



BARRETT
MADE

HOMES · SPACES · DETAILS

RENOVATIONS AND ADAPTIVE REUSE

TIDEWATER FARMHOUSE AND BARN STRUCTURES
FALMOUTH, MAINE

PREPARED FOR SUBMISSION 2019.6.6

TABLE OF CONTENTS

PAGE(S)	DESCRIPTION
3	FIRM INTRODUCTION
4	STATEMENT OF QUALIFICATIONS
5	KEY PROJECT TEAM MEMBER RESUMES
6-7	RFQ SCOPE OF WORK
8-17	SELECT PROJECT PORTFOLIO
18	SELECT CLIENT REFERENCES



Tidewater Farmhouse and Barn

FIRM INTRODUCTION

ATTENTION:

NATHAN POORE, TOWN MANAGER

TOWN OF FALMOUTH
271 FALMOUTH ROAD
FALMOUTH, MAINE 04105

Dear Mr. Poore,

We are very excited at the possibility of collaborating with the Town of Falmouth on the re-imagining of the Tidewater Farm property. Rob and I were both in attendance at the walkthrough and could collectively see all of the potential the property has to offer the community. We also understand the pragmatic challenges all of the moving parts present and why this project's opportunities also represent some of its greatest challenges. We have already had several interesting discussions on how much potential we feel the existing space has after looking through the images from the site walkthrough and would welcome the opportunity to lend our design + build process and expertise to a collaboration with the community that realizes the full potential of the property while maximizing the town's investment by saving time and money through our unique design + build construction processes.

In the following submission we will attempt to answer all of the questions posed in the RFQ while providing some more information and insight on why we feel a design + build collaboration with Barrett Made can offer the town the best value in determining the highest and best use for the property through its future redevelopment. Our team is comprised of architects, builders and talented craftspeople and as a result our processes yields a project delivery method that is uniquely tailored to the needs of your project that can simultaneously address the many moving parts the Tidewater Farm re-imagining has. Because Tidewater Farm's use is largely undetermined at this point our team can help fast track schematic design and programming with key stakeholders while simultaneously providing pricing that can be used to prioritize the various pieces that may play a role in the redevelopment process. The project offers so much opportunity for development potential in partnership with the community and private parties which makes for a complicated process requiring a flexible approach to how we, together, develop scope of the overall project and market the concepts to both the community and potential outsider users/investors.

No single discipline alone can provide the level of combined creative and practical thinking that the Tidewater Farm project requires and deserves. We firmly believe our approach to the redevelopment of the property will provide the best results for the Town of Falmouth both presently and into the future.

Thank you again for your time and consideration. We look forward to hearing from you soon.

For Barrett Made,

Robert S. Barrett



Owner . Director of Construction Services

Matthew Ahlberg . AIA



Vice President . Director of Design Services

STATEMENT OF QUALIFICATIONS

BARRETT MADE IS A COMMERCIAL AND RESIDENTIAL DESIGN/BUILD CONSTRUCTION COMPANY BASED OUT OF PORTLAND, MAINE. WE ARE FOCUSED ON INNOVATIVE COLLABORATION WITH OUR CLIENTS TO CREATE PROJECTS OF THE HIGHEST QUALITY, WITH LASTING VALUE. WE HAVE ARCHITECTS AND BUILDERS ALL ON ONE TEAM AND ARE ABLE TO EXECUTE PROJECTS AS A COHESIVE UNIT, SAVING OUR CLIENTS TIME AND MONEY.

