

MONDAY, MARCH 23, 2015

POWDER HOUSE COMMUNITY SCHOOL PROPOSAL

SUBMITTED TO:

City of Somerville
Office of Strategic Planning &
Community Development

SUBMITTED BY:

ENS Partners,
a joint venture of



and



and

Michael McKee
architecture planning

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SECTION A

Letter of Transmittal

Letter of Transmittal

March 23, 2015

Angela M. Allen, Purchasing Director
City of Somerville
93 Highland Avenue
Somerville, MA 02143

Re: Powder House Community School RFP#15-63

Dear Ms. Allen,

On behalf of ENS Partners, I am pleased to submit our proposal to purchase the Powder House Community School.

PROJECT DEVELOPER

ENS Partners is a joint venture of Ella Properties LLC and NorthStar Project and Real Estate Services. Ella Properties (www.ellaproperties.com) is a real estate investment and development firm I head which is focused exclusively on Boston's close-in communities. NorthStar (www.northstar-pres.com), a leader in real estate development management, has overseen over \$1 billion in office, multi-family residential, retail, and industrial projects across the country. Ella and NorthStar are co-located in Harvard Square and collaborate on a variety of development projects.

PROJECT VISION

We have teamed with Michael McKee of MTMA architects, who shares our vision to re-use the existing structure and transform the property into an exciting mixed-use development which maximizes public open space. Our plan is to create 40 units of housing, approximately 46,000 square feet of commercial space within the footprint of the existing school structure, and a small retail building. The commercial space will include a mix of office space and amenity retail designed to serve the neighborhood.

Our conceptual design, which respects the RFP's design guidelines, has several features. By locating nearly all needed parking inside the building we can create a truly public green space, which we will design to become a beloved public park. By saving the substantial structure we will be implementing the ultimate green building strategy of re-use. While we will save the structure, we will create an entirely new project with new exterior materials, extensive new window additions, and beautiful interior spaces for living and working.

We look forward to working with the City staff, the Powder House Technical Advisory Committee, and the community at large to transform this dormant asset into a thriving mixed-use development of which all will be proud. Thank you for your serious consideration.

Sincerely,

Lisa Campoli
ENS Partners, c/o Ella Properties LLC
1050 Massachusetts Avenue
Cambridge, MA 02138
617-851-0536

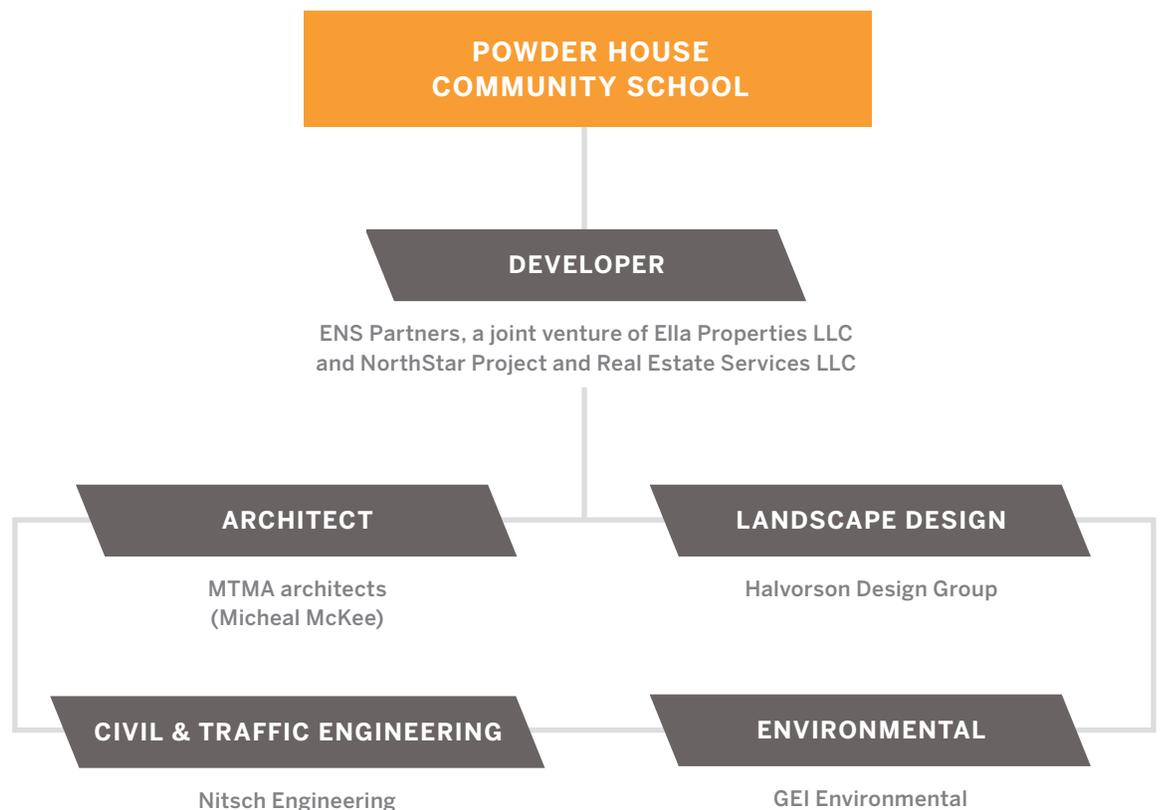
SECTION B

Statement of Qualifications

Statement of Qualifications

DEVELOPMENT TEAM

Our team is tailored to the specific needs and nuances of the Powder House project. All team members, in addition to being highly regarded in their respective fields, have extensive experience with urban in-fill projects that required sensitivity to community concerns and the flexibility to adapt to comprehensive public engagement.



QUALIFICATIONS

ENS Partners is a joint venture of Ella Properties LLC and NorthStar Project and Real Services. Ella Properties (www.ellaproperties.com) is a real estate investment and development firm focused exclusively on Boston's close-in communities. NorthStar (www.northstar-pres.com), a leader in real estate development management, has overseen over \$1.5 billion in office, multi-family residential, retail, and industrial projects across the country. Ella and NorthStar are co-located in Harvard Square and work together on a variety of development projects.



ELLA PROPERTIES LLC

Ella Properties re-develops or re-positions under-utilized existing properties or undertakes new development on in-fill sites. The firm seeks to create efficient, stylish, sustainable spaces for living, working, and shopping in locales served by public transportation, and anchored by vibrant commercial districts. Ella strives to enhance these emerging neighborhoods by creating beautiful, innovative projects which are respectful of local history and contextually appropriate.



NORTHSTAR PROJECT AND REAL ESTATE SERVICES LLC

NorthStar specializes in real estate development management. NorthStar principals have 133 years of combined industry experience and have completed projects with an aggregate value in excess of \$1.5 billion. NorthStar's ability to deliver projects on budget and on schedule is due to the firm's high quality standards, passion for collaboration, continuous communication, exceptional planning and an exhaustive attention to detail.



MTMA ARCHITECTS, INC.

Michael McKee has a long history of combining quality architecture and creative urban design solutions. As a principal of internationally known design firm Moshe Safdie and Associates from 1985-2005, he was instrumental in a number of projects that have enriched the urban environment of major cities. Since starting his own firm in 2005, Mr. McKee has turned his focus to a more local level. His most relevant recent project is the Porter Hotel, now under construction in Cambridge.

QUALIFICATIONS CONTINUED



**HALVORSON DESIGN
PARTNERSHIP**

HALVORSON

Halvorson Design Partnership, Inc. is a Boston-based firm providing professional landscape architectural, site planning and urban design services to a broad range of clients throughout New England and the eastern United States. Since its founding in 1980 the firm has helped institutions, municipalities, public agencies, and private organizations realize their goals for exemplary landscape and urban open spaces. The firm has a national reputation for excellence among both clients and professional colleagues.



NITSCH ENGINEERING

Nitsch Engineering is a multi-disciplined engineering and surveying firm offering an integrated suite of services to efficiently serve the needs of their building, site development and infrastructure clients. The firm's civil, transportation, planners, and GIS specialists work collaboratively to deliver solutions. Founded in 1989, the firm has worked on major private development and public infrastructure projects in 18 states and five countries.



GEI CONSULTANTS

For over 40 years, GEI has provided geotechnical and geo-environmental engineering services to its public and private sector clients on a wide range of new building and existing building adaptive re-use projects. The firm's clients include institutions, developers, architects, engineers, contractors, government, industry and utilities.

RESUMES OF KEY PERSONNEL



LISA CAMPOLI ELLA PROPERTIES LLC

Lisa Campoli is the founding member of Ella Properties LLC where she is responsible for the firm's investment strategy, capitalization, acquisitions and asset management. Throughout her 30-year career, Lisa has extensive experience both in principal-side investing and deal-making as a respected intermediary.

INSTITUTIONAL TRAINING

Lisa began her career in 1985 in MetLife's real estate investments division where she spent ten years accelerating through all aspects of the firm's real estate lines of business including mortgage lending, equity acquisitions, and asset management. Ultimately Lisa was regional head for all of MetLife's New England investment activities. In this capacity she oversaw a \$2 billion real estate portfolio and a staff of 14 professionals. Lisa then leveraged this institutional training to launch Equinox Realty Advisors, a boutique pension fund advisor which provided investment management and fiduciary services to New York State Teachers' Retirement System, one of the nation's largest public pension plans.

ENTREPRENEURIAL SUCCESS

In the late 1990s Lisa joined Lynch, Murphy, Walsh and Partners (later merged with Insignia/ESG) to launch an investment sale brokerage operation. When Insignia merged with CBRE, Lisa sought a new venue to build an investment sale team and joined Meredith & Grew, the long-standing real estate powerhouse, where she ultimately became Executive Vice President and Managing Partner in the Boston office, overseeing all investment sale activities and serving on the firm's management committee. Over the course of her brokerage career, Lisa consummated over a \$1.5 billion of real estate transactions involving office, retail, industrial, life science, and multi-family properties.

