

s/m/art
SPACE

PROMOTING CREATIVE
WORKSPACES
IN SOMERVILLE

Somerville Makers & Artists, Inc.

CITY OF SOMERVILLE

RFP # 15-63

Proposal for the Powder House
Community School Project

March 23, 2015



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IN SOMERVILLE

Somerville Makers & Artists, Inc.

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Somerville Makers & Artists, Inc.

A. Letter of Transmittal



A. Letter of Transmittal

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SPACE

PROMOTING CREATIVE
WORKSPACES

IN SOMERVILLE

Somerville Makers and Artists, Inc.
6 Vernon Street #314
Somerville, MA 02145
617.501.7882
www.s-m-artspace.org

Date: March 20, 2015

Angela Allen
Purchasing Director
Somerville City Hall
93 Highland Avenue
Somerville, MA 02143

RE: Powder House Community School Project

Dear Ms Allen:

It is with great pleasure that Somerville Makers and Artists, Inc. (Smart Space) submits the attached proposal in response to the City's RFP.

Smart Space is a Somerville-based nonprofit organization, formed by local artists, residents, and business owners with the goal of preserving work-only spaces for artists and makers in order to maintain Somerville's artist population and unique character well into the future.

We are proposing to transform the existing structure into a mixed-use building that will become an integrated center for artists and makers, a new nexus for community engagement with the arts, and an incubator for the creative economy. The design revolves around a publicly accessible park which allows for a seamless indoor/outdoor flow providing flexibility for community activities and events.

Our proposal offers direct benefits to the neighborhood and the City by providing a location for artists, makers and innovators to continue working in Somerville. We have designed our art center to support the development of the economy through job creation and our projected \$1 million in net annual operating income.

Office and maker spaces will bring daytime workers to support local businesses and, over time, will continue to be sustainable economic drivers for the neighborhood and the City. In addition, these spaces will be an attractive alternative to Boston and Cambridge workers who live in or near Somerville and want shorter commute times and more affordable spaces, especially new creative businesses and sole proprietorships looking to colocate with complementary organizations.

In addition to a compelling building, Smart Space's public programming will enrich Somerville individuals and families while attracting interest to Teele Square from the metro-west Boston region at large with a host of classes, events, workshops and seminars.

Smart Space conceived of the project and will own and manage the completed project. We have engaged a qualified team of experts to manage the design and development of the project.

Our project developer, Richard Graf of Fort Point Consulting, brings over three decades of project management and development experience, including complex renovations and art-space projects. Peter Quinn Architects LLC is a well-known Somerville-based firm that has been working in and around the area for over 25 years. Many of its projects involved adaptive reuse of existing buildings, complex permitting process with community involvement, and collaborative design process. Klopfer Martin Design Group is an award-winning landscape architecture firm with experience working on projects involving community process and design in the public realm.

We have made every effort to create a thoughtful proposal that is realistic while adhering to the requirements of the RFP and design guidelines and we recognize that this is a starting point. We look forward to working closely with the City and the community to develop a final plan and schedule.

As members of the Somerville arts community and residents, we share a commitment to preserving Somerville's unique character while building a stronger local economy and continuing to offer cultural assets

For correspondence related to the RFP, please use the contact below:

Jennifer Palacio
President
Somerville Makers and Artists, Inc
6 Vernon Street, #321
Somerville, MA 02145
617-501-7882
jen@s-m-artspace.org

Thank you for the opportunity to bid on the Powder House School. Our team looks forward to working with the community and the City on redeveloping the site.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jen Palacio', with a stylized flourish at the end.

Jennifer Palacio
President, Founding Board Member
Somerville Makers and Artists, Inc.



Somerville Makers & Artists, Inc.

B. Statement of Qualifications

B.1. Composition & Structure of Development Team

B.2. Qualifications

B.3. Resumes of the Key Personnel

B-1. Composition & Structure of Development Team

Smart Space conceived of the project and will own and manage the completed project. We have engaged a qualified team of experts to manage the design and development of the project.

List of Team members

Owner

Somerville Makers & Artists, Inc
6 Vernon Street, #321
Somerville, MA 02145
jen@s-m-artspace.org

Manager/Developer

Fort Point Consulting
11 Franklin Ave.
Chelsea, MA 02150
617-543-2110
rgraf@reinvestinc.com

Architect

Peter Quinn Architects, LLC
259 Elm Street, Suite 301
Somerville, MA 02144
617-354-3989
pquinn@pqarch.com

Landscape Architect

Klopfert Martin Design Group
214 Cambridge Street, Fifth Floor
Boston, MA 02114
617-227-2560
kaki@klopfertmartin.com

Structural Engineer

Weidlinger Associates, Inc
27 Wormwood St., Suite 200
Boston, MA 02210-1625
617-250-4100
stephen.lew@wai.com

Traffic & Civil Engineer

Design Consultants Inc.
120 Middlesex Ave, Suite 20
Somerville, MA 02145
617-776-3350
DGiangrande@dci-ma.com

Construction Manager

Essex Builders Corp.
275 Turnpike St., Suite 310
Canton, MA 02021-2355
781-326-3466
GForward@essexbuilderscorp.com

Attorney

Primo A. J. Fontana
Partner, DLA Piper
33 Arch Street, 26th Floor,
Boston, MA, 02110-1447
617 406 6054
primo.fontana@dlapiper.com

B.2. S/M/ART Space Qualifications

S/M/ART Space

Somerville Makers and Artists, Inc. (a.k.a. Smart Space) is a not-for-profit organization based in Somerville, MA. Started in March 2014 by local artists, residents, and business owners who had a shared interest in preserving Somerville's population of working artists. The vision expanded to include promoting cultural artistic events and fostering the City's creative economy. The organization was officially incorporated in August 2014.

Smart Space is especially qualified to engage artistic and business cultures; board members have experience in both worlds, including higher education in art and science, corporate project management, public art creation, film making, music production and performance, arts-related business, and community building. Smart Space board members are internationally known artists, participants in yearly Somerville Open Studios, and current and former professors at colleges around the state and beyond. They are residents of Somerville, or own businesses located here. All share a commitment to make Somerville the epicenter of a new paradigm of collaboration between arts and commerce and the community living here.



Somerville Makers & Artists, Inc.

Board Member Profiles

JENNIFER PALACIO | President

Jen is a Somerville-based artist, educator, and project manager. Creative solutions to the challenges and problems that face the world today are best accomplished when people with different backgrounds, passions and skills come together. Jen believes that Smart Space can provide programming and spaces that facilitate these types of encounters.

JEREMY ANGIER | Treasurer

Jeremy is a Somerville artist. He teaches figurative drawing and sculpture, and he creates computer animation for museum exhibits and documentary films. At Smart Space, Jeremy hopes to initiate cross-disciplinary programming including traditional and digital arts, to help working artists and creative businesses coordinate and exchange complementary strengths.

DAMON LEHRER | Vice President

Damon is a Somerville-based painter and founder of the Boston Figurative Art Center, which provides classes, events, and open painting and drawing sessions with models to area artists and amateurs. He hopes to expand the offerings of the center and broaden the audience for figurative art by encouraging a wide range of people to come try creating it.

MICHAEL J. EPSTEIN | Board Member

Michael is a Somerville-based filmmaker and songwriter/musician, and member of the Somerville Arts Council Board. Michael hopes to work in collaboration with others to establish a filmmaking studio in Somerville.

ANN HIRSH | Board Member

Ann has broad-based experiences collaborating with communities and committees through her public art practice and educational affiliations. She is a proud and active member of the Somerville arts community

B.2. Fort Point Consulting Qualifications

Fort Point Consulting is committed to improving the quality of the public and private realms through thoughtful planning, development and investment.

For nearly three decades, Richard Graf, Principal at Fort Point, has developed two broad fields of expertise:

ADAPTIVE REUSE of existing buildings, industrial sites, and urban districts

From urban-scale mill complexes, and entire villages, down to the reuse of single buildings, Fort Point understands adaptive reuse at many scales. This translates into the ability to fill key roles in planning efforts and development teams.

ART-SPACE consulting and development

Fort Point Consulting's expertise in art spaces comes from hands-on experience which began with the creation of Mix-it Studios in Davis Square, Somerville in 1985-87, a live/work cooperative in a converted soap factory. It moved forward with the development management of 437 D Street, one of Boston's first speculative live/work buildings, and of 523 Grand, a live/work loft project in Kansas City, aimed at the creative community. The waters were further tested with Inkspot Studios, a second live/work coop in Somerville completed in 2002.

Fort Point Consulting was the real estate advisor to ArtistLink, a 2005-2013 initiative of the Massachusetts Cultural Council to increase the amount of permanent, affordable studio and live/work space for artists in all parts of the Commonwealth.

B.2. Peter Quinn Architects Qualifications

Peter Quinn Architect LLC is a full-service mid-sized architectural firm located in Davis Square, Somerville MA. We are currently staffed with 15 dedicated professionals. We have been practicing Architecture continuously for over 25 years in this and previously owned firms.

PQA prides itself on being able to recognize and understand the goals of a building program; interpret those goals into spatial development and construction design that is imaginative, responsive, cost effective and compatible with surrounding elements and cultures; and effectively and efficiently communicate that information to its clients and into the field where the work is finally executed. We embrace the power of design to create places that serve people, delight the senses and celebrate our bonds to the earth and to each other. We believe that the best design results when all of the parts are fully integrated into a clear, well-reasoned design.

Success is achieved through a design process focused on mutual understanding of these goals and a shared desire that design decisions will result in places which are:

Functional...to serve a useful purpose

Beautiful...to delight the senses and make people feel at home in the world.

Expressive...to communicate the mission and spirit of the client.

Economically Responsible...to assure the value of the client's investment.

Socially/Environmentally Responsible...to contribute to the health and welfare of the community.

The firm holds a strong belief in social responsibility of the designer and that creative design in an integral part of the process of development, not an embellishment. Our best projects result from collaboration through a public process with those invested in the outcome of a project, including, of course, futures users, municipal representatives, neighbors, and others affected by a project.

PQA's areas of design focus and expertise are:

- Adaptive reuse and preservation of underutilized and/or historic buildings.
- Mixed-use and Multifamily housing, including accessory garage structures.
- Commercial/retail build-out, including work studio and start-up industrial spaces.
- Office build-out.
- Intentional Communities.
- Site planning.
- Alternative land planning and use.

PQA's specialization beyond typical architectural services:

- Special Permit process.
- Group planning process.
- Energy efficient design.

B.2. Klopfer Martin Design Group Qualifications



The Klopfer Martin Design Group is a landscape architecture firm providing municipalities, non-profit organizations, colleges, private individuals, and architects with high quality site design and collaboration. We work across scales, from the parcel to academic campuses to the urban design of city districts. The company was founded in 2006 by Mark Klopfer, who is both a licensed landscape architect and architect. In 2007 Kaki Martin joined the firm as a principal, bringing her extensive public landscape and public process experience to the group. Our work reflects this interest in landscape and architecture, building and site. Our approach balances the aspirations of our clients with a respect for the needs of site, community, and sustainability.

For nearly twenty years, Mark Klopfer and Kaki Martin have led complex teams that set new design vision for public landscapes. At KMDG, Mark and Kaki combine their design, public process and programming, and technical skills to create a team that is rich in aesthetic vision, experienced at project delivery, and stimulated by creative clients who face real-world, bottom-line constraints. KMDG currently has eight full-time employees, in addition to a small group of flexible part-time consultants to assist with larger deadlines.

Projects in the public realm pose unique opportunities. These center on process requirements, such as leading a successful public process, as well as 'final product' requirements, such as the need to create accessible and safe spaces, durability of the elements residing in the public realm, and creation of interesting places that invite return visits. Much of the firm's ongoing work is with government or non-profit clients in urban contexts. Our work frequently involves engaging the public through an interactive design process informed by the presentation of precedent research and various forms of analysis. We express our ideas through a strong palette of graphics, from diagrams to expressive images of a future vision, that is tailored to each job and constituency. Our work extends from significant urban spaces in China, to municipal parks and streets in Cambridge and the Boston metropolitan area, to brownfield remediation of the Steel Yard in Providence. In each of these, among our primary objectives is the desire to make landscape 'of the place,' whether it is the recasting of an industrial brownfield site into a school such as at the Steel Yard or the Paul Cuffee School, or remaking a barren 1960s urban renewal plaza into Suffolk University's first campus landscape.

Lastly, our firm has a commitment to strive for works of beauty in landscape. For us aesthetics lie in formal beauty and a belief that a designed landscape can reveal and inform the site's history or larger contextual (ecologic, urban, hydrologic) connections. We feel that this is accomplished through cultivating an appropriate and thoughtful plant palette, integrated with material choice and detailing, all set within a smart response to the project site, history, and context.

B.2. Design Consultants, Inc. Group Qualifications

Company History

Incorporated in 1980, Design Consultants, Inc. (DCI) operates from its offices at 120 Middlesex Avenue in the Assembly Square Section of Somerville. DCI is a leading provider of civil engineering, transportation and site planning, and land surveying services to public and private organizations in Massachusetts and New Hampshire.

The firm has completed many successful projects for municipalities, state and local agencies, architects, landscape architects, law firms and private developers throughout Eastern Massachusetts.

Client Roster

Notable private-sector clients in DCI's recent past include:

- Avalon Bay Communities, Inc.
- Berkeley Investments
- BH + A, Inc.
- Brady Sullivan Properties, LLC
- Callahan, Inc.
- Cathartes Private Investments LLC
- Dimella Schaffer Associates
- GFC Development
- McDonald's Corporation
- Pinnacle Properties
- RCG, Inc.
- RD Management
- Union Square Station Associates
- VRL Realty Trust/Dunkin' Donuts

Notable public-sector clients in DCI's recent past include:

- City of Boston
- Town of North Reading
- Town of Pembroke
- Mass Department of Transportation
- Boston Public Works Department
- Cambridge Housing Authority
- Save the Harbor, Save the Bay
- Boston Transportation Department
- Town of Millis
- Town of Swampscott
- City of Somerville
- Town of Andover
- Town of Medway
- City of Peabody
- Somerville EOCD
- Newton Housing Authority
- Massachusetts Housing Finance Agency
- City of Haverhill
- City of Watertown
- Town of Tisbury

Ownership and Management

DCI is a family-owned Subchapter S Corporation in its second generation of ownership. Company president David Giangrande, M.S., P.E., joined the firm in 1987 and assumed the leadership role from firm founder Arthur Giangrande, P.E., PLS, in 1998. Arthur continues as chairman.

David Giangrande owns the majority of the firm's shares.

Our staff includes civil engineers, land surveyors, transportation engineers, construction inspectors, draftsmen, wetland specialists, and other technical and administrative professionals.

Engineering Services

- Transportation/Traffic Signalization
- Traffic and Parking Studies Design
- Urban Design
- Site Evaluation Reports
- Engineering Site Designs
- Hydrological Designs and Studies
- Drainage Grading Design
- Sewage Disposal Design
- Land Planning/Subdivision Design
- Environmental Impact Statements/ConCom Filings
- Zoning Analysis
- Peer Review
- Construction Inspection

Land Surveying Services

- Utility Surveys
- Right of Way Surveys
- Title Insurance Surveys
- Land Court Surveys
- Property Surveys
- Condominium Surveys
- Topographic Surveys
- Control Surveys for Aerial Mapping
- Soundings
- Wetland Mapping
- As-Built Surveys

Our many satisfied clients realize the following benefits of working with DCI:

We offer a broad range of services. As a professional engineering, planning, and surveying firm, we have the in-house capabilities to perform a wide spectrum of engineering and land surveying services.

We have extensive experience with MassDOT. We have completed several high-profile projects with MassDOT and are prequalified in several disciplines, including basic roadway design, traffic operations, hydraulics/hydrology and construction/contract administration and inspection.

We’re responsive. Our dedication to client services makes us one of the most responsive companies you’ll ever find in this or any industry.

We’re experienced. Our technical staff offers a depth and diversity of experience that we believe is unmatched in any firm our size in the area.

We have excellent communication and public presentation skills. We select our people not only based on what they know and what they can do, but also on their ability to communicate in a concise, clear way.

We’re lean. We have always managed DCI conservatively and that tradition continues to this day. For that reason, we can provide high-quality service without excessive overhead or high cost.

At DCI, our mission is to provide our clients with innovative solutions to their diverse project and organizational challenges.

B.3. Resumes of the Key Personnel

SUMMARY

Jen Palacio is an educator, artist, and project manager based in Somerville, MA. She is an effective project lead with strong facilitation skills and a proven track record of effectively directing and coaching team members and employees. Her diverse background includes program management, course design, course negotiation, vendor management, and financial cost/benefit analysis. Particular areas of expertise include: the economic valuation of environmental and social impacts of projects, process improvement, systems dynamics, and facilitation and training techniques.

Her work with Smart Space unites her skills and experience in an inspiring and important project. As a founding member of Smart Space, she helped the group through the incorporation process, and helped facilitate conversations between the developer, designers, and board members to ensure a viable project and fiscally responsible program could be realized.

RELEVANT EXPERIENCE

Program Manager for Genworth IT Leadership Development Program (LDP), a corporate training program for high potential employees.

- Managed 11 FTEs, 12 interns, and a budget of \$2M.

- Responsible for recruiting new hires, developing training curriculum and coordinating with business and IT leaders to identify challenging, measurable, short-term assignments.

- Mentored program members, assessed developmental needs, matched individuals to assignments and facilitated a smooth transition of graduates into full-time positions.

Led process improvement project at Fidelity Investments (FESco) to streamline work between call center and back office with a budget of \$150,000 and estimated benefit of \$1.5M

Project leader for implementation of enterprise-wide Travel, Corporate Card and Expense Reconciliation Program that manages over \$90M of expenses for 5000+ employees in 18 countries for Genworth Financial IPO.

Negotiated 10+ enterprise-wide software and services contracts with values ranging from \$30K to \$2M, resulting in a total of \$5M in cost savings for Genworth Financial.

EDUCATION

Harvard University Extension School, Cambridge, MA

Master of Liberal Arts (ALM), Sustainability and Environmental Management, May 2012

Thesis Title: Ecosystem Dynamics in the Olympic Peninsula under Climate Change Scenarios

Boston University, Boston, MA

B.S. Business Administration, 2000

Concentration in Management Information Systems

PROFESSIONAL HISTORY

Somerville Makers & Artists, Inc

2014 – Present

Founding Board Member

SimBio Software, Cambridge, MA

2014 – Present

User Testing Specialist and Research Assistant

JENNIFER PALACIO

Harvard University Extension School & Harvard Summer School 2009 – Present
Head Teaching Assistant / Course Design Assistant / Distance Learning Specialist
Courses: Critical Analysis of Environmental Systems (Spring/Summer/Fall)
Fundamentals of Ecology (Fall)
Conservation Biology and Sustainable Use of Forested Landscapes (Spring)
International Development of Sustainable Economies (Fall)
Research Methods for Thesis Development (Winter)

Davis Squared, Inc., Somerville, MA 2012 – 2015
Retail Salesperson

Kaplan Test Preparation and Admissions 2007 – 2011
Law School Admissions Test Instructor and Student Advisor

Fidelity Investments, Marlborough, MA 2006 – 2007
Six Sigma Black Belt, FESCo Operations

Genworth Financial (formerly GE Financial), Richmond, VA 2004 – 2006
Senior IT Project Manager, Corporate IT Contracts Management Group
Senior IT Project Manager, Corporate IT Finance

General Electric Capital Corporation, Stamford, CT 2000 – 2004
Project Manager, IT Application Monitoring
Information Management Leadership Program (IMLP)
IMLP is a comprehensive management training program involving classroom training and four cross-function rotations in various technology roles across GE Capital's diverse lines of business.

Boston University Community Service Center, Boston, MA 1998 – 2000
Program Manager: Center Technical Support

Office of the Corporation Counsel, Washington, DC 1999
Legal Intern, Civil Defense

OTHER EXPERIENCE

No Spoon Show 2009 – 2012
Writer, Contributor, and Audio Producer for The No Spoon Show, a blog and podcast focused on providing discourse on important topics facing the world.

Junior Achievement, Richmond VA. 2003 – 2006
Volunteer. The organization educates students about workforce readiness, entrepreneurship and financial literacy through hands-on programs.

Avon 3 Day Walk for Breast Cancer Awareness 2002
Raised \$3000 and walked 60 miles in 3 Days to promote Breast Cancer Research.

PUBLICATIONS

J Palacio, H Shiotani & M Schilling. 2000. "Sony and the Minidisc: Shrinking the Standard"
Boston University School of Management Teaching Case

SUMMARY

Real estate professional responsible for development of projects valued to \$63,000,000. Principal in Fort Point Consulting, Inc., a development firm and advisor to municipalities, artist groups, investors and non-profits.

Co-owner of RE: Investments, a firm that specializes in repositioning industrial sites. Projects located in high-profile areas including the Charlestown Navy Yard, the Lowell National Historic Park, downtown Boston, the Blackstone Valley Heritage Corridor, Somerville's Davis Square, and Kansas City's River Market.

EDUCATION

Harvard University, Graduate School of Design, Cambridge, Massachusetts

Master of Architecture in Urban Design, with Distinction, 1983, Urban Design Prize, 1983

The Cooper Union, New York, New York

Bachelor of Architecture, 1975

PROFESSIONAL HISTORY:

Fort Point Consulting, Inc., Owner, 1992 – present

Chelsea, Massachusetts

As developer and project manager, Fort Point Consulting has completed the following:

523 Grand Lofts – Developer, \$6M, 28 unit historic live/work rehab, Kansas City, MO. 2001, condo conversion, 2006-2007

Inkspot Studios, Mixit Studios – Developer, \$2.5 M live/work cooperative housing, Somerville, MA. 1987, 2002

55 Thomson Place – Project manager, \$15M, 80,000 SF rehab for Thomson Financial Services, Boston, 1998.

437 D Street – Project manager, \$6M, 43 unit condo loft rehab of industrial building, Boston, first spec loft condominium in Boston, 1996

Cohen Florence Levine Estates – Project manager, 69 unit assisted living, Chelsea, MA, 1995

As an urban design and real estate advisory firm, Fort Point Consulting has completed the following selected assignments:

New Uses for Four Fire Stations – Design and development analysis of reuse potential for City of Springfield, 2014

Massachusetts Artist Link – Advisor to Massachusetts Cultural Council. Worked with proponents of art space projects located in towns and cities throughout the commonwealth, 2005 to 2013

Union Square Site Feasibility Study – Design and development analysis of reuse potential of four sites for City of Somerville, 2011

Creation of the Gathering Place, Montserrat College of Art – Co-author with Community Partners Consultants, analysis of proposed college bookstore/gathering place in downtown Beverly, MA., 2011

Somerville Museum – Permitting, architecture and project management, 2010 - present.