FIRM TITLE AND PRINCIPAL PLACE OF BUSINESS

BARRETT MADE | PRINCIPAL PLACE OF BUSINESS
65 HANOVER STREET
PORTLAND, MAINE 04101

HISTORY OF THE FIRM AND THE RANGE OF SERVICES OFFERED

BARRETT MADE WAS FOUNDED IN 2015 AS A GROUP OF INNOVATIVE BUILDERS AND ARCHITECTS. SINCE IT'S FOUNDING BARRETT MADE HAS SERVED A WIDE VARIETY OF CLIENTS FOR PROFESSIONAL ARCHITECTURAL SERVICES, DESIGN + BUILD SERVICES GENERAL CONSTRUCTION SERVICES, COST ESTIMATING AND CONSTRUCTION MANAGEMENT SERVICES. MARKET SECTORS THAT WE HAVE SERVED FOR BOTH DESIGN AND CONSTRUCTION INCLUDE MUNICIPAL, COMMERCIAL, INSTITUTIONAL, HEALTHCARE AND RESIDENTIAL,

KEY MEMBERS OF THE BARRETT MADE TEAM HAVE WORKED ON PROJECTS OF ALL TYPES AND SIZES WHERE MANAGING COMMUNITY RELATIONS HAS BEEN KEY TO A PROJECT'S SUCCESS. OUR TEAM HAS ORGANIZED AND RUN DESIGN MEETINGS WITH PROJECT STAKEHOLDERS WHILE ALSO PROVIDING WORKSHOPS DESIGNED TO ENGAGE THE GREATER COMMUNITY ALLOWING THEM, IN A SENSE, TO BE AN INTEGRAL PART OF THE DESIGN TEAM.

OUR COLLABORATIVE AND INTEGRATED DESIGN + BUILD APPROACH IS DESIGNED TO BRING VALUE TO THE CLIENTS WE SERVE BY COMBINING ALL ASPECTS THAT MAKE UP A PROJECT, NOT SIMPLY THE DESIGN SERVICES. THIS INCLUDES PROJECT BUDGETING THAT RUNS IN TANDEM WITH THE DESIGN PROCESS TO GIVE EVERYONE THE BEST POSSIBLE PICTURE OF THE ENTIRETY OF THE PROJECT AT ANY GIVEN TIME. WITH THIS INFORMATION IN HAND, BARRETT MADE IS ABLE TO GUIDE OUR CLIENTS ON A PATH TO PROJECT SUCCESS THAT BETTER ALIGNS ALL PROJECT STAKEHOLDER EXPECTATIONS WHICH ALLOWS EVERYONE TO MAKE THE MOST INFORMED DECISIONS POSSIBLE ALONG THE WAY WHILE SAVING TIME AND PROJECT COSTS.

THE BARRETT MADE TEAM IS WELL VERSED IN MANY DESIGN SOFTWARE PLATFORMS INCLUDING: AUTOCAD, REVIT, SKETCHUP, AND ADOBE CREATIVE SUITE. ALONG WITH THE TECHNICAL ABILITIES TO CREATE THE FORMAL DOCUMENTATION, BARRETT MADE ALSO UTILIZES THE LATEST IN 3-D RENDERING TECHNOLOGY WHICH INCLUDES INTEGRATED VIRTUAL REALITY AND REAL TIME MODELING. LEVERAGING THESE TECHNICAL SKILLS GIVES US A UNIQUE ABILITY TO MAKE THE DESIGN PROCESS ACCESSIBLE TO THOSE WHO MAY NOT BE AS APT TO UNDERSTANDING MORE CONVENTIONAL 2-D DRAWINGS WHILE MAKING THE CONCEPTS WE PRESENT COMPELLING AND BEAUTIFUL. PAIRED WITH OUR TECHNICAL DESIGN CAPABILITIES ARE OUR ABILITIES TO TIE ALL OF THIS INTO OUR PROJECT MANAGEMENT SOFTWARE PLATFORM WHICH PROVIDES OUR CLIENTS ADDED LEVELS OF INFORMATION AND PROJECT BUDGETING ANALYSIS.

KEY PROJECT TEAM MEMBER RESUMES

ROBERT BARRETT - OWNER | ROB.BARRETT@BARRETTMADE.COM

207-210-4421 (w) 207.838.6310 (c)

EDUCATION

UNIVERSITY OF SOUTHERN MAINE | BACHELOR OF ENGINEERING IN CONSTRUCTION MANAGEMENT

RECENT PRIOR WORK EXPERIENCE

WRIGHT RYAN CONSTRUCTION

GENERAL MANAGER . COMMERCIAL PROJECTS DIVISION

PORTLAND, MAINE

MANAGED CONSTRUCTION FOR COMMERCIAL PROJECTS.