A real estate industry leader, Lisa served as the President of the Greater Boston Real Estate Board (GBREB) in 2001, the President of the Boston Chapter of the Building Owners and Managers Association (BOMA) in 1996, and the National Association of Industrial and Office Properties (NAIOP) Massachusetts Board of Directors for ten years. Lisa holds a Bachelor of Arts from Wesleyan University. She and her husband live in Cambridge with their four children.



THOMAS C. FANNING
PRINCIPAL, NORTHSTAR PROJECT & REAL ESTATE SERVICES

Tom is a seasoned industry professional with 26 years of experience as a senior development manager on complex real estate projects and advisory assignments ranging in size from \$5 to \$200 million. His portfolio includes projects in the institutional, residential, commercial, electronic laboratory and mission critical sectors with an aggregate volume approaching \$750 million. His specific expertise spans all phases of the development process including project definition, master planning, permitting, design and construction administration. His advisory services portfolio includes pre-acquisition due diligence studies, building repositioning and highest and best use analysis, land use planning and permitting, large-scale renewable energy projects. Prior to founding Northstar, Tom worked at Spaulding & Slye Colliers and Jones Lang LaSalle for 15 years where he held the position of Senior Vice President/National Director in the development group.

NOTABLE PROJECTS

Fenway Center Project, Meredith Management, Boston, MA

Provided services to developer during the initial planning phases of this \$295 million, five building project to be partially constructed on an elevated deck over the Massachusetts Turnpike. This 1.1 million SF, urban mixed-use project includes residential, office, retail, parking and significant infrastructure elements.

Harvard Faculty Club, Cambridge, MA

Project Manager for this \$12.7 million mechanical, life safety and finishes upgrade of this historic, 42,800 SF, four level facility. The project is broken into three distinct phases to better align with the available capital. The project scope also includes all new FF&E.

15 Hawthorn Street, Cambridge, MA

Project Manager for this \$4 million complete gut renovation of this 6,800 single-family, Gambrel-style home built in 1896. The property falls within the purview of the Cambridge Historical Commission, thus no changes could be made to its three front facing facades - the original windows and the majority of the clapboard was restored. The home is designed to achieve LEED Gold.

Kronos Corporation, Billerica, MA

Tenant representative services for a 63,000 square-foot office and R&D space. Project included a cafeteria, office and conference spaces and new server room environments to support their engineering functions.

MITRE Corporation, L Building Project, Bedford, MA

A \$53 million build-to-suit development consisting of a new 144,000 square foot electronics lab building scheduled for completed in Spring 2013. Full development management services were provided.

National Grid, Control Consolidation Project, Northborough, MA

Served as Project Executive in charge of 155,000 square foot, \$30 million gut rehab of an existing asset. Project includes three state-of-art control rooms for National Grid's transmission, distribution and gas operations centers, an N+2 data center and a customer service call center. This multi-phased project was constructed in and around a fully operational call center. Completed 2010.

THOMAS C. FANNING RESUME CONTINUED

Harvard Real Estate Services, Modernization Program, Cambridge, MA

Project Executive charged with helping to establish a program designed to implement multiple small-scale modernization projects including life safety, energy efficiency, HVAC upgrades and façade repairs and interior finishes in fully occupied buildings.

Harvard University, Riverside Housing Project, Cambridge, MA

Project Executive during the implementation phase of this five-site building project which includes 500 beds of graduate student housing and 300 spaces of below grade parking with a total program budget in excess of \$200 million. The project included four contractors and three design teams and was completed in 2008.

80 Broad Street, Boston, MA

Provided full service development management services for the creation of a \$63 million, 96-unit, 14-story luxury condominium building in downtown Boston on a tight urban site. Completed in 2004.

MITRE Corporation, C Building Project, Bedford, MA

Project Executive for this 96,000 square foot, \$30 million signature amenities building project which serves as the front door to the MITRE campus. Project includes a new full service cafeteria, extensive training and meetings space, a board room, and Bedford executive offices. The enabling phase of this project also included the completion of a 10,000 square foot N+2 data center project in the basement of an existing occupied building. Completed 2002.

4 Van de Graaff Drive, Burlington, MA

Development Manager for this 94,000 square foot "at risk" build-to-suit office/R&D building for BEA Systems completed in 2001. This turn-key project included the base building and tenant interiors work as well as, all of the tenant's furniture fixtures and equipment. Completed 2001.

Lotus/IBM, Westford, MA

Tenant representative services for a 160,000 square-foot office, R&D, and computer lab facility which required numerous upgrades to the Landlords base building. Project included a full service cafeteria, office and conference spaces and numerous server room environments to support the Lotus Notes development group which was lead by Ray Ozzie.

Arthur Andersen, Boston, MA

Full tenant representative services on this 133,000 square foot high-rise office relocation project from One International Place to 225 Franklin Street. Team lead for the design and construction administration process including all of the tenant's furniture fixtures and equipment.

OraVax Inc., Cambridge, MA

Tenant representative services 50,000 square feet of biotech space, including a 4,400 square-foot animal care facility. Services included design and construction administration and move management coordination. Completed 1997.

Amitech Inc., Marietta, GA

Oversaw predevelopment activities for a pressure injected molding and office build-to-suit project totaling 80,000 square feet. This project included land acquisition and permitting, and design administration. Completed 1995.

THOMAS C. FANNING RESUME CONTINUED

PRIOR EXPERIENCE

From 1988 to 1993, Mr. Fanning held numerous positions within the Gilbane Building Company, including Field Engineer, Project Engineer, Superintendent, Regional Cost Engineer, and Program Manager. His projects, which included a high school, convention center, prison, and medical research facility, ranged in size from \$18 to \$86 million.

EDUCATION

- University of Rhode Island, Master of Community Planning and Area Development
- Colgate University, B.A., Political Science

PROFESSIONAL ACHIEVEMENTS

- Jones Lang LaSalle Client Service Award 2004
- Manager of the Year Award 2008



KIRSTIN V. BROWN **PRINCIPAL, NORTHSTAR PROJECT & REAL ESTATE SERVICES**

Kirstin is a seasoned professional with 22 years of experience in the real estate industry and for the past 14 year as a development project manager on complex real estate projects and advisory assignments ranging in size from \$5 million to \$235 million. Her portfolio includes projects in the commercial, institutional and residential sectors with an aggregate volume approaching 480 million. Her specific expertise spans all phases of the development process including project definition, master planning, due diligence, master budget, permitting, design, and construction administration. Her advisory services portfolio includes acquisition due diligence, building repositioning and highest and best use analysis, land use planning and special expertise in land entitlements. Prior to joining Northstar, Kirstin worked at Spaulding & Slye Colliers and Jones Lang LaSalle for 12 years where she held the position of Vice President in the Project Development Services Group.

NOTABLE PROJECTS

TripAdvisor, Needham, MA

Senior Project Manager for the \$70.5 million, 280,000 SF build-to-suit for TripAdvisor's new headquarters. The project is designed to achieve a LEED Gold certification under LEED 2009 IDC. The building will include a full service cafeteria, fitness center and center forum that is designed to hold the company's quarterly updates for all 1,250 employees.

JJK Realty, Plainville, MA

Project Executive for an \$8 million 17,000 square foot build to suit multi-use space in Plainville, MA. The building is the future home of Wimpy Kid Enterprises, the, "Unlikely Story" bookstore and Café, and approximately 6,000 sf of Class A office and conferencing space. The project entails the use of reclaimed materials, a high end A/V package, a full service Café with liquor license, and flexibly designed community space. The project is projected to receive LEED Gold certification.

Home for Little Wanderers, Brighton, MA

Project Executive for the 15,000 SF tenant improvement project on one floor in WGBH's building located at 10 Guest Street in Brighton, MA. The project includes mostly open workspace with a few enclosed offices and a variety of community spaces including telephone rooms, open casual gathering areas, and meeting rooms for a range of occupants. The change management process is integral to the project's success as the new space provides a completely new work environment for the Home.

699 Boylston Street, Boston, MA

Project Manager for this repositioning project which includes replacing the building's façade on the first two levels and improving the streetscape experience with new finishes. The interior improvements are centered on the first two levels through the conversion of office and lobby space into retail space as well as a complete lobby renovation.

KIRSTIN V. BROWN RESUME CONTINUED

Harvard University, 29 Garden Street, Cambridge, MA

Project Executive for the design and construction of a new 2,500 SF residence, a new ADA unit and renovation of the complex's common room. The new residential units will be achieved by combining 5 units within an existing fully occupied apartment building. The renovation and expansion of the facilities common spaces including AV systems, central air conditioning and heating systems. The project involved historic commission approval and will obtain LEED Gold certification for commercial interiors.

Home for Little Wanderers, Plymouth, MA

Project Manager for the design, permitting and construction of a 4,200 school building at the Home's facilities at Southeast Campus in Plymouth, MA

15 Hawthorn Street, Cambridge, MA

Project Manager for this \$4 million, complete gut renovation of a 6,800 single-family, Gambrel-style home built in 1896. The property falls within the purview of the Cambridge Historical Commission, thus no changes could be made to its three front facing facades - the original windows and the majority of the clapboard was restored. The home achieved LEED Gold Certification.

Home for Little Wanderers, Walpole, MA

Project Executive for the design, permitting and construction of the Home's facilities at Longview Farm in Walpole, MA. The project consists of a 28,400 SF addition to an existing 16,000 SF school and construction of four new residences structures totaling 15,000 SF.

Textron Defense Systems, Wilmington, MA

Project Manager on this \$75 million dollar build-to-suit development of a 275,000 SF electronic lab building. Providing permitting and project management through schematic design. The Textron Defense Systems project was designed to be LEED silver certified and was to include 45,000 SF of Lab space, a product demonstration area and full-service cafeteria.

W Boston Hotel & Residences, Boston, MA

Part of the team providing development management services to Sawyers Enterprises for the development of a 235 room, 4-star hotel and 123 condominium units with a focus on the residential sales, legal documents, and customization projects.

