DEVELOPMENT TEAM:

Developers:
Berardi Properties
Chris Berardi
Layline Properties
David Calhoun

Architecture & Urban Design:
SMOOK ARCHITECTURE
Clay Smook AIA, LEED-AP, BD+C, President
Patrice Fotino, Project Architect

Civil, Environmental, Landscape & Site Lighting Engineers:
ALLEN & MAJOR ASSOCIATES, INC.
Tim, Williams, P.E., Principal

Wastewater Engineers:
Stantec
Meredith Zona, P.E., LEED-AP BD+C

Traffic Engineers:
Vanasse & Associates, Inc.
Transportation Engineers & Planners.
F. Giles Ham, P.E., Managing Principal

Building Code & Fire Protection Engineers:
Cosentini
Rockwood Edward P.E., Vice President
About the Firm

SMOOK Architecture & Urban Design, Inc. is a full-service design firm whose primary mission and passionate commitment is to enhance business or living environments through excellence in design.

Since the founding of SMOOK Architecture in 2004, the firm has been privileged to work with many distinguished clients, corporations, developers, and institutions across a broad spectrum of sectors and areas of specialization. Our clients have given us the opportunity and the inspiration to create vibrant and successful projects, both nationally and internationally.

SMOOK Architecture has the experience and the enthusiasm to successfully partner with our clients to achieve outstanding results, no matter how large or small the project. We fully invest our technical ability, our energy, and our resources into each new design opportunity. SMOOK Architecture's strong design sensibilities combined with our project management skills ensure that innovative solutions will exceed our client’s expectations. We take pride in the collaborative relationships we build with our clients, most of whom have worked with us repeatedly over many years. We also recognize the importance of establishing good will and building consensus amongst all project stakeholders, both inside and outside of the immediate project team.

Our practice embraces a rich diversity of project types, including custom homes, multi-family housing, live/work facilities, assisted living facilities, retail/dining/entertainment venues, automobile dealerships and showrooms, hospitality, academic, institutional, office, and industrial buildings, along with master planning and urban design. In addition to architectural design and master planning, our full range of services can include programming, feasibility studies, prototype/concept design, construction administration, interior design, space planning, leasing documents, signage design, and the creation of tenant guidelines.

SMOOK Architecture maintains a firm-wide commitment to sustainability and “green” design. We believe that the terms “sustainable design” and “good design” are synonymous. The majority of the design professionals at SMOOK Architecture have successfully achieved LEED accreditation, reflecting our firm’s commitment to a sustainable future for our environment.

We invite you to visit our website to learn more about our firm: www.smookarchitecture.com. You can also visit us on Facebook by searching: “SMOOK Architecture & Urban Design, Inc.”
About the Principal

Clay Benjamin Smook, AIA, LEED BD+C, and founding principal of SMOOK Architecture & Urban Design, Inc., is a visionary leader in the design community, responsible for a growing number of noteworthy and successful projects. Mr. Smook’s innovative designs have consistently broken new ground, creating elegant and buildable architectural solutions for difficult projects on challenging sites. His work spans a vast range of scales and project types, from custom homes to provocative, buildable master plans for complex mixed-use communities. His “can do” attitude, his commitment to timely, client-inspired service, and his relentless pursuit of design excellence have become the hallmark of his firm’s distinguished and energetic reputation.

Mr. Smook is a member of the American Institute of Architects, the Boston Society of Architects, and is registered in seven states. Mr. Smook is also certified by the National Council of Architecture Registration Boards (NCARB), and is a LEED-Accredited Professional. In 2010, Mr. Smook was appointed Chairman of the Town of Shrewsbury’s Library Building Committee, which is charged with the planning and oversight of the improvements and expansion of the Public Library in Shrewsbury, Massachusetts.

Mr. Smook is a graduate of the Harvard Graduate School of Design, with a Master of Architecture and Urban Design, a degree conferred with Distinction. He is also a Summa Cum Laude graduate of the New York Institute of Technology, where he received the prestigious Henry Adams Medal for Excellence in Design while attaining his Bachelor of Architecture degree. Prior to founding SMOOK Architecture and Urban Design, Inc., Mr. Smook held senior positions with CBT/Childs Bertman and Tseckares, Inc., and Elkus/Manfredi Architects LTD, both located in Boston, Massachusetts.
Assisted Living and Residential Experience

Christopher Heights of Northampton
Assisted Living, 83 Units
The Grantham Group, LLC (Expected Fall 2015)

Christopher Heights of Marlborough
Assisted Living, 83 Units
The Grantham Group, LLC (Completed)

234-236 Newbury Street
Converted Condominiums, 12 Units
Jamestown Properties (Completed)

154-156 Newbury Street
Converted Condominiums, 14 Units
Urban Meritage LLC; Sold to Jamestown Properties (Completed)

The Homes of Penick Hill
Condominiums, 12 Units
The Pinehills LLC (Completed)

Rosebrook Place
Apartments, 54 Units
AD Makepeace (Awaiting Pre-Sales to Move Forward)

Avalon at the Pinehills *
Apartments, 110 Units
Avalon Bay Properties (Completed)

Avalon at Chestnut Hill *
Apartments, 204 Units
Avalon Bay Properties (Completed)

Highland Glen of Westwood, MA *
Apartments, 102 Units
Equity Residential (Completed)

*Experience of SMOOK Team Member while with other firms
Clay Benjamin Smook, AIA, LEED BD+C
Principal

Education
1989  Master of Architecture in Urban Design, with Distinction, Harvard University
1986  Bachelor of Architecture, Summa Cum Laude, New York Institute of Technology

Experience
1994 – 2004  Elkus/Manfredi Architects Ltd, Boston, Massachusetts
1989 – 1994  CBT/Childs Bertman Tseckares, Boston, Massachusetts
1988  IBM/Real Estate and Construction, White Plains, NY

Registrations and Affiliations
LEED-Accredited Professional
NCARB Certification
Registered Architect in seven states
Member of the American Institute of Architects
Member of the Boston Society of Architects
Member of the US Green Building Council

Awards
Henry Adams Medal for Excellence in Design

Overview
Clay Benjamin Smook, AIA, is the founding principal of SMOOK Architecture and Urban Design, Inc. Since the inception of the firm in early 2004 he has worked with some of the most prestigious developers in the New England area, including New England Development, Boylston Properties, Cabot, Cabot and Forbes and Avalon Bay Properties. Mr. Smook has been principal-in-charge of projects including an 83-bed assisted living facility in Marlborough, MA; 450,000 sf of “Class-A Office space” along Route 128; and several retail “Lifestyle Centers” (including one in Gloucester, MA and another in Danbury, CT). He has a strong background in hospitality design, having collaborated with such clients as Wyndham and the University of Pennsylvania in the design of several landmark hotels. His background in Urban Design and Planning has lead to his frequent involvement in projects from the very outset, including the development of feasibility studies and master plans for developers attempting to determine the unique potential of a given site. His unique understanding of a wide variety of building types, coupled with his exceptional design and illustrative skills, has resulted in powerful, provocative, and buildable master plans.
Allen & Major Associates, Inc.
Statement of Qualifications

Multifamily Developments
ABOUT US

Allen & Major Associates, Inc. is an award winning, multi-disciplined firm that specializes in civil and structural engineering, land surveying, environmental consulting and landscape architecture. A&M provides site and structural design services to both public and private sector clients for commercial, residential, institutional, infrastructure and industrial development projects. Our offices are located in Woburn, MA, Lakeville, MA and Manchester, NH allowing us to provide services throughout the Northeast.

Our Philosophy
Our mission is to provide comprehensive, timely and cost effective engineering and surveying services to our clients as well as safe and environmentally sensitive designs to the public and our community.

Client Focused Approach
A&M’s continued success can be attributed to following the golden rule of “the client comes first”. This service-oriented philosophy and client-oriented work ethic continues to produce word of mouth references and repeat business and we take pride in the fact that we have clients whom have trusted our expertise, responsiveness and judgment time after time for over four decades.

Outstanding Team
We have a talented and energetic staff that is passionate about real estate development as well as providing unequaled service to our clients. A&M has expanded from a four person start up to being a stand out in the engineering industry by enlisting some of the best and brightest engineers, landscape architects, environmental consultants and land surveyors as part of our team.

Core Values
We understand intimately the challenges that accompany site development no matter what the scale or cost of a project, therefore we treat our client’s time and resources as if they were our own.

Cost Savings
A&M can provide an array of services in-house ultimately saving our client’s time and money and when the need arises, A&M is able to team with well qualified consultants who aspire to our company’s philosophy.