Shelburne Falls Village Partnership – Lamson/Goodnow Redevelopment Study, 1999

The Boston Preservation Alliance – Pinebank Mansion Reuse Potential, 1998

The National Park Service – Development analysis of Saugus Iron Works, 1996

The Boston Center for the Arts – Expansion study, Mayor's Task Force 1995

Loring Air Force Base Reuse Team – Reuse study of decommissioned SAC base, 1994

National Park Service Pentagon Renovation Team – window replacement strategy, 1993

Historic Massachusetts, Inc. – Tarr and Wonson Reuse Study, Gloucester, 1992

Historic Massachusetts, Inc. – Reuse Study for Shepherd Brooks Estate, 1991

The City of Troy, New York – Troy Atrium Feasibility Study, 1990

RICHARD GRAF

RE: Investments, Inc., Co-Owner, 2000 - Present

Wellesley, Massachusetts

Managing Partners David Stein and Richard Graf join with owners of underutilized industrial sites to realize their properties' highest reuse potential.

Amesbury, MA – project concept and zoning approvals for potential 192 unit mixed use project on existing industrial site, initiated overlay district zoning process for Lower Mill Yard, contracted to market the property, 2005 to present, ongoing

Slatersville Mill – site control, project concept, environmental remediation, revised zoning, and approvals for 229 unit residential rehab of historic mill complex in Ashton, Rhode Island. Permitted project sold to DSF Advisors, 2006, completed 2008

Ashton Mill – first major mill renovation in Blackstone Corridor, partnered with site owner, had project removed from Superfund site, remediated environmental problems, developed project concept and obtained re-zoning and approvals for 214 unit residential rehab of historic mill complex in Cumberland, Rhode Island. Permitted project sold to Forest City Enterprises, 2002, completed 2004

Congress Group Properties, Inc. , Co-Owner, 1987 - 1992

Boston, Massachusetts

Co-founder and General Partner of development firm.

The Boott Mills – Purchased 700,000 SF historic mill complex in Lowell, MA., managed zoning and historic approvals for entire complex, completed 200,000 first phase

The Congress Group, Inc. Project Manager, 1983-1987

Boston, Massachusetts

Project manager/partner in development firm.

149 and 199 at the Navy Yard – General Partner/project manager for \$60M, 700,000 SF office rehab and 1,400 car garage in Boston's Charlestown Navy Yard. Sale of completed project to Massachusetts General Hospital, for fit-out as first rental bio-tech facility in Boston

Eric Reenstierna Associates, Appraisers, Cambridge, MA, 2008 - present

Work with principal on appraisals of multi-family market-rate and non-profit housing, commercial retail and office buildings, vacant land, biomedical research facilities, and industrial properties.

Strang Partners, Inc. Architects, Engineers and Planners, 1977 - 1981

Madison, Wisconsin

Samuel A. Haffey, AIA 1974 - 1976

New York, New York

UNIVERSITY FACULTY 1989 - 1997

Harvard University Graduate School of Design

Co-taught four-credit studio course in urban real estate development

PROFESSIONAL REGISTRATIONS

Licensed Architect, Massachusetts Lic. 6482

Licensed Appraisal Trainee, Massachusetts Lic. 103639

Peter S. Quinn, AIA PRESIDENT

Peter Quinn Architects LLC, 259 Elm Street, Somerville, MA 02144 • 617.354.3989 • pquinn@pqarch.com

PROFILE

With nearly 25 years of architectural practice, Peter Quinn is a skilled and creative architect who founded and developed his firm, now a well-known presence in the region. Peter began his career in design/build construction and then into architectural design after graduating in 1984 from the University of Pennsylvania with a Master of Architecture degree. After four years employed as an apprentice architect with firms in Pennsylvania and Massachusetts, Peter established his own firm. The company has grown to a staff of 15 over the years and many of the firms designs can be seen along the streets of Somerville and Cambridge.

Peter's founding principal is that the best architecture results from a creative collaboration between the architect, client, community representatives, consultants, and other creative professionals, while at the same time, focusing on the visions, budgets and schedules of all parties involved. He has also brought together a staff that represents a wide variety of skills, experience and talents to further the collaborative effort approach.

EDUCATION

Master of Architecture, 1984 - University of Pennsylvania, PA

Bachelor of Arts, 1977 - University of Maine, Orono, ME

Additional Studies in Architecture, The Boston Architectural College

Additional Studies in German Language and History of Architecture, University of Salzburg, Salzburg, Austria

ARCHITECTURAL CAREER EXPERIENCE

Peter Quinn Architects LLC	2006 to Present
Peter Quinn Architects	1997 - 2005
Amacher Quinn Architects	1991 - 1996

LICENSURE CERTIFICATION

Massachusetts (#7510) since 1988

Pennsylvania (#010524) since 1988

NCARB (national registration #39260)

AFFILIATION, MEMBERSHIP AND CITATIONS

Firm Member American Institute of Architects (AIA), Boston Society of Architects Chapter

Member, Zoning Advisory Committee, Somerville, MA

Member, Sustainable Housing Committee, Somerville, MA

Member, Somerville Chamber of Commerce

Peter Quinn AIA has developed a deep experience in those aspects of the design process that would serve the Powder House Arts Center and the community process. The experience stems from projects involving the adaptive reuse of existing buildings, community negotiation and collaborative design, and/or art and creative work programming

In addition to those projects provided on the Architect's Sample Projects pages, some additional examples that address these abilities are:

Cushing Village, Cushing Square Belmont MA – Principal Architect for complete transformation of important mixed-use district. Key professional for extensive community negotiations and permitting. Approx. 220,000-SF including 115 residence, 37,000-SF commercial space, and underground garage. <http://pqarch.com/v11/cushing.php>

Completion - In Construction

New View CoHousing Community in Acton MA – Co-principal for a large collaboratively designed residential community based on naturalistic site planning and consensus decision model. Extensive community planning and programming. Approx. 35,000-SF. <http://pqarch.com/v11/cohousing.php>

Completion - 1997

Porter, Regents and Bay State Lofts in Porter Square, Cambridge MA – three adjoining warehouses repurposed for residences. Extensive structural and technical collaboration. Approx. 30,000-SF total.

Completion - 1998

157 Wachusett Ave – Historic Church in Jamaica Plain MA – adaptive reuse of existing church structure to provide residential units. Approx. 14,000-SF

Completion - 2005

9 Camp St in Cambridge MA – restoration of a historic brick building and former manufacturing site to provide creative work and tech offices in open floor plan spaces. Includes extensive site planning and community negotiations. Approx. 20,000-SF.

Completion - 2010

32R Essex St in Cambridge MA – adaptive reuse of warehouse structure for maker and creative profession workspace.

Completion - 2000



Mark J. Nielsen

SENIOR DESIGN ARCHITECT

Peter Quinn Architects LLC, 259 Elm Street, Somerville, MA 02144 • 617.354.3989 • mnielsen@pqarch.com

PROFILE

Mr. Nielsen is a registered architect in the State of Massachusetts with more than thirty years of experience in design and space programming with an active interest in the arts. He founded and co-owned Cyma 2, an architectural firm operating from 1997-2008. Prior to that, he owned a private practice for six years. He founded and directed Oasis Studio in Boston, an after-hours design and artist collaborative studio recognized nationally as an innovative work environment. He has provided design direction for a wide range of sophisticated projects, including conference centers, hospitals, laboratories, historic restoration projects, and residential projects for public and private clients. Mr. Nielsen has earned a reputation as a creative and effective designer who emphasizes problem solving and consensus building. He has a long history of collaboration. Mr. Nielsen also currently serves as president for the Vermont Watercolor Society and curates weekend shows at Towle Hill Studio in Vermont

SELECTED LIST OF RELEVANT PROJECTS

Cyma 2 - Principal

Bates Arts Center Feasibility Study for Home Inc Boston South End – Adaptive reuse for historic structure and site development of larger city block. Pre-Development grant from Massachusetts Historical Commission. This Feasibility study eventually lead to the development of the Art Block.

Cyma 2 - Principal

JamSpot –Architect working with owner to develop prototype for rental rehearsal space catering to the rock and roll-punk Boston scene. Architect of record for two locations one in Somerville and one in Wakefield MA.
<http://www.jamspot.com/>

Cyma 2 - Principal

The Arcade Building in Brookline MA – Responsible for renovations and alterations over a number of years to an historic structure. Work included exterior envelope repairs, new storefronts, compliance with ADA, new entry canopy and mural project facing rear parking lot.

Design Consultant to Arrowstreet Architects

The Exchange Conference Center – Adaptive Reuse of the Fish Exchange Building on the Fish Pier in Boston Harbor for MASSPORT. Conversion of an historic structure into a sophisticated multi-media/conference center.
<http://exchangeconferencecenter.com/history-of-the-Exchange-Conference-Center.html>

AFFILIATION, MEMBERSHIP AND CITATIONS

Member, American Institute of Architects (AIA), Boston Society of Architects Chapter



Liam G. Deevy, AIA SENIOR PROJECT MANAGER

Peter Quinn Architects LLC, 259 Elm Street, Somerville, MA 02144 • 617.354.3989 • ldeevy@pqarch.com

PROFILE

Mr. Deevy is an registered architect in the State of Massachusetts with more than twenty five years of experience working in the Boston area on large-scale new and adaptive re-use projects. He has wide ranging experience in design, construction documentation and construction administration, collaborating with, guiding and coordinating project teams of owners, use groups, project consultants, construction managers and contractors, through the design and construction phases. Mr. Deevy has provided direction as project manager for a wide range of sophisticated projects including visual arts centers, school campus centers and other educational facilities, research laboratories, libraries, residential projects and religious buildings. Mr. Deevy is also a Construction Document Technologist certified by the Construction Specifications Institute and is a LEED Accredited Professional specializing in Building Design and Construction.

SELECTED LIST OF RELEVANT PROJECTS

RE Dinneen Architects - Senior Project Manager

400 Technology Square, Cambridge- Adaptive re-use: Major core-and-shell renovation of, and addition to, an existing 1960's concrete high-rise structure, changing the building's use from offices to state-of-the-art center for scientific research. The work included the tenant fit-out of several floors. The project was awarded a LEED Gold certification.

GUND Partnership - Project Manager

University of Massachusetts –New Studio Arts Building. Project included art studios, wood, metal and printing workshops, offices, atrium and gallery space. Responsible for leading the team from the development of the design through to the production of contract documents. The project was awarded LEED Silver certification.

<http://www.gundpartnership.com/Studio-Arts-Building-University-of-Massachusetts-Amherst>

Westminster School, CT- New Academic Center- Project Manager.

Responsible for guiding the owner, user groups, design team and construction manager through the design and construction phases of the new building. Program included classrooms, library, auditorium, planetarium, lecture hall, offices and atrium. Project was awarded LEED Gold certification. <http://www.gundpartnership.com/featured-Armour-Academic-Center-Westminster-School>

Lawrenceville School, PA- New Visual Arts Center

Project included a new building housing arts studios, metal and wood workshops and offices, and the renovation of the existing building which included the Gallery. Responsible for leading the team from design development through production of contract documents. <http://www.lawrenceville.org/campus-tour/campus-tour-detail/index.aspx?LinkId=100&ModuleId=141&iframe=true>

Cathedral Housing Project, Boston

Renovation of existing high-rise public housing project, working in collaboration with the BHA. Work included the renovation of all interiors and exteriors. The design provides for a more user-friendly environment, using color at new entrance and lobby elements, with new landscaping and hardscape exterior areas to provide personal exterior spaces, encouraging social interaction and responsibility.

AFFILIATION, MEMBERSHIP AND CITATIONS

Member, American Institute of Architects (AIA), Boston Society of Architects Chapter

PROFILE

Mr. Klopfer is a LEED accredited, registered landscape architect and architect with nineteen years of practice experience. His experience is based in public realm streetscape and park site design, institutional and open space master planning, and on-structure landscapes. He has extensive public design process experience and has led numerous multi-disciplinary projects in both public and private sectors. He has led the landscape components of large-scale, urban design projects including the Pittsburgh Riverfront Vision Plan, Cincinnati's Fort Washington Way, and the Greensboro South Elm Street Redevelopment Plan. His projects currently in design include Boston's Causeway Street, Main Street in Kendall Square, Cambridge, and Central Square in East Boston. Mr. Klopfer is a tenured member of the architecture faculty at Wentworth Institute of Technology and has been a member of the landscape and architecture faculties at Harvard Graduate School of Design, Cornell University, the Rhode Island School of Design, and the Boston Architectural Center. He was the 2000-2001 Prince Charitable Trusts Rome Prize winner at the American Academy in Rome and was previously a commissioner on the Marblehead Conservation Commission.

EDUCATION

Master of Landscape Architecture, 1994 - University of Virginia; Charlottesville, Virginia
Bachelor of Architecture, 1988 - Cornell University; Ithaca, New York

LICENSURE AND CERTIFICATION

Registered Landscape Architect - Massachusetts #1164, Rhode Island, #437, New York #002141
Registered Architect - Massachusetts #31411, Virginia #0401 008798, NCARB #65854
Council of Landscape Arch. Registration Boards (CLARB) Certification #6361; LEED Accredited Professional

FELLOW

American Academy in Rome, [Rome Prize] FAAR 2001

RECENT CAREER SUMMARY

<i>Klopfer Martin Design Group</i> , Cambridge, MA Principal	2006 - Present
<i>Wentworth Institute of Technology</i> , Boston, MA Associate Professor of Architecture	2006 - Present
<i>Jacques Whitford</i> , Woburn, MA Principal Landscape Architect, Practice Leader	2004 - 2006
<i>Harvard University</i> , Cambridge, MA Studio Critic, Lecturer; Department of Landscape Architecture	1996 - 2005

SELECT AWARDS & HONORS

2013	Silver Medal, Award of Urban Design Excellence, Rudy Bruner Foundation, The Steel Yard
2012	The Senator John H Chafee Conservation Leadership Award, Environmental Council of Rhode Island, The Steel Yard
2011	Honor Award for Design, General Design, American Society of Landscape Architects, The Steel Yard The Rhody Award, Landscape Preservation, RI Historical Preservation & Heritage Commission, The Steel Yard Great Places Award for Design, Environmental Design Research Association, The Steel Yard Honor Award - Boston Society of Landscape Architects, The Steel Yard
2009	Merit Award, Boston Society of Landscape Architects, Signature Flight General Aviation Facility
2008	First Place in International Competition, Shanghai Bund Waterfront, Shanghai, China. In collaboration with Chan Krieger Sieniewicz
2007	Merit Award, AIA New England, Design Award; Signature Flight General Aviation Facility Logan Airport, Boston Massachusetts. In collaboration with Chan Krieger Sieniewicz

MARK KLOPFER

ASLA, AIA, LEED AP
PRINCIPAL

- 2006 Merit Award, Accessibility Design Award, Commonwealth of Massachusetts Access Board
Bromley Park/Heath Street Development, Jacques Whitford Company
- 2004 Citation, Design Awards, Boston Society of Architects
Ritz-Carlton Georgetown, Handel Architects (w Hargreaves Associates)
- 2002 Award for Excellence, American Institute of Architects, Washington DC Chapter
2200 M Street, Handel Architects (w Hargreaves Associates)
- 2002 Honor Award, American Institute of Architects, National Design Awards
Pittsburgh Riverfront Vision Plan, Chan Krieger & Associates (w Hargreaves Associates)

RELEVANT EXPERIENCE – SELECTED WORKS

Public Landscapes + Urban Design

Downtown Crossing Business Improvement District; Boston, Massachusetts
Providence Bus Corridors; Providence, Rhode Island
Fisher Hill Reservoir Park; Brookline, Massachusetts
Central Square; East Boston, Massachusetts
Kendall Square, Main Street; Cambridge, Massachusetts
Boston Crossroads Initiative, Causeway Street; Boston, Massachusetts
Shanghai Bund Waterfront; Shanghai, China. (in collaboration with Chan Krieger Sieniewicz)
East Main Street; Louisville, Kentucky
South Elm Street Redevelopment Plan; Greensboro, North Carolina
Logan Airport, Signature Flight General Aviation Facility, Arrival/Departure Landscape; Boston, Massachusetts
Lenox Street Development; Boston, Massachusetts; Jacques Whitford
Boston City Hall Plaza; Boston, Massachusetts; Hargreaves Associates
Vision Plan for Pittsburgh Waterfronts; Pittsburgh, Pennsylvania; Hargreaves Associates
Fort Washington Way Urban Design; Cincinnati, Ohio; Hargreaves Associates
Condor Street Urban Wild; East Boston, Massachusetts; Hargreaves Associates
Courthouse Square; Columbus, Indiana; Michael Van Valkenburgh Associates
Albany Institute of Art and History; Albany, New York; Van Valkenburgh Associates
Allegheny Riverfront Park; Pittsburgh, Pennsylvania; Van Valkenburgh Associates

Institutional Landscapes + Master Planning

The Steel Yard; Providence, Rhode Island
Summer Star Nature Center, Boylston, Massachusetts
Roemer Plaza; Suffolk University, Boston, Massachusetts
Vanke Research Campus; Shenzhen, China
Beverly Waterfront Rezoning + Master Plan; Beverly, Massachusetts
American Repertory Theatre Loeb Drama Center; Cambridge, Massachusetts
Upper Neponset River Open Space Master Plan; Milton & Hyde Park, Massachusetts
Tall Buildings Design Guidelines; Beverly, Massachusetts
Biomedical Tower, University of Pittsburgh; Landworks Studio, Inc. (w Payette Associates)
University of Cincinnati Masterplan 2000; Cincinnati, Ohio; Hargreaves Associates
Drexel University Masterplan; Philadelphia, Pennsylvania; Hargreaves Associates

Commercial + On-structure Landscapes

56 Leonard Street; New York, New York (w Herzog & de Meuron)
Park 5 Mixed-Use Development; Beijing, China (w GBBN Architects)
460 Harris Avenue; Providence, Rhode Island (w Distill Studio)
One Sims Avenue; Providence, Rhode Island (w Truthbox Architects)
Eblana Brewery Condominiums; Jamaica Plain, Massachusetts (w Bergmeyer Associates)

PROFILE

Ms. Martin is a landscape architect with nearly twenty years of practice experience. Her experience is based in public park and streetscape design in mostly urban conditions, institutional and open space master planning, and river edge landscapes. She has keen interest in and knowledge of the design and construction of public urban landscapes. She has extensive public design process experience and has led several multi-disciplinary projects in the public sector all of which included a wide range of stakeholder groups. Reaching consensus around the design of urban spaces that satisfy the programmatic needs of a constituent group in an artful and contemporary way is her primary goal. Recent work includes the re-design of Kennedy Plaza in Providence RI, the Kendall Square Main Street streetscape and Longfellow Bridge median, and final design of Central Square in East Boston and several projects at the Brigham and Women's Hospital. Ms. Martin is an adjunct professor at the Rhode Island School of Design and taught in a similar capacity at the Graduate School of Design at Harvard University. She sits on the Cambridge Conservation Commission and the Boston Society of Landscape Architects Nominations Committee. Ms. Martin is a founding member of Good Sports, a Boston based non-profit and has recently joined the board of the Community Design Resource Center of Boston.

EDUCATION

Master of Landscape Architecture, 1995 - Harvard University; Cambridge, Massachusetts
 Bachelor of Arts (Art History and Painting), Charles Hovey Pepper Prize, 1990 - Colby College; Waterville, Maine

CAREER SUMMARY

<i>Klopfert Martin Design Group</i> , Boston, MA Principal	2007 - Present
<i>Crosby Schlessinger Smallridge, LLC</i> , Boston, MA Associate	2003 - 2007
<i>Wallace Floyd Design Group</i> , Boston, MA Associate	2000 - 2003
<i>Hargreaves Associates</i> , Cambridge, MA Job Captain/Project Designer	1997 - 1999
<i>Martha Schwartz, Inc.</i> , Cambridge, MA Project Designer	1995 - 1997

SELECT AWARDS AND HONORS

- 2014 Honor Award, Boston Society of Landscape Architects, Outdoor Classrooms, Boston Public Schools
- 2013 Silver Medal, Award of Urban Design Excellence, Rudy Bruner Foundation, The Steel Yard
- 2012 The Senator John H Chafee Conservation Leadership Award, Environmental Council of Rhode Island, The Steel Yard
- 2011 Honor Award for Design, General Design, American Society of Landscape Architects, The Steel Yard
 The Rhody Award, Landscape Preservation, RI Historical Preservation & Heritage Commission, The Steel Yard
 Great Places Award for Design, Environmental Design Research Association, The Steel Yard
 Honor Award - Boston Society of Landscape Architects, The Steel Yard
 Honor Award - Boston Society of Landscape Architects, North End Parks [C|S|S]
- 2010 Reuse and Neighborhood Preservation Award - Providence Preservation Society, The Steel Yard
- 2008 First Place in International Competition, Shanghai Bund Waterfront.
 In collaboration with Chan Krieger Sieniewicz

KAKI MARTIN ASLA

PRINCIPAL

- 2005 Merit Award - Unbuilt Work, Boston Society of Landscape Architects
North End Parks, Crosby|Schlessinger|Smallridge
- 2004 Citation, Design Awards, Boston Society of Architects
Ritz-Carlton Georgetown, Handel Architects (w Hargreaves Associates)
- 2000 Merit Award, American Society of Landscape Architects, National Design Awards
HUD Plaza Improvements, Martha Schwartz Inc.