Silicon Valley Bank

Project Manager for this 35,000 SF tenant improvement on one floor at 275 Grove Street in Newton. The project included a mix of open space and enclosed offices; an elegant lobby; a café; conference rooms; an all-purpose room; and a wine closet.

Navilyst Medical

Project Manager for this 30,000 SF tenant improvement on one and one half floors at 26 Forest Street in Marlborough. The project included a mix of open space and enclosed offices; a wet lab; and a customer service area that included an elegant lobby; a board room, conference room and business center.

CambridgePark Drive, Cambridge, MA

Project Manager for the master planning and permitting of 16.4 acres currently utilized as surface parking. The project required an Order of Conditions from the Conservation Commission because it is primarily in the 100-year flood plain and a Special Permit from the Planning Board. The approvals allowed for two, new R&D buildings totaling 337,800 GSF and 580 parking spaces in an above grade parking structure.

KIRSTIN V. BROWN RESUME CONTINUED

Harvard University, Riverside Housing Project, Cambridge, MA

Project Manager on the rezoning and permitting of the phased, five site building project which includes 500 beds of graduate student housing, 300 spaces of below-grade parking and 33 units of community housing a total budget of ~\$200 million.

Switch House, Cambridge, MA

Project Manager for the decommissioning and renovation of a former Switch House into 33 units of for-sale, affordable housing. The project is Harvard University's public benefit associated with the Harvard Riverside Housing Projects.

Charles River Labs, Wilmington, MA

Project Manager for the planning, design and permitting of a 2-story, 120,000 SF office and laboratory building on Charles River Laboratories' corporate campus.

Fan Pier, Boston, MA

Part of the team managing the master planning, design and permitting of the 3-million square foot master planned project located on a 21-acre site on the South Boston waterfront encompassing hotel and office properties, 675 residential units, and a museum. The project was fully entitled and sold in 2005 for \$115 million.

PRIOR EXPERIENCE

For the five years prior to joining Spaulding & Slye Colliers, Ms. Brown worked in the Real Estate Owned Department of US Trust where she managed and closed over 250 transactions totaling more than \$60 million and attended the MIT Center for Real Estate where she earned her Masters of Science, Real Estate Development.

EDUCATION

- MIT Center for Real Estate, M.S., Real Estate Development
- Boston University, B.S.B.A., Finance

PROFESSIONAL AFFILIATIONS AND LICENSES

- CoreNet Global
- New England Women in Real Estate (NEWIRE)
- Licensed Massachusetts Real Estate Broker



MICHAEL MCGEE
PRINCIPAL, MTMA ARCHITECTS, INC.

As a principal of the international design firm Moshe Safdie and Associates (1985-2005) Mr. McKee has a long history of combining world class architecture and creative urban design solutions. He was instrumental in a number of projects that have enriched the urban environment of major cities.

Library Square transformed a city block in Vancouver, BC and was the catalyst for the turn-around of a stagnant downtown neighborhood. In Mobile, Alabama, Mr McKee led the design team and, working with the local historic board and the neighborhood advocates, secured the approvals for a new federal courthouse in the historic downtown center. The design of Eleanor Roosevelt College, in San Diego, created a wonderful 'neighborhood' for 1,200 beds of student housing. Although it was not an urban in-fill, the housing was organized around newly created open green spaces – the 'front yard' for the residents – not unlike what is being proposed for the Powder House redevelopment.

Since founding his firm in 2005, Mr McKee has continued his focus on projects that can have a positive impact on the urban environment, but now on a much more local level. The most applicable example of his new work is the **Porter Hotel**, in Porter Square, Cambridge. On an under utilized, but prominent site, with very tricky zoning and the potential for significant public opposition, Mr McKee organized and led the design effort that included very meaningful interaction with the local neighborhood groups and the individual neighbors and abutters. The project is now under construction and, with a projected opening in Fall 2015, Porter Square will finally get this wonderful new addition.

Other notable urban projects that are currently on the boards:

Peabody Square

Mr McKee, working with a north-shore developer, has been working with Mayor Bettencourt and other city authorities to develop and fulfill a vision of bringing new vitality to Peabody Square. The project includes the renovation and re-purposing of a historic building and reclaiming land, long lost to surface parking, to revitalize the heart of Peabody Square by creating new housing, restaurants, retail and commercial space, along with structured parking, changing the streetscape and creating a new plaza and retail frontage on the square.

Fitchberg Common

Mr McKee has also been working with a Boston developer and Fitchberg's Mayor Wong, to redevelop an entire city block in downtown Fitchberg. Mr McKee's proposal for a mixed use project, predominantly new housing, with a retail component, is sited around a significant new urban green space, has been praised by the Mayor for what it will add to downtown Fitchberg.

REPRESENTATIVE PROJECTS

Residences at Peabody Square
+ 9 Main Street
Peabody, Massachusetts

Fitchburg Commons
Fitchburg, Massachusetts

Porter Square Hotel
Cambridge, Massachusetts

MTMA - in collaboration with KSWA
Avalon North Point Phase II
Cambridge, Massachusetts

North Campus Academic Center
Dartmouth College

Asian Culture Complex
Gwangju, South Korea

MTMA - in collaboration with C7A
1-7 Dalton Highrise Four Seasons Hotel
Boston, Massachusetts

KAFD National Aquarium
Riyadh, Saudi Arabia

MTMA - in collaboration with ZNA
Harbin Government Office Center
Harbin, China

Qingdao Resort and Conference Center
Qingdao, China

With MSA
United States Courthouse
Mobile, Alabama

Ben Gurion International Airport
Israel

Eleanor Roosevelt College
University of California, San Diego

Winnick Hall, Skirball Cultural Center
Los Angeles, California

Ahmanson Hall, Skirball Cultural Center
Los Angeles, California

Library Square
Vancouver, BC, Canada



Outdoor Public Amphitheater
Los Angeles, CA



A Front Yard for Housing
UCSD, San Diego



CRAIG C. HALVORSON, FASLA **FOUNDING PRINCIPAL, HALVORSON DESIGN PARTNERSHIP**

Craig Halvorson founded Halvorson Design Partnership in 1980. He and his firm are nationally known for design excellence in all phases of project design and administration on projects ranging from urban park and streetscape design to historic landscape master planning, land planning for commercial and residential developments, and garden design for private estates.

PROFESSIONAL HISTORY

Mr. Halvorson was graduated with honors from the University of Massachusetts in 1966, where he received the Certificate of Merit for Excellence in the study of landscape architecture from the American Society of Landscape Architects. He began his professional career with the firm of Mason and Frey in Cambridge, Massachusetts. In 1968 he returned under scholarship to the University of Massachusetts for graduate study in Landscape Architecture and Regional Planning. Concurrently, he worked for the office of Research, Planning and Design Associates in Amherst, Massachusetts. Upon completing his graduate degree he joined the firm of Johnson and Dee in Avon, Connecticut.

In 1971 Mr. Halvorson returned to Cambridge, Massachusetts accepting an offer from Carol R. Johnson & Associates, Inc. He remained there for nine years. As Senior Vice President he was involved in management decisions along with his responsibilities as a principal designer.

In 1998, Mr. Halvorson received the Gold Medal of the Massachusetts Horticultural Society "for his exceptional skill in landscape architecture and design, and his profound, highly sophisticated understanding of landscape plants."

Mr. Halvorson is a registered landscape architect in Massachusetts, Illinois, Kentucky, Michigan, Minnesota, New York, North Carolina, Ohio, Pennsylvania, Rhode Island, and is certified with the national Council of Landscape Architectural Registration Boards.

REPRESENTATIVE PROJECTS

Harvard University

Harvard Housing @ Memorial Drive
Banks + Cowperthwaite St. Housing
DeWolfe Street Housing

Cambridge, MA

Riverside Park

Cambridge, MA

Atlantic Wharf | Vegetated Roof, Harborwalk
+Streetscape | Adaptive Re-use

Boston, MA

Battery Wharf Hotel + Housing

Boston, MA

Appalachian Mountain Club |

Natural Playscape

Crawford Notch, NH

University Park @ MIT

Landscape Master Plan + Design

Cambridge, MA

Boston World Trade Center |

Eastport Park

Seaport Hotel

Streetscape Master Plan and Design

South Boston, MA

Four Seasons Hotel – Bristol Courtyard Plaza

Boston, MA

Christopher Columbus Park Renovation

Boston, MA

Children's Brookline Place

Brookline, MA

Nashua Street Park

Boston, MA

Post Office Square Park

Boston, MA



JOSEPH H. FICOCIELLO ASSOCIATE, HALVORSON DESIGN PARTNERSHIP

Joseph Ficociello is an Associate at Halvorson Design Partnership, Inc. with more than fifteen years of experience in a wide range of management and design roles. Projects he has overseen include urban parks and plazas, waterfront parks, and campus master plans and site designs. He is involved in projects ranging from contract negotiation and public participation, to concept through final design and construction administration.

PROFESSIONAL HISTORY

Mr. Ficociello graduated with honors from the University of Massachusetts at Amherst where he earned a Bachelor of Science in Landscape Architecture. In recognition of the quality of his undergraduate work, he received the American Society of Landscape Architects Excellence in Education Award.

Mr. Ficociello joined Halvorson Design Partnership in 1998. He has worked on a range of project sizes and scopes from design inception through finished product. He enjoys leading the public process and is dedicated to serving the community through innovative design and the execution of sound construction. Mr. Ficociello is a registered landscape architect in the Commonwealth of Massachusetts.

Mr. Ficociello has also worked at the firm of Moriece and Gary located in Boston where he worked on a range of projects including housing developments and public park master plans. He has also worked at the office of Martha Schwartz, Inc. as a senior landscape architect, where his responsibilities included office promotion, and project design and management.