LEED, Sustainable and Low Impact Design (LID)
Sustainability is the new standard in the development industry. We have Leadership in Energy and Environmental Design Accredited Professionals (LEED AP and LEED AP BD+C) on staff that understands the elements of sustainable design and how development impacts area resources. A&M recognizes that effectively incorporating sustainability into a development project is one of the few practices that can simultaneously help the environment, reduce cost and business risk, and provide financial growth.
PROFESSIONAL SERVICES

"The great liability of the engineer compared to men of other professions is that his works are out in the open where all can see them".

*Herbert Hoover, 31st President of the United States*

Site Civil Engineering

Our civil engineering and site design professionals offer services for the built environment from concept through design, zoning approvals, permitting, final design, and construction administration. We strive to incorporate green/sustainable design strategies into our projects. Low Impact Design (LID) and LEED technologies can save our client’s money and help build a healthier environment. A&M has provided services for numerous LEED accredited projects throughout New England.

Land Surveying

A&M provides a range of surveying services from as-built surveys, property line determinations, land court surveys, topographic surveys, and ALTA/ACSM land title surveys. We develop this information using traditional surveying, global positioning systems, geographic information systems (GIS), total stations, and aerial photography.

Structural Engineering

Our structural division strives to provide our clients with cost effective design, outstanding expertise and exemplary service. Our ability to fulfill a client’s vision is rooted in our understanding of their design objectives. A&M utilizes the newest technology to provide innovative design solutions, manage construction costs and maximize structure efficiency and safety. A&M is able to take our client’s vision from project inception, to design and all the way through construction administration. Our considerable design experience includes residential and commercial buildings, retail facilities and industrial complexes.

Environmental Consulting

A&M knows that permitting can be one of the biggest challenges to any project and having a thorough and complete understanding of the ever changing regulations and requirements is the most valuable tool to a successful project. Wetland delineation, replication, wildlife assessments, soil evaluations and construction monitoring are all part of our approach to offer safe and environmentally sensitive designs.

Landscape Architecture

Our goal is to create modern, workable and enduring landscapes. Our projects range from small urban parcels to large scale projects for both the public and private sectors. A&M integrates the power of the esthetic with our civil engineering sensibilities giving us the ability to shape and reshape the physical environment to meet the ever changing needs of the communities in which we live.
LAND SURVEY SERVICES

Our survey group offers in-house services ranging from as-built surveys, property line determinations, land court surveys, topographic surveys, and ALTA/ACSM Land Title surveys. The technology we use to gather information includes hands on traditional surveying, global positioning systems, geographic information systems (GIS), total stations, and aerial photography.

| Property Line Survey                          | Subdivision and Condominium Survey |
| Existing Conditions Survey                   | Construction Layout                |
| Topographic and Utility Survey               | Land Court Registration            |
| ALTA/ACSM Land Title Survey                  | Ground Control for Aerial Survey   |
| GPS/RTK Control Survey                       | Interior Building Survey for Fit-up or Expansion |

Past Notable Projects:

Street Acceptance Program, Town of Billerica – Billerica, MA
3 Year Survey Service – C9620600 - Boston Water and Sewer Commission
Boston Redevelopment Authority.
Charlestown Navy Yard – Boston, MA
Busy Bend - Woburn Redevelopment Authority – Woburn, MA
Commonwealth of Massachusetts – Division of Capital Asset Management
Showcase Cinemas – Woburn, MA
Magazine Hill, Woburn Redevelopment Authority – Woburn, MA
Showcase Cinema – Revere, MA
The Victor – Boston, MA
Trector Supply – Plaistow, NH

Oak Point Retirement Community - Middleboro, MA
Town of Burlington, Boundary Plan – Burlington, MA
The Jefferson at Washington Crossing – Woburn, MA
Georgetown I and Georgetown II – Hyde Park, MA
Lowe’s Home Improvement Warehouse – Woburn, MA
Century Bank – Medford, MA
CVS Corporate Campus – Woonsocket/Cumberland, RI
Square One Mall – Saugus, MA
MGM Springfield – Springfield, MA
Market Basket – Hooksett, NH

"Without Allen Major, the title company would be at a significant loss."

Tricia Rogers
NATIONAL COUNSEL
FIRST AMERICAN TITLE INSURANCE COMPANY
NATIONAL COMMERCIAL SERVICES

Named by Banker & Tradesman reader’s as BEST OF GOLD AWARD WINNER IN THE SITE SURVEY CATEGORY for 2011 and one of the Best Design Construction Site Survey Firms in Massachusetts in 2010 and 2014.

A&M also has earned numerous Massachusetts Association of Land Surveyors and Civil Engineers (MALSCE) design awards.
CIVIL ENGINEERING SERVICES

“Civil engineers make civilization possible”

Our civil engineering and site design professionals offer services for the built environment from concept through design, zoning approvals, permitting, final design, and construction support while reinforcing sustainable and low impact techniques and practices.

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Past Notable Projects:

Cambridge Center - Cambridge, MA
Legacy Place - Dedham, MA
Trade Center 128 - Woburn, MA
Oak Point - Middleboro, MA
Rosebrook Office Park - Wareham, MA
Winchester Hospital - Winchester, MA
The Jefferson at Washington Crossing - Woburn, MA
CVS Corporate Campus - Woonsocket/Cumberland, RI
The Victor – Boston, MA
Brightview Assisted Living - Billerica, MA
Cape Cod 5 Cents Bank – Nantucket, MA
MGM Springfield – Springfield, MA
Super Walmart – Saugus, MA
Skyworks Solutions – Woburn, MA
Brookview Village – Marlborough, MA
Oxford Crossing - Oxford, MA
Villas at Old Concord - Billerica, MA
Market Basket - Hooksett, NH
Enterprise Bank - Pelham, NH
Showcase Cinemas - Woburn, MA
The Marketplace at Augusta- Augusta, ME
Northern Bank and Trust/Mishawum Station - Woburn, MA
Hathorne Hill Care and Rehabilitation Center – Danvers, MA
ALTA at Legacy Farms – Hopkinton, MA
Stone Place – Melrose, MA
Scotch and Soda – Boston, MA
ALTA at Brigham Square – Arlington, MA
The Point – Littleton, MA
Residences on the Mystic – Medford, MA
Ledges at Woburn – Woburn, MA

“In addition to the accurate and timely work product that your firm produces we have always welcomed Allen & Major as a problem solver and an asset to the development team that Boston Properties assembles for each project. Over the years, your firm has been a member of the Cambridge Center development team for each and every phase of what is now a thirteen building project plus two parking garages encompassing some of the most complicated development issues encountered in a long term, multi-phase, mixed use urban project.”

Michael A Cantalupo
Senior Vice President – Development
Boston Properties

7 Cambridge Center
Boston, MA

www.allenmajor.com
STRUCTURAL ENGINEERING SERVICES

Allen & Major's Structural Division strives to provide our clients with cost effective design, outstanding expertise and exemplary service. Our ability to successfully fulfill a client’s vision is rooted in our understanding of their design objectives. A&M utilizes the newest technology to provide innovative design solutions, manage construction costs and maximize structure efficiency and safety. A&M is able to take our client’s vision from project inception, to design and all the way through construction administration.

Building Design Services
- Renovation Design
- Structural Investigations
- Feasibility Studies

Industrial Structure Design
- Site Structure Design
- Structural Consultation Services
- Construction Engineering

Past Notable Projects:
- Abbott Bioresarch Center Expansion, Worcester, MA
- Showcase Cinemas, Woburn, MA
- Skyworks Solutions, Inc., Woburn, MA
- Old Navy, Nashua, NH
- Intex Solutions, Needham, MA
- Hyannis Harbor Hotel, Hyannis, MA
- Lowe’s, Woburn, MA
- Showcase Cinemas, Woburn, MA
- Springfield Rescue Mission, Springfield, MA
- Abbvie Bioresarch Center Manufacturing, Worcester, MA
- ALTA Legacy Farms, Hopkinton, MA
- Seaman’s Bank, Wellfleet, MA
- Winchester Hospital Ambulatory Services Center, Winchester, MA
- ALTA at Brigham Square, Arlington, MA
- Amylin Pharmaceuticals, Hamilton, OH
- Hy-Line Landing, Hyannis, MA
- Signature Air Terminal, Boston, MA
- 221-231 Willow Street, Yarmouth Port, MA
- Aventis Pharmaceuticals, Bridgewater, MA
- Granite Knoll Condominiums, Wakefield, MA
- Mount Auburn Club, Cambridge, MA
- Kindercare Preschool Facilities, Northeast Region
- Sharon Memorial Park, Sharon, MA
- Scotch & Soda, Boston, MA
ENVIRONMENTAL CONSULTING SERVICES

A&M knows that permitting can be one of the biggest challenges to any project and having a thorough and complete understanding of the ever changing regulations and requirements is the most valuable tool to a successful project. Wetland delineation, replication, wildlife assessments, soil evaluations and replications and construction monitoring are all part of our approach to offer safe and environmentally sensitive designs.