RELEVANT EXPERIENCE – SELECTED WORKS

Institutional Landscapes + Master Planning

The Steelyard; Providence, Rhode Island
The Brigham and Women's Hospital: Patient and Visitor Garden and Pavilion, 45 + 75 Francis Entry Courts
Summer Star Nature Center, Boylston, Massachusetts
MIT Childcare Center, Cambridge, Massachusetts
MIT West Annex Lot Interim Landscape Cambridge, Massachusetts
Young Achievers School, Mattapan, Massachusetts
The Paul Cuffee School, Providence, Rhode Island
'Lover's Road' 55 kilometer coastline master plan, Zhuhai, China
Vanke Research Campus; Shenzhen, China

Public Landscapes + Urban Design

Congress Square; Portland, Maine
Kennedy Plaza, Providence, Rhode Island
Downtown Crossing Business Improvement District Design Guidelines; Boston, Massachusetts
Providence Rapid Bus Corridors, Providence, Rhode Island
Fisher Hill Reservoir Park; Brookline, Massachusetts
Kendall Square, Main Street + Point Park; Cambridge, Massachusetts (w HDR)
Weymouth Braintree PWED Streetscape, Weymouth+ Braintree w Howard/Stein-Hudson traffic+civil)
Central Square; East Boston, Massachusetts (w Howard/Stein-Hudson traffic+civil)
Boston Crossroads Initiative, Causeway Street; Boston, Massachusetts (w Howard/Stein-Hudson traffic+civil)
Roemer Plaza; Suffolk University, Boston, Massachusetts (w Chan Krieger/NBBJ)
Outdoor Classrooms at 9 Boston Public Schools; Boston, Massachusetts
East Main Street; Louisville, Kentucky
North End Parks Rose Kennedy Greenway; Boston, Massachusetts; C|S|S
Greene Rose Heritage Park; Cambridge, Massachusetts; C|S|S
Mystic Riverbend Park; Medford, Massachusetts; C|S|S
Magazine Beach Park; Cambridge, Massachusetts; C|S|S
Condor Street Urban Wild; East Boston, Massachusetts; Hargreaves Associates

Commercial + On-structure Landscapes

56 Leonard Street; New York, New York (w Herzog & de Meuron)
Park 5 Mixed-Use Development; Beijing, China (w GBBN Architects)
224 King West; Toronto, Ontario (w Architects Alliance)
The Box Office; Providence, Rhode Island (w Distill Studio)
One Sims Avenue; Providence, Rhode Island (w Truthbox Architects)
New Street Condominiums; Boston, Massachusetts; C|S|S (w Steffian Bradley Architects)
Millennium Point; New York, New York; Hargreaves Associates (w Polshek Partnership + Handel Architects)
Georgetown Incinerator Mixed Use Complex; Washington DC; Hargreaves Associates (w Handel Architects)

REGISTRATIONS: 1990, Massachusetts, Professional Engineer #35844
1992, New Hampshire, Professional Engineer #8433

EDUCATION: Northeastern University, Boston, Massachusetts
Master of Science Transportation Engineering, 1997
Bachelor of Science, Civil Engineering, 1984

Northwestern University Traffic Institute, Falmouth, Mass.
Traffic Signal System Timing Workshop, 1995

INTRODUCTION:

David has served as DCI's President for more than a decade. He has a wealth of project management experience at all levels. Clients and co-workers alike acknowledge David's ability to solve problems and reach practical solutions. He is versed in a wide range of project types and sizes, having effectively delivered projects large and small, complex and relatively simple. He is also comfortable and experienced presenting to and working cooperatively with public groups and permitting agencies.

RELEVANT EXPERIENCE:

Civil and Transportation Project Manager for the Amerisuites Hotel, Riverside Avenue, Medford. This 158-room hotel located in Medford Square immediately adjacent to I-93 thereby created additional permits and greater community consensus building. DCI was responsible for filing a comprehensive ENF with MEPA, an indirect curb cut permit with MHD and special a special permit with city of Medford. Additionally, DCI was responsible for a complete survey of the property, the development of site plans and leasing area plans, drainage and sewer connections to existing systems, as well as construction layout. The site development also included the reconstruction and use easements on the abutting under utilized municipal parking lot.

Principal-in-Charge for Capen Court Senior Housing Facility, Somerville. Served as hands-on principal-in-charge for construction of 97 senior housing units in a 2-acre site at 1 Capen Court in Somerville. The site consists of two buildings, one of three stories and one of four stories, with a total area of 23,000 square feet. The site also includes landscaping and 72 parking spaces. One of the major challenges on the project is the relocation of a five-foot-diameter MWRA underground water main running diagonally through the site with very shallow cover

from the top of the main crown to the ground surface. DCI's solution will accommodate both the needs of the MWRA in its efforts to supply water to the site and the needs of the developer to fulfill its plans for the site.

Project Manager for the Rehabilitation and Renovation of the Charleston Chew candy factory into Charleston Lofts, Everett. In addition to providing parking design services for the 2.2-acre urban site, DCI prepared all civil and traffic engineering for the site. DCI has provided the engineering and documentation necessary to assist in the permitting process for the expansive project.

Project Manager for the Rehabilitation and Renovation of 156 Porter in East Boston. David led a multi-disciplined team brought together to convert a former GE light bulb factory into 218 residential lofts. The building is over 600 feet long and provides approximately 200,000 square feet of living space and almost 50,000 S.F. of garage space. The building stands alone bordered only by Memorial Park and Porter Street. DCI's greatest challenge was to integrate 119 exterior parking spaces with the building and the park.

Project Manager for the South Bay Harbor Trail in Boston. Under David's leadership, Design Consultants assisted with the preliminary design of the 3.5-mile South Bay Harbor Trail (SBHT). The multi-use, multimodal trail connects the Ruggles MBTA station and the nearby neighborhoods to the Boston Harbor waterfront at Fan Pier. David and Design Consultants have since begun the final design of the project.

Project Manager for the reconstruction of Huntington Avenue, Boston. This project entailed the redesign of an urban arterial for the City of Boston and Massachusetts Highway Department with a total construction budget of \$14 million. The project included the design of 10 interconnected traffic signals, changes to lane arrangement, improvements to pedestrian and bike amenities, and coordination with MBTA Green Line ADA key station improvements. Deliverables included Conceptual Plans and estimates, meetings with over 20 institutions, universities and medical facilities, and meetings with neighborhood groups.

Principal-in-Charge for the reconstruction of Somerville Avenue, Somerville. This stretch of roadway is a major urban arterial linking Porter Square and Union Square. DCI's design work for Somerville Avenue included a closed loop traffic signal system, the rehabilitation and reconstruction of the existing brick arch sewer system, a new 7-foot drainage system, full depth roadway reconstruction, and sidewalk and pedestrian improvements.

Project Manager for the Brickworks residential project, Cambridge. The full scope of the project included survey, site design, site engineering, traffic engineering and permitting. DCI undertook the most rigorous element of the project, which was to address the numerous traffic concerns expressed by the City of Cambridge and the general public. DCI thoroughly evaluated each roadway approach, potentially affected nearby intersections and studied potential impacts upon the pedestrian environment within walking distance from the proposed development. Other complexities of the project included storm drainage, parking, as well as pedestrian and bicycle access.

AFFILIATIONS: American Society of Civil Engineers (ASCE)
Boston Society of Civil Engineers (BSCE)
The BSCE Transportation Technical Group Chair 2001
Institute of Transportation Engineers (ITE) Mentorship Chair 2003
American Consulting Engineers Council (ACEC)

**PUBLICATIONS/
PRESENTATIONS:** *Boston Business Journal*, April 6, 2007
“Four Keys to Revitalizing a Struggling Business District”

Boston Business Journal, August 30, 2004
“A Low Impact Approach to Stormwater Management”

Build Boston 2004, November 18, 2004
“Solving the Affordable Housing Paradox” (Panelist)



Primo A. J. Fontana

Partner

primo.fontana@dlapiper.com

33 Arch Street, 26th Floor, Boston, Massachusetts, 02110-1447, United States

T: +1 617 406 6054 F: +1 617 406 6154

Primo Fontana focuses his practice on real estate acquisitions, dispositions, sale-leasebacks, joint ventures, financing, leasing, development and restructuring.

EXPERIENCE

In private practice Primo has represented investors, buyers, sellers, lenders, landlords, tenants and developers. His experience includes representing:

- AEW Capital Management in the US\$340 million acquisition of a 33-building industrial portfolio in Miami-Dade County, Florida
- An acquisition fund in the acquisition of an 8 property industrial portfolio out of receivership
- A joint venture of the California Public Employees' Retirement System and an affiliate of First Washington Realty, Inc. in the acquisition of membership interests in a joint venture that owned 86 grocery-anchored shopping centers in the United States valued at US\$1.73 billion
- A joint venture between a real estate value-added fund and a sponsor in the acquisition of a 21 property industrial portfolio
- A foreign pension fund in the formation of a joint venture for the acquisition of stabilized multifamily assets with an anticipated investment amount of US\$200 million and a joint venture for the acquisition of multifamily development projects with an anticipated investment amount of US\$150 million
- A life sciences owner in two dispositions of over US\$500 million each (one single building transaction and one portfolio transaction), both of which included assets still under construction at closing
- A real estate value-added fund in the acquisition of a downtown Boston office tower by purchasing a loan and entering into a deed in lieu transaction with the owner/borrower
- A national acquisition platform fund in two building industrial sale-leaseback transactions with an investment-grade credit tenant; negotiated all documents, conducted all legal due diligence and closed in one month

PROFESSIONAL EXPERIENCE

In 2007 and 2008, Primo served as an in-house lawyer at Fidelity Investments working with Fidelity's private equity real estate group. In that role, he had primary legal responsibility for the group, including placement and management of joint venture and mezzanine loan transactions.

CREDENTIALS

Education

Boston College Law School
(2000) J.D., *magna cum laude*
Proofing Editor, *Boston College Environmental Affairs Law Review*

The Robert D. Clark Honors
College at the University of
Oregon (1996) B.S., *with honors*

Admissions

Massachusetts

New York



Somerville Makers & Artists, Inc.

C. Comparable Projects & References

C.1. Developer's Comparable Projects & References

C.2. Design Team's Comparable Projects & References

MIXIT STUDIOS & INKSPOT STUDIOS

Mixit Studios and InkSpot Studios are two art-space projects in which Richard Graf, the development advisor to SmartSpace, played a key role. The first of these projects is Mixit Studios, a converted soap factory, conceived of thirty years ago and opened for occupancy in 1987. The second is InkSpot Studios, built on the former site of the Beacon Ink factory which burned to the ground in 1998. Inkspot opened for occupancy in 2002. The projects form a small live/work node in the residential fabric of the city. Mixit Studios helped break the ice for live/work as a purpose-built, un-subsidized building type. The nearby Inkspot Studios building was conceived and developed by Graf's development advisory firm, Fort Point Consulting.



MIXIT STUDIOS | Somerville, MA

- 7 Unit Live/Work Building
- Cooperative corporation ownership
- Completed: 1987
- Renovation of factory building
- Zoning RC
- Site Area: .14 acre
- Building sq.ft.: 12,518 live/work, 4,726 work
- Total Project Cost: \$960,000
- Construction Cost: \$400,000
- Developer/Owner: Mixit Studios Coop Corp
- Construction Lender: Mutual Bank
- Permanent Lender: National Coop Bank
- Attorney: Kotin Crabtree and Strong
- Contact: Jane Goldman

At Mixit the approval process required convincing planning and building officials that a mixed-use live/work building would be viable, and that it complied with the RC residential zoning. Richard Graf, at the time a project manager/partner on a 1.4 million square foot renovation project in the Charlestown Navy Yard, obtained construction financing and served as the group's registered architect.

INKSPOT STUDIOS | Somerville, MA

- 6 Unit Live/Work Building
- Cooperative corporation ownership
- Completed: 2002
- New Construction on cleared site
- Zoning RC
- Site Area: .17 acre
- Building s.f.: 16,398 live/work
- Total Project Cost: \$2,600,000
- Construction Cost: \$1,500,000
- Developer: Fort Point Consulting, Inc
- Owner: Mixit Studios Cooperative Corp.
- Construction Lender: Winter Hill Bank
- Permanent Lender: Eastern Bank
- Attorney: Kotin Crabtree and Strong
- Contact: Melissa Chase

Inkspot Studios' development process began 12 years later in a transformed Somerville, with higher real estate prices, far fewer industrial neighbors, a landscaped bike path, and more neighborhood involvement. The building complied with the RC zoning, and did not require variances or special permits. It did require design approval by the neighborhood in a process managed by the Davis Square Task Force.

523 GRAND

523 Grand is a 28 unit historic renovation which demonstrates the amount of complexity and challenge that Fort Point Consulting can manage, even long distance. It also shows a commitment to saving architectural heritage and the ability to work under tight financial constraints. The building anchored an important corner in the River Market district in Kansas City and had been built in 1912 as a homeless shelter, called the Helping Hand Institute, funded by a private charitable foundation. When Fort Point Consulting purchased it in 2000, it had been abandoned for over a decade, but its concrete frame was solid and its exuberant masonry façade was intact.



523 GRAND BOULEVARD | Kansas City, MO

- 28 Unit Live/Work Loft
- Ground level commercial units
- Completed 2002, converted to condominium ownership, 2006-8
- Total Project Cost: \$5.1. M
- Developer: Fort Point Consulting, Inc.
- Attorney: White Goss and Posinelli
- Construction Lender: US Bank
- Permanent Lender: US Bank
- Tax Credit Investor: US Bank
- Contact: Annie Presley

Listing on the National Register of Historic Places was obtained by a local historic consultant. Fort Point Consulting prepared the state/federal historic tax credit application, and negotiated sale of 25% Missouri historic tax credits and 20% federal historic tax credits to an affiliate of the US Bank. The \$5,046,000 project was funded with \$1,370,000 in historic tax credits, \$283,000 of private equity, a \$2,740,000 in mortgage and deferred development fees.

Five different partnership entities were required to make the tax credit process work. The approval process began by successfully convincing the city to withdraw an existing street-widening plan that would have destroyed this beautiful structure.

It also required a Parcel Development Agreement with the city-appointed master developer, the Old Town Redevelopment Corporation. The agreement provided reduction of the property tax to \$1,500 per year for the first 17 years of the project's life, in exchange for committing to historic preservation of the building exterior. This helped the project break-even, since rents were low, in the \$1.00 per square foot range.

Parking was challenging, since the building covered its lot. This was solved by digging down to create two levels of underground parking. A penthouse level was added. Air shafts were filled in, creating loft-style units with exposed concrete floors and ceilings, and expansive floor plans.

The high-ceiling ground floor units were legally allowed to house non-retail business uses and serve to provide daytime activity in the building.



ONE SUMMER



PQA designed an adaptive reuse for an historic church in Union Square. The 30,000-SF project provided work-live artist lofts in a glorious and lofty setting. Many features of the historic building were preserved, including the historic façade and the ecclesiastical window patterns. The vestibule, sanctuary and altar areas were repurposed and incorporated into the new spaces. The building has a new underground garage as well. The project presented complex structural and programmatic challenges that were solved in close collaboration with the clients.

Client/Cost/Reference:
Private, Available Upon Request

Location:
Union Square
Somerville, MA

Size:
30,000-SF

Completed:
2007

Publications:
Boston Design Magazine

JEFFERSON UNION



Jefferson Union is an adaptive re-use and reconstruction of a historic industrial building in Lexington, MA. The project provided thirteen large loft-style residences with period detailing throughout. Thoughtful site planning and attention to period detail brought a decaying industrial site back to life. Significant structural and seismic issues were creatively resolved.

Client/Cost/Reference:
Private, Available Upon Request

Location:
Lexington, MA

Size:
25,000-SF

Completed:
2007



92 PROSPECT



92 Prospect is a repurposing and adaptive reuse of a large through-block warehouse structure. The middle of the existing building is demolished to provide a garden courtyard setting for a new contemporary garden-style building. The historic facades at each end are preserved and modified to incorporate new units and the site entries. Thoughtful site planning preserved the best features of the existing building and allowed a bold interpretation of the industrial form to be made.

Client/Cost/Reference:
Private, Available Upon Request

Location:
Somerville, MA

Size:
24,000-SF

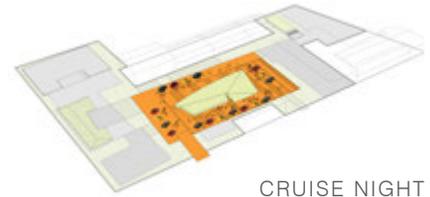


THE STEEL YARD



Awards

- 2013 Rudy Bruner Silver Medal for Urban Excellence
- 2012 Sen. Chaffee Award for Conservation
- 2011 Honor Award ASLA
- 2011 Honor Award BSLA
- 2011 Providence Preservation Society Award
- 2011 Rhody Award, Preserve RI & RI Hist. Comm.
- 2011 Great Places Design Award, EDRA



CRUISE NIGHT



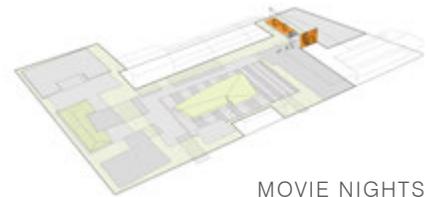
Christian Phillips Photography



HALLOWEEN IRON POUR



Iron Chef viewing



MOVIE NIGHTS



IRON CHEF CONTEST

Client

The Steel Yard
www.thesteelyard.org

Reference

Howie Sneider, Executive Director
howie@thesteelyard.org
401.273.7101

Location

Providence, Rhode Island

Size

3.5 acre site; 2.2 acre landscape

Cost (landscape)

\$800,000

Completed

Fall 2010

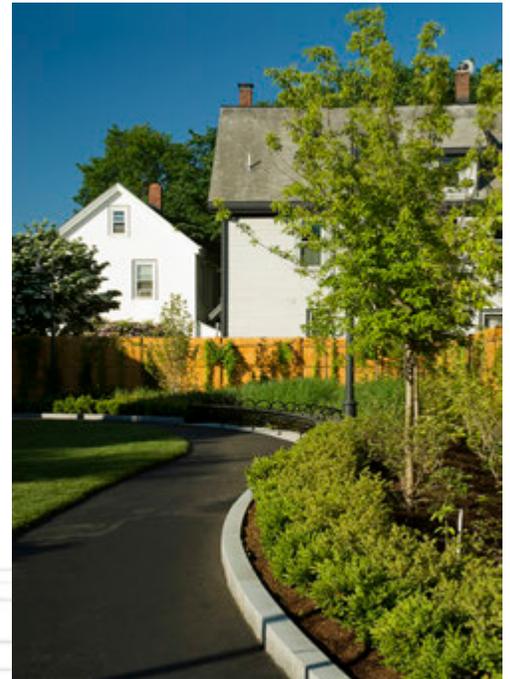
In 2001 a forward-looking group of individuals banded together to purchase Providence Steel, a disused steel fabrication facility near the center of Providence. Their goal was to develop a non-profit organization housing artist studios, facilitating instruction in metal, ceramic, and glass arts, and creating a campus for an arts community that offered different venues for showing and making art. With assistance in the form of EPA grants for brownfield remediation, construction was completed in 2010.

Competing interests of large paved surfaces for outdoor work space, events, and vehicular movement, balanced with the sustainable interests of reducing impervious pavement, are driving forces of the landscape design. The resulting design is centered on a paved plane, 'the carpet,' which is woven with heavy- and light-duty pavements, impermeable and pervious materials. The margins beyond the pavement act as 'storm-water moats' infiltrating stormwater runoff, and providing habitat for volunteer vegetation. Building the carpet over existing grade reduced excavate and allowed all contaminated soil to remain on-site in landforms. Various program activities occur around the flexible campus core throughout the year.

GREENE ROSE HERITAGE PARK



C.2. Design Team's Comparable Projects & References



Christian Phillips Photography

Rendered plan C|S|S

Client

City of Cambridge

Reference

Richard Rossi, City Manager
rossi@cambridgema.gov
617.349.4300

Landscape Architect

Crosby | Schlessinger | Smallridge

Location

Cambridge, Massachusetts

Size

2.3 acres

Cost

\$3 million (includes removal of contaminated soil)

Completed

Spring 2008

This project was completed by Kaki Martin as project manager and project designer while an Associate with C|S|S.

An intensive community process led by Ms. Martin was the first step in transforming this site from a marginalized neighborhood open space to a welcoming interactive park that connects two halves of a large urban neighborhood. While part of the site was already a designated open space, the demolition of two buildings and the closing of a road created a larger contiguous space for the park.

A bold, fragrant plant border, mixing grasses, perennials, and shrubs, holds the west edge of the park. It stimulates the senses and provides a strong visual buffer between the park and its neighbors. Important pedestrian connections are made between two major arterial streets with a combination of curved meandering pathways and wider rectilinear sidewalks.

The park design was a collaboration not only with the neighborhood, but also with the City of Cambridge's 1% for Art program. Three visual artists were chosen to collaborate with the landscape architect to develop a series of interactive sculptures, that support children in imaginative play experiences. These pieces were designed and fabricated by artists with Ms. Martin offering material and installation expertise. Ms. Martin designed a fourth interactive art piece for the park - proportionally exaggerated benches and chairs meant to entice young and old alike. They have become the favorite spot in the park

ROEMER PLAZA SUFFOLK UNIVERSITY



Client
Suffolk University

Reference
Gordon King, Sr. Director of Campus
Planning & Construction
gking@suffolk.edu
617.557.1520

Location
Boston, Massachusetts

Size (landscape)
0.35 acre

Cost
1.8 million

Status
In Construction

Suffolk University is expanding its Beacon Hill campus to include its first landscape space as part of a project to house its New England School of Art and Design. The new 110,000 square foot building will house classroom, studio, and television production facilities for its art and design programs. The new landscape will be both a public open space, a forecourt for an adjacent state office building, and an exterior exhibition space for the school.

