



• MASTER PLANNING • SUSTAINABLE DESIGN • COMMUNITY CENTERS • LIBRARIES • ACCESSIBLE DESIGN • FEASIBILITY STUDIES • ADAPTIVE REUSE •



INNOVATIVE  
RESPONSES  
TO TODAY'S  
DESIGN  
CHALLENGES



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



RESIDENTIAL • MIXED-USE • SMART GROWTH •

Cover Letter

Evaluation Criteria

- Compliance with the submittal requirements
- Demonstrated expertise on similar projects
- Staffing equipped with appropriate knowledge.
- Proven ability to work effectively and efficiently with a municipal government
- Documented ability to complete projects on time and on budget

Certificate of Insurance

Designer Selection Board Form

**ABACUS** [ARCHITECTS + PLANNERS]

June 30, 2014

Timothy Higgins, Town Administrator  
Town of Lincoln  
Town Offices  
16 Lincoln Road  
Lincoln, MA 01773

Dear Mr. Higgins,

Thank you for the opportunity to submit our qualifications to provide professional services associated with Lincoln's Community Center Feasibility Study. This is exactly the kind of community based work that we have been doing for well over two decades, and our integrated approach to architecture and community planning is ideally suited to this task. We will work with the steering committee and all of the stake holders – community organizations, citizens, town departments and leaders – to explore and document the most desirable and cost effective way(s) forward, to build consensus, and to shepherd the process to and through the fall and spring Town Meetings.

Abacus firm principals David Pollak and David Eisen work side by side leading all of the firm's community planning and architectural design work. Our collaborative practice of both designing public buildings and working with Massachusetts towns, cities and public authorities on smart growth planning enables us to make sure that our design work fits into the overall cultural, political and geographical community context while at the same time meeting the architectural program and budget requirements. This success is demonstrated in both the strength of our clients' endorsements and the many awards that our relevant work has received.

In addition, I am a Brookline School Committee member and chair of the Capital Projects Subcommittee, and previously served for eight years on the Brookline Building Commission. I am and have been actively involved in many similar projects from the town side, and bring significant practical understanding and experience to the task of planning and managing community and public facility projects. Putting it simply, we plan for and design smart and beautiful buildings. We are equally attentive to listening, and experts in working with communities to bring their projects to successful completion.

Yours sincerely,

David Pollak

**ABACUS** [ARCHITECTS + PLANNERS]

Abacus Architects + Planners has complied with all of the submittal requirements and meets all of the minimum qualifications of this RFQ.

- Complete Designer Selection Board Forms are included in the final section of this proposal.
- Our qualified staff, led by firm Principals David Pollak and David Eisen, is presented under Criterion 3.
- Our many community center studies are discussed under Criterion 2 and further documented in the Similar Projects Portfolio section that follows.
- A copy of our insurance coverages certificate is included. All required minimum coverage limits are currently met or exceeded with the exception of the General Liability Annual Aggregate Limit. This is currently set at \$2,000,000 and will be raised to the required \$3,000,000 to meet Lincoln's request.

**ABACUS** [ARCHITECTS + PLANNERS]

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

Over the past 25 years Abacus has worked with municipalities and public agencies across Massachusetts and New England on needs assessments, site assessments, and adaptive reuse studies for community, elderly, recreation and municipal uses. We have worked closely with Councils on Aging, Recreation Departments, and a broad range of community groups to insure that needs are met in the most cost effective way possible. We are committed to developing a transparent community engagement process that is both inclusive and conclusive.

Relevant projects are presented on the following pages.

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### **Intergenerational Community Center, Feasibility and Planning Study, Randolph, MA**

Throughout early 2013 Abacus worked closely with the Town Planner, Town Manager, and the heads of the Recreation Department, Senior Center and Libraries developing a program and studying sites across the Town of Randolph.

A series of public meetings and workshops were conducted with various stakeholder groups.

Five sites were selected for further study and schematic designs developed for two sites including site plans, parking and circulation, building plans, building massing and interior and exterior views.

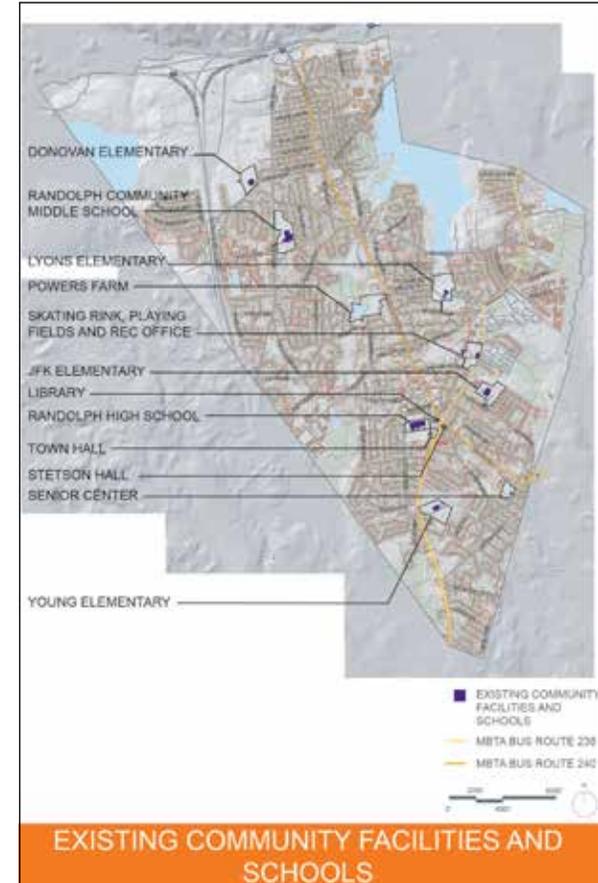
Randolph has subsequently finalized site selection and is currently reviewing A/E qualifications (including ours) in anticipation of moving ahead with the project.



## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS



Many of the programming and site selection choices that Randolph grappled with are similar to those facing Lincoln. One leading site was in the town center adjacent to the town hall, high school and library. The other - and the one that was ultimately selected - is adjacent to recreation facilities and is easier to build on because it doesn't require relocating other town facilities. Working through these variables in a well structured public process was key to moving the project forward.



Contact: Michelle Tyler  
 Town Planner, Town of Randolph  
 781-961-0936  
 mtyler@randolph.ma.gov

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]

### Town of Carlisle - 338 Bedford Road Facilities Master Plan

Following a November, 2012 Special Town Meeting vote, The Town of Carlisle acquired the 6 acre 338 Bedford Road Property and engaged Abacus and sub-consultants Ryan Associates (Landscape) and Samiotis Consultants (Civil) to conduct a public process and develop a master plan for how to best utilize the property for town purposes.

The property fills in between two larger town-owned parcels - one of which has most of the town's ball fields and the other is conservation land. Two five-bedroom group homes for developmentally disabled adults will occupy part of the site, and a new community center will occupy the remainder. The program closely paralleled Lincoln's needs: a space to meet the needs of the growing senior population as well as other constituencies including teens and community organizations, parks and recreation offices and programs, and a range of outdoor recreational uses.



Abacus organized decision charrettes where participants explored various site layout and program options.



The Design Team prepared a series of site design studies that included housing and a community center

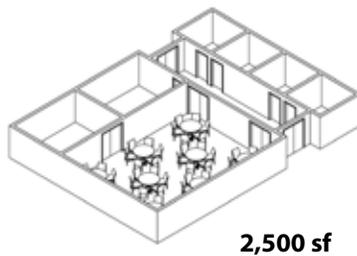
## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS



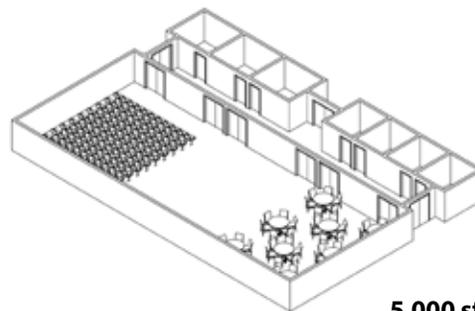
A detailed work plan was developed and carried out that included two public design charrettes, a series of presentations to town boards and commissions, and a public forum. For the first design charrette Abacus walked the site with participants and then provided them with foam building blocks and that could be moved around on large scale site drawings and satellite photographs.

Abacus principals David P and David E guided group work and documented results in a series of design options that were then refined and brought back for further input and discussion in the second charrette.

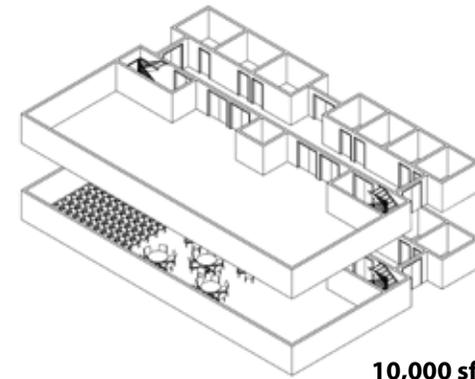
Contact: Elizabeth DeMille Barnett, AICP  
Town of Carlisle  
978-371-6694  
ebarnett@carlisle.mec.edu



**2,500 sf**



**5,000 sf**

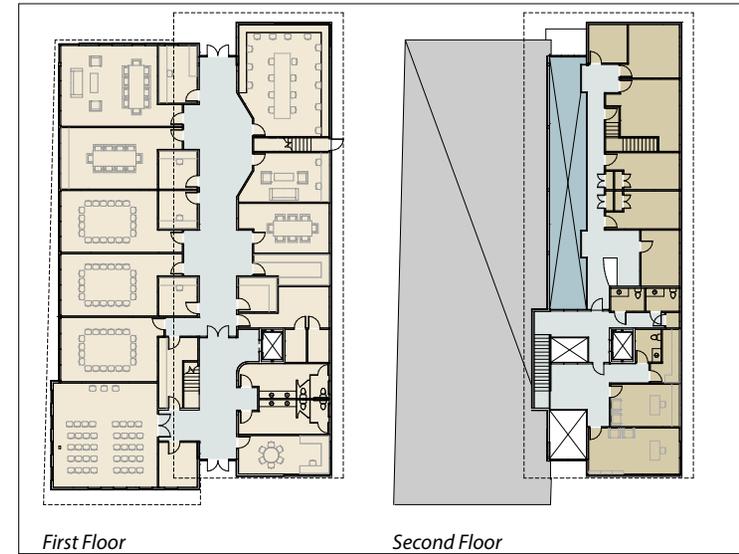


**10,000 sf**

Abacus developed conceptual layouts for a community center at a series of different sizes to help clarify costs and benefits.