MATTHEW AHLBERG, AIA – VICE PRESIDENT + DIRECTOR OF DESIGN SERVICES | MATTHEW.AHLBERG@BARRETTMADE.COM

207-210-4421 (w) 207.613.1230 (c)

NCARB, MAINE LICENSED ARCHITECT | ARC 4401

MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

EDUCATION

SYRACUSE UNIVERSITY | SCHOOL OF ARCHITECTURE | PROFESSIONAL BACHELOR OF ARCHITECTURE | MAGNA CUM LAUDE

RECENT PRIOR WORK EXPERIENCE

SCOTT SIMONS ARCHITECTS

PROJECT ARCHITECT/MANAGER

PORTLAND, MAINE

DESIGNED AND MANAGED MUNICIPAL, COMMERCIAL, INSTITUTIONAL AND RESIDENTIAL PROJECTS.

MICHAEL BRUNO, RA – PROJECT ARCHITECT | MIKE.BRUNO@BARRETTMADE.COM

207-210-4421 (w) 315.813.2603 (c)

MAINE LICENSED ARCHITECT | ARC 4813

EDUCATION

NEW YORK INSTITUTE OF TECHNOLOGY | PROFESSIONAL BACHELOR OF ARCHITECTURE

RECENT PRIOR WORK EXPERIENCE

COLBY COMPANY ENGINEERING

ARCHITECTURAL DESIGNER

PORTLAND, MAINE

DESIGNED AND MANAGED INSTITUTIONAL AND MUNICIPAL/GOVERNMENT PROJECTS.

THE BARRETT MADE TEAM HAS MOST RECENTLY BEEN RECOGNIZED WITH TWO 2019 AIA MAINE AWARDS FOR DESIGN EXCELLENCE IN BOTH THE COMMERCIAL AND RESIDENTIAL CATEGORIES. WORK BY MEMBERS OF OUR DESIGN TEAM HAS ALSO BEEN RECOGNIZED FOR EXCELLENCE BY MAINE PRESERVATION AND THE AIA CHAPTER OF NEW YORK. OUR WORK HAS BEEN FEATURED BY BOTH LOCAL AND NATIONAL DESIGN PUBLICATIONS.

RFQ SCOPE OF WORK

EVALUATION OF SIGNIFICANT ARCHITECTURAL BUILDING ELEMENTS, COMPLETION OF DOCUMENTATION PHOTOGRAPHY OF INTERIOR AND EXTERIOR BUILDING FEATURES OF EACH BUILDING.

AS A JUMPING OFF POINT, OUR TEAM WOULD PROVIDE A FORMAL EXISTING CONDITIONS SURVEY CONSISTING OF PHOTOGRAPHS, VIDEO AND EXISTING CONDITIONS FOR TRANSFER TO ELECTRONIC CAD DOCUMENTS. THIS WILL AID IN FURTHER DEVELOPMENT OF CONCEPTS INCLUDING SCHEMATIC DESIGN PROGRAMMING AND PRICING FOR PRESENTATION TO THE COMMUNITY AND KEY STAKEHOLDERS.

FEASIBILITY OF MOVING AND RENOVATING EACH BUILDING NOTHING THAT THE TOWN PREFERS THAT ANY REHABILITATION BE CONSISTENT WITH STANDARDS SET FORTH BY THE SECRETARY OF INTERIORS STANDARDS FOR REHABILITATION.

IN THE INITIAL SITE WALKTHROUGH IT WAS OBSERVED THAT NOT ONLY WERE CERTAIN PORTIONS OF THE BUILDINGS MORE HISTORICALLY SIGNIFICANT THAN OTHERS, CERTAIN PORTIONS OF THE BUILDINGS WERE IN A MORE SEVERE STATE OF DISREPAIR.

