



July 6, 2026

Mark Altvater
Chair, Facilities Advisory Board
Town of Gouldsboro
59 Main Street
Gouldsboro, Maine, 04607

Via Email: maltvater@gouldsborotown.com
Property: **Town of Gouldsboro - Town Hall and Fire Station #1**
59 Main Street, Gouldsboro, Maine, 04607
Service: Heating and Electrical Systems Evaluation
Project No.: 26-0124-ME
Attached: Report

Dear Mr. Altvater,

As requested, Criterium Engineers has completed a Heating and Electrical Systems Evaluation inspection. We submit our confidential report herewith for your review and use.

In addition to making observations during an on-site walk-through on June 4, 2026 we have also reviewed available documentation.

We trust our report contains all information required at this time. Please contact us at 207.828.1969 to discuss any questions or to direct follow up activity.

Criterium Engineers appreciates this opportunity to assist you. Thank you.

Criterium Engineers

A handwritten signature in blue ink, appearing to read "Ralph Manglass", is positioned above the printed name.

Ralph Manglass, P.E.^(ME)
Senior Engineer

Heating and Electrical Systems Evaluation

Town of Gouldsboro - Town Hall and Fire Station #1

59 Main Street

Gouldsboro, Maine 04607



Prepared for:

**Town of Gouldsboro
59 Main Street
Gouldsboro, Maine 04607**

Prepared by:



**5 Depot Street, Suite 23
Freeport, Maine 04032
207.828.1969**

Walk-Through Survey performed June 4, 2026

Submitted July 6, 2026

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PROJECT SUMMARY

Construction System	Good	Fair	Poor	Action	Immediate	Short Term	Over Term Years 1-20
Totals					\$0	\$8,500	\$61,500

Summary	Today's Dollars	\$/Unit
Immediate Repairs	\$0	\$0

Summary	Today's Dollars	\$/Unit
Short Term Repairs	\$8,500	\$8,500

	Today's Dollars	\$/Unit	\$/Unit/Year
Replacement Reserves, today's dollars	\$61,500	\$61,500	\$3,075
Replacement Reserves, w/20, 3.0% escalation	\$90,762	\$90,762	\$4,538

IMMEDIATE REPAIR COST

Item	Quantity	Unit	Unit Cost	Replacement Percent	Immediate Total	Short Term Total
6.1 MECHANICAL						
Add components for 2nd office zone	1	Allow	\$3,000.00	100%	\$0	\$3,000
Damaged baseboard repair/replacement	1	Allow	\$1,500.00	100%	\$0	\$1,500
Add combustion air supply to oil burner	1	Allow	\$1,500.00	100%	\$0	\$1,500
6.2 ELECTRICAL						
Infrared scan of major system components	1	Allow	\$2,500.00	100%	\$0	\$2,500
Total Repair Cost					\$0.00	\$8,500.00

CAPITAL RESERVE SCHEDULE

Item	EUL	EFF AGE	RUL	Quantity	Unit	Unit Cost	Cycle Replace	Replace Percent	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total Cost
6.1 MECHANICAL																													
Replace Oil-fired boiler	25	16	9	1	EA	\$12,000.00	\$12,000	100%									\$12,000												\$12,000
Replace circulating pump	15	10	5	5	EA	\$450.00	\$2,250	200%					\$2,250															\$2,250	\$4,500
Repalce Truck Bay Fan unit heaters	25	20	5	2	EA	\$4,000.00	\$8,000	100%					\$8,000																\$8,000
6.2 ELECTRICAL																													
Replace Propane Generator and transfer switches	25	2	23	1	EA	\$25,000.00	\$25,000	100%																				\$25,000	\$25,000
Electrical circuit review and panel labeling		0	1	1	Allow	\$2,000.00	\$2,000	100%	\$2,000																				\$2,000
Infrared scan of major system components	5	5	0	1	Allow	\$2,500.00	\$2,500	400%					\$2,500					\$2,500					\$2,500					\$2,500	\$10,000
Total (Uninflated)									\$2,000	\$0	\$0	\$0	\$12,750	\$0	\$0	\$0	\$12,000	\$2,500	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$29,750	\$61,500
Inflation Factor (3.0%)									1.0	1.03	1.061	1.093	1.126	1.159	1.194	1.23	1.267	1.305	1.344	1.384	1.426	1.469	1.513	1.558	1.605	1.653	1.702	1.754	
Total (inflated)									\$2,000	\$0	\$0	\$0	\$14,350	\$0	\$0	\$0	\$15,201	\$3,262	\$0	\$0	\$0	\$0	\$3,781	\$0	\$0	\$0	\$0	\$52,167	\$90,762
Evaluation Period:									20																				
# of Units:									1																				
Reserve per Unit per year (Uninflated)									\$3,075																				
Reserve per Unit per year (Inflated)									\$4,538																				



TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	EXECUTIVE SUMMARY	1
3.0	PURPOSE & METHODS	2
3.1	Objectives	2
3.2	Scope of Service	2
3.3	Cost Estimating	3
3.4	Opinions of Useful Life	3
4.0	SOURCES OF INFORMATION	4
4.1	Interviews	4
4.2	Documents	5
5.0	PROPERTY DESCRIPTION	5
5.1	General Configuration	5
6.0	CONDITION ASSESSMENT	5
6.1	MECHANICAL	5
6.2	ELECTRICAL	7
7.0	LIMITATIONS	8
8.0	CONCLUSION	9

APPENDICES

APPENDIX A - PHOTOGRAPHS

APPENDIX B - DOCUMENTS

APPENDIX C - QUALIFICATIONS OF THE ENGINEERS

1.0 INTRODUCTION

Town of Gouldsboro (hereinafter may be referenced as our client) requested Criterium Engineers to conduct a Heating and Electrical Systems Evaluation of the Town Office and Fire Department Building located at 59 Main Street, Gouldsboro, Maine.

This report must be reviewed in its entirety to understand our findings and their limitations. The graphic exhibits, captioned site photographs and reference documents contained in Appendices A-D are an integral part of this report and must be included in any review.

Please also see [Appendix D](#) for a glossary of terms of reference used in the report, and a guide to typical building industry abbreviations and acronyms which may be contained herein.

This study was conducted by licensed Professional Engineers and other qualified staff. Please refer to [Appendix E](#) for the qualifications of the project team.

2.0 EXECUTIVE SUMMARY

The site is located at 59 Main Street in Gouldsboro, Maine.

On June 4, 2026 we conducted a visual inspection of all site improvements, common building spaces and a representative sample of unit interiors.

Mike Connors, CEO and Superintendent of Infrastructure met us on site and facilitated access throughout the building. . He provided information regarding the facility's operation and maintenance history.

This property is an approximately 35 year-old, one-story structure consisting of Town Offices and a Fire station. The building was reportedly constructed as 2 separate buildings and joined by an addition in the 1990's.

In summary, as a result of our on-site inspections and other investigations, we find the property to be in good general condition. However, we also observed some deficiencies and anticipated capital needs, which are set forth in [Section 6.0 Condition Assessment](#) of this report.

We have identified those electrical and heating system items which are likely to require significant repair or replacement over the next 20 years due to their age and/or observed condition.

We have formed an opinion of the remaining useful life (RUL) of each such item, and have estimated the current cost of required capital expenditures for their repair, replacement or improvement. We have scheduled annual capital budgets over a 20-year planning period. Current dollar budget totals for out-years have been calculated, and then future values calculated at a compound annual inflation rate of 3%.

The twenty-year total of our projected capital budgets is \$61,500 in current dollars and \$90,762 in future dollars. This results in an average annual cost per unit of \$3,075, current dollars, and \$4,538, future dollars.

History demonstrates that, as time progresses, property conditions and management strategies will change. As a result, planned scopes of work may be altered or deferred. Actual cost in the marketplace will vary from estimates. Actual rates of inflation will vary from projections.

We recommend that this study be updated periodically to consider changing conditions.

3.0 PURPOSE & METHODS

3.1 Objectives

The purpose of this Heating and Electrical Systems Evaluation is to determine a long-term projection of capital expenditures for repairs and replacement of the property components to preserve its physical condition suitable to continuing its current usage.

