



• MASTER PLANNING • SUSTAINABILITY • COMMUNITY CENTERS • LIBRARIES • COMMUNITY PROCESS • FEASIBILITY STUDIES • SENIOR CENTERS •

Taft Library / Old Rectory Feasibility Study
Town of Mendon
April 1, 2020



RESIDENTIAL • MIXED-USE • SMARTGROWTH •

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April 1, 2020

Town of Mendon
Laura St. John-Dupuis, Executive Assistant to Select Board
20 Main Street
Mendon, MA 01756

Dear Ms. John-Dupuis

Thank you for the opportunity to submit our qualifications for the Taft Public Library/Old Rectory Feasibility Study. We are very familiar with the building and site having transformed the former St. Michaels into the current library facility in 2016, and evaluated options for the rectory in 2018. The rectory site offers terrific opportunities to expand the mission of the library by providing community and other spaces for Mendon in an easily accessible location. But along with these opportunities come the challenges of understanding the site, the existing building, the library, its programs, and the needs of Mendon - all issues we know quite well.

These are exactly the kinds of challenges Abacus has been meeting for well over two decades in a long series of built work and feasibility studies for municipal buildings in the region. We turned an old school into a senior center and housing in Concord, renovated and expanded the Beals Public Library in Winchendon, transformed the site and front entry to the Framingham Public Library, and built new community centers in Cambridge and Leominster. We have also been actively working on feasibility studies for community buildings in towns throughout Eastern Massachusetts. In Mansfield, we studied converting a police station into a senior center and compared the costs and benefits to demolition and new construction. We are currently working on community center studies for Ayer, Medfield, Millis, Hopkinton and Middleton, MA. In the past 6 years, we have also completed community center studies for Lincoln, Randolph, and Carlisle. Our experience designing new and expanded facilities that reflect community needs, and preparing authoritative reports with clear enumeration of costs and benefits, will serve Mendon well.

Successfully executing this work requires four essential skills: innovative visioning for the design of small scale community facilities; critical thinking about how existing buildings can be expanded to meet today's needs; effective management of the feasibility study process; and thoughtful engagement with appropriate people and regulatory authorities so that there is confidence in the direction that is set. These are precisely the skills that Abacus has developed as we have executed a long series of similar projects - both new construction and renovation/additions. Our expertise includes:

Experience Building Libraries and Community Centers

We have a clear understanding of what it takes to design and build libraries and other public buildings that are responsive to community needs. Because of our long history with feasibility studies, planning, design and building we know how to integrate budget and buildability into our thinking from the very

beginning. Our team includes a variety of consultants so that we can anticipate site and engineering constraints and opportunities, and include them in our cost estimates.

Creative Thinking about Building Expansions

For the conversion of St. Michaels to the Taft Library, Mendon commissioned a feasibility study that suggested that large additions would be necessary, and that reading rooms cut off from the light were unavoidable. Abacus was then hired for design, and showed that a better solution was possible - a minimal addition and reading rooms filled light and views. For decades we have demonstrated how towns can do a lot with a little by using innovative thinking to meet community needs for adaptive reuse, renovation, expansion and new construction projects. We know how to use light, space, effective planning and engaging forms to create joyful environments that bring people together, whether they are buildings, pavilions or landscaped spaces.

Experience with Feasibility Studies

Effective studies require a clear process that allows a broad range of options to be considered, and costs and benefits to be evaluated, so that a definitive direction for implementations can emerge as part of inclusive - but conclusive - engagement. Our experience with the Town of Mendon on the Taft Library, feasibility studies for other towns, and library and community building design will allow us to provide an authoritative study on which approvals, funding and implementation can be based.

Successful Community Engagement and Decision Making

Partner David Pollak has been Chair of the Brookline School Committee and served 8 years on their Building Commission; Partner David Eisen serves on the Mass School Building Authority Designer Selection Panel and the Back Bay Architectural Commission. Both understand the importance of engaging stakeholders and listening to community hopes and concerns. David Eisen and David Pollak will take the lead on this project - attending every meeting, working directly with the Town of Mendon and developing a finished study around which the Town can rally. The current pandemic conditions may require remote meetings and digital presentations, which we are prepared to participate in or lead.

This project offers extraordinary opportunities and we look forward to working with you to realize them; we can start immediately. Please do not hesitate to contact us if you have questions about us or our work.

Sincerely,



David Eisen, FAIA, Partner and Principal

Note: We have received / acknowledged addenda #1-3. We can start immediately for June 19 completion.

PROPOSAL TEAM AND STAFFING PLAN

Abacus is a partnership jointly owned by David Eisen, FAIA and David Pollak AIA. Our 8 person office has 4 licensed architects, including principals David Eisen and David Pollak. Under their leadership our staff uses its computer modeling, physical modeling, analytic and design skills to formulate, present and evaluate site and building options, resolve programmatic issues, and see them through bidding, construction and closeout.

For this project Abacus has assembled a team of experienced consultants who will advise on the costs and benefits associated with Taft Library and rectory options. All team members are licensed in their field of expertise and we have worked with them on numerous similar projects. The scope of their involvement can be defined as we move forward, but we believe their expertise will be useful as we explore alternatives and define costs.

We are big enough to provide the broad range of expertise work like this requires, and small enough that David Eisen and David Pollak will attend every meeting and manage every aspect of the project. David Pollak will be Principal-in-Charge and David Eisen will be Senior Project Manager. Both will bring their expertise to this feasibility study every step of the way, and the resources, creative thinking and analytic approaches we have developed on our Winchendon, Framingham, Ayer, Middleton, Mansfield, Carlisle, Concord, Lincoln, Randolph, Cambridge and Medford studies, planning, design and construction.

Julia Patten will be Assistant Project Manager, guiding the day to day progress of the work. This is the same role she has played on our Carlisle, Ayer and Winchendon projects. She will be assisted by Annie Steele, who recently completed our Mansfield Community Center Study; she is now completing a similar study for Middleton. She was also responsible for community facilities in Cambridge and assisted on a new building for 2Life Communities. Other staff will contribute as needed to insure that schedules are met and the quality of work remains high. David, David and Julia will manage the work of our consultants, as they have on a long series of other similar work.

PROPOSAL TEAM

Our team consists of experienced professionals in a variety of disciplines. In addition, it may be advantageous to involve other professionals in the feasibility study, including geo-technical engineers and hazardous materials consultants. We work with a broad range of consultants, and should their services be required we recommend requesting three proposals for each discipline and pursuing the most cost-effective as a reimbursable expense to us, or a contract outside of our scope.



Samiotes Consulting Inc. (WBE) - Civil Engineers

Samiotes has worked closely with Abacus on a variety of municipal projects. They provide a broad range of site services including survey and civil engineering. Their creative solutions to grading and drainage challenges in town center and green space environments, and their understanding of local, state and federal regulatory requirements associated with site work make them exactly the right choice for this feasibility study.



HighMark Land Design (WBE) - Landscape Architecture

We are currently working with Heather Heimarck and her staff on an affordable housing and community facility project in Lawrence and a Community Learning Center in Waltham. Heather Heimarck and HighMark Land Design excel at community scale development in traditional neighborhoods, weaving new development into its often historic context.



Richmond So Engineering (MBE) - Structural

Abacus has collaborated with Richmond So Engineering on many projects including the Beals Library and Taft Library renovations/expansions. RSE has been recognized regionally and nationally for the intelligent approach they bring to structural engineering and their evaluation of alternative structural options that provide the most cost effective solutions to design challenges. They have extensive experience with both renovation/addition/adaptive reuse work, and new construction, and will provide structural narratives for design and cost estimating purposes.

**NORIAN SIANI
ENGINEERING**

Norian/Siani Engineering - MEP/FP

N/S worked with Abacus on the Taft Library renovation and 25 other new, renovated, and expanded public buildings. Their commitment to sustainability and cost effective delivery of low maintenance comfort is unmatched in the region. Principal Sergio Siani is integrally involved in every endeavor backed up by an experienced engineering team. They can advise on system evaluation and options, renewable energy, LEED, Net Zero and other energy conscious "green" alternatives and provide system narratives.



North Bay - Cost Estimating

Abacus has a great working relationship with North Bay, and has worked with them for many years. They are responsive to project demands, easy to contact and communicate with, accurate in their estimating, and understand how to incorporate project complexities into their estimates. North Bay will provide excellent estimating and construction consulting services.



Universal Environmental Consultants - HazMat and Environmental remediation

UEC provides a range of HazMat and environmental services that may be required for this project. They will work with our team to anticipate potential conditions that need remediation, perform necessary testing, and specify remediation implementation. Their work could include interior, interstitial and exterior materials and systems. Their work would be a reimbursable expense of billed directly to the Town.



DAVID M. POLLAK, PRINCIPAL
AIA, NCARB, LEED-AP BD+C

PRACTICE

1989 - present Abacus Architects & Planners, Boston, MA: Founding Partner and Principal
1986 - 1989 Robert M. Wood Architects, Boston: Associate, Project Architect and Planner
1984 - 1986 Whitinsville Redevelopment Trust, Whitinsville, MA:
Director of Planning, Design and Construction

TEACHING

2000 - 2005 Rhode Island School of Design, Adjunct Professor of Architecture
1989 - 2003 Roger Williams University, Adjunct Professor of Architecture and Planning
1987 - present Harvard, MIT, RISD, others, Guest Review Critic
1984 Harvard GSD Career Discovery Program, Instructor in Architecture

EDUCATION

1984 Harvard Graduate School of Design: Master of Architecture with Commendation
1978 Dartmouth College: A.B. Magna cum Laude with High Honors in Drama

REGISTRATION AND AFFILIATIONS

1988 - present Registered Architect: Massachusetts (#7429), Maine (#1855)
2005 - present LEED Accredited Professional, BD+C
1989 - present NCARB Certificate Holder
1995 - present American Institute of Architects Member

CIVIC

2013 - 2019 Brookline School Committee: Chairman, Past Chair of Capital Improvements Subcommittee
2005 - 2013 Brookline Building Commission Member
2000 - 2010 Brookline Education Foundation Board, Finance and Collaborative Grants Comm. Chair
2008 - 2013 Brookline Music School Board of Directors, Board Clerk

CORPORATE

1988 - 2007 Starmount Company, Greensboro, NC, Board of Directors:
A real estate development and management company of office, retail and residential property
1994 - present Draper and Kramer, Inc., Chicago, IL, Board of Directors: Vice Chairman
A full service real estate finance, development and management company



**DAVID EISEN, PRINCIPAL
FAIA**

PRACTICE

- 1996 - present Abacus Architects + Planners, Boston, MA: Partner and Principal
- 1988 - 1996 Eisen Architects, Planning and Design, Cambridge, MA: Principal
- 1985 - 1991 Graham Gund Architects, Cambridge, MA: Project Designer
- 1983 - 1985 Krueger Associates, Inc., Boston, MA: Project Architect

TEACHING

- 1987 - present Harvard, MIT, Northeastern, RISD, Roger Williams, others, Guest Review Critic
- 1990 - 1998 Roger Williams University, Adjunct Professor of Architecture and Planning
- 1987 - 1998 Studio Instructor, Boston Architectural College

EDUCATION

- 1982 Harvard University Graduate School of Design: M. Arch. Degree with Commendation
- 1977 University of Illinois: B.A. Magna Cum Laude in Architecture and Planning

REGISTRATIONS AND AFFILIATIONS

- 1985 - present Registered Architect: Massachusetts (#5913)
- 1995 - present American Institute of Architects Member

PUBLIC SERVICE

- 2016 - present Massachusetts School Building Authority Designer Selection Panel
- 2013 - present Back Bay Architectural Commission
- 2005 - 2007 Boston Society of Architects – Vice President
- 1985 - present Pro-bono work, various non-profit organizations

WRITING

- 1996 *Fun with Architecture*, Viking Press/Metropolitan Museum of Art.
- 2006 - 2009 *Architecture Critic, Boston Phoenix*
- 1995 - 2005 *Architecture Critic, Boston Herald*

STAFFING PLAN & RESUMES

ABACUS [ARCHITECTS + PLANNERS]



JULIA PATTEN, PROJECT MANAGER
AIA Associate Member

PRACTICE

- 2014 - present Abacus Architects + Planners, Boston, MA: Project Manager
- 2012-2014 Handlin, Garrahan & Associates, Cambridge, MA: Architectural Associate
- 2011 Boston College Capital Projects Management, Boston, MA: Architectural Intern
- 2010 Harvard Business School, Boston, MA: Architectural Intern

EDUCATION

- 2012 Wentworth Institute of Technology, Boston, MA: Master of Architecture
- 2011 Wentworth Institute of Technology, Boston, MA: Bachelor of Architecture - Concentration in Form and Culture

TEACHING

- 2019 - Present Mentor to young Alumni, Oakwood Friends School, Poughkeepsie, NY
- 2011 - 2012 Wentworth Institute of Technology: Teaching Assistant & Review Critic

REGISTRATIONS AND AFFILIATIONS

- 2019 - Present Harvard University House Fellow, Pforzheimer House
- 2014 - Present American Institute of Architects Associate Member
- 2014 - Present Boston Society of Architects Member



ANNIE STEELE, PROJECT MANAGER
AIA Associate Member, LEED Green Associate

PRACTICE

- 2014 - present Abacus Architects + Planners, Boston, MA: Project Manager
- 2012-2013 Warner + Cunningham, Inc., Brookline, MA: Architectural Designer
- 2011 Walker Parking Consultants, Boston, MA: Architectural Intern
- 2008 City of Worcester, Architecture Dept. Worcester, MA: Architectural Intern

EDUCATION

- 2012 Wentworth Institute of Technology, Boston, MA: Master of Architecture
- 2011 Wentworth Institute of Technology, Boston, MA: Bachelor of Architecture - Concentration in Form and Culture, Cum Laude

TEACHING

- 2011-2012 Wentworth Institute of Technology: Teaching Assistant & Review Critic

REGISTRATIONS AND AFFILIATIONS

- 2012 - Present American Institute of Architects Associate Member
- 2012 - Present Boston Society of Architects Member
- 2010 - Present LEED Green Associate

FIRM QUALIFICATIONS AND HISTORY

Abacus was founded in 1989 and has been committed to the planning and design of community oriented buildings ever since. Abacus gained acclaim when we placed first in an international affordable housing design competition sponsored by Progressive Architecture Magazine in 1991. David Eisen FAIA joined the firm in 1994 after winning an affordable housing design competition sponsored by the Cambridge Housing Authority. The firm is a partnership jointly owned by David Eisen, FAIA and David Pollak AIA.

For two decades our primary focus was affordable housing, and we built a national reputation for the high quality and responsiveness of our work. Many facilities included community centers and youth centers, and our innovative approach to these programs has been recognized by the towns that have commissioned us to do library and community center feasibility studies, design and construction. Our recent work on Framingham, Winchendon and Mendon public libraries, the Old Library in Harvard, and community facilities for Ayer, Carlisle, Middleton and Medfield, and recently completed work for Mansfield, Lincoln and Randolph, grows out of those previous efforts.

Many of our buildings are new; others are additions, renovations, and adaptive reuses of existing buildings. Some projects, like those in Framingham and our current work in Winchendon, focus on pavilions and landscaped spaces. We work hard to preserve what is of value in the surrounding neighborhoods while allowing buildings, spaces, materials and technologies to evolve to meet contemporary needs. Our knowledge of relevant codes, experience with existing buildings, dedication to design and technical excellence, and superb professional qualifications will allow Abacus to deliver a Taft Library / Rectory Feasibility Study to meet the needs of Mendon.

We have built our reputation by using every space and architectural component to achieve the maximum benefit, and rely on ingenuity rather than lavish budgets, and broad based team efforts rather than pushing a narrow vision. We work hard to understand issues from the perspectives of our clients, of building users, and of funders and taxpayers. We work closely with our clients supporting fund raising and community outreach, as required for each unique project. We leverage limited funding to make a significant difference in the character and quality of civic life.

Our efforts have been rewarded with a series of repeat clients in the public and private sectors and a long list of prestigious awards. And most important of all - our efforts have helped to build strong communities and engage citizens through participation in the design and construction process. We have the capacity to do the work of this project in a thorough and timely fashion.

RECENT LIBRARY EXPANSIONS / COMMUNITY BUILDING PROJECTS

Over the past 10 years Abacus has completed, or is currently working on, a series of library and community center projects. They serve community needs that are similar to what is anticipated for the rectory site. Also see the graphic presentation of this work that follows, and the References section of this submission for contact information.