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<th>Wetland Delineation</th>
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<td>Soil Delineation</td>
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Past Notable Projects:

- Oxford Crossing – Oxford, MA
- Enterprise Bank – Pelham, NH
- Mill Street – Arlington, MA
- Stoneham Executive Center – Stoneham, MA
- Ashley Place – Milton, MA
- Jameson’s Ridge – Boylston, MA
- Showcase Cinema – Revere, MA
- BJ’s Wholesale Club – Uxbridge, MA
- 620 Washington Street (Winchester Hospital Campus) – Winchester, MA
- Jefferson at Westford – Westford, MA
- Villas at Old Concord – Billerica, MA
- FedEx Facility – Revere, MA
- Noble Vista – Upton, MA
- K&K Vehicle Maintenance Facility – Stoughton, MA
- Maryland Street – Marshfield, MA
- Town of Harwich – Harwich, MA
- Super Stop N Shop – N. Reading, MA
- N.E. Deaconess Assoc. – Concord, MA
- Mirant Kendall Electrical Generation Station – Cambridge, MA
- Lyne Laboratories – Brockton, MA
LANDSCAPE ARCHITECTURE SERVICES

Our goal is to create modern, workable and enduring landscapes. A&M’s in-house landscape architecture team works in conjunction with our civil engineers to provide planning, design, preservation and rehabilitation of the natural and built environments for both the urban and rural markets. Our team approach on projects allows us to provide development solutions while preserving our roles as environmental stewards.

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<td>Water Conservation</td>
<td>Multimodal Transportation/ Pedestrian Connectivity</td>
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Past Notable Projects:

- **Winchester Hospital Healing Garden** – Winchester, MA
- **Peabody Court** – Peabody, MA
- **Brightview Assisted Living** – Billerica, MA
- **Market Basket** – Hooksett, NH
- **Mill Street** – Arlington, MA
- **14 Audubon Road** – Wakefield, MA
- **Giorgio’s Ristorante** – Manchester, NH
- **Tidewater at Salisbury** – Salisbury, MA
- **CVS Corporate Campus** – Cumberland/Woonsocket, RI
- **Skyworks Solutions Inc.** – Woburn, MA
- **Indian Ridge Golf Club** – Andover, MA
- **Rosebrook Business Park** – Wareham, MA
- **Trade Center 128** – Woburn, MA
- **Hathorne Hill** – Danvers, MA
- **Jefferson at Westford** – Westford, MA
- **Stone Place** – Melrose, MA
CIVIL DIVISION
MULTI-FAMILY PROJECT EXPERIENCE

• Jefferson at Washington Crossing – Woburn, MA
• Jefferson at Westford – Westford, MA
• The Villas at Old Concord I & II – Billerica, MA
• Mishawum Station – Woburn, MA
• ALTA Stone Place – Melrose, MA
• 2 Washington – Melrose, MA
• The Meadows – Taunton, MA
• Summit Village – Reading, MA
• Independence Place Apartments – Cranston, RI
• ALTA Brigham Square – Arlington, MA
• Woburn Heights – Woburn, MA
• Jefferson at Ashland Station – Ashland, MA
• Natick Commons – Natick, MA
• Salem Place – Woburn, MA
• Audubon Road – Wakefield, MA
• Langwood Commons – Stoneham, MA
• Stonegate Village Condominiums – Stoneham, MA
• Riverbend on the Charles – Watertown, MA
• Cushing Village – Belmont, MA
• Granite Knoll – Wakefield, MA
• The Victor – Boston, MA
• Cranberry Manor – Wareham, MA
• The Meadows – Marlboro, MA
• Jackson Gardens – Cambridge, MA
• Harvard Mills – Wakefield, MA
• Lincoln Way – Cambridge, MA
• LB Johnson Apartments – Cambridge, MA
• Woodview Apartments – Randolph, MA
• Tidewater at Salisbury – Salisbury, MA
• Orion Student Housing – Durham, NH
• Orion Student Housing – Orono, ME
• Lumiere – Medford, MA
• Rolling Green – Andover, MA

205 Units
250 Units
324 Units
210 Units
273 Units
93 Units
141 Units
132 Units
196 Units
116 Units
168 Units
500 Units
150 Units
100 Units
176 Units
550 Units
11 Units
170 Units
142 Units
34 Units
240 Units
64 Units
290 Units
45 Units
140 Units
59 Units
117 Units
228 Units
210 Units
52 Units
72 Units
163 Units
224 Units
CIVIL DIVISION
MULTI-FAMILY PROJECT EXPERIENCE

- Oak Point – Middleboro, MA
  1,150 Units
- Stoneham Crossing – Stoneham, MA
  298 Units
- Windsor Station – Windsor, CT
  130 Units
- Residences at Ward Road – Boxborough, MA
  246 Units
- 135 Wells Ave. – Newton, MA
  300 Units
- Elan Watertown – Watertown, MA
  287 Units
- 75 Armory Ave. – Jamaica Plain, MA
  39 Units
- Everly – Wakefield, MA
  186 Units

Examples of Adaptive Reuse/40B

Stone Place – Melrose, MA
The ALTA Stone Place project involves the adaptive reuse and redevelopment of an existing four-story brick and wood-beam mill building, the construction of two new four-story wood frame buildings structured over podium parking and an additional three-story building containing a new 6,500 s/f clubhouse that leads to an outdoor heated pool. The site was the former home of the Boston Rubber Shoe Company and the mill’s landmark 100-year-old eight-story brick smokestack has been preserved and incorporated into the project as a centerpiece of a new landscaped garden area. A&M provided land survey and civil engineering services for this project. Due to the history of the site and its location within the heart of Melrose, multiple permits were required and included Site Plan Special Permit, Massachusetts Water Resource Authority Direct Connect, Disconnect and 8M permits as well as Executive Office of Transportation and Construction permit and EPA Construction General Permit.

Langwood Commons – Stoneham, MA
A&M provided civil site design and permitting for the redevelopment and reuse of the former Boston Regional Medical Center. The master plan for Langwood Commons will offer affordable and market rate housing opportunities and will emphasize open space within the community as well as connections to its surroundings. This mixed-use development will provide 261 apartments and 49 townhouses, an accessory retail convenience store, as well as the eventual offering of Class A office space. A&M provided permitting services with local and state agencies including planning board/site plan, Conservation Commission, Massachusetts Environmental Act, Department of Environmental Protection, Department of Environmental Management and the Metropolitan District Commission as well as coordination with and response to concerns of adjacent municipalities. Also provided were associated services for utility installation, drainage improvements, paved parking and roadway improvements.

Woodbridge Crossing – Stoughton, MA
This project involved the design and permitting of 180 condominium units on 24 acres of land in Stoughton, MA. This project is currently for sale and will be constructed under the MA Chapter 40B Comprehensive Permit with an affordable housing component. Project included due diligence, conceptual plans for various residential and commercial uses, preliminary design plans, analysis of earthwork impacts, preparation of supporting documentation for Chapter 40B submission to the town and the Massachusetts Department of Housing and Community Development. Responsibilities also included identification and preliminary analysis of the water and sewer systems serving the site.
CIVIL DIVISION
MULTI-FAMILY PROJECT EXPERIENCE

Deer Haven – Tewksbury, MA

A&M provided complete land surveying and site design services for this proposed development. A&M achieved a higher allowable density by utilizing Massachusetts General Law Chapter 40B “The Comprehensive Permit Law.” At grade parking was provided under each building to reduce the amount of impervious surface required to accommodate the parking demand. Site design and stormwater management system was designed to accommodate the 5 +/- acres of vegetated wetlands, potential vernal pools, and non-bordering lands, which were subject to flooding. Layout of roadways and buildings was analyzed for emergency vehicle access using in-house software.

Villas at Old Concord – Billerica, MA

A&M was required to file a 40B Comprehensive Permit application with the local authorities for this proposed 288-unit housing development and compile an Environmental Notification Form for MEPA. The Town of Billerica also required the preparation of a Utility Impact Assessment to determine if the water and sewer capacity were ample for the site. Because the 10.34-acre site was sloped, design work presented a challenge. A&M was able to coordinate the development of this site with other area projects to reduce the mitigation requirements for this Client.

Woburn Heights – Woburn, MA

A&M preformed land surveying services and prepared civil engineering plans for a proposed 167 Unit - 40B apartment complex on North Main Street. Site design suitable for permitting was provided. A&M represented our client at ZBA hearings and also provided extensive consultation with the local City Engineer, City Fire Chief, City Conservation Commission and Board of Health officials. A&M also provided legal testimony at the Massachusetts Housing Appeals Committee (MHAC).

