

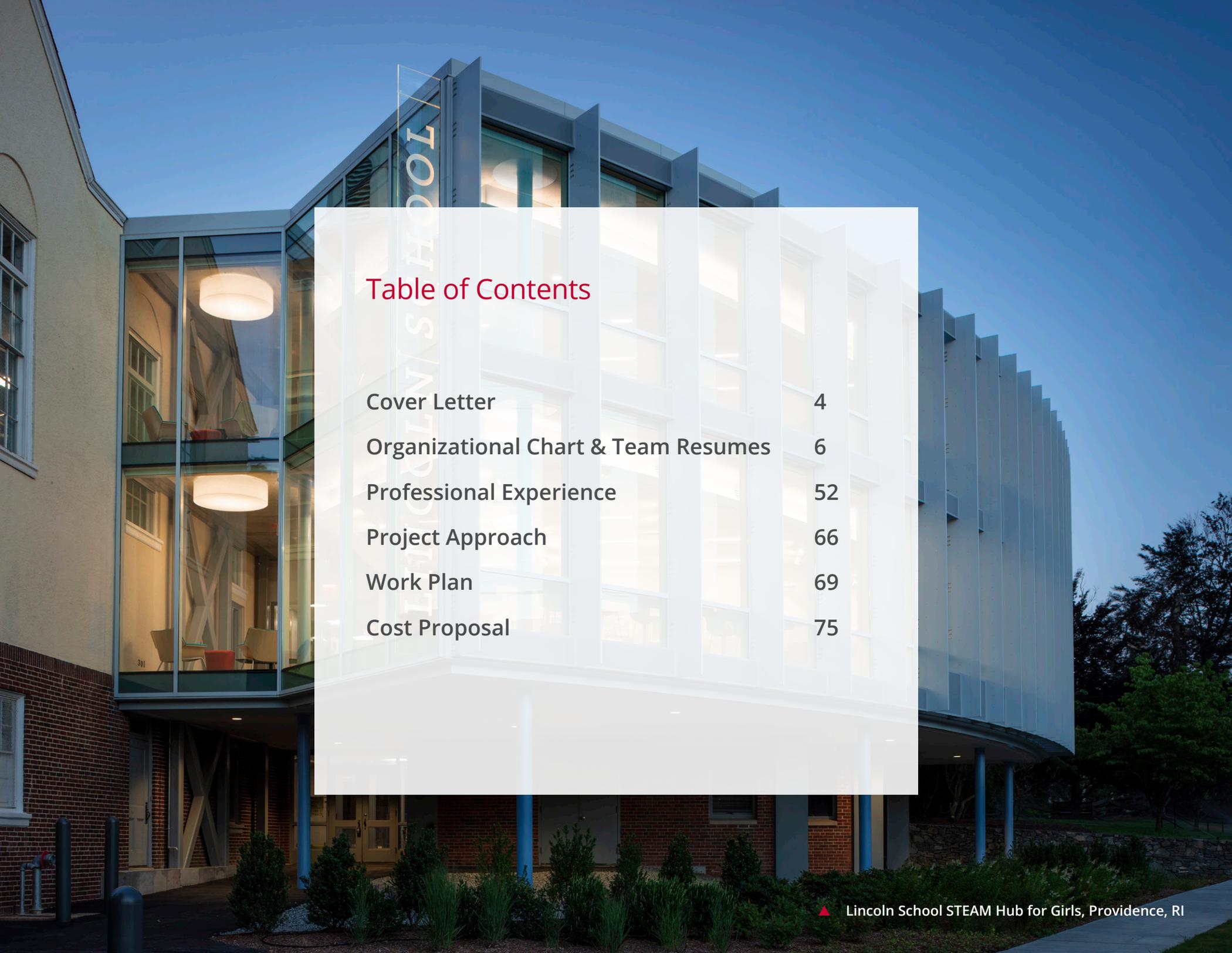


# Proposal for Rhode Island Nurses Institute Middle College Educational Facility Planning

January 28, 2021 | 12:00 PM





A photograph of the Lincoln School STEAM Hub for Girls building at dusk. The building features a modern design with a brick base and a glass-enclosed upper section. The interior lights are on, and the sky is a deep blue. A white semi-transparent box is overlaid on the center of the image, containing the Table of Contents.

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**ARCHITECTS**

Lerner Ladds Bartels

January 28, 2021

Dr. Pamela L. McCue  
Chief Executive Officer  
Rhode Island Nurses Institute  
Middle College  
150 Washington, St  
Providence, RI 02903

Re: Proposal for Rhode Island  
Nurses Institute Middle  
College Education Facility  
Planning

**Lerner Ladds Bartels**  
161 Exchange St. 4th Floor  
Pawtucket, RI 02860  
401.421.7715

40 Southbridge St. Suite 303  
Worcester, MA 01608  
508.556.4648

[www.llbarch.com](http://www.llbarch.com)

Dear Dr. McCue and members of the Rhode Island Nurses Institute Middle College community,

On behalf of LLB Architects, we are pleased to forward our proposal for educational facilities master planning, assessment, and design services for a new home for the expanding Rhode Island Nurses Institute Middle College's grades 9-12 school. We understand that RINI is at an exciting moment - it is poised for growth that will expand its reach and allow the school to more fully realize its mission. As we learned more about your school, we were inspired by its mission and by the stories of its graduates, like Dwight Osborne who said RINI was "just perfect for me" and Jai Ana Baker who became an inspiration for her family.

Based on our review of the RFP and addendum, we believe we have a thorough understanding of the project's requirements. We will work with you throughout the project to prepare recommendations, develop priorities, and help you to realize your goals. To ensure the best solution for your project needs, LLB has partnered with CIVIC as Education Planner.

The programming, planning, design, and construction of educational facilities is a core focus of LLB Architects' mission. We have been involved in the development of educationally appropriate facilities since our inception in 1936. We feel that the right school facility is one that is agile, can accommodate the evolution of learning without the need for major changes, and reflects the aesthetics and pride of the community it represents. LLB does not design buildings to be what we want them to be; rather, we help our clients to achieve the objectives that embody their dedication to community, education, and the students who are the future for the schools with whom we partner. LLB Architects has a strong reputation for delivering elementary and secondary education projects on budget and within schedule. Our clients continue to return for our ability to consistently meet their high quality standards.

LLB Architects has grown from a structural engineering firm started in 1936 by Samuel Lerner to a multidisciplinary architectural firm with four principals and 22 employees. We have kept our size manageable, and never wavered in our commitment to our clients and the quality of our work. One of our strongest abilities is turning obstacles into opportunities in terms of managing project issues and risks. This allows us to maximize the design potential of a project, especially for those projects with limited budgets and demanding schedules.

LLB Architects is excited to partner with Manuel Cordero on this project, having successfully collaborated with him in the past. After more than a decade of overseeing school construction for the State of Rhode Island, Manuel Cordero founded CIVIC, a design consultancy with a focus on educational facility planning. CIVIC understands that rethinking educational spaces will be critical to the future of education in Rhode Island, across the country and the world. CIVIC's work is centered on the voices of those that are most affected by each project, and



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Lerner Ladds Bartels

seeks to align spaces to new and emerging educational practices. CIVIC is particularly excited to work on such a unique project as the Rhode Island Nurses Middle College Charter High School, and to help provide the necessary facilities to match the school's exemplary program.

You can be assured that your project will receive the full attention of our team. For the duration of your project, two Co-Principals and a Project Manager will work collaboratively with you and in partnership with CIVIC. Kathleen Bartels and Christian Ladds will be your Co-Principals. Kathy is well-versed in the unique needs of our K-12 education clients, having completed numerous projects across New England throughout her career. Chris brings more than 30 years of experience working with Rhode Island clients. James Marshall will be your Project Manager and primary contact. Jim has extensive experience working with Rhode Island K-12 clients and has a deep understanding of the unique needs for RIDE. Patrick Torborg and Ariana Pizzanelli will be your Project Designers and Bethany Burns will be your Interior Designer.

To provide the most qualified team to complete the scope of work defined in the RFP, we have included the following consultants on our team. These consultants continually demonstrate strong performance and deep understanding of K-12 education projects. The consultants we have chosen include: DiPrete Engineering as Civil/Site Engineer, Odeh Engineers, Inc. as Structural Engineer, Building Engineering Resources, Inc. as MEP/FP Engineer, Code Red Consultants as Code Consultant, Keough Construction Management as Cost Estimator, Lavallee Brensinger Architects as Nursing Education Designer, and Landscape Elements LLC. as Landscape Architect. Our proposed consultant team is one with whom we have a proven record of success and who have demonstrated similar dedication and commitment to clients.

We would consider it an honor and privilege to be selected to help you plan for Rhode Island Nurses Institute Middle College's future. We look forward to an opportunity to speak with you in person, and to show how, through our approach of listening and developing a collaborative, communicative team, we have been continuously successful from 1936 to today.

Sincerely,

Kathleen A. Bartels, AIA, LEED AP  
Co-Principal  
kbartels@llbarch.com

Christian J. Ladds, AIA, LEED AP  
Co-Principal  
cladds@llbarch.com

Manuel Cordero, AIA, LEED AP, ALEP  
Principal  
manuel@designcivic.com

**Lerner Ladds Bartels**  
161 Exchange St. 4th Floor  
Pawtucket, RI 02860  
401.421.7715

40 Southbridge St. Suite 303  
Worcester, MA 01608  
508.556.4648

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# Organizational Chart & Team Resumes



# Rhode Island Nurses Institute Middle College

**CIVIC**  
**Education Planner**  
 Manuel Cordero, AIA, LEED AP, ALEP  
**Principal**  
 RI Reg. # 3524

**MBE**

**LLB Architects**  
**Architecture**  
 Kathleen A. Bartels, AIA, LEED AP  
**Co-Principal**  
 RI Reg. # 2594

Christian J. Ladds, AIA, LEED AP  
**Co-Principal**  
 RI Reg. # 1908

James Marshall, AIA, LEED AP  
**Project Manager**  
 RI Reg. # N/A

Ariana Pizzanelli  
**Project Designer**  
 RI Reg. # N/A

Patrick Torborg  
**Project Designer**  
 RI Reg. # N/A

Bethany Burns, NCIDQ  
**Interior Designer**  
 RI Reg. # N/A

Building Engineering Resources, Inc.  
**MEP/FP Engineer**  
 Steven A. Karan, PE  
 Marc R. Plante, PE  
 Geraldo Alba, PE  
 Doug Curry, PE  
 Angel Rey Vega, PE

Code Red Consultants  
**Code Consultant**  
 Paul J. Moan, PE  
 Joe Igoe

Landscape Elements, LLC  
**Landscape Architect**  
 Elena Pascarella, LLA, ASLA

**WBE**

DiPrete Engineering Associates  
**Site/Civil Engineer**  
 Dennis DiPrete, PE  
 Molly R. Titus, PE

Keough Construction Management  
**Cost Estimator**  
 Raymond Keough, LEED AP  
 Tony DeMelo  
 Casey Lake

Lavallee Brensinger Architects  
**Nursing Education Consultant**  
 Richard Pizzi, AIA  
 Lance Whitehead, AIA  
 Leigh Sherwood, AIA, LEED AP  
 Julie McCullough Spence, AIA, LEED AP  
 Christina Mellow, IIDA, NCIDQ, LEED AP

Odeh Engineers, Inc.  
**Structural Engineer**  
 M. David Odeh, PE  
 David J. Odeh, PE



ARCHITECTS

### Locations

161 Exchange St.  
Pawtucket, RI 02860  
401.421.7715

40 Southbridge St. 3rd Floor  
Worcester, MA 01608  
508.556.4648

### Founding

Established in 1936  
Incorporated in 1976

### Firm Leadership

Christian J. Ladds, Principal  
Kathleen A. Bartels, Principal  
R. Drayton Fair, Principal  
Aimee G. Lombardo, Associate Principal  
Suzanne diSalvo, Senior Associate  
Neal Bijlani, Senior Associate  
Jonathan M. Taylor, Senior Associate  
Enno Fritsch, Associate  
Cara Pomeranz, Associate  
Brian L. Valentine, Associate



## Our Approach

A multidisciplinary firm, LLB Architects provides clients with an exceptional depth of understanding and a full range of expertise. Led by 4 principals, our team includes 12 licensed architects and 8 designers. Our award-winning portfolio illustrates diverse project and program types for both public and private clients throughout New England.

Our core value as architects and designers is the care we have for the environment, communities and our clients. We focus on creating the best possible environments that promote well-being and allow people to thrive.

The root of our success is our ability to collaborate, explore and (re-)invent while creating positive experiences for all. Our approach integrates people and technology, allowing the best ideas to emerge and evolve into timeless solutions.

## Our History

In 1936, Samuel Lerner, a structural engineer and professor at Brown University, founded an engineering practice in Providence. His son Steven L. Lerner, AIA became a principal in 1976 upon his architectural registration and the firm was incorporated as Lerner Associates to reflect the multidisciplinary practice.

In 1984, Christian J. Ladds, AIA, LEED AP joined the firm, becoming a partner in 1990, and the firm name changed to Lerner | Ladds Architects. Kathleen A. Bartels, AIA, LEED AP began her career with the firm in 1996 and became a partner of Lerner | Ladds + Bartels four years later. R. Drayton Fair, AIA, ALA, LEED AP BD+C, MCPPO joined the firm as a principal in 2003, bringing with him over 20 years of public and institutional experience.

In 2011, the expanding firm relocated to the Design Exchange in Pawtucket, leading the adaptive reuse of the building as the developer, and streamlined its name to LLB Architects. In 2018, the firm expanded again with a new office in Worcester, MA, and promoted Aimee G. Lombardo, AIA, LEED AP BD+C, to Associate Principal and Worcester Practice Manager.

# Kathleen A. Bartels, AIA, LEED AP Principal

## Education

- Master of Architecture
  - Harvard Graduate School of Design
- Bachelor of Arts
  - Dartmouth College

## Registrations

- Rhode Island #2594
- Massachusetts #31236
- Connecticut #9955
- NCARB Certificate #52494
- LEED AP

## Professional Activities

- 2020: Visiting Professor, Roger Williams University, Teaching Firm in Residence
- 2019-2021: Board Member, Centerville Bank Charitable Foundation
- 2019 PBN Business Woman Achievement Honoree
- 2010-Present: Board of Trustees, Community Preparatory School
- 2012-2015; 2018-Present: Chair, Buildings and Grounds Committee, Community Preparatory School
- 2017-Present: Nominations and Governance Committee, Community Preparatory School
- 2012-2019: Board of Directors, The Pawtucket Foundation
- 2014: Panelist, Roger Williams University Women's Leadership Network Discussion
- 2012: Panelist, Grow Smart Rhode Island Power of Place Summit
- 2006: Panelist, AIA/New England Regional Conference, New Design in Context
- 2005: Women in Architecture and Design Exhibit at Two Ton Studio in Pawtucket, RI
- 2005: President, AIA Rhode Island Architectural Forum
- 2004: President, AIA Rhode Island Chapter
- 2000-2005: Board of Directors, AIA Rhode Island Chapter

## Associations

- American Institute of Architects
- US Green Building Council
- Society for College and University Planning



Kathleen Bartels has been instrumental in implementing the evolution of LLB Architects from a respected local design firm to a regional leader in major institutional and civic projects. She received a Master in Architecture degree from Harvard University Graduate School of Design and a Bachelor of Arts from Dartmouth College. She joined the firm in 1996 and became a partner in 2000.

Kathy currently serves on the Board of Trustees as well as Chair of the Buildings and Grounds Committee for Community Preparatory School, an independent school serving socio-economically disadvantaged students in grades 3-8, and is an active member of the Board of Directors of Centerville Bank Charitable Foundation. Her academic involvement has included serving as a guest critic at the Rhode Island School of Design, Roger Williams University, and Wentworth Institute of Technology.

In 2011, she and business partner Chris Ladds completed the renovation and adaptive reuse of a vacant mill building in Pawtucket for the firm's new corporate headquarters. Now known as the Design Exchange for its fostering of creative enterprises, the building has won numerous design and historic preservation awards as well as serving as a model for urban renewal and redevelopment.

# Christian J. Ladds, AIA, LEED AP Principal

## Education

- Bachelor of Fine Arts
- Bachelor of Architecture
  - Rhode Island School of Design

## Registrations

- Rhode Island #1908
- Massachusetts #31322
- New Hampshire #3168
- Connecticut #12770
- NCARB Certification #57400
- LEED AP

## Professional Activities

- 2020: Visiting Professor, Roger Williams University, Teaching Firm in Residence
- 2019 - Present: Board of Directors, The Pawtucket Foundation
- 2017: Construction Management Professional Advisory Board, Roger Williams University School of Engineering, Computing, and Construction Management
- 2010-2016: Advisory Board, Roger Williams University School of Construction Management
- 2016-2018: Building Futures Advisory Council
- 2014-2017: Board of Trustees, Slater Mill
- 2009-2017: Member, Board of Examination and Registration of Architects
- 1998: President, AIA Rhode Island
- 1996-1998: Vice President/President Elect, AIA Rhode Island
- 1994-2000: Board of Directors, AIA Rhode Island

## Associations

- American Institute of Architects
- Providence Preservation Society
- US Green Building Council
- Society for College and University Planning



Christian Ladds brings 35 years of wide-ranging experience to the architectural practice, from large-scale institutional buildings to nationally award-winning private residences. He joined LLB Architects in 1984 and became a partner in 1990. Skilled at combining the principles of high design with project efficiency, Chris knows how to maximize any budget for a successful outcome. His diversity of work exemplifies the firm's project list.

In addition to his responsibilities as a practicing project principal, Chris has taken on local community leadership roles on the Rhode Island Board of Examination and Registration of Architects, the Providence Preservation Society Planning and Architecture Review Committee, and the Construction Management Professional Advisory Board for Roger Williams University School of Engineering, Computing, and Construction Management. He currently serves on the Board of Directors of the Pawtucket Foundation. He has presented at the SCUP North Atlantic Regional Conference, the Northeast Association of College and University Housing Officers, Architecture Boston Expo and the Southern New England American Planning Association conference. He recently taught a studio at Roger Williams University titled, "In search of a new kind of live-learn community."

# James Marshall, AIA, NCARB, LEED AP BD+C

## Staff Architect

### Education

- Bachelor of Architecture
  - Roger Williams University

### Registrations

- Connecticut # 12555
- NCARB Certification #75505

### Experience

- 2019-Present, LLB Architects
- 2019, Aharonian & Associates, Inc.
- 2012-2018, Blount Bennet Architects, LTD
- 2010-2012, Regent Associates, Inc.
- 2009-2010, LDL Studio Inc.
- 2005-2009, Blount Bennet Architects, LTD
- 2003-2005, Arris Design, Inc.

### Relevant Experience

- Seven Hills Charter Public School, Worcester, MA
- Foster School District RIDE Stage 2 NSC Submission and Various Capital Improvement Project work, Foster, RI\*
- Foster Gloucester Regional School District RIDE Stage 2 NSC Submission and Various Capital Improvement Project work, Foster, RI\*
- William M. Davies, Jr. Career & Technical High School Study, Lincoln, RI\*\*
- Sharon Public Library, Sharon, MA
- Worcester Public Library, Worcester, MA
- Marlborough Public Library, Marlborough, MA
- Hamilton Town Hall, Hamilton, MA
- Ranger Hall, University of Rhode Island, Kingston, RI
- Smithfield Municipal Ice Rink Feasibility Study, Smithfield, RI \*
- Fire Station #2 and #3 Renovations, North Kingstown, RI \*

### Professional Activities

- American Institute of Architects
- U.S. Green Building Council

\* Work completed with Aharonian & Associates, Inc.

\*\*Work completed with Blount Bennett Architects, LTD



Upon joining LLB Architects, James immediately became an important member of the team, working on several municipal projects. He is a versatile designer, having worked on a variety of project types, from hospitality and commercial to municipal and educational design. James believes in client-centered design and brings his passion, strong communication, and meticulous attention to detail to every project. His prior work experience for the William M. Davies, Jr. Career and Technical High School and the Foster and Foster Gloucester Regional School Districts affords him a familiarity with the RIDE School Building Authority review process and Necessity of School Construction Application Process.