Replacing a lifeless plaza that overlays an existing parking structure, the design proposes to link existing upper and lower portions of Roemer Plaza. Currently these are divided by a single, overscaled retaining wall. In our proposal the wall is replaced by a planted and stepped slope that recalls the site's original Beacon Hill topography as well as provides a place for seating and enjoying the space. The upper terraces will make stronger connections to the university's central administrative and classroom building across Ashburton Street, and an accessible path will link the upper and lower portions of the site providing accessibility to both levels over the fourteen-foot grade change.



Somerville Makers & Artists, Inc.

D. Project Narrative

D.1. Program Description

D.2. Architectural Design Concept

D.3. Landscape Design Concept

D.4. Project Development Timeline

D.5. Amenities Description

D.6. Sustainable Design & Management Elements

D.7. Transportation Demand Management Strategy

D.8. Deviations from Design & Development

Guidelines

D.1 Program Description

QUALITATIVE PROJECT DESCRIPTION

The building will integrate arts, culture, and the creative economy, and will provide a place for public exposure to the arts. It will also provide stable workspace for artists and makers and bring new economic activity to Teele Square.

COMMERCIAL

The Center's commercial space offerings will be flexible to encourage creative industries that have symbiotic relationships with artists and makers, or any business looking for a high-end work space in a vibrant creative community.

ARTIST STUDIOS

The project originated among working artists who had seen too much studio space disappear. Artists and creative workers make up 3.5% of Somerville's population, compared to .75% for metropolitan Boston as a whole. Somerville ranks just below Los Angeles, which has the highest density of artists and creative workers in the nation. The need for studio space that is permanently available creates a solid base of user demand, and gives the project a mission to fulfill as well as a reliable market.

A CREATIVE DRIVER

The natural networking of complementary businesses that happens when independent workers share a building fosters innovation; the success of this has been demonstrated by the success of the Artisans Asylum's members and alumni. Creative industry businesses seeking spaces in the arts center include graphic design firms, architectural firms, film and production companies, coworking/workbar spaces, tech entrepreneurs, arts non profits, craft brewers, and small research and development firms, as well as freelance contractors who serve all of the above.

The proposed space, with its circular design and central courtyard, is designed to optimize the combination of spaces for independent workers and group spaces where creative industry workers who do not normally have access to one another gain from colocation to create a stronger innovative community, enhance individual businesses, and these interactions ultimately lead to more job creation.

Several local businesses and individuals have expressed interest in being part of the project, including the Broadway Eatery, the non-profit 3LPlace, and Aeronaut Brewery. Letters of interest and support are included in **Appendix M**.

SMART SPACE PROGRAMS

In addition to providing a focal point for the arts housed in a landmark architectural space and outdoor environment where the arts and industry can colocate, the organization will provide publicly accessible arts-related programming, as well as opportunities for professional development of artists and makers.

EDUCATIONAL PROGRAM

Smart Space will provide educational classes, seminars and workshops in the visual, literary, and performance arts to residents of Somerville and the surrounding communities.

Smart Space will also provide educational workshops and seminars that will support the creative economy through skills development. Topics will include grant writing, marketing, bookkeeping, taxes, and public outreach, and will be taught by experts in their respective fields.

Educational seminars and workshops on the cultural history of art in Somerville and other similar communities are also planned.

RESIDENCIES & SCHOLARSHIPS

The Center will provide artist members from the community with international residencies and scholarships and will host artists in residence from abroad to raise the profile of Somerville as a great American City for the Arts.

At the same time, the Center will also provide resources for local arts students in the form of mentorships and work options that introduce them to creative industries.

THE GALLERY

The Powder House Gallery Space will fill a gap in Somerville arts offerings and double as an event space where films can be shown, gatherings hosted, and lectures on community issues can be offered in a comfortable and inspiring setting.



BFAC @ Vernon Street Studios

EXAMPLE CLASS OFFERING

The Boston Figurative Art Center (BFAC) provides a creative space that attracts a wide range of people from beginners to professional artists. They travel from as far away as Maine, NH and western MA, to participate in the unique artistic environment that Somerville and the BFAC provide. A vibrant and committed community has formed around the weekly offerings which has supported a yearly landscape painting trip to Italy, and a creative network that extends across Somerville and the entire Boston Area. People from many professions, such as lawyers, doctors, software engineers, etc., looking for a creative outlet are united by a passion for the physical materials of the process and the community that has developed around it.

SITE OPTIONS

This team is committed to working with City staff and soliciting community input on the proposed Arts Center. It recognizes the requirement to contract with coUrbanize, or equivalent approved provider, for an online interactive engagement platform with the community. The design team has extensive experience in community negotiation as well as in collaborative design process; this participation app will serve to enhance the process.

It has been our experience that a truly responsive community process can take several months. However, as we have elected to pursue a strategy that reuses the existing structure without increasing its height and density and we believe that we have a truly uniquely tuned program that would be welcomed into the community, we are optimistic that the process would be efficient and satisfying.

In creating this proposal, we have developed an idea for the Arts Center and explored it in detail. That has been necessary to convince ourselves and our funding sources that the project is feasible and financeable.

In sections D.2 and D.3 of this document, we are presenting the Architectural and Landscape Design Concepts in some detail to communicate our enthusiasm for the project.

We would like to articulate explicitly that this is our starting point and we know from experience that the public process will guide the design forward from this point.

D.2. Architectural Design Concept

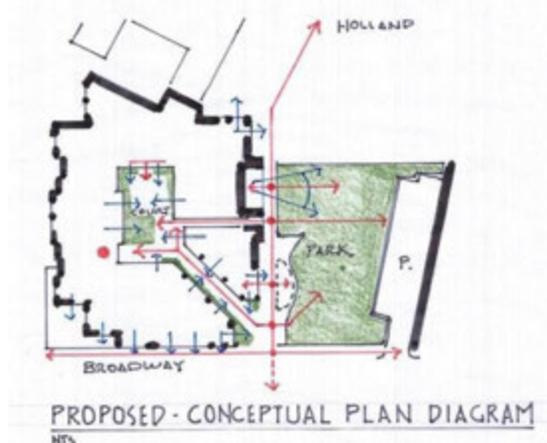
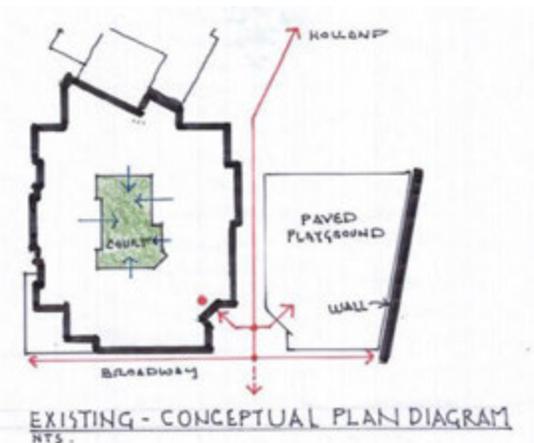
“Transformations”

The Powder House Art Center Architectural Design Concept

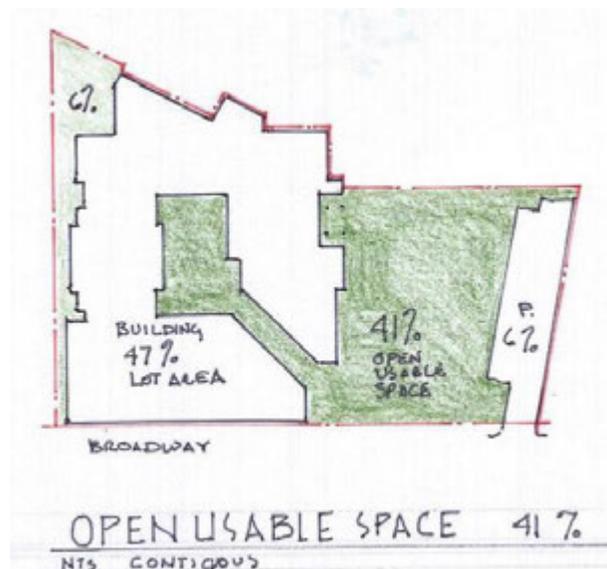
FORMER SCHOOL INTO ARTS CENTER

Smart Space proposes to transform the existing public school building into an arts center for Somerville. In doing so, they will also transform the building and its surrounding property. Artists thrive in a critical mass and an arts center such as the one that Smart Space is proposing here can become an artistic hub for Somerville’s creative economy.

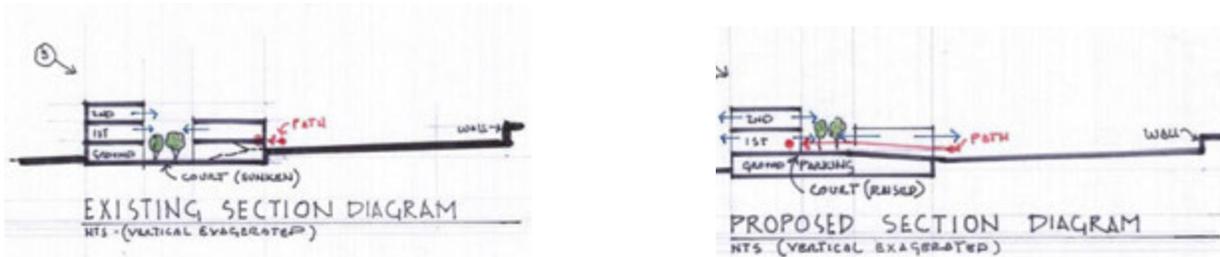
As a school this building’s spaces orient principally into a courtyard with wall to wall and floor to ceiling glazing. The internal corridors look directly into the courtyard in several locations. At the same time the school’s perimeter walls are massive, and largely windowless. The result is an internally oriented structure that makes no effort to relate to the street or the public path from Broadway to Holland St.



To begin this transformation, Smart Space and its design team propose to create a 20’ wide opening at the existing school entry and construct a gentle graded outdoor passage from Broadway into the courtyard. Then, much of the perimeter walls along Broadway and the proposed park will be opened up with new walls of glazing to establish strong physical and visual linkages to Broadway and the new open space to the East. This new outdoor passage enables us to meet the city’s requirement of a minimum of 40% of the site committed to public open usable space and provide an essential linkage between the public realm and the creative endeavors of the future occupants.



In addition to transforming the plans and elevations, Smart Space is transforming the building section as well. We propose to raise the courtyard level one story with a new structural deck. This new courtyard level will provide a variety of entry points to the building from the courtyard at the main level. It will also provide an indoor parking level housing 50 cars at ground level and accessed from Broadway



TRANSFORMATION OF THE BUILDING INTERIOR

The Architectural Design pages will illustrate how well we believe these former classrooms will convert into terrific work and studio spaces. The structure has roughly 12.5' floor to floor heights with 8" concrete plank decks resulting in tall open interior spaces, once cleared of existing finishes. Where windows are provided they run from floor to spandrel. Where we propose to add new windows we will do likewise. Interior concrete block walls can largely be retained and are needed for lateral bracing. The Design Sheets illustrate the intended transformation and end uses. A variety of studio and collaborative work spaces are planned.

The proposed disposition of spaces is roughly as follows:

Studio Space, incl. Shared, Maker and Film type	SF	42,000
Collaborative Office Space		20,000
Community Benefit – Café, Gallery, Classroom, and accessory space		3,000
Parking Garage, incl. 6,000 ground floor addition		18,000
Circulation, Loss Factor, Loading, Utility, Restrooms		31,500
Total Building Area, incl. accessory garage addition	SF	114,500

ORIENTATION PLAN

The Plan shows the main entry level for the Arts Center building. A new courtyard (1) is created by raising the existing courtyard level to accommodate a garage structure at the Ground Floor below. The Courtyard is approximately 4ft above the Walkway that passes through the site, connecting between Broadway and Holland St (2). The existing angled entry to the building is to be modified to create a slightly sloped outdoor pedestrian Alley (3), connecting the Courtyard to the new park.

Adjoining the Alley and Courtyard are Collaborative Office Spaces (4), Studios (5), Gallery (6), Classroom (7), and Café (8).

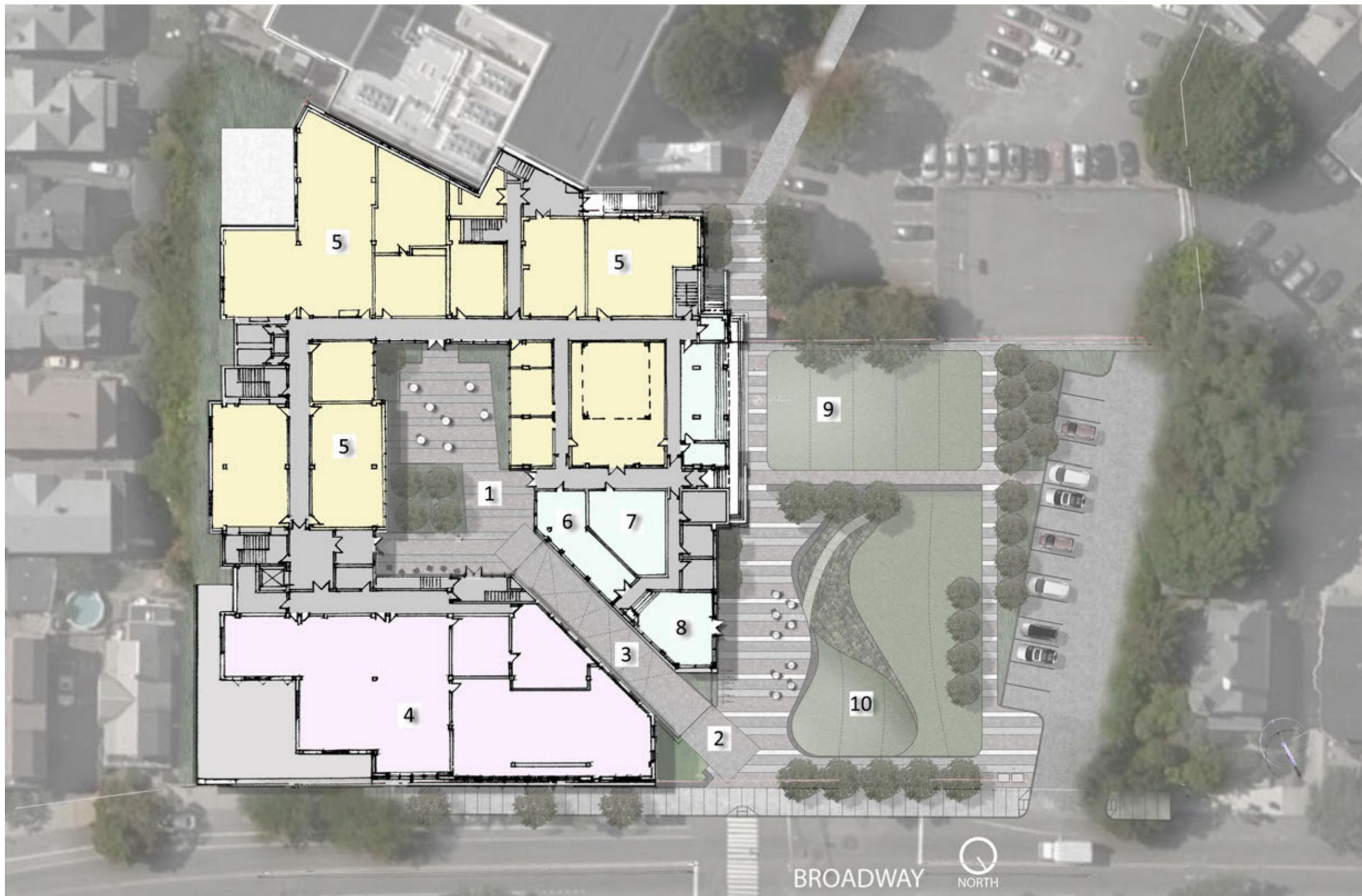
The Site Plan features are discussed in more detail in the Landscape section of this proposal, including an Outdoor Stage overlooking a sloping lawn (9) and a shared greenspace lawn (10).

POWDER HOUSE ART CENTER

Adaptive Reuse Proposal
March 23, 2015



Somerville Makers & Artists, Inc./Smart Space
WE ENVISION AN INTEGRATED CENTER FOR ARTISTS AND MAKERS, COMMUNITY EVENTS, AND THE CREATIVE ECONOMY

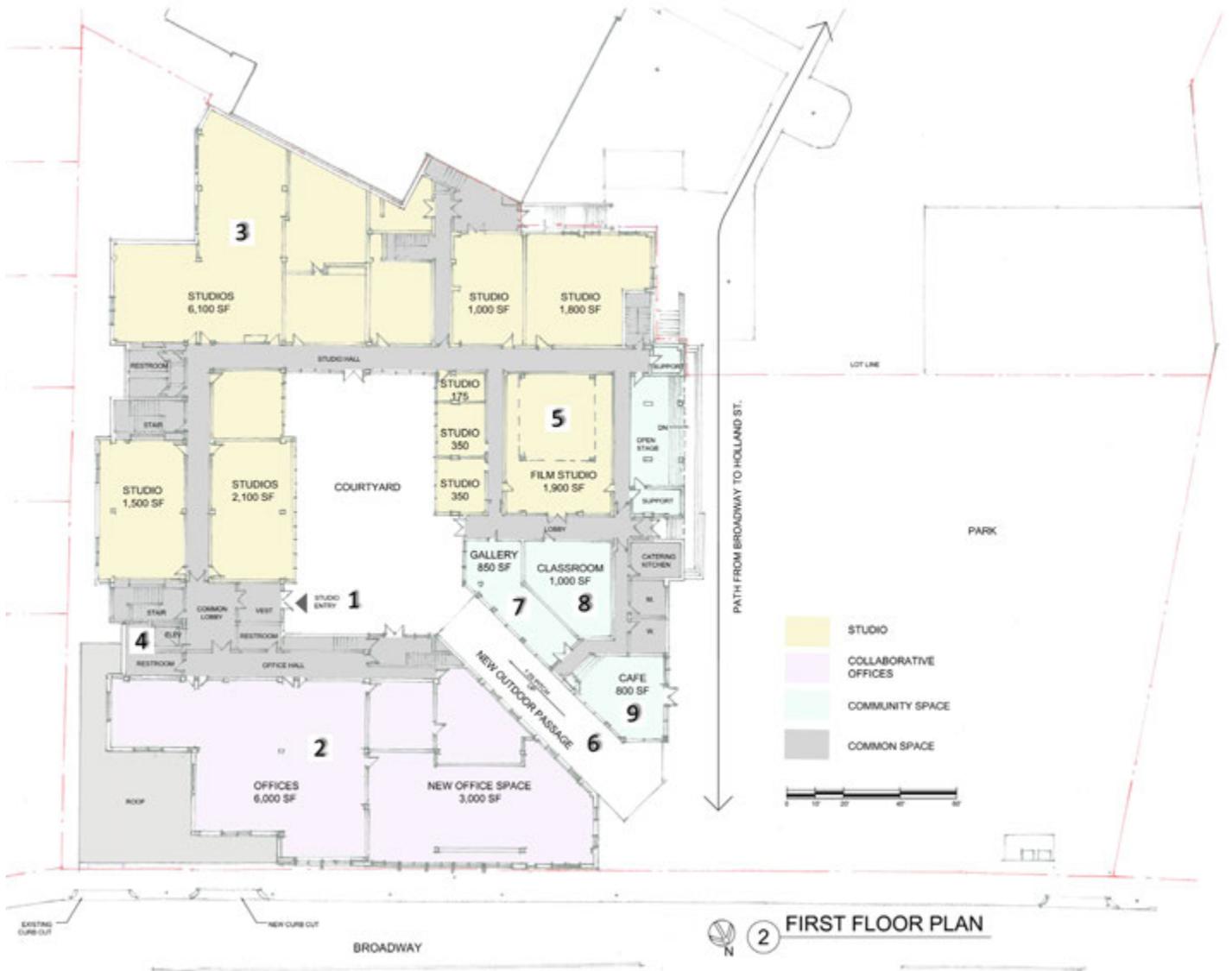




GROUND LEVEL PLAN

The lowest level of the building serves to provide vehicular access (1) and continued use of the existing loading dock (2). The existing courtyard is raised to accommodate a new garage structure with a capacity for 50 parking spaces (3). Adjoining this are Studio Space (4), Shared Studio Spaces (5), Collaborative Office Space (6), and Bicycle Storage areas (7). Trash storage and utility rooms are located adjacent to the loading dock (8)

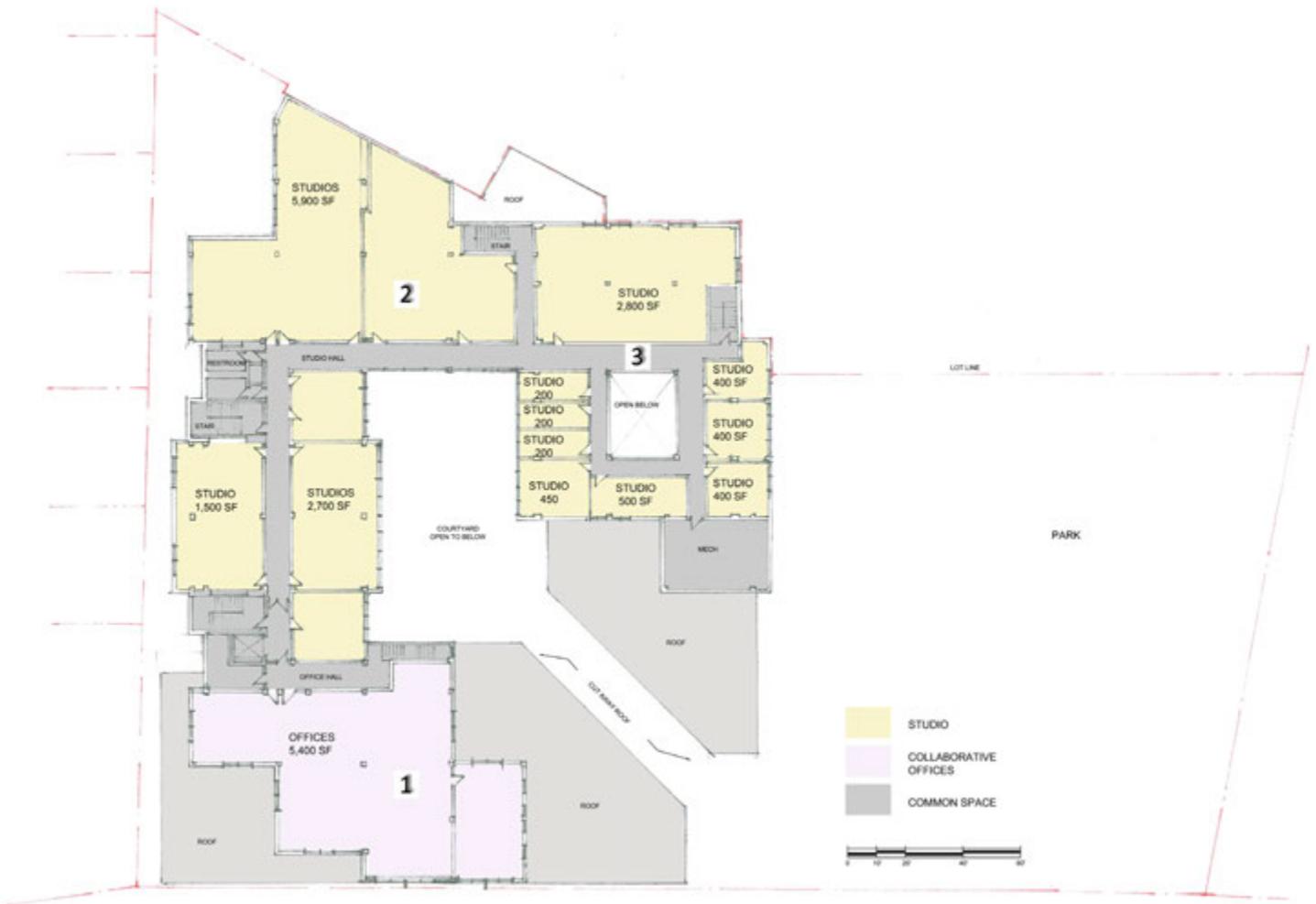
This level is partially below grade on the west side and above grade on the east, New light wells are provided for studios partially below grade (9).