Relevant projects include:

- **Taft Library, Mendon (2016):** A bunker-like concrete block church was transformed into an open and airy new library that provides spaces for a variety of community activities. The site was regraded so that the below ground basement now opens out to green space behind, and a new front porch connects to North Street. The building was restructured to meet library loading requirements, defects in the original construction were remedied, and subsurface water table conditions addressed. Building systems were replaced to meet high energy performance standards; new exterior insulation and siding keep out the cold while new windows bring in the light. The resulting is a warm and welcoming building, brought to life with colors and warm materials. (\$1,500,000) *Project Designer David Eisen*
- **Beals Library, Winchendon (2019):** The new lower level entry walk, terrace and lobby meet contemporary needs while respecting the historic building and town center context. Inside, new stairs, elevator and reconfigured interior make the entire building accessible. (\$1,300,000) *Project Designers David Pollak, Julia Patten*
- **Beals Children's Library, Winchendon (2021):** A new children's library on the lower level is now in the planning stages, facilitated by generous new windows installed as part of Phase 1 of the project and the new entry, stairs, elevator and expansion/reorganization. (\$1,000,000) *Project Designers David Pollak, Julia Patten*
- **Community Park, Performance Pavilion and Learning Center (2021):** An undeveloped waterfront parcel of land will become a new park, outdoor performance pavilion and community learning center that will support a range of recreational, educational and artistic programs. (\$1,300,000) *Project Designers David Pollak, Julia Patten*
- **Framingham Public Library (2014):** Elevated nearly 6 feet above the street, the first floor of this brick fortress of a building built in 1976 was anything but welcoming. Abacus reconfigured the site, designed a new reading garden, and created a gently sloping walkway that reconnected the library to downtown. A strikingly cantilvered canopy along the front facade provides a more welcoming entry for the building while addressing practical concerns. (\$1,450,000) *Project Designer David Eisen*

- **Congregation Beth Shalom Synagogue and Library, Milton, MA (2016):** This new center for Milton's Jewish community includes a sanctuary seating 180, a welcoming lobby and lounge, classrooms, offices and a library - looking out over a landscaped site. Spaces are designed to be flexible and accommodate large and small activities. (\$3,225,000) *Project Designers David Pollak and David Eisen*
- **Ayer Community Center Feasibility Study (2020):** We are nearing completion of the feasibility study phase of the project. A community meeting and on-line survey helped to shape a program responsive to local needs, followed by test-fits of a number of possible sites. Further meetings focused on selecting the most advantageous location. We are currently finalizing conceptual building and site designs. (\$7,500,000) *Project Designers Julia Patten and David Eisen*
- **Carlisle Community Feasibility Study (2019):** Abacus investigated three possible locations on a large town owned parcel and worked with the building committee and Carlisle Community to tie down the program. We developed detailed building and site plans, three dimensional interior and exterior renderings and preliminary cost estimates. Abacus is working with the Town on funding and approvals. (\$9,500,000) *Project Designers David Pollak and David Eisen*
- **Middleton Municipal Center/Community Center Feasibility Study (2020):** Abacus is the associated design firm and community center specialist working with HKT Architects on the planning and design of a municipal center for the town. We have completed programming, exploration of siting options on a former golf course, building planning, three dimensional development and cost estimating, and are preparing final design drawings for approval and funding. (\$10,000,000) *Project Designers Annie Steele and David Eisen*
- **Medfield Community Feasibility Study (2021):** We are resolving programming and investigating two possible sites for a new community recreation center. Abacus is organizing a series of community meetings to insure that the site selection, program and building design are responsive to Medfield's needs. (\$17,500,000) *Project Designers David Pollak and Austin Ludwig*
- **Mansfield Community Center Feasibility Study (2019):** This feasibility study was completed in June, 2019; the Town is actively looking into funding and approvals. We investigated the reuse of an existing police station building for a senior center, and compared it with the demolition and construction of a new center. Schematic plans were prepared and priced with new construction proving to be less expensive. (\$7,200,000) *Project Designers David Eisen and Annie Steele*

- **Lincoln Community Center Feasibility Study (2015):** Abacus worked closely with the Town and Council on Aging studying five possible sites for a new multi-generational community center and defining a program to accommodate a range of senior and community activities. Abacus organized five town-wide meetings and workshops to review options, get input and build support for funding and construction. We developed complete schematic design drawings for pricing, fundraising and approvals. (\$8,000,000) *Project Designers David Pollak and David Eisen*
- **Randolph Community Center Feasibility Study (2014):** Working with the Town Planner we began with an inventory of public spaces, possible sites, and meetings with community stake holders. The pros and cons of center-of-town and edge-of-town sites were evaluated. Based on public input two possible sites were selected, an optimal program was developed and schematic design completed. One option combined the new center with the existing library so that resources could be shared and spaces serve more programs. (\$10,500,000) *Project Designer David Eisen*
- **Lincoln Way Community Center, Cambridge Housing Authority (2010):** A small community center infills an undeveloped corner in the center of the development providing a welcoming place for activities. Flexible spaces accommodate parties, classes, physical activities and meetings. (\$1,100,000) *Project Designers David Eisen and David Pollak*
- **Allencrest Community Center, Leominster Housing Authority (2010):** This new multi-generational community center provides space for a range of activities including solo work, small group collaboration and large meetings. Spaces are designed to be easily adaptable and serve a variety of functions. (\$800,000) *Project Design David Eisen and Derek Little*
- **Senior Center and Senior Housing, Concord, Housing Authority (2010 - 2017):** This multi-phase senior center and senior housing development transformed a tired old school into a focus for activities for older citizens in the neighborhood. The site was terraced down to bring light into what was once a basement, bringing under-utilized space to life and connecting interiors to the landscape outside. (Phase 1 - \$5,875,000; Phase 2 - \$650,000) *Project Designers David Pollak, David Eisen, Annie Steele*
- **Old Library, Harvard, MA (2019):** A new garden, entry ramp, rebuilt entry and other renovations reconnect this historic building to the Common across the street, restore the historic architecture and introduce compatible contemporary elements to meet 21st century needs. The improvements allow the building to accommodate a variety of community needs. (\$550,000) *Project Designers David Pollak and Austin Ludwig*

TAFT MEMORIAL LIBRARY

Town of Mendon, MA

A 1950's concrete block church has become a light filled library right near the center of Mendon. New windows and entries at the front, side and rear connect the interior to the surrounding town and open up to the green space that cascades down the hillside behind - done on a very limited budget.

An open interior features a semi-circular circulation desk that then sweeps down the stairs to the lower level. Flexible spaces accommodate a variety of public activities and library programs for seniors, children, teens and adults. A new elevator and stairs provide complete accessibility to everyone - making the library a central focus for the Mendon community. Challenging site and building issues were addressed in creative and cost effective ways.



Main Level



Lower Level



EXPANSIONS/COMMUNITY PROJECTS

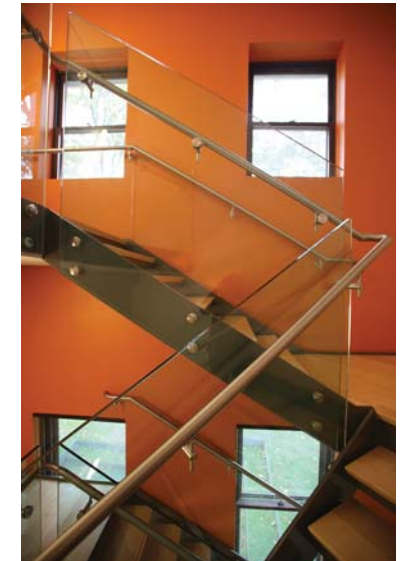
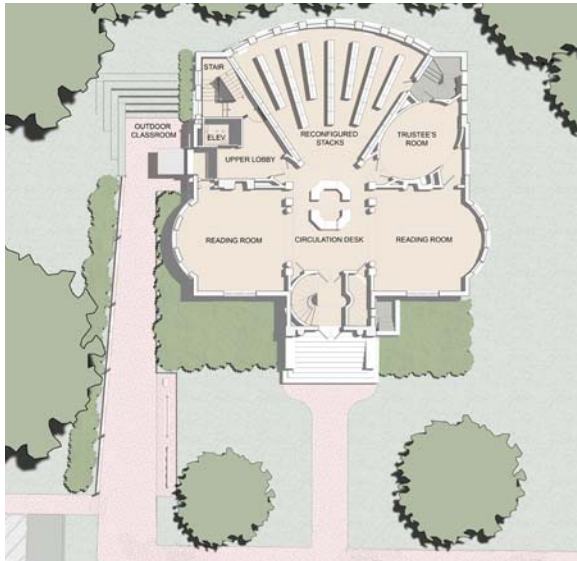
ABACUS [ARCHITECTS + PLANNERS]

BEALS MEMORIAL LIBRARY Winchendon, MA

The historic Beals Memorial Library underwent several interior and exterior improvements during this project. The site was reshaped with a new, broad sidewalk level entrance walkway, double height glazed entrance and lower level main lobby. A new elevator serves all levels. New stairs and renovation of the lower level connect the library's levels together and allow for a new children's library opening out to grade.

Abacus carefully structured the work to balance the MAAB and Mass Historic requirements while improving functionality and appearance.

New entries, walkways, site work and parking tie the library to adjoining public buildings and spaces and reinforce the civic character and campus-like quality of the town center.





FRAMINGHAM PUBLIC LIBRARY

Framingham, MA

A soaring steel arcade and reconfigured site provide a new face to the library and connect it to the surrounding community. The sloping landscape provides an accessible entry to a first floor 5 feet above the street, protected by the colorful canopy.

New landscaping and a reading garden integrate the building into its site and provide flexible open space for the town. The dramatic entry welcomes patrons into the library, transforming what was once a forbidding series of heavy brick walls. It is light and open with a sense of transparency.

Boston Society of Architects 2016 Accessible Design Award



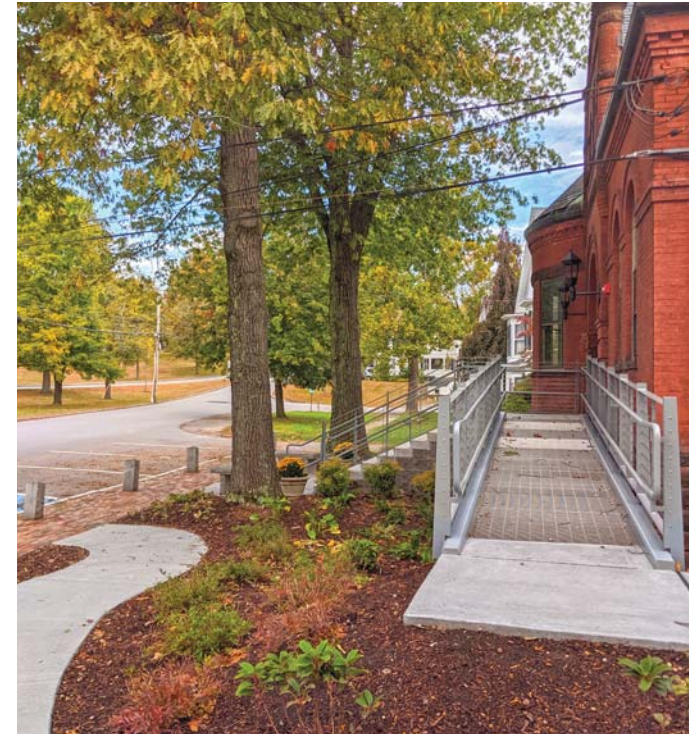
EXPANSIONS/COMMUNITY PROJECTS

ABACUS [ARCHITECTS + PLANNERS]

HARVARD OLD LIBRARY ACCESSIBILITY UPGRADES Harvard, MA

This project seeks to repair and restore the historic main entrance to the Old Library and simultaneously make it fully accessible to all users. Working closely with the Old Library Accessibility Committee Abacus carried out a careful study of both site and building, developed design alternatives, and subsequently prepared a cost effective schematic design and cost estimate.

The design combines three simple approaches: restoration of the entrance stairway and recessed entrance porch, a gently rising landscape path, and a light steel "bridge" that completes the accessible path without taking away from the view of the historic facade.





PETER BULKELEY TERRACE, SENIOR CENTER & HOUSING
Concord Housing Authority

This historic 1909 elementary school in the heart of Concord Center has been renovated as a fully accessible senior center and 28 apartments.

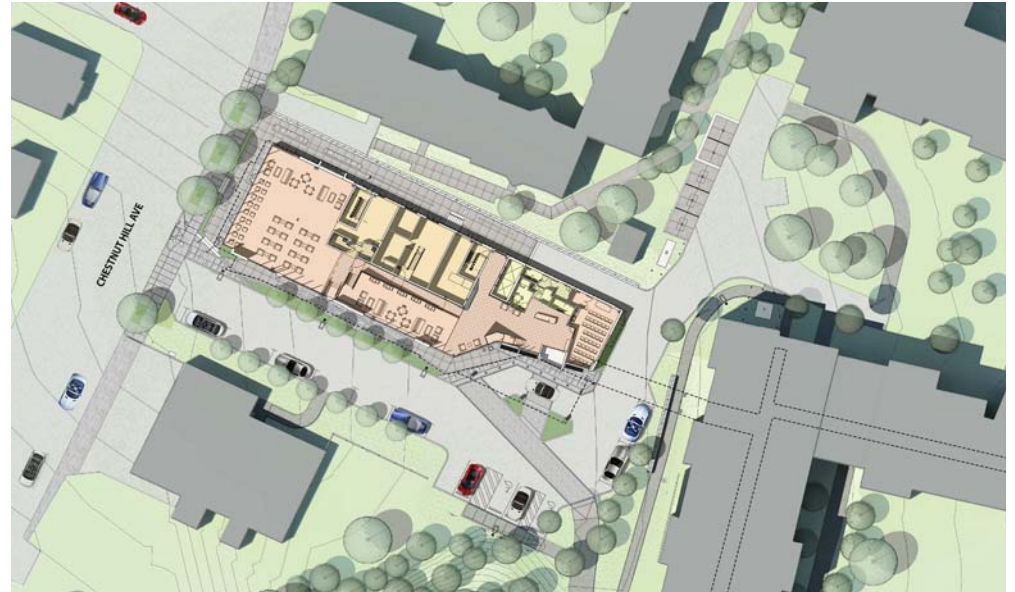
Careful site design and grading has converted what were once basement locker rooms into a new two-story light-filled living room and outdoor gathering space, bringing the building to life. Lower level ramped access is woven into the landscaping and terraces. The \$5,800,000 facility provides a range of spaces that accommodate social and educational activities for the community. Original brick, stone and cast stone was restored or replaced, historic features preserved, and the envelope thermal performance upgraded.

BSA 2016 Accessible Design Award
Prism Award 2015, National Association of Home Builders
AIA New England Honor Award 2013



EXPANSIONS/COMMUNITY PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



WEINBERG HOUSE SENIOR FACILITIES & HOUSING Brighton, MA

This 55,000 square foot mixed use complex for seniors in Brighton opened April, 2019. The facility is designed for older residents from diverse backgrounds, and will provide a series of interior and exterior function spaces that connect to the main JCHE campus next door, and to nearby shopping and civic areas.

Generous lounges and meeting spaces offer the flexibility for a changing array of programs responsive to resident needs. Complex site circulation and infrastructure challenges have been resolved in close cooperation with the City and neighborhood.





ALLENCREST COMMUNITY CENTER
Leominster Housing Authority

This new community center provides flexible spaces that support a series of different public uses. A loft, meeting room with a sliding partition and individual work areas surround an open gathering space.

The design combines passive solar heating and natural ventilation with a high efficiency HVAC system, expertly worked into the building's spatial structure to reduce energy usage while maintaining a high level of user comfort.

BSA, 2013 Educational Facility Award

BSA 2014, Small Firms Design Award

AIA/HUD Secretary's 2013 Housing and Community Informed Design Award

AIA New England 2012 Honor Award

Boston Society of Architects 2012 Honor Award





FRANKLIN SCHOOL CONDOMINIUMS
Medford, MA

Abacus brought a 100 year old masonry school back to life with a sensitive renovation and exuberant additions that meet contemporary needs.

Twenty new condominiums and community spaces help revitalize the surrounding neighborhood. Dramatic double height lofts look out over the skyline; interior spaces are flooded with natural light. Masonry and historic features were carefully restored, including the entry portico and monumental steps facing a busy street. New high performance systems meet rigorous sustainability requirements.

*Boston Society of Architects 2010 Housing Award
Builder Association of Greater Boston 2007 Prism Award
for Best Condominium Planning*

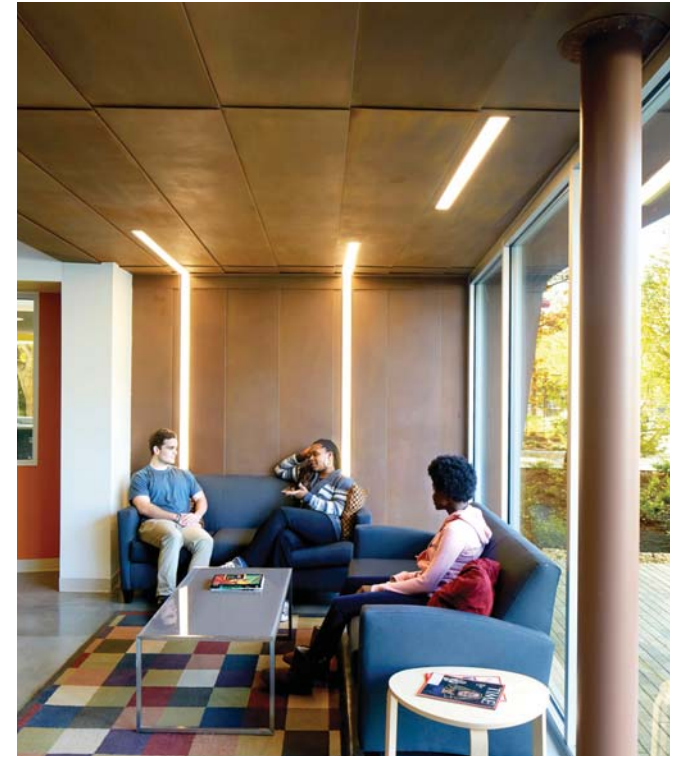


EDWARDS HARBORVIEW CONDOMINIUMS

Beverly, MA

With a floor added on top and a new courtyard carved out of the building volume, a sprawling school has been transformed into 28 light-filled mixed income condominiums. The masonry shell was restored while new interior construction creates a sense of openness within units and the glass-enclosed lobby.





JEFFERSON PARK HOUSING AND COMMUNITY FACILITIES Cambridge Housing Authority

A failed public housing development has been replaced with new housing and community spaces. The \$50,000,000 project is focused on a new street and five courtyards that reconnect back to the surrounding neighborhood. Four story elevator buildings line busy Rindge Ave, with facilities for afterschool programs, adult education, community meetings and functions on the ground floor.

Dynamic forms and sheltered spaces create a vibrant sense of community with landscaped public spaces welcoming the public.

*2019 American Institute of Architects Housing Award
2019 Boston Society of Architects Small Firm Design Award
2019 Boston Society of Architects / AIA NY Housing Award*



LINCOLN WAY COMMUNITY CENTER
Cambridge Housing Authority

This community center is an addition that bridges between two existing buildings. It weaves masonry, brick, wood and metal together to form an inviting public place for meetings, classes, and celebrations. The building is tied into its tight urban context through the use of brick while providing a contemporary sense of openness. The additions utilizes the back walls of two adjacent building to reduce construction costs and energy loss.

The flexible interior is used by seniors as well as by teens and families for a variety of community uses that change over the course of a day and through the week. The building was part of a larger project that renovated 7 other community centers.

*Boston Society of Architects and Massachusetts A.A.B. 2004
Award for Design Excellence*





BETH SHALOM OF THE BLUE HILLS TEMPLE CENTER
Milton, MA

A new 12,000 SF Synagogue includes a sanctuary space seating 180, offices, a library, and a series of flexible meeting and class rooms lining a central street-like spine. Skylights, clerestory windows and curtain walls look out onto the landscape and open up to the sky.