# Patrick Torborg, LEED AP Designer

## Education

- Master of Urban and Environmental Planning
  - University of Virginia
- Bachelor of Architecture
  - Virginia Polytechnic Institute and State University

## Experience

- 2015 - present, LLB Architects
- 2013 - 2013, Piedmont Housing Alliance
- 2012 - 2013, Institute for Environmental Negotiation
- 2011 - 2012, Baskervill Architects
- 2009 - 2011, Daniel & Co. Contractors
- 2008 - 2008, CMSS Architects, Mixed Use Development
- 2005 - 2008, Kendrick Construction, Residential Single Family
- 2004 - 2005, Woodworks Restoration and Remodeling, Residential Single Family

## Relevant Experience

- Lincoln Campus Master Plan, Lincoln, MA
- Community Preparatory School Additions & Renovations, Providence, RI
- Bryant University
  - Unistructure Central Plant Renovation
  - Unistructure Summer 2018 Upgrades
- Rhode Island College
  - Gaige & Craig Lee Halls
  - Robert's Hall East Wing Elevator
- Harvard Business School
  - Cotting Hall – 2016 & 2017
  - Teele Hall Restroom Renovation
- Brown Maddock Alumnae Center Entry Renovation
- E.C. Scranton Memorial Library, Madison, CT
- King Philip Mills Feasibility Study, Fall River, MA
- 64 E. Orchard Offices, Lincoln School



Patrick graduated from the University of Virginia with his Masters in Urban and Environmental Planning and a specialization on Land Use. He served as a Graduate Research Assistant for the Public Interest Design Institute where he assisted with planning and hosting “Preserving Equity,” a conference dedicated to leveraging community interest and input for projects that promote economic development and environmental protection. Prior to joining LLB Architects, Patrick worked for 2.5 years at various Virginia-based architecture firms with a wide range of project types.

Since joining LLB, Patrick has become an invaluable member of the design team working on Community Preparatory School's Renovation and Addition project and Lincoln School's STEAM Hub for Girls in Providence. He has also assisted on several higher education projects at Rhode Island College, Bryant University, Harvard Business School, and Brown University.

# Ariana Pizzanelli

## Designer

### Education

- Master of Architecture
- Bachelor of Architecture
  - Roger Williams University

### Experience

- 2019-Present
  - LLB Architects
- 2018
  - Studio Meja
- 2017
  - HIAI Architecture, Inc.

### Relevant Experience

- Sharon Public Library, Sharon, MA
- Newton Free Library, Newton, MA
- Littleton Town Hall Needs Assessment, Littleton, MA
- 72 Pine St., Rhode Island School of Design, Providence, RI
- Boston Public Health Commission Assessment, Boston, MA

### Professional Activities

- American Institute of Architects
- 2014-2017, Women's Leadership Network



Since joining LLB Architects, Ariana has become an instrumental part of the team bringing an exceptional eye for detail and dedication to her projects. Ariana has an interest in using innovative techniques to find the best design solutions for every challenge.

Ariana's diverse experience at LLB has included working on renovations to the Sharon Public Library and the Needs Assessment for the Littleton Town Hall.

# Bethany Burns, NCIDQ Designer

## Education

- Bachelor of Fine Arts in Interior Design
  - Suffolk University - New England School of Art & Design

## Experience

- 2015-Present
  - LLB Architects
- 2012-2015
  - J. Schwartz Design

## Relevant Experience

- Community Preparatory School, Providence, RI
- Moses Brown Squash Courts, Providence, RI
- Foxborough Town Hall, Foxborough, MA
- Franklin Public Library, Franklin, MA
- Harvard Business School, Boston, MA
- Worcester Public Library, Worcester, MA
- Pawtucket Library Teen Zone, Pawtucket, RI
- Bryant Unistrucre Upgrades 2017 & 2018
- Harvard Town Hall, Harvard, MA
- Cranston Public Library Children's Room, Cranston, RI
- Weston Arts and Innovation Center, Weston, MA
- Newton Free Library, Newton, MA
- Gamm Theatre Warwick, Warwick RI
- Rhode Island College
  - Browne Hall
  - Craig-Lee Hall
- RISD – Continuing Education Office, Providence, RI

## Professional Activities

- IIDA NE Emerging Leader
- 2015-Present
  - IIDANE Providence Philanthropy Liaison
  - International Interior Design Association (IIDA)
- Mentor at UMass Dartmouth
- Mentor for North Providence High School



Bethany Burns has been working on commercial design at LLB since joining the firm in 2015. Prior to joining the LLB team, Bethany worked at J. Schwartz Design, where she focused on residential design. At LLB, Bethany has worked on a range of library, university, and institutional projects.

Bethany has a special interest in design that focuses on graphics, layouts and organization. She makes it a priority to understand and implement the desired impact for each space, working closely with clients to achieve their goals. Bethany brings this belief into each and every project.

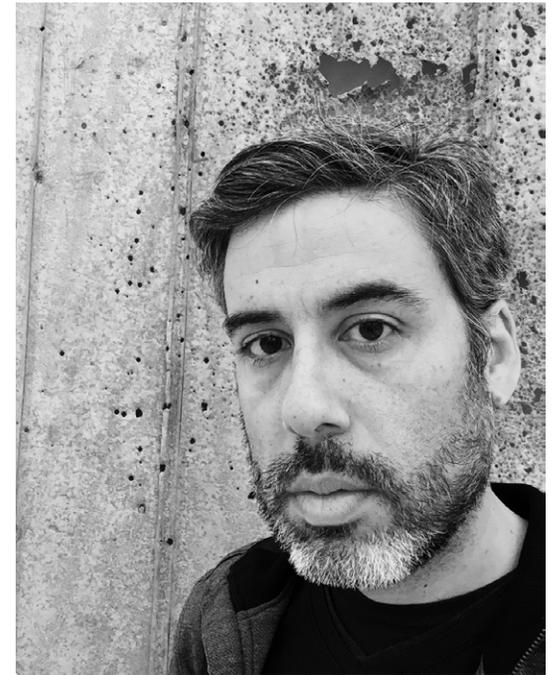
Bethany has contributed to the success of many of our youth-oriented projects including, Community Preparatory School, Moses Brown School, and Cranston Public Library Children's Room. She is currently working on Worcester Public Library Children's Room and Pawtucket Library Teen Zone.



CIVIC is a design consultancy focused on educational facility planning. CIVIC was founded on the understanding that the rethinking of educational spaces will be critical to the future of education in the State of Rhode Island, across the country, and across the world. CIVIC's work is centered on the voices of those that are most affected by each project, and seeks to align spaces to new and emerging educational practices.

Prior to founding CIVIC, Manuel worked with the Rhode Island Department of Education for over 10 years. While there, he helped to build the foundational systems that support the State's generational investment in school facilities. In his role as Educational Facility Planner, he helped develop operational systems, conducted the first ever statewide school facilities assessments, and developed policy recommendations that have led to the creation of Rhode Island's first pay-as-you-go funding model. As a planner, he helped shape every project supported by State funding, and conducted multiple reviews to ensure compliance with State priorities. Manuel's work is necessarily collaborative, and he prides himself in leading through facilitation and coordination of stakeholders.

Manuel is an Accredited Learning Environment Planner (ALEP) as designated by the Association of Learning Environments, the leading organization for educational facility planning. He is also certified by the State of Rhode Island as a Minority Business Enterprise (MBE).





# MANUEL CORDERO ALVARADO

401.952.8050 || 48 Hammond Street Providence, RI 02909

## DEGREES

**Yale University**, New Haven, CT  
Bachelor of Arts - 1998

**University of California**, Berkeley, CA  
Master of Architecture - 2004

## PRACTICE

**CIVIC**, Providence, RI  
*Principal*, 2020 - Present

- Founder and leader of a design consultancy focused on creating and improving civic spaces, public buildings, and infrastructure to provide healthier, safer, and more inclusive cities. The design work is focused on applying creative design practice to improve public processes, including community engagement.
- Leading community engagement for a multi-million dollar investment by the City of Providence to create a unified and inclusive vision for Downtown.

**Rhode Island Department of Education**, Providence, RI  
*Educational Facility Planner*, 2009 - 2020

- Oversight of planning, design and construction of more than a billion dollars worth of school facility work in the State of Rhode Island, including monitoring compliance with the School Construction Regulations and the review of the Northeast Collaborative for High Performance Schools Protocol.
- Prepared Rhode Island's first comprehensive, statewide survey of public school facilities - the 2013 Public Schoolhouse Assessment. The report led to lifting the school construction moratorium.
- Oversaw a third party assessment of all Rhode Island public school facilities - 2017 Statewide Facilities Assessment. As a result, worked with the RI Governor's Office to develop and implement a new \$20M funding mechanism to provide progress payments for high priority projects in high need urban districts.
- Collaborated with the Governor's Office, Treasurer's Office and the RI School Building Task Force to make recommendations for the Governor's FY19 Proposed Budget, including a \$250M bond that passed in 2018..

**3SIX0**, Providence, RI  
*Project Architect*, 2007 - 2009

- Project Architect for various award winning projects including the renovation and an addition to the Stone House Inn, located in Little Compton, RI.

**Lerner Ladds + Bartels**, Providence, RI  
*Architectural Designer*, 2006 - 2007

- Project Manager for various projects including the Fit Study of the J Walter Wilson Building on the Brown University Campus. Worked with the Building Facilities Department and interviewed the representatives of the 12 departments at Brown that were moved into the JW Wilson building. Produced a report and drawings that were used as a basis for the Design-Build delivery of project.

**Gelfand Partners**, San Francisco, CA  
*Architectural Designer*, 2004 - 2006

- Job Captain for various projects including the modernization of San Francisco School District's largest and oldest school, Mission High School, and the design of a 'green' portable classroom prototype.
- Project Manager for the Mission Street Community Plan, a blueprint for streetscape and neighborhood improvements, to encourage a thriving business district, and institute a Community Benefits District. The final Community Vision Report was used to guide streetscape and transportation improvements for many years.

**Erwin Rodriguez and Associates**, San Juan, P.R.  
*Architectural Designer*, October 1998 - June 2000

- Assisted hurricane damage evaluation of public parks and facilities post-hurricane Georges. Participated in the design and development of the "Laguna del Condado Park," a large-scale government-sponsored redevelopment project for a recreational park on the Condado Lagoon.



COMMUNITY

**DownCity Design**, Providence, RI

*Founder and Board President, 2009 - 2018*

- Founded a non-profit design organization dedicated to improving civic life while offering inquiry-based, experiential learning opportunities. The organization seeks to expand audience and methods of architectural practice and discourse through educational programming, community charrettes, and built interventions.
- Led the growth of the organization - DownCity Design has now worked with over 1,800 youth in our free design-build programs. DCD currently has an annual operating budget of approximately \$500K and has created more than 80 built project in Providence and beyond.
- Launched an adult fellowship, CityWorks, a participatory design studio that brings community together to shape public space

**West Broadway Neighborhood Association**, Providence RI

*Board Member, 2009-2014; Board President, 2013-2014*

- Led the organization through a strategic plan that addressed diversity in a rapidly gentrifying neighborhood, as well as organizational planning for sustainability.
- Launched a neighborhood-wide group solar purchase that resulted in dozens of solar installations and was used as a model for a city-wide effort.

CREDENTIALS

Registered Architect, Rhode Island

National Council of Architectural Registration Board Certification

LEED Accredited Professional

Accredited Learning Environments Planner - Association for Learning Environments

SERVICE

**Providence Redevelopment Authority** - Mayor appointed Board Member (2016 - present), Vice-Chair (2019 - present)

**American Institute of Architects** - Board Member (2016 - 2019)

**Local Hazard Mitigation Committee** - Community Representative appointed by Mayor (2018)

**DownCity Design** - Founder / President (2009 - 2017)

**West Broadway Neighborhood Association** - Board Member (2009 - 2014), Board President (2013 - 2014)

- Community Development Committee

**Center for Hispanic Policy Advocacy (CHisPA)** - Board Member (2008 - 2010)

- Chair of the Lot and Site Development Committee

**Rhode Island Public Energy Partnership** - School Workgroup Member (2014 - 2015)

**Rhode Island Zero Net Energy Task Force** (2015 - 2018)

**NEEP Regional High Performance Building Workgroup** (2009 - 2018)

**CHPS Materials Subcommittee and Integration/Steering Subcommittee**

# Consultants

Just as any whole is better than the sum of its parts, the LLB team believes in partnering with proven engineers and consulting firms to compliment our own strengths. We have a strong team-oriented dynamic that extends beyond our own office. We are able to integrate consultants from every field into our work plan, ensuring accurate and timely collaboration through both scheduled meetings and routine correspondence.

In order to ensure quality during the project, we suggest employing the following consultants. Additionally, we will collaborate and coordinate with any other consultants as chosen by the Rhode Island Nurses Institute Middle College.

The proposed consultant team is as follows:

## **DiPrete Engineering Associates**

Civil Engineer | 2 Stafford Circuit, Cranston, RI 02920 | 401.943.1000

## **Odeh Engineers, Inc.**

Structural Engineer | 1223 Mineral Spring Avenue, North Providence, RI 02904 | 401.724.1771

## **Building Engineering Resources, Inc.**

MEP/FP Engineer | 66 Main Street, North Easton, MA 02356 | 508.230.0260

## **Code Red Consultants**

Code Consultant | 154 Turnpike Road #200, Southborough, MA 01772 | 617.500.7633

## **Keough Construction Management**

Cost Estimator | 312 Waterman Avenue, East Providence, RI 02914 | 401.383.8266

## **Lavallee Brensinger Architects**

Nursing Education Consultant | 99 Bedford Street, Boston, MA 02111 | 617.398.2035

## **Landscape Elements, LLC (WBE)**

Landscape Architect | 3288 Post Road Suite 2C, Warwick, RI 02886 | 401.773.4088

## Firm Profile

### Year Founded

1988

### Office Locations

- Providence, RI
- Boston, MA
- Newport, RI

### Total Employees

55 +

### Professional Registrations

Professional Engineers

- Connecticut
- Massachusetts
- New Hampshire
- Rhode Island

Professional Land Surveyors

- Connecticut
- Massachusetts
- New Hampshire
- Rhode Island

Certified Land Planners

LEED Accredited Professionals

State of Rhode Island Class II & III Licensed OWTS Designers

State of Rhode Island RIDEM Class IV Soil Evaluators

CRMC Low Impact Master Designers

Commonwealth of Massachusetts Certified Title V Soil Evaluators

NEOWTC Registered Septic System Inspectors

OSHA 40 Certifications

Providence, RI

### About Our Team

Dennis DiPrete formed DiPrete Engineering in 1988 with a focus on providing high-quality solutions and building a solid reputation within the engineering and design world. The firm's primary focus is civil/environmental regulatory permitting. Our staff works as part of our client's team to accomplish their objective at a high standard and with a keen awareness of the value of time.

DiPrete Engineering provides support services in:

#### Engineering

- Environmental
- Utility (Water & Wastewater)
- Stormwater Management
- Site/Civil Design
- Regulatory Permitting
- Wetlands
- Marine & Waterfront
- Construction Administration
- Asset Management Support

#### Land Planning

- Sustainable Development (LEED Certification)
- Commercial, Industrial, & Residential Development
- Traditional Neighborhood Development
- Village Development Design
- Renewable Energy (Wind, Solar, and Landfill Gas)

#### Surveying

- Boundary & Topographic Surveys
- ALTA/NSPS Land Title Surveys
- Condominium Documentation
- Construction Layout

### Leadership

Dennis DiPrete, PE – President  
 Christopher Duhamel, PE, PLS – Principal  
 Leonard Bradley, PE – Principal  
 Gregory Guglielmo, AICP, LEED AP – Executive Vice President  
 Joseph Penney – Principal  
 Nicole Reilly, PE, LEED AP – Vice President

### Senior Staff

Robert Babcock, PLS – Land Surveying Department Manager  
 Audie Osgood, PE, LEED AP – Senior Project Manager  
 Eric Prive, PE – Senior Project Manager  
 Brian Giroux, PE – Director of Engineering and Design  
 Michael Gavitt, PLS – Senior Survey Project Manager  
 Molly Titus, PE – Senior Project Manager  
 David Russo, PE – Senior Project Manager  
 Sheryl Guglielmo, LEED AP – Senior Project Manager  
 Brandon Carr, PE – Senior Project Manager

### Leadership



Dennis DiPrete



Christopher Duhamel



Leonard Bradley



Gregory Guglielmo



Joseph Penney



Nicole Reilly



## Surveying Services

### Year Founded

1988

### Office Locations

- Providence, RI
- Boston, MA
- Newport, RI

### Total Employees

55 +

### Professional Registrations

Professional Land Surveyors

- Connecticut
- Massachusetts
- New Hampshire
- Rhode Island

### Our Equipment

Autodesk Civil 3D

Digital Data Collectors

Robotic Total Stations

RTK Realtime Kinematic GPS

### Certifications

OSHA 40 HAZWOPER

OSHA 10 Hour

BBS (Behavior Based Safety)

Work Zone Traffic Safety

Confined Space Entry

AMTRAK Railroad Safety

Scuba Certified

### About our Survey Team

We view surveying as the first fundamental step in the development and construction process. Errors in a survey can cause unnecessary delays or costs. It takes a skilled hand to compile the data that becomes the ultimate foundation of a development project or land transaction. Our survey department is made up of professional land surveyors, field technicians, and office support that employ robotic total stations, digital data collectors, GPS technology, and Autodesk Civil 3D.

DiPrete Engineering supports a continually growing base of repeat clients including engineering firms, contractors, property owners, developers, utility companies, public agencies, financial institutions, and attorneys. We depend upon continued repeat business and work hard to keep our clients satisfied.

### Types of Surveys

DiPrete Engineering offers the following types of land surveying services:

- Boundary Survey and Topographic Survey
- Wetland Flag Survey
- Hydrographic Survey
- Flood Elevation Certificate Survey
- Construction Layout
- ALTA/NSPS Land Title Survey
- Control for Aerial Photogrammetry
- Utility Survey
- Global Positioning Survey
- ADA Compliance Survey

### Plan Preparation and Support Services

In addition to survey field work, DiPrete Engineering also provides plan preparation and support services:

- Subdivision Record Plans
- Plot Plans
- Boundary and Topographic Survey Plans
- Regulatory and Site Analysis Plans
- Public Hearing Testimony

### Senior Survey Personnel

Christopher Duhamel, PE, PLS – Principal  
 Robert Babcock, PLS – Land Surveying Department Manager  
 Michael Gavitt, PLS – Senior Survey Project Manager  
 Matthew Insana – Senior Survey Technician  
 Steven Resendes – Senior Crew Chief  
 Christian Sutter, PWS – Environmental Scientist/Field Engineer

### Surveying Staff



Christopher Duhamel



Robert Babcock



Michael Gavitt



Matthew Insana



Christian Sutter

## Molly R. Titus, PE

Senior Project Manager

### Years Experience

23

### Professional Registrations

State of Rhode Island  
Professional Engineer,  
Registration No. 7881

### Education

University of Rhode  
Island Bachelor of  
Science Civil and  
Environmental  
Engineering, 1997

### Professional Affiliations

Newport County  
Board of Realtors

### Profile

Ms. Titus joined DiPrete Engineering in 2011 after gaining 11 years of engineering, design, and regulatory permitting experience throughout New England at Vanasse Hangen Brustlin.

As one of the firm's Project Managers, Molly is responsible for various aspects of a project including engineering design, construction oversight, project management, and client relationships. Molly enjoys fast paced and complex projects where she can apply her problem solving strengths and organizational skills. She prides herself on being proactive and delivering great client service.



### Work Experience

- Over 20 years of development design including public/government buildings, residential developments, commercial projects, mixed-use, and planned developments.
- Over 20 years of extensive experience with site design including all types of utilities, grading, master planning, and environmental permitting. Site design experience includes industrial parks, retail centers, institutional buildings, subdivisions and multifamily developments.
- Preparation and presentation at project meetings and public hearings.
- Project management for commercial and industrial developments including design, oversight, project scoping, invoicing, scheduling, and providing assistance to technical staff.
- Construction administration including site meetings, cost estimates, invoice review, inspections, review of submittals, and preparation of bid documents.
- Extensive experience with managing corporate development programs for retail clients such as CVS, Stop and Shop, and Carmax.

### Project Experience

- [Butterfield Dining Hall Expansion](#) – Schematic design and site engineering for the building addition and new plaza located at the University of Rhode Island in Kingston, RI.
- [International Yacht Restoration School](#) – Surveying, engineering, and state/local permitting for the new 20,240 sf waterfront building in Newport, RI.
- [Fraternity Circle Master Plan](#) – Master planning and charrette workshop for the Fraternity Circle neighborhood located at the University of Rhode Island in Kingston, RI.
- [Innovate Newport](#) – Engineering and permitting associated with the conversion of the former Sheffield School into an innovative technology business incubator and accelerator in Newport, RI.
- [Needham Congregational Church](#) – Pre-construction survey, civil engineering, and design development of an underground stormwater management system, site grading to meet ADA requirements, and assisting with the permitting and entitlement process for the revitalization of the existing church in Needham, MA.
- [Virks Building](#) – Transformation of an existing 50,000 sf hospital into new offices for the RI Dept. of Health & Human Services located in the Pastore Complex in Cranston, RI.
- [Portsmouth Police](#) – Site design and permitting for a new 17,500 sf building to house the police department in Portsmouth, RI.