REPRESENTATIVE PROJECTS

**South Street Landing | Adaptive Re-use
Housing**
Providence, RI

**Harvard University | Riverside Housing +
Streetscape**
Cambridge, MA

**165 Cambridgepark Drive | Housing + Parking
Garage**
Cambridge, MA

Four Seasons Hotel Green Roof + Streetscape
Boston, MA

**Univeristy of New Hampshire | South East
Residential Area**
Durham, NH

Allen Street Reconstruction
Buffalo, NY

Northwest Park Mixed-Use Development
Burlington, MA

**MBTA Government Center Station + City Hall
Plaza**
Boston, MA

**Boston World Trade Center | Eastport Park +
Streetscape**
South Boston, MA

South Boston Maritime Park + Streetscape
South Boston, MA

**Christopher Columbus Park Renovation |
Waterfront Park**
Boston, MA

University Park @ MIT | Market Square
Cambridge, MA



SANDRA A. BROCK, PE, CFM, LEED AP BD+C CHIEF ENGINEER, NITSCH ENGINEERING

Sandy Brock has over 28 years of experience in the civil engineering field, including 18 years at Nitsch Engineering, where she is a shareholder. Sandy has developed an expertise in sustainable site design. Her efforts for various private owners and state agencies in preparing site plans and reports have given her a strong background in land use planning to meet local zoning and planning regulations.

REPRESENTATIVE PROJECTS

Tufts University, Tisch Fitness Center Flooding, Medford, MA

Project Manager responsible for investigating stormwater flooding events at the new Tisch Fitness Center and Cousens Gymnasium. Investigated existing condition of the existing stormwater drainage system based on available information, and analyzed the system using hydrology and hydraulic modeling software to identify surcharge conditions and likely causes.

610 Main Street, Cambridge, MA

Project Manager for civil engineering services associated with a new, 420,000-square-foot mixed-use building with below-grade parking on a 4.8 acre site. Oversaw design development documents that accommodate the project's anticipated phasing.

Newton North High School, Newton, MA

Project Manager for civil/site engineering services for the construction of a 400,000-square-foot building and associated athletic fields. Designed site utilities (water, sewer, and drainage), including a new stormwater system that incorporates the BMP design requirements and underground stormwater detention system, site layout, utility demolition, construction phasing and construction administration services. Permitted with the City of Newton Conservation Commission and worked with the team to pursue LEED certification.

MIT, Stata Center Complex, Cambridge, MA

Project Engineer for site design services for innovative green stormwater management systems and utility work. Project included stormwater harvesting for toilet flushing and irrigation, creating wetlands for stormwater treatment, and solar powered pumping for a stormwater quality "polishing cycle"—re-circulating stored stormwater through the wetlands area. The sustainable site design received the Engineering Excellence Award from ACEC MA and National.

Department of Mental Health, Worcester Recovery Center & Hospital, Worcester, MA

Project Manager responsible for civil engineering services associated with a new, 428,000-gross-square-foot psychiatric hospital that is pursuing LEED Gold Certification. Provided utility design, layout, grading, stormwater management system design, water re-use, and surface drainage feature design. Provided construction administration.

Springfield Data Center, Springfield, MA

Project Manager for civil engineering services associated with the 114,000-square-foot Data Center project, which will provide computing space for the State's Information Technology Division. Designed the site utilities and grading, including a system to capture and store rainfall for reuse as cooling tower make-up.

Years of Experience

- 28 in industry
- 18 at Nitsch Engineering

Registration

- Massachusetts: Professional Engineer (Civil) #39417, 1996
- Massachusetts: Certified Title V System Inspector #2302
- Massachusetts: Certified Soil Evaluator #250
- LEED Accredited Professional, USGBC, 2004
- Certified Floodplain Manager, 2010

Education

- B.S., Civil Engineering, University of Massachusetts Lowell, 1985
- ACEC/MA Odyssey Leadership Program, 2010

Professional Affiliations

- American Society of Civil Engineers, Member
- American Council of Engineering Companies/MA, Member
- USGBC MA Chapter, Board of Directors, 2011 – Present
- Grafton Conservation Commission, Co-chair, 2010 – Present



STEPHEN D. FARR, PE, ENV SP, LEED GREEN ASSOCIATE TRANSPORTATION PROJECT MANAGER, NITSCH ENGINEERING

Steve has 26 years of experience in the engineering field, centered around the preparation of design documents, development of work schedules and budgets, management of junior staff engineers, and coordination with various local and state authorities for transportation engineering projects in municipalities throughout Massachusetts. Steve excels at preparing and participating in public presentations to town departments, civic organizations, or the general community at large.

REPRESENTATIVE PROJECTS

Powderhouse Boulevard and Packard Avenue, Somerville, MA

Project Manager for design of improvements to improve pedestrian visibility and reduce vehicle speeds through the intersection. Designed drainage modifications, a new traffic signal conduit to support future traffic signal installation, and new traffic and parking sign plans, including new STOP signs with flashing, solar-powered, LED warning lights for increased visibility and awareness. Designed the new sidewalks, bump outs, and pedestrian ramps in accordance with ADA/MAAB guidelines; prepared traffic management and sequencing plans; coordinated with the City; and provided construction administration services. Met Tufts' aggressive schedule to fully complete this project within 12 weeks.

North Bennett Street School, Boston, MA

Project Manager responsible for preparing a traffic impact and access study for the proposed relocation and consolidation of this private fine crafts and trade school located in Boston's Historic North End neighborhood. Evaluated potential transportation impacts to this urban neighborhood which included public transportation access options to the proposed site; parking access and restrictions immediately adjacent to the proposed school building; impacts to traffic volumes; and pedestrian and bicycle accommodations. Prepared a report summarizing conclusions and recommendations related to the proposed relocation of the school to an existing structure that is proposed to be renovated.

Seaver Street Transportation Improvements, Boston, MA

Project Manager responsible for preparing design documents for traffic signal and geometric design improvements to one mile of Seaver Street. Providing analysis of six existing traffic signal systems to increase pedestrian walk times while maintaining an acceptable level of service at each intersection; relocation and upgrades to street lighting; improvements to pedestrian sidewalks and ramps; and minor changes to drainage facilities. The project requires coordination with multiple stakeholders including the Boston Transportation Department, the Massachusetts Bay Transportation Authority, the Boston Water and Sewer Commission, and the Boston Parks Department.

Congress Street/State Street Intersection Improvements, Boston, MA

Project Manager responsible for preparing design documents for traffic signal and geometric design changes to this urban intersection. Improvements include upgrades to existing traffic signal equipment, new pedestrian ramps compliant with the Americans with Disabilities Act (ADA), installation of brick and granite pavers, and installation of historic markers and signs related to the Freedom Trail and the Boston Massacre Site. The project will improve access and accommodation within the intersection for pedestrians.

Years of Experience

- 26 in industry
- 4 at Nitsch Engineering

Registration

- Massachusetts: Professional Engineer (Civil) #39783, 1997
- LEED Green Associate, 2010
- Institute for Sustainable Infrastructure, Envision Sustainable Professional, 2013

Education

- B.S., Civil Engineering, Worcester Polytechnic Institute

Professional Affiliations

- Town of Needham, Conservation Commission, Member, 2012 – Present
- American Society of Civil Engineers, Member, 1988 – Present
- American Public Works Association, Member, 2000 – Present
- Plymouth County Highway Association, Member, 1998 – Present
- Barnstable County Public Works Association, Member, 1998 – Present

MICHAEL A. YAKO, P.E.
VICE PRESIDENT/GEOTECHNICAL DIVISION MANAGER,
GEI ENVIRONMENTAL

Mr. Yako is the Geotechnical Division Manager and a Senior Project Manager of GEI in Woburn, Massachusetts. He has been extensively involved in geotechnical investigations to evaluate subsurface soil and groundwater conditions and has provided geotechnical design recommendations for a wide range of new and modified structures. He has conducted and supervised soil and groundwater investigations and has provided geotechnical design and construction recommendations for a wide variety of structures including recreational, commercial and industrial buildings; parking garages; guyed towers; pipelines; tanks; treatment plants; retaining walls; slopes; and mechanically stabilized slopes. He has been involved in subsurface exploration and testing, laboratory testing, analysis and design, construction planning and cost estimating, construction observation, evaluation of failures, and litigation support.

PROJECT EXPERIENCE

Redevelopment of Powder House School, 1060 Broadway Avenue, Tufts University, Somerville, MA

Reviewed foundation plans for the existing school building, performed borings, and provided preliminary foundation design and construction recommendations for a proposed new 2- to 3-story office building with one level of underground parking for Tufts University.

Midway Studios, Keen Development, South Boston, MA

Managed geotechnical investigations to evaluate the condition and capacity of the existing timber pile foundations supporting three, six-story warehouse buildings constructed in the early 1900s. The warehouse buildings were converted to artist studios and included the construction of a new performance theater inside the existing buildings. Provided recommendations for supplemental drilled mini-piles to support increased column loads in the new theater area of the building.

Boston Children's Museum Addition and Renovation, The Children's Museum, Boston, MA

Managed investigative and design phase services for a major addition to the existing Children's Museum and for landscape improvements, which included a rock sculpture garden, rain garden, and maze constructed using marble pavers. GEI recommended the use of geofoam to reduce the potential for long-term settlements that could damage the landscaping improvements and driven pile foundations for support of the building addition and heavy rock sculptures.

New Gymnasium, Cathedral High School, Archdiocese of Boston, Boston, MA

Managed geotechnical investigations and provided foundation recommendations for the new gymnasium addition to the existing high school. The new gymnasium was supported on belled caissons.

Joseph Moakley Medical Services Building, Boston Medical Center, Boston, MA

Managed investigative, design and construction phase services for a new six-story oncology building on the Boston Medical Center campus. The new building was constructed directly adjacent to existing surgical unit and above MRI facilities. Recommended supporting the new building on 120-foot-long drilled mini-piles to limit construction vibration impacts on the adjacent surgical unit and MRI facilities.

USS Constitution Museum, Charlestown Navy Yard, National Park Service, Boston, MA

Project manager responsible for construction phase geotechnical services to stabilize the foundations of two historic buildings supported on granite block foundations, which had settled non-uniformly. Reviewed contractor submittals and performed site visits during construction. The buildings were being converted as part of the expansion of the USS Constitution museum.