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]

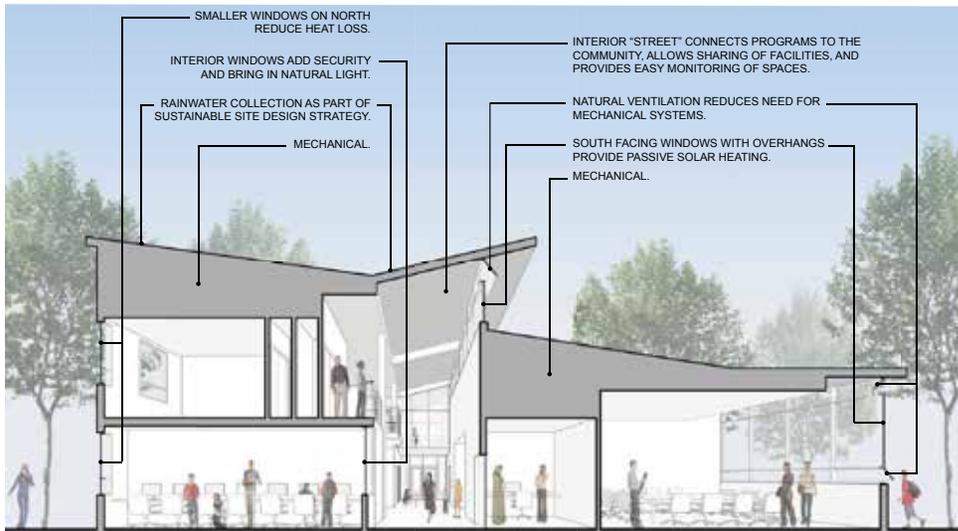


### Jefferson Park Community Center Cambridge Housing Authority

As both master planners and architects for Jefferson Park, Abacus has carried out several community center studies and is currently in construction on an adaptive reuse project to provide medium-term facilities for a range of programs while simultaneously preparing construction documents on a six thousand square foot new facility to house community programs. In addition, Abacus has developed a design for a new community center and management office building that remains part of the long range facility master plan for Jefferson Park.

The new community center will include a variety of areas for recreation, fitness, arts, classrooms and meetings. The building is oriented for passive solar heating and winter shading. Spaces line an internal street that connects to the neighborhood on either end and welcomes people in, creating a campus-like setting in the community. A variety of service providers were included in the programming and planning process. Project is on hold awaiting project funding.

Contact: John Woods,  
Project Manager, Cambridge Housing Authority  
617-520-6254





**Jefferson Park Housing and Community Facilities  
Cambridge Housing Authority**

A failing public housing development will be replaced with new housing and community spaces. The \$38,000,000 development will be focused on a series of courtyards that reconnect back to the surrounding neighborhood. Dynamic forms and sheltered spaces will help create a vibrant sense of community.

The design is based on a feasibility study and master planning process that included 12 public meetings and the consideration of a broad range of options. Construction Documents are nearly completion. Community spaces will include a range of classroom and meeting rooms for adults, senior, and children's programs.

Contact: Terry Dumas  
Project Manager, Cambridge Housing Authority  
617-520-6253

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### **Senior Center and Housing Peter Bulkeley Terrace, Concord, MA**

This 1909 elementary school in the heart of Concord Center has been renovated as a fully accessible senior center and apartments. Careful site design and grading has converted what were once the basement locker room into a new two-story space living room and outdoor gathering space, brings the building to life.

The \$5,800,000 facility provides a range of spaces that accommodate social and educational activities for the community. Close collaboration between Abacus, the engineering team and the Town has produced a design that optimizes energy resources, enhances the appearance of the building inside and out, and will reduce maintenance costs; all within a limited budget. Abacus worked closely with the director of Senior Programs so that spaces could accommodate a range of needs.

Contact: Judith Lincicum  
Executive Director, Concord Housing Authority  
(978) 369-8435



### **Senior Housing and Community Facilities, Jewish Community Housing for the Elderly**

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

Different floors will provide different living arrangements and different opportunities for socializing. Generous lounges and meeting spaces offer the flexibility for a changing array of programs responsive to resident needs.

Contact: Amy Schectman, President and CEO  
Jewish Community Housing for the Elderly  
(617) 912-8401

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### **Allencrest Community Center Leominster Housing Authority**

This new community center provides flexible spaces that support a series of different public uses. The design combines passive solar heating and natural ventilation with a high efficiency HVAC system, expertly worked into the building's spatial structure, to reduce energy usage while maintaining a high level of user comfort. Winner of the AIA and Boston Society of Architects Honor Awards. The building provides spaces for after school learning and for adult and senior programs.

Contact: Eugene Capoccia, Executive Director  
Leominster Housing Authority  
(978) 537-5300



### **Lincoln Way Community Center Cambridge Housing Authority**

A new community center weaves glass, brick, wood and metal together to form an inviting public place for meetings, classes, and celebrations. The building is tied into its tight urban context through the use of materials while providing a contemporary sense of openness.

The new building utilizes the back walls of two adjacent building to reduce construction costs. This building was part of a larger project that renovated 7 other community centers. The project won a Boston Society of Architects Accessibility Award.

Contact: Terry Dumas, Executive Director  
Cambridge Housing Authority  
(617) 520-6263

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### **Menotomy Manor New Community Center/Housing Development Modernization**

This redevelopment of a 46 building, 178 unit family housing development included both major rehab and new construction to provide ten barrier-free apartments. The project began with a thorough conditions assessment of the site and buildings and the engineering team developed feasibility analyses for renovation and new construction options and prepared cost/benefit analyses. Alterations for accessibility included new stair towers that provide a gateway to the community and additions to duplexes to provide barrier-free apartments.

The proposed community center provides classrooms, offices, recreational facilities and a new face and focus for the entire development.

The project won a 2011 Boston Society of Architects Accessible Design Honor Award.

Contact: John Griffin, Executive Director  
Arlington Housing Authority  
(781) 646-3400





### **Waterfield Block Planning Study Winchester, MA**

One of two recently completed studies for the Winchester Planning Board, this mixed use schematic design for a parcel in adjacent to the Town Common and the Commuter Rail Station supports the revitalization of the entire village center.

Abacus proposed a mix of housing, office, restaurants and retail, and civic uses with below grade parking defining central community spaces and sloping lawn. The terracing of the site connects up to the elevated rail platform with a series of gently inclined accessible walkways. Work included two public presentations.

A series of public meetings identified community consensus and offered a forum for discussing options.

Contact: Elizabeth Ware, Town Planner  
Town of Winchester  
(781) 721-7162

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

**ABACUS** [ARCHITECTS + PLANNERS]



### **Renovations and Site Redesign Beals Library, Winchendon, MA**

Abacus is in construction document phase for the redesign of the site, construction of a new entry, a new children's library and new elevator and stairs. This work will reconnect the building to the street and the adjacent park while meeting accessibility requirements.

New construction complements the historic library to meet the needs of a new generation of library users. Abacus developed a series of options for meeting Town needs. Pros and cons were evaluated and consensus built around the most cost-effective direction.

Contact: Julia Cardinal, Head Librarian

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS



### **Kabbalah Center Brookline, MA**

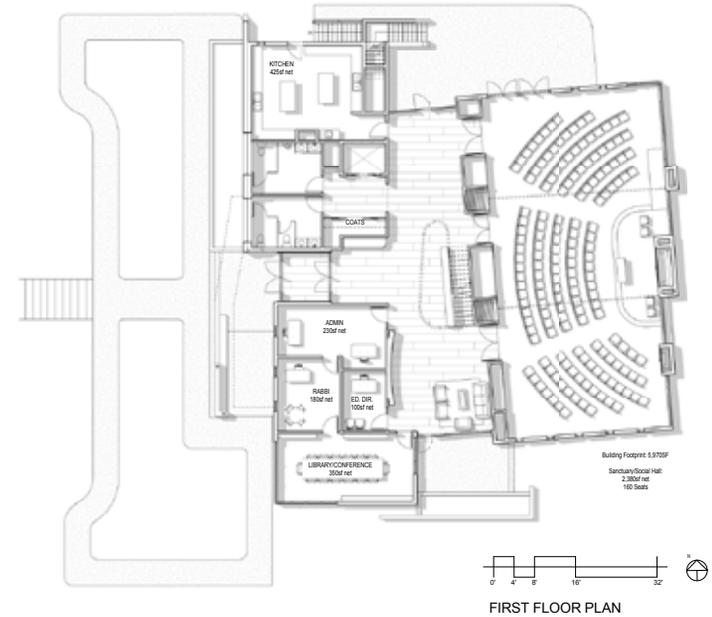
Translucent panels and douglas fire built-ins define a series of light-filled educational and worship spaces and a 100-seat assembly room in a storefront space in Coolidge Corner. Hovering panels, layered materials, and filtered natural light create a rich environment on a limited budget.

A bookstore, office, meeting room and meeting spaces provide flexibility for changing uses while meeting specific programmatic needs.



## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### Beth Shalom of the Blue Hills, Milton, MA

A new Synagogue will include a sanctuary space seating 160, offices, a library, and a series of flexible meeting and class rooms lining a central street-like spine. Skylights, clerestory windows and curtain walls will look out onto the landscape and open up to the sky. Moveable walls will allow the sanctuary and other spaces to be divided into smaller rooms, or opened up for larger gatherings. Oversized doors will lead out onto terrace and into gardens that will function like outdoor rooms.