FIRST FLOOR PLAN

This level is the main entry level for the building. There is access from the Courtyard (1) to the circulation directing one to the Collaborative Offices Spaces (2) and the Studio area (3), enhanced with a new passenger/freight elevator (4). Studio areas surround much of the Courtyard. There are also specialized studio space such as a Film Studio (5) with a double height ceiling.

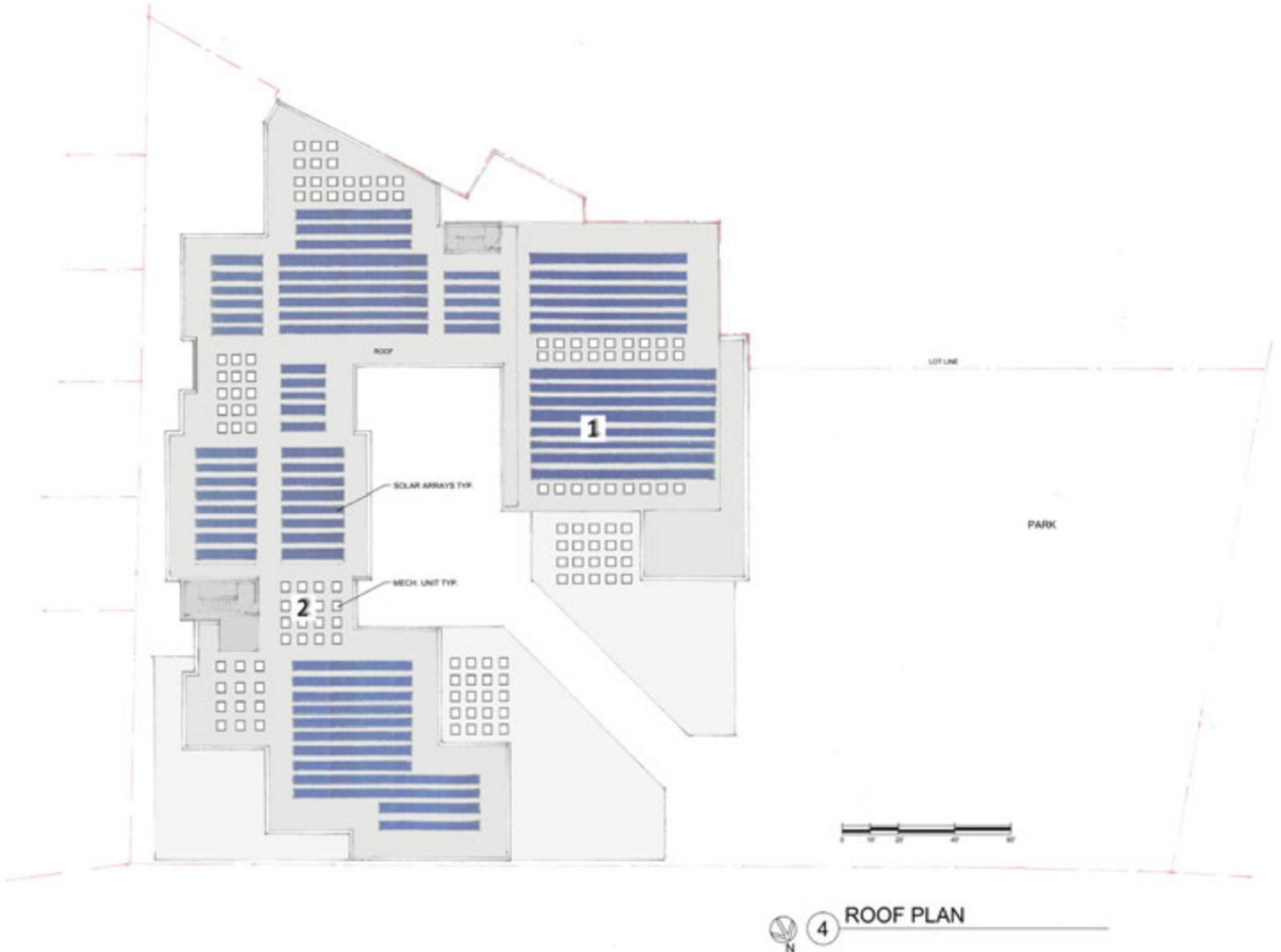
Adjoining the Alley (6) and the site circulation routes are the main Community Benefit spaces, including the Gallery (7), Classroom (8), and Café (9). These will serve the outreach and participatory aspects of the Arts Center as well as enhance the use of the outdoor spaces.



3 SECOND FLOOR PLAN

SECOND FLOOR PLAN

This is the uppermost level of the building and is laid out primarily for both Collaborative Office Spaces (1) and Studio Spaces (2). As it is remote from the street and the public aspects of the building, it provides an ideal work environment. The existing gym is decked over to provide additional studio space (3) and the full height of the Film Studio.



ROOF PLAN

The roof level reuses the existing roof surface to provide space for approx. 10,000-SF of solar panels array (1). The power generated from these panels will contribute significantly to the electrical needs of the building, helping to move towards the City's long term Greenhouse Gas Emissions Reduction Targets, and possibly create an opportunity for a community-based solar ownership model.

The mechanical systems proposed (2) would replace the large bulky equipment presently on site with smaller high-efficiency and low-noise equipment. Where needed these can be screened and sound reduced to conform to the City ordinances.



The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.

We are proposing to transform the existing Broadway Elevation and the relationship of the Collaborative Office Spaces to the street with large new glazed openings. New and vibrant colors have been proposed to enliven the facades as well and offset the grey tones of the existing building. Illustrated here is the existing loading dock with a colorful new garage door and the proposed new entry to the parking garage. To add more shape to this flat wall we have proposed colorful metal fins for banners and signage extending off the vertical mullions of the new glazing system. The painted concrete spandrels add interest to the building in general and set up a signage band for identifying the building.

POWDER HOUSE ART CENTER

Adaptive Reuse Proposal
March 23, 2015



Bowenville Makers Of Artists, Inc./Smart Space
WE ENVISION AN ENHANCED CENTER FOR ARTISTS AND
PARKING, COMMUNITY EVENTS, AND THE CREATIVE EXPERIMENT



The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.

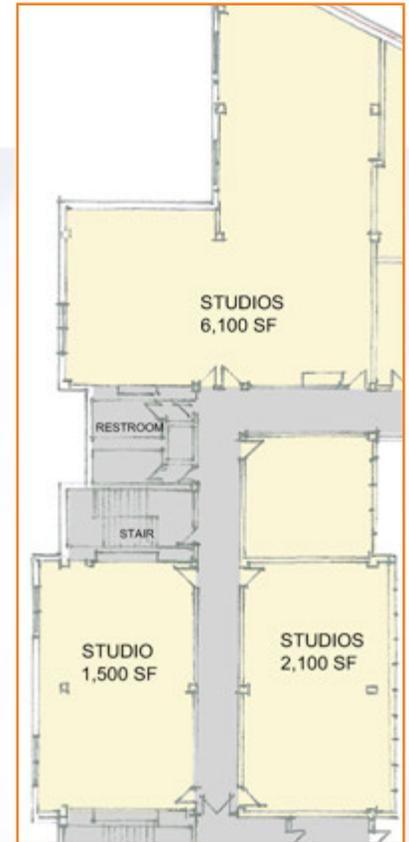
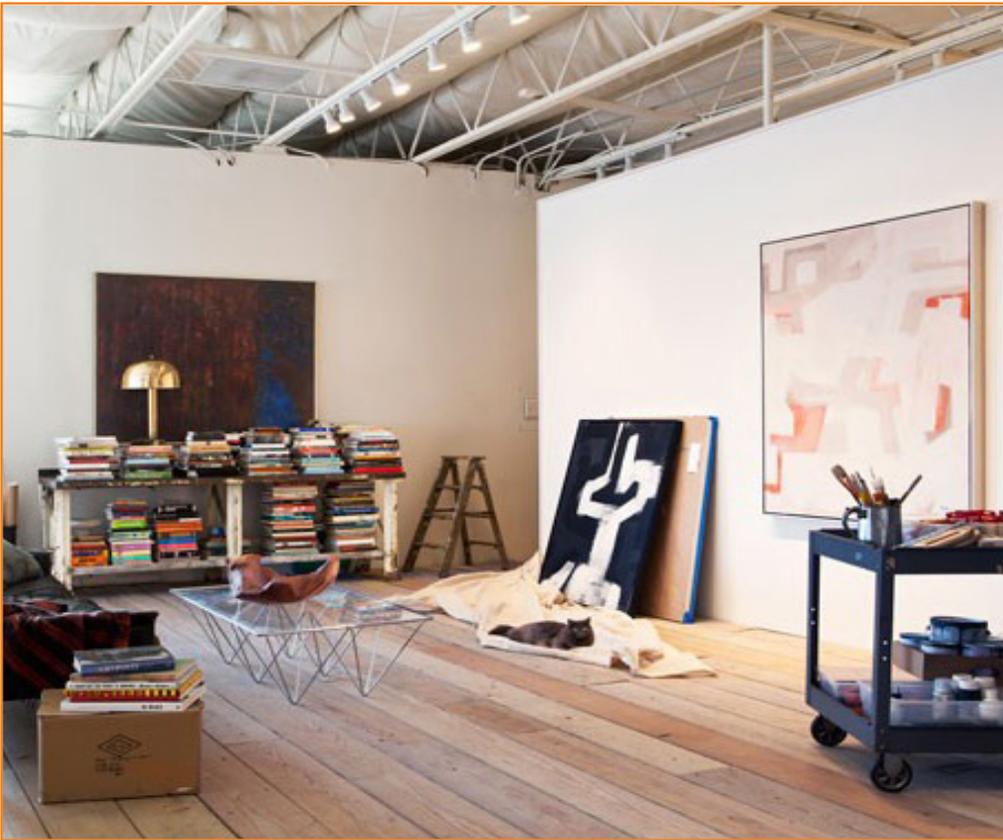
The Park Elevation faces the new Park and the Walkway from Broadway to Holland St. As on Broadway, the façade is substantially opened up with the introduction of large windows and doors for the new Café which meets grade along the Walkway. Again, vibrant colors are proposed as way to enliven the façade. The Café marks the point where circulation begins to the Alley and the Courtyard beyond. To the right an outdoor stage sits across from a sloped lawn. Also showing on this elevation are “Inhabitable” steps facing the Park. There are also wells providing light to the Studio Spaces in the Ground Level.

POWDER HOUSE ART CENTER

Adaptive Reuse Proposal
March 23, 2015



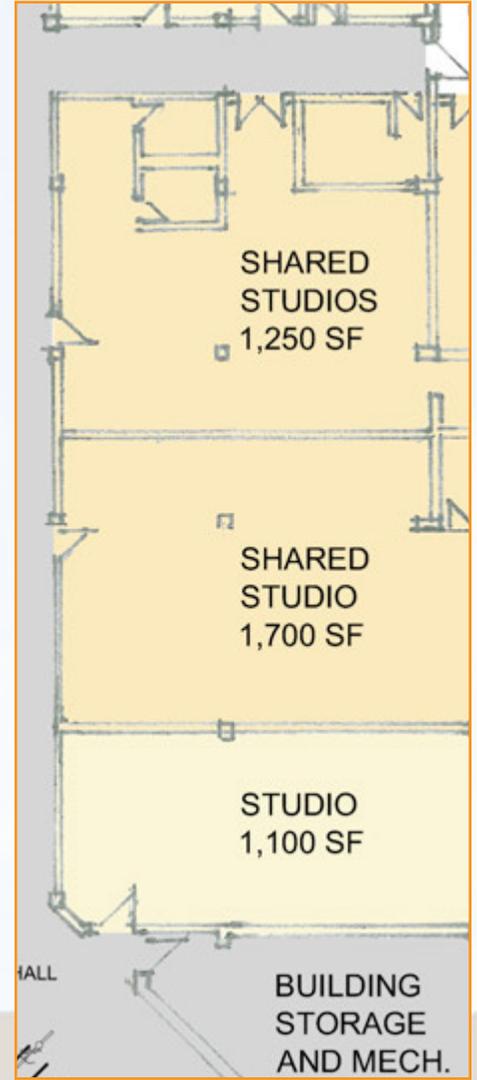
Bowerville Makers Of Artists, Inc./Smart Space
WE ENVISION AN ENHANCED CENTER FOR ARTISTS AND
PARKING, COMMUNITY EVENTS, AND THE CREATIVE ECOSYSTEM



STUDIO SPACES

Simple, clean, unfinished Studio Space is the core element of the building program. In adapting former classrooms, most studios will have ample natural light. Other studios will appeal to artist and makers who don't need natural light. The Studios are intended to provide permanent places of work for artists and makers. Each space will be unique and can be customized to suit the needs of the occupant.

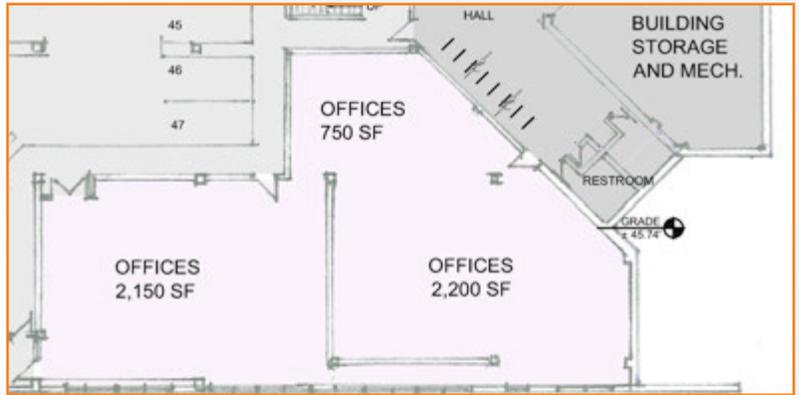
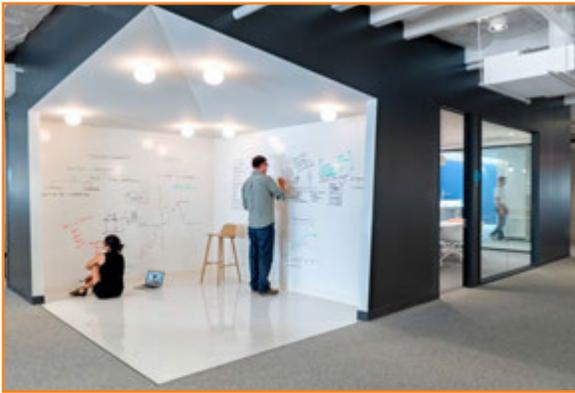
The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.



SHARED STUDIO SPACES

Shared Studio Space will provide an important platform for part-time and beginning artists and makers. The space will have all the features of the larger Studio Spaces and occupants can participated fully in the Art Center community. The Shared Studios can also be used by intentional groups, such as mixed-media collaboration.

The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.

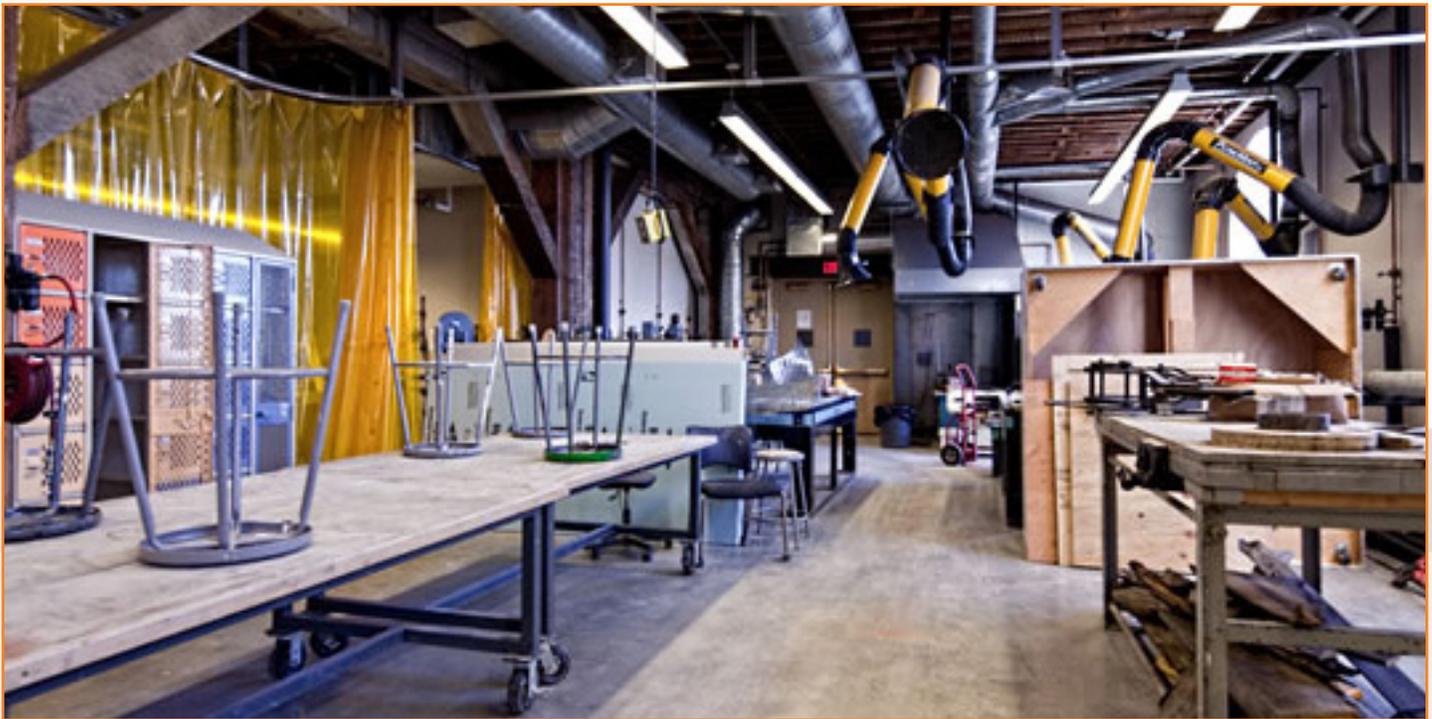


COLLABORATIVE OFFICE SPACES

Collaborative Office Spaces will provide an important new work environment for the creative work economy of Somerville. Large open spaces are envisioned allowing for combinations of creative technologies and arts. Smart Space intends to provide a single management for the Collaborative Office Space thereby encouraging an energetic and compatible mix of users.



The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.

