

REED & CO. ARCHITECTURE

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207 871-5678

August 8, 2013

Mr. Michael McGovern, Town Manager
Town of Cape Elizabeth, Maine
P.O. Box 6260
Cape Elizabeth, Maine 04107

Re: Proposal for Architectural / Engineering Services
Thomas Memorial Library

Dear Mr. McGovern:

Reed & Co. Architecture is pleased to submit our qualifications to assist the Library Planning Committee with developing a space program plan for the Thomas Memorial Library.

We understand that there has been a great deal of effort already in place; identifying needs, opportunities and deficiencies of the existing library.

We have worked with over twenty public libraries in Maine that have had a similar status. We would like to share the experience that we have gained with the Committee.

Recently, we have assisted the Town of Gray in their effort to plan for much needed improvements to their Public Library. Combining the input from library consultants, other architects, library staff, a Construction Manager, and Town officials, we have worked with the Library Expansion Committee to arrive at a solution that meets current needs, provides for future growth, and is within their funded budget. The ground breaking for this exciting project is in two days, on August 10th!

As requested, if selected, we would work at an hourly rate for the space programming phase of the process. Our rate is \$115.00 per hour. We would be able to estimate the amount of hours anticipated once we have reviewed all the collected data.

Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,



Richard Reed
Maine Licensed Architect, LEED, AP



Reed & Co. Architecture is a small architectural design firm incorporated in the State of Maine with offices in Portland, Maine. It is an inspirational setting from which our staff of architects provides quality and sensitive design for our clients.

Since 1986, Reed & Co. Architecture has provided architectural services in Maine for a variety of building types all over the state. Our principal expertise is library design which is extensive and currently includes 18 projects.

We have associations with the best engineers and consultants in the state which date back in many cases to over 25 years of working together as a project team. By hand selecting these consultants for each particular project we bring fresh ideas, current technology and inspiration to each project.

Reed & Co. Architecture appreciates the historic nature of the built environment. It is always an exciting challenge to cherish and preserve our environmental inheritance while incorporating modern building technology.

Budget, quality of workmanship, durability, and environmental sustainability are important considerations in a design solution. Our new LEED Silver certified Operations Center in Saco for the Saco Biddeford Savings Institution is a recent example of our commitment to managing our projects thoughtfully and thoroughly with respects to green design.

Representative Library Projects:

New Gloucester Public Library, New Gloucester, Maine

Renovation and expansion of an old high school into a library, which was on the Federal Register of Historic Buildings

Harrison Village Library, Harrison, Maine

The renovation of a former town hall facility as a new library in the town center

Peaks Island Branch, Portland Public Library, Peaks Island, Maine

A proposed addition and renovation to a small branch library to improve accessibility and expand the facility

Denmark Public Library, Denmark, Maine

A new two-story library building for the town of Denmark.

Pittsfield Public Library, Pittsfield, Maine

A new addition and renovation to a 1903 Neo-Classical Carnegie Library on the List of Historic Places. Project included new adult stack area, new nighttime-use meeting room and improved accessibility.

Carrabassett Valley Library & Community Building, Carrabassett Valley, Maine

A new combined municipal library, community center and childcare facility at the base of Sugar Loaf Mountain.

Isaac F. Umberhine Library, Richmond, Maine

Additions and renovations to a neo-classical Carnegie Library which is on the National Register of Historic Buildings.

Sorrento Library, Sorrento, Maine

Renovations to an 1893 colonial revival building included on the National Register of Historic Places which functions both as a library and a community building for the summer community of Sorrento.

D. A. Hurd Library, North Berwick, Maine

Renovations to an existing brick colonial revival library building and an addition to include improved accessibility, meeting rooms and new children's library.

Rangeley Public Library, Rangeley, Maine

An addition to a 1907 Arts & Crafts style building which is on the National Register of Historic Building and located in the town center.

KEY PERSONNEL

RICHARD K. REED, Maine Licensed Architect, LEED, AP

Richard Reed, a native of Maine, has been a professional architect for over 30 years. His experience includes a wide range of projects, from the complexity of providing new science laboratories within historic structures, to the simplicity of a wood-framed library in rural Maine. Mr. Reed's work is guided by the belief that good architecture results from thoroughly understanding a client's needs and finding the simplest, most honest solution to those needs.