AS A RESULT THE BARRETT MADE TEAM WOULD RECOMMEND THAT SELECT PORTIONS OF THE FARMHOUSE AND BARN BE CAREFULLY REMOVED TO RETAIN HISTORIC PORTIONS OF THE BUILDINGS IN SITU ALLOWING FOR REHABILITATION OF KEY HISTORIC COMPONENTS WHILE PAVING THE WAY FOR SELECT ADDITIONS TO COMPLIMENT THESE THAT ALLOW THE PROPERTY TO BE MODERNIZED AND ADAPTED TO THE NEEDS OF SPECIFIC GROUPS, BOTH MUNICIPAL AND PRIVATE. THESE USES MAY INCLUDE MULTIPURPOSE EVENT SPACE, OFFICE SPACES, NATURE CLASSROOMS, AND COMMUNITY GATHERING SPACES TO NAME A FEW. THE SITE ITSELF IS, IN OUR MINDS, THE KEY ASSET OF THE PROPERTY. THE DIAGRAM BELOW ILLUSTRATES THIS STRATEGY IN BROADEST TERMS AND WOULD BE USED AS A STARTING POINT FOR OUR CONVERSATIONS WITH TOWN OFFICIALS ON HOW TO BEST STRATEGICALLY APPROACH THE DEVELOPMENT MOVING FORWARD.

OUR DESIGN AND CONSTRUCTION TEAMS WOULD, IN CONCERT WITH KEY SUBCONTRACTOR INPUT, WORK TO DEVELOP AND APPROACH THAT WAS BOTH ECONOMICAL, MARKETABLE AND ENVIRONMENTALLY SUSTAINABLE.



RFQ SCOPE OF WORK

DEVELOPMENT OF ADAPTIVE REUSE OPTIONS FOR BUILDINGS IN PLACE AND FUTURE ADDITIONS.

BARRETT MADE WOULD PROPOSE FIRST REDEVELOPING EXISTING PORTIONS OF THE FARMHOUSE TO OFFICE SPACES SUITED FOR USE BY THE FALMOUTH LAND TRUST. THE DESIGN AND CONSTRUCTION FOR THESE WOULD BE DONE IN A MANNER THAT IS MINDFUL OF ADDITIONAL ADJACENT DEVELOPMENT THAT CAN SHARE KEY COMPONENTS RELATED TO LIFE SAFETY AND ACCESSIBILITY REQUIREMENTS. IN THE PROCESS OF DEVELOPMENT OF THESE PLANS FOR ADAPTIVE REUSE THE BARRETT MADE TEAM IN COLLABORATION WITH THE TOWN STAKEHOLDERS WOULD CREATE A MARKETING PACKAGE TARGETING KEY POTENTIAL PRIVATE PARTNERS SEEKING SPACE FOR THEIR OWN DEVELOPMENT AND USE. AT THIS POINT IN TIME WE ANTICIPATE THIS HAPPENING IN TANDEM WITH ALL DESIGN AND PLANNING EFFORTS WHICH MAY TRANSLATE TO CONSTRUCTION IN CONCERT WITH REHABILITATION OR WAIT FOR A FUTURE PHASE OF CONSTRUCTION.

DEVELOPMENT OF ALL-INCLUSIVE COST ESTIMATES FOR PROJECT SCOPE.

OUR DESIGN + BUILD APPROACH IS DEVELOPED TO PROVIDE DETAILED COST ESTIMATING SERVICES IN PARALLEL WITH OUR EFFORTS IN DEVELOPING THE PROJECT SCOPE. A COLLABORATION WITH OUR TEAM WOULD INCLUDE EARLY STAGE COST ESTIMATING AND AS THE PROJECT SCOPE DEVELOPS PRICING WILL BE REVISED AND SHARED WITH ALL STAKEHOLDERS TO ASSURE ALL PARTIES EXPECTATIONS ARE IN ALIGNMENT.

