position at a geotechnical, materials testing, and environmental firm serving national and international companies. Mr. Wiberg has served as project engineer over a diversified range of geotechnical and environmental projects ranging from waste management facilities, earthen dams and embankments, contamination assessments, environmental impact studies, construction quality control/quality assurance programs, and post-construction performance monitoring and inspection. Mr. Wiberg's technical contributions to these projects included design and evaluation of composite containment liner systems for municipal and industrial waste sites, settlement and slope stability analyses; groundwater and finite-element modeling of tailings dam seepage; stormwater management systems design, floodplain delineation studies, and process water balance analyses.



RFP #24-14 Engineering & Design Services
Sagamore Avenue Portsmouth, NH

Peter L. Agrodnia L.L.S., Vice President North Easterly Surveying Inc.

Licensed Land Surveyor #829 in New Hampshire - 1992
AAS Civil Technology – Thompson School of Applied Science, UNH - 1985
Mr. Agrodnia has 28 years of surveying experience
Member of the NH Land Surveyors Association since 1989
Member of International Association of Approved Basketball Officials (IAABO) - 2005

North Easterly Surveying Inc. (D.B.A. Easterly Surveying) is a surveying firm first established in 1987, whose offices are located at 191 State Road in Kittery, Maine, serving the New Hampshire and Maine Seacoast Area.

Relevant Projects:

Recent:

- **Leslie Drive, Cutts Street & Central Avenue, Portsmouth, NH (2013-2014)**

This is a recently completed survey which included existing conditions, topography, inverts and a portion of the right-of-way determined for the Portsmouth Department of Public works proposed drainage improvements. The project included a surveyed corridor of approximately 4,000 linear feet.

- **Long Beach Avenue, York, Maine (Current)**

Our Firm was just awarded this project to survey a 4,600 foot section of Long Beach Avenue which abuts Long Sands Beach. Our service will include right-of-way determination, an opinion regarding beach ownership, existing conditions and setback information for a proposed expansion of the existing bath house. The base plan we produce for this project will also be used for proposed drainage improvements throughout the vicinity.

- **Cottage Street, Portsmouth, NH (2012)**

The scope of this project included mapping all existing conditions including topography and the determination of right-of-way limits to assist with the design of a new sidewalk which is currently being constructed. Our services also included assistance with acquiring an easement from an abutter to accommodate the new sidewalk.

- **Route 1, Seabrook, NH (2012)**

Existing conditions, topography and right-of-way determination for 2,200 foot section of Route 1 just south of Route 151 intersection in Seabrook, NH. This work was done to help facilitate the design of an additional south bound lane and drainage improvements in conjunction with New Hampshire Department of Transportation.



Profiles of Previously Performed Projects

Falmouth Elementary School Sidewalk and Intersection Improvements | Falmouth, ME

As part of the development of the new Falmouth Elementary School completed in the fall of 2011, improvements to pedestrian and vehicular access were determined necessary to accommodate the expected increase in vehicular traffic and provide safe pedestrian access to the school. The sidewalk and intersection improvements consisted of constructing approximately 3,250 linear feet of sidewalk along Woodville Road and constructing a turning lane on Woodville Road at the intersection of Falmouth Road. The design included conversion of an open ditch and culvert system to a closed subsurface system with catch basins and curb inlets.

Oak Point Associates performed a topographic survey to depict existing conditions, including utilities, natural and man made features, wetlands, and apparent right-of-way lines. Conceptual plans and estimates were prepared for review by town, state, and federal agencies and for public comments. The concept plans were developed into construction documents that were publicly bid for construction in the summer of 2011. Key design features included in the project were drainage design, coordination with utility companies and the U.S. Postal Service, and design review by the town's Planning and Public Works Departments, Maine DEP, and the School Department.



Profiles of Previously Performed Projects

Pedestrian and Vehicular Access Improvements | Ellsworth, ME

Oak Point Associates worked with Maine Traffic Resources and the City of Ellsworth to evaluate traffic in the vicinity of the Ellsworth Elementary/Middle School planned redevelopment and identify improvements necessary to improve pedestrian and vehicular access in addition to accommodating the increased traffic volume resulting from the project. Oak Point Associates designed, permitted and administered construction of the identified improvements, including widening approximately 640 linear feet of Route 1A to provide for a dedicated northbound left turn lane and a southbound right turn lane on to Forrest Avenue, widening approximately 690 linear feet of State Street to provide for a dedicated northbound left turn lane on to Shore Road, widening approximately 275 linear feet of Forrest Avenue to provide a dedicated left turn lane into a major commercial driveway, construction of approximately 550 linear feet of sidewalk along Forrest Avenue and the redevelopment of approximately 850 linear feet of Pond Avenue to provide for a wider vehicular travel way and the construction of a sidewalk. Oak Point Associates' services included the following:

- Conducted and coordinated site surveys and investigations.
- Coordinated with utility companies and the U.S. Postal Service, the city's planning and public works departments, Maine DEP, Maine DOT and the School Department.
- Gained approval of the design from the Maine Department of Transportation, Maine Department of Environmental Protection and the City of Ellsworth.
- Prepared construction documents that were publicly bid for construction.
- Assisted the project client in obtaining temporary construction easements from several land owners to allow for construction of the project.
- Provided construction period services for the project.