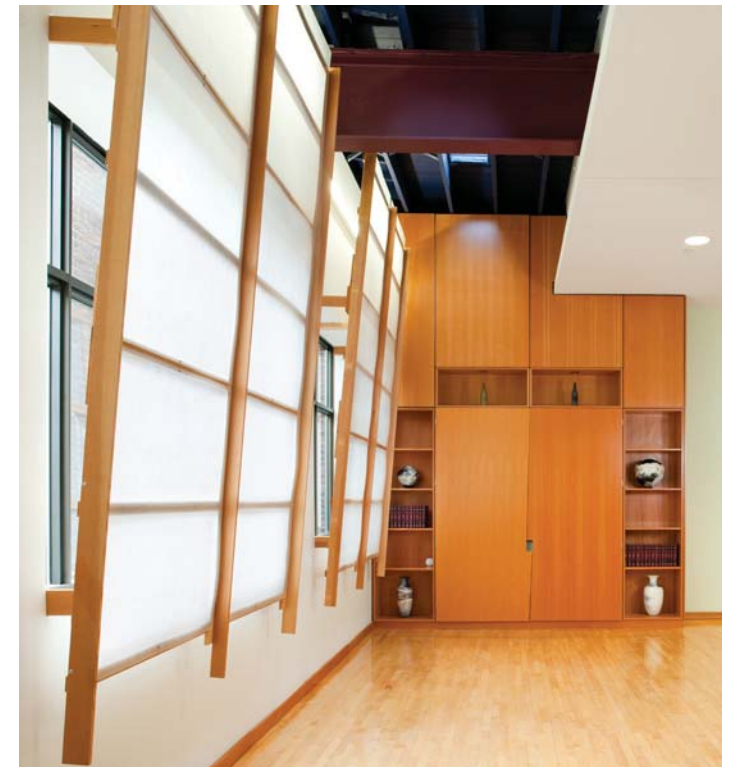
Movable walls allow the sanctuary and other spaces to be divided into smaller rooms, or opened up for larger gatherings. Oversized doors lead out onto terraces and into gardens that function like outdoor rooms. It was completed in 2016 at a cost of \$3,200,000.



KABBALAH CENTER
Brookline, MA

Translucent panels and Douglas fir built-ins define a series of light-filled educational and worship spaces and a 100-seat assembly room in a storefront space in Coolidge Corner. Hovering panels, layered materials, and filtered natural light create a rich environment on a limited budget.

A library, bookstore, offices and meeting spaces provide flexibility for changing uses while meeting specific programmatic needs. Lifts offer full accessibility to multiple levels.



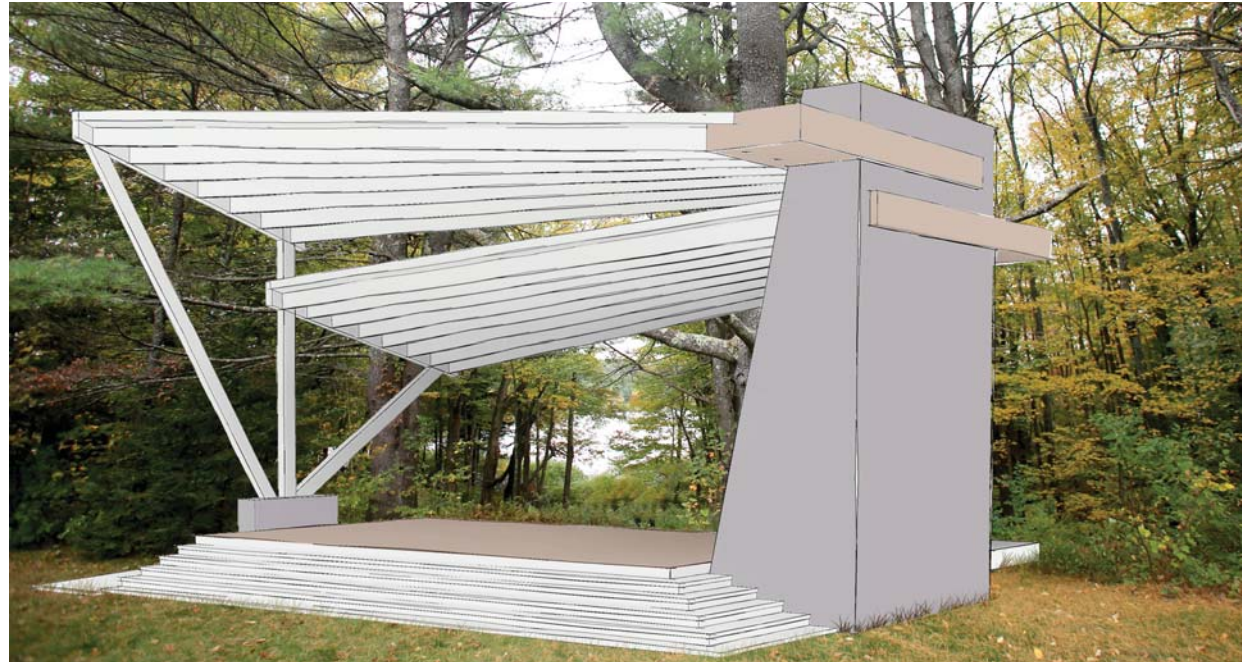
EXPANSIONS/COMMUNITY PROJECTS

ABACUS [ARCHITECTS + PLANNERS]

WINCHENDON COMMUNITY PARK AMPHITHEATER & MASTER PLAN STUDY Winchendon, MA

The Town of Winchendon recently acquired a large parcel of land dedicated to be a community park. In an effort to continue to develop the park and draw visitors, the town has received a grant to perform site improvements, build an outdoor amphitheater, picnic pavilion, and expanded parking.

The study will conclude with schematic design drawings for the amphitheater and site improvements as well as a master plan to explore a future Life-Long Learning Center located in either one of the existing buildings, or a new free-standing building.



**MULTI-GENERATIONAL / COMMUNITY CENTER
FEASIBILITY STUDY**

Carlisle, MA

The Town of Carlisle acquired the 6 acre 338 Bedford Road property and engaged Abacus to conduct a public process and develop a master plan for how to best utilize the site for town purposes.

Abacus orchestrated an open community design process with the Council on Aging and Parks and Recreation to get input, explore site development options, and build consensus around the best use and layout for the site and building program. A final direction was set and coordinated with Town Boards and Departments.

Abacus recently completed Phase 2 with the Town's Advisory Group - developing a more detailed Multi-Generational Community/Recreation program that serves the needs of many of the towns constituencies in a cost effective manner, and laying out the building and site to engage the town and its needs.

Challenging storm water management, parking and site circulation are being analyzed and options developed.



EXPANSIONS/COMMUNITY PROJECTS

ABACUS [ARCHITECTS + PLANNERS]

STUDY FOR A NEW COMMUNITY / RECREATION CENTER Town of Lincoln, MA

Working with the Town Administrator and the Heads of both the Council on Aging and Parks & Recreation, Abacus studied various sites throughout Lincoln as part of a feasibility study for a new inter-generational community center. Five sites were presented to the community, with residents playing a critical role in determining a final site. Existing conditions were surveyed and costs and benefits of each site were evaluated by Abacus.

Abacus prepared programming documents, site design studies and schematic building designs including plans and perspective renderings.



Site option 1



Site option 2



Site option 3

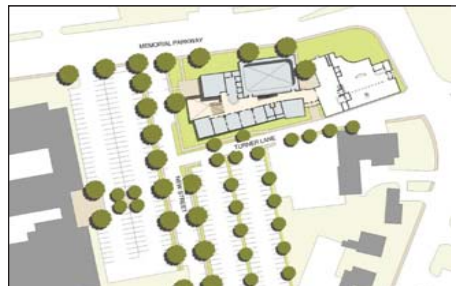
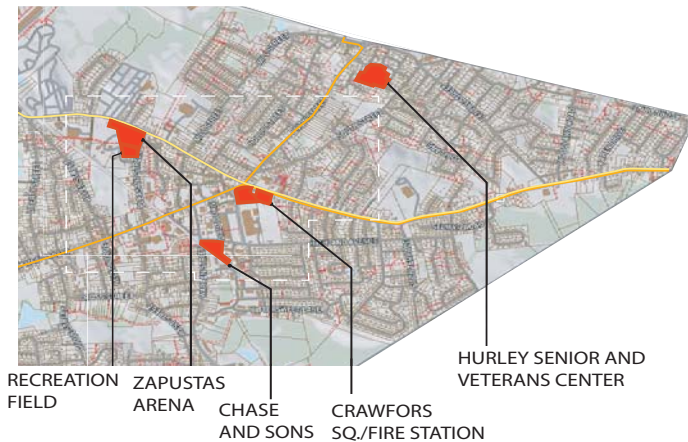


SENIOR / RECREATION CENTER PLANNING STUDY

Town of Randolph, MA

Throughout early 2013 Abacus worked closely with the Town Planner, Town Manager, and the heads of the Recreation Department, Counsel on Aging and Library developing a program and studying sites across the Town of Randolph for a new recreation center. A series of public meetings and workshops were conducted with various stakeholder groups.

Five sites were selected for further study, and schematic designs were developed for two sites including site plans, parking and circulation, building plans, building massing and interior and exterior views. The site adjacent to the Town's recreation fields was approved. The program includes a gymnasium and multipurpose activity rooms.



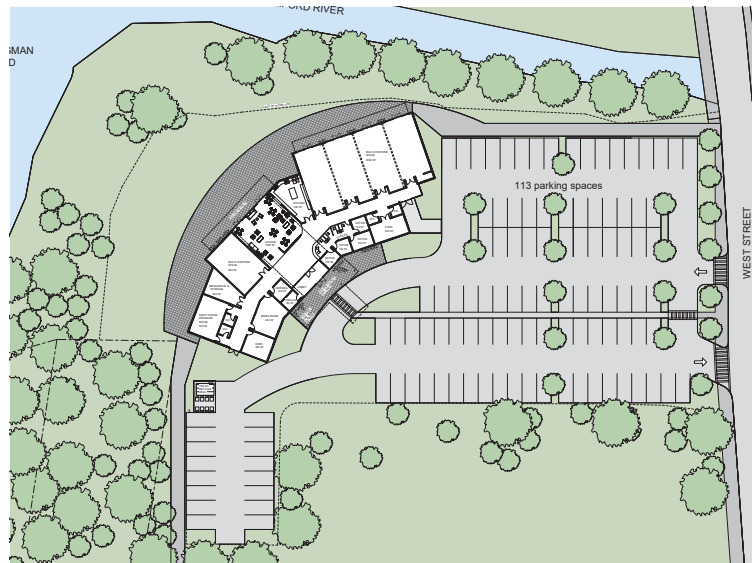
MANSFIELD COA FEASIBILITY STUDY

Town of Mansfield, MA

Abacus prepared a community center feasibility study comparing the cost of the adaptive re-use of an existing police station with demolition and new construction. We worked closely with the Town, Council on Aging and Recreation Department preparing a building program.

The associated costs for adaptive re-use include complete replacement of the MEPFP systems, structural elements, and various exterior masonry repairs as well as selective demolition of interior partition walls and ceilings. New construction schemes explored how the site could be better utilized with existing construction gone.

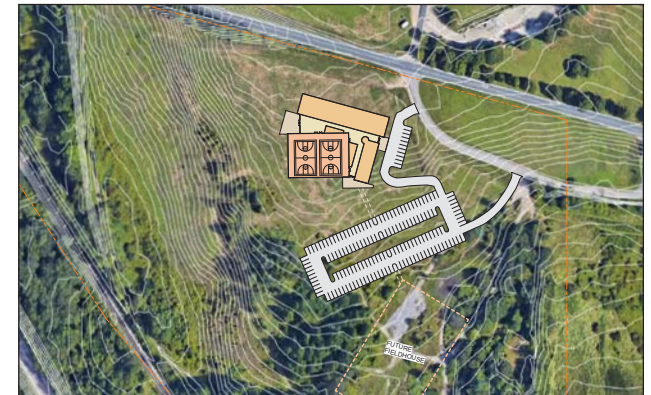
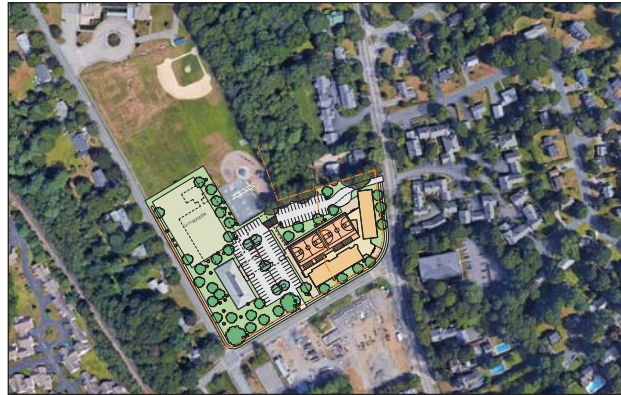
Due to the complexity and deterioration of the existing building, demolition and construction of a new building proved more cost effective. Abacus provided plans and renderings of the proposed facility for future public outreach of the project.



COMMUNITY CENTER FEASIBILITY STUDY
Town of Medfield, MA

Abacus is in the early stages of our work with Medfield. We have intensively evaluated two potential sites and have developed a series of conceptual design options for each to evaluate their capacity for meeting recreation and community needs. We are organizing a first public meetings to get feedback on the sites and input on the building program. Both qualitative and quantitative issues, costs and benefits will be evaluated and will shape the final recommendations.

The new facility will provide a broad range of recreational and educational facilities for teens, younger children, adults and seniors, creating a multi-generation center of the entire town and region.



Site and Plan options

SENIOR CENTER FEASIBILITY STUDY

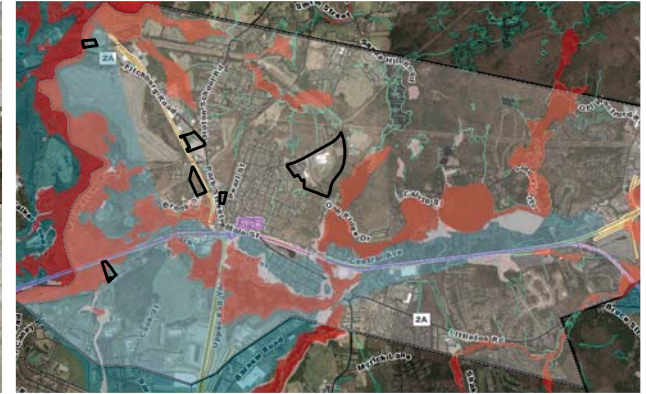
Town of Ayer, MA

Abacus has nearly completed our work with the Town of Ayer. We worked with the Council on Aging to develop a program for a new Center for Active Living.

Abacus led a public engagement meeting where community members participated in the programming process to ensure the needs of the community are met now and in the future and followed up with an online survey.

We are evaluating 3 alternative sites for their ability to support this program. Site evaluation criteria include proximity to town services, proximity to natural areas, ease of acquiring the property, and development costs.

The process is meant to build excitement about a new center for active living in a more prominent and convenient part of town.



PROJECT UNDERSTANDING NARRATIVE

The RFQ lays out a clear set of options that the Town is considering for the building and site, and a series of programmatic needs. We would anticipate digging deeper into these issues to insure that all needs are addressed, limitations anticipated, and opportunities explored. Below we have outlined some preliminary thoughts on the steps that are needed to execute a successful feasibility study.

A. PROGRAMMING

Programming Meetings: As appropriate, we would meet with library and community stakeholders to clarify existing building and site deficiencies, needs, expectations, space requirements, scheduling requirements, staffing levels and anticipated programs for a complete analysis of current and future spaces needs. This will help build a broad base of support for expanded facilities. Given the current challenges associated with meetings, this could be done online.

We will consider:

- Possible program components in relation to established Mendon needs and available space resources
- Are there “crossover spaces” that can be used by a variety of community groups that might contribute to the project’s financial base and support?
- Consider options for flexibility that can help the facility adapt to changing programs over the course of a day, a week or a year in quick and easy ways
- Use of exterior spaces that may be available - and whether a building, pavilion or landscape might be the best option and how to make that determination.
- Site access, circulation and parking as it relates to the building program
- Storage needs for various building and site programs
- “Starbucks” or other “third place” work and community spaces
- Café, kitchen and food related programs
- Library and Town needs for offices, activity, recreation and meeting rooms
- Food pantry, voting, and other possible Town uses

Develop Building and Site Program: Based on the information gathered Abacus will detail programmatic requirements that will help shape the core program and additional programming options depending on space and funding available. We can set up meetings with Town officials, Boards and Commissions as advisable and – as appropriate – organize public meetings to get input on program and expectations. Digital options or an abbreviated programming effort can be discussed in light of current pandemic conditions.

Based on results of this outreach and review of documentation we will develop a series of programming options for review and refinement. We can also develop program alternatives for consideration as part of a public engagement and decision making process. Program(s) and Abacus deliverables would include:

- The extent to which new construction should be an extension of the existing library or can operate independently
- Landscape, site and building access, and parking needs
- Square footages of activity and service areas
- Adjacencies in relation to interior and exterior spaces
- Furnishing and equipment requirements and possible layouts
- Space characteristics and planning and layouts (natural light, high ceilings, equipment, furnishings, room types, space requirements etc.)
- Opportunities for flexibility that will allow spaces to be used in multiple ways over the course of time
- Pavilion and landscape options programming
- A series of programming sketches that lay out options for spaces, furnishing, adjacencies and other critical features.

B. SITE AND BUILDING EVALUATION

Although it is advantageous to understand the building program first, we recommend that the site assessment start at the very beginning of the project, with A. Programming and B. Site and Building Evaluation being pursued in parallel. Abacus and their consultants will analyze the existing building and site including factors like:

- Existing construction in relation to the established program
- Review changes to site required to accommodate current and projected needs and evaluate feasibility
- Do “test fit” examination of how building program could be accommodated with conceptual design drawings
- Evaluate costs and benefits of demolition and new construction
- Existing topography and potential regrading
- Environmental Site Assessment and hazardous materials
- Wetland and associated buffers
- Storm water drainage issues
- Available utilities and locations
- Vehicular, pedestrian and van access
- Geo-technical conditions

Review Meeting - Site Alternatives: As appropriate, present site options for discussion at a meeting targeted to stakeholders to get various points of view and to allow prioritization of critical site features. Note that Abacus’ previous involvement with the building and site gives us a deep understanding and data base for related issues.

C. PRELIMINARY DESIGN

Site/Program Fit: Based on input on building program and site options we will develop more detailed designs for a variety of building and site designs. A critical issue is the extent to which a new building will be an extension of the library accessed through the Archive Room, the Offices, the Children’s area and perhaps the lower level Storage area and stacks, or should operate as an independent facility - or perhaps both.

As part of this effort we will:

- Develop initial building and site planning diagrams that define adjacencies, square footages and possible circulation patterns
- Evaluate one story and two story alternatives - assuming use of the library elevator accessed through the Archives Room, Childrens area and/or lower level storage area
- Provide for efficient operations and administrative layout
- Analyze spatial organization in relation to site layout, conditions and topography.

- Advise if site surveys or hazardous material testing are needed in order to evaluate feasibility and cost - now or in the future.
- Engage our consultants to evaluate concerns related to traffic, infrastructure, zoning, wetlands, landscape, structure, HVAC, electrical, and other site and building issues.
- Sustainable design approaches including photovoltaic panels, net-zero envelope and energy production, wind and geothermal power, reuse of stormwater, rain gardens and others.