TIME PERIOD(S) TO IMPLEMENT PROJECT SCOPE BEING PROPOSED

PHASE 1

FEASIBILITY STUDY | THE BARRETT MADE TEAM IN CONJUNCTION WITH THE TOWN OF FALMOUTH WOULD PRODUCE A FORMAL FEASIBILITY STUDY TO LOOK FURTHER INTO A POSSIBLE PROJECT SCOPE AND FURTHER DEVELOP IDEAS FOR SUCH ITEMS AS PROGRAMMING, BUDGETING, ETC. FOR THIS WORK WE WOULD ANTICIPATE A TIME FRAME OF APPROXIMATELY 160 WORKING HOURS (2 STAFF MEMBERS). DELIVERABLES MAY INCLUDE DESIGN DRAWINGS, RENDERINGS, BUDGET PRICING OR ANY OTHER DOCUMENTS THAT ARE IDENTIFIED BY THE GROUP AS BEING CRITICAL TO FURTHER THE PROJECT'S DEVELOPMENT. THE APPROXIMATE COST OF THIS INVESTMENT IN PROJECT PLANNING MAY RANGE FROM APPROXIMATELY \$18,000-\$25,000.

PHASE 2

BASED ON FINDINGS OF THE PRECEEDING FORMAL FEASIBILITY STUDY - SELECTIVE DEMOLITION | THIS PHASE COULD COMMENCE UPON THE COMPLETION OF THE FEASIBILITY STUDY PURSUANT TO THE PRIORITIES IDENTIFIED. THIS MAY INCLUDE REMOVAL OF SELECT PORTIONS OF THE EXISTING STRUCTURE IN PREPARATION FOR REHABILITATION. AT THE SAME TIME OUR DESIGN TEAM WOULD BE WORKING WITH POTENTIAL OCCUPANTS OF THE REHABILITATED SPACE ON PROGRAMMING STUDIES TO GUIDE THE CONSTRUCTION PROCESSES AND WORKING WITH THE TOWN TO MARKET THE SPACE TO OUTSIDE USERS/INVESTORS. IN PHASE 1 THE SITE WOULD ALSO BE 'MADE SAFE' TO ASSURE THE SAFETY OF THE CREW AND MEMBERS OF THE COMMUNITY WHO WOULD STILL BE ALLOWED ACCESS TO STRATEGIC AREAS OF THE SITE.

THE COST OF THIS PHASE WOULD CONSIST OF WORK REQUIRED FOR SELECTIVE DEMOLITION AND DISPOSAL FEES ALONG WITH ANY WORK REQUIRED TO SECURE THE BUILDINGS TO 'MAKE SAFE' AND PREPARE FOR FURTHER CONSTRUCTION.

PHASE 3

REHABILITATION FOR ADAPTIVE REUSE + SELECTIVE ADDITIONS/SITWORK | THIS PHASE COULD COMMENCE UPON COMPLETION OF SELECTIVE DEMOLITION. DEPENDING ON NEEDS AND USERS IDENTIFIED IN PHASES 1 AND 2 AND MARKETING EFFORTS, THE DESIGN + BUILD CONSTRUCTION PATH CAN BE TAILORED ACCORDINGLY. DEPENDING ON FINAL SCOPE OF WORK A PRECISE TIME LINE CAN BE DEVELOPED AT THIS TIME.



ABOVE | RESTORED EAST ELEVATION OF HOUSE, EL AND BARN

LEFT BELOW | RESTORED FACADE OF BARN

RIGHT BELOW | RESTORED STREET ELEVATION OF RESIDENCE

LEON LEONWOOD BEAN RESIDENCE | FREEPORT, MAINE HISTORIC RESTORATION AND ADAPTIVE REUSE | COMPLETED - 2017

In the Summer of 2016 the Barrett Made Team was selected by L.L. Bean to restore and renovate the Leon L. Bean Residence just off of Main Street in Freeport, Maine. The program called for the team to provide multipurpose spaces for the company consisting of archives, meeting/display spaces, and multipurpose spaces for business use(s) all while restoring the spaces finishes to a level consistent with those that existed when Leon himself resided in the space as he launched what would come to be known as the current L.L. Bean retail establishment.