MICHAEL A. YAKO RESUME CONTINUED

Edward J. Safra Center for the Arts, Brandeis University, Waltham, MA

Managed geotechnical investigations and provided geotechnical foundation design and construction recommendations for demolition of an existing building and construction of a new arts center. The project included a relatively deep bedrock excavation for a new mechanical room.

UMass Boston Integrated Sciences Complex, Division of Capital Asset Management, Boston, MA

Principal-in-Charge for the geotechnical design and construction of the 220,000-square-foot, 6-story Integrated Sciences Complex (ISC) building. The ISC building is the first new academic building built on the UMass Campus in 40 years. The building is supported on 175-foot long, 205-ton capacity end-bearing piles. Recommended the use of ground improvement and lightweight fill in areas of site improvements and below utilities outside the building to control/limit long-term settlements of the underlying landfill refuse and thick marine clay deposit. Responsible for design of the landfill gas venting system.

Worcester Recovery Center and Hospital, Worcester, MA

Principal-in-Charge for the design and construction of a new \$350M psychiatric hospital and support buildings on the site of the former psychiatric hospital. Project also included the dismantling and reconstruction of the iconic 130-foot tall clock tower.

Eustis Street Firehouse, Historic Boston Incorporated, Roxbury, MA

Principal-in-Charge for geotechnical services for the renovation of the Eustis Street Firehouse. The renovations consisted of restoring the firehouse, which was constructed in 1859, and constructing a two-story addition at the rear of the firehouse. The firehouse and proposed addition are located within the boundaries of the Eliot Burial Ground, which was established in 1633. Three unmarked graves with human skeletons were unearthed in test pits located within the footprint of the addition. Since the graves couldn't be relocated, GEI had to evaluate foundation schemes to avoid further disturbance of the graves and the remains.

One Hampshire Street, Draper Laboratories, Cambridge, MA

Managed geotechnical investigations, provided geotechnical design and construction recommendations, and managed construction phase services for a new 7-story research laboratory. Design included installation of a permanent groundwater cut-off wall, water proofing, and a sub-slab underdrain system.

One First Street, Leggat McCall Properties, Cambridge, MA

Managed geotechnical investigations to evaluate the condition and capacity of the existing timber pile and drilled pier foundations of five industrial buildings. Provided recommendations for repairing the timber piles that were damaged due to dropping groundwater levels and provided foundation recommendations for three new buildings. The new buildings were supported on spread footings, driven piles, and drilled mini-piles.

Center for Photonics Research, Boston University, Boston, MA

Project Engineer during preparation of contract documents and construction for a 9-story classroom, office and research laboratory building. The building is supported on a 4.5-foot-thick reinforced concrete mat foundation. The mat foundation was selected over a pile foundation resulting in an estimated cost savings of \$1 million. Construction included use of jet grout to underpin two adjacent masonry buildings. In addition, construction included removal and disposal of four underground storage tanks and petroleum contaminated soil.

MICHAEL A. YAKO RESUME CONTINUED

EDUCATION

- M.S., Civil Engineering, Purdue University
- B.S., Civil Engineering, Purdue University

EXPERIENCE IN THE INDUSTRY

- 27 years

EXPERIENCE WITH GEI

- 27 years

REGISTRATIONS AND LICENSES

- Professional Engineer, NY No. 8031352
- Professional Engineer, ME No. 12783
- Professional Engineer, AL No. 28241
- Professional Engineer, NJ No. 24GE04493600
- Professional Engineer, MA No. 37230

IILEEN S. GLADSTONE, P.E., LSP, LEED AP VICE PRESIDENT, GEI ENVIRONMENTAL

Ileen Gladstone's principal area of practice is the development of contaminated properties. She is an expert in incorporating remediation and cleanup into construction projects. With extensive experience in the environmental field, she has the perspective to work through complex issues effectively and support the objectives of her clients by saving both time and money.

PROJECT EXPERIENCE

Redevelopment of Powder House School, 1060 Broadway Avenue, Somerville, MA

Lead environmental consultant for the Phase I and Phase II ASTM Environmental Due Diligence for the proposed transaction of the Powder House School to Tufts University. Tufts was planning to develop the site with a new 2- to 3-story office building with one level of underground parking.

UMass Boston Integrated Sciences Complex, Division of Capital Asset Management, Boston, MA

Lead Environmental Consultant for environmental investigations for the 5-story Integrated Sciences Complex. Project included environmental sampling program to evaluate soil, groundwater, and soil gas characteristics related to the former municipal landfill at the project site. Preparation of geotechnical recommendations for the building foundation. We provided consulting services during the design phase, including preparing specifications for material management, earthwork, foundation piles and design of the landfill gas venting system for beneath the building. Provided construction phase oversight.

New Ambulatory Building and Menino Expansion, Boston Medical Center, Boston, MA

Project Executive and Licensed Site Professional (LSP) of Record for management of soil and groundwater associated with Ambulatory Building construction. Responsible for soil pre-characterization programs, construction specifications, soil excavation and dewatering, and hydrogen sulfide monitoring.

Moakley Building, Foundation Excavation and Installation, Boston Medical Center, Boston, MA

LSP of Record for the fast-track construction of the Moakley Medical Building at the BMC; excavation and disposal of unanticipated high concentrations of PCBs in soil required Environmental Protection Agency (EPA) approval. GEI accelerated EPA approval and coordinated PCB characterization, excavation, and disposal with the construction schedule to minimize schedule delays.

The Victor, Boston, MA

Ms. Gladstone was the lead environmental consultant for The Victor, an 11-story mixed-use commercial/residential building located in downtown Boston. The Victor on the Greenway sits atop the MBTA tunnel in the shadows of the iconic Leonard P. Zakim Bunker Hill Memorial Bridge. This residential tower features 11 stories of steel construction wrapping a three-level garage. The building's foundation derives support from the I-93 southbound tunnel's west slurry wall and tunnel roof, and the MBTA's Orange Line east slurry wall. Drilled high capacity micropiles were used to provide building support between the two tunnels. GEI performed environmental pre-characterization of on-site soils to streamline off-site disposal during construction. The soils did not trigger reporting under the Massachusetts Contingency Plan (MCP); however, they were transported for off-site disposal using Material Shipping Records.

ILEEN S. GLADSTONE RESUME CONTINUED

Program Director, Environmental Consulting Services

Ms. Gladstone is responsible for the management and client satisfaction of numerous environmental consulting contracts. She works closely with each client to understand their organization's priorities and administration requirements. Ms. Gladstone ensures that appropriate staff is assigned to each task, develops the regulatory approach, and oversees the quality of our work product. She has managed task order contracts for numerous clients, such as:

- Massachusetts Port Authority
- City of Boston Department of Neighborhood Development
- Boston Housing Authority
- Aggregate Industries
- Department of Conservation and Recreation
- The Gillette Company
- Massachusetts Turnpike Authority

Construction at Urban Sites

Ms. Gladstone has been the LSP of Record on dozens of construction projects at urban sites that needed compliance with the Massachusetts Contingency Plan (MCP) to manage contaminated soil and/or groundwater. The MCP response actions have often been integrated into the project contract documents, facilitating cleanup. Projects include:

- UMass Integrated Science Center, Boston, MA
- Moakley Medical Services Building, Boston, MA, Boston Medical Center
- Ambulatory Care Center, Boston, MA, Boston Medical Center
- Charlesview Apartments, Boston, MA, The Community Builders
- Necco Technology Park, Cambridge, MA, DSF Financial
- One Hampshire at Kendall Square, Cambridge, MA, The Stark Draper Laboratory
- One First Street, Cambridge, MA, Leggat McCall Properties
- Children's Museum Addition, Boston, MA, Boston Children's Museum
- Colonnade Residences, Boston, MA, The Druker Company
- Midway Studios; South Boston, MA, Keen Development
- Transitway Connector Road, South Boston, MA, Massport
- Lenox Street Sewer Replacement; South End, MA, Boston Housing Authority

EDUCATION

- M.S., Civil Engineering, Purdue University
- B.S., Civil Engineering, Purdue University

ILEEN S. GLADSTONE RESUME CONTINUED

EXPERIENCE IN THE INDUSTRY

- 28 years

EXPERIENCE WITH GEI

- 21 years

PROFESSIONAL REGISTRATION OR LICENSE

- Licensed Site Professional, MA No. 9719
- Professional Engineer, MA No. 34655

SECTION C

Comparable Projects & References



10 AKRON STREET CAMBRIDGE, MASSACHUSETTS

NorthStar developed this new, seven-story, 215,000-square-foot residential building and 220-car underground parking structure in the Riverside neighborhood of Cambridge on behalf of Harvard University. Serving as owner's project manager, NorthStar assembled and managed the team of professionals from design, entitlement, construction and occupancy. Through NorthStar's careful oversight, the project was certified LEED Gold for New Construction (LEED NC).

KEY FACTS

- \$85 million project cost
- 215,000 SF on seven floors
- Underground parking structure for 220 cars

CHALLENGES

- Significant new construction in dense residential setting
- Aging existing infrastructure and close proximity to groundwater
- Complex design caused construction challenges

SOLUTIONS

- Tightly controlled site to minimize neighborhood impact
- Implemented detailed neighborhood communication plan
- Collaborated carefully with project team and municipal engineers to manage and mitigate groundwater and other infrastructure issues

RESULTS

- Project successfully constructed with minimal impact on neighborhood
- Top-quality building delivered on schedule
- Final design minimized groundwater concerns and avoided negative impact on infrastructure

REFERENCE

- Mr. Steven Nason, Managing Director, Harvard University Housing, 617.384.8921



SWITCH HOUSE CONDOMINIUMS WESTERN AVENUE CAMBRIDGE, MASSACHUSETTS

NorthStar principals re-developed a former utility switch house into 33 new for-sale, affordable residential units on behalf of Harvard University. NorthStar principals assembled and managed the team of professionals from design, entitlement, construction, unit sales and occupancy. This complicated project involved specialized decommissioning and complete interior demolition of the switch house. In all, 50,000 square feet of interior space was adapted into a mix of 1-, 2-, and 3-bedroom flats and duplex units. Light wells were added to allow for additional bedrooms. An elevator was added to meet code requirements. Architecturally significant windows were preserved and parking was added to the site and structure.