The building is carefully integrated into the landscape to respect residential abutters and protect the natural setting.

Contact: David Ehrmann; Temple Beth Shalom Building Committee; 617-696-3600  
dmehrmann@gmail.com



**Franklin School Condominiums,  
Medford, MA**

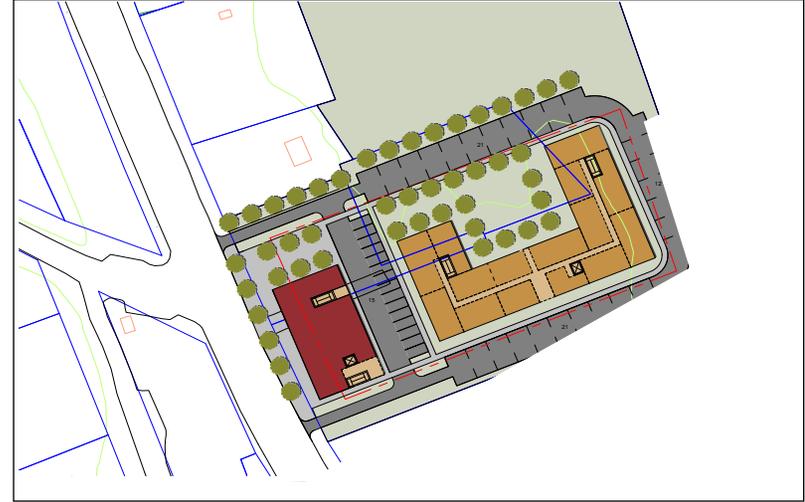
Abacus brought a 100 year old masonry school back to life with a sensitive renovation and exuberant additions that meet contemporary needs. 20 new condominiums and community spaces help revitalize the surrounding neighborhood. Dramatic double height lofts look out over the skyline; interior spaces are flooded with natural light. The project won a 2010 Boston Society of Architects Honor Award and a 2008 Prism Award.

Contact: Richard Williams, President  
The Equity Company  
(781) 396-9700



## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### Smart Growth Master Plan, Wakefield MA

Working with housing consultant Karen Sunnarborg, Abacus has just completed a new housing master plan for the Town of Wakefield, updating its own 2003 housing master plan and 2004 economic development master plan.

A series of public meetings, interviews, focus groups and presentations to town boards and commissions were utilized to establish Town priorities, and evaluate design and development options.

Contact: Paul Reavis, Town Planner  
Town of Wakefield  
(781) 246-6397



**Smart Growth Master Plan, Amherst, MA**

Abacus Architects, in collaboration with housing consultant Karen Sunnarborg and the Town of Amherst, identified a series of sites where mixed use, commercial, and housing development can reinforce the character of Amherst while providing much needed housing. Four critical sites were further developed using three dimensional modelling to demonstrate how new housing and commercial space can work to strengthen the neighborhood and streetscape. These schematic designs were presented and discussed in a series of public forums to broaden the community's understanding and attitudes toward housing and development issues.

Contact: Nathaniel Malloy, Associate Planner  
Town of Amherst  
(413) 259-3040

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### Smart Growth Master Plan, Hanover, MA

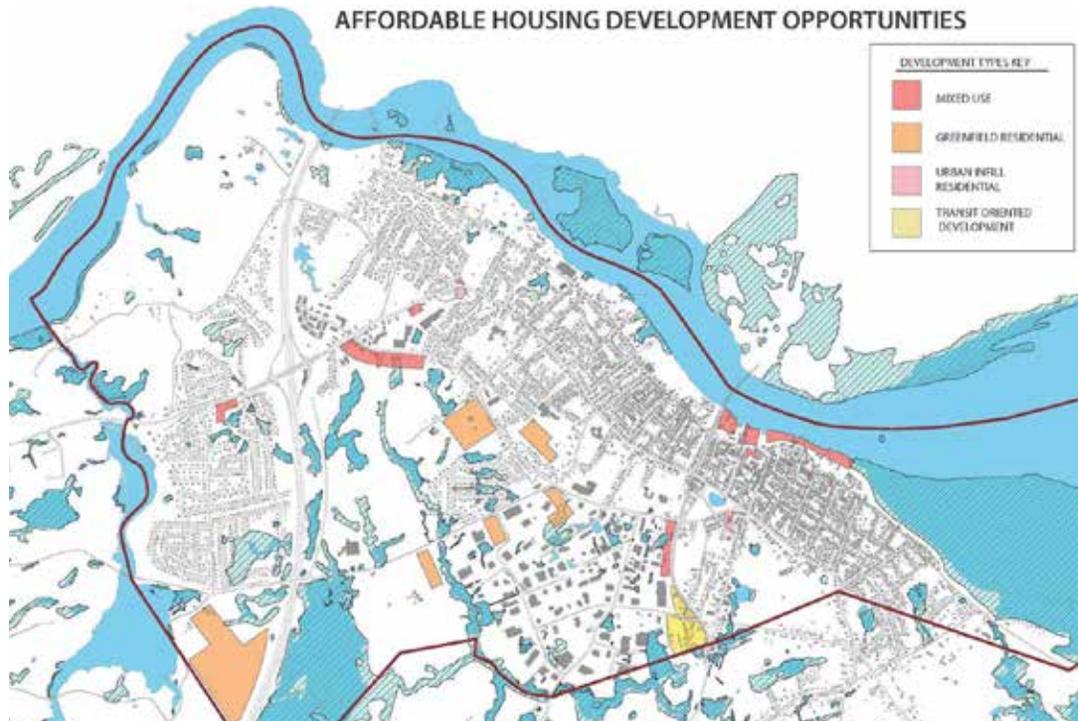
Multi-family housing was combined with retail to reinforce commercial areas and provide centers for civic life. Larger development along busier retail streets, and smaller development at rural crossroads provide walkable neighborhoods for nearby residents. Generous open spaces reflect both traditional town planning approaches and innovative ways of meeting storm water management requirements.

A series of public meetings built consensus for the plan as a way to preserve town character while meeting a range of other needs, including providing housing for town employees, the elderly, and young families.

Contact: Andrew Port, Newburyport Town Planner  
Former Hanover Town Planner  
(979) 465-4400



DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS



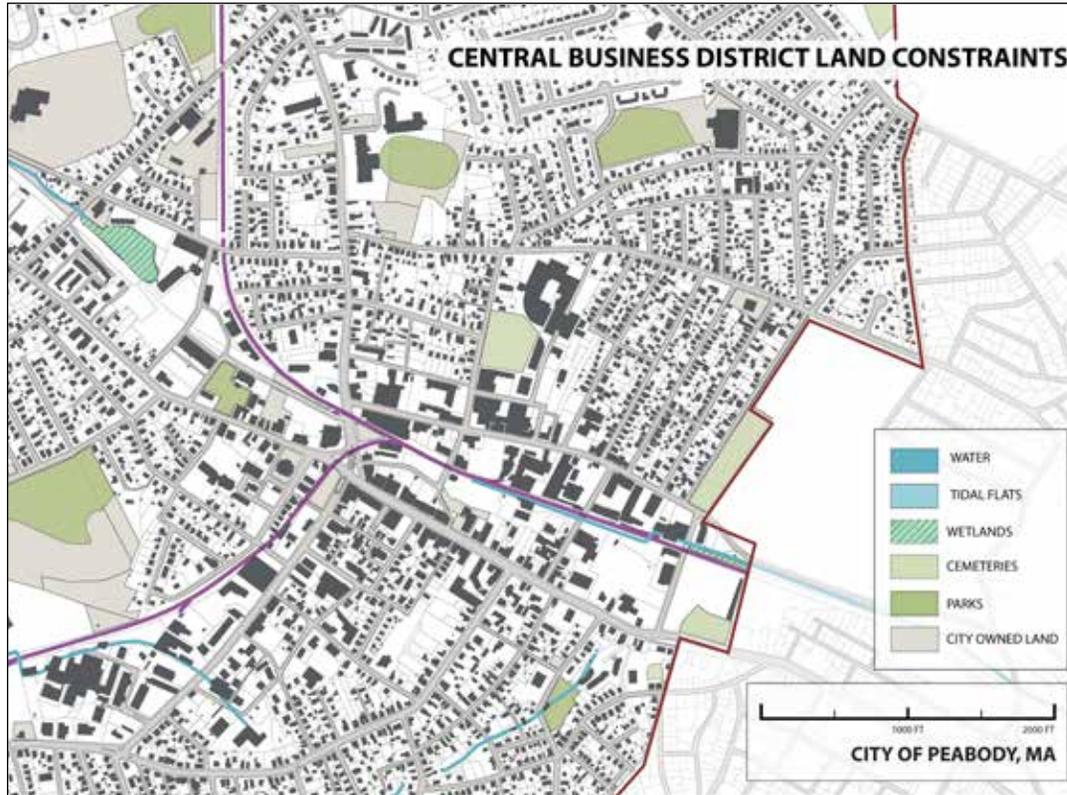
**Smart Growth Master Plan, Newburyport, MA**

Abacus and housing consultant Karen Sunnarborg prepared Newburyport’s Housing Master Plan. Housing needs were assessed, and the city’s policies and programs evaluated in public workshop. This work was followed by a series of recommendations for increasing affordable housing. In parallel with this work we investigated planning options and development opportunities that will weave housing and mixed use development into the fabric of the city, reinforcing its character and economy. Focus areas include a series of waterfront, downtown, and industrial zone sites, as well as transit orient development areas near the commuter rail line that were selected in a community review process.

Contact: Andrew Port, Newburyport Town Planner  
Former Hanover Town Planner  
(979) 465-4400

## DEMONSTRATED EXPERTISE ON SIMILAR PROJECTS

ABACUS [ARCHITECTS + PLANNERS]



### Smart Growth Master Plan, Peabody, MA

Abacus worked with housing consultant Karen Sunnarborg, the Town Planner and a range of stakeholder groups and town boards and commissions in selecting key sites and developing a series of conceptual development proposals for revitalization, walkability and community friendly affordable housing development. Public presentations built consensus around projected development scenarios.