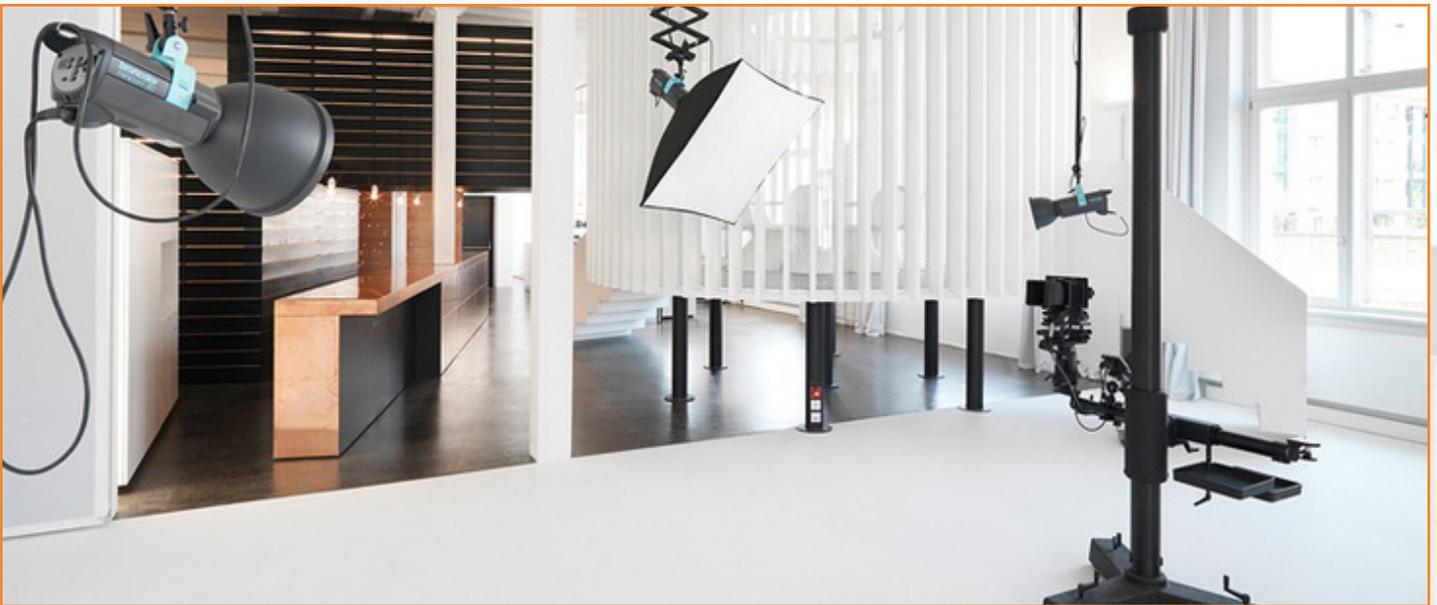
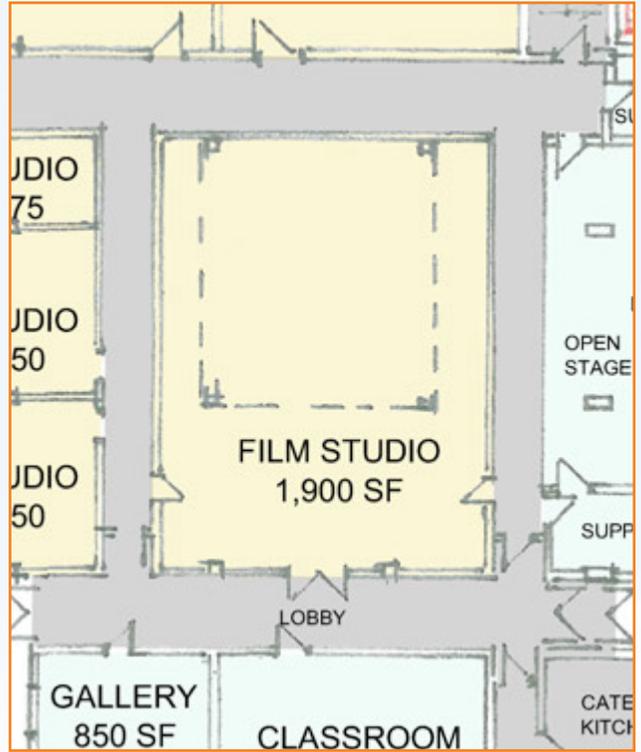


MAKERS STUDIO

SCULPTURE/ WOOD/ METAL
STUDIO SPACES

An adapted concrete building provides an ideal environment for stone, metal and wood artists and makers. These can be placed in the building to reduce adverse noise and hazards. The inclusion of these users expands the community to include makers who bridge art and small scale production.

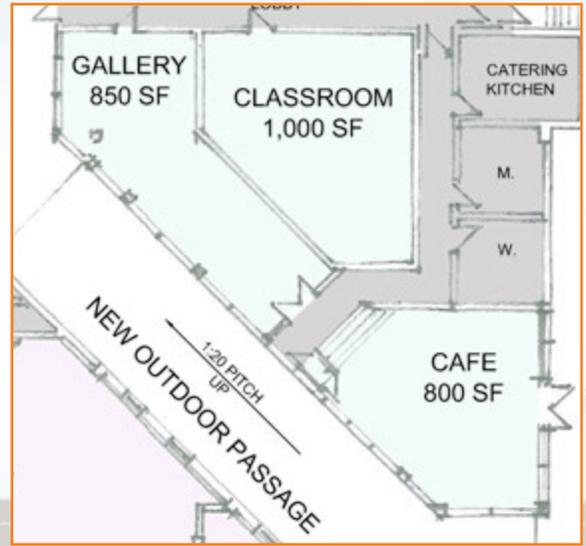
The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.



FILM STUDIO

An important part of the Art Center program is a new Film Studio that endeavors to bring together animators, set and lighting designers, and computer programmers. A high ceiling area of the former gymnasium has been set aside for this studio, allowing booms and sound stages to be set up.

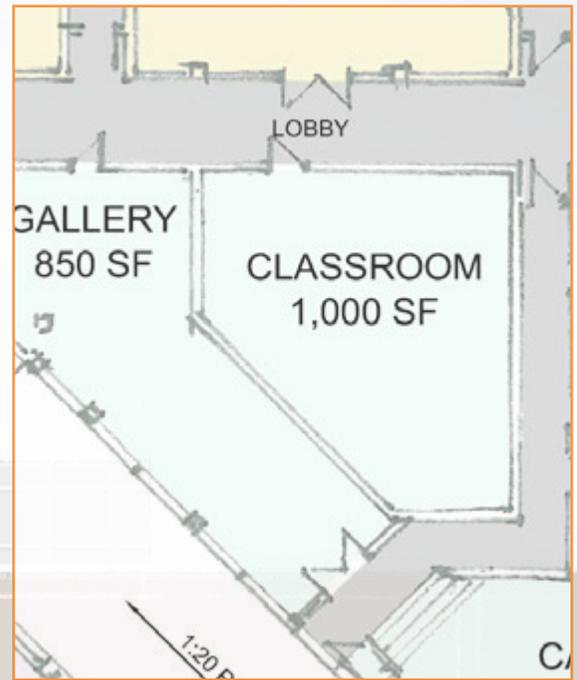
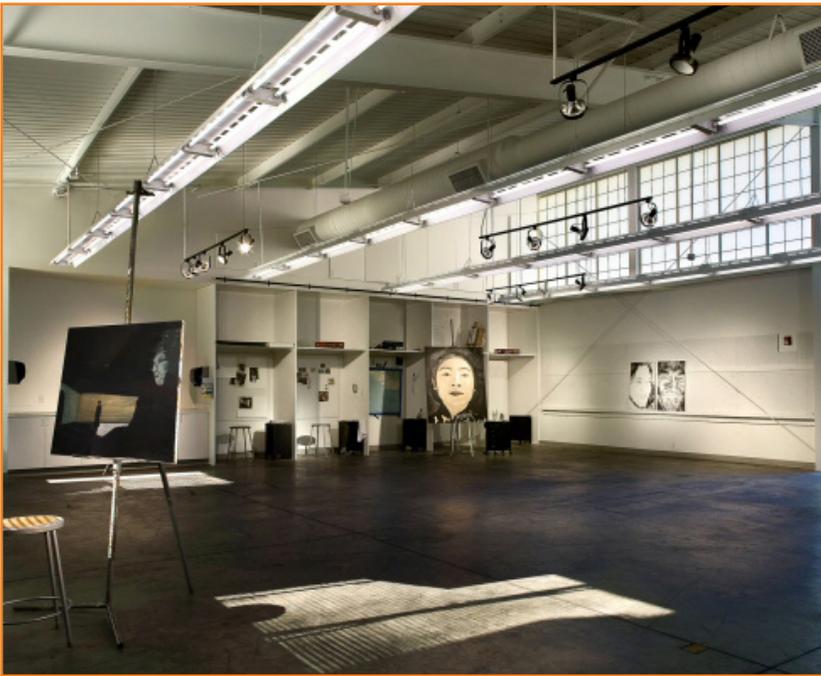
The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.



GALLERY & CAFE SPACE

The Gallery is open to the public and is an important space where artists will exhibit their work and engage the community. The space is located along the alley to the Studio Building, maximizing exposure. The Gallery will be accessible from the Courtyard as well as the Cafe, functioning with the Classroom and Cafe to accommodate larger events. The Gallery is also supported by a catering kitchen for staging receptions.

The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.



ART CLASSROOM

The Art Classroom will be an open flexible work space available to the community for hands-on arts and crafts courses. The courses will be programmed by Smart Space and the instructors will come from both artists within Powder House Art Center and from the arts community at large. It is located on the 1st floor, directly adjacent to the gallery and cafe so that on special occasions these rooms can function together as one venue.

The photographic images shown are for illustrative and educational purposes only. They do not represent a final design or work done by this designer.

D.3. Landscape Design Concept

OVERVIEW

The landscape component of the project consists of two primary open spaces, the courtyard and the contiguous park space adjacent to the art center building, connected by a walkway sloping up from sidewalk level to meet the new courtyard level. Both of these spaces would be publicly accessible and would support neighborhood use along with spill-out uses from the art center. The site plan for the open space is presented here as a preliminary concept and would be used to initiate a conversation with the City and the neighborhood that would inform the final design.

COURTYARD

Removing the roof and entrance to the former school building creates the opportunity to open up the courtyard and invite public access into a new garden room with moveable seating, trees, and lower plantings of shrubs and grasses. With parking provided below this space, the proposed courtyard landscape would be developed over structure.

The art studios and gallery would overlook the courtyard, perhaps offering the public a glimpse of the work underway in the studios, and bringing light and views of vegetation into these interior spaces.

PARK LANDSCAPE

Our vision for the park landscape proposes larger areas of lawn and hardscape that allow for flexible use.

Given the close proximity to the active recreation at Hodgkins-Curtin Park, the new park space is envisioned to function mainly as a passive open space on a day-to-day basis with seating, tree canopy, and lawn spaces.

The park can also accommodate programming as part of the calendar of community events—from ArtBeat, Porchfest, SomerMovies and others, to future arts and community programming by the Smart Space team—that would enliven the space.

GATHERING AREAS

A paved plaza adjacent to the building runs from Broadway to the edge of the parcel, where it leads to the path connection to Holland Street through the TAB site. To the north, next to the Broadway sidewalk, the plaza is furnished for seating near the new café and for bike parking. Further south toward Holland Street, the plaza meets a new stage platform and set of stairs that become a casual seating spot when the stage is not in use.

Gently sloping lawn panels could be used for seating, running around, community classes and gatherings, as well as for special events like viewing movies or performances on the stage. On the west edge of the park, space is allocated to additional parking, which could also be closed off and used for staging events. The retaining wall at the property boundary offers an opportunity to integrate the arts program into the site, potentially as an art wall curated by Smart Space or as a community canvas open to use by the public.

LANDSCAPE PLAN

The site plan for the open space is presented here as a preliminary concept and would be used to initiate a conversation with the City and the neighborhood that would inform the final design.

The landscape includes two primary open spaces, the courtyard and the park space adjacent to the art center building, both of which are open to the public. We envision the park landscape with larger areas of lawn and hardscape that allow for flexible use day-to-day and accommodate special events.

POWDER HOUSE ART CENTER

Adaptive Reuse Proposal
March 23, 2015

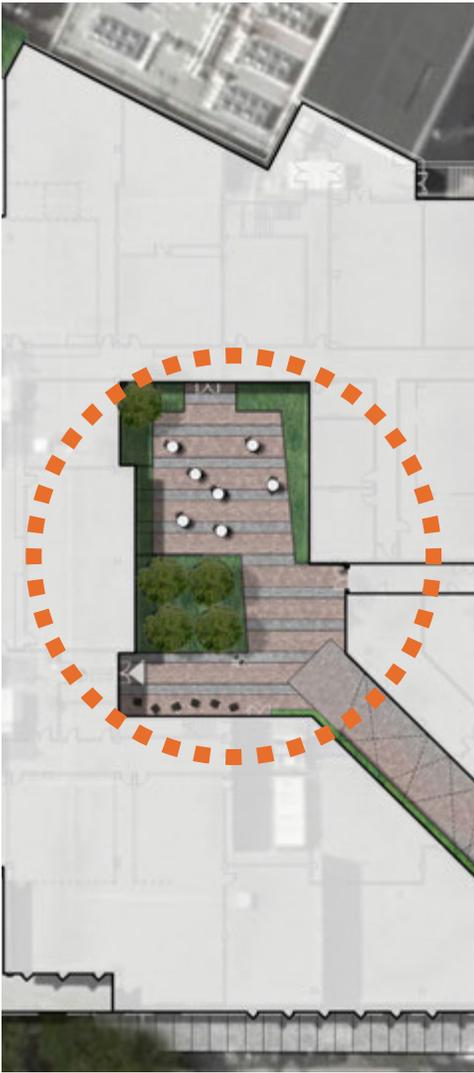


Somerville Makers & Artists, Inc.





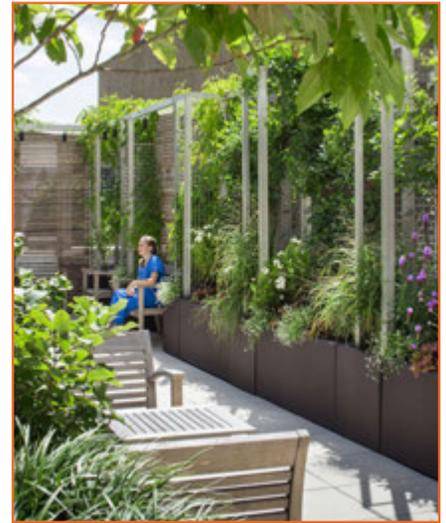
Conceptual rendering showing the ramp up to the courtyard and the cafe plaza adjacent to the public park.



Zion & Breen - Paley Park



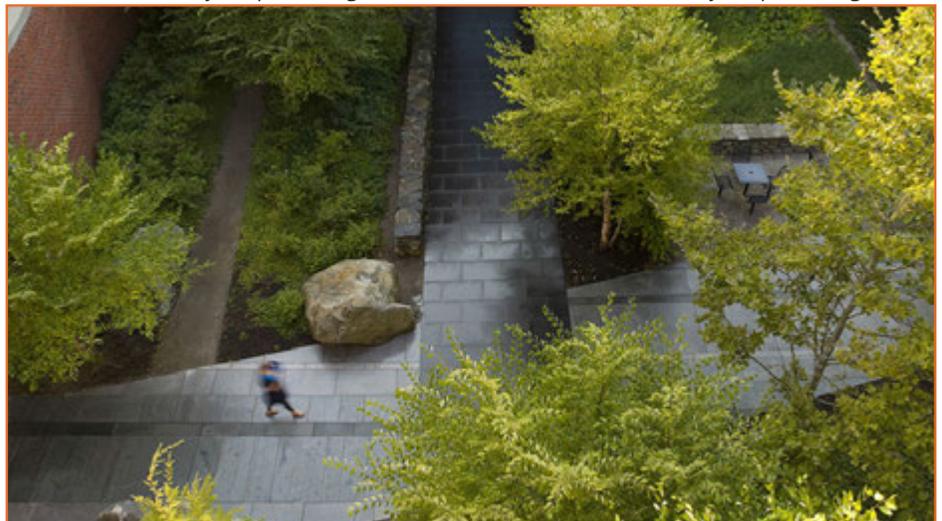
Dirtworks - Danbury Hospital roof garden



Dirtworks - Danbury Hospital roof garden



Landworks Studio - Court Square Press



Dirtworks - Keene State Science Center

COURTYARD

Built above the ground level structured parking, the new courtyard would become a garden space with plantings, patterned paving, and seating. The art studios and

gallery overlook the courtyard, allowing a visual connection between indoor and outdoor spaces.



Tensile Design - Baden Germany Christmas Market



Claude Cormier - Blue Forest



Light sculpture by Hitoshi Kuriyama

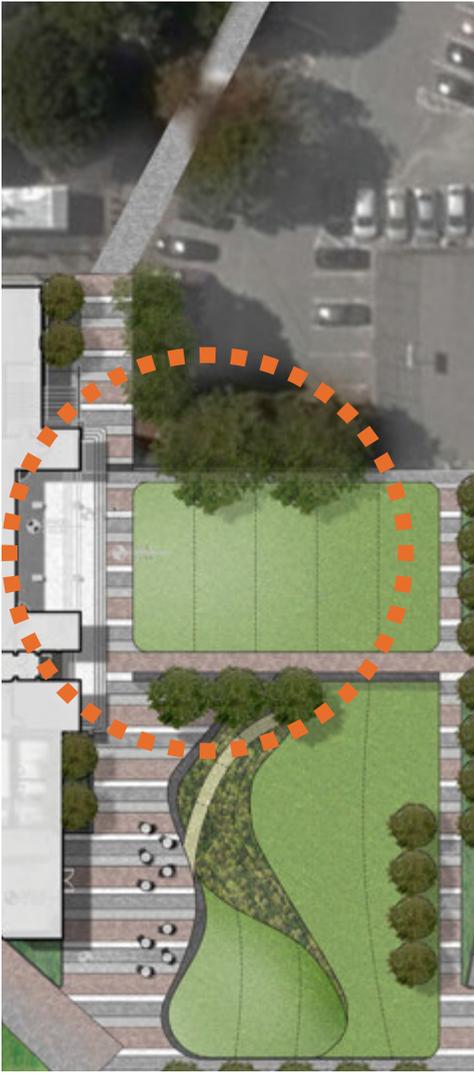


Bourke Street Mall - Victoria, Australia

ALLEY / RAMP

The ramping connection from the sidewalk to the courtyard is created by cutting away the roof and doors of the existing building at the former school entry. This alley-like

space is envisioned to include an overhead art piece or artistic lighting to define the experience of entry into the courtyard.



EDSA - PepsiCo Headquarters



KMDG - The Steel Yard

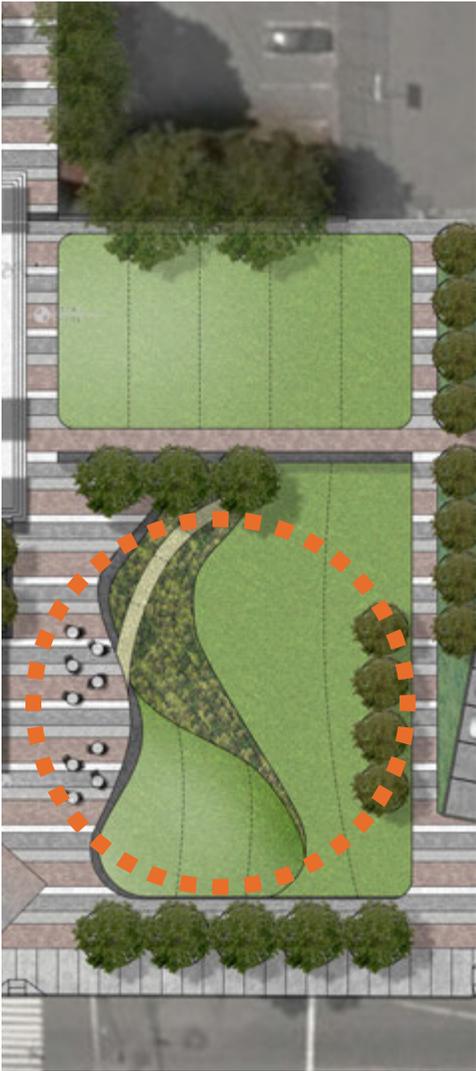


Verizon Amphitheater

SLOPED LAWN

Across from the new stage and steps tucked against the building, the gently sloping lawn panel could be used for viewing movies or performances, or more

casually, for seating, picnicking, and running around when events aren't taking place.