This report is intended to be used as a tool by the Town in planning required short-term rehabilitation and the ongoing maintenance programs for the heating and the electrical systems.

A capital expenditure budget projection is provided for consideration of future capital needs for financial planning.

3.2 Scope of Service

Our investigation of the property and preparation of the Heating and Electrical Systems Evaluation report have included:

- A site visit and visual inspection of relevant site improvements, building spaces and systems.
- Interview of property management staff and other knowledgeable persons.
- Review of available documentation: public records & maps, design & construction drawings, operations & maintenance records, existing cost estimates, budgets or proposals for upcoming maintenance work or planned improvements
- Identification of critical conditions requiring significant expense for their immediate corrective action:
 - Significant life safety hazards
 - Hazardous environmental conditions
 - Significantly non-compliant conditions (Codes, Quality Standards)
 - Non-functional (broken or missing) building systems
 - Deficiencies prone to rapid deterioration and/or increasing cost of repair
- Identification of physical assets with remaining useful lives less than 20 years which will require significant expense for repair or replacement during the study period.
- Identification of such physical assets requiring significant expense for their modernization during the study period because they incorporate obsolete materials or inefficient technology.
- Prepare brief statements of the scopes of work for each of the capital expenditure items listed above.
- Develop rough cost estimates for budgeting each of the capital items listed above.
- Schedule annual capital expenditure budgets during the planning period based on our opinion of their remaining useful life, and the likely duration of phased work.

- Calculate near-term and long-term capital expenditure per unit values as required to guide financial planning.

3.3 Cost Estimating

In developing our estimate of capital expenditure budgets, we have estimated a quantity of each item and also a unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package.

Unless directed to take a different approach, we assume that contract labor will perform the work and apply appropriate installer's mark-ups on supplied material and equipment. When required, our estimated costs include demolition and disposal of existing materials, and protection of other portions of the property.

When appropriate for large capital projects, we will also include soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit.

We have based our opinion of unit and lump sum costs on some or all of the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided capital budgets developed by others
- Our project files on repairs and replacements at other properties

We use the following publications to guide our considerations:

- Criterium Engineers' general knowledge of building systems, of the construction industry, and the contracting marketplace.
- On-Line R S Means - Construction Cost Data
- Marshall & Swift Valuation Service – Facility Cost Index

Annual aggregated capital expenditure budgets have been calculated for all years in current dollars, and then inflated at the bottom line at a compound rate of 3% per year.

3.4 Opinions of Useful Life

Simply stated, for components which require periodic capital expenditure budgets for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

- Component's Frequency of Repair or Replacement = Component's EUL

And, the remaining useful life (RUL) of a component before the next capital expenditure for its repair or replacement is equal to the difference between its EUL and its age:

- $RUL = EUL - Age$

Of course, the condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's available documentation does not provide any records of particular components' actual ages.

In our experience, the effective age and actual RUL of an installed item vary greatly from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. As part of Criterium's work on this capital needs assessment, we have determined our opinion of the effective age, EUL and RUL of each component based on our evaluation of its existing condition and considering those factors.

As a result, in preparing the capital budget projection, we often:

- Accelerate the schedule of work for components found to be in poorer condition than expected for their age.
- Defer work for components observed to be in unusually good condition.

In reality, capital repair and replacement work for some components is often spread over a number of years. This may be done because not all on-site installations of a particular type of component are of the same age, or because items of the same age have not weathered or worn out at the same rate. Or, work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate we will spread some budgets over multiple years. However, it is beyond the scope of this study to prioritize the need for work between a number of buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, we have based our opinion of the remaining service life and expected frequency and schedule of repair on some or all of the following:

- Observed existing conditions
- Maintenance history and plans
- Actual or assumed age
- Our experience with actual performance of such components under similar service and exposure
- Our experience managing the repairs and replacement of such components

We use the following documentation to guide our considerations:

- Fannie Mae - Expected Useful Life Tables
- US Dept. of Housing & Urban Development (HUD) - Expected Useful Life Tables
- National Association of Home Builders - Life Expectancy of Components