## Institutional Projects

Connecticut, Massachusetts, and Rhode Island

**DiPrete Engineering** has provided surveying, site engineering, permitting, and construction oversight for institutional projects on behalf of developers, architects, and private/public institutions throughout Southern New England. The scope of work for these projects includes new construction, expansion, and infrastructure upgrades or modifications.

Below is a list of active or completed projects:

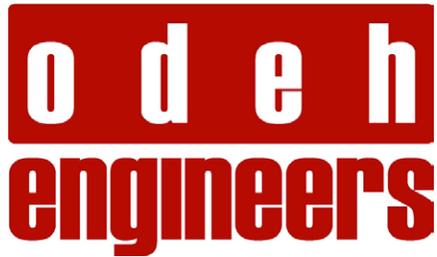
Project	Location	Scope of Work
Barrington High School	Barrington, RI	Surveying Services
Boston Medical Center	Boston, MA	Surveying Services
Blackstone Valley Prep Elementary School	Cumberland, RI	Expansion
Blackstone Valley Prep Middle School	Central Falls, RI	Expansion
Block Island School	New Shoreham, RI	Expansion
Bradley School	South Kingstown, RI	New Construction
Brown University	Providence, RI	Infrastructure Upgrades
Chariho Fieldhouse	Charlestown, RI	Surveying Services
Community Preparatory School	Providence, RI	Expansion
Eastern CT University	Willimantic, CT	Surveying Services
Fraternity Circle Master Plan	Kingston, RI	Master Planning
International Yacht Restoration School	Newport, RI	New Construction
Jewish Community Center	Providence, RI	Infrastructure Upgrades
Johnston High School	Johnston, RI	Surveying Services
Landmark Medical Center	Woonsocket, RI	Surveying Services
Middlebridge School	Narragansett, RI	Redevelopment
Moses Brown School	Providence, RI	Surveying Services
Needham Congregational Church	Needham, MA	Expansion

Providence, RI | Boston, MA | Newport, RI | [www.diprete-eng.com](http://www.diprete-eng.com)

## Institutional Projects

Continued...

<b>Project</b>	<b>Location</b>	<b>Scope of Work</b>
New England Institute of Technology	East Greenwich, RI	New Construction
North Kingstown Schools	North Kingstown, RI	Surveying Services
O'Hare Academic Center	Newport, RI	Expansion
Pumpkin Patch Early Learning Center	Cranston, RI	New Construction
Rhode Island College	North Providence, RI	Surveying Services
RI Mayoral Academies	Cumberland, RI	Expansion
RI Training School Vocational Building	Cranston, RI	New Construction
RI School of Design	Providence, RI	Infrastructure Upgrades
Rocky Hill School	Warwick, RI	Expansion
Roger Williams University	Bristol, RI	Infrastructure Upgrades
Salve Regina Miley Hall	Newport, RI	Expansion
Sturdy Memorial Hospital	Attleboro, MA	Surveying Services
Submarine Learning Center	Groton, CT	New Construction
Urban Collaborative Accelerated Program	Providence, RI	New Construction
URI Butterfield Dining Hall	Kingston, RI	Expansion
URI Fine Arts	Kingston, RI	Infrastructure Upgrades
URI Keaney Gym	Kingston, RI	Infrastructure Upgrades
URI Gatehouse Meeting Center	Kingston, RI	Infrastructure Upgrades
URI Whispering Pines	West Greenwich, RI	Infrastructure Upgrades
West Bay Christian Academy	North Kingstown, RI	Expansion



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N. Providence, RI — Boston, MA

### PROFESSIONAL ENGINEER REGISTRATIONS

Massachusetts	Michigan
Rhode Island	Minnesota
Connecticut	Missouri
California	New Hampshire
Colorado	New Jersey
Delaware	New York
District of Columbia	North Carolina
Florida	Ohio
Georgia	Pennsylvania
Illinois	South Carolina
Kentucky	Vermont
Maine	Virginia
Maryland	

### PROFESSIONAL MEMBERSHIPS

American Concrete Institute  
 American Council of Engineering Companies  
 American Institute of Steel Construction  
 Boston Association of Structural Engineers  
 American Society of Civil Engineers, Structural Engineering Institute  
 Council of American Structural Engineers  
 Concrete Reinforcing Steel Institute  
 Rhode Island Builders Association  
 Structural Engineers Association of Rhode Island

### PROFESSIONAL LIABILITY INSURANCE

\$5,000,000 per occurrence  
 \$5,000,000 aggregate

innovative



collaborative



responsive



## COMPANY OVERVIEW

Odeh Engineers, Inc. is a full-service structural engineering consulting firm specializing in the design, analysis and evaluation of building structures. Founded in 1978, the company has a diverse portfolio of award winning projects throughout the eastern United States. With expertise in all major structural materials and systems, Odeh Engineers' work includes new design as well as renovation, expansion, and preservation of existing structures.

The company brings an **innovative approach to design**, solving challenging structural issues in a **collaborative** and **responsive** manner. Our capabilities include:

- Structural design
- Testing
- Construction supervision
- Structural investigations
- Evaluation of existing structures
- Peer review
- Forensic engineering
- Structural consultations for facilities management and insurance-related purposes

Odeh Engineers leverages **innovative technology** to develop and implement more efficient design solutions, and to improve the quality of construction documentation. The firm is a recognized leader in the application of computer technology and three dimensional building information modeling (BIM) in structural engineering. We use this technology to improve the efficiency, accuracy, and accessibility of our work. Since 2006, most major projects executed by the firm have been delivered using BIM (Revit Structure). To date, we have completed more than 1000 projects of varying sizes in BIM, often with architectural and MEP models for fully-integrated coordination.

Odeh Engineers is a service-oriented firm with a focus on **collaborative teamwork** to complete projects. The company's principals are directly involved in all projects. Our team is large enough to handle the most challenging assignments, but is organized so that the expertise and resources of the company's top engineers are always directly accessible to clients. Based in North Providence, RI with a branch office in Boston, the company currently has a staff of 35 structural engineers, including 17 registered Professional Engineers.

Odeh Engineers has built its reputation as a leading structural engineering firm by bringing its innovative, collaborative, and responsive approach to clients.



## M. DAVID ODEH, PE SENIOR PRINCIPAL IN CHARGE



M. David Odeh is President, Principal and the founder of Odeh Engineers, Inc. Mr. Odeh has more than 45 years of experience in structural engineering, design, analysis and construction of all types of buildings. His experience comprises a large spectrum of major projects, including universities, public schools, theaters, hotels, libraries, hospitals, courthouses, office buildings, and historic restoration. His innovative designs have been used to construct many buildings in the New England region.

Mr. Odeh specializes in creating cost-effective structural designs that integrate well within architectural, mechanical and site constraints. He is an expert in the diagnosis of structural problems and development of practical solutions through close interaction with clients. He has also developed proprietary computer aided design software used by Odeh Engineers, Inc. to enable rapid visualization of structural systems and accurate development of design documents. As President of Odeh Engineers, Inc., Mr. Odeh is directly involved in all work performed by the company.

Before founding Odeh Engineers, Mr. Odeh was the structural engineer for the Rhode Island State Building Commissioner's Office. Since 1981, he has served as structural consultant to the Rhode Island State Building Commissioner for code-related issues, and in July 2015 he was appointed as the Structural Engineer for the State's Building Codes Standards Committee.

Mr. Odeh is a member of the American Concrete Institute, American Institute of Steel Construction, and the Structural Engineers Association of Rhode Island, and has published articles in the AISC Journal of Structural Engineering. M. David Odeh was the 2004 recipient of the Brown University Engineering Alumni Medal for his achievements in structural engineering over the past 35 years. In February 2010, M. David Odeh was awarded the prestigious Freeman Award, presented by the Providence Engineering Society, for "His outstanding achievements and contributions to the structural engineering profession and construction industry in the state of Rhode Island".

### EDUCATION

Master of Science, Structural Engineering,  
Northeastern University

Master of Science, Engineering/Structural  
Mechanics, Brown University

Bachelor of Science, Civil Engineering,  
American Jesuit University

### PROFESSIONAL ENGINEER REGISTRATIONS

Massachusetts	New Hampshire
Rhode Island	New Jersey
Connecticut	New York
Maine	

### RELEVANT EXPERIENCE

- **Moses Brown School - Woodman Community & Performance Center (Providence, RI)**  
New 36,000 sf community performance center and lower school classroom building.
- **Newport Performing Arts Center (Newport, RI)**  
Design of a major reconfiguration and stagehouse expansion of the existing Newport Opera House theater.
- **Pell Chaffee Performing Arts Center (Providence, RI)**  
Rehabilitation of a 1923 former bank building to create a flexible, 300-500 seat theater and support space.
- **Providence Performing Arts Center (Newport, RI)**  
Restoration and expansion of historic theater, including new fly gallery and stagehouse to accommodate larger musical theater productions.
- **The Music Center at Indian Hill (Groton, MA)**  
New 100,000 sf concert hall and school building, to include a performance hall for up to 1000 seats, associated support spaces, administrative offices, classrooms and practice rooms.
- **The Wheeler School - Gilder Center for Performing Arts (Providence, RI)**  
New 18,000 sf, two-story building with a stepped seating auditorium, five new performing arts classrooms, studios, and storage spaces.



## DAVID J. ODEH, SE/PE, SECB, F. SEI, F. ASCE PRINCIPAL IN CHARGE



David Odeh is Vice President and Principal at Odeh Engineers, Inc. In this position, he is responsible for a wide range of structural design and analysis projects and serves as the manager for major projects executed by the firm. He has more than 20 years of experience in design and analysis of building structures of all types, with particular emphasis on the application of digital design technology to structural engineering.

David has served on the adjunct faculty of the School of Engineering at Brown University since 2001, and teaches courses in the design and analysis of building structures. He regularly lectures at other universities, including the Rhode Island School of Design (School of Architecture), the University of Notre Dame, University of Cincinnati, and at professional conferences. He has published numerous articles in engineering conference proceedings and engineering journals.

Since 2008, David has also served on the Existing Building Code Committee of the National Council of Structural Engineering Associations, which reviews the structural provisions of the International Existing Building Code.

In 2016, David served as President of the Structural Engineering Institute (SEI) of the American Society of Civil Engineers (ASCE), a 30,000+ member international organization that serves the structural engineering profession. In this capacity he was an invited speaker to conferences around the world and led the institute's efforts to serve and enhance the structural engineering profession. He was named a fellow of SEI in 2013, and became a fellow of ASCE in 2015, a designation reserved only for the most distinguished structural engineers in the nation.

In addition to his professional licenses, David is certified in the practice of structural engineering by the Structural Engineering Certification Board (SECB), a distinction that requires rigorous education and experience standards, as well as annual continuing education for recertification.

### EDUCATION

Master of Science, Structural Engineering,  
University of California at Berkeley

Bachelor of Science, Civil Engineering,  
Brown University

### STRUCTURAL ENGINEER REGISTRATIONS

California Illinois

### PROFESSIONAL ENGINEER REGISTRATIONS

Massachusetts	Michigan
Rhode Island	Minnesota
Connecticut	Missouri
California	New Hampshire
Colorado	New Jersey
Delaware	New York
District of Columbia	North Carolina
Florida	Ohio
Georgia	Pennsylvania
Kentucky	South Carolina
Maine	Vermont
Maryland	Virginia

### RELEVANT EXPERIENCE

- **Brooks School - Center for the Arts (North Andover, MA)**  
New 37,000 gsf Center for the Arts including a new theater, black box rehearsal space, dance studio, music classrooms and visual arts classrooms (currently in the design phase).
- **Moses Brown School - Woodman Community & Performance Center (Providence, RI)**  
New 36,000 sf community performance center and lower school classroom building.
- **The Music Center at Indian Hill (Groton, MA)**  
New 100,000 sf concert hall and school building, to include a performance hall for up to 1000 seats, associated support spaces, administrative offices, classrooms and practice rooms.
- **Symphony Hall (Boston, MA)**  
Renovations to Symphony Hall as well as the study of an existing cast in place concrete building for possible vertical expansion to house office space for the Boston Symphony Orchestra.
- **The Wheeler School - Gilder Center for Performing Arts (Providence, RI)**  
New 18,000 sf, two-story building with a stepped seating auditorium, five new performing arts classrooms, studios, and storage spaces.



Building Engineering Resources, Inc.

## Company Profile

### PROJECT TYPES

- ASSISTED LIVING
- CLEAN ROOMS
- COLLEGE/UNIVERSITIES
- DATA CENTERS
- EDUCATIONAL
- HISTORIC PRESERVATION
- HOSPITALS
- INDUSTRIAL
- LABORATORIES
- LIBRARIES
- MEDICAL OFFICES
- MUNICIPAL
- NURSING HOMES
- OFFICE BUILDINGS
- PLACES OF WORSHIP
- PUBLIC SAFETY
- RECREATIONAL
- RETAIL
- SUPERMARKETS
- TENANT IMPROVEMENT
- THEATRES



**Building Engineering Resources, Inc.** was established in 1994 as a Mechanical, Electrical, Plumbing and Fire Protection consulting engineering firm offering professional services in the building design and construction industry. The company is comprised of (34) full time employees located between our main office in North Easton, Massachusetts and our Rhode Island office located in Warwick. Our design team consists of (2) Principals both Registered PE's, (4) Project Managers, (10) Sr. Engineers/Engineers, (8) Sr. Designers/Designers, (7) CAD and (3) Admin. Our Professional services include feasibility studies, master planning, value engineering and engineering design services for construction documents and construction administration, including full computer aided design drafting (CADD) capabilities.

Our Principals and Staff are dedicated to providing the highest standard of quality to our clients. The firm brings together a wide range of knowledge and specialized experience from past and present engineering opportunities. The size and structure of the firm guarantees that one of the principals will always be directly involved with the management and engineering of each project.

**BER** is committed to providing Energy Efficient and Sustainable Design practices on every project. The firm recognizes our responsibility to each client and takes great pride in the successful completion of each project. The collective experience of the firm has brought together a team of professionals dedicated to providing an innovative approach to each project and responsive service to our Clients.

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## Principals

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**STEVEN A. KARAN, PE**

Steve is one of our founding Principals with over 30 years of professional experience in the field of mechanical engineering. He began his career as a Sr. Staff Engineer in several firms in and around Boston before creating BER. Steve serves as the mechanical principal on projects and oversees the "M/P/FP" portion of the company. His other roles include joint management of our office teams, working closely with clients and in-house continuous education of systems and Codes. Steve is a LEED 2.0 Accredited Professional. His comprehensive experience includes designing and managing projects for a variety of facility types in both the public and private sectors. Mr. Karan has a MS in Mechanical Engineering from Northeastern University and a BS in Mechanical Engineering from Rutgers University.

Professional Registrations: Connecticut, Florida, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Texas, Vermont, Virginia

Affiliations: ASHRAE, NFPA, ASPE and NSPE.



**MARC R. PLANTE, PE**

Marc is one of our founding Principals with over 30 years of professional experience in the field of electrical engineering. He began his career as a Sr. Staff Engineer in several firms around the southeastern areas of Boston before creating BER. Marc serves as the electrical principal on projects and oversees the electrical portion of the company. His other roles include joint management of our office teams, working closely with clients and in-house continuous education of electrical systems and Codes. Mr. Plante has a B.S. in Electrical Engineering from the University of Massachusetts Dartmouth.

Professional Registrations: Connecticut, Massachusetts, Rhode Island.

Affiliations: NCEES

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DESIGN | KNOWLEDGE | SOLUTIONS



Building Engineering Resources, Inc.

## Team Resumes



### **GERALDO ALBA – MECHANICAL/PROJECT MANAGER**

Gerry is a Senior Staff Member and Project Manager with over 20 years of experience in mechanical engineering design. His experience includes project management, construction documents development, construction administration and assessment of building mechanical systems. He has worked on numerous RIDE Stage I and II projects throughout Rhode Island. Gerry thrives on working with clients and the project team to provide them with the best possible HVAC system, design and a complete construction documents suitable for a satisfactory construction phase. Mr. Alba will work with our design and production staff for this project.



### **DOUG CURRY – ELECTRICAL**

Doug has over 33 years of experience in the field of electrical design. His diverse experience includes coordination with Utility Companies, Fire Department Personnel, Architects, Engineers and all other engineering disciplines for total project integration. Some areas of experience include large residential, hospitality, laboratories, retail, tenant fit-up, recreational, universities and hospitals. He has worked on numerous RIDE Stage I and II projects throughout Rhode Island. Doug thrives on finding creative and unique solutions to complex design problems. Mr. Curry will work with our design and production staff for this project.



### **ANGEL REY VEGA – PLUMBING/FIRE PROTECTION**

Angel has over 18 years of plumbing and fire protection design. His vast experience includes design of complete “P/FP” systems for commercial and residential buildings including low and high-rise, office buildings, educational facilities, apartment buildings, hotels/motels, restaurants, storage facilities and laboratories. He has worked on numerous RIDE Stage I and II projects throughout Rhode Island. Angel thrives on delivering the best solutions to each project and aims to produce innovative options for each design. Mr. Vega will work with our design and production staff for this project.

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## Similar Projects

### NEW ENGLAND INSTITUTE OF TECHNOLOGY EAST GREENWICH, RHODE ISLAND

- Master Plan for Campus

Study for the 100 year Master Plan for the Campus.

The Study included planned dormitories, classroom buildings, sports complex and fields, campus common areas and roadways. The Study concentrated on utilities needed for the future planned development,

including gas, water, sewer, electric and IT services. The Master Plan analyzed metering versus individual metering of utilities. Roadway piping and conduits were designed as part of the Study. Design also included a master metered electric service design, transformers, generator and conduits. Site lighting and roadway lighting was also designed as part of the Study.



- Café Expansion and Addition

Renovation and 3-story addition for the dining services program that included removing d Kitchen Servery and converted to seating area, then adding a new kitchen on first floor with Servery and storage; second floor fitness center and showers, locker room and studio space; third floor classroom space.

### QUINSIGAMOND COMMUNITY COLLEGE NURSING SCHOOL WORCESTER, MASSACHUSETTS

- Fit-up for a new Nursing School space in Worcester, Massachusetts. Project included Classrooms, Labs, Lecture Hall and Administration Offices. The fit-up was in an old historic building which required coordination of MEP systems to minimize impact on building aesthetics. The fire protection system had upright and down concealed heads. Fire protection had to be coordinated with HVAC, Structural and Architectural elements.



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## Educational – RIDE Projects

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### **CHARIHO SCHOOLS STAGE I & II**

Wood River Junction, Rhode Island  
Stage I & II study of (8) public schools.

### **SCITUATE SCHOOLS STAGE I & II**

Scituate, Rhode Island  
Stage I & II study of (5) schools.

### **TRINITY ACADEMY FOR THE PERFORMING ARTS – RISE STAGE II**

Providence, Rhode Island  
Facility Conditions Assessment and Analysis.

### **BEACON CHARTER STAGE I & II**

Woonsocket, Rhode Island  
Assessment and Analysis of (2) existing structure options.

### **JAMESTOWN SCHOOLS - STAGE II**

Jamestown, Rhode Island  
Stage II Study of (2) Public Schools based on School Departments (6) year Capital Improvement Plan.

### **KINGSTON HILL ACADEMY STAGE II**

Saunderstown, Rhode Island  
Stage II Feasibility Study of the existing facility for expansion.

### **NEWPORT SCHOOLS STAGE I & II**

Newport, Rhode Island  
Feasibility Study (Stage I and II) for (3) Public Schools for Due Diligence and Code Violations.

### **TIVERTON SCHOOLS RIDE STAGE II**

Tiverton, Rhode Island  
Stage II Energy Analysis of the High School and Middle School for recommendations for improving energy efficiency.

### **PORTSMOUTH SCHOOL STAGE I**

Portsmouth, Rhode Island  
Stage II Study of the High School, Middle School and (2) Elementary Schools for Due Diligence and Code Violations.