Special Training

1994 "Child Care Design Institute," Harvard University Graduate School of Design
1992 "Public Library Planning and Design," Harvard University Graduate School of Design

Registration/Education

1972 Bachelor of Architecture, Pratt Institute
1976 Registration, Connecticut
1982 Registration, Maine
2009 LEED Accredited Professional for New Construction

CYNTHIA LOEBENSTEIN, Maine Licensed Architect, LEED AP

As registered architect for 27 years Cynthia's work encompasses a broad array of projects including institutional, historic, and educational buildings. Her passion is working with building committees to facilitate designs that incorporate the collective wisdom of the group. She believes that Architects must listen to the client's vision and problem solve as a participant in that process.

Registration/Education

1981 Bachelor of Architecture, University of Maryland, Deans List
1985 Registration, Maryland
1986 Registration, Maine
2009 LEED Accredited Professional for New Construction

Affiliations

2007-2009 Portland Society of Architects, Education Committee
2008-current Friends of Evergreen Cemetery, Vice- President/President
2012- Current Parks Commissioner for City of Portland

QUALIFICATIONS



New Gloucester Public Library, New Gloucester, Maine

Renovation and expansion of the old high school as a new home for the library. The old high school is located in the town center and is on the National Register of Historic Places. The addition to the rear of the library provides a handicapped accessibility and a children's library. Construction completed January, 1998.

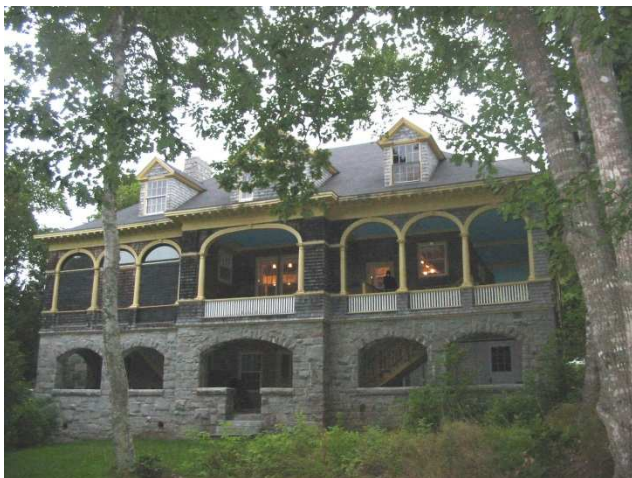
3,000 sf of Renovation of Existing
1,704 sf New Construction
\$ 334, 00 Reed & Co. Estimate
\$ 313,000 Construction Cost in 1998



Rangeley Public Library, Rangeley, Maine

An addition to a 1907 Arts & Crafts style building which is on the National Register of Historic Buildings located in the center of town. Completed in spring, 2002.

3,665 sf Renovation of Existing
5,500 sf New Construction
\$ 922,000 Reed & Co. Estimate
\$ 900,000 Construction Cost in 2002



Sorrento Library, Sorrento, Maine

A renovation of the 1893 colonial revival building, which is on the National Register of Historic Buildings. This building functions both as a library and a community building for the summer community of Sorrento. Construction completed in 2007.

7,000 sf Renovation of Existing
\$ 240,000 Reed & Co. Estimate
\$ 245,000 Construction Cost in 2007



Pittsfield Public Library, Pittsfield Maine

The addition and renovation to the 1903 Neo-Classical Carnegie Library that is on the National Register of Historic Places. The design includes improved accessibility and an expansion to include a new adult stack area, new nighttime use meeting room. Construction completed in spring of 2008.

5,000 sf Renovation of Existing
 2,500 sf New Construction
 \$194,600 Estimated in 2007 (by Cianbro)
 \$926,929 Construction Cost



Carrabassett Valley Library & Community Center, Carrabassett Valley, Maine

A new combined library, community center and child care facility for the Town of Carrabassett Valley. Construction completed in November of 2009.

6,624 sf New Construction
 \$1,537,950 Reed & Co. estimate
 \$1,405,026 Construction Cost



Gray Public Library, Gray, Maine

The renovation and expansion of the existing library 5,000 square foot library. Our design includes a new elevator for improved accessibility and future expansion to the lower level (additional 5,000 sf) and 3,000 square feet of new staff space and nighttime meeting space. Construction expected summer of 2013

7,000 sf Renovation of Existing
 3,000 sf New Construction
 \$1,250,000 Construction Estimate