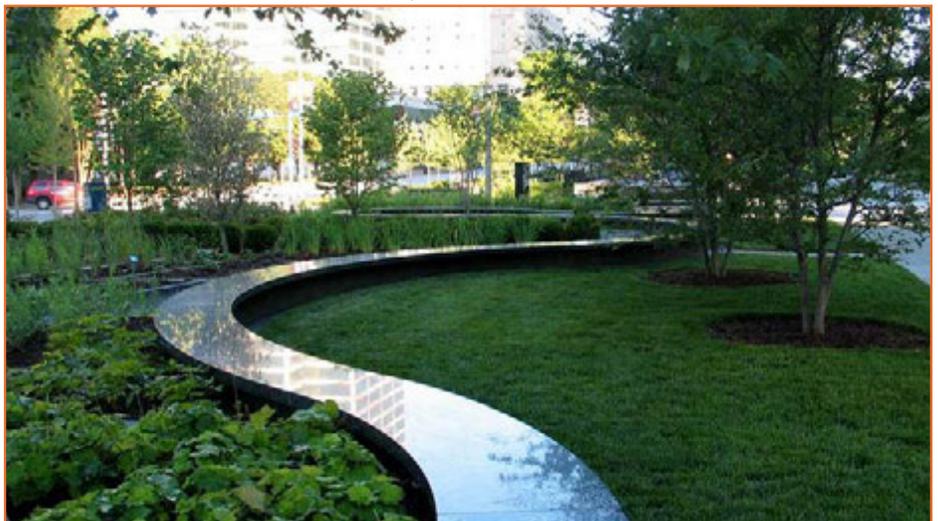
Planorama - Berggruen Museum



Reed Hilderbrand - First Church of Christ, Scientist



Mesquite, TX

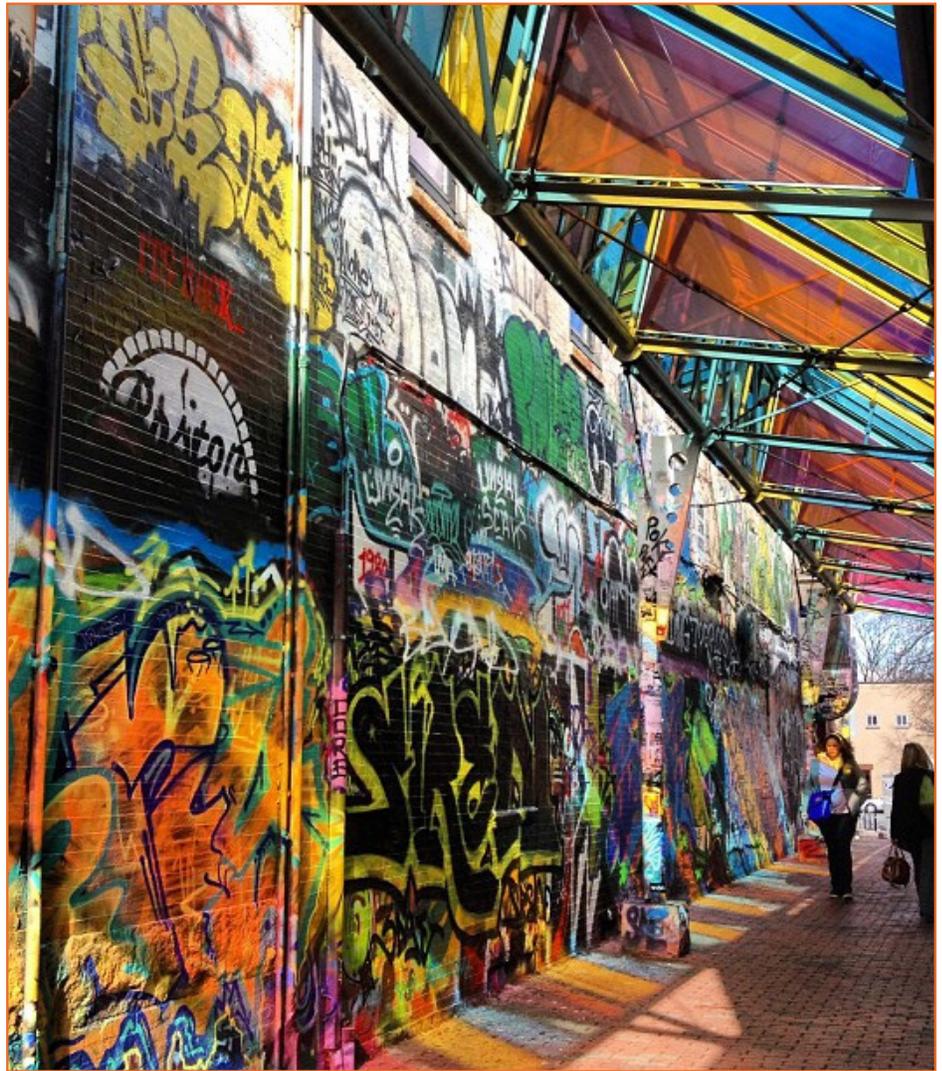
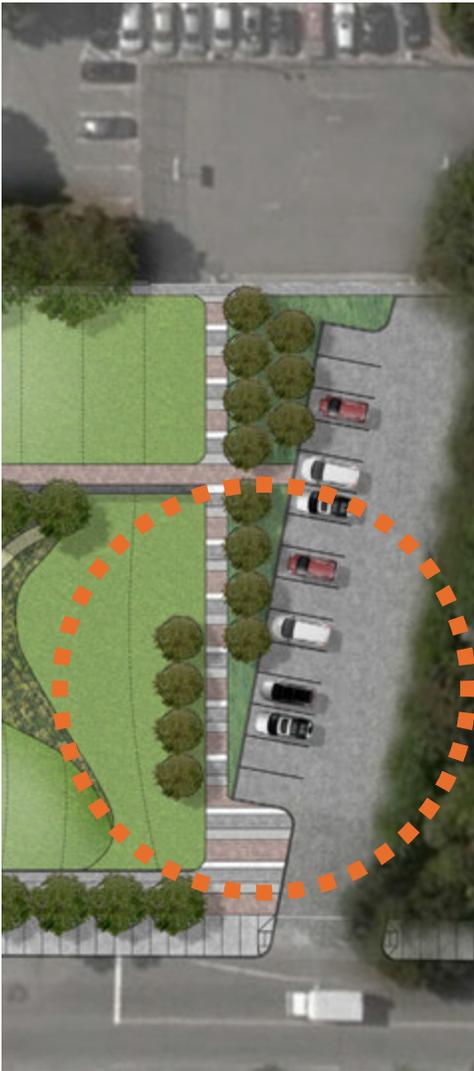


Nelson Byrd Woltz - City Garden

SLOPING LANDFORM

The other large green space includes a landform with a flatter lawn panel at the higher elevation and sloping areas of lawn and ornamental grass and shrub plantings.

A seat wall holds the toe of the slope and also creates an edge for the plaza.



'The Wall' in Central Sq. Cambridge



Sculpture by Hin-Yen

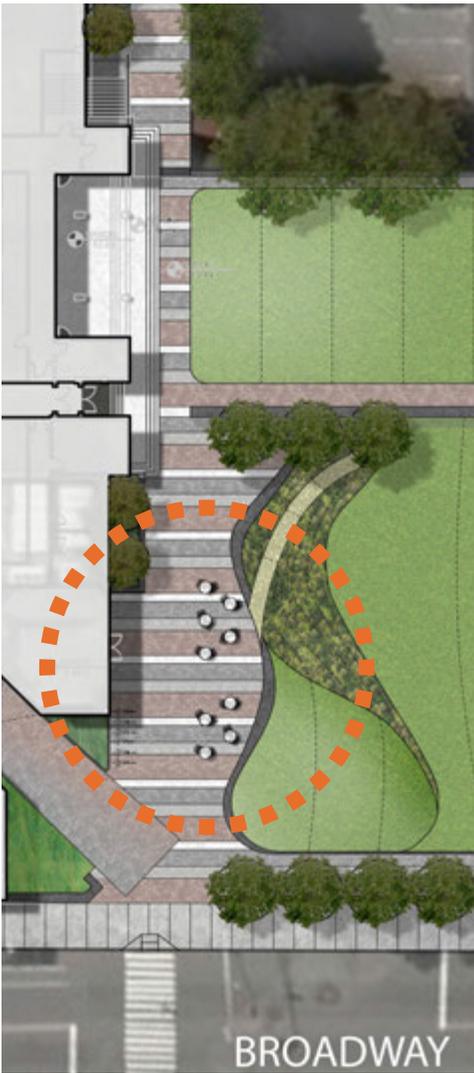


Street art at the former Bartlett Garage

ART IN THE LANDSCAPE

The retaining wall on the western edge of the site can become a vertical canvas to integrate the arts program into the site. The content could be curated by Smart

Space or opened to the community similar to the Central Square Wall shown above. There are also numerous locations where sculpture can be located in the landscape.



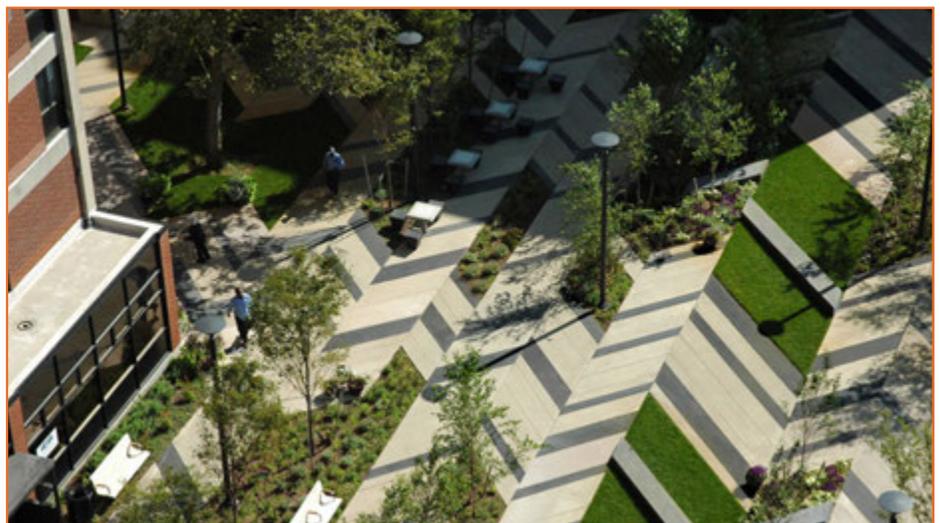
KMDG - The Steel Yard



KMDG - The Steel Yard



Claude Cormier - Place D'Youville



Mikyoung Kim - Levinson Plaza Boston

CAFE PLAZA

A paved plaza adjacent to the building runs from Broadway to the path connection to Holland Street through the TAB site. Outside of the building entry,

the plaza would include cafe seating and bike parking. Patterning of the paving is a design opportunity to contribute to the character of the park landscape.

D.4. Project Development Timeline

Assuming an Exclusive Negotiating Agreement (ENA) period of roughly two months and a Land Disposition Agreement (LDA) are executed, we estimate the community process and design refinement, final design development, contract documentation and permitting processes may take 6-9 months, dependent on scheduling of public meetings and city scheduling. Current estimates suggest a construction timeline of 18 months.

D.5. Amenities Description

GALLERY & CLASSROOM

Smart Space is a non-profit organization that plans to be actively engaged in programming cultural and educational activities in and around the Arts Center. It is providing a flexible classroom space next to an art gallery and connected to a small café. The gallery and classroom can work together for larger events and receptions. For these larger events, we have proposed a catering kitchen in the immediate area along with public toilets.

CAFÉ

The café is an important link between the Art Center and its exterior spaces. New windows and doors at grade level will lead directly out to the park. The café function is supported by a sunny outdoor seating area along the connecting path from Broadway to Holland St. There will be a lift that allows access from the café up to the gallery and bathrooms.

OUTDOOR SPACES

The primary outdoor space is where the current paved playground is located. The area is designated into three lawns, a sloping lawn that orients toward the outdoor stage located on the edge of the building, and smaller upper and lower lawns that modulate the natural slope of the land into useful unstructured play areas. The new building courtyard offers a protected exterior space for more passive activities including outdoor receptions, such as for Open Studios and gallery openings. This area will have a higher percentage of paved surfaces than the primary lawns. There is a smaller pocket park along the rear of the building on the west side that we envision as a sculpture yard that can work directly with the studios on the ground level. This area would principally benefit the tenants of the building.

OUTDOOR STAGE

We are proposing to break up the massive walls of the gym with a recessed outdoor stage and a set of “inhabitable” steps oriented toward the sloping lawn. We envision this being used spontaneously as well as for scheduled small performances and the summer showing of movies from the lawn. The specific activities would be carefully vetted with the immediate neighbors to minimize nuisances.

D.6. Sustainable Design & Management Elements

GREEN BUILDING DESIGN ELEMENTS

We are proposing an adaptive reuse of an existing structure which will save substantial amounts of material that would otherwise need to be both removed and imported to the site. We will be abating the known hazardous materials from both the site and the building. We plan on saving a substantial amount of the interior walls and doors. We will be installing LED fixtures and high-efficiency plumbing fixtures as well as new high efficiency mechanical equipment.

OPEN SPACE AND STORMWATER

The new open space greatly reduces the expanse of impervious surface on the site and adds green space and tree canopy to the neighborhood, both of which help to reduce the heat island effect. We will select from a diverse palette of primarily native species that require minimal maintenance and little or no irrigation.

The increase in planted area will allow for greater stormwater infiltration in comparison to the existing conditions. Ideally, the landscape will also incorporate permeable paving to further increase stormwater infiltration, but engineering requirements and cost constraints will determine whether or not that is ultimately feasible.

URBAN SOLAR ARRAY

We are proposing nearly 10,000-SF of rooftop solar arrays. We are certain that we can interest a larger concern to arrange a typical Power Purchase Agreement (PPA) that would provide electricity to tenants of the building. Likewise, we are interested in a more communal arrangement whereby the power would be shared locally.

D.7. Transportation Demand Management Strategy

This location near Teele Square and Davis Square is a very walkable, bikeable, and transit-friendly area. This fact in combination with the tenant mix of artists work studios and collaborative office space allows for a reasonable use of typical shared parking, car sharing, and alternative transportation models.

We believe that we will have an increased need for bicycle storage spaces for our tenants. We have provided 30 sheltered and secure bike spaces in the garage area and more distributed around the site at strategic locations such as the café and the on grade parking area.

This project calculation for required parking based on the RFP requires approximately 81 parking spaces. We have proposed 50 parking spaces within the building and another 15 publically accessible spaces on grade for a total of 65 spaces. As noted above, we believe that a reasonable reduction represents a wise transportation strategy when combined with a transportation management plan and other implementation measures. We have provided a supporting memo from our Traffic Engineer, Design Consultants Inc.

Design Consultants, Inc.
Consulting Engineers & Land Surveyors



Main Office:
120 MIDDLESEX AVE. STE 20
SOMERVILLE, MA 02145
Tel: 617-776-3350

North Shore Office:
68 PLEASANT STREET
NEWBURYPORT, MA 01950
Tel: 978-358-7173

Adaptive Reuse of Powder House Community School

The city is entertaining the redevelopment of the Powder House Community School site. As part of the development proposal, it is appropriate to review how the proposal will have a traffic impact on the site. The overall proposal will be to continue to cultivate the livable community aspects of the area around Davis Square. The proposal is for the adaptive reuse of the school, converting it to an art and creative work environment. Community benefit aspects of the proposal include a park, a small café, an art gallery, an art classroom, office space, and a rentable courtyard. Transportation Demand Management (TDM) initiatives to be incorporated into the site include providing space for bikeshare and carshare as well as building walking and biking amenities both at the site and surrounding the site.

A review of the census data, infrastructure, density, car ownership levels, destinations, and amenities in the area shows that many people will be visiting and living at this site without a car. This is a walkable, bikeable, and transit-friendly area.

The transportation and destination amenities of the immediate environment include:

- Tufts University within walking distance (a 300 yard walk.)
- Dozens of restaurants, cafes, grocery stores, parks, and other destinations within walking distance.
- Four bus lines within a tenth of a mile (Routes 87, 88, 89, 93.)
- A subway stop 0.4 miles away (Davis Square Redline stop.)
- Three commuter train lines under 1.5 miles away (Lowell Line, Haverhill Line, and the Fitchburg/South Acton Line.)
- Three bike-share locations within 0.6 miles (Ball Square, Davis Square, Wilson Square, and Powderhouse Circle.)
- Ten car-share locations less than half a mile away (including Zipcar, RelayRides, and Enterprise Carshare.)

The school is located in Census Tract 3505. The transit commuting modal split is 47.3%, considered very high by national standards. It has a housing density of 13 units per acre, and a population density of approximately 18,100 people per square mile, both which lend themselves to high levels of sustainable transport. The narrow roads, bike lanes, sidewalks and pedestrian crossing make for a bike-friendly and walk-friendly environment. Somerville's biking modal split is 7.8%, the third highest in the nation. The bike lanes on Broadway, in front of the project site, give easy access to the existing bike lanes on Somerville Ave, the existing Somerville Community Path, the future protected bike lane on Beacon Street, and the existing Minuteman Bike Path, leading out of the city. There is easy access both heading toward Boston and away from Boston using sustainable transport.

Through observation in other parts of Somerville, it has been noted that artists are less likely to arrive at a site by automobile, lessening the potential parking burden on the site. The estimated modal split for users to this development are in line with the US Census figures for the Census Tract where the school is located: 47% by public transport, 4% by foot, and 4% by bike. Indeed, only 34.5% are estimated to arrive by single occupancy vehicle, with the rest taking sustainable modes of transport.

Moreover, parking spaces could be efficiently used by different users during different times. In the evening, the office parking spaces could be permit parking only for (off-site) residents when residential demand is higher and during the day the parking spaces could be used by people coming to the development. During periods of low demand during the day, residential spots could be made available to users of the new development. Given this innovative treatment, the 65 proposed parking spaces are likely to be sufficient, and data can be obtained to back up these figures.

As noted, there are quite a few community assets that will reduce need for parking and single occupancy vehicles. As previously mentioned, this proposal will leverage those assets by providing TDM. This development will provide space for carshare, bikeshare, and bike parking, and will incorporate walking and biking amenities, further decreasing the parking need. Overall, by leveraging these assets, it's projected that the transportation aspects of this proposal will not place any burden on the local community.

D.8. Deviations from Design & Development Guidelines

This proposal substantially adheres to the Design Standards and Guidelines, however there are several deviations and they are listed below:

Section II.7 Parking Requirements:

The parking table in this section will result in a required 81 parking spaces. Our proposal provides for 65 spaces, 50 in the building at ground level and 15 on grade. We believe that this will be adequate and have articulated why in our traffic engineer's letter.

Section III.5 Service Areas and Loading Spaces:

We are proposing to use the existing loading dock which abuts Broadway Street. All service and loading activities will be contained within the building and not visible from the street.

Section IV.1 Street/Usable Open Space Facing Facades:

We are proposing limited openings on the Park (west) façade at the ground floor level which is 8' below grade. On the main level of the same façade we will likely fall below the 75% due to the structural requirements. We have however proposed significantly larger openings than currently exist. The existing building's structural elements can be altered up to 30% before whole structural systems require upgrades. In the case of this building the exterior walls are providing lateral bracing and considered part of the structural system and therefore limit the quantity of opening we can provide.



Somerville Makers & Artists, Inc.

E. Purchase/Lease Price

E.1. Offered Purchase Price

E.2. Breakdown of Payment

E.3. Appraisal Work Done on the Property

E.1. Offered Purchase Price (Estimated)

Payment Breakdown - Cash & Community Benefit Breakdown	
\$250,000	Cash Payment
\$1,390,000	Community Benefit (Building)
\$1,050,000	Community Benefit (Site area)
\$2,075,000	Community Benefit (Site Improvements, Landscape)
\$4,765,000	Total Value of Site Payment

CASH PAYMENT SCHEDULE

A deposit of 20% of the Cash Payment will be paid at the signing of the LDA as scheduled in the RFP. The remainder will be paid at closing.

E.2. Breakdown of Payment

COMMUNITY BENEFIT VALUATION EXPLANATION

BUILDING

As outlined in the program description, Smart Space will provide space for its own public programming and programming by other non-profit entities. The organization estimates that the total area that will have public programming (classroom, gallery, supervised studio spaces) would be the equivalent of about 10% of the site, \$1.39 M is roughly 10% of the building construction costs.

In addition to the improvements, the organization anticipates that the value of the programming (space rental and instructors time) provided to the public would be roughly \$69,000 annually and have a 10-year Net Present Value of \$380,000.

ADDITIONAL QUALITATIVE VALUES

Safe, well-lit egress from Broadway to Holland street via landscaped pathway

SITE AREA

The value of the site area was determined by calculating 40% of the 2015 Land Value from the City of Somerville Assessor's Database.

SITE IMPROVEMENTS, LANDSCAPE

Value for the site and landscape improvements provided to the City are equivalent to the estimated construction costs.

E.3. Appraisal Work Done on the Property

All estimates and calculations have been based on the assessed values included in the City of Somerville's 2015 Assessed Valuation. We have not conducted any of our own appraisal work on the property.



Somerville Makers & Artists, Inc.

F. Financial Information

F.1. Financial and Management Interests

F.2. Strategy for Financing

F.3. Banking References

F.1. Financial and Management Interests

Somerville Makers and Artists, Inc. intends to set up a Single Purpose Entity limited liability corporation entitled “Powder House Arts, LLC”. The non-profit will be the sole owner of the corporation.

Projected income from operations is sufficient to underwrite construction and permanent financing for the estimated \$17-18 million project cost. Based on debt service coverage of 75%, the project will require approximately \$4.5 million of equity at present rates. The projected cash flow provides sufficient return to raise the equity through investor partners. The team is confident that this high-profile project will attract grants from private donors and foundations, thereby reducing the borrowing amount.

F.1. Financial and Management Interests

Early financial analysis showed that rental income from studio and other arts spaces alone would not finance the renovation as well as the costs to create a public park. The team therefore expanded the program to include a portion of office space, aimed at Somerville’s creative businesses and businesses spun off from research at local universities. We hope to achieve cross-fertilization as well as cross-subsidy from the office space. It will occupy about twenty thousand feet and will pay property taxes based on its income.

The development manager, architect, and Smart Space have worked as a team since the fall of 2014; the drawings, budget, and financial analysis evolved in unison. We have engaged several local banks. This package includes a letter of interest from East Boston Savings Bank to provide both construction and permanent financing at market rates.



March 10, 2015

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

RE: Powder House Community School Redevelopment

To whom it may concern:

East Boston Savings Bank is pleased to write this letter of interest in providing acquisition, construction and permanent financing for the above referenced development Project.

Based upon preliminary information provided to the Bank, the Project appears to be financeable. As the Development team advances with the Project, the Bank will proceed to the underwriting process and a firm commitment pending further due diligence.

If I can be of further assistance, please feel free to contact me at (857) 524-1175.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Rich', written in a cursive style.

Edward F. Rich
Assistant Vice President
Commercial Lending
37 Union Square
Somerville, MA 02144
erich@ebsb.com



Somerville Makers & Artists, Inc.

G. Municipal Benefits/Impacts/Costs

G.1. Anticipated Local Taxes

G.2. Cost of Municipal Services

G.3. Expected Jobs

G.4. Anticipated Neighborhood Impacts

G.5. Additional Benefits, Impacts, or Costs

G.6. Proposed Infrastructure Improvements

G.7. Plans for Maintenance and Ownership of Open

Space

G.1. Anticipated Local Taxes

The estimated tax revenue is \$158,400 annually, based on the assumptions in the worksheet below.

Property Tax Calculation	Area	\$/s.f.	Value	Rate	Tax
Total land area	80,857				
Public open space	(32,250)				
Land area subject to tax	48,607	\$ 40.00	\$ 1,944,280	\$20.38	\$ 39,624
Parking, indoor	46	\$ 10,000	\$ 460,000	\$20.38	\$ 9,375
Rented studio and classroom space	44,300	\$ 70.00	\$ 3,101,000	\$20.38	\$ 63,198
Office space	20,200	\$ 135.00	\$ 2,727,000	\$20.38	\$ 55,576
				Total:	\$ 158,399

G.2. Cost of Municipal Services

As a privately maintained space, there should be no additional load on city services such as waste management.

Maintenance of the public outdoor space will be determined during the discussions with the City as part of the LDA process.