Karen Sawyer, Town Planner  
Town of Peabody  
(978) 538-5770



**Smart Growth Master Plan, Reading, MA**

Abacus worked with Housing Partners, Inc. and Town officials and Departments on a master plan to add 500 units of housing to the central business district. We produced a series of plans and perspective drawings showing development scenarios over time which were presented at a series of meetings to review town needs and respond.

Contact: Carol Kowalski, AICP, Arlington Town Planner  
Former Reading Town Planner  
(781) 942-6612



**ABACUS** [ARCHITECTS + PLANNERS]

Abacus Architects + Planners is a Partnership established in 1989 to provide the highest quality design services for public and private clients. We have worked with cities and towns throughout the Commonwealth on programming and planning, adaptive reuse, and new construction projects.

Partners David Pollak and David Eisen are registered architects and David Pollak is a LEED Accredited Professional in Building Design and Construction. David Pollak will be Principal-in-Charge and Project Manager for Lincoln, and one or both partners will attend all client meetings, make all presentations, and take direct responsibility for every aspect of this project.

Both partners are very active in local affairs; David Pollak is chair of the Capital Improvements Subcommittee of the Brookline School Committee and formerly served for eight years on the Brookline Building Commission which oversees all capital projects for the 76 Town-owned buildings. David Eisen is Vice President for Communications of the Boston Society of Architects and serves on Boston's Back Bay Architectural Commission.

The Lincoln Community Center Feasibility Study team also includes Associate Derek Little and Designer Julia Patten. Derek has been with Abacus for the past seven years and is highly knowledgeable in design, building technology, and anchors the office staff in our use of Revit and Sketch-Up the primary software platforms that we utilize for design, visualization and communication on both studies and building design projects. Julia is an architectural designer who is passionate about community design and public process. Additional members of our nine-person staff will be available to work on the project on an as-needed basis.

## STAFFING EQUIPPED WITH THE APPROPRIATE KNOWLEDGE

Tim Brown and North Bay Construction Consultants rounds out our Lincoln Community Center Feasibility Study team. Tim is an expert cost estimator and former construction contractor who we partner with on most of our projects. He is thoughtful, timely, dependable, accurate, and up-to-date on current costs in the public bid environment. North Bay is a certified WBE by Mass. SDO (formerly SOMBWA).

We see our clients, Town officials and departments, contractors and the public as part of our team. We build close working relationships with a broad range of interested parties to insure that all important concerns are heard, that funding, approval, bidding and construction proceeds smoothly, and that the work is in line with expectations and requirements. We have won prestigious awards from the Boston Society of Architects and American Institute of Architects, and have had our work featured in regional and national publications in recognition of our efforts.

Note that if additional sub-consultants are required: civil engineers, geotechnical engineers, etc. we can add them to our team after reviewing with the Town. We have experience sub consultants in all disciplines that can provide necessary services.

## STAFFING EQUIPPED WITH THE APPROPRIATE KNOWLEDGE

ABACUS [ARCHITECTS + PLANNERS]



**DAVID M. POLLAK, AIA, NCARB, LEED-AP**

### Practice

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

### Teaching

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

### Education

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

### Registration and Affiliations

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

### Civic

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

### Corporate

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



**DAVID EISEN, AIA**

**Practice**

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

**Teaching**

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

**Education**

1983 Harvard University Graduate School of Design: M. Arch. Degree with Commendation  
 1977 University of Illinois: B.A. Magna Cum Laude in Architecture and Planning

**Registrations and Affiliations**

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

**Public Service**

2013-present Boston Society of Architects – Vice President for Communications  
 2013-present Boston Back Bay Architectural Commission Member  
 2005, 2006 Boston Society of Architects – Harlston Parker Award Jury  
 2000 Boston Society of Architects - Young Architects Awards Jury  
 1998 Boston Society of Architects - Unbuilt Architecture Awards Jury  
 1985-present Pro-bono work, various non-profit organizations

**Writing**

2010 Boston Modern - A survey of mid-century modern architecture  
 2006 - 2009 Architecture Critic, Boston Phoenix  
 1995 - 2005 Architecture Critic, Boston Herald

## STAFFING EQUIPPED WITH THE APPROPRIATE KNOWLEDGE



**DEREK A. LITTLE, AIA Associate Member**

### Practice

- 2007-present Abacus Architects + Planners, Boston, MA: Designer
- Revit Building Information Modeler/ Construction Documents
  - Designer/Modeler of various built & un-built projects
  - Presentation/Proposal design, graphics, and animations
- 2006 Paul Lukez Architecture, Somerville, MA: Designer
- Digital Artist of renderings & diagrams
  - Designer/Modeler of various built & un-built projects
- 2005-2006 Mass. Electric Construction Company, Whitestone, NY: Designer/Project Manager
- Designed & Implemented M.E.C.C. Office Renovation
  - Managed design, pricing & construction phases

### Education

- 2010 Wentworth Institute of Technology, Boston, MA: Master of Architecture
- 2007 Wentworth Institute of Technology, Boston, MA: Bachelor of Architecture
- 2004 Wentworth, Associate of Architectural Engineering Technology: Magna Cum Laude

### Teaching

- 2007-present Wentworth Institute of Technology: Review Critic & Thesis Advisor
- 2008-present Boston Architectural College: Review Critic

### Registrations and Affiliations

- 2007 American Institute of Architects Associate Member

## ABACUS [ARCHITECTS + PLANNERS]



**JULIA PATTEN, AIA Associate Member**

### Practice

- 2014-present Abacus Architects + Planners, Boston, MA: Designer
- Revit Building Information Modeler / Construction Documents
  - Designer / Modeler of various projects
  - Presentation / Proposal Renderings
- 2012-2014 Handlin, Garrahan & Associates, Cambridge, MA: Architectural Associate
- Cad Drafter / Construction Documents
  - Head digital designer for renderings, presentations, and marketing.
- 2011 Boston College Capital Projects Management, Boston, MA: Architectural Intern
- Cad Drafter
  - Digital designer for renderings and presentations.
- 2010 Harvard Business School, Boston, MA: Architectural Intern
- Cad Drafter
  - LEED Certification Coordinator for existing and proposed buildings.

### Education

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

### Teaching

- 20011-2012 Wentworth Institute of Technology: Teach Assistant & review critic

### Registrations and Affiliations

- 2014 American Institute of Architects Associate Member

**TIMOTHY J. BROWN**  
**NORTH BAY CONSTRUCTION CONSULTANTS**

**Practice**

2002 - present North Bay Company, Inc., Pembroke, MA:  
Co-Founder and Principal

- Provide scheduling, cost analyses and estimating, value engineering services.
- Create construction budgets from the project's conceptual parameters.
- Perform as Project Manager and Owner's Representative for commercial and academic clients.
- Monitor the design process, provide direction for design professionals, reviews design development documents for constructability and compatibility with Owner's goals and budget.
- Administer the bid process, review and recommend bids and negotiate construction contracts.
- Review on-site construction process and quality control, preparation and regular monitoring of budgets and schedules.
- Facilitate decision-making to keep project moving on time and on budget.
- Administer project close-out, coordinate occupant transition/move-in.
- SOMWBA Certified as a WBE

**Education**

1997 Northeastern University  
Pursuit of M.S. in Civil Engineering

1991 Wentworth Institute of Technology  
B.S. in Construction Management

**Registrations and Affiliations**

CPE # 1.4-000699-0910 – Certified Professional Estimator  
American Society of Professional Estimators

#B19096 - City of Boston License for Building Operation Superintendent

CS #081472 - Commonwealth of MA State Construction Supervisor License

**JULIE PAUL BROWN, AIA LEED AP**  
**NORTH BAY CONSTRUCTION CONSULTANTS**

**Practice**

2004 - present North Bay Company, Inc., Pembroke, MA: Co-Founder and President, Principal

- Construction Cost Estimating for architects, engineers and building owners.
- Building envelope/peer review consulting for new construction.
- Owner's Representative for commercial, academic, and municipal clients.
- Design consulting services for historic structures, adaptive reuse and community development.
- SOMWBA/SDO Certified Women Business Enterprise (WBE).

2001-2011 Gale Associates, Inc. Architects and Engineers, Weymouth, MA: Senior Project Manager/Consultant, Building Technology

- Designer for new buildings and renovations for private and public construction (MGL Ch 149).
- Peer reviews, design consulting & envelope commissioning for new construction, including construction administration, on-site monitoring and field testing.
- Forensic evaluations, building envelope condition assessments, preservation planning.
- Specialize in historic restoration, rehabilitation and adaptive reuse.

**Education**

2014 Harvard University Graduate School of Design  
Candidate for Master of Design Studies

1995 Carnegie Mellon University  
Bachelor of Architecture

**Registrations and Affiliations**

Registered Architect: MA #20202

## PROVEN ABILITY TO WORK EFFECTIVELY AND EFFICIENTLY WITH A MUNICIPAL GOVERNMENT

ABACUS [ARCHITECTS + PLANNERS]

Since its founding in 1989 Abacus Architects + Planners has worked with cities, towns and public agencies across Massachusetts and New England to solve problems through public process and consensus building. We understand public construction requirements and pay careful attention to the quality of our documents and our communication. Over each the past 20 years our public work has made up anywhere from 50% to 90% of our total effort. This work takes many forms with the constant being the care we take on each project no matter how big or small and the confidence that our public clients have in us.

Most of our projects for municipal governments involve public meetings for gathering information, presenting options and building support for the selected direction. The community process is carefully planned to achieve established objectives using a variety of means.

We also work as ‘house doctor’ architects for several municipalities and agencies. These include Cambridge Housing Authority with whom we are in our 13th year as house doctors (in addition to carrying out many major projects that were procured through designer selection), and the City of Chelsea where we have just been re-hired to continue providing design review consulting services to the city’s planning department.