KEY FACTS

- \$22 million project cost
- 50,000 SF on four floors
- 33 for-sale residential units
- Collaboration with City of Cambridge for 100% affordability

CHALLENGES

- Specialized decommissioning of utility facility
- Adaptive re-use of shell building with insufficient natural light
- Stormwater concerns given proximity to Charles River

SOLUTIONS

- Light wells created to improve interior layouts
- Internal stormwater re-charge system developed to satisfy City of Cambridge
- Parking added at grade and in structure in order to minimize neighborhood impact

RESULTS

- Project delivered on time and on budget
- Architecturally interesting building creatively re-used
- Affordable housing provided for 33 families

REFERENCE

- Mr. Steven Nason, Managing Director, Harvard University Housing, 617.384.8921



CRONKHITE GRADUATE CENTER AT HARVARD UNIVERSITY BRATTLE STREET • CAMBRIDGE, MA

NorthStar successfully managed this complex, mixed-use renovation on behalf of Harvard University. NorthStar developed the project program, assembled the team of consultants, guided the design, shaped the budget and oversaw construction while the property was partially occupied. The renovation scope included interior and exterior space re-programming, completely new finishes, HVAC and MEP system upgrades and new FF&E for graduate student dormitory and full service commercial kitchen and dining hall. The time-sensitive project was completed within a very aggressive schedule given NorthStar's early engagement of the design and construction team, as well as its efficient implementation approach.

KEY FACTS

- \$13 million renovation of critical university asset
- Graduate student housing, dining hall and full commercial kitchen
- Aggressive 11-week construction period

CHALLENGES

- Partially occupied during construction
- Extremely tight summer schedule with a hard deadline of student move-in
- Sensitive Brattle Street neighborhood

SOLUTIONS

- Careful coordination of construction sequencing
- Accurate and continual communications with all stakeholders
- Phased design and construction allowed multiple simultaneous functions

RESULTS

- Project completed in time for occupancy with minimal interruption to occupants during construction
- No negative impact on neighborhood or other stakeholders
- No interruption of asset's rental income

REFERENCE

- Mr. Steven Nason, Managing Director, Harvard University Housing, 617.384.8921



PORTER HOTEL COMMONWEALTH AVENUE CAMBRIDGE, MASSACHUSETTS

The Porter Hotel, currently under construction in Porter Square, illustrates Michael McKee's directly relevant experience with urban infill, his ability to define and deliver a program, and his success establishing a process to engage the community during the design. Mr. McKee led the permitting effort on behalf of owner/builder Peter Lee. This entailed a zoning amendment, Special Permits from the Planning Board, and extensive design interaction by the Porter Square Neighborhood Association.

The 23,800-square-foot boutique hotel will contain 65 guest rooms, an 80-seat restaurant, and below-grade parking for 40 cars. Mr. McKee's ability to integrate abutters,

neighbors, and organized community groups into the design process through open communication was key to success. The process was characterized by mutual respect among all stakeholders, which enabled the community to feel they were being heard. Simultaneously, the community gained an appreciation for the challenges faced by the design team. Resulting design features which are directly relevant to the Powder House School project include creation of a new public open space, creatively designed parking and loading with minimal neighborhood impact, and activation of the pedestrian experience.

KEY FACTS

- \$10 million approximate project cost
- 23,800 square feet on five floors
- 65 hotel rooms and 80-seat restaurant
- 40-car enclosed parking
- Urban public garden

CHALLENGES

- Site straddled Residential and Commercial zoning districts
- Prominent corner site in busy Porter Square intersection
- Arduous public review with skeptical neighborhood

SOLUTIONS

- Created open communication with stakeholders and incorporated community input into design
- Created a new public garden in the heart of Porter Square
- Minimized impact of vehicular access and parking through creative design

RESULTS

- Project currently under construction
- Much-needed hotel to enhance Porter Square's mix of uses
- An under-utilized site is enlivened with an activated pedestrian experience

HARVARD UNIVERSITY • RIVERSIDE HOUSING GRANT, BANKS & COWPERTHWAITTE STREETS • CAMBRIDGE, MASSACHUSETTS



HALVORSON DESIGN
PARTNERSHIP

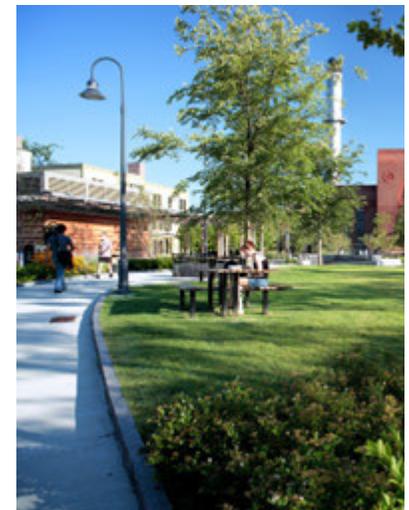
As part of its work for Harvard University's graduate student housing development in the Riverside neighborhood of Cambridge, Halvorson Design provided landscape architectural services for parcels on Grant, Banks, and Cowperthwaite Streets. The architect was Elkus Manfredi.

This infill project involved, moving historic houses, preservation and replacement of shade trees, and construction over

underground parking.

Halvorson Design worked closely with the project team, the City and the neighbors to create a high-quality, consensus design, that conforms to the City's Article 19 urban design review process. In addition, the firm helped to negotiate the first approvals granted under the City's new tree protection ordinance. The Cowperthwaite parcel received a LEED Gold certification.

RIVERSIDE PARK CAMBRIDGE, MASSACHUSETTS



Located on the site of a former garden center, Riverside Park is a major new open space resource for the Riverside neighborhood, and the larger community. Exploiting vistas to the nearby Charles River, the park offers passive recreation opportunities in striking, contemporary surroundings.

A collaborative project between the City and Harvard University, the new park was

designed with effective community involvement, led by Halvorson Design.

The new graduate student housing, a project for which Halvorson Design was also on the design team, abuts the open space and an underground parking garage lies beneath.

HALVORSON DESIGN
PARTNERSHIP

SECTION D

Project Narrative

Project Narrative

QUALITATIVE DESCRIPTION

Our vision for the Powder House Community School is to enrich the Davis and Teele Square neighborhoods by creating a new mixed-use community for living and working. We will re-purpose the existing structure, but create a completely new property through exciting design and efficient construction strategies. This approach will enable us to dedicate nearly half of the site to public open space which will be designed to become a beloved neighborhood park.



SITE PLAN

Our site plan has three distinct areas — the retro-fitted existing building, the public park, and the public parking and outdoor café, which both service the public park. Highlights are as follows:

- Our goal is to provide a range of outdoor spaces that include children’s play areas, as well as more contemplative landscaped gardens.
- All private parking for the residential and commercial space will be located within the existing building and accessed from the Broadway curb making the majority of the parking largely invisible to the neighborhood.
- We will maintain the pedestrian connection between Holland Street and Broadway, integrating it into the park as an enjoyable walking path.



PROJECT FAR AREA SUMMARY	
Use	Area
Commercial	46585 SF
Residential	53340 SF
	99925 SF

PROJECT GROSS AREA SUMMARY	
Use	Area
Commercial	46585 SF
Mechanical	5998 SF
Parking	32142 SF
Residential	53340 SF
	138066 SF

AREA SUMMARY - COMMERCIAL		
Level	Name	Area
Level 1	Commercial	8361 SF
Level 2	Commercial	34663 SF
Level 2	Commercial C	3560 SF
		46585 SF

AREA SUMMARY - RESIDENTIAL		
Level	Name	Area
Level 3	Residential	27801 SF
Level 3	Residential C	5629 SF
Level 4	Residential	14592 SF
Level 4	Residential C	3046 SF
		51068 SF

PARKING SUMMARY	
COMMERCIAL USE	
REQUIRED SPACES = 60	
SPACES PROVIDED = 67 (50 Indoor, 17 Surface)	
RESIDENTIAL USE	
REQUIRED SPACES = 40	
SPACES PROVIDED = 40	

TIMELINE

ACTIVITY	DURATION	DATE
Partner Selection		June 2015
Public Process (including conceptual design)	12 months	July 2015 – June 2016
Zoning Amendment Approval (including LDA)	1 month	July 2016
Finalize Design	3 months	August 2016 – October 2016
Construction	12 months	November 2016 – October 2017
Delivery		November 2017
TOTAL DURATION	2 years, 4 months	

BUILDING AREA AND USES

By re-purposing the existing building area, we are able to provide the largest possible outdoor space which will be dedicated to a public park. The existing sub-grade area is adapted to accommodate all of the parking requirements for the residential units and the commercial space.