G.3. Expected Jobs

DURING CONSTRUCTION
 Average 20 FTE/Month x 18 Months

SMART SPACE PROGRAMS & BUILDING MANAGEMENT
 Job Types: Executive Director, Director of Fundraising & Major Gifts, Building Management, Volunteer & Event Coordinators, Ongoing Maintenance, Teachers, Grant Writers, Security
 ESTIMATED: 4-5 FTE, 2-3 PTE

G.4. Anticipated Neighborhood Impacts

If selected, we intend to develop a complete construction management plan that will be reviewed and approved by the City of Somerville.

Regarding design and construction, Smart Space and the team made an early decision to reuse the existing building. A major structural engineering firm found that reuse is possible and not unduly expensive.

Reuse of the space will minimize some of the noise and temporary lighting and shadow impacts typical of new construction.

The anticipated material neighborhood impacts will involve primarily traffic and noise during the construction process. The team will develop an aggressive mitigation plan along with the City to minimize these effects.

G.5. Additional Benefits, Impacts, or Costs

All anticipated benefits, impacts and costs that have been identified have been outlined in other sections of this document.

G.6. Proposed Infrastructure Improvements

The team is interested in discussing the issue of infrastructure during the community process to better understand what possible infrastructure improvements might be most needed.

The proposed design already considers:
Improvements to the sidewalk edges along Broadway.

Reduced storm water runoff into the municipal system through landscape and site plans.

G.7. Plans for Maintenance and Ownership of Open Space

Smart Space proposes to retain ownership and maintenance responsibility for the courtyard. The non-profit proposes joint management between Smart Space and the City of Somerville for that the rest of the open space. Smart Space would manage the calendar of events and programming for the space. But because the City has a park maintenance program in place, the economies of scale suggest that it is better suited to handle regular maintenance of the park.

Klopper Martin Design Group is experienced at working on projects within the public realm and understands the palette of materials that will ensure durability over time and allow for minimal maintenance. Maintenance requirements will be comparable to the standard regimen of park maintenance of throughout the City, and would include mowing lawn areas, ensuring continued health of plantings, regular emptying of trash receptacles, and occasional oversight to confirm that all hardscape and furnishings remain in good repair. As part of the design process, KMDG would work with the City to produce a final design that City staff are comfortable maintaining.



Somerville Makers & Artists, Inc.

H. Exclusive Negotiation Agreement and Land Disposition Agreement

H.1. Willingness to Execute

H.2. Modifications to ENA and LDA

H.1. Willingness to Execute

This is to confirm that Somerville Makers and Artists, Inc. is willing to execute an ENA in substantially the form included in the RFP as Appendix F (which expressly provides, among other things, that the final LDA, a sample of which is attached to the RFP as Appendix G, will be subject to the approval of the Board of Aldermen).

H.2. Modifications to ENA and LDA

The team has no substantial modification suggestions at this time.

s/m/art

SPACE

PROMOTING CREATIVE
WORKSPACES
IN SOMERVILLE

Somerville Makers & Artists, Inc.

I. Financial Deposit

I.1. Willingness to Make Deposit

I.2. Due Diligence

I. Financial Deposit

Included with this proposal is a check for \$20,000 as required by the RFP.

1. If selected as the preferred developer, this confirms that Smart Space is willing and able to make a deposit of 20% of the purchase/lease price upon signing the LDA.
2. Smart Space agrees that the City of Somerville may use the deposits to conduct its due diligence as needed.



Somerville Makers & Artists, Inc.

J. Certification of Good Faith

APPENDIX H

CERTIFICATION OF GOOD FAITH
Pursuant to G.L. c. 30B, §10

The undersigned certifies under penalties of perjury that this bid or proposal 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.

JENNIFER PALACIO

(Name of person signing bid or proposal)
PRESIDENT

(Name of Business)



(Signature)



Somerville Makers & Artists, Inc.

K. Disclosure Statement

APPENDIX I

**DISCLOSURE STATEMENT
Acquisition/Disposition of Real Property**

The undersigned does hereby file the following statement with the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) for the purpose of disclosure pursuant to section 40J of Chapter 7 of the General Laws of Massachusetts:

REAL PROPERTY:

SELLER () LESSOR ():

BUYER (X) LESSEE ():

TERMS: Purchase Price:
Closing Date: TBD
Other:

Listed below are the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in the Property. There is no person with a direct or indirect beneficial interest in the property who is either an official elected to public office in the City of Somerville or an employee of the City of Somerville.

_____ of _____
_____ of _____
_____ of _____

Name: JENNIFER PALACIO

By: 

Title: President,
Somerville Makers and Artists Inc.

s/m/art

SPACE

PROMOTING CREATIVE
WORKSPACES
IN SOMERVILLE

Somerville Makers & Artists, Inc.

L. Signed Addendums

L.1. Addendum 1

L.2. Addendum 2

L.3. Addendum 3

L.4. Addendum 4

Addendum No. 1 to RFP 15-63



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: January 26, 2014

Re: Deadline Extended, Pre-Proposal Briefing Date Change, Questions and Responses

Addendum No. 1 to RFP 15-63

Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X 

Name of Authorized Signatory Jennifer Palacio

Title of Authorized Signatory President, Somerville Makers and Artists Inc.

Addendum No. 2 to RFP 15-63



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: February 5, 2014

Re: Pre-Proposal Briefing Date Change, Questions and Responses

Addendum No. 2 to RFP 15-63

Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X 

Name of Authorized Signatory

Title of Authorized Signatory Jennifer Palacio

President, Somerville Makers and Artists Inc.

Addendum No. 3 to RFP 15-63



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: February 12, 2015

Re: Pre-Proposal Briefing Date Change, Questions and Responses

Addendum No. 3 to RFP 15-63

Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X 

Name of Authorized Signatory Jennifer Palacio
Title of Authorized Signatory President, Somerville Makers and Artists Inc.

Addendum No. 4 to RFP 15-63



CITY OF SOMERVILLE, MASSACHUSETTS
Department of Purchasing
JOSEPH A. CURTATONE
MAYOR

To: All Parties on Record with the City of Somerville as Holding RFP 15-63,
Powder House Community School Property Disposition and Redevelopment

From: Angela M. Allen, Purchasing Director

Date: March 6, 2015

Re: Questions and Responses – Post Site Visit and Briefing Session

Addendum No. 4 to RFP 15-63

Please acknowledge receipt of this Addendum by signing below and including this form in your proposal package. Failure to do so may subject the proposer to disqualification.

X 

Name of Authorized Signatory Jennifer Palacio

Title of Authorized Signatory President, Somerville Makers and Artists Inc.

s/m/art

SPACE

PROMOTING CREATIVE
WORKSPACES
IN SOMERVILLE

Somerville Makers & Artists, Inc.

M. Letters of Support

M.1. 3LPlace

M.2. Aeronaut Brewery

M.3. Broadawy Eatery

M.4. Michael David, Chair, Fine Arts Department, Lesley University

M.5. Kadence Arts

M.6. The Fourth Wall

M.7. Eliza Wentworth

M.8. Jürgen Weiss

M.9. DEPLOY/US, Inc.

M.10. Sherwood Carpentry



March 19, 2015

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

Dear Somerville Makers and Artists, Inc.,

3LPlace is excited to present this Letter of Intent to signify our interest in leasing space inside the new Powderhouse Arts Center.

We are a non-profit committed to building an inclusive community for adults with developmental disabilities within the culturally rich and diverse City of Somerville. The student residence for our recently opened 3LPlace Life College is located a block away from the Powderhouse Arts Center site: proximity is a critical criteria for 3LPlace as we look to find learning and recreation space for our participants. As we have explained to the Mayor's office, several members of the Board of Alderman, and members of the ZBA, 3LPlace participants and staff are largely pedestrians and public transportation users. We are particularly excited about the mixture of uses proposed for the new Arts Center by Somerville Makers and Artists, Inc. because we too are seeking arts and dance studio spaces, a small theater space, as well as more conventional office space for classrooms and teaching centers. We are also committed to collaboration and sharing, which we believe complements the vision for the new Powderhouse Arts Center.

Our needs include:

- approximately 6000 square feet of office/conventional space to serve as teaching and recreation space;
- requested cost range of \$15-20 per square foot;
- we also seek **shared use** of arts, dance, theatre spaces;
- outdoor space is a huge plus;
- a catering space and cafe are also wonderful features for our participants.

We believe that our organization is well-suited to partner with Somerville Makers and Artists, Inc. in furthering both of our missions and we enthusiastically support the vision of the Powderhouse Arts Center to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Thank you very much.

Sincerely,

A handwritten signature in black ink that reads "Deborah N. Flaschen".

Deborah N. Flaschen
President, 3LPlace, Inc.

March 20, 2015

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

Dear Somerville Makers and Artists, Inc.,

We, Aeronaut Brewing Company, would like to present this Letter of Intent to signify our interest in leasing space inside the new Smart Space Arts Center.

We are an existing company founded in Somerville, MA in 2014. We brew beer, run a research lab, and incubate food startups while also hosting community events dedicated to promotion of local arts, culture and science education in our 12,000 SF factory. We are interested in using space in the new Arts Center to create a new, dedicated facility housing our research arm and microbiology program. This facility would carry out our existing program of research and development -- including cultivation of wild organisms and strains possible use in the brewing process. It would integrate an enhanced educational component, with great openness and a broader potential for community outreach and classes inclusion than in its current location within our carefully controlled industrial production facility.

Depending on the space available and fit within the Smart Space Arts Center, we would also consider it a potential host location for our planned "wild ales" R&D and tasting program to create barrel-aged specialty beers from strains of micro-organisms collected from Massachusetts and abroad.

Our needs include:

- 1,000 – 3,000 square feet of space with tiled or concrete floors
- Access to a loading dock and public egress / ingress
- Connections to gas, electric and water utilities and floor drainage as available

We believe that our organization is well suited to partner with Somerville Makers and Artists, Inc. in furthering its mission to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Thank you very much.

Sincerely,



Ben Holmes
CEO Aeronaut Brewing Company

03/16/2015

Joanna Kalogeropoulos
Broadway Eatery
1157 Broadway
Somerville, MA 02144
Joannak7156@gmail.com

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

RE: Letter of Interest

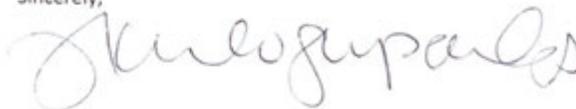
Dear Somerville Makers and Artists, Inc.,

I would like to present this Letter of Interest to signify my support for the proposed Powderhouse Arts Center.

I was a long time resident and now a business owner in Teele Square and I know the neighborhood well. I believe a lively and active arts/creative design/makers community space in the current location of the Powder House Community School is something the neighborhood residents and businesses will enjoy and benefit from by being a space that residents and visits can be a part of and enjoy. I personally would love to see this building used for this purpose. It will bring a positive, artistic and creative vibe to this neighborhood in a city that embraces and thrives on creativity and the arts. My family and friends, residents of the area, support this proposal as well.

As a "Teele Squararian", born and raised, I support Somerville Makers and Artists, In. in their mission to build the Powder House Arts Center.

Sincerely,



Joanna Kalogeropoulos

Michael David,
Chair, Fine Arts Department
Lesley University
College of Art and Design
1801 Massachusetts Ave
Cambridge, MA 02140

mdavid@lesley.edu

3/9/2015

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

RE: Letter of Interest

Dear Somerville Makers and Artists, Inc.,

I would like to present this Letter of Interest to signify my support for the proposed Powderhouse Arts Center.

Lesley University College of Art and Design has entered an exciting new phase in the institution's history with its newly built facilities in Cambridge. The Fine Arts Department and I are now seeking strong ties with both the University at large and with the local community, especially local artists.

Considering that your envisioned art center would be a place where our students would have access to a host of professional artists, events, mentorships/internships and exhibition opportunities we encourage and applaud your efforts. I recognize that there is a strong need for more workspaces for artists and makers, more broadly, an arts center, in Somerville where recent LUCAD grads will find community, mentoring and a place to transition from art school to art practice.

I believe that our organization is well suited to collaborate with Somerville Makers and Artists, Inc. in furthering the mission of the LunderArts Center to promote creative work spaces that benefit artists, makers, students and the community at large.

I wish to be kept informed of developments in the RFP as you move forward.

Sincerely,



Michael David
Professor and Chair of the Fine Arts Department

KĀDENCE ARTS

Greg Jukes
Kadence Arts

3/18/2015

21 Strathmore Rd. Apt. 1
Medford, MA 02155

KadenceArts@gmail.com

Somerville Makers and Artists, Inc.

6 Vernon Street, #321

Somerville, MA 02145

info@s-m-artspace.org

Dear Somerville Makers and Artists, Inc.,

I would like to present this Letter of Intent on behalf of Kadence Arts to signify our interest in space inside the new Smart Space Arts Center.

Kadence Arts is dedicated to bringing people together through the percussive arts and music technology. The Beat Bus will be Kadence Arts' first program launching summer 2015. Developed in partnership with The Record Company, Beat Bus will travel to schools, community spaces, and businesses around the Boston area, bringing programming that inspires creativity through music.

We intend to use space in the new Arts Center to launch Kadence Arts Space - an arts incubator where percussionists and music technologists can hone their craft while engaging the community through a variety of in-house programs. KASpace will invite people of all ages into the world of percussion through programs including an after-school percussion ensemble, after-work Latin jam, and a senior citizen marimba band.

Our needs include:

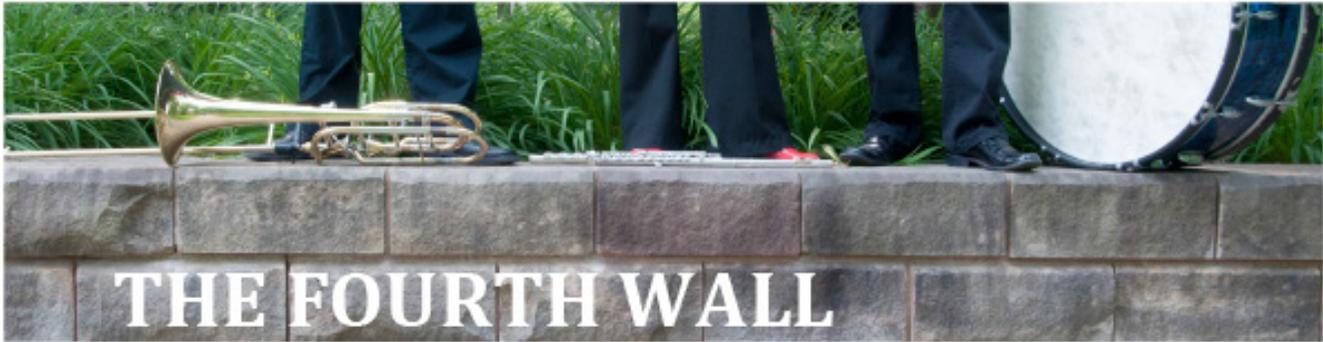
- an acoustically designed 1200 sq ft space
- rental fees in the area of \$12-15 per square foot
- high speed internet

We believe that our organization is well-suited to partner with Somerville Makers and Artists, Inc. in furthering its mission to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP process and included in the opportunity to rent a space when the time comes.

Thank you very much.

Sincerely,
Greg Jukes



Hybrid Arts Ensemble

Greg Jukes
The Fourth Wall

3/19/2015

9 Mallet St. #1
Somerville, MA 02144

Somerville Makers and Artists, Inc.
6 Vernon Street, #321

TheFourthWallEnsemble@gmail.com

Somerville, MA 02145
info@s-m-artspace.org

www.TheFourthWallEnsemble.com

Dear Somerville Makers and Artists, Inc.,

I would like to present this Letter of Intent on behalf of The Fourth Wall – hybrid arts ensemble to signify our interest in space inside the new Smart Space Arts Center.

The Fourth Wall is a hybrid arts ensemble in which musicians are also actors and dancers. Stretching the boundaries of instrumental performance, The Fourth Wall commissions new, interdisciplinary works and re-imagines established repertoire to create music that leaps from the stage. We have been touring the country since 2010, engaging audiences of all ages through performances at performing arts centers, festivals, university residencies, community centers, and schools and are excited to call Boston our new home as of the 2014-2015 season.

We intend to use space in the new Arts Center to develop new works and craft education programs and workshops to be offered in Boston and around the country.

Our needs include:

- an acoustically designed 1000 sq ft space with smooth flooring for dance
- rental fees in the area of \$12-15 per square foot
- high speed internet access

We believe that our organization is well-suited to partner with Somerville Makers and Artists, Inc. in furthering its mission to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP process and included in the opportunity to rent a space when the time comes.

Thank you very much.

Sincerely,

Greg Jukes

3/1/15

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

Dear Somerville Makers and Artists, Inc.,

I, Eliza Wentworth, would like to present this Letter of Intent to signify my interest in leasing space inside the new Powderhouse Arts Center. I have also consulted within my network of collaborators who have expressed enthusiasm and genuine intent to join the Arts Center in Somerville.

I have been a multimedia producer for 15 years and was born and raised in the Boston area. As a producer, I collaborate with 50-100 local filmmakers, photographers, designers, animators, & illustrators every year. For each project, I assemble different teams of artists and meet with them regularly. Most of the projects are visualizations of scientific concepts to be shared with other scientists. We are loosely called "PR Boston." I believe that innovative methods of storytelling better translate the extraordinary innovations coming out of the Cambridge scientific community. In order to think outside the box, collaborate and experiment we need a community art space to gather and cowork. The proposed plans of the Somerville Makers and Artists are an inspiring and much needed community studio space. Not only do I intend to rent an office but many of the artists that I employ as contractors intend to reserve studio space in the new Arts Center as envisioned by the Somerville Makers and Artists, Inc.

We believe that our organization is well suited to partner with Somerville Makers and Artists, Inc. in furthering the mission of the Somerville Smart Space Arts Center to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes. Thank you for taking the time to review this letter of intent and creating the opportunity to turn this building into a transformative space for Boston and perhaps even New England.

Sincerely,



Eliza Wentworth
Freelance Multimedia Producer

Jürgen Weiss
22 Burnside Avenue
Somerville, MA 02144

Jurgen.Weiss@brattle.c
om

3/11/2015

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

RE: Letter of Interest

Dear Somerville Makers and Artists, Inc.,

I am pleased to write this Letter of Intent in support of Somerville Makers and Artists, Inc. and its proposed Powder House Arts building.

I am a Principal at the economic consulting firm The Brattle Group in Cambridge, where I advise clients on the design of incentives for renewable energy, the optimal choice of alternative approaches to lowering energy consumption, and the implications of a changing energy system on value estimations of electric power assets in a quickly changing market environment.

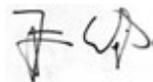
As a longtime resident of the City of Somerville with deep ties to local artists as well as over ten years past experience as the Executive Director of the Cambridge-based contemporary dance company, Snappy Dance Theater, I have a strong interest in seeing the Somerville arts community continue to thrive. Not only do I believe that the Powder House Arts Center would provide a critical solution to the loss of artists' workspaces in Somerville's rapidly changing social fabric and demographics and the need for a local arts center. I also believe that the Powder House Arts building proposal could serve another vital function as the future site of one of Somerville's most exciting public renewable energy projects!

Given the location and orientation of the Powder House Arts Center and its 10,000 square feet of available roof space, a solar array atop the Center could contribute significantly to meeting the building's energy needs, be an important building block in moving towards the City's long-term greenhouse gas emissions reduction targets, and create the opportunity to experiment with community-based solar ownership models, potentially allowing Somerville residents who either don't own a home or don't have a roof with appropriate exposure to the sun to be participating in greening the City.

I have had many positive discussions with my neighbors in the vicinity of Porter and Davis Squares as well as with city officials regarding how residents might participate in "solarizing", at least to some extent, the City. In this context I have met multiple times with Oliver Sellers-Garcia to discuss various options for the city, including how the Powder House Arts Center might be an opportunity to pilot various potential approaches to engaging residents in this effort.

I am interested in offering my advice to this project in the service of helping build a more energy efficient Somerville and I support Somerville Makers and Artists in their efforts to build a permanent, energy efficient place for artists' workspaces and community events.

Best wishes,



Jürgen Weiss

March 10, 2015

Somerville Makers and Artists, Inc.
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

Dear Somerville Makers and Artists, Inc.,

We, DEPLOY/US, Inc. would like to present this letter to signify our interest in leasing space inside the new Smart Space Arts Center.

DEPLOY/US is a not-for-profit organization focused on climate change and energy solutions. We are interested to use space in the new Arts Center for our primary office space. We expect we will need a suite of 2-3 offices (finished space), with access to shared kitchen and conference room.

We believe that our organization is well suited to partner with Somerville Makers and Artists, Inc. in furthering the mission of the Somerville Smart Space Arts Center to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Thank you very much.

Sincerely,



Andrea Strimling Yodsampa, PhD.

03/22/2015

Somerville Makers and Artists, Inc,
6 Vernon Street, #321
Somerville, MA 02145
info@s-m-artspace.org

Dear Somerville Makers and Artists, Inc.,

We, Sherwood Carpentry, would like to present this letter of intent to signify our interest in leasing space inside the new Smart Arts Center to do carpentry and woodworking projects.

Our needs include:

- 400+ square feet of shared shop tool space
- 100 square feet of private bench space per member
- 600+ square feet of shared, open, assembly space for large assemblies like sculptures or wall sections of small structures or laying out installations. Assembly space could be a shared space that would need to be reserved.
- dust collection system
- \$100 - \$250 per month membership cost for 1 bench space and use of the shared shop space and assembly space depending on the sizes of the spaces.
- three phase wiring with adequate sized electrical supply

We believe that our organization is well-suited to partner with Somerville Makers and Artists, Inc. in furthering the mission of the Somerville Smart Space Arts Center to promote creative work spaces and to build an integrated center for artists and makers, the community and the creative economy.

We wish to be kept informed of developments in the RFP and included in the opportunity to rent a space when the time comes.

Thank you very much.

Sincerely,

Erik Sherwood
Owner Sherwood Carpentry