4.0 SOURCES OF INFORMATION

4.1 Interviews

- Mike Connors- Code Enforcement Officer, Superintendent of Infrastructure
- Various Town employees present during the inspection

4.2 Documents

The following property documents were provided to us and reviewed:

- Floor plan sketch of Town offices portion of the building.
- Review of assessors file in the Town Office

5.0 PROPERTY DESCRIPTION

5.1 General Configuration

This property is an approximately 35-year-old, one-story structure consisting of Town Offices and a Fire station. The building was reportedly constructed as 2 separate buildings's and then joined by an addition in the 1990's.

The building is wood framed and has a concrete slab on grade foundation.

The building is heated by an oil-fired hot water boiler located in the rear of the office portion of the building. Hot water distribution is to baseboard units in most of the building and to overhead fan coil units in the equipment bay. There are also 3 electric unit heaters in the equipment bay. There are several wall air conditioners installed for localized cooling.

The electrical service is an overhead 120/240 volt, 3-wire service with two meters and a total apparent capacity of 400 amps.

For the purposes of this report, the orientation of the building (front, left, right, rear, etc.) will be from the perspective of a person standing on Main Street and facing the building. Compass direction is north towards the right side of the building.

Note: The attached building sketch shows an incorrect North arrow. North is towards the Fire truck bay and not to the rear of the building.

See attached photos for more detail.

6.0 CONDITION ASSESSMENT

This report assumes that systems are acceptable in condition and function, except as specifically noted.

6.1 MECHANICAL

No mechanical or electrical drawings or construction records were available for review.

6.1.1 Observations

1. The NTI boiler appears to be an obsolete unit based on available information on the NTI website. It's apparent year of manufacture is 2010.

2. There are 4 operating and one unconnected zone circulator pumps.
3. We noted damaged baseboard radiators in places, especially the main lobby.
4. There are 3 electric unit heaters in the truck bay along with two hot water unit heaters.
5. The distribution piping that we observed was un-insulated in many places above the suspended ceilings.
6. No source of combustion air for the boiler was noted.

The boiler indicated capacity of 180,000 BTU per hour is adequate for the approximately 6,500 SF insulated building. (27.7 BTU per SF).

The four zones were traced as much as the drop ceilings would permit and are described here:

- Mayor's office and main office- Begins in the hall restroom and then continues to the Mayor's closet and then through the foyer, the lobby and the main office where it joins a share return line above the Town Clerk's office doorway.
- Left side (south) offices- Begins in Assessor's office and continues toward the front of the building, includes the office restroom and joins the common return line above the Town Clerk's office door.
- Truck Bay-Fed above the meeting room ceiling into the truck bay and feeds the two fan coil units and then a parallel return above the meeting room ceiling.
- Fire department day room EMS office and meeting room- Apparently fed above the meeting room ceiling into the day room and then returns through the EMS office to the meeting room and returns to the boiler room above the ceiling.

The two office zones are fed by a single pump and share a common return line. The supply line divides in the boiler room and the left office supply is reduced from $\frac{3}{4}$ " to $\frac{1}{2}$ " before leaving the boiler room but appears to be $\frac{3}{4}$ " at the baseboards in that zone.

6.1.2 Projected Capital Needs

- Add combustion air supply for oil burner
- Boiler replacement
- Add zone and valves to divide the office zone supply feed and eliminate $\frac{1}{2}$ ' piping sections
- Zone circulator replacements
- Repair damaged baseboard
- Replace unit heaters in Truck Bay

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Replace Oil-fired boiler	25	16	9	9	\$12,000
Add components for 2nd office zone	-	0	0	Short Term	\$3,000
Replace circulating pump	15	10	5	5 20	\$2,250 \$2,250
Damaged baseboard repair/replacement	25	25	0	Short Term	\$1,500
Repalce Truck Bay Fan unit heaters	25	20	5	5	\$8,000
Add combustion air supply to oil burner	-	0	0	Short Term	\$1,500
Total					\$30,500

6.2 ELECTRICAL

No mechanical or electrical drawings or construction records were available for review.