### **NARRAGANSETT SCHOOL STAGE II**

Narragansett, Rhode Island  
Stage II Study of the Elementary School for Due Diligence and Code Violations.

### **BURRILLVILLE SCHOOLS RIDE STAGE II**

Burrillville, Rhode Island  
Stage II Energy Analysis of the Middle School and (1) Elementary School provided recommendations for new heating systems.

### **NO. SMITHFIELD SCHOOLS STAGE II**

No. Smithfield, Rhode Island  
Stage II Study of the High School, Middle School and Elementary School for Due Diligence and Code Violations.

### **SOUTH KINGSTOWN SCHOOLS RIDE STAGE I AND II**

So. Kingstown, Rhode Island  
A feasibility study that includes an evaluation of the “MEP/FP” system with recommendations. Stage II study for the conversion of the Middle School into new High School.

### **COVENTRY SCHOOLS STAGE II**

No. Smithfield, Rhode Island  
Stage II Study of the Elementary School for Due Diligence and Code Violations.

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Building Engineering Resources, Inc.

## RI Alternative Schools

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### **ACHIEVEMENT FIRST ELEMENTARY SCHOOL**

Cranston, Rhode Island

Renovation of existing 60,000sf 3-level Business School with modifications to approximately 45,000sf to accommodate Grades K-4 and Middle School for an interim period. Main entrance and bus drop-off, Admin offices, large Multi-purpose Room, Classrooms and restrooms.

### **ACHIEVEMENT FIRST (PHASE I)**

Providence, Rhode Island

MEP/FP engineering services for the Phase I renovations of the former Oliver Hazard Perry School a four story, circa 1930's to accommodate a Charter School to be operated by Achievement First Rhode Island. Program included alterations of existing sprinkler system on lower level and first floor. Phase I areas included Kindergarten, First Grade, Offices, Administration, Cafeteria and Gymnasium.

### **ACHIEVEMENT FIRST (PHASE II)**

Providence, Rhode Island

MEP/FP engineering services for the Phase II renovations of the former Oliver Hazard Perry School that included portions of first floor, second floor and third floors with alterations of existing sprinkler system to full coverage. Phase II areas included portions of first floor, second floor and third floor classrooms, auditorium areas, administration offices, classrooms and bathrooms.

### **ACHIEVEMENT FIRST (PHASE III)**

Providence, Rhode Island

MEP/FP engineering services for the Phase III renovations of the former Oliver Hazard Perry School that included administrative offices, classrooms, bathrooms utilizing existing spaces with minor alterations.

### **ACHIEVEMENT FIRST (BASEMENT)**

Providence, Rhode Island

MEP/FP engineering services for the gut renovations to basement level that include renovation to old shower rooms and general storage areas for (4) new classrooms, (1) new office, breakout space with vestibule, Life Safety upgrades and new courtyard.

### **RISE PREP MAYORAL ACADEMY (Phase I & II)**

Woonsocket, Rhode Island

MEP/FP engineering services for the gut renovation of an existing four-level structure for a new Mayoral Academy. Phase I services include substantial build-out of first and second floors, with "core and shell" provisions for third, fourth floors and gymnasium. Phase II services include full renovation of third and fourth floors.

### **THE MET SCHOOL**

Providence, Rhode Island

Mechanical and Electrical engineering services for the HVAC upgrades to the Public Street Campus.

### **QUEST MONTESSORI**

Narragansett, Rhode Island

MEP/FP engineering services for a small addition to the existing facility for a multi-purpose room and connector.

### **EDUCATION IN ACTION**

Providence, Rhode Island

MEP engineering services for the second floor modifications to the Holy Ghost School for reuse as the Education In Action space.

66 MAIN STREET • NORTH EASTON, MA 02356 • (508) 230-0260

D E S I G N | K N O W L E D G E | S O L U T I O N S

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## FIRM QUALIFICATIONS

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Code Red Consultants, LLC is a fire protection engineering and code consulting firm made up of consultants having Master of Science degrees in Fire Protection Engineering. Having a specialized knowledge in fire science, coupled with an in-depth knowledge of building and fire codes, we offer a consulting experience that provides performance-based solutions in a world of prescriptive codes. From master planning through construction, our goal is to provide innovative and intelligent code compliance options that give our clients the information necessary to make informed design decisions.

The firm has significant experience working on preparatory school projects. Our experience spans from developing comprehensive code assessments of existing and new individual buildings to evaluating entire campuses as part of school master plans to identify code deficiencies that may be triggered as part of future work. We have completed projects for existing building renovations and new construction projects including campus centers, libraries, residence halls, classrooms, and health centers. Each type of building presents its own challenges, such as addressing means of egress, accessibility, and plumbing fixture upgrades triggered by the proposed scope of work. Our team offers creative solutions for code compliance alternatives that are necessary for existing building renovations and new construction alike.

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## PROJECT EXPERIENCE

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### **Cushing Academy Dormitory & Dining Hall Renovation, Ashburnham, MA**

The Cushing Academy Dining & Ash Hall is an existing 4-story building located in Ashburnham, MA. The existing building is constructed of a mix of non-combustible (steel/concrete) and combustible (wood) structural members and has a non-combustible brick exterior wall. The project included a horizontal addition to the North-West corner of the building adjacent to the existing dining area, relocation of the majority of the common area (i.e. kitchen, server, MEP service and rooms, etc) to new portions of the building, introduction of classrooms, new faculty apartment units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors, renovations to existing dorm rooms and a new terrace/porch at the main entrance.

Code Red Consultants was retained to provide fire protection, life safety and accessibility code consulting services. We conducted a building survey to investigate its condition relative to non-structural fire protection, life safety, and accessibility code compliance. Based on the information compiled at the survey, we prepared a MSBC Chapter 34, Existing Building Code Evaluation Report to document the existing building's major fire protection, life safety, and accessibility features, the level of code compliance relative to existing building code requirements, and to identify any code deficiencies that may be required to be corrected or upgraded as a result of the proposed scope of work. Drawing reviews were performed and we provided comments on the applicable codes. Our services also included meetings with local Building Officials.

**Phillips Academy Oliver Wendell Holmes Library Renovations, NFPA 241 Plan, Andover, MA**

The Oliver Wendell Holmes Library Renovation Project consisted of the interior renovation to the existing 3-story library which included the reconfiguration of spaces, infilling of the existing library stack area, replacement of interior finishes and upgrades to associated MEP/FP equipment. Code Red Consultants was retained to provide consulting services related to NFPA 241, *The Standard for Safeguarding Construction, Alteration, and Demolition Operations*. Our services included developing a Construction Fire Safety Plan. This Fire Safety Plan was developed in accordance with the Codes and Standards applicable in the Town of Andover and State of Massachusetts.

**Brooks School Student Center Renovation and Blake Dormitory Renovation, North Andover, MA**

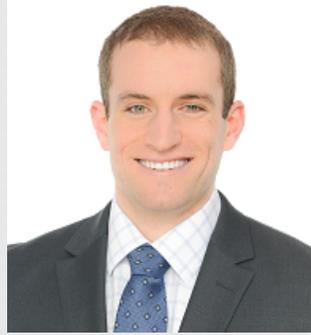
Cube 3 Studio retained Code Red Consultants to provide fire protection, life safety, and accessibility code consulting services for projects at the Brooks School. One project was for the First Floor of the Student Center. The proposed renovation included the removal of interior walls to create a more open Gaming Lounge, Lounge and Café. The other project was for the interior renovation to Blake Dorm. The renovation includes the conversion of two (2) dorm rooms into a student lounge space, new finishes and lighting for the corridors on both floors and the complete renovation of two (2) communal bathrooms. Our services included performing architectural drawing reviews.

**Brimmer & May School Chase Addition, Chestnut Hill, MA**

Perkins + Will retained Code Red Consultants for a feasibility study of a new, \$7.5M, 2-story addition and renovation to an existing academic building which included a new innovation lab, dedicated maker space with equipment for fabrication, a STEAM (science, technology, engineering, arts, and mathematics) room and a “student commons” designed for multi-uses along with additional space to support group work, independent thinking and project-based learning. The additional classrooms and new administrative areas are strategically located to promote teacher collaboration while integrating an inviting and secure entry way. Our services included a site investigation, documenting any non-accessible items required to be upgraded, and reviewing plans for accessibility compliance.

**Seven Hills Charter School, Worcester, MA**

The project included the renovation of the existing building into classrooms and several amenity spaces used for afterschool activities. The building will include several classrooms, teacher work rooms, an existing Assembly space on the Fifth Floor, small conference/work rooms, and a new cafeteria. Code Red Consultants was retained to provide fire protection and life safety code consulting services primarily responsible for preparation of an Existing Building Report to describe the overall code compliance approach to active and passive fire protection and life safety systems in the building in the context of this renovation project.



PAUL J. MOAN, P.E.

Consultant

#### EDUCATION

Worcester Polytechnic Institute, Worcester, MA  
Master of Science, Fire Protection Engineering,  
May 2013  
Bachelor of Science, Civil Engineering, May 2011

#### PROFESSIONAL AFFILIATIONS

National Fire Protection Association (NFPA)  
Society of Fire Protection Engineers (SFPE)

#### CONTACT

154 Turnpike Road, Suite 200  
Southborough, MA 01772  
(617) 500-4512  
PaulM@crctfire.com

# CODE RED CONSULTANTS

#### PROFESSIONAL EXPERIENCE

Paul Moan is a professional fire protection engineer and a Consultant with Code Red Consultants. The focus of his work is to provide fire protection and life safety code consulting services to architects, designers, building owners, and end users in both new and existing buildings. Typical project responsibility includes the evaluation of prescriptive-based compliance with local, state, and federal codes, as well as the development of performance-based alternative approaches for unique fire protection and life safety situations. His experience includes egress modeling for large assembly and transportation projects, structural steel fire-resistance rating simulations, and smoke-control models for atria tenability.

Mr. Moan has provided fire protection engineering and life safety code consulting services at a variety of educational facilities in the United States. Building types include classrooms, athletic facilities, libraries, offices, dining, laboratories, campus centers, parking structures, and dormitories. His work has spanned private/public institutions, high-rise/low-rise structures, and new/existing buildings of each type.

#### RELEVANT PROJECTS

**Cushing Academy**, Ashburnham, MA

**Dale Street Elementary School**, Medfield, MA

**Seven Hills Charter School**, Worcester, MA

**Catholic Memorial High School**, West Roxbury, MA

**Rhode Island College Horace Mann Hall**, Providence, MA

**University of Rhode Island Ranger Hall**, Kingston, MA

**Lynn Vocational Technical Institute**, Lynn, MA

**Bridge Charter School**, Boston, MA



JOE IGOE

Consultant

EDUCATION

Worcester Polytechnic Institute, Worcester, MA
Bachelor of Science, Mechanical Engineering, May 2013
Worcester Polytechnic Institute, Worcester, MA
Master Fire Protection Engineering, 2019

PROFESSIONAL AFFILIATIONS

IFC 3rd Party Firestop Inspector
National Fire Protection Association (NFPA)
Society of Fire Protection Engineers (SFPE)
NFPA 80 Standard for Fire Doors and Fire Windows - Door Inspections for Healthcare Training

CONTACT

154 Turnpike Road, Suite 200
Southborough, MA 01772
617-500-4473
jigoe@crfire.com

CODE RED CONSULTANTS

PROFESSIONAL EXPERIENCE

Joe Igoe is a Consultant with Code Red Consultants. The focus of his work is to provide fire protection and life safety code consulting services to architects, designers, building owners, and end users. He is familiar with all local, state, and federal building, fire, and life safety codes. His project work has included privately owned facilities, local, state, and federally funded projects.

Joe enjoys assisting owners, architects, and contractors with developing an overall fire protection and life safety approach that optimizes building design to mitigate risk and loss of life and property. With that goal in mind, he specializes in third-party review of active and passive fire protection systems, including sprinkler and fire alarm/detection system designs and inspection of firestop and fire-resistant joint systems.

He is skilled at the evaluation of prescriptive-based compliance with local, state, and federal codes as well as the development of performance-based alternative approaches for unique fire protection and life safety situations. Joe's deep knowledge of applicable fire protection and life safety codes allow him to develop novel approaches that meet the needs of clients. His portfolio includes projects for higher education, transportation facilities including airports, large assembly spaces, healthcare, high-rise buildings, hazardous materials, and mixed-use buildings.

PROJECT EXPERIENCE

- Alma Del Mar Charter School, New Bedford, MA
Dale Street Elementary School, Medfield, MA
Carter Magnet School, Boston, MA
Center School, Greenfield, MA
Saugus Middle/High School NFPA 241 Plan, Saugus, MA
University of Arizona Chemistry Building, Tuscan, AZ
John Hopkins University Student Center, Baltimore, MD
Harvard Medical School Countway Library, Boston, MA



**Location:** 312 Waterman Avenue  
East Providence, RI 02914

**President & Point of Contact:** Raymond Keough

**Firm Organized:** 2004

**Years in Business:** 15

**Ownership:** Sub-Chapter S Corporation  
- State of Rhode Island

**Federal Tax ID:** 20-1976559

**Number of Employees:**  
Principle: 1  
Multi-disciplinary  
(Project Manager, Cost Estimator,  
and/or MEP Specialist): 9  
Administrative: 3  
Total: 14

**Firm Registrations & Licenses:**  
State of Rhode Island MPA #430  
P.O. #334058  
LEED Accredited

**Managing Success, One Project At A Time**

This embodies the core value, inherent in the business model of Keough Construction Management. From start to finish on a project assignment, KCM's focus is unwavering—Exceed goals and results we were hired to achieve, and do so without losing continuity, contact or the pulse of those who put their trust and expectations in us.



**PRIMARY SERVICES**

- Owners Program Management
- Cost Estimating
- Design/Build Services
- Construction Management Services

**CORE COMPETENCIES**

- Define value from the owner's perspective
- Lean Principles to reduce waste/improve project workflow
- Focused on Owners business objectives
- Add value at every stage in the process
- Schedule acceleration
- Quality in every deliverable
- Honesty, Integrity, innovation
- Budget Management / Estimate Centric



## 21st Century Education



## About Us

**Keough Construction Management (KCM)** is a Rhode Island based OPM firm that was organized in 2004. We have always specialized in providing project management, construction management and design/build services in the Ocean State.

We serve as Owner's Representatives, acting as the Owner's agent through all phases of planning, design, construction, FF&E/IT procurement, and final occupancy. Our team is thoroughly knowledgeable with the State of Rhode Island purchasing and procurement laws and procedures, building codes and regulations. We are also extremely familiar and experienced working with the Rhode Island Department of Education, and the new RIDE initiatives and programs recently enacted within the state to assist communities in upgrading the design and construction of K-12 public schools. **We are experienced with the RIDE process and have managed \$55 million in-place construction.**

As Owner Project Managers, we are an extension of the Owner's staff, providing technical and management expertise in all aspects of education construction projects. **We have managed over \$1.5 billion worth of Rhode Island public-sector projects from the earliest stages of planning through final occupancy and over 3 million square feet of higher education and K-12 building space in the Ocean state. At the University of Rhode Island, we are managing \$300 million in Capital Projects, encompassing over a dozen phased projects.**

**KCM Business Principles: Managing Success One Project at a Time** – every project and client is treated with the specialized attention and commitment to ensure we are optimizing assets and producing desired outcomes.

KCM is a provider of professional consulting services to public and private sectors founded on the core principles of efficiency, transparency, and client-centered services. We take pride in our ability to provide our clients with the personalized feel and rigorous attention to detail of a small company while offering the stability and backbone of a firm with excellent bench strength and depth. Our philosophy is rooted in a bottom up approach to project management. We are here to fill the gaps and to do whatever it takes to set our teams up for success. As Owner's Project Managers, we have a clear understanding of the roles and responsibilities needed to deliver a project that meets both the educational program and the goals of the client.



## Raymond Keough, LEED AP

PRESIDENT

Ray organized Keough Construction Management, Inc. in 2004 to provide sound design and construction advice to Owners engaged in capital expansion programs. From this core principle, he has built his company into the most trusted and effective construction consulting firm in Rhode Island. Ray, and the experienced industry professionals he recruited, have cost-effectively managed and/or expedited the master planning, competitive bidding and execution of over billion dollars of constructed projects.

As a construction professional, Ray has directed the contracting efforts on an array of project types including Education, Commercial, Corporate, Medical, Institutional, Not for Profit and Residential - solid experience that helps distinguish him and the professionals within his firm as trusted advisers to major corporate and institutional clientele.

### REGISTRATIONS:

MCPPPO  
LEED AP

Ray has a Master's of Business Administration (MBA) from the University of Rhode Island and is a graduate of Worcester Polytechnic Institute with a degree in Civil Engineering. He is also a LEED Accredited Professional and a Certified Public Purchasing Official (MCPPPO) within the Commonwealth of Massachusetts among numerous accreditations and certifications.

### EDUCATION

Worcester Polytechnical College  
Civil Engineering

University of Rhode Island  
MBA

### PROFESSIONAL AFFILIATIONS:

US Green Building Council

## RELEVANT EXPERIENCE: K-12 EDUCATION

**Rhode Island Department of Education, SBS FY19 Capital Fund, Rhode Island**  
Owner's Project Manager & Cost Estimating/Value Engineering

**Portsmouth Abbey School New Science Building**, Portsmouth Rhode Island

**Rhode Island Department of Education, SBS FY16 Capital Fund, Rhode Island**  
Owner's Project Manager & Cost Estimating/Value Engineering

**RISE Prep Mayoral Academy**, Woonsocket Rhode Island  
Owner's Project Manager & Cost Estimating/Value Engineering

- Phase I Renovation
- Phase II Renovation and Upgrades
- Phase III Expansion

**Saint George's School**, Middletown Rhode Island

**The Meeting Street School** - Providence, Rhode Island  
Owner's Project Manager & Cost Estimating/Value Engineering

**The Metropolitan Regional Career and Technical School**, - Providence, Rhode Island

- Justice & Unity Buildings Renovations
- Peace Street Buildings Upgrades

**The Metropolitan Regional Career and Technical School** - , Providence, Rhode Island  
Peace Street Building Owner's Project Manager & Cost Estimating/Value Engineering

**Block Island School**, Block Island Rhode Island

**Walley Schoolhouse** Bristol Rhode Island

**City of Pawtucket Schools Security Project**, Pawtucket RI - Cost Estimating

**Childen's Advocacy Center** Fall Fiver Massachusetts - Cost Estimating



## Tony DeMelo

V.P. OF OPERATIONS & DIRECTOR OF PRECONSTRUCTION

Tony has more than thirty years of estimating and construction experience. Tony's estimating abilities enable the development of accurate and punctual cost estimates at all phases of the Project – Conceptual & Programming Phase, Design Development Phase and Construction Documentation Phase.

Tony has significant experience in Competitive Stipulated Sum, Construction Management, Design/Build and OPM relationships. His vision often yields significant benefits to the Owner by a reduction in Value Engineering time, increased project velocity and cost accuracy.

Tony has estimated projects in both the private and public sectors. He indepth experience includes renovations, additions, new construction, ADA compliance, HVAC, electrical upgrades, fire safety, façade repair, landscaping, and historical restoration. Tony's estimating and construction experience includes but is not limited to the following industry sectors:

### RELEVANT EXPERIENCE:

#### K-12 EDUCATION

**Rhode Island Department of Education, SBS FY19 Capital Fund, Rhode Island**  
Owner's Project Manager & Cost Estimating/Value Engineering

**Portsmouth Abbey School New Science Building, Portsmouth Rhode Island**

**Rhode Island Department of Education, SBS FY16 Capital Fund, Rhode Island**  
Owner's Project Manager & Cost Estimating/Value Engineering

**Block Island School, Block Island Rhode Island - Cost Estimating**

**City of Pawtucket Schools Security Project, Pawtucket RI - Cost Estimating**

**Childen's Advocacy Center Fall Fiver Massachusetts - Cost Estimating**

**Town of South Kingston Community Recreational Center - Cost Estimating**

**Walley Schoolhouse Bristol Rhode Island - Cost Estimating**

**RISE Prep Mayoral Academy, Woonsocket Rhode Island**  
Owner's Project Manager & Cost Estimating/Value Engineering  
Owner's Project Manager & Cost Estimating/Value Engineering

- Phase I Renovation
- Phase II Renovation and Upgrades
- Phase III Expansion

**Saint George's School, Middletown Rhode Island - Cost Estimating**

**The Meeting Street School - Providence, Rhode Island**  
Owner's Project Manager & Cost Estimating/Value Engineering

### EDUCATION

Roger Williams University  
B.S. Architecture  
Minor Civil Engineering

### ESTIMATING SOFTWARE:

Timberline Estimating Database  
On Screen Take Off  
Mirrosoft Project  
Blue Beam  
Mircsoft Excel- Customized

### PROFESSIONAL AFFILIATIONS:

- MA Construction Supervisor License
- Planning Board Member: Freetown, MA



## Casey Lake COST ESTIMATOR

Casey is skilled at forecasting the costs associated with construction. He has executed complex estimates ranging from large-scale renovations to new construction projects. The sectors Casey has worked with includes but is not limited to; High Education, K-12, Health Care, Life Sciences, Manufacturing, Industrial, and Historical.