We encourage you to contact our many references and let them speak in more detail regarding the quality and care that we bring to all of our municipal work.

## DOCUMENTED ABILITY TO COMPLETE PROJECTS ON TIME AND ON BUDGET

Our ability to consistently deliver on-time and on-budget starts with our commitment to open, clear and vigorous communication. We partner with our clients to help them solve programming, land use, facility and related planning and architectural problems. Success flows from shared understanding and commitment. We discuss budgets and schedules early and often, and work hard to make sure both are realistic and up to date. Schedules, particularly with municipal projects, can depend on the schedules of volunteer boards and committees, necessary reviews, grant or filing deadlines, Town Meeting Warrant closings, and many other variables.

We understand the schedule for this project in relation to the Town meeting schedule and will organize the effort to meet the established deadline as we have on all other municipal projects.

Every municipal project begins with a compelling need or set of needs. We respect this and aspire to bring forward the very best solution or solutions to meet those needs. Budget is always close at hand, but we do not believe in suppressing or ignoring good ideas because of pre-conceptions about affordability – every idea should find a place in the community conversation long enough to be discussed and evaluated. To reconcile this built-in friction between aspiration and affordability, we practice early and iterative budgeting and cost estimating. North Bay's Tim Brown has proved invaluable, as he is adept at concept level budgeting and budget comparisons that have allowed us to bring in a series of complex projects on budget.

Ultimately, the proof our ability to complete projects on time and on budget is demonstrated with our clients who continue to return to us over years and decades. More than half of our work is consistently repeat business for long-term public clients. Again, we encourage you to speak with them.



ABACARC-01 RHAAS

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
2/4/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	<b>CONTRACT NAME</b> PHONE (A/C, No. Ext.): (617) 328-6555      FAX (A/C, No.): (617) 328-6888 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE      NAIC # INSURER A : American Casualty Co of Reading, PA A(XV) 20427 INSURER B : Continental Casualty Company (CNA) A(XV) 20443 INSURER C : Transportation Insurance Company A(XV) 20494 INSURER D : Navigators Insurance Company 42307 INSURER E : INSURER F :
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**INSURED**  
 Abacus Architects & Planners  
 119 Braintree Street  
 Suite 318  
 Allston, MA 02134

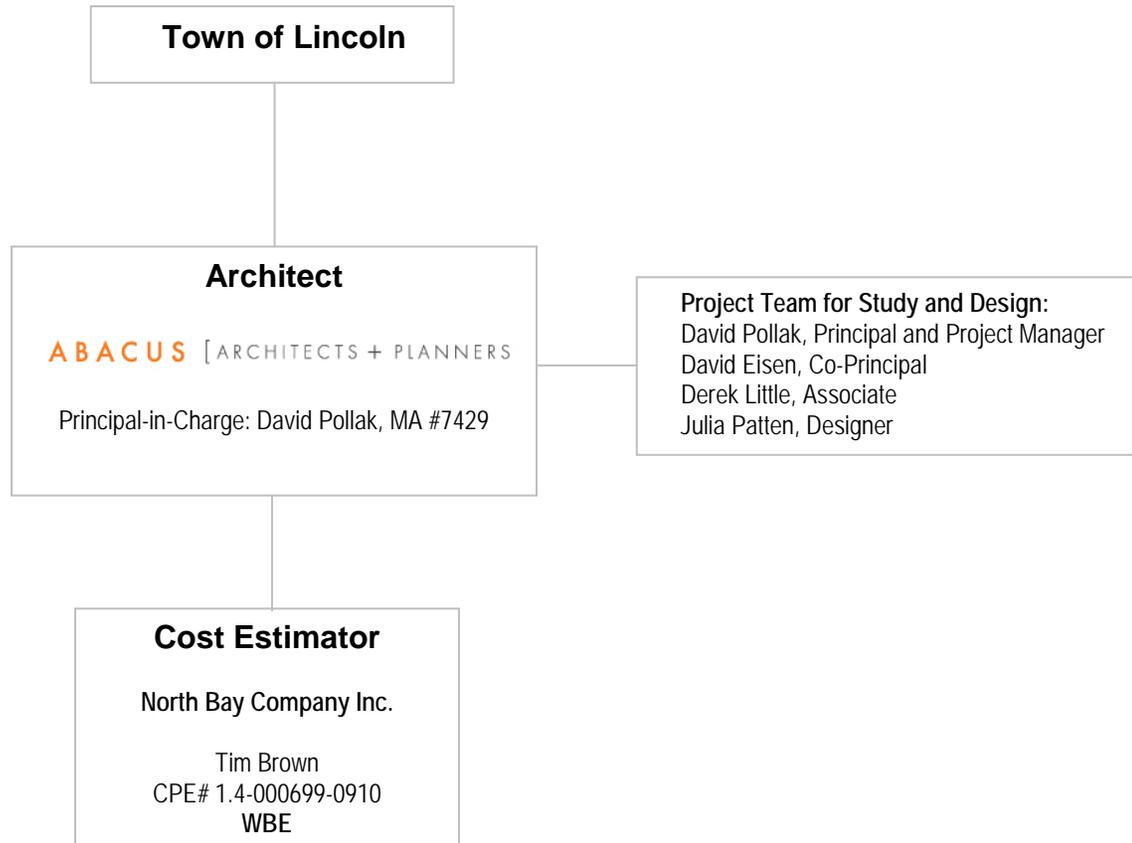
COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
INSR LTR	TYPE OF INSURANCE	ADDL. SUBR. INSR. NWD	POLICY NUMBER	POLICY EFF. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)	LIMITS
<b>A</b>	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input checked="" type="checkbox"/> LIFE <input type="checkbox"/> LOC <input checked="" type="checkbox"/>	<b>X</b>	<b>4025960550</b>	<b>10/11/2013</b>	<b>10/11/2014</b>	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>300,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMPOP AGG \$ <b>2,000,000</b>  COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (PER ACCIDENT) \$ \$
<b>A</b>	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/>	<b>X</b>	<b>4025960550</b>	<b>10/11/2013</b>	<b>10/11/2014</b>	EACH OCCURRENCE \$ <b>2,000,000</b> AGGREGATE \$ <b>2,000,000</b>  DEED <input checked="" type="checkbox"/> RETENTION \$ <b>0</b>
<b>B</b>	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	<b>X</b>	<b>5086516061</b>	<b>10/11/2013</b>	<b>10/11/2014</b>	EACH OCCURRENCE \$ <b>2,000,000</b> AGGREGATE \$ <b>2,000,000</b>  WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? <input type="checkbox"/> N / A
<b>D</b>	Prof. Liability If yes, describe under DESCRIPTION OF OPERATIONS below	<b>X</b>	<b>CM14DPL011683IV</b> <b>CM14DPL011683IV</b>	<b>02/01/2014</b> <b>02/01/2014</b>	<b>02/01/2015</b> <b>02/01/2015</b>	Per Claim \$ <b>1,000,000</b> Aggregate \$ <b>2,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 	© 1988-2010 ACORD CORPORATION. All rights reserved.  The ACORD name and logo are registered marks of ACORD



6. List **ONLY** Those Prime and Sub-Consultant Personnel Specifically Requested In The Advertisement. This Information Should Be Presented Below In The Form Of An Organizational Chart. Include Name Of Firm and Name Of The One Person In Charge Of The Discipline, With Mass. Registration Number, As Well As MBE/WBE Status, If Applicable:



7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Include Resumes of Project Managers. Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: <b>David Pollak, Partner and Principal</b>	a. Name and Title Within Firm: <b>David Eisen, Partner and Principal</b>
b. Project Assignment: <b>Principal-in-Charge and Project Manager</b>	b. Project Assignment: <b>Co-Principal-in-Charge</b>
c. Name and Address Of Office In Which Individual Identified In 7a Resides: <b>Abacus Architects + Planners</b> MBE <input type="checkbox"/> <b>119 Braintree Street Suite 318</b> WBE <input type="checkbox"/> <b>Allston, MA 02134</b>	c. Name and Address Of Office In Which Individual Identified In 7a Resides: <b>Abacus Architects + Planners</b> MBE <input type="checkbox"/> <b>119 Braintree Street Suite 318</b> WBE <input type="checkbox"/> <b>Allston, MA 02134</b>
d. Years Experience: With This Firm: <u>25</u> With Other Firms: <u>4</u>	d. Years Experience: With This Firm: <u>19</u> With Other Firms: <u>13</u>
e. Education: Degree(s) /Year/Specialization <b>M. Arch Harvard Graduate School of Design / 1984 / Architecture</b>	e. Education: Degree(s) /Year/Specialization <b>M. Arch Harvard Graduate School of Design / 1982 / Architecture</b>
f. Active Registration: Year First Registered/Discipline/Mass Registration Number <b>1988 / Architecture / MA 7429</b>	f. Active Registration: Year First Registered/Discipline/Mass Registration Number: <b>1986 / Architecture / MA 5913</b>
g. Current Work Assignments and Availability For This Project: <b>David Pollak</b> is currently Principal-in-Charge and Project Manager for renovation projects for the Stoneham Housing Authority, Brookline Housing Authority, and Boston's Public Facilities Department and works closely with partner David Eisen on the Revitalization of Jefferson Park for the Cambridge Housing Authority. He is available to work on this project for 20 hours a week.	g. Current Work Assignments and Availability For This Project <b>David Eisen</b> is currently Principal-in-Charge and/or Project Manager for renovations to the Framingham Library, renovations for Harvard University, the Revitalization of Jefferson Park for the Cambridge Housing Authority, and a synagogue in Milton. He is available for this project 10 hours a week.
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):  <b>David Pollak</b> is a graduate of Dartmouth College and the Harvard Graduate School of Design. He is founding partner of Abacus Architects + Planners and a LEED Accredited Professional. He has designed and successfully completed scores of public buildings, renovations, and planning projects that meet client needs in cost effective ways, offering a range of options, carefully detailed drawings and specs and attentive construction services.  As a LEED AP he leads the firm's efforts in sustainability and green materials and strategies. He has completed over two dozen projects under M.G.L. c. 149. David has over 25 years of experience working on buildings, building studies and planning for public clients throughout New England.  David's work with public buildings extends to his service on the Brookline School Committee where he heads the Capital Projects Subcommittee and previous service on the Brookline Building Commission which is responsible for all improvements to the 76 town owned buildings. He taught architectural design and urban planning at Roger Williams University and RISD for many years. He has also served on the Brookline Green Building Committee, the boards of two real estate companies, and the boards of several community organizations.	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm):  <b>David Eisen</b> is a graduate of the University of Illinois and the Harvard Graduate School of Design. He has over two decades of experience leading design teams for public and private projects similar to the Town of Randolph's Community Center. He has designed and successfully completed new construction and building rehab projects and site improvement projects that are carefully responsive to program, site, historic context and code requirements - on time and on budget.  He has been the project manager or principal in charge for many community center projects, including those in Leominster and Cambridge, and understands their challenges. He has worked with state and local officials to achieve consensus on planning, design, approval and funding issues on many building types.  David has developed extensive technical expertise with building construction and cost effective ways to meet programmatic, code and accessibility requirements. He is a frequent guest design critic at the M.I.T., Harvard, Northeastern, R.I.S.D. and Roger Williams University architecture schools and writes frequently about planning and design issues for newspapers, magazines, and websites. He serves on the Back Bay Arch. Commission and is a Vice President of the Boston Society of Architects.