Creating 3D Computer Model: We do all of our work in Revit, a Building Information Modeling (BIM) program. We will build a 3D model of building and site options as the basis for the plans, elevations and perspectives. This allows unlimited views of interior and exterior spaces as the designs evolve in response to Town input. Final recommendations will include detailed 3D views that show interior spaces and furnishings and how the building fits into the community.

Regulatory Requirements: We will evaluate accessibility, sustainability, code requirements, fire department access, utilities, DPW and the Conservation Commission regulations that may have an impact on the development of the design. We will also evaluate zoning requirements and the Town approval process to insure that all regulatory concerns can be addressed and to understand the impact compliance will have on the planning and design.

D. Design Development

Architectural Design: Based on review with the Town and our team we will refine the most advantageous design direction(s) and prepare a graphics package for review and presentation that includes:

- Colored Site plan showing access, parking, landscape and site features
- Colored Building plans fitted to the site with complete interior layout
- Color Renderings of exterior and interior
- Recommendations for building materials

Building Systems: With our team we will develop conceptual building structural and mechanical system options and evaluate the impact they have on design and cost - to the extent that project budget and schedule permits.

E. COST ESTIMATE

Costing Documents: Prepare outline specifications and drawings as necessary for pricing of the building and site review with the clients and revise as required.

Cost Estimating: Cost estimates will be developed so that alternative site and building programs can be compared and decisions made. Soft costs and life cycle costs considerations will be included.

E. - FINAL REPORT

Implementation Plan: Abacus and consultants will prepare an implementation plan that identifies permitting, design and construction schedules and a sequencing plan based on starting within the next 24 months. Required approvals from regulatory authorities including funding by the Town and other sources will be identified along with grants and incentives that may be available.

Finalize Report and Recommendations: Prepare site plans, code analysis, utility analysis, building plans, elevations, sections and perspective renderings of interior and exterior, outline specifications, cost estimates, evaluation matrices, schedule, and proposed total project budget. Review with the Town and others as appropriate. Revise, finalize, and submit deliverables per the RFQ. Include Executive Summary and Conclusions with clear direction for moving forward.

A feasibility study is not an end in itself; it is a tool to be used to build support for a much needed community facility. Most towns have a broad range of needs and taxpayers may feel burdened by demands put on their pocketbook. From the very beginning we look at how a particular project fits into the long range needs of a community, who the important decision makers are, and how decisions are made. Principal David Pollak's decades of experience in Brookline town politics will be helpful background for our collaboration with Mendon. Starting out with a vision of the final product - and figuring out who needs to be involved in the process and when - is critical for ultimate success.

Present our findings: Working with the Town Abacus will attend meetings with appropriate Town committees, boards, and interested parties. We will assist the town with preparation of materials, including the presentation of the final report. We will discuss our report and findings with the public as needed to support the allocation of funding from taxpayers and others.

PUBLIC ENGAGEMENT

Please note - the following was written before the realities of the current pandemic became clear. Our commitment to public engagement hasn't wavered, but it may need to take a

different form. We will work with the Town and the Library to determine what that form might be: Zoom presentations etc.

To insure that we get the appropriate input we propose a public engagement process early in the feasibility study and continuing through to the end. This could include the general public and Town Boards and Library regulars. We will work with the Town throughout the process on public relations. This may include press releases, social media, web site information, public presentations and meetings with various representatives, committees, boards and commissions. David Eisen and David Pollak are both skilled writers and presenters, able to listen carefully, explain options and build consensus around optimal proposals. We have developed a series of techniques to foster effective civic dialog:

- Listening sessions where citizens talk about their hopes, dreams and objectives for a new facility that can bring people together. Community members may want to make the case for meeting rooms or exercise facilities that are open to the whole town and that can help build a consensus around funding.
- Design charrettes with topographic models – Abacus creates 3 dimensional topographic models of the site along with a variety of foam building blocks that allow people to play out their own visions of where a new building could go and how it might be organized, or alternatives like outdoor rooms and pavilions.
- Voting - where our team lays out a variety of options with costs and benefits, pros and cons, and allows stakeholders to rate what they see as the best and the worst opportunities.
- A survey that asks for input on the program and site so that we understand community interests and objectives. This can begin with alternatives to choose from, or can be more open ended and ask for a wish-list.
- Cost/benefit matrices are a useful way to make complex information available for evaluation and decision-making and can include both objective and subjective information. An example from another project is on the opposite page.

SAMPLE DECISION MAKING MATRIX

Jefferson Park Master Plan Design Evaluation Matrix



	EXISTING	FIX-AS-IS	RENOVATION 1	RENOVATION 2	NEW CONSTRUCTION 1	NEW CONSTRUCTION 2
Positive						
Mixed Bag						
Negative						
	Flat Apartments, Shared Entry Stairs, Masonry Buildings. 3 1/2 stories	Existing Buildings with new cladding, roofs, windows, kitchens, baths, systems. 3 1/2 stories	Selective Demo and new construction, Site Reorganization, Conv. to Townhouse over Flats. 3 1/2 stories	Limited Demo, Flat Apartments, Re-organization of Interiors, New Entries. 3 1/2 stories	New Street and 4 new buildings, Townhouses over Townhouses and flats. 3 and 4 stories	New Streets and 8 New Buildings, Townhouses over Flats. 3 stories

Site Organization						
Spatial Clarity	Wayfinding difficult; no clear urban structure		Wayfinding difficult; no clear urban structure		Partial demo clarifies urban structure	
Connection with Surrounding Community	Isolated from surrounding community		Isolated from surrounding community		New car and pedestrian axes connect to Ridge Ave.	
Definition of Open Space	No clear definition of public and private space		No clear definition of public and private space		Public street clearly defined	
Security and Visibility	Dead end courtyards interfere with visibility		Dead end courtyards interfere with visibility. New lighting and cameras help.		Partial demolition opens up views across site and through courts.	
Definition of Front and Back	Configuration of buildings, units and location of entries prevents definition of front and back.		Configuration of buildings, units and location of entries prevents definition of front and back.		Reorganization of buildings and new street helps define front and back.	
Additional Parking Spaces	Parking in lots on periphery of development.	N/A	Parking in lots on periphery of development.	0 New spaces	Existing parking plus new curb-side parking	21 New spaces
Accessibility	No HC Units	0	Long ramps to existing first level, 3 locations	6 HC Units, 5.6% of total	Cluster of 4 units sharing 2 long ramps	4 HC Units, 5.2% of total
Community Spaces	4 programs in 2 basements	5000 sf	4 programs in 2 basements	5000 sf	4 programs in 2 basements	5000 sf
Trash	Dumpsters	3	Dumpsters	3	Dumpsters	3

Building Organization						
Total Square Footage	95,904 sf		95,904 sf		93,581 sf	
Rentable Square Footage / Efficiency	77,283 sf (81%)		77,283 sf (81%)		80,670 sf (83%)	
Total Apartments	108		108		77	
Total Apartments per acre	42.6		42.6		30.4	
Total Bedrooms	216		216		158	
Total Bedrooms per acre	85.2		85.2		66.3	
Total Adults / Total minors (approx.)	172 adults / 76 minors		172 adults / 76 minors		125 adults / 56 minors	
Unit Type Distribution	24 - 1 BR Flats 63 - 2 BR Flats 18 - 3 BR Flats 3 - 4 BR Flats	Avg. 560 sf Avg. 723 sf Avg. 844 sf Avg. 1052 sf	24 - 1 BR Flats 57 - 2 BR Flats 18 - 3 BR Flats 3 - 4 BR Flats	Avg. 560 sf Avg. 723 sf Avg. 844 sf Avg. 1052 sf	19 - 1 BR Flats 12 - 2 BR Flats 31 - 2 BR townhouse 1 - 3BR Flat 6 - 3BR townhouse 8 - 4BR townhouse	Avg. 629 sf Avg. 1078 sf Avg. 1078 sf Avg. 1267 sf Avg. 1267 sf Avg. 1475 sf
Apartment Entries	3 to 12 Units per stair 100% shared stairs		3 to 12 Units per stair 100% shared stairs		Private front entries, shared rear stairs 29% shared stairs 71% private entries	Some private front entries, shared rear 87% shared stairs 33% private entries
Front Entries						
- Private Entry at Grade	0		0		32 Apartments	
- Private Stair	0		0		45 Apartments	
- Shared Stairs (2 to 3 Apartments)	0		0		0	
- Shared Stairs (4 to 6 Apartments)	24 Apartments		24 Apartments		0	
- Shared Stairs (7 to 9 Apartments)	36 Apartments		36 Apartments		0	
- Shared Stairs (10 to 12 Apartments)	48 Apartments		48 Apartments		0	
Rear Entries						
- Private Entry at Grade	0		0		32 Apartments	
- Private Stair	0		0		0	
- Shared Stairs (2 to 3 Apartments)	12 Apartments		12 Apartments		45 Apartments	
- Shared Stairs (4 to 6 Apartments)	96 Apartments		96 Apartments		0	
- Shared Stairs (7 to 9 Apartments)	0		0		0	
- Shared Stairs (10 to 12 Apartments)	0		0		0	

Cost Per Unit	\$150,794	\$305,601	\$259,125	\$307,764	\$313,023
Cost Per Sq. Ft.	\$187	\$251	\$225	\$269	\$279
Cost Per Bedroom	\$76,095	\$148,932	\$129,562	\$171,541	\$185,495
TOTAL PROJECT COST	\$16,436,538	\$23,531,279	\$21,766,470	\$31,391,066	\$30,050,206

SELECTION CRITERIA

1. **Firm Experience:** Abacus has extensive experience with publicly bid projects of similar size and complexity. In the Library Expansions/Community Projects section of this submission we have provided recent examples. In the last two decades we have designed, bid, built and completed over 40 Chapter 149 public buildings and renovations ranging in value from \$200,000 to \$50,000,000 - for dozens of cities and towns throughout Massachusetts.

We have an excellent capacity to manage projects in the public sector environment utilizing our public engagement expertise, strong critical thinking and design abilities to build support, excellent technical and cost estimating skills, and a decades long focus on minimizing changes orders with careful and complete bid documents. Abacus is exactly the right size firm and structure for this project. We are small enough that the two Abacus Principals will give it their close and ongoing attention, and large enough to have experienced personnel to keep the work moving forward.

2. **Design Team Experience** Abacus Principals each have over 30 years experience with community oriented public projects, and staff members Julia Patten and Annie Steele have taken a leadership role in library and community center design and construction. See the personnel resumes and the Standard Designer Application Form for more detail on this expertise.

Our consultants all have library, community center and feasibility study expertise and have worked with Abacus on dozens of comparable buildings, including the Taft Library renovations. See our Standard Designer Application Form for resumes and project lists.

3. **Project Schedule:** Assuming we get the necessary input from the Town we should have no problem preparing a final Feasibility Study by June 19, 2020. We have been having considerable success with Zoom meetings in a challenging Open Meeting law environment. Having done the original work on the Taft Library and a follow-up study for how to utilize the Rectory we are very familiar with both buildings and the site, and have complete and accurate 3D Revit models of both buildings in our computers and extensive photographic documentation.

Our team takes budgets into account every step in the design and engineering process, working with our clients to make the difficult decisions that will build confidence in recommendations and support the allocation of funding.

4. **References:** Please see the list of recent references for similar projects later in this proposal.

RECENT AWARDS

2019 American Institute of Architects Housing Award
Jefferson Park, Cambridge, MA

2019 Boston Society of Architects Accessible Design Award
Westwood Housing, New Bedford, MA

2019 Boston Society of Architects Accessible Design Award
Jefferson Park, Cambridge, MA

2016 David Eisen FAIA
Elevation to Fellow of the American Institute of Architects

Boston Society of Architects 2016 Accessible Design Award:
Framingham Public Library

BSA 2016 Accessible Design Award:
Concord Senior Center and Housing

Prism Award 2015, National Association of Home Builders:
Concord Senior Center and Housing

Prism Award 2015, National Association of Home Builders:
Cape Cod House, Marston Mills, MA

Boston Society of Architects 2014 Small Firms Design Award
Allencrest Community Learning Center, Leominster, MA

AIA New England Honor Award 2013:
Concord Senior Center and Housing

AIA/HUD Secretary's 2013 Alan J. Rothman Housing Award:
Stoneham Accessible Affordable Housing

AIA/HUD Secretary's 2013 Community Informed Design Award:
Allencrest Community Learning Center, Leominster, MA

Boston Society of Architects 2013 Accessibility Honor Award:
Stoneham Accessible Affordable Housing

BSA 2013 John Clancy Award for Socially Responsible Housing:
Stoneham Accessible Affordable Housing

Boston Society of Architects 2013 Educational Facility Award:
Allencrest Community Learning Center, Leominster, MA

AIA New England 2012 Honor Award:
Allencrest Community Learning Center, Leominster, MA

Boston Society of Architects 2012 Honor Award:
Allencrest Community Learning Center, Leominster, MA

BSA 2011 Accessibility Honor Award:
Menotomy Manor Reconstruction, Arlington, MA

BSA/AIA NY 2010 Housing Awards:
The Residences at Franklin School, Medford, MA

American Planning Association, Massachusetts Chapter,
2009 Outstanding Master Plan: Hanover MA

Builder Association of Greater Boston 2007 Prism Award:
The Residences at Franklin School, Medford, MA

Builder Association of Greater Boston 2009 Prism Award:
Ledge House, Waltham, MA

BSA and M.A.A.B. 2005 Honor Award for Design Excellence:
New England Aquarium Aquatic Mammal Environment, Boston

BSA and M.A.A.B. 2004 Award for Design Excellence:
Jackson Gardens Community Center, Cambridge, MA

Boston Society of Architects 1998 Housing Award
Garfield Street Family Housing, Cambridge, MA

Massachusetts Housing Investment Corp. 1999 Project of the Year
Garfield Street Family Housing, Cambridge, MA

REFERENCES

REFERENCES

Public Project References:

**1. Taft Public Library
Mendon, MA**

Mary Bulso, President/Owner
Central Mass Projects
mbulso@cmassprojects.com
774-573-3338

Andrew Jenrich, Director
ajenrich@mendonma.gov
508-473-3259

**2. Allencrest Community Center
Leominster Housing Authority**

Bernie Kirstein
Former Interim Executive Director
Needham Housing Authority, Assoc.
Director of Leominster Housing Authority
and PM at Cambridge Housing Authority
bkirstein3@gmail.com
978-430-2609

**3. Beals Memorial Library
Winchendon, MA**

Manuel King
Librarian, Town of Winchendon
50 Pleasant St.
Winchendon, MA 01475
mking@townofwinchendon.com
(978) 297-0300

**4. Senior Center and Senior Housing
Concord Housing Authority**

Marianne Nelson,
Executive Director
mnelson@ConcordHA.org
978-369-8435

Bob Watt
DHCD Construction Advisor
Robert.watt@state.ma.us
617-429-2584

**5. Lincoln Multi-Generational Community
Center**

Timothy Higgins,
Town Administrator
Town of Lincoln, MA
16 Lincoln Road, Lincoln, MA 01773
higginst@lincolntown.org
(781) 259-2601

**6. Franklin School Adaptive Reuse,
Medford, MA**

Richard Williams
President, Williams Advisory Partner
President, The Equity Company
rick_williams@williamsadvisorypartners.com
617-771-1950 / 781-396-9700

7. Mansfield Community Center Study

Mike Ahern
Operations Manager
Town of Mansfield Public Buildings and
Projects 6 Park Row Mansfield, MA 02048
mahern@mansfieldma.com
508-922-8387

**8. Carlisle Community Center Study
Carlisle, MA**

David P. Klein
Area Agency on Aging Administrator
Old Colony Planning Council
70 School Street, Brockton, MA 02301
508-583-1833 ex. 204

**9. Temple Beth Shalom
Milton, MA**

Alfred Benjamin, Rabbi
rabbifredbenjamin@gmail.com
617-698-3394

Commonwealth of Massachusetts Standard Designer Application Form for Municipalities and Public Agencies not within DSB Jurisdiction (Updated July 2016)	1. Project Name/Location For Which Firm Is Filing: Designer Services for Taft Public Library / Old Rectory Feasibility Study	2. Project # This space for use by Awarding Authority only.
3a. Firm (Or Joint-Venture) - Name and Address Of Primary Office To Perform The Work: ABACUS [ARCHITECTS + PLANNERS] 119 Braintree Street, Suite #318 Boston, MA	3. Name Of Proposed Project Manager: For Study: (if applicable) David Eisen FAIA, MA #5913 For Design: (if applicable) David Eisen FAIA, MA #5913	
3b. Date Present and Predecessor Firms Were Established: 1989	3f. Name and Address Of Other Participating Offices Of The Prime Applicant, If Different From Item 3a Above:	
3c. Federal ID #: 04-3090773	3g. Name and Address Of Parent Company, If Any:	
3d. Name and Title Of Principal-In-Charge Of The Project (MA Registration Required): David Pollak AIA, MA #7429 / David Eisen FAIA, MA #5913 Email Address: dpollak@abacusarchitects.com / deisen@abacusarchitects.com Telephone No: 617.562.4446 Fax No.: N/A	3. Check Below If Your Firm Is Either: <ul style="list-style-type: none"> (1) SDO Certified Minority Business Enterprise (MBE) <input type="checkbox"/> (2) SDO Certified Woman Business Enterprise (WBE) <input type="checkbox"/> (3) SDO Certified Minority Woman Business Enterprise (M/WBE) <input type="checkbox"/> (4) SDO Certified Service Disabled Veteran Owned Business Enterprise (SDVOBE) <input type="checkbox"/> (5) SDO Certified Veteran Owned Business Enterprise (VBE) <input type="checkbox"/> 	
4. Personnel From Prime Firm Included In Question #3a Above By Discipline (List Each Person Only Once, By Primary Function -- Average Number Employed Throughout The Preceding 6 Month Period. Indicate Both The Total Number In Each Discipline And, Within Brackets, The Total Number Holding Massachusetts Registrations):		
Admin. Personnel <u> 1 </u> (<u> </u>) Architects <u> 4 </u> (<u> 4 </u>) Acoustical Engrs. <u> </u> (<u> </u>) Civil Engrs. <u> </u> (<u> </u>) Code Specialists <u> </u> (<u> </u>) Construction Inspectors <u> </u> (<u> </u>) Cost Estimators <u> </u> (<u> </u>) Drafters <u> </u> (<u> </u>)	Ecologists <u> </u> (<u> </u>) Electrical Engrs. <u> </u> (<u> </u>) Environmental <u> </u> (<u> </u>) Fire Protection <u> </u> (<u> </u>) Geotech. Engrs. <u> </u> (<u> </u>) Industrial <u> </u> (<u> </u>) Interior Designers <u> </u> (<u> </u>) Landscape <u> </u> (<u> </u>)	Licensed Site Profs. <u> </u> (<u> </u>) Other <u> </u> (<u> </u>) Mechanical Engrs. <u> </u> (<u> </u>) <u> </u> (<u> </u>) Planners: Urban./Reg. <u> </u> (<u> </u>) <u> </u> (<u> </u>) Specification Writers <u> </u> (<u> </u>) <u> </u> (<u> </u>) Structural Engrs. <u> </u> (<u> </u>) <u> </u> (<u> </u>) Surveyors <u> </u> (<u> </u>) <u> </u> (<u> </u>) Designers <u> 2 </u> (<u> </u>) <u> </u> (<u> </u>) Interns <u> 1 </u> (<u> </u>) <u> </u> (<u> </u>)
5. Has this Joint-Venture previously worked together? <input type="checkbox"/> Yes <input type="checkbox"/> No		