Casey utilizes advanced cost management software packages to streamline the process and provide quality take-offs. In combination with this local knowledge of municipal codes, regulations, policies and procedures, he can provide our clients with the most accurate cost estimates.

### RELEVANT EXPERIENCE:

#### EDUCATION:

Bristol Community College  
Engineering Sciences

Leadership & Management  
School. Lyme CT

Machinery Technical school York  
town VA.

#### ESTIMATING SOFTWARE:

Timberline Estimating Database  
On Screen Take Off  
Microsoft Project  
Blue Beam  
Microsoft Excel- Customized

#### PROFESSIONAL AFFILIATIONS: OSHA 10

**Ortho Rhode Island Warwick Rhode Island** - Keough provided a design development cost estimate for the Calspan Development and Construction company for the new Ortho Rhode Island medical facility. The entire ADA compliant 66,387 gsf health care building will be equipped with state-of-the-art commercial systems including fire suppression, plumbing, HVAC, audio video communication, and security and safety systems (such as automatic door operators with security access hardware and wall protections such as corner guards and rub rails).

**University of Rhode Island Health Services & Counseling Center - Kingston Rhode Island** - Keough provided a Schematic Design Development Cost Estimate for the University of Rhode Island Counseling & Health Services Building. The new facility would combine that the University Counseling Services and University Health Services and will function like a hospital. The 49,690 SF building includes Laboratory and Specialty Spaces, airborne isolation room, clean storage room, soiled holding, sterilizing facility, pharmacy, offices and vestibule, as well as triage, x-ray, clinical, exam, procedure, and training rooms.

**The City of Newport Housing Authority, Park Holm III, Newport, Rhode Island** - Provided a Construction Documents Cost Estimate for the renovations and development project. This Park Holm Project contained numerous multiunit residential homes for the City of Newport Housing Authority. This estimate included all aspects of a ground-up construction, from site to finishes.

**Freight Street Apartments – Pawtucket, RI** – Keough is currently providing pre-construction services for the ground up construction of the 180-unit Freight Street Apartment Complex. Keough has provided Freight Realty LLC with a \$29 million-dollar schematic cost estimate, master budget development, master schedule generation, plan and design review, and have started the procurement process for the next phase of construction. This project totals over 5 acres, contains three building totaling 184,000 gsf of community living, over 125 parking spaces (included ADA compliant spaces with associated curbs and sidewalks). Each four-story building will have a secure lobby entrance, lounge and function area, yoga room, office/ hotel conference rooms, outdoor patios, and lawn space (where proposed public art will be displayed). Each of the 180 units will be fully equipped with all appliances, contain energy efficient HVAC systems and be ADA compliant.

**Westerly Land Trust, United Theatre and Montgomery Ward Building – Westerly, Rhode Island** - Keough is providing design/build, management, and estimating services for the Westerly Land Trust. We have currently provided a Construction Document and Conceptual Estimate for the United Theatre and Montgomery Ward Building three phase 40,000 sf ft renovation and rehabilitation. These estimates included the upgraded sprinkler system, new roofing systems, interior rehabilitation, ADA compliant features, HVAC and MEP upgrades, and a crossover and egress stair addition. Additionally, our estimates included the upgrades to the 38 seat legacy cinema (which included the installation of a AV digital presentation projector, projection screen, a state of the art surround sounds processing system, repairing the acoustical transparency, and the refurbishment of the cinema's seating), the 286 seat auditorium (with a modified fly loft structure for a new rigging/catwalk, soundproofing the vestibule at the entrance, expanding the stage and orchestra pit, and installation of High quality video projector, sound amplification systems, and remote operating controls), a museum showroom piece, a new community education center, event space, and offices.

## K12/ ACADEMIC COST ESTIMATING EXPERIENCE

**City of Pawtucket Schools Security Project, Pawtucket RI** - The Pawtucket Schools Security Project consisted of security improvements to the Administration Building, Goff School, Jenks Junior High School and Slater Junior High School. The 359,000+ sq. ft. project estimate included the demolition and installation of upgraded access control operating systems, video surveillance, field entry management systems, life safety signage, exterior storm water utilities, intercom units with associated distributed classroom package systems, and upgrades/ addition of transactions areas. Our estimates additionally included the MEP reconfiguration to support these improvements.

**Pawtucket City Wide Basketball Improvements, Pawtucket, RI** - The Pawtucket City Wide Basketball Improvements projects included the complete demolition of the existing site, construction of the new facility, and installation of supporting facility components for six different locations. Keough provided individualized estimates for each site as well as an accumulative descriptive estimate totaling 51,950 gsf. for all six sites.

**Rhode Island Department of Education, SBS FY19 Capital Fund, Rhode Island** - Keough is currently providing the State of Rhode Island department of education Cost Estimating Services for the FY2019 SBA Capital Fund Awarded Projects. There is a total of 43 project spread across 18 districts. These projects range from improvements to security, health and life safety, site safety, indoor air quality, structural, building envelope, building access and egress, and fire protection. Additionally, these project included upgrades and/or replacement and new installation of building hardening systems, roof replacements, monitoring and communication systems, and remediation and abatement of HazMat. Our services included the allocation of MBE/WBE/ DBE participation.

**RISE Prep Mayoral Academy, Woonsocket Rhode Island** - RISE Prep Mayoral Academy hired Keough Construction Management provided multi-phase Cost Estimates. This retrofit and conversion project consisted of an existing 4-story office building into a new K-8 educational facility. Phase 1: \$2.7M complete demo and renovation of first and second floors, MEP upgrades, roof replacement, new security cameras and card access controls, security film/ glazing, ADA upgrades and complete site renovations including new parking, landscaping, hardscaping, new playground, and bioretention system. Phase 2: \$2.2M complete interior gut and renovation of third and fourth floors, fit-out of MEP, security upgrades, and renovation of two common stairways including asbestos abatement. Phase 3: 5,000 SF gym addition.

**Portsmouth Abbey School New Science Building, Portsmouth Rhode Island** - Keough provided cost estimating services for the new state-of-the-art science education facility at the Portsmouth Abbey School. The new construction science building will be the largest single initiative in the School's history and will adhere to the highly efficient low emissions green standards, targeting LEED Gold certification. It will house seven science laboratories, seven classrooms, faculty offices and support spaces, a multi-purpose seminar room, and a multi-story science & humanities commons with open student space that will serve as the crossroads of the two disciplines. Each of these classrooms will be equipped with 21st century learning equipment and will adhere to STEM practices.



- Block Island School, Block Island Rhode Island
- Saint George's School, Middletown Rhode Island
- Portsmouth Abbey School New Science Building, Portsmouth Rhode Island
- The Meeting Street School, Providence, Rhode Island
- The Metropolitan Regional Career and Technical School, Justice & Unity Buildings & Peace Street Building, Providence, Rhode Island
- RISE Prep Mayoral Academy, Woonsocket Rhode Island
- Children's Advocacy Center Fall Fiver Massachusetts
- Children's Friend, Providence Rhode Island
- Town of South Kingston Community Recreational Center
- Providence Athenaeum, Historical Library and Cultural Center - Providence, RI
- Rhode Island Department of Education, SBS FY16 Capital Fund
- Sail Newport: Mid-Park Marine Education and Recreation Center Newport, RI
- Walley Schoolhouse Bristol Rhode Island
- Town of South Kingston Community Recreational Center
- Walley Schoolhouse Bristol Rhode Island





## Firm Profile

### ESTABLISHED 1976

### PROFESSIONAL STAFF

49 Architectural Design  
5 Interior Designers  
4 Marketing / Graphic Design  
6 Administrative

### REGISTRATIONS CT, MA, ME, NH, NY, RI, VT

### LOCATIONS BOSTON

99 Bedford Street, Suite 501  
Boston MA 02111  
617.398.2035

### MANCHESTER

155 Dow Street, Suite 400  
Manchester, NH 03101  
603.622.5450

### PORTLAND

305 Commercial Street  
Portland, ME 04101  
207.558.7200

### PRIMARY CONTACT

Rich Pizzi, CEO, Healthcare Studio Leader  
603.622.5450  
richard.pizzi@LBPA.com

We are passionate about creative design that fulfills your vision and needs while building a lasting relationship. This is achieved through collaboration and being your advisor and advocate. Our approach is innovative, imaginative, and thoughtful, resulting in a design which is reflective of your brand, vision, and budget. We are trustworthy, fun to work with, diligent, and sincere in our commitment to help you reach your goals. Our staff and firm culture fully embraces this tenet; who we are, how we work, and our mission statement are all built on this principle.

*Your Mission inspires us.  
Our creativity and knowledge empower you.  
Together we achieve excellence.*

We offer extensive experience, focused expertise, a comprehensive complement of in-house services, and an extraordinary depth of portfolio. We serve a wide spectrum of market sectors including: healthcare; behavioral health; medical education / simulation; municipal / community; primary, secondary, and higher education; senior care; science and technology and workplace / corporate.

Together, in close collaboration with you and your team, we pledge our full commitment of resources with principal level staff who will lead your project from inception through successful completion!

### PROFESSIONAL SERVICES

- 3-D modeling and animations
- ADA surveys
- Adaptive reuse
- Building code reviews
- Building design
- Construction budgeting
- Construction scheduling
- Environmental sustainability studies
- Facility assessment
- Feasibility studies
- Furniture and equipment
- Graphic design
- Historic renovation
- Interior design
- Life-cycle cost analysis
- Master planning
- Operations analysis
- Post-construction evaluation
- Project team management
- Signage and wayfinding
- Site analysis and land planning



**RICHARD PIZZI, AIA, CEO**  
SIMULATION PROGRAMMING AND DESIGN EXPERT  
HEALTHCARE STUDIO LEADER

Rich has led the programming and design of 17 Medical Education and Simulation projects including projects at: Boston Children’s Hospital, Yale New Haven Health, Dartmouth-Hitchcock, University of New Hampshire, University of Vermont, Western CT Health Network, and Bryant University to name a few. He has focused his energy on the research and design of medical education and simulation centers, and is a member of the Society for Simulation in Healthcare.

Rich has over 26 years of healthcare planning and design experience. He has spoken nationally about the planning and design of flexible multi-purpose simulation centers.

**MEDICAL EDUCATION EXPERIENCE**

**Boston Children’s Hospital**  
Simulator Program SIMPeds™  
SIMPeds™ Engineering Core including: SIMEngineering™ SIMInventorSpace™ and SIMPeds SIM3D Print™

**Bryant University**  
Physicians Assistant Learning Center

**Catholic Medical Center**  
Simulation Lab

**Concord Hospital**  
Forrest D. McKerley Simulation & Education Center

**Dartmouth College / Dartmouth Medical School**  
Space Utilization Master Plan

**Dartmouth-Hitchcock**  
Patient Safety Training Center

**East Tennessee Children’s Hospital**  
Simulation and Innovation Center

**Keene State College**  
Nursing Fundamentals and Simulation Lab

**Primex3**  
Experiential Learning Center

**Western Conn. Health Network**  
Danbury Hospital/Clinical Simulation Center

**University of New Hampshire**  
Health Sciences Simulation Center  
Center of Telemedicine / Feasibility Study  
College of Health and Human Services / Nursing, OT, Communication Sciences, and Disorders Study

**University of Southern Maine**  
Learning Resource Simulation Center / Feasibility Study

**University of Vermont**  
Clinical Simulation Center

**University of Vermont Medical Center**  
Medical Simulation Suite, General Clinical Research Center, Genomic Research Lab

**Yale New Haven Health**  
SYN:APSE Center for Learning, Transformation, and Innovation

**EDUCATION**

Bachelor of Architecture  
Syracuse University

**STATE REGISTRATIONS**

AIA, CT, NH, ME, MA, VT, NY

**CERTIFICATIONS**

LEAN in Healthcare Certificate  
MHA/GMPB

**ASSOCIATIONS**

American Institute of Architects (AIA)  
National Council of Architectural  
Registration Boards (NCARB)  
Society for Simulation in Healthcare  
New England Healthcare Engineers  
Society (NEHES)

**SPEAKING ENGAGEMENTS**

**2019**  
Healthcare Facilities Symposium & Expo  
*Rebuilding an Ambulatory Care  
Network: The Results of Starting  
from Scratch*  
Scheduled for September 2019

**2018**  
IMSH Society for Simulation in  
Healthcare Conference: *Building,  
Redesigning, Readjusting  
Your Perfect Center: Creating a  
“reflective surface” for your  
institution across space and  
financial budgets\**

**2015**  
Education Management Solutions  
(EMS): *Planning Hospital Based  
Simulation Centers with Limited  
Space - Global webinar*

*MED ED Facilities Conference:  
Multi-functional Simulation Spaces  
at Boston Children’s Hospital*

*MED ED Facilities Conference:  
Planning Hospital-based  
Simulation Centers with Limited  
Available Space*

*\*With Peter Weinstock MD PhD,  
Boston Children’s Hospital*



**LANCE WHITEHEAD, AIA, PRINCIPAL**  
PRINCIPAL-IN-CHARGE

With 20 years of experience, Lance is a highly skilled Principal and Leader of our Education Design Group. He is passionate about education and knowledgeable about all facets of school construction. Lance is exceptionally skilled at presenting and engaging communities and end-users in the design process, ensuring the final solution is creative, thoughtful, and reflective of your shared vision for the school.

**EDUCATION**

Bachelor of Architecture,  
Oklahoma State University

**STATE REGISTRATIONS**

ME, NH

**ASSOCIATIONS**

American Institute of Architects,  
National Council of Architectural  
Registration Boards  
Q.E.D Foundation, Board  
Member

**SPEAKING ENGAGEMENTS**

*"Community Engagement  
for Bond Articles" Primex  
Conference Concord, NH, 2017*

*"Community Engagement"  
Northern New England  
Recreation & Parks Association  
Conference Keene, NH, 2017*

*"Planning & Programming for  
Career & Technical Labs"  
Tristate CTE Directors Conference  
Burlington, Vermont, 2016*

**AWARDS**

Bruce Hamilton AIA Award, 2000

**RELEVANT PROJECT EXPERIENCE**

**Boys and Girls Club of Manchester**

Addition and Renovations

**Hudson School District**

New and Renovated Regional Career and Technical Center

**Laconia School District**

Additions and Renovations at J. Oliva Huot Regional Technical Center

**Lewiston High School**

Conceptual Study for New Arts Wing and Performing Arts Center

**Manchester High Schools**

City-wide 22 School Addition / Renovation Project

**Pelham School District**

High School New Addition and Renovations

**Portland Public Schools**

District Wide Facilities Assessment

**Rochester School Department**

District Wide Assessment and Masterplan  
Additions and Renovations to Creteau Regional Career and Technical Center at  
Spaulding High School

**Salem School District**

High School and Regional Career Technical Center Addition and Renovations

**Sanborn Regional High School and Technology Center**

New Regional High School

**Sanford School Department**

New High School and Regional Technical Center

**The Derryfield School**

Gateway Administrative Building

**Timberlane School District**

Comprehensive High School / Middle School Master Plan and Renovations

**White Mountain Regional Career and Technical Center**

Conceptual Design for Additions and Renovations

**Windham School District**

New High School  
K-8 Facilities Master Plan  
New Kindergarten Wing



**LEIGH SHERWOOD, AIA LEED® AP**  
PRINCIPAL-IN-CHARGE

Leigh Sherwood, has worked as Design Principal for numerous private and public school clients, from master planning through finished buildings, and comes to your project with over 30 years of experience.

His role is to work closely with you to develop a holistic vision for your site planning, building programming and design. His work is elegantly simple, exceedingly functional, well-engineered and resource efficient, full of natural light, and integrated into their surrounding environment. He has worked with a variety of committees and is experienced communicating and presenting to boards, community groups, and city and town officials.

#### RELEVANT PROJECT EXPERIENCE

---

##### **Brighter Choice Charter Schools<sup>1</sup>**

Design and Construction of Charter Middle Schools

##### **David J. Quinn Middle School<sup>1</sup>**

Feasibility Study  
Design and Construction of a New Middle School (LEED® Gold)

##### **Ethel Walker School<sup>1</sup>**

Athletic / Centennial Student Center

##### **Greens Farms Academy<sup>1</sup>**

Master Plan  
Science and Music Buildings

##### **Hampshire College<sup>1</sup>**

New Welcome Center Competition Finalist / Study

##### **Latham School<sup>1</sup>**

Master Plan, Programming

##### **Louisville Collegiate School<sup>1</sup>**

Master Plan

##### **New Hampton School<sup>1</sup>**

Master Plan

##### **Prescott Farm**

Environmental Center

##### **Salem School District - Woodbury Middle School**

Feasibility Study and Schematic Design

##### **Woodstock Union MS / HS**

Campus Master Plan & Programming

##### **The Meadowbrook School of Weston<sup>1</sup>**

Campus Master Plan and Community Entry / Academic Center

##### **Town of Swampscott**

Hadley Elementary School - Feasibility Study

##### **Waldorf School of Lexington<sup>1</sup>**

Master Plan, Programming

<sup>1</sup> Work of Leigh Sherwood while serving as a Principal at a OMR Architects.

#### EDUCATION

Master of Architecture  
Yale University  
Bachelor of Architecture  
Syracuse University

#### STATE REGISTRATIONS

CT, MA, NH

#### CERTIFICATIONS

USGBC LEED® Accredited  
Professional

NCARB Certified

#### ASSOCIATIONS

American Institute of Architects  
(AIA)

#### AWARDS

##### 2017

AIA MA Design Excellence -  
Quinn Middle School<sup>1</sup>  
Connecticut EIC Award - Ethel  
Walker School, Centennial Center<sup>1</sup>

##### 2016

MSBA Model School - Quinn  
Middle School

##### 2001

Build Massachusetts Award -  
New Bedford Whaling Museum<sup>1</sup>



**JULIE MCCULLOUGH SPENCE, AIA LEED® AP**  
PROJECT ARCHITECT

Julie's passion and area of expertise is the planning, design, and coordination of complex career & technical education facilities. As a specialist she focuses on the detailed layout, coordination, and forward-thinking efforts to help our clients plan for the future and how the building can adapt to changes in technologies and pedagogies.

As an undergraduate at Worcester Polytechnic Institute, Julie was introduced to the WPI Plan – the innovative comprehensive project based learning program that has made WPI a global leader in project based learning. Although Julie chose to steer her career toward architecture, she had discovered the excitement and value of learning by doing. Julie continues to apply the principles of investigation, problem solving and teamwork to her architecture and the design of educational spaces for practice.

**RELEVANT PROJECT EXPERIENCE**

---

**Central Vermont Career Center**  
Feasibility Study and Needs Assessment

**Community College of Philadelphia**  
Career and Advanced Technology Building

**Hudson School District**  
New and Renovated Regional Career and Technical Center

**Rochester School District**  
Creteau Regional Career and Technical Center at Spaulding High School

**St. Anselm College**  
New 150 Bed Residence Hall

**Salem School District**  
High School and Regional Career Technical Center Additions and Renovations

**Sanford School Department**  
New High School and Career Technical Center

**Sugar River Valley Regional Technical Center**  
Pre Bond Planning Study

**University of New Hampshire**  
HSSC Feasibility Study  
Nesmith Hall Feasibility Study

**White Mountain Regional Career and Technical Center**  
Conceptual Design for Additions and Renovations

**Winnisquam Regional Agricultural Center**  
Pre-Bond / Preliminary Planning

**EDUCATION**

Master of Architecture  
Virginia Polytechnic Institute  
and State University

Bachelor of Science, Civil /  
Structural Engineering  
Worcester Polytechnic Institute

**STATE REGISTRATIONS**

MA

**ASSOCIATIONS**

American Institute of Architects  
(AIA)

Boston Society of Architects  
(BSA)

U.S. Green Building Council



**CHRISTINA MELLOR, IIDA, NCIDQ, LEED® AP, ASSOCIATE**  
SENIOR INTERIOR DESIGNER

Christina brings an extensive knowledge of materials, textures, color, and product durability to sustainable spaces that are both meaningful and memorable.