7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Include Resumes of Project Managers. Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: <b>Derek Little, Associate</b>	a. Name and Title Within Firm: <b>Julia Patten, Designer</b>
b. Project Assignment: <b>Designer</b>	b. Project Assignment: <b>Designer</b>
c. Name and Address Of Office In Which Individual Identified In 7a Resides: <b>Abacus Architects + Planners</b> <b>119 Braintree Street Suite 318</b> <b>Allston, MA 02134</b> MBE <input type="checkbox"/> WBE <input type="checkbox"/>	c. Name and Address Of Office In Which Individual Identified In 7a Resides: <b>Abacus Architects + Planners</b> <b>119 Braintree Street Suite 318</b> <b>Allston, MA 02134</b> MBE <input type="checkbox"/> WBE <input type="checkbox"/>
d. Years Experience: With This Firm: <u>  <b>7</b>  </u> With Other Firms: <u>  <b>0</b>  </u>	d. Years Experience: With This Firm: <u>  <b>1</b>  </u> With Other Firms: <u>  <b>2</b>  </u>
e. Education: Degree(s) /Year/Specialization <b>Master of Architecture – Wentworth Institute of Technology, 2010</b> <b>Bachelor of Architecture – Wentworth Institute of Technology, 2007</b> <b>Assoc. of Architecture Engineering Tech. – Wentworth Institute of Technology, 2004</b>	e. Education: Degree(s) /Year/Specialization <b>Masters of Architecture – Wentworth Institute of Technology, 2012</b>
f. Active Registration: Year First Registered/Discipline/Mass Registration Number	f. Active Registration: Year First Registered/Discipline/Mass Registration Number:
g. Current Work Assignments and Availability For This Project: <b>Derek Little</b> is currently Project Manager for Project Manager for Temple Beth Shalom of the Blue Hills and part of the Jefferson Park Revitalization team. He will be available up to 15 hours per week.	g. Current Work Assignments and Availability For This Project <b>Julia Patten</b> is currently lead designer for New Bedford Housing Authority's Westwood Barrier-free Housing project and part of the Jefferson Park Revitalization team. She will be available up to 20 hours per week.
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm):  Derek's broad-based knowledge and experience includes design, construction drawing and detailing, and field experience in construction administration. Equally importantly, his role leading our entire staff in our use of the Autodesk Revit platform and his skill in designing and rendering in both Revit and Sketch-up make him an invaluable team member for the Lincoln Community Center Feasibility Study.	h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed , If Not Current Firm):  Julia is a talented designer with a passion for community planning and public process. She will be an important part of the project team.

7. Brief Resume of ONLY those Prime Applicant and Sub-Consultant personnel requested in the Advertisement. Confine responses to the space provided on the Form and limit Resumes to ONE person per discipline requested in the Advertisement. <u>Include Resumes of Project Managers</u> . Resumes should be consistent with the persons listed on the Organizational Chart in Question # 6. Additional sheets should be provided only as required for the number of Key Personnel requested in the Advertisement and they must be in the format provided. By including a Firm as a Sub-Consultant, the Prime Applicant certifies that the listed Firm has agreed to work on this Project, should the team be selected.	
a. Name and Title Within Firm: <b>Timothy J. Brown, CPE, Principal</b>	a. Name and Title Within Firm:
b. Project Assignment: <b>Principal-In Charge, Chief Estimator</b>	b. Project Assignment:
c. Name and Address Of Office In Which Individual Identified In 7a Resides: <b>North Bay Company, Inc.</b> MBE <input type="checkbox"/> <b>30 Spring Street</b> WBE <input checked="" type="checkbox"/> <b>Pembroke, MA 02359</b>	c. Name and Address Of Office In Which Individual Identified In 7a Resides: MBE <input type="checkbox"/> WBE <input checked="" type="checkbox"/>
d. Years Experience: With This Firm: <u>11</u> With Other Firms: <u>13</u>	d. Years Experience: With This Firm: _____ With Other Firms: _____
e. Education: Degree(s) /Year/Specialization <b>Bachelor of Science, Wentworth Institute of Technology, 1991, Construction Management</b>	e. Education: Degree(s) /Year/Specialization
f. Active Registration: Year First Registered/Discipline/Mass Registration Number <b>Certified Professional Estimator – CPE #1.4-000699-0910</b> <b>Construction Supervisor #CS081472 since 1993</b> <b>City of Boston Superintendent #B19096 since 2000</b>	f. Active Registration: Year First Registered/Discipline/Mass Registration Number:
g. Current Work Assignments and Availability For This Project: <b>BSU Rondileau Campus Center (Civitects, PC)</b> <b>Mass Maritime Academy, Admiral’s Hall, Addition (Civitects, PC)</b> <b>This Project will be a priority.</b>	g. Current Work Assignments and Availability For This Project
h. Other Experience and Qualification Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm): <b>North Bay Co.: GC and Cost Consultant for various projects, including:</b> - <u>M.I.T.</u> Technology Children’s Center; MIT Rogers Building - <u>Middlesex School</u> (various buildings): Eliot Hall Portico; Athletic Field House - <u>Dean College</u> (various buildings): Science Classroom; President’s Residence; Dean Hall Interior Renovations; Anderson Library Feasibility Study - <u>Plymouth Grating Labs</u> Corporate HQ, Cleanrooms and Laboratories <b>Bovis Lend Lease, Superintendent:</b> - Ritz Carlton Towers, Boston - 33 Arch St. high rise Boston - 10 St. James Ave high rise and 75 Arlington St. Boston <b>GBH Macomber Estimator, Assistant Superintendent:</b> - State Street Bank/Lafayette Corporate Center - Children’s Hospital	h. Other Experience and Qualifications Relevant To The Proposed Project: (Identify Firm By Which Employed, If Not Current Firm):

8a. Current and Relevant Work By Prime Applicant Or Joint-Venture Members. Include ONLY Work Which Best Illustrates Current Qualifications In The Areas Listed In The Advertisement (List Up To But Not More Than 5 Projects).					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project And Services (Include Reference To Relevant Experience)	c. Client's Name, Address And Phone Number (Include Name Of Contact Person)	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs(Actual, Or Estimated If Not Completed)	Fee For Work For Which Firm Was Responsible.
(1) <b>Randolph Intergenerational Community Center Study</b>  Randolph, MA  David Eisen Principal-in-Charge	Abacus worked with the Town Planner, Recreation Department, Library, Planning Department and Town Manager locating possible sites and developing a program. Five community meetings were held to solicit citizen input. A series of options were developed that were then analyzed in terms of costs and benefits. Abacus then prepared detailed designs for two different sites and prepared conceptual cost estimates. The buildings include gymnasiums, athletic facilities, and a range of other community spaces. Buildings are fully accessible	Michelle Tyler, Town Planner Town of Randolph 41 South Main Street, Randolph, MA (781) 861-0963 <a href="mailto:mt Tyler@randolph-ma.gov">mt Tyler@randolph-ma.gov</a>	June 2013	N/A	N/A
(2) <b>Master Plan for 338 Bedford Road</b>  Carlisle, MA  David Eisen/ David Pollak Principal-in-Charge	Abacus worked with the Town Planner, Recreation Department, Council on Aging, Town boards and commissions and citizens developing and evaluating programming and land use options for this six acre parcel newly acquired by the Town. Two design charrettes were conducted with broad participation and input, a series of public meetings were held culminating in a public presentation of the completed master plan in January, 2014.	Elizabeth DeMille Barnett, AICP Town of Carlisle 66 Westford Street Carlisle, MA (978) 371-6694 <a href="mailto:ebarnett@carlisle.mec.edu">ebarnett@carlisle.mec.edu</a>	April 2014	N/A	\$25
(3) <b>Jefferson Park Master Plan Study and Design</b>  <b>Jefferson Park Community Center Design Study</b>  David Pollak David Eisen Principal-in-Charge	<p>The Cambridge Housing Authority, long time Abacus clients, hired the firm to evaluate Jefferson Park revitalization options.</p> <p>Abacus prepared feasibility analyses of 3 options: minor renovations, major renovations, demolition and new construction. Detailed cost estimates and cost/benefit analyses allowed pros and cons to be evaluated. Highly resolved renderings suggested the spatial and design improvements that could result, and associated improvements in quality of life.</p> <p>Abacus is now in construction documents for demolition and new construction. The new design positions buildings around green spaces that act as rain gardens. Every apartment has its own entry and associated exterior space to build a sense of ownership in the community. A new street restores the urban grid and connects the development to the surrounding neighborhood.</p> <p>This project includes 6,000 SF of classrooms, meeting rooms and computer labs for a variety of community programs.</p> <p>Abacus has designed a new community center for Jefferson Park that is integrated in the development campus. Classrooms and recreation spaces line an interior "street" which connects to the streets outside</p>	Terry Dumas Director of Planning & Development Cambridge Housing Authority 675 Mass. Ave Cambridge, MA 02139 (617) 520- 6263 <a href="mailto:tdumas@cambridge-housing.org">tdumas@cambridge-housing.org</a>	<p>Est. 2015</p> <p>Est. 2015</p>	<p>\$32,000</p> <p>\$5,000,000</p>	<p>\$1,900</p> <p>\$18.5 – feasibility study only</p>