Bullfinch Triangle – Boston, MA

Design and permitting was provided for a mixed use development which includes 17,000 square feet of retail space and 240 residential units with associated parking and site improvements. Permitting efforts included approval from the City of Boston Planning Department, Boston Water and Sewer Commission, Boston Public Improvement Commission and the City of Boston Public Works Department.

The Jefferson at E. Providence – East Providence, RI

Design and permitting services relating to the development of 264-units of luxury apartments and 74 town homes on a 56 acre sand and gravel operation site in E. Providence, RI. Services included property line survey, topographic survey, feasibility study, conceptual plans, and analysis of earthwork impacts and construction costs of various concepts. Our final design plans included dimensional control, grading, utilities, paving and storm water control with all drainage contained completely within the site. Professional services also included preparation of documents and representation at regulatory meetings and hearings for a Zoning, Master Plan, Comprehensive Plan Amendments and Land Development Review. Responsibilities included coordination of other project team members including attorneys, architects, engineers of other disciplines and sub-consultants to ensure the timely and accurate completion of required project tasks.
CIVIL DIVISION
MULTI-FAMILY PROJECT EXPERIENCE

Summit Village – Reading, MA

This project involved site engineering and land surveying for a 132-unit apartment complex which includes a clubhouse and pool. A&M performed a boundary and topographic survey of the 13-acre site, prepared a site feasibility report, prepared a DEP extension permit, and completed the 800' gravity sewerage system, utilities, grading and roadway design to service the proposed project. A&M was also involved with the preparation of exhibits and presentation of the project to the various approving authorities in town. This project was extremely sensitive because of its location and size within the residential area in which it was located.

Recently Completed:

Riverbend on the Charles – Watertown, MA

A&M in partnership with Criterion Development Partners and Cube 3 Studio, LLC provided land survey, wetland delineation, permitting, civil engineering, and construction administration services for Riverbend on the Charles, a 170-unit multi-story residential apartment building built on the banks of the scenic Charles River in Watertown, Massachusetts. The 3.1 acre project site was an abandoned industrial complex located at 271 Pleasant Street. The property was re-zoned in July of 2008 as part of the Pleasant Street Corridor District (PSCD), which allows residential use in the Industrial District.

The site, which presented numerous challenges to the envisioned re-development, was largely within the 100-year floodplain of the Charles River. In order to minimize disturbance to the natural floodplain, approximately half of the building was designed and constructed as a podium structure allowing the floodplain to extend below the building. A&M’s Structural Division provided peer review services for the podium design. A&M’s Civil Division provided site design and extensive permitting including Site Plan, Special Permit, Notice of Intent, Chapter91 and National Pollution Discharge Elimination System (NPDES) General Permit for Construction. The project also incorporated pedestrian connections and improvements to the adjacent Charles River Reservation path.

The Victor – Boston, MA

Allen & Major Associates, Inc. (A&M) in partnership with Simpson Housing, LLP, Heitman LLC, ADD Inc., Copley Wolff Design Group, and Suffolk Construction provided services on The Victor, an 11-story, 286 unit residential development at the corner of Causeway and Beverly Streets in Boston.

Allen & Major Associates, Inc. worked closely with the development team, most notably Simpson Housing LLP and ADD Inc. to prepare the future site of the Victor for development. The parcel was formerly occupied by the elevated portion of the central artery (MA Route 93). As part of the Boston Big Dig project, the central artery was relocated into a tunnel under the subject parcel and runs parallel with the existing tunnel of the MBTA green line. The building straddles both tunnels.

The primary focus of A&M was to coordinate relocation of a 30 inch water main operated by the Boston Water and Sewer Commission as part of the main transmission system for portions of Boston. A&M also worked closely with the City of Boston street lighting division, Public Improvement Commission and Boston Redevelopment Authority to facilitate sidewalk and lighting improvements along the project perimeter as bounded by Haverhill Street, Beverly Street, Valenti Way, and Causeway Street.
CIVIL DIVISION
MULTI-FAMILY PROJECT EXPERIENCE

A&M also provided site infrastructure engineering for ADA accessible grading, sewer collection systems and telecommunications layout.

A&M's Land Surveying Division was involved in every step of the development process. From preparing Existing Conditions plans of the site pre-design to creation of easement plans to allow the proposed building to bear on the newly constructed Central Artery Tunnel. A&M's field crews were the first members of the development team on site. Establishing control points from the original Massachusetts Highway Department Taking Plans and performing field locations of site grades and roadway improvements that had been constructed after the removal of the above ground Central Artery roadways. Once the Existing Conditions were complete the top of the newly constructed Central Artery Tunnel was exposed, A&M's survey division was pressed into action to locate bearing piles on top of the existing tunnel that were designed in anticipation of possible future building design. The plans produced as a result of this survey were the basis for the design of the new existing building.

Once the existing conditions and building support survey was complete and passed onto the architectural and structural teams A&M's Survey Division turned their sites to the legal side of the project. Working with the Attorney's for the development team, the MBTA, City of Boston and Massachusetts Highway Department and Boston Water and Sewer, A&M developed Easement Plans to accommodate existing structures and interests of all these groups. Final Easement Plans were filed and became part of the complicated Easement Agreements that ultimately became the perimeter of the proposed building and site.

As final touches on the new building were completed by ADD, Inc., A&M's Survey Division teamed with Suffolk Construction to provide layout of footings and foundation walls of the proposed building as well as site utilities. A&M was also involved in site monitoring as the building began construction to insure the bearing piles on the Central Arty Tunnel were acting as originally designed and supporting the new construction. A&M was in consent contact with the Contractor and design team reporting on site conditions.

As construction of the new building and site was being completed A&M once again teamed with Simpson Housing LLLP to prepare As-Built and ALTA/ACSM Land Title Survey Plans to allow for final closure and financing of the site. This aspect of the survey required pulling information from all previous phases of the survey work completed on site as well as field location of site features, utilities and the new building. The tight time frame and exacting tolerances of the project require careful attention to detail when preparing the final plans. Closing and financing went off without a hitch.

Lumiere – Medford, MA

A&M in partnership with Criterion Development Partners and Cube 3 Studio provided land survey and civil engineering for this new 276,048 square foot four (4) story residential apartment that features 163 units, ground floor parking garage, swimming pool with sun deck, lounge, clubhouse and fitness center. The site was a 2.15 +/- acre single parcel that housed a former automotive dealership and Brownfield site that poorly represented the neighborhood. Bordering the Mystic River and located across from the Mystic River Reservation, the site offers view of the Boston skyline and direct access to Mystic Valley Parkway and Route 93.
CIVIL DIVISION
MULTI-FAMILY PROJECT EXPERIENCE

A&M’s land survey division completed an ALTA/ACSM Land Title Survey and once complete A&M’s civil division began extensive permitting for the project, beginning with filing a Chapter 91 Permit with the Massachusetts Department of Environmental Protection (MassDEP). Once the project received a negative determination from the DEP, additional permitting was involved and included the Department of Conservation and Recreation (DCR), the City of Medford, and the Massachusetts Water Resource Authority (MWRA). A 20’ MWRA water line was within the five (5) foot limits of the project, and required MWRA approval and multiple site design considerations.

Low Impact Design techniques included elevating the site to minimize soil export, use of pervious asphalt, and utilizing Stormcrete modular porous concrete for walkways. The project has been awarded LEED Certification.

Everly – Wakefield, MA

A&M in partnership with Wood Partners and Cube 3 Architects completed services for the redevelopment of a 1 story industrial building into a 186 unit, multi-story residential apartment building on 5.3 acres just off Exit 42 of I-95/Rte. 128. For this development, A&M offered site surveying, wetland delineation, permitting, civil engineering and landscape architecture. The large scale and the proximity of the proposed development to wetland resource areas posed difficulties including, bordering vegetated wetlands along 3 sides of the property’s perimeter that necessitated the filing of a Notice of Intent. The presence of NHESP Priority Habitat of Rare Species and Estimated Habitat of Rare Wildlife onsite that necessitated the submittal of the NOI to NHESP and the Wakefield Conservation Commission and compliance with the Massachusetts Endangered Species Act (MESA).

A&M’s site surveying and environmental consulting departments coordinated to delineate wetland resource areas and develop an existing site plan. A&M’s extensive permitting and cooperation with state and local environmental departments made possible the execution of collaborative design between A&M’s civil engineers and the development team.
STRUCTURAL DIVISION
MULTIFAMILY PROJECT EXPERIENCE

87 Waite Street Apartment Building - Malden, MA
A&M provided structural design for this six (6) story steel frame structure supporting pre-cast hollow core floor planks. The building’s lateral design was the highlight of this project, as architectural and site constraints limited the amount and type of lateral bracing to be used for a seismic event. Other responsibilities included the production of working drawings in AutoCAD, computer aided structural design with StadaIII, and compilation of design calculations for submission for Peer Review as required by the local building code.