As a certified Interior Designer, she brings a wealth insight for implementing integrated design strategies that enhance the spatial experience. Using design workshops to explore finish materials, colors, way-finding, lighting and acoustics Christina leads the client through a fun and sustainable interior design process. As a LEED® accredited professional, all her projects are designed for long-lasting value and low-cost maintenance.

**EDUCATION**

Bachelor of Arts in Interior Design  
University of Kentucky

**CERTIFICATIONS**

National Council for Interior Design  
Qualifications (NCIDQ)

LEED® Accredited Professional

**COMMUNITY INVOLVEMENT**

Mental Health Center of Greater  
Manchester (Board Member)

**ASSOCIATIONS**

International Interior Design  
Association (IIDA)

Safe Therapeutic Environments  
Initiative

**SPEAKING ENGAGEMENTS**

**2019**

Vermont Healthcare Engineers  
Society Fall Conference: *Risk  
Reduction for Acute Care Settings*

**2018**

Leading Age ME NH 2018 Annual  
Conference *Presentation on  
Ready, Set, Impact! Getting the  
most from Design*

**2017**

New Hampshire Hospital  
Association 2017 *Presentation  
on Interior Finishes in a  
Healthcare Setting*

**RELEVANT PROJECT EXPERIENCE**

**Brewster Academy**

Dining Hall Renovation

**Colby College**

Roberts Union Residence Hall Renovations

**Laconia School District**

Additions and Renovations at J. Oliva Huot Regional Technical Center

**Lewiston High School**

Conceptual Study for New Arts Wing and Performing Arts Center

**Manchester Community College**

Student Center, Advanced Technologies Building

**River Valley Community College**

Academic Interiors

**Rochester School Department**

District Wide Assessment and Masterplan  
Additions and Renovations to Creteau Regional Career and Technical Center at  
Spaulding High School

**Salem School District**

High School and Career Technical Center Renovations

**Sanford School Department**

New High School and Career Technical Center

**Wells High School**

Addition and Renovations

**Windham School District**

New High School  
Association for Learning Environments (formerly CEFPI) Classroom of the  
Future 2021



## K-12 Experience

Our commitment to education design can be seen in our many projects throughout the Northeast. We are proud of our design and planning contributions to many of the region's leading institutions and school districts:

- Alvirne High School
- Amherst School District
- Barrington High School
- Bedford School District
- Bow High School
- Brewster Academy
- Chesterfield School District
- Coe-Brown Northwood Academy
- Concord School District
- Dover School District
- Eagle Hill School
- Farmington High School
- Harrisville Elementary School
- Holderness School
- Hollis/Brookline School District
- Hooksett Memorial School
- Hopkinton Schools
- Interlakes Schools
- John Stark Regional High School
- Kearsarge Regional Middle School
- Keene School District
- Laconia School District
- Lewiston High School
- Manchester School District
- Merrimack Valley School District
- Mid-Coast School of Technology
- Milford School District
- Morse High School
- Nashua School District
- Oyster River Middle School
- Palmer Career Technical Center
- Pelham High School
- Phillips Andover Academy
- Phillips Exeter Academy
- Portland Public Schools
- Portsmouth Christian Academy
- Proctor Academy
- Region 14 Applied Tech. Center
- Rochester School District
- Rundlett Middle School
- Salem School District
- Sanborn School District
- Sanford High School and Technical Center
- Souhegan High School & Annex
- Spaulding Junior/Senior High School
- St. Mary's School
- Sunapee Central School
- Swamscott Public Schools
- Timberlane Regional School District
- The Derryfield School
- The Profile School
- Tyngsborough Public Schools
- Wells High School
- Wells Memorial School
- White Mountains Regional Vocational Center
- Windham School District
- Winnisquam School District



## Landscape Elements LLC

Landscape Architecture • Landscape Ecology • Cultural Landscape Preservation  
www.landscapeelementsllc.com

### FIRM FACT SHEET

**LANDSCAPE ELEMENTS, LLC** provides a full range of landscape architectural services. We combine the best principles of sustainable site design, landscape ecology and cultural landscape preservation to create projects that preserve and enhance historic and cultural landscape patterns, conserve natural resources and minimize impacts to the environment. The firm is a certified woman-owned (WBE) and disadvantaged business (DBE) in Rhode Island and Massachusetts, certified DBE with CT DOT and holds landscape architectural licenses in CT, RI and MA. We have experience with coastal and freshwater wetland regulatory requirements in both Rhode Island and Connecticut and are certified Invasive Plant Management Specialists with the RI Coastal Resources Management Council (RI CRMC).

Firm Principal Elena M. Pascarella, ASLA received her Landscape Architecture degree from the Rhode Island School of Design and did graduate studies in the Historic Landscape Certificate Program at the University of Virginia. Landscape Elements LLC has partnered with engineers, planners and landscape architectural firms on municipal and state projects in southern New England.

Our practice areas include the following:

#### Landscape Architecture:

- Site, highway and streetscape design
- Campus and facilities master planning
- Park and recreational design and planning
- Maintenance and management programs

#### Landscape Ecology:

- Open space and environmental planning
- Visual quality assessments
- Trail and greenway planning and design
- Green infrastructure design
- Wetland restoration and management plans

#### Cultural Landscape Preservation:

- Cultural Landscape Reports
- Cultural resource preservation master plans
- National register nominations

#### Municipal, State and Academic Clients

Brown University  
 City of Hartford, CT  
 City of New London, CT  
 City of Norwich, CT  
 City of Pawtucket, RI  
 Community College of Rhode Island  
 MBTA - Massachusetts Bay Transit Authority  
 New London Development Corporation  
 New London Main Street  
 Norwich Community Development Corporation  
 Pawtucket Central Falls Development



**Corporate Structure: LLC**  
**Owner: Elena M. Pascarella, PLA, ASLA**

#### Woman-Owned Disadvantaged Small Business WBE/DBE Certifications

State of Connecticut DOT/WBE  
 State of Rhode Island WBE/DBE  
 State of Massachusetts WBE/DBE

#### NAICS Codes

541320 - Landscape Architectural Services  
 541320 - Urban and Community Planning Services

#### SIC Codes

0781 - Landscape Consulting and Planning  
 8712 - Architectural Services  
 8999 - Environmental Consultants

#### Business Contact Information

Landscape Elements LLC  
 3296 Post Road, Suite 2C, Warwick, RI 02886  
 Phone: 401-921-2667 Fax: 866-203-7686  
 Email: emp@landscapeelementsllc.com  
 Website: [www.landscapeelementsllc.com](http://www.landscapeelementsllc.com)

#### Professional Affiliations

American Society of Landscape Architects  
 ELA - Ecological Landscape Association  
 Historic American Landscape Survey Professional Network

Rhode Island College, Providence, RI  
 RI Department of Transportation  
 RI Department of Environmental Management  
 Town of Burrillville, RI  
 Town of East Lyme, CT  
 Town of Guilford, CT  
 Town of Hopkinton, RI  
 Town of Stonington, CT  
 Town of Waterford, CT  
 Town of Westport, CT  
 Town of Westerly, RI  
 University of Rhode Island, Kingston, RI



## Landscape Elements LLC

Landscape Architecture • Landscape Ecology • Cultural Landscape Preservation  
www.landscapeelementsllc.com

ELENA M. PASCARELLA, PLA, ASLA

PRINCIPAL

### CAREER PROFILE

Ms. Pascarella is a landscape architect, consultant and writer who has served clients and communities in southern New England for over 30 years. She established Landscape Elements, LLC to provide landscape architectural services with a focus on ecological conservation and cultural resource preservation as both are key elements towards creating sustainable designs.

Her experience includes residential, industrial and commercial projects, streetscapes, municipal and community enhancement projects, trails and greenways, park and recreational design and planning, institutional and academic campus planning, cultural landscape preservation and ecological mitigation and restoration work. She has also provided technical articles for Architectural Record Continuing Education on topics addressing low impact development and sustainable design in landscape architecture.

She understands landscape stewardship from the perspective of the user and the provider as well as the designer having served as a landscape architect for both the City of Providence and the State of Rhode Island before she founded Landscape Elements LLC. As Supervising Landscape Architect with the Rhode Island Department of Environmental Management (RIDEM) for over 10 years, she played a leadership role in the acquisition, planning and design of trails, management areas and state parks. Her work at RIDEM addressed sound land stewardship through a comprehensive approach to natural and cultural resource preservation, enhancement of site ecology, inclusivity of all user groups, and attention to facility operations and maintenance.

As principal of her firm, she looks to provide comprehensive landscape architectural services on a wide range of projects for both the public and private sector clients assisting them through the various design phases, permitting procedures and completion of construction. She also has expertise in community outreach and public participation and consults in the preparation of wetland mitigation, ecological restoration and storm water management plans.



### REGISTRATIONS

Registered Landscape Architect in Connecticut, Massachusetts and Rhode Island

### CERTIFICATIONS

Certified WBE/DBE in Connecticut (DOT), Massachusetts and Rhode Island  
Certified Invasive Plant Management Professional - RI Coastal Resources Management Council, 2008– present  
Qualified Landscape Architect with the Rhode Island Department of Transportation.

### HONORS AND AWARDS

American Society of Landscape Architects, 2016 HALS Challenge Merit Award for Wilcox Park, Westerly, RI.

CT Chapter American Planning Association 2014 Award for Waterford Town Center: A Vision and Strategy

CT Chapter of the American Society of Landscape Architects, 2012 Merit Award, Communications and Planning Waterbury Green Master Plan, Waterbury, Connecticut (with TO Design LLC and CDM Smith)

CT Chapter of the American Society of Landscape Architects, 2012 Merit Award, Residential Design-Build A Vacation Destination, South County, Rhode Island

CT Main Street 2011 Award of Excellence in Design - New London District Gateway Project, New London, CT

CT Chapter of the American Society of Landscape Architects, 2009 Merit Award in Design-Build Public Projects Depot Square Park, Hope Valley, Rhode Island

# Professional Experience

# Lincoln School Master Plan Providence, RI

LLB Architects is very familiar with the Lincoln School campus, having completed a limited feasibility study for the School in 2005 and a full master plan in 2016. Throughout the master planning process for Lincoln School, we asked: What does a leading school for girls look like? For Lincoln, it is a place “where tradition meets innovation.” The school’s location is one of its best advantages but also one of its greatest challenges.

Our team reviewed Lincoln School’s Strategic Plan and previous Master Plans, existing building plans, spaces, and infrastructure. We conducted a comprehensive facility conditions assessment to provide order-of-magnitude cost analysis on the state of Lincoln’s buildings and grounds, combined with quantitative data extracted from newly created 3D models. We held multiple meetings with the steering committee, stakeholders, faculty departments, and Buildings and Grounds to identify and itemize program requirements and issues. In addition, we engaged many Lincoln School constituents through the use of online surveying to rapidly identify shared opinions of Lincoln School’s strengths and weaknesses.

The findings presented in this planning study were a culmination of the team’s multifaceted research, interviews, analysis, creative thinking, and consensus-building.



Size  
N/A

Completed  
2016

Reference  
Susan Fogarty  
Former Head of School  
212.744.2335 ext.4942  
sfogarty@chapin.edu

# STEAM Hub for Girls

## Lincoln School Providence, RI

The STEAM Hub for Girls features interdisciplinary teaching space for science, math, and the humanities including new physics and chemistry labs, recently renovated biology labs, glass-enclosed study spaces, and a 2,000 square foot art gallery for students and visiting artists.

The project sits at the intersection of several of the key guiding principles defined in the Lincoln School Master Plan developed by LLB Architects in 2016. It recasts traditional classroom spaces as agile spaces for group collaboration and project-based learning, improves connectivity, and makes the facility more sustainable and resilient.

The design of the STEAM Hub is a visual expression of the school's mantra "where tradition meets innovation," with a modern, curvilinear façade partially wrapping but not obscuring the adjacent historic building. Back-of-house services that had dominated the Butler/Blackstone streetscape have been tucked away, while the new addition hovers over a newly planted greenscape and rain garden.

Its technologically advanced components include a dramatic glass curtain wall facing the west with twenty vertical sun shades, that are spaced to create rolling shade as the sun moves. The structure of the poured-in-place two-way concrete slab, steel cross bracing, and round, mushroom-capped columns are exposed to provide the students a learning laboratory for engineering and architecture.

Finally, a subtly edge-lit glass sign is a fresh reminder that Lincoln School is a bold, innovative place for learning and leadership for girls.

**Size**  
13,600 sf

**Completed**  
2018

**Reference**  
Susan Fogarty  
Former Head of School  
212.744.2335 ext.4942  
sfogarty@chapin.edu



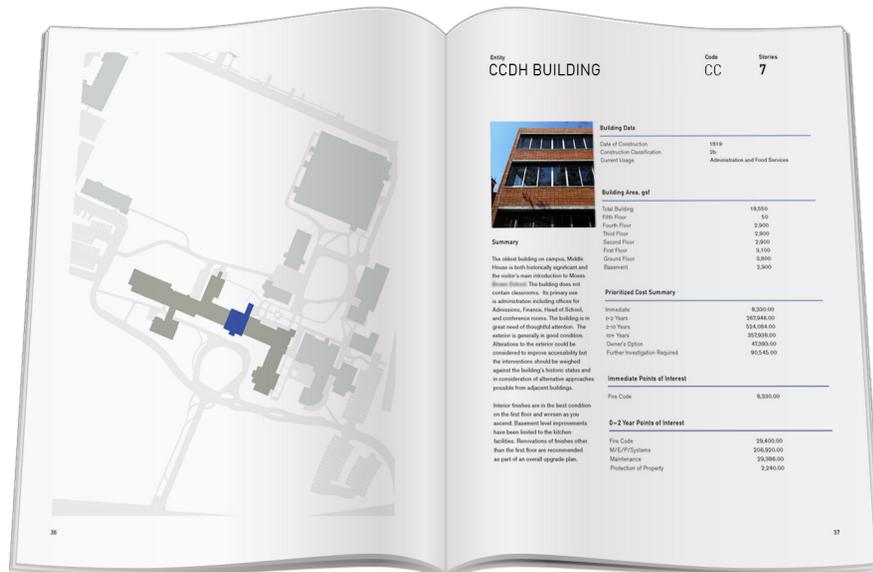
# Moses Brown School Facilities Audit Providence, RI



LLB Architects was hired by Moses Brown School to complete a Campus Facilities Audit for purposes of campus budget projection and project planning. The survey included documentation of 22 buildings and 27 site entities ranging from historic to modern. The resulting analysis of deficiencies and general status was a distillation of observations made by a team comprised of multiple disciplines: architectural, structural, mechanical, plumbing, fire protection, landscape, and civil, with a separate cost consultant engaged to assign values to each observation.

In efforts to streamline data entry and comprehension, LLB developed an innovative and customized electronic database to organize observations by building elements utilizing the "Uniformat" classification method. The database also applies standard use codes for all facility spaces, and uses qualitative categorization of observations to rate items by condition and priority of action. This structure allows observations and recommendations to be as variable and detailed as conditions warranted while retaining their future usefulness for the School.

The final product included a sortable digital database, hard copy summary report, and drawing index of all buildings and elements on campus. These easily-navigated tools not only fulfilled the requirements of the audit, they inherently contained structured information that the school had not anticipated but which can be utilized for various purposes including tracking of space use, room keying, and numbering. The data collected in this audit can continue to provide viable budget and planning information to the school as it changes and develops long into the future.



**Project Size**  
1,307,000 sf

**Completed**  
June 2009

**Reference**  
Kevin W. Perry  
Plant Manager, Moses Brown School  
401.831.7350  
kperry@mosesbrown.org

# Community Preparatory School Providence, RI

In 2016, in partnership with the neighborhood and the City of Providence, Community Prep was able to close a portion of Somerset Street to create a much-needed green space and turf field for the school and the neighborhood. Also, with the fostering of Southside Elementary Charter School in the same building as CP, the facility was bursting at the seams and in need of an addition.

The design of the addition draws its zig-zag roof form loosely from the gable roof shapes in the surrounding residential neighborhood. The glass entrance and lobby serves to connect the academic building with the new administrative wing. It functions as an informal gathering place for students as well as a sheltered place for them to wait for the bus or their parents in the afternoon. The windows stacked at various heights allow students to check to see if their parents are waiting to pick them up. The exposed structure and ceiling, use of glass, and vibrant materials express the welcoming, inclusive nature of the school while the horizontal exterior cladding with accent strips and LED color-changing lighting announce the dynamic presence and personality of the school in a way that the existing school building had not previously. Access to all levels of the academic building was improved through the addition of an elevator at the far end of the lobby. A small, private courtyard with sitting spaces was created at the intersection of the existing building and the addition.

The adjacent parking lot was converted into a recreational field for use of the school and neighborhood. Garden boxes with raised beds provide additional greenery and a place for students to sit. This outdoor place for play will strengthen their educational pursuits.

**Size**  
3,500 sf

**Completed**  
2017

**Reference**  
Dan Corley  
Head of School  
401.521.9696  
dcorley@communityprep.org



# Seven Hills Charter Public School Existing Conditions & Schematic Design Worcester, MA

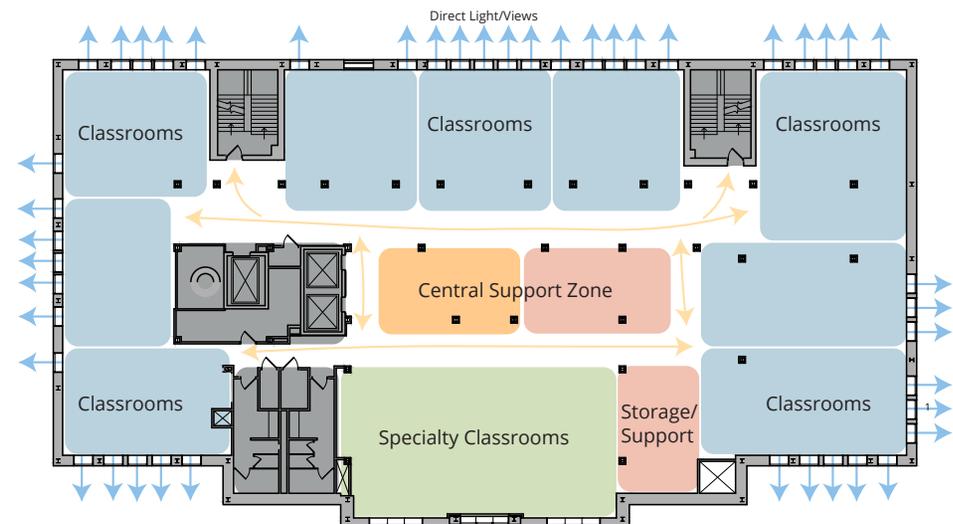
In the Summer of 2019, LLB conducted a study for The Learning First Foundation's Seven Hills Charter Public School in Worcester, MA. The school sought to verify the viability of purchasing and renovating an existing property located at 13 Sudbury Street. The study consisted of two parts: an existing conditions assessment of the existing five-story building and the associated site and a feasibility study to explore the fit of the school's program. In addition to reusing the existing building for the main classroom program, the feasibility study included an exploration of building a new gymnasium on the surface parking lot across Sudbury St.

Upon completion of the Existing Conditions Assessment Project and the Feasibility Study Project for the Learning First Foundation and Seven Hills Charter Public School, LLB was employed to continue to the design phase of the renovation of 13 Sudbury Street in Worcester, MA. When constructed, the building was used as a school but had since been converted to house offices. The goal was to convert the five-story building back into a school for grades K-8.

The project included the design of science laboratory classrooms. LLB worked with Seven Hills Charter Public School to develop designs that suited both educational goals and a tight budget. The first design suited the educational goals but had significant costs. LLB was able to reduce laboratory costs by over \$100,000 while still finding creative means by which to meet the client's program objectives through collaboration and flexibility. The resulting scheme was achieved by reducing casework to essential locations, revising wall layouts to reduce new construction costs, and strategically placing services. Upon completion of the schematic design phase, it was determined that the site was not suitable for the School's desired function. LLB continues to work with the Foundation and the School on a new site in Worcester.