6.2.1 Observations

1. The service is overhead at the right front corner of the building corner from a utility pole on Main Street.
2. There are two 200 A disconnects and 2 meters on the exterior of the building'
3. There is an outdoor 18kW propane generator with 2 automatic transfer switches next to the electrical meters.
4. The manufacturer lists the install date of the generator as December 2024.
5. There are 3 distribution panels in the building; truck bay, foyer closet and Town Clerk's office.
6. The electrical panel labeling does not appear to be up to date.
7. Domestic hot water is not produced by the boiler but is furnished by an electrically powered heat pump water heater located in the boiler room.

The available electrical capacity for the building appears to be adequate based on the equipment present and the lack of reported issues.

No issues were reported with the generator capacity or function. The unit is less than 2 years old and is not expected to need replacement for at least the next 15 years with regular servicing and emergency operation.

Based on the age of the panels and visible wiring, there is not a concern with obsolescence of the system in the foreseeable future.

Regular infrared scans of the major system components is recommended.

6.2.2 Projected Capital Needs

- Update circuit labeling

- Infrared scan of major components
- Replace generator and transfer switches

Recommendation

Cost Recommendation	EUL	EFF AGE	RUL	Year	Cost
Replace Propane Generator and transfer switches	25	2	23	20	\$25,000
Electrical circuit review and panel labeling	-	0	1	1	\$2,000
Infrared scan of major system components	5	5	0	Short Term 5 10 15 20	\$2,500 \$2,500 \$2,500 \$2,500 \$2,500
Total					\$39,500

7.0 LIMITATIONS

This information in this study is not to be considered a warranty of condition, quality, compliance or cost. No warranty is implied.

Financial data, records of past expenses, and cost estimates provided by others have been taken in good faith and at face value. No audit or other verification has been performed.

The observations described in this study are valid on the dates of the investigation and have been made under the conditions noted in the report.

This study is limited to the visual observations made during our inspection. We did not undertake any excavation conduct any destructive or invasive testing, remove surface materials or finishes, or displace furnishings or equipment.

Except as specifically noted or photographed, we did not observe or inspect the following areas and items:

- Buried foundations, utility services and infrastructure
- Locked or inaccessible or confined spaces
- Building and roof structural elements and members
- Attics and other concealed spaces.
- Interior of mechanical enclosures and equipment
- Systems and equipment which were not operating were not tested

In the absence of other information such as records from construction or previous inspections, or indirect evidence of concealed conditions, we cannot form any conclusions about unobserved portions of the facility.

However, our opinion regarding concealed portions of the property and their condition are informed by our experience with other similar facilities.

In some cases, we inspected only a representative sample of site improvements and building spaces, components, systems or equipment. We cannot be responsible for unobserved aberrations.

We did not perform any engineering capacity analysis as part of this study, nor did we conduct a comprehensive code compliance investigation.

We did not undertake to completely assess the structural stability of the buildings or the underlying foundations and soils. Similarly, we performed no seismic assessment.

We did not undertake a comprehensive environmental assessment of the facility, nor perform any sampling or testing for hazardous materials.

Capital expenditure budgets are opinions of likely expense based on rough cost estimates. We have not obtained competitive quotations or estimates from contractors. Actual costs can vary significantly, based on the eventually determined scope of work, availability of materials and qualified contractors, and many other variables. We cannot be responsible for variances.

Criterion Engineers does not offer financial counseling services. Although reasonable rates of inflation must be assumed to calculate projected costs, no one can accurately predict actual economic performance. We are licensed engineers performing cost estimates with industry backed references and do not purport to hold any special qualifications in this area or in the area of economic forecasting.

Criterion Engineers prepared this confidential report for the review and use of Town of Gouldsboro. We do not intend any other individual or party to rely upon this study without our express written consent. If another individual or party relies on this study, they shall indemnify and hold Criterion Engineers harmless for any damages, losses, or expenses they may incur as a result of its use.

8.0 CONCLUSION

Criterion Engineers appreciates this opportunity to assist Town of Gouldsboro.