6. List **ONLY** those Prime and Sub-Consultant personnel specifically requested in the Advertisement. This information should be presented below in the form of an organizational chart. Include name of firm and name of the one person in charge of the discipline, with Mass. Registration number, as well as MBE/WBE status, if applicable:

**Taft Public Library / Old Rectory
Feasibility Study**


Architect/Prime Consultant
ABACUS [ARCHITECTS + PLANNERS]
Principal-in-Charge: David Pollak MA #7429
Project Manager: David Eisen MA #5913


Civil Engineer / Land Surveyor


Samiotes Consultants
Stephen R. Garvin MA #42772
Andrew Truman MA #45505
WBE

Landscape Architect

HighMark Land Design
Landscape Architecture & Planning
Heather Heimarck
CPE# 1.4-000699-0910
WBE

Structural Engineer

RSE ASSOCIATES Inc.
Richmond So MA #42696
MBE

Asbestos & Lead Testing

UEC Universal Environmental Consultants
Ammar M. Dieb,
Certified Asbestos Project Monitor,
AM 050620
Brenda Eastman
MA Lead Inspector #I 3691
MA Risk Assessor #R3691



**Plumbing, HVAC, Electrical,
and Fire Protection Engineer**

NORIAN SIANI ENGINEERING
George Comatas, P.E. Sr Engineer
Mechanical/Electric #46467
Matthew A. Bean, P.E., Sr. Engineer
Mechanical #45007


Cost Estimating


North Bay Construction Consultants
Tim Brown
CPE# 1.4-000699-0910
Julie Paul Brown MA# 20202
WBE



7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. <u>Include Resumes of Project Managers.</u> Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: David Pollak AIA, Partner and Principal	a. Name and Title Within Firm: David Eisen FAIA, Partner and Principal
b. Project Assignment: Principal-in-Charge	b. Project Assignment: Project Manager
c. Name and Address Of Office In Which Individual Identified In 7a Resides: Abacus Architects + Planners 119 Braintree Street Suite 318 Allston, MA 02134 MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/>	c. Name and Address Of Office In Which Individual Identified In 7a Resides: Abacus Architects + Planners 119 Braintree Street Suite 318 Allston, MA 02134 MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/>
d. Years Experience: With This Firm: <u>30</u> With Other Firms: <u>4</u>	d. Years Experience: With This Firm: <u>23</u> With Other Firms: <u>13</u>
e. Education: Degree(s) /Year/Specialization M. Arch Harvard Graduate School of Design / 1984 / Architecture	e. Education: Degree(s) /Year/Specialization M. Arch Harvard Graduate School of Design / 1982 / Architecture
f. Active Registration: Year First Registered/Discipline/Mass Registration Number 1988 / Architecture / MA 7429	f. Active Registration: Year First Registered/Discipline/Mass Registration Number: 1986 / Architecture / MA 5913
g. Current Work Assignments and Availability For This Project: David Pollak is currently Principal-in-Charge for Winslow Towers Window Replacement for the Arlington Housing Authority, Winchendon Community Park Amphitheater, and is completing several smaller public projects. He is available to work on tis project for 10 hours a week.	g. Current Work Assignments and Availability For This Project David Eisen is currently Principal-in-Charge and Project Manager for Holyoke Redevelopment Planning, North Reading Master Planning, and several other smaller projects. He is available for this project 15 hours a week.
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): David Pollak is a founding partner of Abacus Architects + Planners and a LEED Accredited Professional. He has completed over two dozen projects under M.G.L. c. 149. David has over 25 years of experience working on buildings, building studies and planning for public clients throughout the area. David's work with public buildings extends to his service on the Brookline School Committee, which he chaired, and on the Brookline Building Commission which is responsible for all improvements to the 76 town owned buildings. He taught architectural design and urban planning at Roger Williams University and RISD for many years. Recent community & rehab-oriented work similar to this project includes: <ul style="list-style-type: none"> • Beals Library Addition and Renovation, Winchendon, MA • Community Center Feasibility Study, Medfield, MA • Community Center/Senior Center and Housing, Concord, MA • New Community Learning Center, Waltham, MA • Jefferson Park housing and community/senior facilities, Cambridge, MA • Addition/Renovation of 8 Community Centers, Cambridge Housing Authority • Community/Senior Center Master Plan, Town of Lincoln, MA • Congregation Beth Shalom Synagogue and Community Center, Milton, MA 	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm): David Eisen has over 2 decades of experience leading design teams for public projects. He has designed and completed new construction, building rehab and site improvements responsive to program, context, schedule and budget. David has developed extensive technical expertise with building construction and cost effective ways to meet programmatic, code and accessibility requirements. He serves on the Back Bay Architectural Commission and the Mass. School Building Authority Designer Selection Panel and was a Vice President of the Boston Society of Architects. Recent and ongoing work includes: <ul style="list-style-type: none"> • Taft Library and Community Center, Mendon, MA • Framingham Public Library Accessibility Improvements, Framingham, MA • Multi-generational Community Center Feasibility Study, Carlisle, MA • Senior Center Feasibility Study, Medfield, MA • Senior Center Feasibility Study, Ayer, MA • Multi-generational Community Center Study, Randolph, MA • Allencrest Community Center for the Leominster Housing Authority • Community Center Master Plan for the Town of Randolph, MA • Chestnut Hill Ave. senior housing and senior center facilities, 2Life Communities

7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Include Resumes of Project Managers. Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: Julia Patten, Associate AIA	a. Name and Title Within Firm: Annie Steele, Associate AIA, LEED Green Associate
b. Project Assignment: Assistant Project Manager	b. Project Assignment: Assistant Project Manager
c. Name and Address Of Office In Which Individual Identified In 7a Resides: ABACUS [ARCHITECTS + PLANNERS] 119 Braintree Street Suite 318, Allston, MA 02134	c. Name and Address Of Office In Which Individual Identified In 7a Resides: ABACUS [ARCHITECTS + PLANNERS] 119 Braintree Street Suite 318, Allston, MA 02134
MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/>	MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/>
d. Years Experience: With This Firm: <u>6</u> With Other Firms: <u>2</u>	d. Years Experience: With This Firm: <u>6</u> With Other Firms: <u>2</u>
e. Education: Degree(s) /Year/Specialization Bachelor of Science in Architecture – Wentworth Institute of Technology, 2011 Masters of Architecture - Wentworth Institute of Technology, 2012	e. Education: Degree(s) /Year/Specialization Bachelor of Science in Architecture – Wentworth Institute of Technology, 2011 Masters of Architecture - Wentworth Institute of Technology, 2012
f. Active Registration: Year First Registered/Discipline/Mass Registration Number N/A	f. Active Registration: Year First Registered/Discipline/Mass Registration Number: N/A
g. Current Work Assignments and Availability For This Project: Julia Patten is currently working on several public renovation and adaptive reuse projects. She will be available 25% of her time.	g. Current Work Assignments and Availability For This Project: Annie Steele is currently working on several public renovation and adaptive reuse projects. She will be available 50% of her time.
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): Julia Patten is an experienced designer who is actively engaged in community planning and the public process on a series of complex urban, suburban and rural projects. She has designed and managed numerous projects from planning through construction, developing design approaches, coordinating the engineering team, working through challenging detailing issues, and supporting the CA process for multiple projects. Julia's feasibility and planning expertise will be an asset for this project. Her recent work Includes: <ul style="list-style-type: none"> • Multi-Generational Community Center Feasibility Study, Carlisle, MA • Senior Center Feasibility Study, Ayer, MA • Beals Memorial Library renovations, Winchendon, MA. • Jefferson Park Apartments and Community Facilities, Cambridge Housing Authority • Fitchburg Housing Authority Modernizations • Medford Housing Authority lobby and senior community space renovations 	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm): Annie Steele is an experienced designer who is also LEED Accredited. She is actively engaged in community planning and the public process on a series of complex urban projects. She has designed and managed a series of projects from planning through construction, developing design approaches, coordinating the engineering team, working through challenging detailing issues, and supporting the CA process for multiple projects. Annie's feasibility and planning expertise will be an asset for this project. Her recent work has Included: <ul style="list-style-type: none"> • Jefferson Park Apartments/Community Cente, Cambridge Housing Authority • Concord Housing Authority, Phase 2 Additional Units, occupied housing • Mansfield Community Center Study, Mansfield, MA • Community Learning Center, Waltham, MA • Harvard Old Library Historic Renovations, Harvard, MA



7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Include Resumes of Project Managers. Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: Stephen R. Garvin, PE, LEED AP President	a. Name and Title Within Firm: Andrew M. Truman, PE Senior Associate
b. Project Assignment: Principal-in-Charge - Civil Engineering	b. Project Assignment: Project Manager – Civil Engineering
c. Name and Address Of Office In Which Individual Identified In 7a Resides:  Samiotes Consultants, Inc. MBE <input type="checkbox"/> 20 A Street WBE <input checked="" type="checkbox"/> Framingham, MA 01701-1402 SDOVBE <input type="checkbox"/> VBE <input type="checkbox"/>	c. Name and Address Of Office In Which Individual Identified In 7a Resides:  Samiotes Consultants, Inc. MBE <input type="checkbox"/> 20 A Street WBE <input checked="" type="checkbox"/> Framingham, MA 01701-1402 SDOVBE <input type="checkbox"/> VBE <input type="checkbox"/>
d. Years Experience: With This Firm: <u>22</u> With Other Firms: <u>2</u>	d. Years Experience: With This Firm: <u>18</u> With Other Firms: <u>5</u>
e. Education: Degree(s) /Year/Specialization University of Massachusetts-Dartmouth, BSCE 1992	e. Education: Degree(s) /Year/Specialization Oxford University 1992 BEng (honors) - Civil Engineering
f. Active Registration: Year First Registered/Discipline/Mass Registration Number New Hampshire 1998/Civil; Massachusetts 2000/Civil; Maine 2008/Civil; Rhode Island 2000/Civil; Connecticut 2002/Civil MA #42772	f. Active Registration: Year First Registered/Discipline/Mass Registration Number: Massachusetts, 2003/ Civil MA #45505
g. Current Work Assignments and Availability For This Project: Current work assignments include: the Edward Brooke 3 Charter School located in East Boston, MA; the Athletic Master Plan at Phillips Academy in Andover; the new combined Winthrop High and Middle School, Winthrop; the HKS on the former MBTA repair yard in Cambridge, MA; and the feasibility study for Fairbanks Community Center in Sudbury, MA. Full time availability for any additional projects.	g. Current Work Assignments and Availability For This Project Current work assignments include the Legion and Lovell Athletic Facilities, Weymouth, MA the Striar Athletic Facility, Dedham, MA; The Reading Public Library, Reading MA, the Athol Elementary School in Athol, MA, and the Groton School STEM Building, Groton, MA. Full time availability for any additional projects.
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): Stephen Garvin is President and Principal-in-Charge of Civil Engineering and Environmental Permitting Services and has over 20 years of experience in site design and the approvals process. Some of his recent and current projects include: <ul style="list-style-type: none"> • Pound Hall / Crossroads project for Harvard Law School • Master plan for the Groton School • MATCH Charter School in Bosto • Grousbeck Center for Students & Technology, Perkins School for the Blind Watertown • Recreational parks at Legion and Pingree Fields in Weymouth, • New dormitory for Dean College • Numerous public and private school projects throughout the State. Steve is also a registered Soil Evaluator with the Commonwealth of Massachusetts.	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm): Andrew Truman has a proven track record of leading projects from inception through permitting, to the final stages of construction. He is familiar with permitting and approvals at the Federal, State and Local level and is adept at presenting to local and state approving authorities as part of the approval process. Some of his recent and current projects include: <ul style="list-style-type: none"> • Simon C. Fireman Community in Randolph • W-1 Dormitory renovations at MIT • Grousbeck Center for Students and Technology • Lower School Renovations at the Perkins School for the Blind; the n • New residence building at Dean College • Numerous projects at the Middlesex School in Concord MA; and public and private projects throughout the State. Mr. Truman is a resident of Worcester and currently serves as the Chairman on the City of Worcester Planning Board.


7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. <u>Include Resumes of Project Managers</u> . Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: Heather D Heimarck, Principal	a. Name and Title Within Firm:
b. Project Assignment: Landscape Architecture	b. Project Assignment:
c. Name and Address Of Office In Which Individual Identified In 7a Resides:  HighMark Land Design <i>Landscape Architecture & Planning</i> HighMark Land Design 561 Windsor Street Studio A402 Somerville, MA 02143	c. Name and Address Of Office In Which Individual Identified In 7a Resides:
d. Years Experience: With This Firm: <u> 17 </u> With Other Firms: <u> 11 </u>	d. Years Experience: With This Firm: _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization Harvard University GSD/MLA/1991/Landscape Architecture	e. Education: Degree(s) /Year/Specialization
f. Active Registration: Year First Registered/Discipline/Mass Registration Number 2000/Landscape Architecture/MA LA #1234	f. Active Registration: Year First Registered/Discipline/Mass Registration Number
g. Current Work Assignments and Availability For This Project: Activities related to business development, design, project management and leadership/education. Ms. Heimarck is available to perform the demands of this project.	g. Current Work Assignments and Availability For This Project:
h. Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): Ms. Heimarck is a registered Landscape Architect in the state of MA. Her experience includes: <ul style="list-style-type: none"> • Phased mixed use urban infill/community on Warren Street, Cambridge/Somerville • Phased installation and creation of Somerville's first PUD with developer David Aposhian, • Lawrence CommunityWorks housing and community space with Abacus • A series of Community Center projects with Abacus 	h. Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):

7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. <u>Include Resumes of Project Managers.</u> Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name & Title within Firm: Richmond So, President	a. Name & Title within Firm:
b. Project Assignment: Principal-in-Charge - Structural Engineering	b. Project Assignment:
c. Name and address of Office in which individual identified in 7a resides:  RSE ASSOCIATES Inc. 63 Pleasant Street, Suite 300 Watertown, MA 02472	c. Name and address of Office in which individual identified in 7a resides:
MBE <input checked="" type="checkbox"/>	
WBE <input type="checkbox"/>	
SDVOBE <input type="checkbox"/>	
VBE <input type="checkbox"/>	
d. Years experience: With This Firm: <u>17</u> With Other Firms: <u>15</u>	d. Years experience: With This Firm: _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization Bach. of Science (Honors), University of Birmingham, UK/1986/Civil Engineering	e. Education: Degree(s) /Year/Specialization
f. Active Registration: Year First Registered/Discipline/Mass Registration Number 2000 / Structural Engineering / Massachusetts P.E. 42696 2000 / Structural Engineering / New Hampshire P.E. 11390 2002 / Structural Engineering / Vermont P.E. 8146	f. Active Registration: Year First Registered/Discipline/Mass Registration Number
g. Current work assignments and availability for this project: Lowell Courthouse, UMass Amherst Isenberg School of Management, Springfield Technical Community College– 20 % of time available for this project	g. Current work assignments and availability for this project:
h. Other experience and qualifications relevant to the proposed project: (Identify firm by which employed, if not current firm): Richmond So is a structural engineer with over 31 years of experience in design project management, structural engineering design, analysis and construction administration. He is familiar with design in structural steel, reinforced concrete, masonry, timber and composite materials. Richmond has extensive experience in the design and project administration of a wide range of building project types including community centers, senior centers, universities, schools, high rises, commercial developments and residential buildings. He is also an expert in historic restorations and structural investigations. Richmond's particular strength is his ability to focus on the underlying engineering issues in order to provide a design that is sensitive to owner requirements, architecture, & building services as well as cost effectiveness & ease of construction. Relevant work include <ul style="list-style-type: none"> • Taft Library adaptive reuse, Mendon, MA with Abacus • Taft Public Library expansion with Abacus • Numerous new housing and community center projects with Abacus 	h. Other experience and qualifications relevant to the proposed project: (Identify firm by which employed, if not current firm):

7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. <u>Include Resumes of Project Managers.</u> Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: Sergio F. Siani, President, LEED AP	a. Name and Title Within Firm: Matthew A. Bean, PE, Senior Engineer, LEED AP
b. Project Assignment: Project Manager	b. Project Assignment: Mechanical and Plumbing Engineering
c. Name and Address Of Office In Which Individual Identified In 7a Resides:  43 Bradford, 3rd Floor Concord, MA 01742 MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDOVBE <input type="checkbox"/> VBE <input type="checkbox"/>	c. Name and Address Of Office In Which Individual Identified In 7a Resides:  43 Bradford, 3rd Floor Concord, MA 01742 MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDOVBE <input type="checkbox"/> VBE <input type="checkbox"/>
d. Years Experience: With This Firm: <u>27</u> With Other Firms: <u>10</u>	d. Years Experience: With This Firm: <u>19</u> With Other Firms: <u>3</u>
e. Education: Degree(s) /Year/Specialization B.S., Energy Sciences, The Evergreen State College 1975-1979 Continuing Education, Northeastern University 1980-1982 LEED Accredited Professional	e. Education: Degree(s) /Year/Specialization Worcester Polytechnic Institute, Worcester, MA 1992-1996 Bachelor of Science, Mechanical Engineering LEED Accredited Professional
f. Active Registration: Year First Registered/Discipline/Mass Registration Number	f. Active Registration: Year First Registered/Discipline/Mass Registration Number: 2002 Mechanical #45007
g. Current Work Assignments and Availability For This Project: Olmsted Housing, New Construction Arlington Senior Center, Renovation Vendome Condominiums, Renovation First Church of Christ, Scientist, Concord, Renovation Other miscellaneous projects N/SE can staff project with notice to proceed 5% of time.	g. Current Work Assignments and Availability For This Project: Intersystems, Various Renovations Pelham Educational Life Center, New Construction Just-A-Start, Various Locations in Cambridge, Renovations 301 Border Street, Renovation Temple Shalom of Newton Other miscellaneous projects N/SE can staff project with notice to proceed 10% of time.
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): Sergio Siani has thirty-seven years of experience in project management, energy efficiency, renewable energy systems, HVAC and mechanical engineering design fields. His expertise includes conceptual design, master planning, analysis, design, and project management/coordination. Experienced in a broad range of projects from both the public and private sectors his projects include campus facilities, zero energy buildings, renewable energy systems, schools, historic buildings, high-end residences affordable housing, offices and libraries. Projects included: <ul style="list-style-type: none"> • Taft Public Library, Mendon, MA – with Abacus • Beals Public Library, Winchendon, MA – with Abacus • Allencrest Community Center – with Abacus • Jefferson Park Community Facilities – with Abacus • Waltham Housing Authority Community Center – with Abacus 	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm): Matthew Bean is a registered mechanical engineer in the State of Massachusetts and New Hampshire and has twenty-two years of experience in the HVAC and mechanical engineering design field. Currently is responsible for design of heating, air conditioning, plumbing & fire protection systems. Expertise includes conceptual design, heating and cooling load calculations, equipment selection, construction administration, and project coordination. Experienced in a broad range of projects from both the public and private sectors. Recent projects include schools, high-end residences, churches, offices, public housing, and libraries. Projects included: <ul style="list-style-type: none"> • Cambridge Housing Authority numerous projects – with Abacus • Concord Housing Authority Housing and Community Center - – with Abacus • Waltham Housing Authority Community Center – with Abacus • Lincoln Way Community Center, Cambridge – with Abacus