Jamieson Apartment Building - Woburn, MA
Services for this six (6) story apartment building included preliminary structural design alternatives and comparative cost estimates, final design, construction document preparation, construction observation and administration services. The building featured a concrete block shear wall and pre-cast concrete floor/roof plank system. Parking was provided at grade under a portion of the building.

Malden Crossing - Medford, MA
This project encompassed a ten (10) story structural steel framed apartment building with parking below. Project challenges included a pile and grade beam foundation designed to support lateral loads with no structural ground floor slab available to be used as a structural diaphragm. The building superstructure was designed utilizing a lateral framing system with movement resisting and braced frames. The project was successfully designed with a cost effective system that achieved all project goals.

Oakmont Apartments – Southbridge, MA
This 72 - unit apartment building was designed utilizing a concrete masonry shear wall system and pre-stressed, hollow core concrete plank floor system. The six (6) story building was designed on a fast track schedule to accommodate project financial goals. Advance planning and responsive construction administration assured that the project was successfully completed on time.

Cobble Hill Apartments – Somerville, MA
The six (6) story structural steel framed apartment building was designed utilizing structural steel framing and pre-cast, hollow core, floor planks. The project featured an open two (2) story lobby with overlooking hallway balconies. The project objective of providing an economical, well designed structure was accomplished through value engineering of various design options during the schematic design and design development phases of the project.

Granite Knoll - Wakefield, MA
Design of a four (4) story apartment building with parking garage below was provided. The building design featured structural concrete and steel framed first floor level that served as a platform on which the apartment building was constructed utilizing a wood framed shear wall system. The project utilized panelized wall systems that were successfully implemented into the project with construction review and consultation service provided by A&M.

The Lodge at Stoughton, Stoughton, MA
A&M performed complete structural design on this 240 - unit multifamily residential development consisting of four (4), four (4) story buildings with associated common buildings and garages. Structural systems included prefabricated trusses, prefabricated wall panels, light framed shear walls and continuous tie-down assemblies for uplift resistance.
STRUCTURAL DIVISION
MULTIFAMILY PROJECT EXPERIENCE

Lombard Farm, W. Barnstable, MA
A&M served as the structural engineer of record on this 12 - unit senior housing development. The two (2) story building utilized engineered wood I-joist floor framing with prefabricated wall panels and roof trusses. Engineered wood structural panels were utilized as a tie between floors at exterior walls to eliminate the need for conventional metal straps for roof uplift pressures.

Lenox Farms Apartments, Braintree, MA
This multi-family development consists of townhouses and garden style buildings making up the forty one (41) total buildings on the site. A&M served as the client’s local structural engineer to assist in the structural permitting and value engineering process. A&M’s experience in field observation on similar projects was valuable in recommending changes to structural details that were both constructible and cost efficient.

The Jefferson, Multiple Locations
The Jefferson at Washington Crossing, Woburn, MA
The Jefferson at Salem Station, Salem, MA
The Jefferson at Marlboro, Marlboro, MA
The Jefferson at Dedham, Dedham, MA
The Jefferson at Bellingham, Bellingham, MA

A&M served as the client’s local, structural engineer to assist in the structural permitting of each project and to provide construction control in accordance with the Massachusetts State Building Code (MSBC). An independent structural engineering review or Peer Review was completed for each project.

Structural construction control and field engineering services were provided on a regular basis throughout the project. A&M was involved in all aspects of the structural observations including foundations, wood framing and hardware and shear wall fastenings. As conflicts arose, A&M served as the field engineer to coordinate any field deviations in the work between the framer and structural engineer of record. These duties typically required A&M to assess conflicts in the field and devise details that satisfied both parties.

Multifamily Developments, Multiple Locations
The Villas at Old Concord, Billerica MA
The Villas II at Old Concord, Billerica, MA
The Ridge at Blue Hills, Braintree, MA
The Lodge at Foxboro, Foxboro, MA
Lenox Farms Apartments, Braintree, MA

A&M served as the structural engineer of record and provided assistance in the structural permitting of each project and to provide construction control in accordance with the Massachusetts State Building Code (MSBC). An independent structural engineering review or Peer Review was completed for each project.

Structural construction control and field engineering services were provided on a regular basis throughout the project. A&M was involved in all aspects of the structural observations including foundations, wood framing, and hardware and shear wall fastenings. As conflicts arose, A&M served as the field engineer to coordinate any field deviations in the work between the framer and structural engineer of record. These duties typically required A&M to assess conflicts in the field and devise details that satisfied both parties.
STRUCTURAL DIVISION
MULTIFAMILY PROJECT EXPERIENCE

ALTA at Brigham Square, Arlington, MA
The structural design services included the building design and an analysis of the existing site retaining walls and bridge for this 135,000 square foot, 116 - unit multifamily residential development. It provided 3,500 square feet of ground-level retail space, 84 surface parking spaces and 89 garage-level spaces. The building design consists of a four (4) story wood framed residential construction over a one (1) level parking area. The design is accomplished with a free standing structural steel frame and elevated concrete slab “podium”, which supports the four (4) story wood-framed residential building. Construction administration services were also provided.

ALTA at Legacy Farms, Hopkinton, MA
A&M provided structural schematic design, design development, construction documents and construction administration for this 240 - unit multi-family project that consists of six (6) 42,900 square foot, three (3) story wood framed buildings, one 28,200 square foot, three (3) story wood framed building, one 4,800 square foot, one (1) story wood framed clubhouse and seven, 1,800 square foot, one (1) story wood framed garages. The structures were constructed using prefabricated wood floor and roof trusses supported on conventional shallow depth spread & strip footings. The 42,900 sq. ft. buildings were stepped to accommodate the grade differential. Wood structural panel shear walls were utilized for the lateral force resisting system.

321 Washington Street, Dedham, MA
A&M provided structural design services, construction documents and construction administration for this four (4) story mixed-use building which includes 27 - units totaling 8,500 square feet of space on the 2nd, 3rd and 4th floor. A partial basement was also designed which includes 2,900 square feet of basement commercial, mechanical and storage space, 5,600 square feet of parking at grade under the building and 2,900 square feet of 1st floor commercial space. The ground water elevation exceeds the basement floor elevation therefore a structural mat slab with waterproofing was used to resist hydrostatic pressures in lieu of a permanent groundwater control system.

Mallory Ridge, Bloomfield, CT
Mallory Ridge is a 78 - unit Class A garden style multi-family residential development that includes four separate buildings and as well as a club house. A&M provided foundation permit documents including assisting the client in determination of structural wood framing systems to be utilized, coordination of framing spans and supports with architectural schematic floor plans and developing building loads in accordance with structural provisions of Connecticut State Building Code (CSBC).

Exchange Street, Malden, MA
A&M provided structural design development, construction documents and construction administration for this 210-unit multifamily development. Two (2) individual buildings were constructed on conventional spread footing foundations with the use of rammed aggregate piers ground improvements due to unsuitable soil conditions. Grade beams were utilized to support the superstructure without disturbing the MWRA and spot pond brook easements located below the single level first floor parking garage. The second floor “podium” was designed using steel framing and an elevated concrete slab construction. Five (5) floors of residential apartment units are constructed above the “podium” second floor slab and are wood framed, Type III-A construction.
STRUCTURAL DIVISION
MULTIFAMILY PROJECT EXPERIENCE

Rumney Marsh, Revere, MA
Structural design services including construction documents and construction administration were provided for two (2), five (5) story 75,000 square foot residential apartment buildings and one five (5) story 84,000 square foot building. Pre-fabricated floor and roof trusses and wood shear panel walls were utilized for the construction. Unsuitable soil conditions required the use of rammed aggregate piers.

St. Mark School Redevelopment, Cranston, RI
A&M provided structural design services, construction documents and construction administration for this three (3) story 40,000 square foot wood-framed multi-family development. The structure was supported on a steel framed composite construction podium with a 13,500 square foot garage below. Pre-fabricated floor and roof trusses and wood structural panel shear walls were used for the wood framed structure. Fifty percent of the parking was below grade so concrete retaining walls were used to support the super structure.

Windsor Station, Windsor, CT
Windsor Station is comprised of two (2), four (4) story wood framed multi-family residential buildings. The Ellsworth building is a 90 - unit building comprising 82,129 total square feet and the McLean building is a 40 - unit building comprising 42,965 total square feet. A&M provided structural design and construction services for both buildings. The four (4) story wood framed structures were constructed on conventional strip and spread footings which utilized deep dynamic ground improvements due to unsuitable soil conditions. The McLean building utilized a partial structural steel podium due to flood plain issues.