In our professional opinion, and within the limitations disclosed elsewhere herein, all information contained herein is reliable and appropriate to guide deliberations and decision-making.

All of Criterion's work for this study has been carried out in accordance with the National Society of Professional Engineers (NSPE) Code of Ethics. We consider our report confidential, and will not share its content with anyone but Realty Resources Management, LLC without your knowledge and release.

We are unaware of any other involvement or business relationship between Criterion and Town of Gouldsboro, or with your staff, or with individual Unit Tenants, or with your property manager or other Vendors or Contractors which constitutes any conflict of interest.

Criterion Engineers is pleased to present this report for Town of Gouldsboro's consideration and use.

Respectfully submitted,

Criterion Engineers



Ralph Manglass, P.E. (ME)
Senior Engineer



Hunter Griffiths, E.I. (ME)
Project Engineer

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APPENDIX A - PHOTOGRAPHS

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
Front building elevation

Photo Number
1



Description:
Heating boiler

Photo Number
2

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
Heating circulator pumps

Photo Number
3



Description:
Domestic water heater

Photo Number
4

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:

Hot water unit heater in
Truck bay

Photo Number

5



Description:

Electric unit heater in Truck
Bay

Photo Number

6

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
Electric unit heater in Truck
Bay

Photo Number
7



Description:
Typical baseboard unit

Photo Number
8

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
Lobby office window

Photo Number
9



Description:
Damaged baseboard in
lobby

Photo Number
10

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:

Main office

Photo Number

11



Description:

CEO office heating piping

Photo Number

12

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
EMS office

Photo Number
13



Description:
Wall AC in EMS office

Photo Number
14

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026

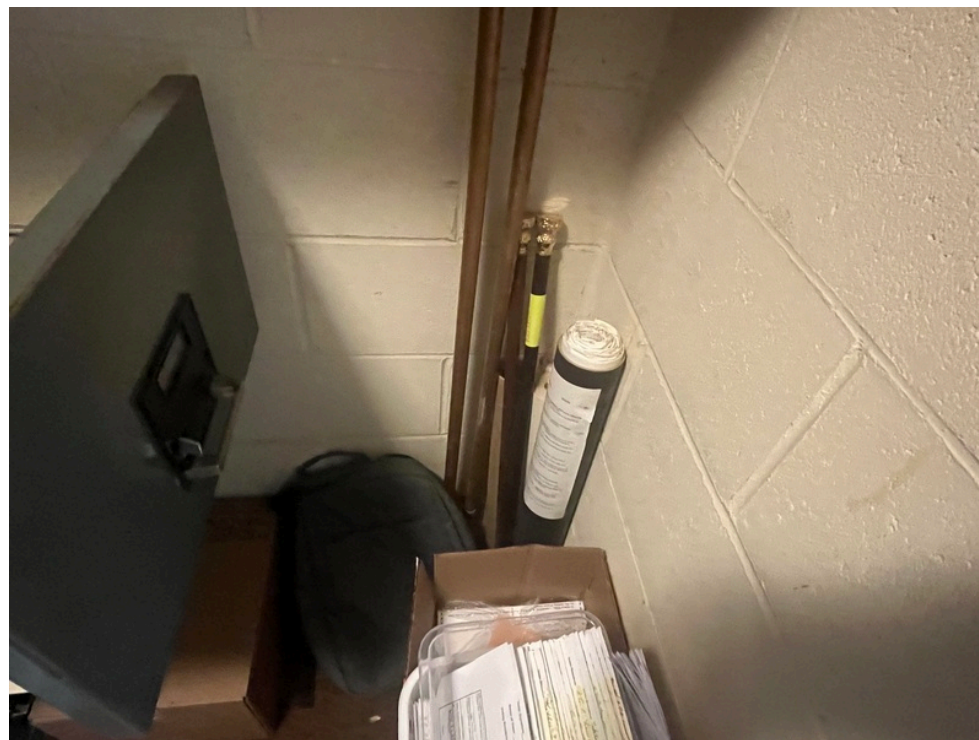


Heating and Electrical Systems Evaluation



Description:
Mayor's office closet

Photo Number
15



Description:
Heating piping in Mayor's
Office closet

Photo Number
16

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:

Heating and domestic
water piping in Truck Bay

Photo Number
17



Description:

Electric meters, disconnects
and automatic generator
transfer switches

Photo Number
18

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
Electrical panel in Town
Clerk's Office

Photo Number
19



Description:
Electrical panel in Foyer
closet

Photo Number
20

Location:
**Town of Gouldsboro - Town Hall
and Fire Station #1
59 Main Street
Gouldsboro, ME**

Photos taken by:
Ralph Manglass

Date:
June 4, 2026



Heating and Electrical Systems Evaluation



Description:
Electrical panel in Truck
Bay

Photo Number
21



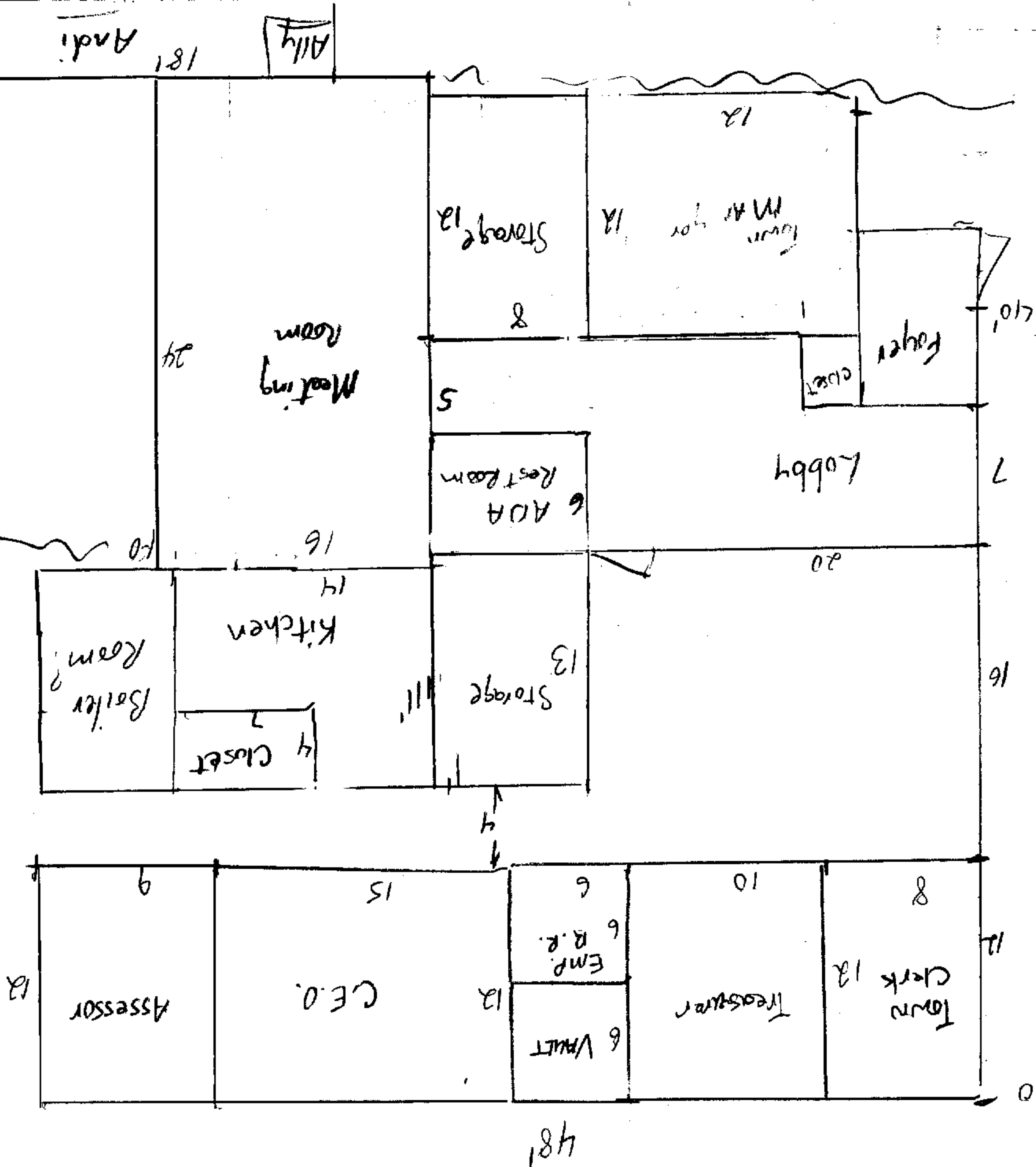
Description:
Propane Generator

Photo Number
22

APPENDIX B - DOCUMENTS

$$\frac{1}{4}'' (\text{square}) = 2'$$

N



APPENDIX C - QUALIFICATIONS OF THE ENGINEERS



BUILDING INSPECTION ENGINEERS
PROUDLY SERVING NORTH AMERICA SINCE 1957

Ralph Manglass Jr., P.E.
Senior Engineer



Ralph is a mechanical engineer living in Thomaston, Maine with over 30 years of experience in engineering-related services from performing more than 4000 residential and commercial building inspections, as well as MEP design engineering, and pressure vessel and piping design.

He also has experience as a project manager for inspection and design work.

EDUCATION AND PROFESSIONAL AFFILIATION

BS Mechanical Engineering, Purdue University
Registered Professional Engineer, Maine

ASME- American Society of Mechanical Engineers
ASHRAE- American Society of Refrigeration and Air Conditioning Engineers

WHY I DO WHAT I DO

I've always had an interest in buildings and have gravitated toward the mechanical aspects (HVAC, Plumbing, Electrical, etc.) which is where I employ my Mechanical Engineering abilities. I have also come to be interested in historic buildings and in a building's history when I encounter one. I have had considerable involvement in all aspects of buildings in my career which has expanded my knowledge to include architectural aspects.

WHY CRITERIUM ENGINEERS

We do buildings. And we do them well, with our broad spectrum of personnel and experience.

PROJECT HIGHLIGHTS

- Ralph has participated in projects all over the US particularly in the Northeast.
- He has been involved in work for:
 - National Parks Service
 - George Washington University
 - University of Ohio
 - National Grid
 - U of Illinois/Chicago
 - National Gallery of Art
 - State of Vermont
 - State of Rhode Island
 - Boston Public Schools
 - Stafford VA Schools
 - Texas Christian University
 - Washington College

rmanglass@criterion-engineers.com – Phone (207) 828-1969 Ext. 4230
5 Depot Street, Suite 23, Freeport, ME

Hunter Griffiths, E.I., MBA

Project Engineer



Hunter is a mechanical engineer from South Portland with experience in engineering-related services from performing services including:

- Commercial Building Energy Efficient Tax Deduction 179D Evaluations and building modeling
- ASHRAE Level I Energy Audits
- ASTM Property Condition Assessments and Phase I ESA's
- HOA Services - Reserve and Transition Studies

He has also worked with mechanical contractors installing commercial HVAC and plumbing systems.

EDUCATION AND PROFESSIONAL AFFILIATION

B.S. in Mechanical Engineering – University of Maine
Master's in Business Administration – University of Maine
Engineering Intern

WHY I DO WHAT I DO

"Helping clients to understand the buildings they inhabit is an ever-changing adventure. Each building is different, and the needs of the people we serve are different. No project is the same, and it is exciting to be able to apply a range of knowledge for each of the buildings we look at."

WHY CRITERIUM ENGINEERS

"I chose Criterium Engineers because they value continuing education. One important thing about being an engineer is always learning and adapting to new situations, and Criterium's team is full of knowledgeable, professional engineers that are always happy to share their experience. This allows Criterium's team to always push each other to be at their best, which leads to the best experience possible for our clients."

PROJECT HIGHLIGHTS

- 179D Energy Efficient Tax Deduction Projects – The Armistice, Westbrook Armory
- Reserve and Transition Studies
 - Residences at St. Regis
 - Hudson Harbor Lighthouse
 - Pulte Pre-Construction Level 4 Reserve Studies
- ASTM PCA's and ESA's of commercial buildings throughout New England and the east coast.

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