When turned over to the Barrett Made Team, the residence was in a state of disrepair requiring significant interventions to both the infrastructure and finish aesthetics. The team carefully undertook the detailed task of renovating the space while making provisions for providing modernized mechanical systems, building envelope upgrades and ADA compliance.

The project was completed in the Spring of 2017. The project budget has been withheld at the owner's request.

Tidewater Farmhouse and Barn

SELECT PROJECT PORTFOLIO | L.L. BEAN RESIDENCE

BARRETT MADE

HOMES · SPACES · DETAILS

65 Hanover Street | Portland, Maine | 04101 | 207.210.4421 | info@barrettmade.com



ABOVE LEFT | NEW INTERIOR STAIR WITH CONCEALED ADA LIFT ADJACENT
ABOVE RIGHT | ARCHIVES DISPLAY SPACE WITH RECLAIMED WOOD FROM RESIDENCE
BELOW | RESTORED RESIDENCE LIVING SPACE





ABOVE | CONSTRUCTION PROGRESS IMAGE ILLUSTRATING INTERIOR OF HISTORIC BARN ADAPTED FOR REUSE AS MARKETING AND SALES OFFICE SPACE WITH CUSTOMER 'SHOWROOM' BELOW

LEFT | CONCEPT RENDERING OF BARN/FARMHOUSE RENOVATIONS

REVISION ENERGY HQ | PORTLAND, MAINE RENOVATION AND ADAPTIVE REUSE | COMPLETED SPRING 2019

Revision Energy approached the Barrett Made design and construction team with a proposition for a design + build collaboration that initially helped our clients secure bank financing for the purchase of a 27,000sf building for their new HQ in South Portland, Maine followed by full design and construction services. The program challenged the design team to renovate an existing 19th century barn, farmhouse and several warehouses for the consolidation of Revision Energy's various departments that have previously been separated inside of several different buildings throughout the Portland area.

The Barrett Made team provided full architectural and interior design services along with construction services while collaborating with their select design + build subcontractors to provide the client an extraordinary value that took full advantage of the interesting quality of the space previously used for light/heavy manufacturing, warehouses and even a pig farm.

The project was completed in May of 2019 with an approximate budget of \$1,500,000.



RENDERED VIEW | ENTRY LOBBY AND WINGS

WESCUSTOGO HALL AND NORTH YARMOUTH COMMUNITY CENTER | NORTH YARMOUTH, MAINE
 RENOVATION AND ADAPTIVE REUSE | 20,000sf | ANTICIPATED COMPLETION - SEPTEMBER 2019

In the Summer of 2016 the Barrett Made team was selected by the Town of North Yarmouth and the North Yarmouth Design and Construction Committee to provide design services for the reinvention of Wescustogo Hall, a grange hall and ad-hoc community center which was destroyed by fire in 2013.

To begin, the design team was tasked with analyzing two potential sites and making a final recommendation to the community based on the programming needs to determine which was more appropriate given the town's current needs and possible future expansion/development of a new building. After in-depth studies had been completed, presented to the design and construction committee, the town's select board and presented to the community at large, a site was chosen that housed an existing decommissioned middle school previously occupied by MSAD 51. Further studies, conversations and workshops with the community of the chosen site revealed that there was a need above and beyond the initial programmed uses for the new building. The design team determined that renovating and adapting the uses of existing portions of the middle school building would yield the highest possible value for the town's investment in the building project and provide much needed space for the town to reinvent their sense of community that was largely lost when the original Wescustogo Hall was destroyed.