Tidewater at Salisbury, Salisbury MA
Tidewater at Salisbury is a 210 - unit garden style multi-family residential development that includes four separate residential buildings, a club house and in ground pool. Each residential building consisted three wood framed floors supported by a steel and concrete framed first floor “podium” over a below grade parking garage. The foundations for the buildings, pool and site structures were conventional reinforced concrete elements supported by grouted and un-grouted ram aggregate pier ground improvement drilled through unsuitable soils. A&M provided structural design development, construction documents and construction administration services for all building and site structures.
ROBERT P. CLARKE, PLA, ASLA – PRINCIPAL

BIO:
Bob Clarke serves as Principal-in-Charge of both civil engineering and landscape architectural projects. Bob’s approach to site development is differentiating. As a landscape architect, his approach to a project always starts with the aspiration to preserve and rehabilitate the natural environment while demonstrating his commitment to create exceptional and enduring spaces. As a civil engineer, his ability to see creative solutions to site constraints, work within limited budgets and time sensitive deadlines, and navigate the complex state and local permitting process minimizes the pressure that is part of the decision making process for the client. Combined, both approaches allow for exploration of design solutions that can advance projects beyond the typical or expected.

His extensive experience in both site development and landscape architecture is illustrated in his broad breadth of projects including master planning, urban design, stormwater mitigation, corporate and institutional landscapes, wetland replication and several award winning projects highlighting both disciplines.

Bob holds a Bachelor of Science in Landscape Architecture from the University of Massachusetts, Amherst and is registered as a Professional Landscape Architect (PLA) in Massachusetts, New Hampshire and Rhode Island. He is also a Member of the American Society of Landscape Architects (ASLA) and a Council of Landscape Architectural Registration Boards (CLARB) Certified Landscape Architect.

REPRESENTATIVE PROJECTS:

Residential:
- Stone Place and 2 Washington Street – Melrose, MA
- The Jefferson at Westford – Westford, MA
- Tidewater at Salisbury – Salisbury, MA

Commercial:
- Enterprise Bank—Pelham, NH (NH ASCE Outstanding Civil Engineering Project of the Year 2012)
- Market Basket – Hooksett, NH
- Super Walmart – Saugus, MA
- CVS Corporate Campus – Cumberland/Woonsocket, RI
- Trade Center 128 – Woburn, MA (LEED Gold Certified)

Institutional:
- Winchester Hospital Healing Garden – Winchester, MA (ACEC MA 2014 Bronze Award for Outstanding Professional Design Excellence)
- Southern NH Medical Centers – Various Locations

Hospitality:
- The Chelsea Residence Inn by Marriott – Chelsea, MA (City of Chelsea Project of the Year 2012)

Municipal:
- City of Manchester Master Plan – Manchester, NH

Specialty:
- Indian Ridge Country Club – Andover, MA
- Wiggins Airway Hanger Addition – Manchester, NH
TIMOTHY J. WILLIAMS, PE – PRINCIPAL

BIO:
Tim Williams serves as Principal-in-Charge of the Woburn Civil Engineering Division. Tim’s extensive background includes planning, design and permitting of numerous public, municipal and private sector projects. He has been responsible for preliminary design through construction administration on large scale projects ranging from commercial/mixed use to residential, industrial and including infrastructure. Tim’s diverse background also includes specification writing, quantity cost estimation, field studies, investigations and analysis as well as construction observation and administration of final designs.

Recognized for his expertise and ability, he has managed the design efforts for some of the most significant projects within the firm including Legacy Place in Dedham, an award winning open air lifestyle retail center that was one of the largest mixed-use developments in the Northeast.

Tim holds a Bachelor of Science in Engineering from Central Connecticut State University and is registered as a Professional Engineer (PE) in Massachusetts, New Hampshire and Connecticut. He is also a Member of the American Society of Civil Engineers (ASCE) and the Boston Society of Civil Engineers (BSCE).

REPRESENTATIVE PROJECTS:

Residential:
- Bullfinch Triangle – Boston, MA
- ALTA Brigham Square – Arlington, MA
- Residences on the Charles – Watertown, MA
- Summit Village – Reading, MA

Commercial:
- Legacy Place – Dedham, MA (NH ASCE Outstanding Civil Engineering Project of the Year 2012)
- Walmart Supercenter – Northbridge, MA
- Oxford Crossing – Oxford, MA
- Shoppes at Lennox – Lennox, MA
- Marketplace at Augusta – Augusta, ME

Institutional:
- Winchester Hospital Center for Cancer Care and Ambulatory Surgery Center – Winchester, MA (ACEC MA 2014 Bronze Award for Outstanding Professional Design Excellence)
- Brightview Billerica – Billerica, MA
- Hathorne Hill Care and Rehabilitation Center – Danvers, MA

Municipal:
- Department of Housing and Community Development (DHCD) – Various locations.
- Department of Community Asset Management (DCAM) – Various locations.
- Massachusetts Department of Transportation (MassDOT)

Specialty:
- Logan ConRAC – Boston, MA

E-mail: twilliams@allenmajor.com
KEVIN J. KIERNAN, PLS – PRINCIPAL

BIO:

Kevin Kiernan serves as Principal-in-Charge of the Land Survey Division. Kevin has conducted, managed, and/or supervised over 1,500 survey projects in the New England area. Kevin applies this experience and his design capabilities to each project yielding cost savings by anticipating risks. His skills in all aspects of survey design are beneficial when working with complex legal, regulatory, and technical issues. His projects have encompassed institutional, commercial, industrial, and residential developments and properties.

Kevin’s experience not only includes topographic and property line surveys, but also boundary control, ALTA/ACSM land title surveys, easement plans, and street surveys. He has examined, interpreted, and recorded deeds for right-of-ways, land taking, tract disposition plans, and field surveys.

Kevin holds an Associate’s degree in Civil Engineering Construction from Wentworth Institute of Technology in Boston and is registered as a Professional Land Surveyor (PLS) in Massachusetts, and Rhode Island. He is a Member of the Massachusetts Association of Land Surveyors and Civil Engineers (MALSC), Rhode Island Society of Professional Engineers, New Hampshire Land Surveyor’s Association and American Congress on Surveying and Mapping.

REPRESENTATIVE PROJECTS:

Residential:
- Oak Point – Middleboro, MA
- The Victor – Boston, MA
- ALTA at Legacy Farms – Hopkinton, MA

Commercial:
- Legacy Place – Dedham, MA (NH ASCE Outstanding Civil Engineering Project of the Year 2012)
- CVS Caremark Corporate Campus – Cumberland/Woonsocket, RI
- Cambridge Center – Various Sites, Cambridge, MA
- Market Basket – Hooksett, NH

Institutional:
- Winchester Hospital Center for Cancer Care and Ambulatory Surgery Center – Winchester, MA (ACEC MA 2014 Bronze Award for Outstanding Professional Design Excellence)
- Brightview Billerica – Billerica, MA
- Hathorne Hill Care and Rehabilitation Center – Danvers, MA

Municipal:
- Department of Housing and Community Development (DHCD) – Various locations.
- Department of Community Asset Management (DCAM) – Various locations.
- Massachusetts Department of Transportation (MassDOT)
- Department of Conservation and Recreation (DCR) – Various locations.

Specialty:
- FBI Forensic Survey – Watertown, MA

www.allenmajor.com  E-mail: kkiernan@allenmajor.com
THE VICTOR – BOSTON, MA

PROJECT HIGHLIGHTS:

- **Part of an urban revitalization**, The Victor boasts 286 apartments, including 56 penthouse apartments and 17,000 square feet (SF) of retail space on the ground level.

- The parcel was formerly occupied by the elevated portion of the central artery (MA Route 93). As part of the Boston Big Dig project, the central artery was relocated into a tunnel under the subject parcel and runs parallel with the existing tunnel of the MBTA green line. The building straddles both tunnels.

- The primary focus of A&M’s Civil Division was to coordinate relocation of a 30 inch water main operated by the Boston Water and Sewer Commission as part of the main transmission system for portions of Boston.

- Additional civil engineering services include sidewalk and lighting improvements along the project perimeter, and site infrastructure engineering for ADA accessible grading, sewer collection systems and telecommunications layout.