**Size**  
92,376 sf  
  
**Completed**  
2019

**Reference**  
Rosie Fayard  
Executive Director  
774.420.7651  
rfayard@sevenhillscharter.org



# Hope High School Auditorium Study Providence, RI

The Alumni Association of Hope High School invited LLB Architects to conduct a conceptual study of the school's Auditorium and surrounding spaces to support a fundraising effort to revitalize the theater via a classical restoration with state-of-the-art technology. The program included in this conceptual study was the addition of a coat room, refreshment area and additional restrooms. Spaces adjacent to the auditorium such as the lobby, green rooms, practice rooms and dressing areas are planned to be refurbished. Additional goals include safety in the renovated vestibule to create a lock down sally port, with connection to a relocated Clerk and Principal suite. Lastly, mechanical and roof replacements were included in cost estimation.

The interior theater space is planned to receive a full renovation, with the rake of the auditorium and new balcony inserted, and adjusting the seating layout around the existing orchestra pit to ensure that each of the 840 seats has a good view of the stage. Other planned features include a new state-of-the-art A/V system, a new HVAC system, increased ADA accessibility, and new restrooms, making the theater a self-sufficient entity for public and private events. Renovations will also include restoration of the orchestra pit, interior finishes, and reconfiguration of school offices.



**Size**  
840 Seats

**Completed**  
2019

**Reference**  
John A. Hunt  
Principal, Hope High School  
401.456.9161  
[john.hunt@ppsd.org](mailto:john.hunt@ppsd.org)

# Rhode Island School of Design Master Plan Facilities Assessment Providence RI

LLB Architects, in conjunction with DSK Architects, completed a campus-wide master plan and facilities assessment commissioned by the Rhode Island School of Design. LLB Architects' goal was to inventory and assess the entire Providence, RI campus inclusive of all buildings, rooms, and systems to assist RISD and DSK Architects in their campus master planning efforts. This project encompassed 54 buildings and over 1,637,000 square feet of built environment. LLB Architects' developed a building inventory and assessment solution for efficient field data collection, flexible reporting, and robust information analysis.

In addition to provide building and room inventory information for planning purpose, the assessment portion of the project, LLB Architects' main responsibility, involved a complete campus-wide audit and conditions analysis of the building's built environment. Using industry standards and LLB Architects' database solution, information and data was collected to shed light on under-utilized structures, deficient systems, or unsuitable spaces which require immediate facility upgrade attention. A thorough inventory of condition metrics were applied to building envelope, shell, and systems components and identified for deferred maintenance. Costs were then applied to provide total estimate of repair and replacement costs for these components. The analysis allowed the client to prioritize and compare buildings, largely influencing the strategies offered in the new campus master plan.

**Size**  
1,637,000 sf

**Completed**  
2014

**Reference**  
Annie Newman  
Director of Campus Planning, Design  
& Construction  
Rhode Island School of Design  
401.454.6623  
anewman01@risd.edu



# Physician Assistant Learning Center Bryant University, Smithfield, RI

Bryant University sought to establish a School of Health Sciences that would be anchored by its graduate Physician Assistant Degree. The degree is one of the fastest growing majors in the country and Bryant is bringing a rigorous and supportive program to prepare their physician assistant students to meet the needs of the health care system. The degree supplements an already offered Master in Business Administration degree with a concentration in health care. Bryant's largest academic building, the Unistructure, was selected for an addition to house the program.

LLB Architects designed the space working with Lavallee Brensinger Architects, specialists in healthcare design, to accommodate the program's unique needs. We worked with the University to generate program overlays within the existing building spaces, creating an inherently sustainable mix of reduced new construction with selective renovation. The public space was designed to capture the great views of the campus while allowing for an abundance of natural light. The classrooms and laboratories are designed to facilitate the successful transition from classroom to physician's office. The new addition includes both lecture and team-learning style classrooms, a high-fidelity simulation laboratory, and a realistic physical examination laboratory. The transparent facade showcases the bustling activity within the building and includes a grand staircase and a lounge area offset by walls of glass and brick.

**Size**  
10,200 sf

**Completion**  
2015

**Reference**  
John Metcalf  
Former Director of Facilities &  
Property Management  
Bryant University  
Metcalf Facilities Group LLC  
401.256.3439  
jmetcalf@metcalffacilitiesgroup.com

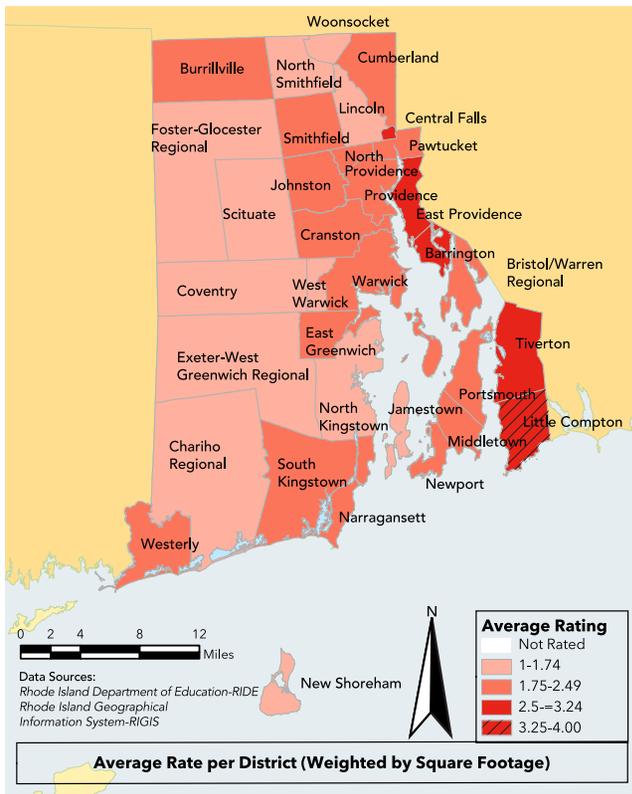




# SYSTEMS DESIGN

During the Great Recession, the State of Rhode Island implemented a moratorium on school construction with the exception of health and safety projects. During this period, most Rhode Island school districts were focused on “warm, safe, and dry” projects and making minimal investments in school facilities.

During this period, Manuel Cordero spearheaded the effort to develop the first ever statewide school facilities assessments, which highlighted the condition of the State's school facilities. This report created the platform for the creation of the School Building Authority, the Capital Fund - the first ever pay-as-you-go funding model for school facilities, and the subsequent \$B commitment by Governor Gina Raimondo and the RI General Assembly.



Map 1. Average Rating per District

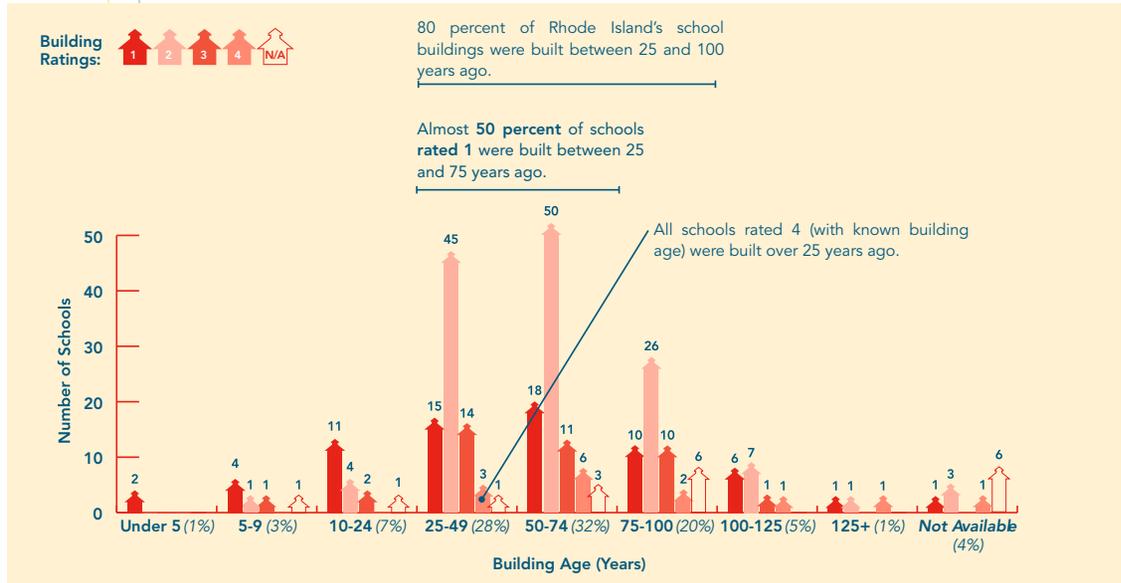


Figure 4. Building Age and Condition Rating

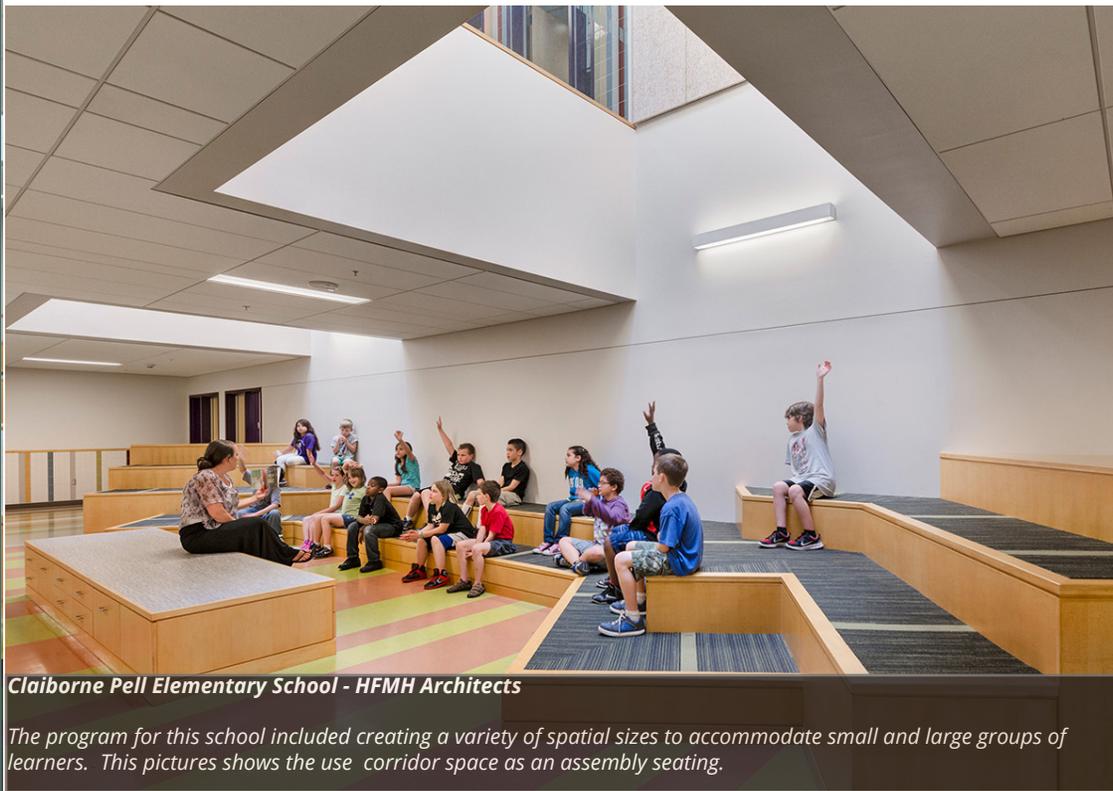
Of the 276 district-managed schools in Rhode Island, 68 were rated as 1, 137 were rated as 2, 38 were rated as 3, and 14 were rated as 4. Eleven school ratings were unavailable.



## EDUCATIONAL ENHANCEMENTS

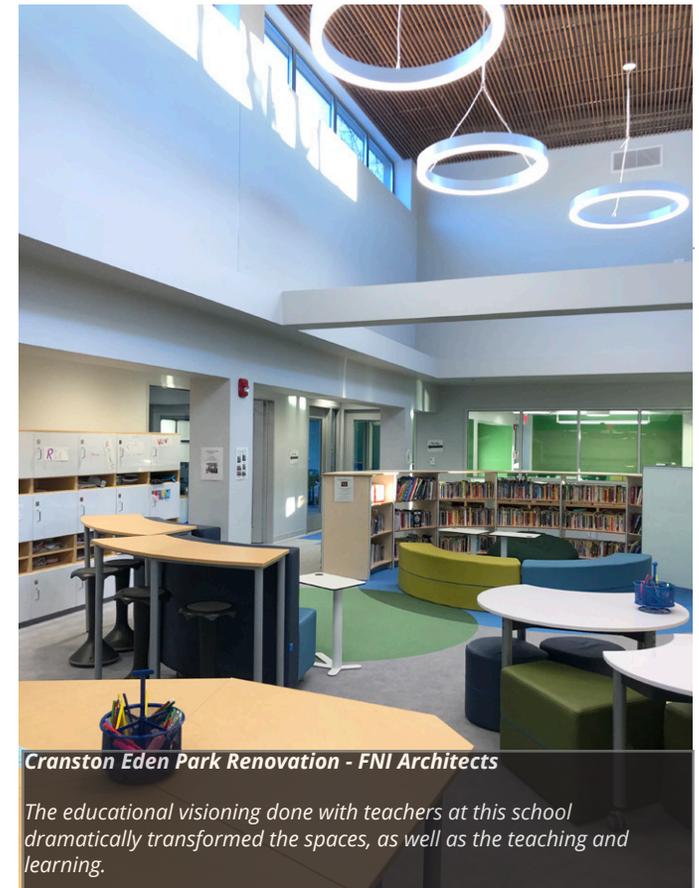
Coming out of the moratorium, districts were focused on addressing high priority repairs and many did not have the systems or expertise in place to tackle projects that addressed educational program alignment. As a result, some districts were recreating outdated learning space typologies.

In order to support our districts Manuel Cordero proposed and implemented strategic changes to the State's approval process that elevated educational facility planning, including requirements for educational visioning, the creation of an expedited procurement process for educational facility planners (EFP), and the creation of a sample EFP request for proposals. In addition, he worked closely with dozens of districts to ensure that the planning prioritized a deep understanding of how educational program aligns with facilities prior to developing a capital improvement plan.



**Claiborne Pell Elementary School - HFMH Architects**

*The program for this school included creating a variety of spatial sizes to accommodate small and large groups of learners. This picture shows the use of corridor space as an assembly seating.*



**Cranston Eden Park Renovation - FNI Architects**

*The educational visioning done with teachers at this school dramatically transformed the spaces, as well as the teaching and learning.*

As a result of these changes, in the last couple of years Rhode Island school districts have made crucial investments in facilities that are dedicated specifically to aligning learning spaces to best serve the education that communities want to deliver today and the education they aspire to deliver in the future.



## SAFE, HEALTHY, SUSTAINABLE SCHOOLS

### Sustainable and Efficient Building Practices

The School Building Authority at the Rhode Island Department of Education is at the forefront of the green school movement nationally. All public school buildings in the State are required to follow the Northeast Collaborative for High Performance Schools protocol, a sustainability metric designed specifically for New England Schools.

Over the last 10 years Manuel Cordero has led the launch, implementation, and oversight of this program, including providing training opportunities for architects, engineers, contractors and district facility managers. As a result, Rhode Island schools are built to be more energy and water efficient, healthier, and easier to maintain.



*Nathan Bishop Middle School Renovation - Ai3 Architects*

*Initially slated to be demolished, the SBA worked with the City of Providence to renovate this historic facility to meet the highest standards for sustainability in schools.*



*Cole Middle School - East Greenwich - SMMA*

*The school's plan is on an east-west axis to optimize solar orientation; while long, sloping roofs allow for rainwater harvesting. The project's design maximizes the use of natural daylight through special glazing, skylights and clerestory with daylight sensors, and sunshades on the building's southern façade to control sunlight.*



*East Bay MET School - SBA/RGB/Gilbane*

*Designed to take advantage of renewable energy sources available on sites and minimize energy consumption with an air-tight, well-insulated exterior envelope.*

## ZERO NET ENERGY

### LEADING BY EXAMPLE

In order to model best practices for local districts, the State embarked on a designing and building the first net zero ready public school facility in the State of Rhode Island - the East Bay MET School (pictured above). This State project was also innovative in using a design build delivery method, not typically employed by the State. Furthermore, to expedite the process and ensure the project met the highest standards, the SBA's two staff architects (Joseph da Silva and Manuel Cordero) prepared Schematic Design documents for bidding the project.

### INNOVATION

As part of the Statewide Facilities Assessment conducted by Jacobs Engineering, the SBA made a bold policy statement by creating a roadmap to Net Zero for all public school facilities in the State of Rhode Island. This first of its kind report provided an energy assessment of all 300+ schools and made specific recommendations to help the State achieve net zero at every public school facility.

# References

We feel that commitment to our clients is something which truly makes our practice outstanding. Our references demonstrate that dedication and its positive results. They are the best indication of how we work in careful coordination with large project teams in a collaborative process. RINI has permission to contact the references listed below.

## **Community Preparatory School**

Dan Corley, Head of School  
Community Preparatory School  
Providence, RI  
401.521.9696 | dcorley@communityprep.org

## **Lincoln School**

Susan Fogarty, Former Head of School  
Lincoln School  
Providence, RI  
212.744.2335 ext.4942 | sfogarty@chapin.edu

## **Moses Brown School**

Kevin W. Perry, Plant Manager  
Moses Brown School  
Providence, RI  
401.831.7350 | kperry@mosesbrown.org

## **Rhode Island School of Design**

Annie Newman, Director of Campus Planning, Design & Construction  
Rhode Island School of Design  
Providence, RI  
401.454.6623 | anewman01@risd.edu

## **Seven Hills Charter Public School**

Rosie Fayard, Executive Director  
Learning First Foundation  
Worcester, MA  
774-420-7651 | rfayard@sevenhillscharter.org

# Project Approach



LLB Architects has a signature project approach rather than a signature architectural style. Each project is designed through customized objectives emanating from close working relationship with our clients.

The many forces on a project – culture, program, site, context, and budget – are integral to our design approach and are embedded in the project’s DNA. We will convert your goals into architectural solutions that uniquely express and advance the mission of the facility and your institution.

Our project approach seeks to deeply understand our client’s needs. At the early stages of a project, we will engage in programming workshop sessions where we take a deep dive investigating the user needs in all aspects of the project. Our process establishes the foundation for the project and is rooted in each client’s mission and goals. A successful project is one where a client’s goals are clearly understood, feedback is actively sought, procedures are defined, and the exchange of information is continual.

### Establishing Goals

Key to a successful design is a complete understanding of the goals and desired deliverables of the project. Therefore, one of the first steps we take is to plan a project kick off meeting with key project stakeholders.

### Existing Conditions Review / Facility Analysis

Critical to developing sound design concept options is identifying and understanding the parameters related to the existing buildings and/or sites. The entire existing buildings and site conditions will be analyzed to form a baseline from which to move forward with major planning decisions.



▲ Rendering

### Programming and Shared Vision

Our goal is to develop a shared comprehensive understanding about the project. This means more than just defining the program and surveying the context of the building. It includes an understanding of the history and culture of Rhode Island Nurses Institute Middle College, as well as gaining insight into the aspirations and desires of those who will shape it. At the conclusion of the programming effort, we seek to have a consensus about the project that is documented in written project objectives and description, space utilization program diagrams, sustainable design elements, performance criteria and budget boundaries that articulate and illustrate the direction that the conceptual designs need to take.

### Conceptual / Schematic Design

Once the programming and existing conditions assessment has been completed, we continue forward into a higher level of detail as part of the conceptual design phase. Various conceptual design alternatives will be developed for review and discussion. These generally include a variety of plan and perspective views that illustrate the proposed renovations. Space plan concepts that are developed will focus on meeting functional and program goals.

We anticipate working closely with project stakeholders to review the arrangement and design of the interior spaces to ensure that they function as intended. Through iterative discussions, interior space plan alternatives will be modified and refined to reflect the consensus of the project stakeholders with respect to the project’s ultimate mission and goals.

### Conceptual Cost Estimating

Once the design concepts have reached this stage, budgets of probable cost will be developed for each design option by Keough Construction Management.



▲ Photo of completed project

◀ SquashBusters Center, Moses Brown School, Providence, RI

LLB works closely with our clients, creating computer rendered models to help them visualize the final outcomes for their project. Our computer renderings are extremely close to the final, fully-realized project, meaning our clients can feel confident in the direction their project is taking.

## Working with Stakeholders

Our process of working with RINI is transparent, inclusive, and collaborative. At each stage of the project, we will keep all stakeholders involved and obtain input from and deliver information to all concerned parties. We are known for our ability to listen and communicate strategic ideas and conceptual alternatives while building consensus at every stage in the process. Most importantly, we will design an innovative and responsive project for RINI that meets and delivers on your critical input in the project.