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a. Name and Title Within Firm: George A. Comatas, P.E. Senior Engineer	a. Name and Title Within Firm:
b. Project Assignment: Mechanical and Electrical Engineering	b. Project Assignment:
c. Name and Address Of Office In Which Individual Identified In 7a Resides: NORIAN SIANI ENGINEERING 43 Bradford, 3rd Floor Concord, MA 01742 MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDOVBE <input type="checkbox"/> VBE <input type="checkbox"/>	c. Name and Address Of Office In Which Individual Identified In 7a Resides: MBE <input type="checkbox"/> WBE <input type="checkbox"/> SDOVBE <input type="checkbox"/> VBE <input type="checkbox"/>
d. Years Experience: With This Firm: <u>21</u> With Other Firms: <u>6</u>	d. Years Experience: With This Firm: _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization Clarkson University, Potsdam, New York – 1987-1991 Bachelor of Science, Mechanical Engineering	e. Education: Degree(s) /Year/Specialization
f. Active Registration: Year First Registered/Discipline/Mass Registration Number 2006 Mechanical / Electrical #46467	f. Active Registration: Year First Registered/Discipline/Mass Registration Number:
g. Current Work Assignments and Availability For This Project: Davis School, Renovation and Addition 301 Border Street, Renovation Arlington Senior Center, Renovation Brockton High School Auditorium, Renovations Miscellaneous RCAT projects N/SE can staff project with notice to proceed 10% of time	g. Current Work Assignments and Availability For This Project
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): George Comatas is a registered mechanical engineer in the State of Massachusetts and has twenty-seven years of experience in the HVAC and electrical engineering design field. Currently is responsible for design of heating, air conditioning, plumbing and electrical systems. Expertise includes conceptual design, heating and cooling load calculations, equipment selection, construction administration, and project coordination. Experienced in a broad range of projects from both the public and private sectors. Recent projects include public housing elderly, family and transitional housing, high-end residences, churches, offices, and libraries. Projects include: <ul style="list-style-type: none"> • Taft Public Library, Mendon, MA – with Abacus • Beals Public Library, Winchendon, MA – with Abacus • Allencrest Community Center – with Abacus • Jefferson Park Community Facilities – with Abacus • Waltham Housing Authority Community Center – with Abacus 	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm):

7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. <u>Include Resumes of Project Managers.</u> Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: Timothy J. Brown, CPE, Principal	a. Name and Title Within Firm: Julie Paul Brown, AIA, NCARB, LEED AP, President
b. Project Assignment: Principal-In Charge, Chief Estimator	b. Project Assignment: Business Administration, Technical Support, Estimating Support
c. Name and Address Of Office In Which Individual Identified In 7a Resides: North Bay Company, Inc. 30 Spring Street Pembroke, MA 02359 	c. Name and Address Of Office In Which Individual Identified In 7a Resides: North Bay Company, Inc. 30 Spring Street Pembroke, MA 02359 
MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/>	MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/> SDVOBE <input type="checkbox"/> VBE <input type="checkbox"/>
d. Years' Experience: With This Firm: <u>10</u> With Other Firms: <u>13</u>	d. Years Experience: With This Firm: <u>8</u> With Other Firms: <u>13</u>
e. Education: Degree(s) /Year/Specialization Bachelor of Science, Wentworth Institute of Technology, 1991, Construction Management	e. Education: Degree(s) /Year/Specialization Bachelor of Architecture, Carnegie-Mellon University, 1995 Master of Design Studies, 2014, Harvard University Graduate School of Design
f. Active Registration: Year First Registered/Discipline/Mass Registration Number Certified Professional Estimator – CPE #1.4-000699-0910 Construction Supervisor #CS081472 since 1993 City of Boston Superintendent #B19096 since 2000	f. Active Registration: Year First Registered/Discipline/Mass Registration Number 2004 Architecture / MA #20202
g. Current Work Assignments and Availability For This Project: Portsmouth Naval Shipyard - Exterior Envelope Improvements (Historic) Newport Naval Shipyard Colbert Plaza Renovations Westfield Municipal Building Historic Restoration of Exterior Envelope Springfield Public Schools, Building Envelope Improvements at 4 Public Schools This Project will be a priority.	g. Current Work Assignments and Availability For This Project: Building Envelope Consulting – Various projects Phase 3 – 152 Hayden Rowe Historic Barn Conversion/Adaptive Reuse Ms. Brown's role will be of a supporting nature on this project
h. Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): North Bay Co.: General Contractor and Cost Consultant for various historic restoration projects, including: <ul style="list-style-type: none"> • Historic Restoration/Adaptive Reuse of 152 Hayden Rowe St. Hopkinton • Historic Restoration of Eliot Hall Portico at the Middlesex School, Concord • Town of Milford Great Hall Restoration (DCAM Certified GC) • Historic Renovation of the President's Residence at Dean College • Cost Consultant for Adaptive Reuse of Historic Ray Building, Dean College • Cost Consulting & Forecast Scheduling for Andersen Library, Dean College Bovis Lend Lease, Superintendent: <ul style="list-style-type: none"> • Historic Restoration of 75 Arlington St. Boston (former Paine Furniture Bldg) • Historic Façade Restoration of the Paramount Theatre, Boston 	h. Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): North Bay Co.: Architect and Preservation Consultant for various historic projects including Feasibility Study for Renovations to Andersen Library at Dean College Certified Historic Architect by Historic Preservation and Museum Division, CT Commission on Culture + Tourism Architect and Sr. Project Manager for Gale Associates, Inc.: over 40 Historic Restoration projects including: <ul style="list-style-type: none"> • Boston College – O'Neill Library Façade Restoration • Harvard University, Widener Library Exterior Envelope Consulting • Sanborn House – Winchester Historical Society HQ, Town of Winchester • West Tisbury Free Public Library – Feasibility Study for renovations + addition

7. Brief Resume of ONLY those Key Staff of Firm and Sub-Consultant Personnel requested in the Advertisement. Confine responses to the space provided on the form and limit resumes to ONE person per discipline requested in the Advertisement. Additional sheets should be provided only as required for the number of key personnel requested in the Advertisement and they must be in the format provided. By including a Sub-Consultant, the firm certifies that the listed Sub-Consultant has agreed to work on this project, should the team be selected.	
a. Name & Title within Firm: Ammar M. Dieb, President	a. Name & Title within Firm: Brenda Eastman, Licensed Lead Inspector
b. Project Assignment: Principal in Charge/Project Manager	b. Project Assignment: Licensed Lead Inspector
c. Name and address of Office in which individual identified in 7a resides:  12 Brewster Road Framingham, MA 01702	c. Name and address of Office in which individual identified in 7a resides: Environmental Lead Detection 436 Gardners Neck Road Swansea, MA 02777
d. Years experience: With This Firm: <u>15</u> With Other Firms: <u>13</u>	d. Years experience: With This Firm: <u>30</u> With Other Firms: _____
e. Education: Degree(s) /Year/Specialization B.S./1987/Civil Engineering	e. Education: Degree(s) /Year/Specialization 2000 Community College of Rhode Island, Lincoln, RI Completed Initial Environmental Lead Inspector Course Completed Initial Environmental Lead Inspector/Risk Assessor Course Completed Asbestos Inspector Course
f. Active Registration: Year First Registered/Discipline/Mass Registration Number 1990/Certified Asbestos Project Designer, AD 900326 1989/Certified Asbestos Project Monitor, AM 050620 Hygeia Inc., Airborne Asbestos Sampling & Evaluation; NIOSH 582 Equivalency	f. Active Registration: Year First Registered/Discipline/Mass Registration Number Rhode Island Environmental Lead Inspector #0044 Massachusetts Lead Inspector #1 3691 Massachusetts Risk Assessor #R3691
g. Current work assignments and availability for this project: Various Projects. UEC is available to perform all services required on a short notice.	g. Current work assignments and availability for this project: Various Projects. UEC is available to perform all services required on a short notice.
h. Other experience and qualifications relevant to the proposed project: (Identify firm by which employed, if not current firm): Mr. Dieb is presently a President of Universal Environmental Consultants. Mr. Dieb has been licensed for Asbestos Consulting Services, including Designing, Construction Project Monitoring and Air Sampling Analysis since 1988. Mr. Dieb has been involved in the inspection, management planning, design for remediation and construction and laboratory services in over 200 residential, commercial and industrial buildings in Massachusetts. Asbestos inspections have included review of all records and drawings, review of the current and future building use, and inspection of all suspect materials including quantities, conditions and bulk sample results, strictly in accordance with Federal and State regulations. Recommendations for abatement activities, including management in place, repair or remediation is made with cost estimates.	h. Other experience and qualifications relevant to the proposed project: (Identify firm by which employed, if not current firm): Ms. Eastman is presently a President of Environmental Lead Detection. She is licensed for Lead and Asbestos Consulting Services including Inspection. Ms. Eastman with over twenty years of experience in all phases of lead hazard identification and remediation, this firm is uniquely qualified to assist your agency in the successful identification and remediation of lead hazards. The following summarizes aspects of our background and relevant experience: <ul style="list-style-type: none"> • Twenty Five years of experience writing LBP Abatement Specifications • Various Department of Housing & Community Development (DHCD) • Twenty Five years of experience conducting Evaluation Inspections for the HUD Lead Hazard Control Grant Program in both Rhode Island and Massachusetts.

8a. Current and Relevant Work By Prime Applicant Or Joint-Venture Members. Include ONLY Work Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (List Up To But Not More Than 5 Projects). Note: Bonus will be given in Criteria #6 for projects performed in public libraries.					
a. Project Name And Location Principal-In-Charge	b. Brief Description Of Project And Services (Include Reference To Relevant Experience	C. Client's Name, Address And Phone Number (Include Name Of Contact Person)	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee for Work for Which Firm Was Responsible
(1) Taft Library Renovations Mendon, MA David Eisen Principal-in-Charge	A 1950's bunker-like concrete block church has become a light filled library right near the center of Mendon. New windows and new entries at the front, side and rear connect the interior to the surrounding town and provide easy accessibility to everyone. The library is designed to meet contemporary library needs and standards, <ul style="list-style-type: none"> An open interior features a semi-circular circulation desk that then sweeps down the stairs to the lower level - giving the building an organizational clarity. Flexible spaces accommodate a variety of public activities and library programs. A new elevator makes the entry and upper and lower levels fully accessible. The envelope has been improved with insulation and new windows to support a new HVAC system - meeting stringent Department of Energy and Energy Star rebate requirements. The project turned a local eyesore into a new focus of community life. M.G.L. c. 149	Town of Mendon 20 Main Street Mendon, MA Mary Bulso president / owner Central Mass Projects mbulso@cmassprojects.com 774-573-3338 Andrew Jenrich, Library Director 508-473-3259 ajenrich@mendonma.gov	Completed Sept. 2016	\$1,500	\$135
(2) Beals Memorial Library Winchendon, MA David Pollak Principal-in-Charge	Abacus completed a study that included design options, regulatory approvals coordination and completed design for the renovation, expansion, new entries and site improvements. MAAB and MHC requirements have been carefully coordinated so that the historic character can be maintained while meeting contemporary requirements. The complete project provides: <ul style="list-style-type: none"> A new ground level accessible entrance elegantly integrated into the surrounding park. A new elevator and stairs carefully located to provide access to all levels while respecting the historic interior. The lower level that will accommodate a new children's library with enlarged windows looking out to the entry. Meeting space for the public is provided on all levels with fully compliant access. Work was structured to meet Community Development Block Grant funding requirements. The completed library has a welcoming new entry and a clear organizational structure that facilitates access and use in line with contemporary library standards. M.G.L. c. 149	Beals Memorial Library 50 Pleasant Street Winchendon, MA 01475 Manuel King, Library Director mking@townofwinchendon.com (978) 297-0300	Oct. 2018	\$1,300	\$107

<p>(3) Peter Bulkeley Terrace School Conversion</p> <p>Concord, MA</p> <p>David Eisen Principal-in-Charge</p>	<p>The conversion of this school to housing and community spaces revitalizes the exterior and interior to meet critical Town needs. Features include:</p> <ul style="list-style-type: none"> • Accessible entries integrated into the parking area and landscape. • Interior renovations that adapt the building for new uses surrounding a dramatic but intimately scaled two story space. • Renovation of exterior assemblies to restore the building's character while complementing them with contemporary amenities. • New envelope and HVAC systems to meet stringent energy rebate requirements • Library elements integrated into the interior buildout. • Winner of Boston Society of Architects and New England AIA awards. <p>M.G.L. c. 149</p>	<p>Concord Housing Authority 34 Everett Street Concord, MA 01742</p> <p>Marianne Nelson Exec. Director, Concord Housing Authority 34 Everett Street Concord, MA 01742 mnelson@concordha.org (978) 369-8435</p> <p>Bob Watt DHCD Construction Advisor Robert.watt@state.ma.us (617) 429-0584</p>	<p>April, 2013 Phase 2 Dec. 2017</p>	<p>\$5,875</p>	<p>\$440</p>
<p>(4) Allencrest Community Center</p> <p>Leominster, MA</p> <p>David Eisen Principal-in-Charge</p>	<p>A new community learning center accommodates a range of activities for children, parents, and seniors.</p> <ul style="list-style-type: none"> • Flexible space design, a range of options for managing groups of different sizes, and custom built individual work stations provide great flexibility in a limited footprint. • Programming emphasizes afterschool learning and career development incorporating hands-on learning, • Digital technology is incorporated into the design • Passive solar design meets high performance criteria • The building has been built with help from high school students from the local Center for Technical Education. • Winner multiple regional and national design awards. <p>M.G.L. c. 149</p>	<p>Leominster Housing Authority 100 Main Street, Leominster MA 01453</p> <p>Bernie Kirstein Former Interim Executive Director Needham Housing Authority, Assoc. Director of Leominster Housing Authority and PM at Cambridge Housing Authority</p> <p>bkirstein3@gmail.com (978) 430-2609</p>	<p>2011</p>	<p>\$400 (Plus community contributions - \$800,000 value)</p>	<p>\$42</p>
<p>(5) Franklin School Condominiums</p> <p>Medford, MA</p> <p>David Eisen Principal-in-Charge</p>	<p>Abacus brought a historic 100 year old school back to life with a sensitive renovation of the existing building and an exuberant new entry and glass-wrapped dormers.</p> <ul style="list-style-type: none"> • An accessible entry at the lower level is accessed by a ramp elegantly integrated into the landscape. A new elevator was installed. • All building systems and envelope upgraded to meet high sustainability requirements. • The existing structure was reinforced and in places removed to make two-story spaces that flood interiors with natural light. • Enlarged openings and regrading bring sunshine into what were once basement spaces and provide terraces for each unit. • The 20 new residences celebrate the building's history while accommodating 21st century needs. • Two loft levels constructed within the original roof/attic to recapture underutilized space. • New dormers with wrap-around glazing and terraces provide high quality living space and new life to the building and neighborhood. 	<p>Richard Williams President, Williams Advisory Partner President, The Equity Company</p> <p>rick_williams@williamsadvisorypartners.com 617-771-1950 / 781-396-9700</p>	<p>Completed June, 2010</p>	<p>\$5,500</p>	<p>\$</p>

8b. List Current and Relevant Work By Sub-Consultants Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (Up To But Not More Than 5 Projects For Each Sub-Consultant). Use Additional Sheets Only As Required For The Number Of Sub-Consultants Requested In The Advertisement.