- Extensive land surveying services were provided including:
  - Preparing Existing Conditions plans of the site pre-design, to create an easement plan which would allow the proposed building to bear on the newly constructed Central Artery Tunnel.
  - Establishing control points from the original Massachusetts Highway Department Taking Plans and performed field locations of site grades and roadway improvements that had been constructed after the removal of the above ground Central Artery roadways.
  - Locating bearing piles on top of the existing tunnel that were designed in anticipation of possible future building design once the top of the newly constructed Central Artery Tunnel was exposed.
  - Assisting the Attorney’s for the development team, the MBTA, City of Boston and Massachusetts Highway Department and Boston Water and Sewer to develop Easement Plans to accommodate existing structures and interests of all these groups.
  - Layout of footings and foundation walls of the proposed building as well as site utilities and As-Built and ALTA/ACSM Land Title Survey Plans to allow for final closure and financing of the site.
RIVERBEND ON THE CHARLES – WATERTOWN, MA

PROJECT HIGHLIGHTS:

A&M in partnership with Criterion Development Partners and Cube 3 Studio, LLC has completed services for Riverbend on the Charles, a 135-unit multi-story residential apartment building built on the banks of the scenic Charles River in Watertown, Massachusetts. The 3.1 acre project site was an abandoned industrial complex located at 271 Pleasant Street. The property was re-zoned in July of 2008 as part of the Pleasant Street Corridor District (PSCD), which allows residential use in the Industrial District.

The site, which presented numerous challenges to the envisioned re-development, was largely within the 100-year floodplain of the Charles River. In order to minimize disturbance to the natural floodplain, approximately half of the building was designed and constructed as a podium structure allowing the floodplain to extend below the building. A&M’s Structural Division provided peer review services for the podium design. A&M’s Civil Division provided site design and extensive permitting including Site Plan, Special Permit, Notice of Intent, Chapter 91 and National Pollution Discharge Elimination System (NPDES) General Permit for Construction. The project also incorporated pedestrian connections and improvements to the adjacent Charles River Reservation path.
PROJECT HIGHLIGHTS:

- Provided structural schematic design, design development, construction documents and construction administration. The multiple building project included 240 units, a clubhouse and garages encompassing:
  - Six—42,900 sq. ft. ±, three-story, wood framed buildings.
  - One—28,200 sq. ft. ±, three-story, wood framed building.
  - One—4,800 sq. ft. ±, one-story, wood framed clubhouse.
  - Seven—1,800 sq. ft. ±, one-story, wood framed garages.

- The structures were constructed using pre-fabricated wood floor and roof trusses supported on conventional shallow depth spread & strip footings.

- The 42,900 sq. ft. buildings were stepped to accommodate the grade differential.

- Wood structural panel shear walls were utilized for the lateral force resisting system.
LUMIERE – MEDFORD, MA

PROJECT HIGHLIGHTS:
A&M in partnership with Criterion Development Partners and Cube 3 Studio provided land survey and civil engineering for this new 276,048 square foot four (4) story residential apartment that features 163 units, ground floor parking garage, swimming pool with sun deck, lounge, clubhouse and fitness center.

The site was a 2.15 +/- acre single parcel that housed a former automotive dealership and Brownfield site that poorly represented the neighborhood. Bordering the Mystic River and located across from the Mystic River Reservation, the site offers view of the Boston skyline and direct access to Mystic Valley Parkway and Route 93.

A&M’s land survey division completed an ALTA/ACSM Land Title Survey and once complete A&M’s civil division began extensive permitting for the project, beginning with filing a Chapter 91 Permit with the Massachusetts Department of Environmental Protection (MassDEP). Once the project received a negative determination from the DEP, additional permitting was involved and included the Department of Conservation and Recreation (DCR), the City of Medford, and the Massachusetts Water Resource Authority (MWRA). A 20’ MWRA water line was within the five (5) foot limits of the project, and required MWRA approval and multiple site design considerations.

Low Impact Design techniques included elevating the site to minimize soil export, use of pervious asphalt, and utilizing Stormcrete modular porous concrete for walkways. The project has been awarded LEED Certification.
ORION STUDENT HOUSING – DURHAM, NH

PROJECT HIGHLIGHTS:

Land survey, civil and structural engineering and landscape architectural services were provided for the redevelopment of 25-35 Main Street in Durham, NH, near the campus of the University of New Hampshire. The project includes 52 full amenity apartments with 179 beds, and 8,800 square feet (sq) of commercial space. The project is a working example of compact design, highlighted by the mixing of residential and commercial to promote walkable communities. The project is part of both the Town of Durham’s Historic District and the Central Business District. The site redevelopment includes renovating and rehabilitating 25 and 35 Main Street, demolishing/abatement of 27 and 29 Main Street, demolishing the barn in the rear, and the construction of (4) new wood framed buildings. Fronting on Main Street will be the two existing buildings and two new proposed buildings as well as a portion of building “A”. Building A is a 3-story, mixed-use building with a 2-story commercial suite in the front and multi-family residential to the back. Building “B”, the largest of the buildings, is set to the rear of the site in order to maintain the historic nature of Main Street. Building B is a new, 3-story, multi-family residential building over a partial full-height basement. This building will contain 36 residential units including 1, 3 and 4 bedroom configurations, commercial suite in the front and multi-family residential to the back. Building “B”, the largest of the buildings, is set to the rear of the site in order to maintain the historic nature of Main Street. Building B is a new, 3-story, multi-family residential building over a partial full-height basement. This building will contain 36 residential units including 1, 3 and 4 bedroom configurations.
ALTA BRIGHAM SQUARE – ARLINGTON, MA

PROJECT HIGHLIGHTS:

- Extensive local and State permitting approvals were obtained including Conservation Commission, Architectural Redevelopment Board, Zoning Board of Appeals and the Massachusetts Water Resource Authority.

- Additional flood storage capacity for the brook (increasing flood storage capacity at greater than 2:1 by adding 26,062 additional cubic feet of storage) was provided.

- A&M provided improved stormwater drainage on the parcel, reducing impervious areas on the property by 0.75 acres or a 24% reduction.

- Landscape architectural features in the courtyard and the upper retail plaza connected to the bike path include numerous wooden pergolas, stone veneer sitting walls, unique plantings, a fire pit, a barbeque grill area, exterior furniture, and interesting stone paving patterns.

- Environmental design included a planted wet water quality swale to capture and treat stormwater runoff. The swale is specifically engineered to perform pollutant removal functions but is uniquely designed so it also becomes a landscape feature.

- The structural design services included the building design and an analysis of the existing site retaining walls and bridge.

- The building design incorporated 116 – units in a four (4) story wood framed building over a one (1) level parking area.

- The design was accomplished with a free standing structural steel frame and elevated concrete slab “podium”, which supports the four story wood framed building.
**PROJECT HIGHLIGHTS:**

- *A&M provided Land Survey, Civil and Structural Engineering services for this project located on an abandoned go-cart track.*

- *Consists of four (4) individual residential buildings with a total of 210-units, a clubhouse and in-ground pool.*

- *Each building consists of three (3) wood framed floors supported by a steel and concrete framed first floor “podium” over a below grade parking garage.*

- *The foundations for the buildings, pool and site structures were conventional reinforced concrete elements supported by grouted and un-grouted ram aggregate piers drilled through unsuitable soils.*

- *Civil site design and permitting included a Fill Permit Application with the Salisbury Board of Selectman, MassDOT State Highway Access Permit Application (plans and coordination) and a National Pollution Discharge Elimination Systems (NPDES) Construction General Permit.*

- *Construction documents as well as construction administration services were provided.*
VANASSE & ASSOCIATES, INC.
Transportation Engineers and Planners
35 N.E. Business Center Drive, Suite 140
Andover, MA 01810
Tel: (978) 474-8800

CORPORATE PROFILE

Vanasse & Associates, Inc. (VAI) is a 20-person Traffic Engineering and Transportation Planning firm specializing in land development, transportation planning, traffic engineering and highway/roadway design. VAI is a privately held partnership headquartered in Andover, Massachusetts, and was founded in 1990 by Robert D. Vanasse, P.E., a leader in the transportation engineering field with over forty years of professional experience. The firm is owned and managed by F. Giles Ham, P.E., Jeffrey S. Dirk, P.E., PTOE, and Stephen M. Boudreau, P.E., who have significant collective experience and depth of knowledge in the fields of Traffic Engineering, Transportation Planning and Roadway Design, and a proven record of successfully managing complex projects for private, municipal and institutional clients.

Setting an industry standard for service and technical excellence, VAI serves a broad spectrum of clients comprising private industry and public agencies. Privately sponsored projects range from transportation planning for land development projects, to environmental impact studies and state and local permitting for major commercial and residential developments and sporting and event facilities. Public sector efforts include professional review services for cities and towns; parking studies; transportation master plans; roadway corridor studies; traffic signal system and roadway design; safety evaluations and studies; and evaluation of transportation plans for consistency with local zoning, state and community master plans and capital expenditure planning goals.