Communication is key on a project of any scale. LLB Architects has a variety of project management tools to ensure communication between stakeholders and the entire project team is clear. Project management is all about information gathering and disseminating. Web-based meetings, conference calls, and document management are key activities for collaborating with multiple parties. Digital accessibility is the critical to managing information within a large project team.

More recently, LLB Architects has adopted the cloud-based platform Office 365 from Microsoft and Sharepoint Online. For each project undertaken, a dedicated collaborative project website is developed on Sharepoint. The website can be customized with functionality suitable for that project. The Sharepoint site can easily be populated with apps like a document repository, project calendar, schedule, newsfeed, etc. It supports the flow of information among all project participants, allowing all project participants to share and receive the most up-to-date project information and documentation - all in one place. Security groups provide control over what parts of the website are exposed to certain groups. Another powerful advantage of using Sharepoint is the ability to setup workflows which can automatically perform tasks like send alerts when a document has been uploaded to the website.

## Public Outreach and Advocacy

LLB Architects has a rich history in project advocacy, public outreach, and project promotion. As directed by you, we are available to make public presentations, speak at forums, attend open houses, and of course, make presentations at committee meetings. We are also available to assist with any graphic needs to promote the project. We understand that this project is for the students, teachers and families of Rhode Island Nurses Institute Middle College as well as students across Rhode Island who would like to attend.. Therefore, there must be a commitment on behalf of the entire team to support the project and build consensus throughout the community for it to go forward. We consider this an essential part of our commitment to you as our client and your project.

## Graphic Tools and Resources

Several years ago, LLB Architects implemented Building Information Modeling (BIM) software to design all our projects. BIM simultaneously creates 3D and 2D information, stores detailed building data, and exports information as CAD files. BIM allows the design team to engage in a centralized environment, more clearly understand ownership of design elements, and coordinate them early in the project timeline. Most importantly, it allows the client and project stakeholders into the design process early on and consistently throughout, with three-dimensional visualization and analysis of concepts possible through real time viewing of BIM models and spaces. Our BIM solutions allow the design team to have concurrent access to the entire model, with real-time updates to eliminate waiting periods between traditional data exchanges.



▲ LLB Principal Kathleen Bartels meets with students from Community Preparatory School in Providence, RI.

# Work Plan



The Rhode Island Nurses Institute Middle College Charter High School is at an incredibly exciting moment. After developing and running a unique and successful program for almost a decade, RINI is poised for growth as evidenced by the Council's recent approval of expansion. We understand that this process of Educational Facility Master Planning is a key element in RINI's projected growth, and its ambition to be a national leader in its field. Through this process, our team will help RINI establish a vision for delivering the unique program in a state-of-the-art facility.

We also understand that the process must be carefully aligned with the Rhode Island Department of Education - School Building Authority Necessity of School Construction process. Our team has a deep understanding of each step of the process, and the work plan is centered around delivering an educational masterplan that is aligned with State guidance and leads RINI to a Council on Elementary and Secondary Education approval for school construction, and property purchase, if applicable.

### **Kick off and Planning**

The team will start with a kick off meeting where RINI and the team can establish a strategy for communication, an engagement plan, and the definition of project goals. The purpose of this meeting is to develop a shared, comprehensive understanding of the project's goals, planning principles, and budget, as well as review and confirm the overall project objectives and deliverables.



▲ LLB Principal Kathleen Bartels works with students and faculty to develop programming for Lincoln School's STEAM Hub for Girls

## **Identify Need + Explore Possibilities: RIDE Stage I**

During Stage I, our team will work with RINI leadership and community to establish a vision, and capture the educational program. Concurrently, and using the information gathered from the RINI, we will assist in evaluating facilities to establish fit, adequacy, and feasibility. The products of these efforts will be assembled into a Stage I application, following the Necessity of School Construction guidance and aligned with the charter school's timeline for approval. This submission will include:

### **Site Identification / Fit Study / Assessment**

The LLB team understands that a key component of the master planning efforts is the identification of a suitable facility to meet the needs of RINI's unique program, while acknowledging the school's recent expansion approval, which will almost double the school population.

LLB will work with RINI to identify and assess selected sites to fully understand the parameters related to the existing buildings and sites. The entire existing buildings and site conditions will be analyzed to form a baseline from which to move forward with major planning decisions. The primary objective of the existing conditions review will be to identify and observe systems, assemblies, and components through walk-through surveys and review of existing documents as available. Existing buildings and sites will be reviewed and measured relative to existing and anticipated program requirements, building codes, and upgraded building systems. There will be a degree of overlap with this exercise and the programming process.

Walk-through surveys will allow each trade to visually observe the facility under their required scope. The survey will check the configuration of the structure, site, and spaces. Deficiencies that are visible and readily accessible will be noted and deficiencies regarding accessibility of public areas will be identified and assessed.

### **Capital Improvement Plan**

At this stage, RINI and its team of consultants may still be assessing facilities and determining fit and feasibility. In order to keep the process moving and submit the Stage I application, the team would work with RINI to develop a good faith estimate of projected capital investments, including purchase and planned improvements. At Stage I, providing an order of magnitude estimate of the charter school's intended ask would meet the minimum threshold for Stage I submission.

## Demographics and Cross-Districting Due Diligence

The requirement for a demographic analysis is primarily targeted at school districts where enrollments can vary based on births, migrations, development, and other factors. The demographic analysis for RINI will focus on current and past enrollment patterns - as well as the breakdown of populations served based on sending districts. This data will be integrated into a projection that includes projected enrollment based on the Council approval as well as historical data for applicants and wait lists. This format has been traditionally accepted by the RIDE School Building Authority when considering charter schools.

## Educational Program

At the heart of the planning process for any school is a deep understanding of the educational program, and the creative application of that information to establish a basis for any possible improvements. In order to gather this information, LLB and CIVIC will convene at least 3 community meetings that gather staff, students, parents, and community members. These meetings - which can be conducted virtually - will be opportunities for all members of the school community to participate in the visioning process, and help shape the future of RINI. The deliverable for Stage I will be focused on a distillation of the visioning, including draft educational program elements which will be further refined in Stage II.

## Operating Budget Analysis

The team is prepared to work with RINI to prepare an operating budget analysis that confirms to the RIDE SBA, the charter school's financial health and its ability to fund and/or finance proposed improvements.



## Analysis & Development of Solution: RIDE Stage II

Following RIDE Stage I approval and the notice to proceed to Stage II, the team will continue development of the educational program and specifications. Once a facility has been identified, and its adequacy and feasibility ascertained, the team will develop a scope of work - aligned with RINI's budgetary requirements - and capture that in a schematic design and cost estimate that meets the requirements of the School Construction Regulations.

Our team works collaboratively with you, and with members of the School Building Authority, to ensure that the project meets RINI's community expectations, as well as the necessary milestones and requirements to receive State approval and fiscal support. This Stage II submission will address all scopes of work listed in the Request for Proposal, and all deliverables required by the School Construction Regulations, including:

## Architectural Feasibility Study / Educational Program

Building on the solid foundation of a strong stakeholder engagement process, the team will work with RINI leadership to establish an educational program that is aligned with the community's vision. This will include:

- Development of building capacity and utilization analysis;
- Conduct analysis of program requirements against RIDE School Construction Regulations Space Guidelines;
- Reconcile Educational Program and Specifications with identified facilities;
- Summarize finding in Educational Specification for adoption by RINI and inclusion in Stage II application;
- Meet with RIDE-SBA to review progress.

## Cost Comparison and Identification of Preferred Plan

Our team will explore several options, and work with RINI to consider feasibility as driven by cost, schedule, and alignment with educational program. Based on feedback from RINI leadership and identified stakeholders, our team will assist in the identification of a preferred plan for further development.

## Schematic Design Documents

Once a site has been selected, and RINI has established an intent to purchase, the design team will develop and represent a scope of work that accommodates the school's educational program and aspirations as captured in the Educational Specifications. The scope of work developed will be carefully considered to meet RINI's expectations and the established budget.

Various conceptual design alternatives will be developed for review and discussion. These generally include a variety of plan and perspective views that illustrate the proposed renovations. Space plan concepts that are developed will focus on meeting functional and program goals. Through iterative discussions, interior space plan alternatives will be modified and refined to reflect the consensus of the project stakeholders with respect to the project's ultimate mission and goals. Once the design concepts have reached this stage, budgets of probable cost can be developed.

The preferred conceptual design concept will be further explored. A preliminary Schematic Design package will be created for your review and feedback. We recognize that items need to be prioritized and will generate strategies to make this possible. As the schematic design exercise advances, the team will address architectural spaces, sustainability and environmental design strategies, building systems considerations, code compliance and permitting issues.

Drawings, 3D visualizations and other documents can be prepared to describe the size and character of the project. A final Schematic Design Package will be generated to serve as a check that the design is on track for further development. Preliminary furniture selections will also take place during schematic design based on the needs of the users and designed plan layouts. From here, the design will become a successful and comprehensive project that includes all factors and forces affecting the program.

## Cost Estimate

A key element of the Stage II application is establishing eligible costs for Stage aid, and for this reason it is critical that a third party independent cost estimate be developed for the scope of work established in the Schematic Design. The estimates will be itemized to include a probable building construction cost as well as all anticipated permit costs, utility charges, communication upgrades, professional fees, testing and inspections, furniture, and equipment as well as required contingencies. Estimates will be developed by Keough Construction Management.

## Financing Plan

The funding and finance is critical to the feasibility of the project, but also to the School Building Authority's review and approval of the charter school's proposal. Manuel Cordero, at CIVIC, has 10 years of experience navigating this process, and providing LEAs with guidance for funding and finance of school construction projects. Manuel will work with RINI's team, including financing partners, to develop a plan that meets the charter school's funding capacity and the SBA's requirements for approval.

## Site Purchase Plan

In order for capital improvement projects to be eligible for State Aid, an LEA has to establish care and control, or the reasonable expectation of care and control, of the facility where the improvements are to be implemented. Because of this, careful coordination and timing is required to ensure that the property purchase is timed to be eligible for State aid. Our team is prepared to work with RINI to identify target sites, assess for fit and feasibility, and coordinate the purchase with the Necessity timeline.



▲ Cross section of Lincoln School featuring the STEAM Hub for Girls addition.

## Project Timeline

LLB and its team understands that time is of the essence when planning for construction. In particular we understand that RINI has a growth plan that must be considered as the school almost doubles its capacity by 2025.

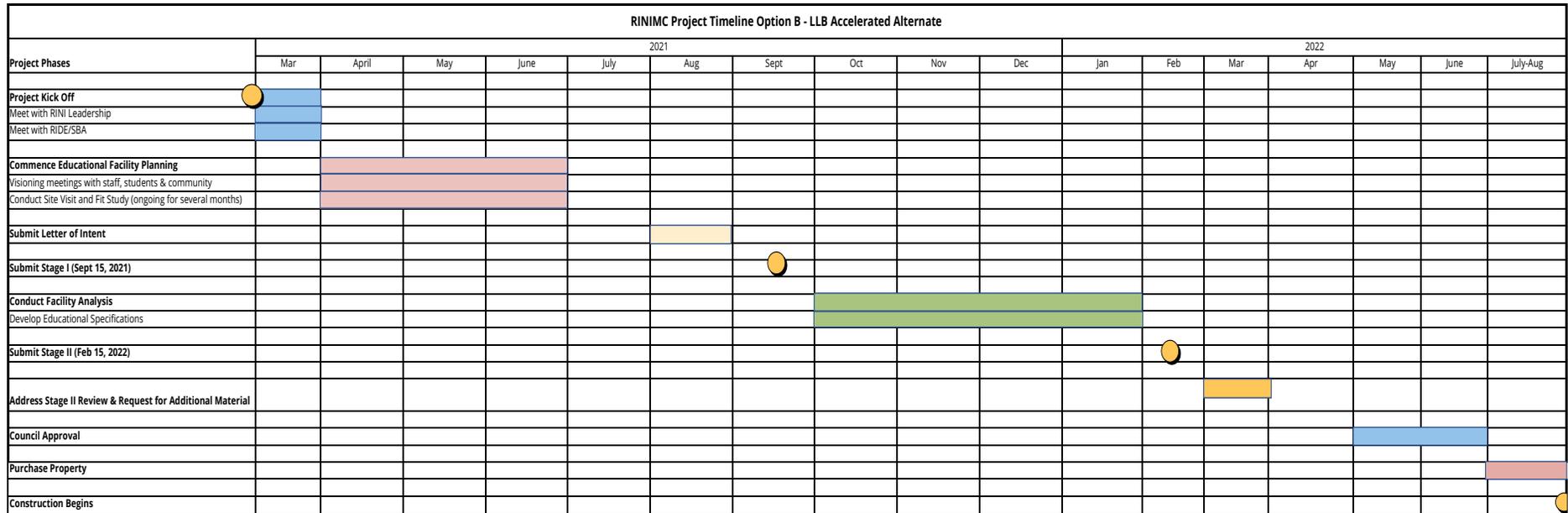
Our team is also uniquely qualified and positioned to help guide RINI to best navigate the Necessity of School Construction process and to take advantage of any possible incentives that may be available. For this reason, our team has assembled two possible timelines for RINI to consider.

The team has established two possible timelines for the project, and can comfortably execute either of them. The first option (Option A) is predicated on the timeline established in the Facility Master Planner RFP Questions document released on January 25th, 2021.

RINIMC Project Timeline Option A - RINI Proposed												
Project Phases	2021					2022						
	Mar	April	May	June	July-Dec	Jan	Feb	Mar-Aug	Sept	Oct	Nov	Dec
<b>Project Kick Off</b>	●											
Meet with RINI Leadership												
Meet with RIDE/SBA												
<b>Commence Educational Facility Planning</b>												
Visioning meetings with staff, students & community												
Conduct Site Visit and Fit Study (ongoing for several months)												
<b>Opportunity for Time Savings - See Option B</b>												
<b>Submit Letter of Intent</b>												
<b>Submit Stage I (Feb 15, 2022)</b>												
<b>Conduct Facility Analysis</b>												
Develop Educational Specifications												
<b>Submit Stage II (Sept 15, 2022)</b>												
<b>Address Stage II Review &amp; Request for Additional Material</b>												
<b>Council Approval</b>												
<b>Educational Enhancement &amp; Safety Bonus expire for projects not commenced by Dec 31, 2022</b>												●

## Option B

The team has also identified a more aggressive timeline that provides RINI with more flexibility in the later months, and the opportunity to target and attain two incentives bonuses that are set to expire at the end of 2022 (Option B). By submitting Stage I in the Fall of 2021, even if the site identification process is still ongoing, RINI can be better positioned to commence construction on projects prior to December 2022 and in doing so, maintain eligibility for the Educational Enhancement and the Health & Safety bonuses.



# Cost Proposal



**Exhibit A**  
**Bid Form**

1. Bids must meet and address all the specifications and materials outlined and referenced in the RFP. Any exceptions or modifications must be noted and fully explained.
2. The price or prices proposed should be stated both in WRITING and in FIGURES, and any proposal not so stated may be rejected. Contracts exceeding twelve months must specify annual costs for each year.
3. Bids should be totaled so that the final cost is clearly stated, and each item should also be priced individually (if applicable). Awards may be made on the basis of total bid or by individual items.
4. All bids must be signed.

Name of Bidder (Firm or Individual): LLB Architects  
Contact Name: Kathleen A. Bartels, AIA  
Business Address: 161 Exchange Street, Pawtucket, RI 02860  
Business Phone #: (401) 421-7715

Agrees to bid on: Rhode Island Nurses Institute Middle College Educational Facility Planning

If the bidder's company is based in a state other than Rhode Island, list name and contact information for a local agent for service of process that is located within Rhode Island:

Delivery Date (if applicable): January 28, 2021

Total Amount in Writing:

Stage I: Fifty thousand, eight hundred fifty dollars

Stage II: Ninety-eight thousand, eight hundred fifty dollars to one hundred ninety thousand, two hundred dollars

Total Amount in Figures:

Stage I: \$50,850

Stage II: \$98,850-190,200

Use additional pages if necessary for additional bidding details.



Signature of Representative

Principal

Title

# Exhibit A: Bid Form Additional Pages

Establishing a positive relationship with the Rhode Island Nurses Institute Middle College Charter School is of primary importance to LLB Architects. We are very excited at this opportunity to work with you on educational facility planning.

We strive to keep our fees fair while providing the highest level of service. Because we believe that a qualifications-based selection is in the best interest of the school, our fee proposal is negotiable to fit your needs.

## Fee Proposal Details

Basic Services include the following Architectural and Engineering services.

Discipline	Stage I	Stage II Base	Stage II Enhanced	Total by Discipline
Architecture	\$19,800	\$41,200	\$ 76,200	\$ 61,000-96,000
Edu. Planner	\$19,750	\$21,950	\$ 21,950	\$ 41,750
Civil	\$ 2,300	\$ 5,500	\$ 10,000	\$ 7,800-12,300
Structural	\$ 1,500	\$ 6,000	\$ 18,000	\$ 7,500-19,500
MEP/FP	\$ 4,500	\$12,500	\$ 36,000	\$ 17,000-40,500
Code	\$ 1,500	\$ 4,300	\$ 6,000	\$ 5,800-7,500
Cost Estimator	\$ 1,500	\$ 7,350	\$ 22,000	\$ 8,850-23,500
<b>Total</b>	<b>\$50,850</b>	<b>\$98,800</b>	<b>\$190,150</b>	<b>\$149,650-241,000</b>

## Optional Services

We present the following optional services for your consideration. These optional services can be offered by our team if requested for this project.

Nursing Education Consultant	Stage I: \$9,000	Stage II: \$18,000-26,400
Boundary/Topographic Survey		Stage II: \$9,600
Energy Modeling		Stage II: \$4,000
Traffic Study		Stage II: \$3,500
Landscaping		Stage II: \$2,500
Real Estate Advisor	Stage I: \$3,500	

## Additional Services

Additional services, beyond the basic services included in the agreement, would be discussed in thorough detail with the Rhode Island Nurses Institute Middle College Charter School to determine the best method of proposing a cost. Typically, a defined scope with a fixed fee proposal is in the best interest of both parties, but, if a scope is undefined, we may provide services according to hourly rates. Consultant fees would be included at 1.04x cost.

## Reimbursable Expenses

Items included in reimbursable expenses are costs such as printing, computer plots, postage, and photography. Reimbursable expenses will be charged as they are incurred. They are invoiced at 1.04x cost.

## Schedule of Payments

We invoice monthly based on the work completed.

## Qualifications

Due to the limited nature of the scope of work at this project, Architectural or Engineering services not specifically described in the scope of work shall be considered excluded from this proposal. Assumptions include:

- Stage I fee proposal assumes an assessment of up to 3 sites identified as potential locations for development by RINIMC.
- Base Services fee proposal assumes one site carried through and developed through Stage II. Stage II Enhanced fee proposal assumes up to 3 sites are carried through Stage II, but may be negotiated as necessary.
- We assume the existing FCA for the current school property is sufficient for Stage I submission.
- We assume four (4) Client/Stakeholder visioning meetings.
- Hazardous material testing and associated remediation cost estimating is not included at this time. Potential site assessments will only provide recommendations for possible future testing as applicable.
- We assume the Stage I demographic deliverable will be developed using LEA provided and other publicly available data.

# Exhibit A: Bid Form Additional Pages

## Hourly Rates

### LLB Architects

Principal	\$205
PM/Architect	\$165
Staff Architect	\$140
Designer II	\$110
Designer I	\$100
Administrative	\$75

### CIVIC

Principal	\$175
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### Building Engineering Resources

Principal-in-Charge	\$250
Project Manager	\$180
Senior Engineer	\$165
Engineer	\$135
Sr. Designer	\$125
Designer	\$115
Draftsperson/CADD Operator	\$85
Typist	\$65

### Code Red

Principal	\$240
Project Manager	\$200
Consultant	\$165

### DiPrete Engineering

Principal	\$225
Sr. Project Manager	\$200
Senior Project Engineer	\$190
Sr. Survey Project Manager	\$170
Project Engineer I:	\$175
Project Engineer II	\$165
Civil Engineer I	\$150

### Keough Construction Management

Project Executive	\$145
Estimator	\$135
Junior Estimator	\$115
MEP Estimator	\$125

### Lavallee Brensinger Architects

Principal	\$230
Senior Project Manager	\$191
Project Manager	\$170
Architect	\$140-161
Senior Interior Designer	\$154

### Odeh Engineers

Principal	\$275
Associate Principal	\$200
Project Manager	\$165
Project Engineer	\$145





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