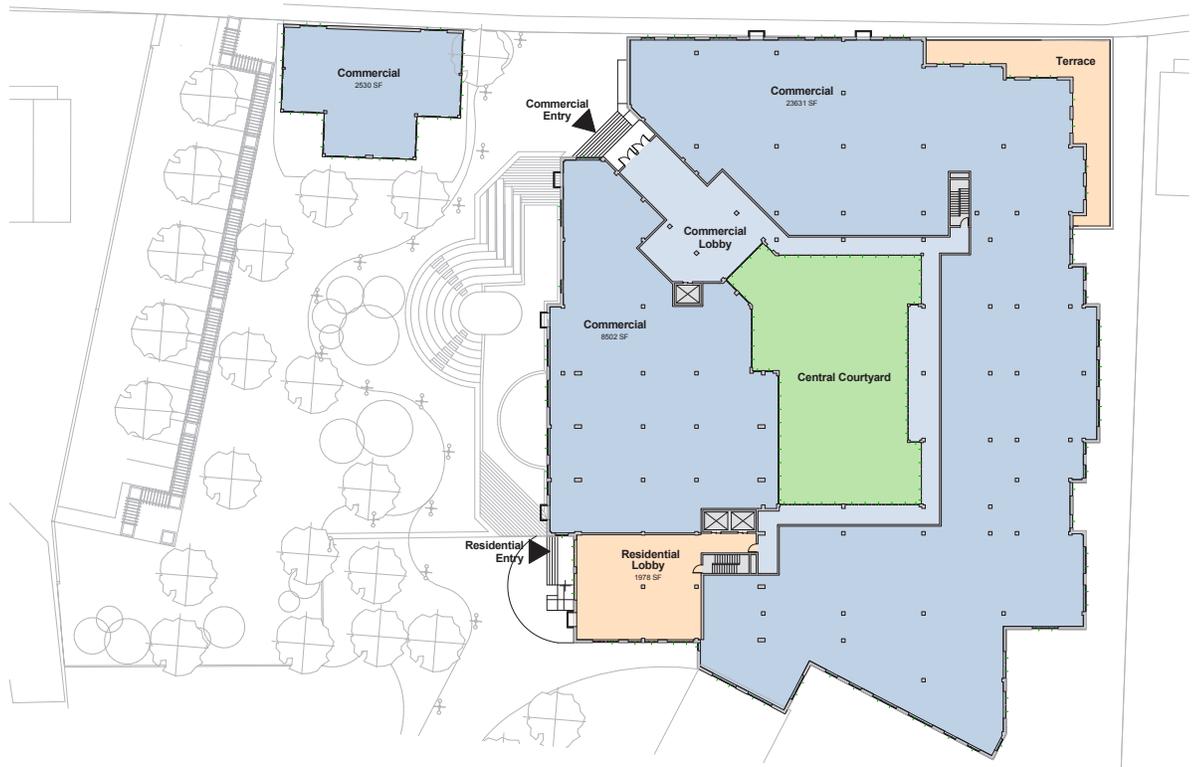


We believe the existing floor plates can be adapted to allow for a mix of commercial uses (office and/or retail) on the existing lower floors and 40 residential units on the existing third floor and a newly constructed fourth floor. All new building mass which is adjacent to the RA residential zoning lines will be set-back from the existing building edges to mitigate site lines and shadow issues.

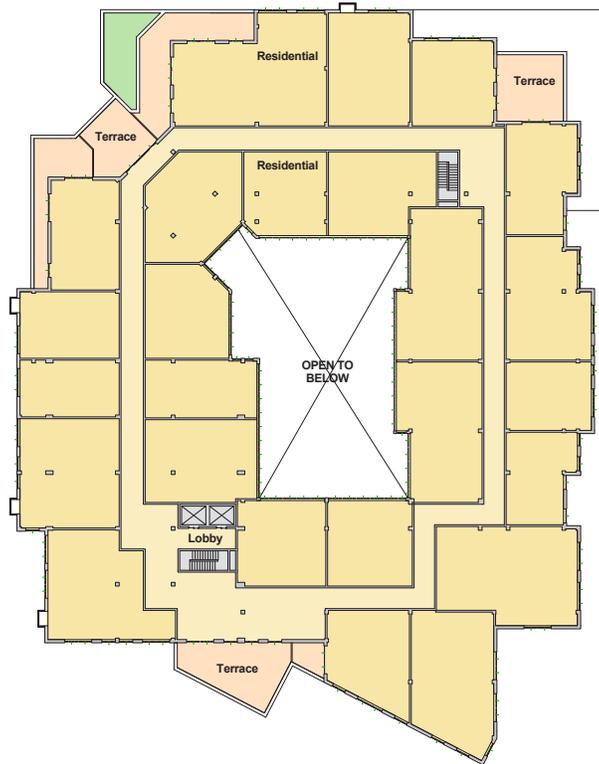
LEVEL 1 – COMMERCIAL & PARKING



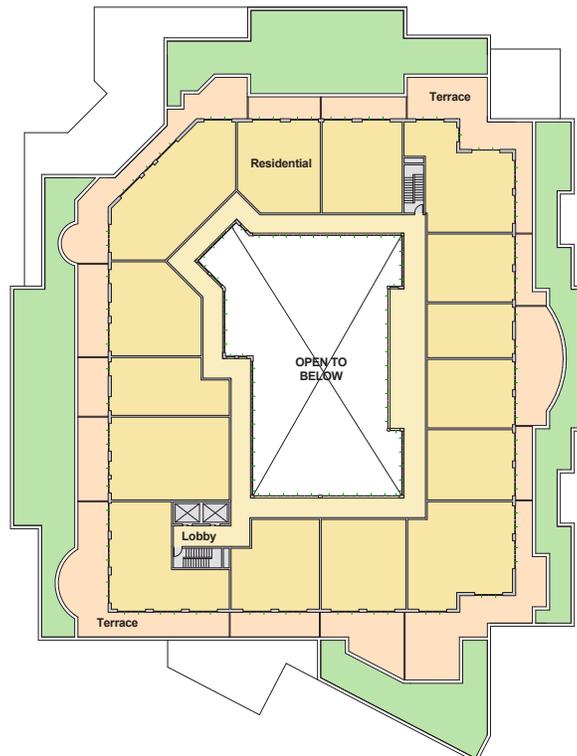
LEVEL 2 – COMMERCIAL SPACE



LEVEL 3 – RESIDENTIAL APARTMENTS



LEVEL 4 – RESIDENTIAL APARTMENTS



EXTERIOR TRANSFORMATION

While we intend to re-use the existing structure, we will add a new skin and additional windows such that the Powder House building will be transformed and reflect a scale and character much more appropriate to its urban residential neighborhood.

Terraces, balconies, bay windows, planting along the edges of the setbacks will all serve to break down the scale and add interest and detail to the new building. The surface elements – brick, precast, metal accents, and much glass – will also make the building much more inviting and warm.



BIRDSEYE VIEW LOOKING NORTH

PLAZA LEVEL VIEW FROM BROADWAY



VIEW OF PUBLIC PARK

SUSTAINABILITY

We are committed to making the project LEED certified at a minimum and will aggressively pursue a higher LEED certification by investigating such “green” strategies as heat recovery, demand ventilation, high-performance glazing, automatic lighting controls, and low water use plumbing fixtures.

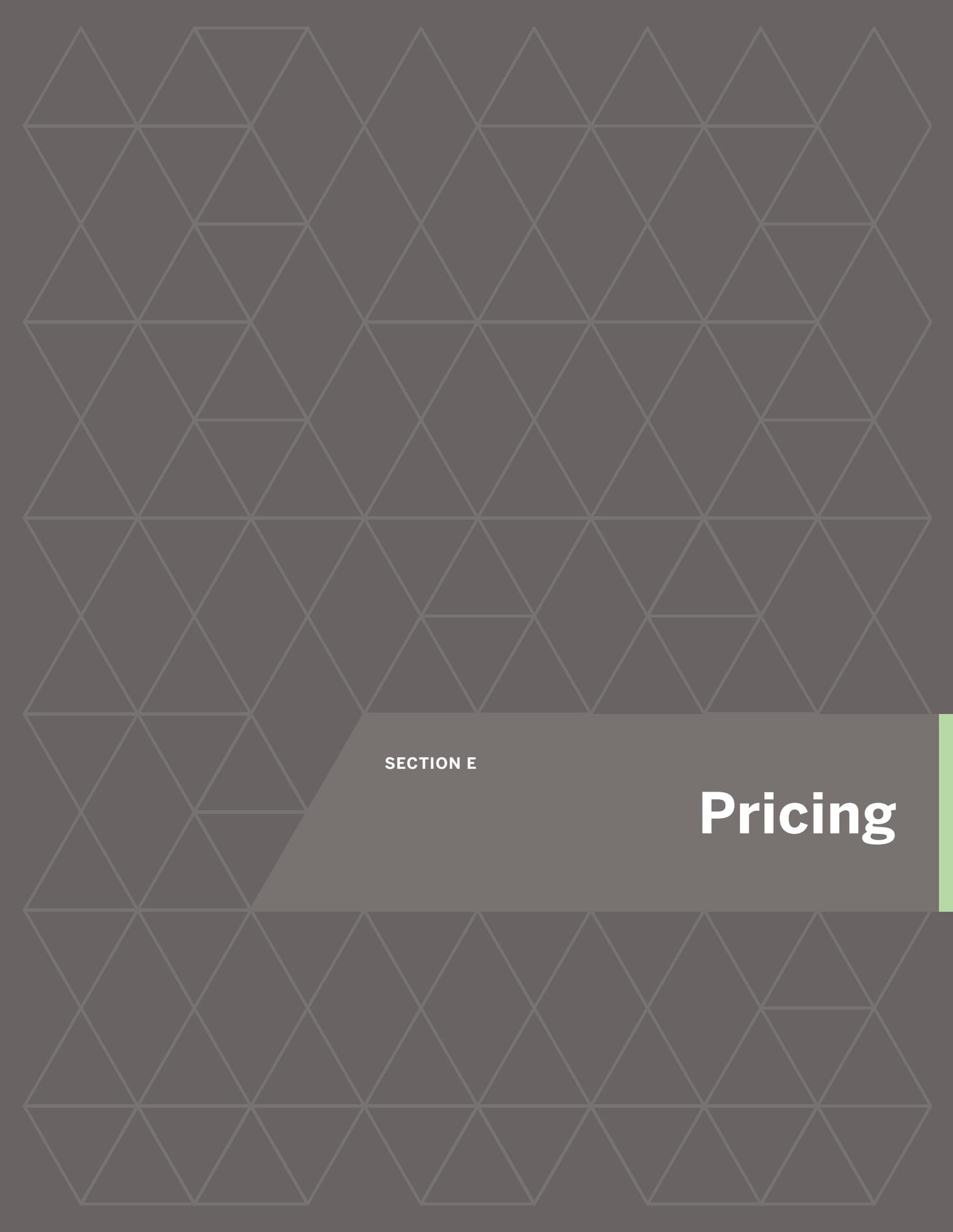
The landscape at the proposed park will be designed with environmental sensitivity to minimize water demand, incorporate maximum energy efficient lighting, and utilize passive storm water strategies.