<p>(4) <b>Allencrest Learning Center</b> Leominster, MA</p> <p>David Eisen Principal-in-Charge</p>	<p>This 2,000 SF community education center provides flexible space for a variety of uses. Abacus worked closely with LHA Associate Director Bernie Kirstein and Education Director Margaret St. Laurent to define the building program and planning approaches. The process began with a feasibility analysis of a number of building sites and building organizations and ways to integrate "green" design and construction approaches into the project. These included passive solar, solar PV, a fuel cell and cogeneration. A variety of HVAC systems, window types, insulation types and structural systems were evaluated for their cost effectiveness.</p> <p>The completed design offers individual study spaces, group learning areas, and a large central area for community meetings. The interior is warmed by the low southern sun and has a broad canopy that shelters it in the summer. High performance building systems are a model for sustainable design. The building was built by students from the local Vo. Tech. high school.</p> <p>The project won AIA New England and Boston Society of Architects 2012 Honor Awards.</p>	<p>Leominster Housing Authority Eugene Capoccia, Executive Director (978) 537-5300</p>	<p>Completed March 2012</p>	<p>\$400 (Plus community contributions- \$800,000 value)</p>	<p>\$46</p>
<p>(5) <b>Peter Bulkeley Terrace Senior Center and Housing</b>  Concord, MA</p> <p>David Eisen/ David Pollak Principal-in-Charge</p>	<p>Additions to and renovations of this masonry, steel and wood framed school to housing and community spaces revitalizes the exterior and interior and meets critical Town needs. Features include:</p> <ul style="list-style-type: none"> <li>• Accessible exterior spaces and entries that integrate the building into the surrounding community and form a civic campus in conjunction with adjacent buildings.</li> <li>• Interior renovations that adapt the building for new uses with dramatic but intimately scaled two story spaces and a variety of community spaces.</li> <li>• Renovation of exterior assemblies to restore the building's character while complementing it with contemporary amenities.</li> </ul>	<p>Judith Lincicum, Executive Director Concord Housing Authority 34 Everett Street Concord, MA (978) 369-8435 <a href="mailto:chaexdir@verizon.net">chaexdir@verizon.net</a></p> <p>Russ Tanner, Development Consultant (781) 424-0596 <a href="mailto:russ.tanner@verizon.net">russ.tanner@verizon.net</a></p>	<p>Jan. 2013</p>	<p>\$5,200</p>	<p>\$440</p>

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

Sub-Consultant Name: <b>North Bay Company, Inc.</b>					
a. Project Name and Location Principal-In-Charge	b. Brief Description Of Project and Services (Include Reference To Areas Of Experience Listed In DSB Advertisement)	c. Client's Name, Address and Phone Number (Include Name Of Contact Person)	d. Completion Date (Actual Or Estimated)	e. Project Cost (In Thousands)	
				Construction Costs (Actual, Or Estimated If Not Completed)	Fee for Work for Which Firm Was Responsible
(1) Repair Colbert Plaza, Building 686, Naval War College Naval Station Newport  Timothy J. Brown, CPE	Construction Cost Estimating Services for Plaza deck, roof replacement and Precast curtainwall	Architect: Gale Associates, Inc. 163 Libbey Parkway Weymouth, MA 02189 Edward Stewart 781-335-6465	2012	\$4,500	\$4
(2) Harvard Business School Morgan Hall Building Envelope Improvements  Timothy J. Brown, CPE	Construction Cost Estimating Services	Gale Associates, Inc. 163 Libbey Parkway Weymouth, MA 02189 Mr. Edward Stewart 781-335-6465	2013	\$1000	\$3
(3) Massachusetts Department of Agriculture and MassDOT Boston Public Market Implementation Plan  Timothy J. Brown, CPE	Cost Estimating Services for Implementation Plan Phase of Boston Public Market at MassDot Central Artery Parcel 7 (Vent Shaft Bldg #7)	Project for Public Spaces 700 Broadway, 4 <sup>th</sup> FL New York, NY, 10003 Mr. Stephen Davies, Senior VP 212-620-5660	2012	\$8,000	\$6
(4) Boston Public Facilities Dept.: <i>MSBA Green Repair</i> of (4) schools: -Excel High School -Thomas Edison Middle School -Washington Irving Middle -Joseph Lee Middle School  Timothy J. Brown, CPE	Construction Cost Estimating Services for building envelope improvements of (4) Schools in the City of Boston	Architect: Gale Associates, Inc. 163 Libbey Parkway Weymouth, MA 02189 Mr. Edward Stewart, RRC 781-335-6465	2011	\$6,000	\$12
(5) Massasoit Community College New parking lot and bus stop  Timothy J. Brown, CPE	Construction Cost Estimating Services for the new 121 space parking lot, reconstruction of 795 space parking lot, new bus stop and associated utilities and site-work	Architect: Civitects PC 245 Main Street Wareham, MA 02571 Ms. Helen Bush Sittler, AIA 508-291-0050	2012	\$1800	\$4

9. List All Projects Within The Past 5 Years For Which Prime Applicant Has Performed, Or Has Entered Into A Contract To Perform, Any Design Services For All Public Agencies Within The Commonwealth. \* P = Principal; C = Consultant; JV = Joint Venture; St. = Study; Sch. = Schematic; D.D. = Design Development; C.D. = Construction Documents; A.C. = Administration

# of Total Projects: 40		# of Active Projects: 7	Total Construction Cost (In Thousands) of Active Projects (excluding studies): 41,000		
Role P, C, JV *	Phases St., Sch., D.D., C.D., A.C. *	Project Name, Location and Principal-in-Charge:	Awarding Authority (Include Contact Name and Phone Number)	Construction Costs (In Thousands) (Actual, or Estimated if Not	Completion Date (Actual or Estimated) (R)Renovation or (N)New
P	All	1. Various Improvement Projects at Scattered Sites Brookline, MA David Pollak, Principal-in-Charge	Brookline Housing Authority 90 Longwood Avenue Brookline, MA 02446 Patrick Dober, Executive Director (617) 277-2022	500	(R) 2014
P	All	2. Building and Site Rehabilitation Westwood Elderly Development, New Bedford, MA David Pollak, Principal-in-Charge	New Bedford Housing Authority 134 South Second Street, P.O. Box 2081 New Bedford, MA 02741 Anne Shoemaker, Director of Modernization (508) 997-4800	2,850	(N) 2014
P	All	3. Family Justice Center, Boston, MA David Pollak, Principal-in-Charge	Boston Public Facilities Department 26 Court Street, 10th Floor, Boston, MA 02108 Wayne MacKenzie, Project Manager (617) 635-0559	1,650	(R) 2013, Sch.
P	St	4. Public Facility Peer Review David Eisen, Principal-in-Charge	Public Facilities Department 26 Court Street, Boston, MA 02108 Kenneth Griffin, Project Manager (617) 635-0081	N/A	N/A
P	All	5. Jefferson Park (Federal) 3-21 Substantial Rehabilitation David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue Cambridge, MA 02139 Nancy Tierney, Planner (617) 520 6268	17,500	(R) 2016 (on hold)
P	All	6. Jefferson Park (State) New Family Housing Cambridge, MA David Eisen, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA John Woods, Project Manager (617) 520-6254	38,000	(N) 2016
P	All	7. Washington Avenue 200-2 Modernization Stoneham, MA David Pollak, Principal-in-Charge	Stoneham Housing Authority 11 Parker Chase Road, Stoneham, MA Sharon Wilkins, Executive Director (781) 438-0734	2,000	(R) 2015
P	All	8. Calthea Street 200-1 Modernization Stoneham, MA David Pollak, Principal-in-Charge	Stoneham Housing Authority 11 Parker Chase Road, Stoneham, MA Sharon Wilkins, Executive Director (781) 438-0734	1,900	(R) 2014

P	All	9. Lynn Artist Live/Work Housing, Lynn, MA  David Eisen, Principal-in-Charge	City of Lynn Economic Development & Industrial Corporation/ Neighborhood Development Assoc. 3 City Hall Square, Lynn, MA 01901 James Cowdell, Executive Director (781) 953-4739	1,500	(R) 2015, (On Hold)
P	All	10. Burns Apartments New Elevator and Barrier-Free Apartment Conversions, Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Donna Gallant, Project Manager (617) 520-6253	2,200	(R) 2015 (on hold)
P	All	11. Hastings Elementary School Masonry Repairs, Gibbons Middle School Masonry Repairs Westborough, MA  David Pollak, Principal-in-Charge	Town of Westborough Westborough Public Schools 45 West Main St., P.O. Box 1152 Westborough, MA 01581 Brian Schlegel, Facilities Manager (508) 836-7702	150	(R) 2012
P	All.	12. Framingham Public Library Accessible Entrances, Framingham, MA  David Eisen, Principal-in-Charge	Town of Framingham 150 Concord Street, Framingham, MA 01702 Mark Contois, Director (508) 782-8082 mjc@framinghamma.gov	1,000	(R) 2014
P	All	13. Barrier Removal at Beals Memorial Library, Winchendon, MA  David Pollak, Principal-in-Charge	Town of Winchendon 50 Pleasant Street, Winchendon, MA 01475 Ron Muse (978) 297-0300	700	(R) 2014 (On Hold)
P	St.	14. City of Chelsea, MA "House Doctor" Architecture and Planning Peer Review Services and Consulting  David Pollak, Principal-in-Charge	City Of Chelsea Purchasing Department, City Hall 500 Broadway, Chelsea, MA 02150 John DePriest, Director of Planning and Development (617) 466-4180	N/A	N/A
C	St.	15. Newburyport Housing Master Plan  David Eisen, Principal-in-Charge	City of Newburyport 60 Pleasant Street, Newburyport, MA Andy Port, Director of Planning and Development (978) 465-4400	N/A	N/A
C	St.	16. Peabody Housing Master Plan  David Eisen, Principal-in-Charge	City of Peabody 24 Lowell Street, Peabody, MA Karen Sawyer, Director of Community Development and Planning (978) 538 5987	N/A	N/A
P	All	17. Peter Bulkeley Terrace Concord, MA  David Pollak, Principal-in-Charge	Concord Housing Authority 34 Everett Street Concord, MA 01742 Judith Lincicum, Executive Director (978) 369-8435	6,200	(R) 2013
P	All	18. Calthea Street 200-1 New Barrier-free Apartments Stoneham, MA  David Pollak, Principal-in-Charge	Stoneham Housing Authority 11 Parker Chase Road, Stoneham, MA Sharon Wilkins, Executive Director (781) 438-0734	1,500	(N) 2012