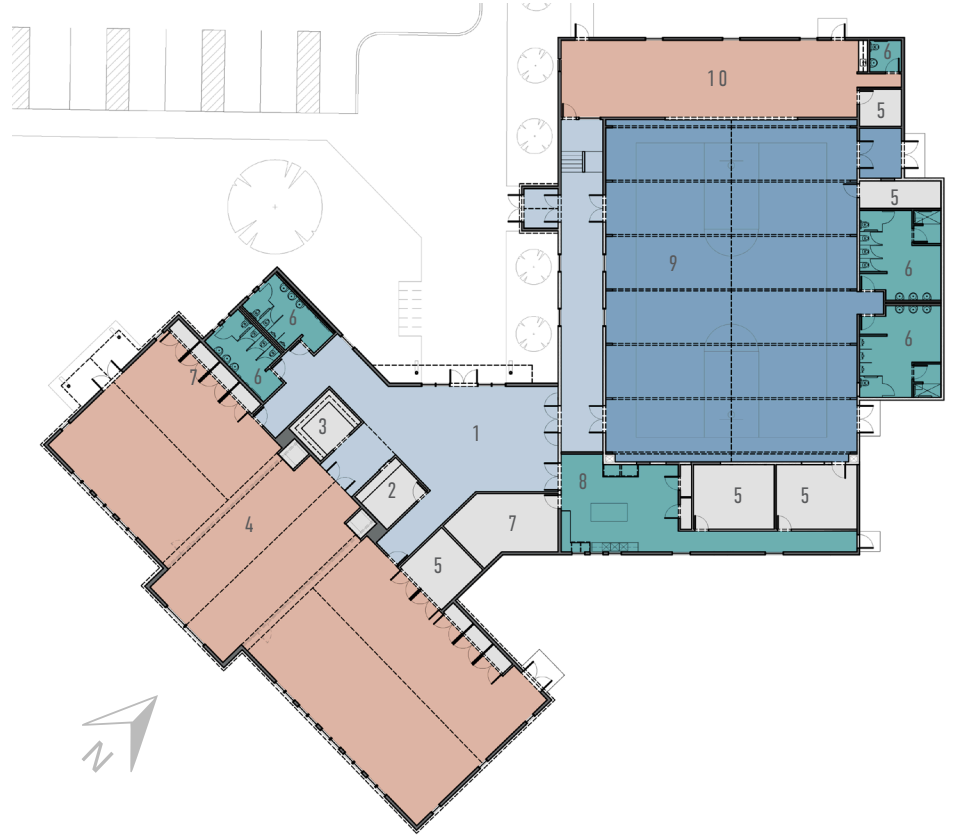
After the scope of the project was finalized, the Barrett Made design + build team immediately began pricing exercises to determine the project costs in conjunction with integrating sustainable building systems and methods resulting in a net-zero/net-positive building. Upon the completion of pricing and engineering the town made the decision to pursue construction with the Barrett Made team to realize cost savings through efficiencies that the design + build approach presented. Construction commenced in the early fall of 2018.

Ultimately the project will result in a multipurpose community center comprised of meeting rooms, storage spaces, a stage, gymnasium, warming/catering kitchen and a large lobby that is roughly 20,000 sf. The building is sited in way that optimizes the efficiency of the proposed solar array while allowing the potential for the town to easily add additional programmed space in the future. Through the design + build construction process the Barrett Made team has identified multiple areas for the town to add additional space/value based on existing conditions revealed during construction while maintaining adherence to the initial budget.

Currently the project is slated for completion in September of 2019 with a budget of approximately \$3,750,000. The project is currently trending ahead of schedule and under budget.

LEGEND:

- 1. LOBBY
- 2. RECEPTION/OFFICE
- 3. COAT CHECK
- 4. WESCUSTOGO HALL
- 5. STORAGE
- 6. BATHROOM
- 7. MECHANICAL
- 8. KITCHEN
- 9. GYM
- 10. COMMUNITY ROOM



ABOVE | PROPOSED PROGRESS CONCEPT FLOORPLAN



ABOVE | STILL IMAGE FROM VIRTUAL REALITY WALKTHROUGH FOR COMMUNITY PRESENTATION



ABOVE | PROGRESS IMAGE WITH PROPOSED VIEW OF ENTRY LOBBY CONNECTING NEW AND EXISTING SPACES





ABOVE | COWORKING STUDIO SPACE WITH CONSTRUCTION
PROGRESS IMAGE OF SPACE PREVIOUSLY USED FOR CITY OF
PORTLAND VEHICLE MAINTENANCE SHOP