TRANSPORTATION DEMAND MANAGEMENT AND PARKING

Our plan provides all the off-street parking required within the design guidelines. However we will make every effort to encourage our tenants, residents, and visitors to leave their cars behind. The site is well served by public transportation given its proximity to Davis Square for subway service, as well as the bus routes along Holland Street and Broadway. Bike storage and accessibility will be a top design priority. We will encourage MBTA ridership, Hubway, and car-sharing service membership.

DEVIATION FROM PROPOSED STANDARDS

Our plan is designed to comply with the Design Standards & Guidelines detailed in Appendix E of the RFP.



SECTION E

Pricing

Pricing

PURCHASE PRICE

We offer to pay **\$4,000,000** for the entire site and improvements as described in the RFP, subject to a Land Disposition Agreement to be negotiated between the parties.

This entire purchase price will be paid in cash at closing in accordance with the terms and conditions of the Land Disposition Agreement to be negotiated between the parties.

SECTION F

Financing

Financing

FINANCIAL INFORMATION

The project will be owned by a single-purpose entity controlled by principals of Ella Properties LLC, NorthStar Project and Real Estate Services LLC, and their investors. The acquisition will be funded from the principals' cash on hand combined with a modest amount of debt. The construction capital structure will be typical of development projects of this size and nature. The equity portion (20–25% of total cost) will be contributed by the principals and their financial partners. The debt portion (75–80% of total cost) will be financed with a bank such as Cambridge Trust, First Republic Bank or Cambridge Savings Bank, with whom the principals have existing relationships.

SECTION G

Municipal Benefits/Impacts/Costs

Municipal Benefits/ Impacts/Costs

MUNICIPAL BENEFITS

Our project will produce a variety of benefits to the City of Somerville which far surpass the project's burdens on the municipality. These benefits are in addition to the creation of the public park.

REAL ESTATE TAXES

We estimate total real estate taxes to range from \$325,000–\$350,000 when the project is fully stabilized. We assumed 40 residential units (including 12.5% affordable) at an assessed value of \$275,000 to \$300,000 per unit, times the current residential rate of \$12.61 per \$1,000 of assessment to arrive at an annual tax bill for the residential portion of \$139,000 to \$152,000. For the commercial portion we assumed the assessed values would range from \$200 to \$250 per square foot of commercial space, time the current commercial rate of \$20.52 per \$1,000 of assessment to arrive at an annual tax bill for the commercial portion ranging from \$189,000 to \$236,000.

JOB CREATION

Our project will create approximately 125 construction and development-related service jobs. Once constructed and fully occupied, the property will employ a handful of full-time employees, excluding those individuals employed by our commercial tenants.

AFFORDABLE HOUSING

12.5% of our residential units will be affordable as defined by the City of Somerville. We look forward to providing high-quality residences to individuals and families and fully integrating those units into the project as a whole.

NEIGHBORHOOD IMPACTS

Our development team excels at minimizing neighborhood impact during construction within dense urban locales. By implementing best practices to mitigate noise, dust, and construction vehicle parking we will address potential problems before they arise.

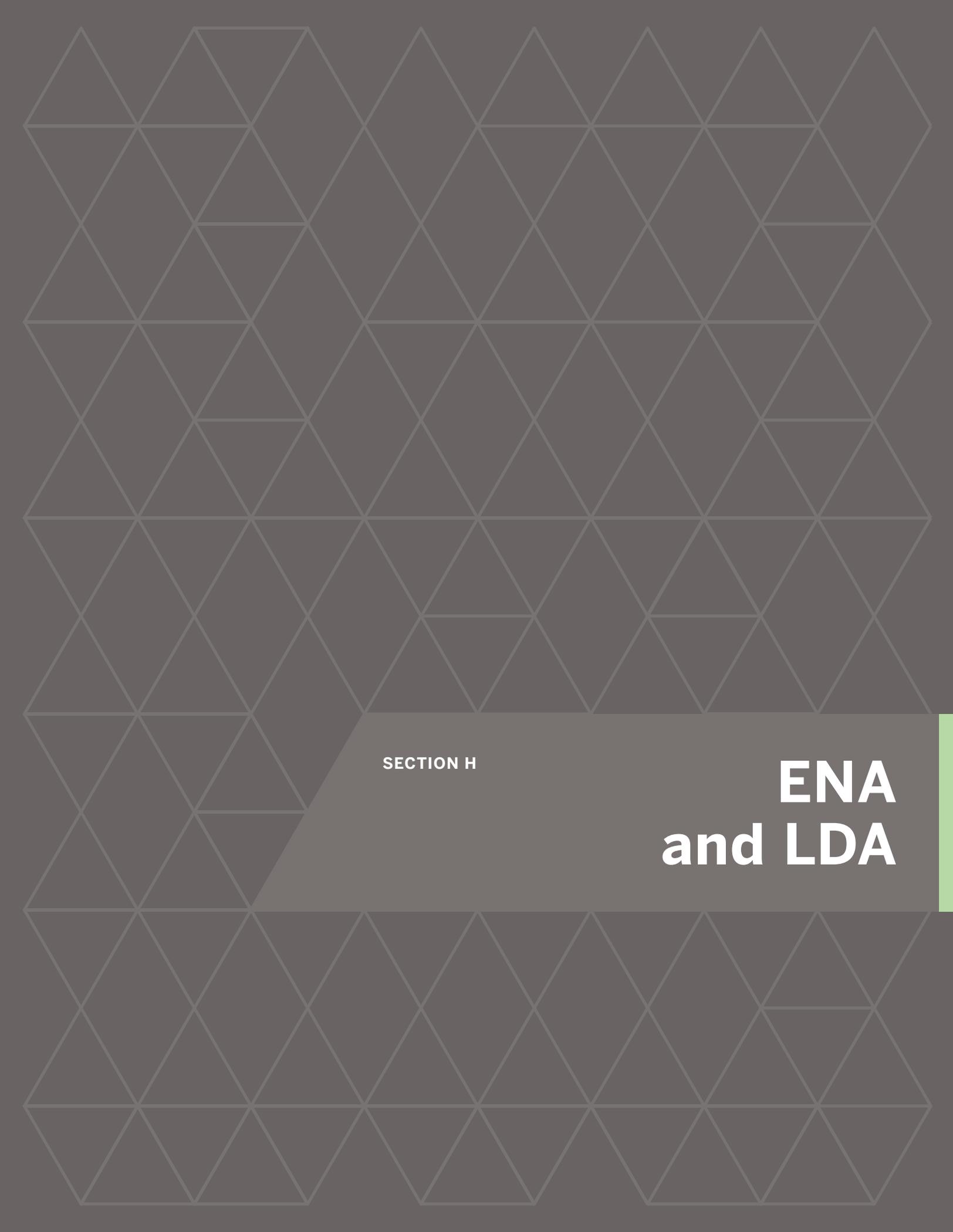
Our design will be mindful of neighborhood concerns regarding vehicular access, shadows, and lighting in order to create a property and public park that is a welcome addition to the immediate neighborhood.

MUNICIPAL SERVICE COSTS

It is difficult to assess exactly how many school age children will live in our 40 residential units at this time. Assuming five children at a cost of \$18,000 per child, the total cost to the City of Somerville would be \$90,000. Assuming another \$10,000 in annual costs for Somerville Fire and Police Department visits, the total municipal service costs will be \$100,000. This assumption results in a net benefit to the City of \$225,000 to \$250,000.

INFRASTRUCTURE IMPROVEMENTS

The primary infrastructure improvement we will make is the creation of the public park which we propose be deeded to the City of Somerville upon completion. The cost of on-going maintenance of the park will be the responsibility of the City.



SECTION H

**ENA
and LDA**

EDA and LDA

EXCLUSIVE NEGOTIATING AGREEMENT AND LAND DISPOSITION AGREEMENT

We are willing to execute an ENA in substantially the form included as Appendix F in the RFP which expressly provides, among other things, that the final land disposition agreement (LDA) will be subject to the approval of the Board of Aldermen.

SECTION I

Financial Deposit

Financial Deposit

FINANCIAL DEPOSIT

We are willing and able to make a deposit of 20% of the purchase price if selected as Preferred Developer upon signing the Land Disposition Agreement.

We allow the City of Somerville to use our financial deposit to conduct its due diligence as needed.

SECTION J

Certification of Good Faith

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.

Lisa M. Campoli
(Name of person signing bid or proposal)

Ella Properties LLC
(Name of Business)

Lisa M. Campoli
(Signature)

SECTION K

Disclosure Statement

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 (): City of Somerville, Massachusetts

BUYER (✓) LESSEE (): Ella Properties LLC and its affiliates

TERMS: Purchase Price:
Closing Date:
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.

Lisa M. Campoli of Cambridge, Mass
Thomas Fanning of Needham, Mass
Michael McKee of Cambridge, Mass

Name: Ella Properties LLC
By: Lisa M. Campoli
Title: Member



Addendum

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, 2015

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
Title of Authorized Signatory

Somerville City Hall • 93 Highland Avenue • Somerville, Massachusetts 02143
(617) 625-6600, Ext. 3400 • TTY: (617) 666-0001 • Fax: (617) 625-1344
www.ci.somerville.ma.us

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, 2015

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

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 *[Handwritten Signature]*

Name of Authorized Signatory
Title of Authorized Signatory

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

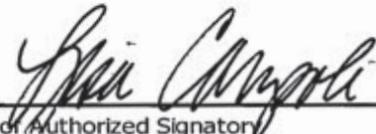
From: Angela M. Allen, Purchasing Director

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
Title of Authorized Signatory



Lisa Campoli

Ella Properties LLC

617.851.0536

lisa.campoli@ellaproperties.com

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NorthStar Project & Real Estate Services

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