Name of Major Sub-Consultants Involved:

R.W. Gillespie and Associates: Geotechnical Engineer

Maine Traffic Resources: Traffic Engineer



Profiles of Previously Performed Projects

Winterberry Way Improvements | Sudbury, MA

Oak Point Associates was contracted by the US Fish and Wildlife Service to provide engineering and landscape architecture services for improvements to vehicular access and the development of new bicycle and pedestrian facilities within the Assabet River National Wildlife Refuge (formerly a part of the Devens Reserve Forces Training Area known as the Sudbury Training Annex) in Sudbury, Massachusetts. Significant design considerations included avoiding significant archaeological sites, minimizing impacts to wildlife habitats, providing automated access control and accommodating visitor bus loading, parking and circulation. The project included redevelopment of approximately 5,500 linear feet of roadway, the construction of approximately 5,000 linear feet of a multi-use porous pavement pathway, construction of two small parking areas, automated access control facilities, landscaping and construction of Low Impact Development stormwater management systems.

Oak Point Associates coordinated site investigations and surveys, developed conceptual plans and cost estimates for review by the client and to determine the scope of the project. Conceptual plans were developed in to construction documents that were publicly bid for construction. Cost estimates were developed at each key stage of the project to verify that project costs fell within the funding constraints. Additionally, Oak Point Associates prepared permit applications, gained approvals for the project from the Commonwealth of Massachusetts and the Town of Sudbury and provided construction period services for the project. The project was completed in 2011.

Names of Major Subconsultants Involved:

R.W Gillespie Associates – Geotechnical Engineers



Profiles of Previously Performed Projects

Waterfront District / Gate 17 Streetscape Improvements, Naval Station Newport | Newport, RI

Gate 17 is the commercial gate entrance into Naval Station Newport, and was constructed in 2005. In support of an effort to create a positive image of the U.S. Navy when entering through this gate, Oak Point Associates was contracted in 2011 to design streetscape improvements that enhance and beautify approximately one-quarter mile of roadway along Defense Highway, from Gate 17 to Chandler Street.

Along with beautification, two major objectives of the project were to correct stormwater drainage and soil erosion issues at the site, and to remove hazardous soil materials encountered. The entire site is contained within an Installation Restoration (IR) Zone, which indicates a high probability of contaminated soil. Low Impact Design (LID) stormwater management techniques were utilized in support of the project goals. In order to control erosion and to create a level area for a jogging path and stormwater filtration, the grade was elevated adjacent to the roadway, and a large block, precast concrete retaining wall and decorative guardrail were utilized.

Improvements included pavement, curbing, sidewalks, street trees, street lighting, a stone dust jogging path, landscaping, retaining walls, decorative railings, stormwater management, seating areas, and signage.



Profiles of Previously Performed Projects

Bishop's Rock Park, Naval Station Newport | Newport, RI

Bishop's Rock is a 5-acre site at Coddington Point, which projects into Narragansett Bay and functions as a passive recreation and picnic site for Naval Officers stationed at Naval Station Newport.

Oak Point Associates was hired to refine a previously developed concept design, provide construction documents and prepare environmental permitting applications for a new park that includes a stone picnic shelter, picnic grove, fire pit, jogging path, parking and vehicular circulation, site lighting, and landscaping. The work also included removal of invasive vegetation and design of a new granite block revetment to protect the site from storm surges. The project was completed in 2012.



References

FALMOUTH PUBLIC SCHOOLS

Mr. Dan O'Shea

Director of Finance and Operations
Falmouth Public Schools
51 Woodville Road
Falmouth, Maine 04105
207.781.3200

ELLSWORTH ELEMENTARY AND MIDDLE SCHOOL

Ms. Katrina Kane

Assistant Superintendent of Schools
RSU #24
248 State Street, Suite 11A
Ellsworth, Maine 04605
207.667.8136

NAVAL STATION NEWPORT, WATERFRONT DISTRICT/GATE 17 & BISHOP'S ROCK PARK

Mr. Travis Germano, PE

Supervisory Construction Manager
NAVFAC MIDLANT, PWD Newport
Facilities Engineering & Acquisition Division
(FEAD)
Project Management & Engineering (PM&E)
1 Simonpietri Drive, Newport, RI 02841
401.841.3094, DSN (841)
travis.germano@navy.mil