THE PUBLIC WORKS | PORTLAND, MAINE RENOVATION AND ADAPTIVE REUSE | COMPLETED 2018

Located in the Bayside neighborhood of Portland, The Public Works was conceived with a design intended to transform a single story brick building previously used as one of Portland's municipal public works facilities into a vibrant hub of creative energy. The various programmed spaces consist of private office suites, coworking studio spaces/offices, fabrication studios for furniture and custom millwork and a multipurpose event space used to host a variety of event types ranging from ping pong tournaments to weddings.

While each of the spaces is distinct in how it is used by its occupants, all spaces have similar design characteristics that harken back to the building's pragmatic past as a municipal facility. Materials were, wherever possible, repurposed for use in the new spaces. Examples of this include existing half lite office doors that were repurposed as transom windows for conference rooms and the reuse of existing industrial storage mezzanines for additional office space and meeting areas. Existing masonry walls and wood ceilings were left largely intact to provide the building a weathered industrial feel consistent with prior use while integrating new finish materials in select locations and incorporating modernized systems in an effort to make the spaces more efficient, sustainable and comfortable for occupants. Locally sourced pine and cedar cladding was used specifically for its connection to Maine's lumber manufacturing industry and is on display on both the interior and exterior of the building.

The project was completed in 2018 and is approximately 14,000 square feet. Renovations were completed with a budget of \$850,000.



ABOVE | COWORKING/SHARED CONFERENCE SPACE WITH BEFORE IMAGE ILLUSTRATING ITS PREVIOUS USE AS THE BUILDING'S BOILER ROOM

SELECT PROJECT PORTFOLIO | THE PUBLIC WORKS

BARRETT MADE

HOUSES · SPACES · DETAILS

65 Hanover Street | Portland, Maine | 04101 | 207.210.4421 | info@barrettmade.com



ABOVE LEFT | PREVIOUS SIGN SHOP MEZZANINE SPACE ADAPTED FOR REUSE AS PRIVATE OFFICES/BUSINESS INCUBATOR SPACES

ABOVE RIGHT | PREVIOUS CITY PAINT SHOP ADAPTED FOR REUSE AS A OFFICE/SHOP SPACE FOR A STARTUP FURNITURE DESIGN COMPANY

SELECT PROJECT PORTFOLIO | THE PUBLIC WORKS

BARRETT MADE

HOUSES · SPACES · DETAILS

65 Hanover Street | Portland, Maine | 04101 | 207.210.4421 | info@barrettmade.com



ABOVE | COLLABORATIVE DESIGN STUDIO SPACE WITH CONSTRUCTION PROGRESS IMAGE DEPICTING AREAS THAT WERE PREVIOUSLY USED AS TRAFFIC CONTROL CENTER AND CITY OF PORTLAND FABRICATION AND MAINTENANCE SIGN SHOP

SELECT CLIENT REFERENCES

PAT SKALL | FACILITIES PLANNING AND MANAGEMENT . LL BEAN, INC.
LEON LEONWOOD BEAN RESIDENCE
pskall@llbean.com
207.552.4156

ROSEMARY ROY | TOWN MANAGER . NORTH YARMOUTH, MAINE
WESCUSTOGO HALL AND NORTH YARMOUTH COMMUNITY CENTER
manager@northyarmouth.org
207.829.3705

FORTUNAT MUELLER | CO-FOUNDER . REVISION ENERGY
REVISION HEADQUARTERS HEADQUARTERS
fortunat@revisionenergy.com
207-752-6358

MAUREEN LITTLEFIELD | DIRECTOR OF OPERATIONS AND BUSINESS DEVELOPMENT . THE PUBLIC WORKS
THE PUBLIC WORKS CO-WORKING/STUDIO SPACE
maureen@thepublicworks.me
207-210-3401