Sub-Consultant Name: **Samiotes Consultants, Inc. – Civil Engineering & Environmental Permitting**

a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated)	Fee For Work For Which Firm Responsible
(1) 338 Bedford Road Masterplan Carlisle, MA Principal-in-Charge: Stephen R. Garvin, PE, LEED AP	Civil engineering services for a 10-bedroom group-home residential development and multi-generational community center. Samiotes evaluated the design of a well and on-site Title V septic system versus connecting to the Public Well and Waste Water Treatment Facility.	David Eisen, AIA ABACUS Architects & Planners 119 Braintree St., Ste. 318 Allston, MA 02134 (617) 562-4446	2014	N/A	\$10
(2) Crescent Street Housing Development Newton, MA Principal-in-Charge: Stephen R. Garvin, PE, LEED AP	Civil engineering services to assess various options for the new construction of a housing building on mixed-use property. Scope includes all civil engineering related aspects of Schematic Design including site preparation, grading, soil testing, utility design and stormwater management.	David Eisen, AIA ABACUS Architects & Planners 119 Braintree St., Ste. 318 Allston, MA 02134 (617) 562-4446	2017+	N/A	\$7
(3) Fairbanks Community Center Sudbury, MA Principal-in-Charge: Stephen R. Garvin, PE, LEED AP	Civil engineering services to support the Master Plan analysis of the community center complex and pool. Scope included existing conditions site investigation, memorandum report, and review.	Tom Scarlata, CSI, CCS, AIA BH+A 9 Channel Center St., Ste. 300 Boston, MA 02210 (617) 350-0450	2014	N/A	\$4
(4) Drumlin Farm Lincoln, MA Principal-in-Charge: Stephen R. Garvin, PE, LEED AP	Civil engineering and land surveying for numerous project on the 232-acre Drumlin Farm campus such as the Discovery Center, the new Farm Life Center, the new New England Wildlife Exhibit, the Environmental Learning Center renovation, relocation of the preschool, walkways and a floating dock system used by staff and children	Stuart Weinreb Massachusetts Audubon Soc. 208 South Great Rd. Lincoln, MA 01773 (781) 259-2113	2018+	Multiple Projects	\$149.6
(5) Minuteman Regional Technical Vocational High School Lincoln & Lexington, MA Principal-in-Charge: Stephen R. Garvin, PE, LEED AP	Civil engineering and land surveying for the construction of a new 600+ student vocational school. The site has numerous environmental concerns, mainly due to wetlands and vernal pools throughout the campus. The design will include over 10 different BMPs including Low Impact Development Stormwater Management that will also be utilized as outdoor classrooms.	Brian Solywoda, AIA Kaestle Boos Associates, Inc. 416 Slater Rd. PO Box 2590 New Britain, CT 06050 (860) 229-0361	2020	\$144,900	\$120

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Sub-Consultant Name: HighMark Land Design					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was/Is Responsible
(1) Chesterwood Community Center Waltham Housing Authority Waltham, MA Heather Heimarck	New Community Center adjacent to active recreation in a housing campus. Services include design, preliminary pricing drawings, construction documents and observation.	Abacus Architects + Planners 119 Braintree Street Boston, MA 02134 617 562-4446 David Pollak, Principal	2020	\$1,600,000	10,000
(2) Island Parkside Housing Lawrence Community Works Lawrence, MA Heather Heimarck	New 80 units of housing on a Mill Island on 5.2 acres (some restricted). Full services from conceptual design through construction observation; conservation and permitting meetings.	Abacus Architects + Planners 119 Braintree Street Boston, MA 02134 617 562-4446 David Eisen, Principal	2021	\$26,000,000	\$170,000
(3) Abolition Row Park Gateway to a new historic district New Bedford, MA Heather Heimarck	Collaborative process with community and co-client Lee Blake, Director of the New Bedford Historical Society. Currently engaged as prime for full services from design development through construction.	City of New Bedford Parks Recreation & Beaches 181 Hillman Street, Bd. 3 New Bedford, MA 02740 508-961-3015 Mary Ropoza, Director	10/2020	\$800,000	\$77,250
(4) Manford Artist's Residency & Studio Historic House & Landscape Rockport, MA Heather Heimarck	Landscape architecture consultation including mapping and field observation, accessibility and circulation studies, assist with landscape restoration plans and graphics.	Client/Contact: Pamela Hartford, Principal Landscape History, Design & Preservation Salem, MA 978-490-7441	7/2019	Masterplan	\$7,500
(5) Paige Academy Outdoor Classroom + Path Roxbury Crossing, MA Heather Heimarck	Collaborate with 4 th grade students and undergraduate landscape architecture students from Northeastern. Assist with grant application and approvals, construction documentation, B/N, construction observation.	Contact/client: Angela Paige, founder Paige Academy 26/28 Highland Avenue Boston, MA 02119 617-490-7441	6/2020	\$180,000	\$20,000

8b. List Current and Relevant Work By Sub-Consultants Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (Up To But Not More Than 5 Projects For Each Sub-Consultant). Use Additional Sheets Only As Required For The Number Of Sub-Consultants Requested In The Advertisement.					
Sub-Consultant Name: Richmond So Engineering - Structural Engineer					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience)	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was/Is Responsible
(1) Salem Courthouse and Law Library Salem, MA Richmond So, P.E. Principal-in-Charge	Structural Engineering of the \$80 million new courthouse building with LEED certification which includes the relocation and reuse of the existing church building as the new law library.	DCAM Reference: Goody Clancy George Perkins 617-262-2760	January 2010	\$80,000	\$398
(2) Ashby Library Ashby Massachusetts Richmond So, P.E. Principal-in-Charge	Structural Engineering of the 20,000 sf library addition featuring 30 ft. cantilever floor overhangs.	Town of Ashby Reference: Galante Studios Ted Galante 617-576-2500	March 2006	\$4,000	\$30
(3) Harvard University Hilles Library Cambridge, MA Richmond So, P.E. Principal-in-Charge	Structural Engineering for the extensive renovation of the existing 80,000 sf library.	Harvard University Reference: Frano Violich Kennedy Violich Architects 617- 442-0800	June 2005	\$5,000	\$30
(4) University of New Brunswick Library St. John, NB Richmond So, P.E. Principal-in-Charge	Structural Engineering for the new 50,000 sf library.	University of New Brunswick St. John, NB Reference: Sasaki Associates Lan Ying Ip 617- 926-3300	January 2012	\$2,000	\$6
(5) Millis Library Millis, MA Principal-in-Charge Richmond So	Structural Engineering for the renovations and additions to increase the existing library by 12,400 sf.	Owner: Millis Library Reference: Oudens Ello Architects Conrad Ello 617-422-0980	November 2011	\$5,000	\$36

8b. List Current and Relevant Work By Sub-Consultants Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (Up To But Not More Than 5 Projects For Each Sub-Consultant). Use Additional Sheets Only As Required For The Number Of Sub-Consultants Requested In The Advertisement.					
Sub-Consultant Name: Norian/Siani - Mechanical, Plumbing, Fire Protection and Electrical Engineer					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience)	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was/Is Responsible
(1) Beals Library Winchendon, MA Renovations Sergio F. Siani, LEED AP George A. Comatas, PE	Project involved accessibility improvements including installation of a new elevator and stairs, creation of a ground floor building entrance and lobby, and new bathrooms. Our responsibilities included plumbing and HVAC design and construction administration. Scope included modifications to the existing steam heating system, new radiators, bathroom exhaust, and elevator hoistway and machine room ventilation, and plumbing design for new bathrooms.	Abacus Architects & Planners 119 Braintree Street Boston, MA 02134 David Eisen, AIA, Principal (617) 562-4446	2017	\$1,300	\$18.7
(2) Taft Library Mendon, MA Adaptive Re-Use Sergio F. Siani, LEED AP George A. Comatas, PE	Formally known as the St. Michael's Arch Angel Church, the project involved Adaptive Re-Use for the creation of the Mendon Taft Library. Norian/Siani Engineering was the primary consulting engineer for the design of the Plumbing, Mechanical and Electrical systems. The heating/cooling system was funded by a \$111,000 grant from the 2014 Green Communities Competitive Grant Program, in which N/SE assisted by preparing the Grant Application with theoretically modeled consumption and emission estimates based on differing high efficiency systems. The primary heating/cooling system is composed of (5) 5-ton air source heat pump systems which provide seasonal heating/cooling via 17 indoor fan coils. Ventilation is provided via Energy Recovery Ventilators which provide conditioned fresh air to various spaces within the Library.	Abacus Architects + Planners 119 Braintree Street Boston, MA 02134 David Eisen AIA Principal (617) 562-4446	2015	\$2,000	\$31

8b. List Current and Relevant Work By Sub-Consultants Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (Up To But Not More Than 5 Projects For Each Sub-Consultant). Use Additional Sheets Only As Required For The Number Of Sub-Consultants Requested In The Advertisement.					
Sub-Consultant Name: Norian/Siani - Mechanical, Plumbing, Fire Protection and Electrical Engineer					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience)	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was/Is Responsible
(3) Greater Lawrence Library Lawrence, MA Sergio F. Siani, LEED AP George A. Comatas, PE	Mechanical and plumbing system design and construction services for replacement of the failed chilled water systems plus boiler replacement for energy efficiency. Work includes replacement of roof mounted cooling tower, water cooled chiller located within the mechanical penthouse and associated filters, controls, pumps and valves. The new chilled water pumps are variable speed to help reduce power consumption. The new boiler system replaces an older system with new condensing mode boilers resulting in improvement from 72% to 90%+ efficiency.	TBA Architects, Inc. 43 Bradford Street, 3 rd Floor Concord, MA 01742 Justin Humphreys, Principal (781) 893-5828	2017	\$500	\$26.3
(4) Newbury Library Newbury, MA Sergio F. Siani, LEED AP	Full MEP design services with sprinkler for major renovations to the library for new HVAC system with radiant flooring and part load air conditioning.	Stephen Hale Architect 2 Everett Street, Boston, MA (617) 562-9999 Newbury Public Library Lunt Street Newbury, MA Sandy Small (978) 465- 0539	2000	\$2,000	\$34.3
(5) Truro Library Truro, MA Sergio F. Siani, LEED AP	Full MEP design services for new library. HVAC systems included radiant flooring, part air load air conditioning & aggressive ventilation scheme. Open architectural approach required systems to be detailed with extreme care.	Stephen Hale Architect 2 Everett Street, Boston, MA (617) 562-9999 Town of Truro Building Department 24 Town Hall Rd. Ed Bunker PE, (508) 487-0178	1999	\$400	\$17

8b. List Current and Relevant Work By Sub-Consultants Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (Up To But Not More Than 5 Projects For Each Sub-Consultant). Use Additional Sheets Only As Required For The Number Of Sub-Consultants Requested In The Advertisement.

Sub-Consultant Name: **North Bay Company, Inc.-Cost Estimation**

a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Relevant Experience	c. Client's Name, Address And Phone Number. Include Name Of Contact Person	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was/Is Responsible
(1) Roslindale Library, West End Library Renovations Boston Public Facilities Dept. Timothy J. Brown, CPE	Construction Cost Estimating Services for mechanical systems replacement at 2 public libraries in the City of Boston	Architect: TBA Architects 43 Bradford St. Suite 300 Concord, MA 01742 Russel Feldman, AIA 781-893-5828	2012	\$1M	\$4,000
(2) Charlestown Library Renovations Boston Public Facilities Dept. Timothy J. Brown, CPE	Construction Cost Estimating Services for mechanical system replacement City of Boston	Architect: TBA Architects 43 Bradford St. Suite 300 Concord, MA 01742 Russel Feldman, AIA 781-893-5828	2012	\$450,000	\$3,000
(3) Beal's Memorial Library Barrier Removal Project Winchendon, MA Timothy J. Brown, CPE	Construction Cost Estimating Services for (5) separate Design options for barrier removal and accessibility requirements	Town of Winchendon Architect: Abacus Architects + Planners 119 Braintree St., Boston, MA Mr. David Pollak, AIA 671-562-4446	2012	\$651,525	\$2,040
(4) William Brewster Library Renovations Cape Cod Community College Timothy J. Brown, CPE	Construction Cost Estimating Services for renovation to existing campus library to accommodate Historic Archives	Architect: Civitects PC 245 Main Street Wareham, MA 02571 Ms. Helen Bush Sittler, AIA 508-291-0050	2011	\$750,000	\$3,000
(5) Andersen Library Renovations Dean College Timothy J. Brown, CPE Julie Paul Brown, AIA LEED AP	Construction Cost Estimating and Forecast Scheduling for Feasibility Study of interior and exterior renovations to main campus library	Dean College Mr. Thomas Donnelly Vice President of Operations 508-541-1688	2007	\$1,280,000.	\$1,750

8b.	Current and relevant work by Sub-Consultants that best illustrates current qualifications in the areas listed in the advertisement. (List up to but not more than 5 projects for each Sub-Consultant.) Additional sheets should be provided only as required for the number of Sub-Consultants requested in the advertisement and they must be in the format provided.					
Sub-Consultant Name:		Universal Environmental Consultants				
a.	Project name & location Principal-in-Charge	b. Brief description and responsibility (include reference to areas of experience listed in RFS)	c. Project Owner's name & address and owner's reference name & phone number	d. Completion Date (actual or estimated)	e. Project (Construction) Cost (000's)	
					Construction Costs (actual, or estimated if not completed)	Fee for work for which firm was responsible
(1)	Stoneham Housing Authority Stoneham, MA Ammar Dieb	Hazardous Materials including Asbestos and Lead inspection, Design, construction Monitoring and sampling during renovation to various units.	Stoneham Housing Authority C/O ABACUS Architects, Inc. 119 Braintree Street Boston, MA 02134 Mr. David Pollack (617) 562-4446	2016	\$8,000	\$20
(2)	Heritage/Lower Mills Apartments South Boston/Boston, MA Ammar Dieb	Hazardous materials Inspection, design, construction monitoring and air sampling during renovation project of approximately 200 units.	Boston Housing Authority Boston, MA C/O Davis Square Architects 240 Elm Street, Somerville, MA (617) 628-5700	2013	\$35,000	\$175
(3)	Concord Housing Authority Peter Bulkeley Terrace Concord, MA Ammar Dieb	Hazardous Materials including Asbestos and Lead inspection, Design, construction Monitoring and sampling during renovation to the Peter Bulkeley Terrace Apartments.	Concord Housing Authority C/O ABACUS Architects, Inc. 119 Braintree Street Boston, MA 02134 Mr. David Eisen (617) 562-4446	2012	\$15,000	\$30
(4)	Heath Development Boston, MA Ammar Dieb	Hazardous materials Inspection, design, construction monitoring and air sampling during renovation and demolition project.	Boston Housing Authority Boston, MA C/O deCastro Nelson Delegas Associates 55 Hillside Road, Dedham, MA (781) 326-0594	2011	\$4,500	\$20
(5)	Heritage/Lower Mills Apartments South Boston/Boston, MA Brenda Eastman	Lead based paint inspection services. The scope of work also included post remediation inspection and providing compliance letters of 200 occupied units.	Boston Housing Authority Boston, MA C/O Universal Environmental Consultants Mr. Ammar M. Dieb 12 Brewster Road Framingham, MA 01702 (508) 628-5486	2013	\$35,000	\$7.5

9. List All Projects Within The Past 5 Years For Which Prime Applicant Has Performed, Or Has Entered Into A Contract To Perform, Any Design Services For All Public Agencies Within The Commonwealth.						
# of Total Projects: 53		# of Active Projects: 20		Total Construction Cost (In Thousands) of Active Projects (excluding studies): \$ 10,508		
Role P, C, JV *	Phases St., Sch., D.D., C.D.,A.C.*	Project Name, Location and Principal-in-Charge		Awarding Authority (Include Contact Name and Phone Number)	Construction Costs (In Thousands) (Actual, Or Estimated If Not Completed)	Completion Date (Actual or Estimated) (R)Renovation or (N)New
P	D.D.	1. Cambridge Fire House Gate, Cambridge House Doctor, MA David Eisen, Principal-in-Charge		City of Cambridge Elizabeth Unger, 617-349-4310	\$209	(R) Aug. 2020 (Est.)
P	D.D.	2. KLO School Bathroom Renovations, Cambridge, MA David Pollak, Principal-in-Charge		City of Cambridge Elizabeth Unger, 617-349-4310	\$25	(R) July. 2020 (Est.)
P	ST.	3. Center School Renovation and Reuse Feasibility Study, Hopkinton, MA David Eisen, Principal-in-Charge		Benjamin Sweeney, Procurement and Grants Manager 18 Main Street Hopkinton, Ma. 01748 bsweeney@hopkintonma.gov Phone: 508-625-3497	N/A	(R) July, 2020 (Est.)
P	Sch.	4. Winchendon Community Park Amphitheater & Life-Long Learning Center, Winchendon, MA David Pollak, Principal-in-Charge		Keith Hickey, Town Manager 109 Front Street, Winchendon, MA 01475 KHickey@townofwinchendon.com Phone: 978-297-0085	\$1,300	(N) May, 2021 (Est.)
P	ST	5. North Reading Facilities Master Plan North Reading, MA David Eisen, Principal-in-Charge		Town of North Reading 235 North St, #9, North Reading MA 01864 978-664-6050	N/A	(R) June, 2020 (Est)
C	ST	6. North Reading Town Center Master Plan North Reading, MA David Eisen, Principal-in-Charge		Town of North Reading Community Planning Commission 235 North Street, #9, N Reading MA 01864 978-664-6050	N/A	(R) Aug, 2020 (Est)
P	A.C.	7. Site Entrance Improvements at Pond Street Waltham, MA Housing Authority David Pollak, Principal-in-Charge		Mark Johnson, Assist. Executive Director Waltham Housing Authority 110 Pond Street, Waltham MA 02451 781-894-3357 markj@walhouse.org	\$35	(R) May, 2020 (Est)
P	Sch.	8. Accessibility Study at Cedar Gardens, Natick, MA Housing Authority David Pollak, Principal-in-Charge		Randy Waters, Executive Director Natick Housing Authority 508-653-2971 ext. 205	N/A	(R) May, 2020 (Est)

P	ST.	9. Millis Senior Center Feasibility Study, Millis, MA David Eisen, Principal-in-Charge	Wayne Klocko, Chairman of Millis Permanent Building Committee 900 Main Street, Millis, MA 02054 wklocko@millisma.gov 508-376-7040	N/A	(R) November, 2020 (Est.)
P	Sch.	10. Drake Village 667-1 Building Exterior Renovations, Arlington HA, MA David Pollak, Principal-in-Charge	Mr. John J Griffin, Executive Director Arlington Housing Authority 4 Winslow St., Arlington, MA 02474-3062 781-646-3400 x16 jgriffin@arlingtonhousing.org	\$320	(R) Oct, 2020 (Est.)
P	Sch.	11. Accessibility Alterations to Common Bathrooms at Four Elderly Housing Sites, Arlington HA, MA David Pollak, Principal-in-Charge	Mr. John J Griffin, Executive Director Arlington Housing Authority 4 Winslow St., Arlington, MA 02474-3062 781-646-3400 x16 jgriffin@arlingtonhousing.org	\$95	(R) Aug, 2020 (Est.)
P	Sch.	12. McSherry Gardens Kitchen Rehab, Flooring and Accessibility Upgrades, Watertown, MA David Pollak, Principal-in-Charge	Watertown Housing Authority 55 Waverly Avenue Watertown, MA 02472 Brian Costello, Director 617-923-3950	\$1,100	(R) 2022 (Est.)
P	Sch.	13. Beals Memorial Library Phase 2 – Children's Library, Winchendon, MA David Pollak, Principal-in-Charge	Town of Winchendon 50 Pleasant Street, Winchendon, MA 01475 Manuel King, Librarian (978) 297-0300	\$1,000	(R) 2022 (Est.)
P	C.D.	14. Elevator Upgrades at the Family Justice Center, Boston, MA David Pollak, Principal-in-Charge	Boston Public Facilities Department 26 Court Street, 10th Floor, Boston 02108 Wayne MacKenzie, Project Manager (617) 635-0559	\$499	(R) Dec, 2020 (Est.)
C	ST	15. Middleton Master Development Plan Middleton, MA David Eisen, Principal-in-Charge	Andrew Sheehan, Town Administrator 48 S Main Street, Middleton, MA 01949	N/A	(N) May, 2020 (Est)
P	ST	16. Ayer Senior / Community Center Study Ayer, MA David Eisen, Principal-in-Charge	Carly Antonellis, Asst. Town Manager 1 Main Street, Ayer, MA 01432 978-772-8220	N/A	(N) Nov, 2020 (Est)
P	ST	17. Medfield Recreation Facility Feasibility Study, Medfield, MA David Pollak, Principal-in-Charge	Walter Kincaid, Permanent Planning & Building Committee 617 - 438-4538 wkincaid@gilbaneco.com	N/A	(N) 2021 (Est.)
P	All	18. Chesterbrook Learning Center, Waltham Housing Authority Waltham, MA David Pollak, Principal-in-Charge	Mr. John F Gollinger, Executive Director Waltham Housing Authority 110 Pond Street, Waltham, MA 02451-4505 781-894-3357 jgoll@walhouse.org	1,525	(N) 2022 (Hold) (Est.)