VAI provides a full complement of transportation planning and design services for public and private sector clients. These include traffic impact assessments; access planning; highway route location analyses; corridor, parking, and pedestrian studies; transportation modeling; roadway safety evaluations and traffic signal system and roadway design. On behalf of municipal clients, VAI has undertaken traffic impact assessments and peer reviews of privately proposed development projects such as major retail centers, residential and industrial developments and office parks. State transportation planning agencies have retained VAI to conduct area-wide land-use planning and zoning studies relating traffic use and impacts.

The breadth of VAI’s professional engineering staff's expertise enables VAI to advance a project from the conceptual planning, environmental analysis, and community coordination phases, to project cost assessment, value engineering, detailed design and construction management. VAI is engaged in projects of varying size and complexity, and is experienced in completing projects and professional review services requiring coordination with multiple parties and agencies within defined schedules. All services completed by VAI are performed under the direction of a Professional Engineer licensed in the applicable jurisdiction with demonstrated experience in the fields of Traffic Engineering and Transportation Planning.

COMPANY DISCIPLINES

TRANSPORTATION PLANNING
• Traffic Access Planning
• Highway Planning
• Peer Reviews
• Transportation Corridor Studies
• Parking Studies
• Institutional Transportation Master Plans
• Pedestrian Studies
• Environmental Studies

TRAFFIC ENGINEERING
• Highway Engineering
• Traffic Signal Engineering
• Signal Systems Engineering
• Utilities Engineering
• Construction Documents and Estimates
• Permits and Approvals
• Construction Management and Inspection
• Construction Compliance Certifications

LAND DEVELOPMENT
• Traffic Feasibility and Sizing Studies
• Traffic Impact and Access Studies
• Transportation Planning
• Access and Circulation Planning
• Environmental Impact Reports and Statements
• Approval and Permit Acquisition

EXPERT TESTIMONY
• Court Testimony and Support Services
• Public Agency Testimony
• Expert Witness and Opinion Work
WORK HISTORY

Berardi Properties LLC
Waban, Ma
2009- Present

Owner

Berardi Properties LLC owns and manages a large number of commercial and residential properties throughout Massachusetts. The building sizes range from 5,000 SF to 80,000 SF. Most of the properties in the portfolio were either renovated or new construction.

JDC DEMOLITION COMPANY INC. (Subsidiary of J. Derenzo Company)
Boston, MA
Dec 2012- Present

President

100% involved in every aspect of the company from finances, estimating, budgets, operations, purchasing, project management, business development/public relations and most importantly growing the business and building the infrastructure to support the growth in the most efficient, safe and cost saving manner.

NASDI, LLC (Company of Great Lakes Dredge & Dock Stock Symbol - GLDD)
Waltham, MA
May 1, 2001 to April 30, 2011

President

100% involved in every aspect of the company from finances, estimating, budgets, operations, purchasing, project management, safety and business development/public relations.

As a veteran of the demolition market, I operated North American Site Developers, Inc. ("NASDI") as President from 1992 (founded in 1976), and grew NASDI into one of the most prominent and successful demolition, asbestos removal and remediation companies in the Northeast and throughout the United States. From 1992 I continued to guide NASDI for over 9 years and, on May 1, 2001, the company was acquired by a large private corporation named Great Lakes Dredge & Dock (GLDD) and I remained on as President. In 2006 GLDD became a publicly traded company and North American Site Developers, Inc. name was changed to NASDI, LLC. I know first-hand what it means to be part of building a business from the ground up, the passion and above nothing else the safety aspect that comes with running a demolition company. On April 30, 2011 I retired from NASDI, LLC.
NORTH AMERICAN SITE DEVELOPERS, INC (NASDI)
Allston, MA
January 1, 1993 to April 30, 2001

President/Owner

Responsible for the start-up and on-going aspects of the daily operations involved in this demolition company including accounting, project management, on site supervision of subcontractors, contract negotiations and marketing.

100% involved in every aspect of the company from finances, estimating, budgets, operations, purchasing, project management and business development/public relations.

North American Site Developers Inc. (NASDI) was sold to Great Lakes Dredge and Dock the largest dredging company in the United States on April 30, 2001.

INTERNATIONAL BUSINESS MACHINES (IBM)
Kingston, NY
July 1, 1982 to December 31, 1992

Software Engineer

Lead Software Engineer for the software development and support of VM/370.

EDUCATION

Boston University
Computer Science
Boston, Ma
Sep 1978 to May 1982

Bentley College
Computer Science (6 month program - night school)
Waltham, MA
Sep 1978 to Feb 1979

Accomplishments:

- IBM 1 Mean Service Award
- IBM 3 Location Awards

REFERENCES

See attached
DAVID D. CALHOUN
Real Estate Development and Construction Professional
PO Box 1674, Duxbury, Ma. 02332
Cell Phone: 617.947.9587
dkbeachisland@comcast.net

Overview
Twenty-eight years and over three billion of Real Estate Development and Construction experience. Strong negotiation, acquisition, government and public relations skills. Proven track record in successfully managing the development process for multiple projects while consistently meeting budgets, deadlines, and client expectations. Resourceful and dependable leadership during the entire project lifecycle - exercising sound judgment, while leveraging experience to deliver high quality services efficiently. Excellent working relationships with Architects, Brokers, DEP, BRA, Contractors, Civil Consultants, as well as Lobbyists for facilitating development in Massachusetts. Remain the record holder for the “highest entitled only/ raw land” sales in Massachusetts suburban market with sale to ING for 17mil and Zero Penn Site (summer 2014) for 10.4mil. Currently sourcing new apartment sites representing a potential for 1200 plus units.

Professional Experience
Founder Layline Ventures 2011- Present
Consulting firm providing development, acquisition, re-positioning and sale of property services.

Recent Assignments:
-Zero Penn Street Quincy- took a vacant retail site of 100,000sf created a re-development concept for 200 units of market rate transit orientated apartments, Re-zoned, sourced a broker and buyer and sold the permitted site to Boston Andes and CC+F for approx 10.4mil. Twenty-four month process - start to closing.

-Electric Ave Brighton- re-positioned 3-acre industrial site for 250 apartments and worked with Brokers to source two buyers over 11mil subject to permits. Now working with owner currently on new development approach to create 350 units and exceed 1-1 parking. Reviewing permit/marketing strategy with goal to increase land value to over 17mil.

-Great Pond Residences Randolph- re-positioned Hotel site for 234 market-rate apartments—closing April 2015.

-Barnstable Conservation land sale- undeveloped site held by a Family Trust for 40 years with no real value due to access. Demonstrated value to conservation group and sold the property for approx $400,000 to Barnstable Conservation Land Trust. Start to finish 5 months.

Founder Taylor Caldwell Developers 2003-Present
Principal in Charge of Real Estate Development and Holding Group.
Noted Developments:
• Cedarmere Cohasset, MA – acquired at risk 41 acres in Cohasset in 2003 for $2.6million, permitted for 105 units including design and permitting of onsite wastewater treatment facility and negotiated sale to ING/Leggat McCall for $17 million (acquisition to sale less than 22 months)
• Great Pond Commerce Center, Randolph, MA – created partnership to revitalize
the former Dunkin Donuts Headquarters – including renovation and lease up of 105,000 square feet in 14 months. Worked with Town of Randolph to rezone area to allow for Hotel Development and Market Rate Apartments.

**Peabody Construction Co., Inc.  1997-2003**  
*Vice President of Purchasing*
Responsible for the negotiation of over two billion dollars in contracts for such noted projects as the Basketball Hall of Fame, Archstone Communities Stamford Ct., Boston Red Sox Affiliate Lowell Spinners Riverwalk Stadium, Massachusetts Museum of Contemporary Art…. With numerous other public and private facilities ranging from underground Transit Stations to Schools and Hospitals to The Replacement of the Central Cooling and Heating Plant servicing all of Logan International Airport.

**RW Granger and Sons, Inc.  1985-1997**  
*Vice President of Purchasing*
Key responsibilities included purchasing over one billion dollars worth of construction and private development.

**Fireman’s Fund Insurance  1984-1985**  
*Loss Control Engineer*
Evaluated commercial risks in Eastern Massachusetts, Rhode Island, and Cape Cod and the Islands

**Education**  
*Special Training:*  
U.S. Coast Guard Flight Training Center, Mobile, AL: Leadership School, Introductory Flight Training and Search and Rescue School U.S. Naval Training Center, Philadelphia, PA: Firefighting, Damage Control & Nuclear, Biological and Chemical Warfare School
### 6.2 APPLICANT ENTITY 40B EXPERIENCE

<table>
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<th>40B Project</th>
<th>Team Member</th>
<th>Role</th>
<th>Municipality</th>
<th>Number of Units [Type]</th>
<th>Year Completed</th>
<th>Cost Cert. Submitted</th>
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See Section for Qualifications of +30 Projects
6.3 APPLICATION'S CERTIFICATIONS

See Application Pages 22-25