P	All	19. Hastings Elementary School, Cafetorium and Corridor Ceiling and Lighting Replacement, Westborough, MA  David Eisen, Principal-in-Charge	Town of Westborough Westborough Public Schools 45 West Main St., P.O. Box 1152 Westborough, Massachusetts 01581-6152 Brian Schlegel, Facilities Manager (508) 836-7702	158	(R) 2011
P	All	20. Store Front Improvements "House Doctor"  David Eisen, Principal-in-Charge	City of Boston Department of Neighborhood Development 26 Court Street, Boston, MA 02108 Carol McLaughlin, Project Manager (617) 635-0401	N/A	(R) N/A
P	St.	21. Malden Redevelopment Authority and Housing Authority "House Doctor"  David Eisen, David Pollak, Principals-in-Charge	Malden Redevelopment Authority 200 Pleasant Street, Malden, MA 02148 Stephen M. Wishoski (781) 324-5720	N/A	N/A
P	All	22. Window Replacement at Ardmore Apartments Taunton, MA  David Pollak, Principal-in-Charge	Taunton Housing Authority 30 Olney Street Taunton, MA Colleen Doherty, Executive Director (508) 823-6308	224	(R) 2011
P	ST	23. Jefferson Park (Federal) New Community Center and Resident Services Facility  David Eisen, David Pollak, Principals-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA John Woods, Deputy Director P&D (617) 520-6254	5,000	2011
P	ST	24. Putnam Gardens Barrier-free bathroom renovation Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Donna Gallant, Project Manager (617) 520-6253	9	2010
P	ST	25. 2050 Mass. Ave Barrier-free bathroom renovation Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Donna Gallant, Project Manager (617) 520-6259	8	2010
P	ST	26. Burns Apartments Management Office Renovation Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Alison Lynch, Project Manager (617) 520-6259	60	2010
P	ST	27. Millers River Apartments Management Office Expansion Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Alison Lynch, Project Manager (617) 520-6253	45	2010
P	All	28. Main Office Reorganization and Renovation 675 Massachusetts Avenue Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Kyle Sullivan, Project Manager (617) 520-6239	50	(R) 2011
C	All	29. Planning & Development Office Relocation 166 Prospect Street Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge Housing Authority 675 Massachusetts Avenue, Cambridge, MA Kyle Sullivan, Project Manager (617) 520-6239	20	(R) 2010

P	All	30. Allencrest Community Center Leominster, MA  David Eisen, Principal-in-Charge	Leominster Housing Authority 100 Main St, Leominster MA Bernie Kerstein & Gene Capoccia (978) 537-5300	800	(N) 2010
P	ST	31. New Stair at 22 Lopez Street Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge, Housing Authority 675 Massachusetts Avenue, Cambridge, MA Kyle Sullivan, Planner (617) 520-6239	120	2010
P	All	32. Ceiling Repairs at Marjorie Crispin Apartments Braintree, MA  David Pollak, Principal-in-Charge	Braintree Housing Authority 25 Roosevelt Street Braintree, MA 02184 Lauren Murphy, Executive Director (781) 848-1484	150	(R) June 2010
C	All	33. Corcoran Park Window Replacement, Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge, Housing Authority 675 Massachusetts Avenue, Cambridge, MA Amy Carman, Project Manager (617) 520-6258	1,400	(R) 2009
P	All	34. Menotomy Manor Kitchen and Bathroom Replacement and Handicapped Conversion, Arlington, MA  David Pollak, Principal-in-Charge	Arlington Housing Authority Arlington, MA John Griffin, Executive Director (781) 646-3400	11,827	(R/N) 2009
P	All	35. Barrier-free conversion of ten units at Frank J. Manning Apartments Cambridge, MA David Pollak, Principal-in-Charge	Cambridge, Housing Authority 675 Massachusetts Avenue, Cambridge, MA Kyle Sullivan, Project Manager (617) 520-6239	350	(R) 2009
C	All	36. Renovation of 26 Units at LBJ and Millers River Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge, Housing Authority 675 Massachusetts Avenue, Cambridge, MA Donna Gallant, Project Manager (617) 520-6253	354	(R) 2009
P	ST	37. Jackson Gardens Community Offices (RAB) Cambridge, MA  David Pollak, Principal-in-Charge	Cambridge, Housing Authority 675 Massachusetts Avenue, Cambridge, MA Nancy Tierney, Planner (617) 520-6268	100	2009
P	All	38. Cambridge Vault Improvements to City Hall Archive Vault Cambridge, MA  David Eisen, Principal-in-Charge	City of Cambridge DPW, 795 Massachusetts Ave., Cambridge, MA 02139 James Wilcox, Project Manager (617) 349-6426	300	(R) 2009, Complete
P	ST	39. Town of Reading 40R Master Plan Reading, MA  David Eisen, Principal-in-Charge	Town of Reading, MA Carol Kowalski, AICP, Town Planner (781) 942-6612	N/A	(N/A) 2009
P	ST	40. Jefferson Park Master Plan Cambridge, MA  David Eisen, Principal-in-Charge	Cambridge, Housing Authority 675 Massachusetts Avenue, Cambridge, MA Terry Dumas, Director Office of Planning and Development (617) 520-6263	N/A	(N/A) 2009

10. Use This Space To Provide Any Additional Information Or Description Of Resources Supporting The Qualifications Of Your Firm And That Of Your Sub-Consultants For The Proposed Project. If Needed, Up To Three, Double-Sided 8 1/2" X 11" Supplementary Sheets Will Be Accepted. **APPLICANTS ARE REQUIRED TO RESPOND SPECIFICALLY IN THIS SECTION TO THE AREAS OF EXPERIENCE REQUESTED IN THE ADVERTISEMENT.**

**Abacus Architects** is a nine person firm with 25 years of experience successfully completing public work. We are small enough that Principals David Pollak and David Eisen manage every project, and large enough to get work done effectively and on time. We have recently expanded our office adding personnel with extensive experience with projects similar to Lincoln's Community Center Study while retaining long-time employees.

Our work has won a series of prestigious awards including two *AIA New England*, and nine *Boston Society of Architects Design Awards*, and two 2013 national AIA/HUD Secretary's design awards. Most of these awards were for public projects executed on limited budgets.

Abacus is a Revit (BIM) based firm, allowing us to represent conditions and present ideas clearly to our clients, consultants, and regulatory agencies. Revit interfaces easily with AutoCAD and a range of energy modeling software. And Revit allows us to develop unlimited 3 dimensional rendered views of interiors and exteriors, urban scale views and details, for public presentations and discussions with builders.

We have worked closely with our cost estimating consultant Tim Brown of North Bay for many years and his expertise supplements ours, giving the team the highest qualifications in all of the Selection Criteria areas.

11. Professional Liability Insurance:

Name of Company	Aggregate Amount	Policy Number	Expiration Date
Navigators Insurance Company	\$1,000,000/\$2,000,000	CM12DPL011683IV	02-01-2015

12. Have monies been paid by you, or on your behalf, as a result of Professional Liability Claims (in any jurisdiction) occurring within the last 5 years and in excess of \$50,000 per incident? Answer **YES** or **NO**. If YES, please include the name(s) of the Project(s) and Client(s), and an explanation (attach separate sheet if necessary). **NO**

13. Name Of Sole Proprietor Or Names Of All Firm Partners and Officers:

Name	Title	MA Reg #	Status/Discipline	Name	Title	MA Reg #	Status/Discipline
a. David Eisen	Principal	5913	Architecture	d.			
b. David Pollak	Principal	7429	Architecture	e.			
c.				f.			

14. If Corporation, Provide Names Of All Members Of The Board Of Directors:

Name	Title	MA Reg #	Status/Discipline	Name	Title	MA Reg #	Status/Discipline
a.				d.			
b.				e.			
c.				f.			

15. Names Of All Owners (Stocks Or Other Ownership):

Name and Title	% Ownership	MA Reg.#	Status/Discipline	Name and Title	% Ownership	MA Reg.#	Status/Discipline
a. David Eisen	50%	5319	Architecture	d.			
b. David Pollak	50%	7429	Architecture	e.			
c.				f.			

16. I hereby certify that the undersigned is an Authorized Signatory of Firm and is a Principal or Officer of Firm. I further certify that this firm is a "Designer", as that term is defined in Chapter 7, Section 38A1/2 of the General Laws, or that the services required are limited to construction management or the preparation of master plans, studies, surveys, soil tests, cost estimates or programs. The information contained in this application is true, accurate and sworn to by the undersigned under the pains and penalties of perjury.

Submitted By  
(Signature)

\_\_\_\_\_

Printed Name and Title

David Pollak, Principal

\_\_\_\_\_

Date

June 30, 2014

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ABACUS [ARCHITECTS + PLANNERS]



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