P	All	19. Modernizations at Green Acres Family Development, 200-1 Fitchburg, MA David Eisen, Principal-in-Charge	Fitchburg Housing Authority 100 Main Street Leominster, MA 01453 Peter Proulx, Executive Director (978) 534-5335	2,400	(R) December 2021 (Est.)
p	All	20. Winslow Towers Envelope Repair and Window Replacement, Arlington Housing Authority Arlington, MA David Pollak, Principal-in-Charge	Mr. John J Griffin, Executive Director Arlington Housing Authority 4 Winslow St., Arlington, MA 02474-3062 781-646-3400 x16 jgriffin@arlingtonhousing.org	1,900	(R) Oct. 2020 (Est.)
P	C.D.	21. North Andover Needs Assessment Phase 2, North Andover Housing Authority North Andover, MA David Eisen, Principal-in-Charge	Ms. Cathy Hoog, Executive Director North Andover Housing Authority 1 Morkeski Meadows, North Andover, MA 01845	N/A	(R) 2019 Complete
C	ST	22. Amherst Housing Master Plan Amherst, MA David Eisen, Principal-in-Charge	Karen Sunnarborg, Housing and Planning Consultant 3 Parkside Drive, Jamaica Plain, MA 02130 ksunnarborg@msn.com 617-983-9883	N/A	(N) 2019 Complete
P	ST	23. Carlisle Community Center Feasibility Study, Carlisle, MA David Eisen, Principal-in-Charge	Timothy D. Goddard Carlisle Town Administrator 66 Westford Street Carlisle, MA 01741 978-371-6688 tgoddard@carlislema.gov	N/A	(N) 2019 Complete
P	All	24. Old Town Library - Accessibility Upgrades Harvard, MA David Pollak, Principal-in-Charge	OLAC Committee 13 Ayer Road, Harvard MA 01451 Lucy Wallace - Chair	550	(R) 2019 Complete
P	All	25. Modernization at Creston Ave.200-1 Family Housing Woburn, MA David Pollak, Principal-in-Charge	Woburn Housing Authority 59 Campbell Street Woburn, MA Thomas Maher 781-938-0818	1,200	(R) 2019 Complete
P	All	26. Group 2 Accessible Units at 200-1 Family Housing David Pollak, Principal-in-Charge	Watertown Housing Authority 55 Waverly Avenue Watertown, MA 02472 Brian Costello, Director 617-923-3950	380	(R) 2019 Complete
C	ST	27. Peabody Housing Master Plan Peabody, MA David Eisen, Principal-in-Charge	Ms. Stacey Barnson, Assistant Director Peabody Department of Community Development and Planning 24 Lowell Street, Peabody, MA 01960	N/A	(N/R) 2019 Complete
P	ST	28. Harvard Bromfield School Harvard, MA David Eisen, Principal-in-Charge	Marie Sobalvarro, Assistant Town Administrator Town of Harvard, 13 Ayer Road / Harvard MA 01451 978-456-4100 x330 msobalvarro@harvard.ma.us	N/A	(R) Ongoing

P	ST	29. Mansfield Community Center Feasibility Study Mansfield, MA David Eisen, Principal-in-Charge	Michael Ahern, Public Buildings / Special Projects 6 Park Row, Mansfield, MA 02048	N/A	(R) 2019 Complete
P	ST	30. North Andover Needs Assessment, North Andover Housing Authority North Andover, MA David Eisen, Principal-in-Charge	Ms. Cathy Hoog, Executive Director North Andover Housing Authority 1 Morkeski Meadows, North Andover, MA 01845	N/A	(R) 2019 Complete
P	All	31. Palmer School Adaptive Reuse, Palmer, MA David Eisen, Principal-in-Charge	Charles T. Blanchard Town Manager Town of Palmer 4417 Main St. Palmer, MA 01069 Office: 413-283-2600 Ext. 2701	N/A	(R) 2019 Complete
P	All.	32. Crescent Housing and Playground Expansion Newton, MA David Eisen, Principal-in-Charge	Rafik Ayoub City of Newton 617-796-1621 rayoub@newtonma.gov	5,700	(N) 2018 Complete
P	All	33. Jefferson Park Revitalization Cambridge, MA David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Margaret Donnelly-Moran Director of Planning & Development (617) 520-6251	50,000	(N) 2019 Complete
P	All	34. Westwood Barrier-Free New Family Housing, New Bedford, MA David Eisen, Principal-in-Charge	New Bedford Housing Authority 134 South Second Street, P.O. Box 2081 New Bedford, MA 02741 Cynthia Spence, Director of Modernization (508) 997-4800	5,200	(N) 2018 Complete
P	ST	35. Needham Housing Authority Master Plan Needham, MA David Eisen, Principal-in-Charge	Reginald C. Foster, Treasurer Needham Housing Authority 28 Captain Robert Cook Drive reginaldcfoster@gmail.com 781-444-3011	N/A	(N/R) 2018 Complete
P	All	36. Renovations and Accessibility Improvements at Beals Memorial Library , Winchendon, MA David Pollak, Principal-in-Charge	Town of Winchendon 50 Pleasant Street, Winchendon, MA 01475 Ted Fiffy (OPM) (978) 833-6699	1,300	(R) 2018 Complete
P	All	37. Kitchen Renovations & Storm Door Replacement at 200-1 Family Housing Andover, MA David Pollak, Principal-in-Charge	Andover Housing Authority 100 Morton Street Andover MA Louis Ouellette, Executive Director 978-475-2365 ext.100	450	(R) 2018 Complete
P	All	38. Saltonstall Building Lobby Renovation Medford, MA David Eisen, Principal-in-Charge	Medford Housing Authority Jeffrey Driscoll, Executive Director (781) 396-0924	300	(R) 2017 Complete

P	St.	39. Old Library Accessibility and Site Improvements 7 Fairbanks Street Harvard, MA David Pollak, Principal-in-Charge	Mark Mikitarian Old Library Accessibility Committee 978-835-0850	430	(R) 2017 Complete
P	All	40. Store Front Improvements "House Doctor" David Eisen, Principal-in-Charge	City of Boston Department of Neighborhood Development 26 Court Street, Boston, MA 02108 Carol McLaughlin, Project Manager (617) 635 0401	N/A	N/A Complete
P	All	41. Peter Bulkeley Apartments Phase I Peter Bulkeley Apartments Phase II Concord, MA David Pollak, Principal-in-Charge	Concord Housing Authority 34 Everett Street Concord, MA 01742 Marianne Nelson Executive Director (978) 369-8435	5,875 650	(R) J2013 (R) 2017 Complete
P	St.	42. Modernizations at Green Acres Family Development, 200-1 Fitchburg, MA David Eisen, Principal-in-Charge	Fitchburg Housing Authority 100 Main Street Leominster, MA 01453 Peter Proulx, Executive Director (978) 534-5335	9,800 (Est)	(N/R) 2017 Complete
P	All	43. Taft Library Adaptive Reuse, Mendon, MA David Eisen, Principal-in-Charge	Office of the Board of Selectman 20 Main Street, Mendon, MA 01756 Mary Bulso (617) 451-2717	1,500	(R) 2016 Complete
P	St.	44. Bemis Hall Basement Renovations Lincoln, MA David Pollak, Principal-in-Charge	Town of Lincoln 15 Bedford Road, Lincoln, MA 01773 Timothy Higgins, Town Administrator (781) 259-2600	250 (Est)	(R) 2016 Complete
P	All	45. Washington Avenue 200-2 Modernization Stoneham, MA David Pollak, Principal-in-Charge	Stoneham Housing Authority 11 Parker Chase Road, Stoneham, MA Sharon Wilkins, Retired Executive Director, swilkins@stonehamha-ma.com (781) 438-0734	1,641	(R) 2016 Complete
P	All	46. Chestnut Manor Deck, Accessibility and Site Improvements Arlington, MA David Pollak, Principal-in-Charge	Arlington Housing Authority 4 Winslow St # 1, Arlington, MA 02474 John J. Griffin, Executive Director jgriffin@arlingtonhousing.org (781) 646-3400 x16	150	(R) 2016 Complete
P	All	47. Cusack Terrace Window Replacement David Pollak, Principal-in-Charge	Arlington Housing Authority 4 Winslow St # 1, Arlington, MA 02474 John J. Griffin, Executive Director jgriffin@arlingtonhousing.org (781) 646-3400 x16	121	(R) 2016 Complete

P	St.	48. Comprehensive Housing Study Lawrence, MA David Eisen, Principal-in-Charge	City of Lawrence Community Development Department 225 Essex Street, Third Floor, Lawrence, MA 01840 James Barnes, Director 978-620-3511 jbarnes@cityoflawrence.com	N/A	2015 Complete
P	St.	49. Senior Housing/ Senior Center Feasibility Study Groveland, MA David Eisen, Principle-in-Charge	Town of Groveland 183 Main St. Groveland, MA 01834 Denise Mclure dsmclure@verizon.net	N/A	(N) 2015 Complete
P	St.	50. Multi-Generational Community Center Study, Lincoln, MA David Pollak, Principal-in-Charge	Town of Lincoln 16 Lincoln Road Lincoln, MA 01773 Timothy Higgins, Town Administrator (781) 259-2600	N/A	(R) 2015 Complete
P	All	51. Family Justice Center, Boston, MA David Pollak, Principal-in-Charge	Boston Public Facilities Department 26 Court Street, 10th Fl, Boston 02108 Wayne MacKenzie, Project Manager (617) 635-0559	1,650	(R) 2015 Complete
P	Ongoing	52. City of Chelsea, MA "House Doctor" Architecture and Planning Peer Review Services and Consulting David Eisen, David Pollak, Principals-in-Charge	City Of Chelsea Purchasing Department, City Hall 500 Broadway, Chelsea, MA 02150 John DePriest, Director of Planning and Development (617) 466-4180	N/A	N/A Complete
C	Ongoing	53. Public Facility Peer Review David Eisen, Principal-in-Charge	Public Facilities Department 26 Court Street, Boston, MA 02108 Kenneth Griffin, Project Manager (617) 635-0081	N/A	N/A Complete

* P = Principal; C = Consultant; JV = Joint Venture; St. = Study; Sch. = Schematic; D.D. = Design Development; C.D. = Construction Documents; A.C. = Administration of Contract

APPENDIX 1
TAFT LIBRARY BOARD OF TRUSTEES
RESPONSE FORM

The undersigned hereby submits a sealed Response for the provision of Designer Services related to the Taft Library / Old Rectory Feasibility Study.

Printed Name of Responder: Abacus Architects + Planners

Address: 119 Braintree Street, Suite 318, Boston, MA 02134

Responder certifies as follows:

- A. Responder is an established business with a minimum of five (5) years of experience in providing designer services related to public projects in the Commonwealth of Massachusetts.
- B. Responder holds all applicable State and Federal permits, licenses and approvals. (Responder shall attach to the Response Form copies of all applicable State and Federal permits, licenses, and approvals.)
- C. Responder provides supervision of all workers performing under all Contracts held and pledges to provide such supervision under any Contract.
- D. Responder holds all applicable documentation and Insurance in accordance with this RFQ. (Responder shall attach to the Response Form copies of all relevant insurance certificates hereto. Nothing in this provision, however, shall eliminate the requirement that the Responder, if chosen as the Successful Responder, shall submit to the Library an endorsement or a rider in compliance with the Contract.)
- E. Responder has not defaulted on any Contract within the last five (5) years.
- F. Responder maintains a permanent place of business. (Responder shall attach to the Response Form the address of his/her/its place of business).
- G. Responder has adequate personnel to perform the work expeditiously. (Responder shall attach to the Response form a statement of experience of his/her/its personnel

and the proposed staffing plan it shall offer in reference to the work for which qualifications are sought.)

H. Responder has suitable financial status to meet obligations incident to the work. (Responder shall attach to the Response Form a financial statement that shows the Responder's present financial status.)

I. Responder is registered with the Secretary of the Commonwealth of Massachusetts to do business in Massachusetts. (Responder shall attach to the Response Form a copy of a Letter of Good Standing from the Secretary of the Commonwealth's Office.)

J. Responder has not failed to perform satisfactorily on Contracts of a similar nature.

The undersigned agrees that all specifications and Contract documents are hereto made part of any Contract executed with the Library and are binding on the Successful Responder.



Authorized Signature

David Eisen

Printed Name

Principal

Printed Title

April 1, 2020

Date

If a Corporation:

Full Legal Name

ABACUS ARCHITECTS + PLANNERS IS NOT A CORPORATION

Officers of Corporation and Addresses

State of Incorporation _____

Principal Place of Business _____

Telephone Number. _____

Qualified in Massachusetts Yes _____ No _____

Principal Place of Business in Massachusetts

Telephone Number _____

Full Legal Name of Surety Company

Principal Place of Business of Surety Company

Telephone Number _____

Admitted in Massachusetts Yes _____ No _____

Place of Business in Massachusetts

Telephone Number _____

Appendix 2
CERTIFICATE OF NON-COLLUSION

The undersigned certifies, under penalties of perjury, that this Response has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

Abacus Architects + Planners

Name of Responder

119 Braintree Street, Suite 318, Boston, MA 02134

Address of Responder

617-562-4446

Telephone Number

By: 

(Signature)

David Eisen - Principal

Printed Name and Title

April 1, 2020

Date

Appendix 3
CERTIFICATE OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws (M.G.L.) c. 62C, §49A, I certify under the penalties of perjury that the Responder named below has complied with all laws of the Commonwealth of Massachusetts pertaining to the payment of taxes, to the reporting of employees and contractors, and to the withholding and remitting of child support.

Abacus Architects + Planners

Name of Responder

119 Braintree Street, Suite 318, Boston, MA 02134

Address of Responder

617-562-4446

Telephone Number

By: 

(Signature)

David Eisen - Principal

Printed Name and Title

April 1, 2020

Date

Appendix 4
CONFLICT OF INTEREST CERTIFICATION

The Responder hereby certifies that:

1. The Responder has not given, offered, or agreed to give any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of a Contract pursuant to this Request for Qualifications.
2. No Responder to, or subcontractor for, the Responder has given, offered, or agreed to give any gift, contribution, or offer of employment to the Responder, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the Responder or subcontractor of a Contract by the Responder.
3. No person, corporation, or other entity, other than a bona fide full time employee of the Responder has been retained or hired to solicit for or in any way assist the Responder in obtaining the Contract (pursuant to this Request for Qualifications) upon an agreement or understanding that such person, corporation or entity be paid a fee or other compensation contingent upon the award of a Contract to the Responder.
4. The Responder understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws, applies to the Responder with respect to the services described in the Request for Qualifications.
5. The Responder understands that the Responder, his/her/its officers, employees, agents, subcontractors, and affiliated entities, shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.

Abacus Architects + Planners

Name of Responder

119 Braintree Street, Suite 318, Boston, MA 02134

Address of Responder

617-562-4446

Telephone Number

By: 

(Signature) David Eisen - Principal

Printed Name and Title

April 1, 2020

Date

ABACUS ARCHITECTS + PLANNERS IS NOT A CORPORATION

Appendix 5
CERTIFICATE OF CORPORATE RESPONDER

I, _____, certify that I am the Clerk of the Corporation named as Responder in the attached Response Form; that _____, who signed said Response on behalf of the Responder was then _____ of said Corporation and was duly authorized to sign said Response Form; and that I know his/her signature thereto is genuine. (Corporate Seal)

Name of Responder

Address of Responder

Telephone Number

By: _____
(Signature)

Printed Name and Title

Date

This Certificate shall be completed where Responder is a Corporation and shall be so completed by its Clerk. In the event that the Clerk is the person signing the Responder on behalf of the Corporation, this certificate shall be completed by another officer of the Corporation.

Appendix 6
CERTIFICATE OF COMPLIANCE WITH M.G.L. c.151B

The Responder hereby certifies that it is in compliance with and shall remain in compliance with Massachusetts General Laws (M.G.L.) Chapter 151B and shall not discriminate on any prohibited basis outlined therein.

Abacus Architects + Planners

Name of Responder

119 Braintree Street, Suite 318, Boston, MA 02134

Address of Responder

617-562-4446

Telephone Number

By: 

(Signature)

David Eisen - Principal

Printed Name and Title

April 1, 2020

Date

Appendix 7

CERTIFICATE OF COMPLIANCE WITH APPLICABLE EEO/AA/SDO PROVISIONS

The Responder hereby certifies that it shall comply with all applicable minority workforce percentage ratio and specific affirmative action steps contained in any EEO/AA/SDO provisions of this Contract, including, without limitation any imposed by the Massachusetts Supplier Diversity Office (SDO).

Abacus Architects + Planners

Name of Responder

119 Braintree Street, Suite 318, Boston, MA 02134

Address of Responder

617-562-4446

Telephone Number

By: 

(Signature)

David Eisen - Principal

Printed Name and Title

April 1, 2020

Date

Appendix 8
CERTIFICATE OF NON-DEBARMENT

The Responder hereby certifies that it is presently not debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, and that, should any proceeding arise in which it is debarred, suspended, or otherwise prohibited from practice by any federal, state, or local agency, the Responder shall inform the Library Board of Trustees within one (1) business day of such debarment, suspension, or prohibition from practice.

Abacus Architects + Planners

Name of Responder

119 Braintree Street, Suite 318, Boston, MA 02134

Address of Responder

617-562-4446

Telephone Number

By: 

(Signature)

David Eisen - Principal

Printed Name and Title

April 1, 2020

Date



INNOVATIVE
RESPONSES
TO TODAY'S
DESIGN
CHALLENGES



- SMART GROWTH PLANNING • SUSTAINABLE DESIGN • COMMUNITY CENTERS • HOUSING • ENVELOPE IMPROVEMENTS • ADAPTIVE REUSE •