

# POWER HOUSE CNY

## **BUILDING 108**

### Response to Request for Proposals



Submitted to:

Teresa Polhemus  
Executive Director/Secretary  
Boston Planning & Development  
Agency

Room 910  
Boston City Hall  
One City Hall Square  
Boston, MA 02201

Submitted by:

**POWER HOUSE PARTNERS**

With

Conroy Development Company  
Bruner/Cott Architects  
Lee Kennedy Co. Inc.  
Dain, Torpy, Le Ray, Wiest & Garner,  
P.C.

January 22, 2020



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Teresa Polhemus  
Executive Director/Secretary  
Boston Planning & Development Agency  
Room 910  
Boston City Hall  
One City Hall Square  
Boston, MA 02201

Dear Secretary Polhemus:

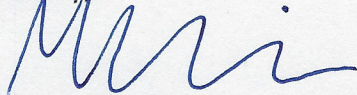
Power House Partners are pleased to submit this Proposal in response to the **Request for Proposals, Building 108** issued by the Boston Planning and Development Agency. Power House Partners has brought together a diverse group of individuals and companies who have participated, directly and indirectly, in many of the redevelopment projects in the Navy Yard over the last 30+ years.

After careful review of the different redevelopment options, Power House Partners is proposing an overall redevelopment program of approximately 65,000 GSF of new construction substantially complying with the underlying zoning, design guidelines, and other plans. The ground floor activation program includes a restaurant space as well as space for a grocery store, uses that are needed and desired in Navy Yard. The remaining space on the ground floor and upper levels are dedicated to R&D and Lab space use.

Power House Partners' proposal is heavily influenced by the presence of the existing uses in the Navy Yard, including Partner's Healthcare and Spaulding Rehabilitation Hospital. The projected strong market demand for R&D and Lab space, in close proximity to the finest healthcare institutions in the world, strongly supports our proposed redevelopment use and program for the site.

We are excited for the redevelopment of this important project and look forward to working with the BPDA on this endeavor. Please do not hesitate to contact me at 617.780.7804 with any questions.

Sincerely,



Geoffrey S. Lewis  
Managing Partner  
Power House Partners



## Introduction

Power House Partners is a to-be-created entity assembled to design, permit, finance, and construct a 65,000 SF building (the “Project”) on the Building 108 site (the “Site”) in the Charlestown Navy Yard. The assembled team consists of the development partners, architects, construction managers, attorneys, and others to be added as needed (the “Team”).

The redevelopment of Building 108 presents unique challenges including environmental contamination, stringent historic and design requirements, and a non-traditional ownership structure that require a creative approach to ensure success. At the same time, this is the final BPDA-owned site in the Historic Monument Area to be designated for redevelopment, highlighting the importance of the successful redevelopment of Building 108 for the surrounding area. The assembled team has extensive experience developing parcels the Navy Yard and is very familiar with the regulatory environment regarding the HMA Design Guidelines, Program of Preservation and Utilization, Urban Renewal, and of leasing publicly-held parcels.



## Development Concept

The Team is proposing a 65,000 SF building with approximately 44,800 GSF of Lab and R&D space, 15,000 RSF of retail space to include a grocery store and restaurant uses, and associated building service uses.

- The 27,800 GSF ground floor will include the retail space and approximately 7,000 GSF of Lab and R&D space.
- The second floor is entirely devoted to 27,800 GSF of Lab and R&D space.
- The third and fourth floors are smaller (5,000 GSF) floors, containing additional Lab and R&D space.

The site contamination and proposed final condition of the site makes below-grade parking infeasible. Providing above-grade parking was evaluated but the Team believes that the provision of retail space and the activation that it brings is more important to the development program than parking. Therefore, no parking is included in this Proposal. However, the project is eligible to utilize the Building 199 garage once completed. The Team will work with the BPDA and the leaseholder of Building 199 to secure parking upon Tentative Designation.

The Team is proposing a mid-sized grocery store of approximately 7,300 square feet designed to serve the everyday needs of the residents of the Navy Yard and the neighborhood beyond. While the Team has not yet secured a grocer for the space, Team members have had discussions with several potential tenants and remain confident that a user can be secured by completion of the Article 80 process. Similarly, the project has room for a 7,900 SF restaurant that has not been finalized at this time. The restaurant will have outdoor seating in the quiet sheltered area between the redeveloped Building 108 and the Ropewalk, building upon the improved landscaping and activation. During the permitting and design phase, the Team will work to identify users and tenants of the ground floor uses and can adjust the GFA of each within the proposed footprint.

The stated objectives of this RFP are:

- to promote residential and commercial activities compatible with the Waterfront;
- to promote balanced growth along Boston's shoreline; and
- to promote uses which integrate uses, activities, and physical connections between the harbor and its surrounding neighborhoods.

The development team is prepared to meet each of these objectives.

### **Promote residential and commercial activities compatible with the Waterfront**

Because of the uncertain soil conditions that will remain after the existing structure is removed and the potential that the “premises may carry an Activity and Use



Limitation (“AUL”) restricting certain uses as a result of contaminants that are not able to be fully remediated,” the Team decided to propose a Commercial/Lab/R&D development instead of a residential project. Additionally, the shape of the site accommodates a commercial building more efficiently than a residential building. While not a water dependent use, the proposed use is compatible with the Waterfront location and is complementary of existing uses nearby.

The Proposed Uses (Lab/R&D; grocery store; and restaurant) are each permitted as of right under Article 42B of The Boston Zoning Code (the “Code”) although we would require a Minor Modification to the Charlestown Urban Renewal Plan.

### **Promote balanced growth along Boston's shoreline**

The Charlestown community has seen significant residential development completed and proposed over the past decade. This housing is needed to meet the growing and unmet demand for housing in Boston and the region, and to meet of Housing Boston 2030’s goal of 69,000 new housing units by 2030. Nevertheless, the Team is confident that Commercial/Lab/R&D development is the best use of the site for the reasons mentioned above. When making this decision, the Team took into account recent and nearby residential development such as Navy Yard 33, the Starboard at 45 First Avenue, and the Ropewalk; in addition to several recent developments and proposed projects in the Charlestown neighborhood. Most significantly, the opportunity to acquire Building 107 from the National Park Service (“NPS”) creates the opportunity for additional residential development to balance the commercial growth created by Building 108.

The RFP notes the potential for the NPS to seek redevelopment proposals and dispose of Building 107. The Team believes this building is ideally suited for residential development due to its shape and dimensions, layout, fenestration, and location within the Navy Yard. The Team will continue to monitor the disposition status of Building 107 and will respond to any and all Requests for Proposals on that property. The Team has significant experience with adaptive re-use projects, including Building 33 in the Navy Yard. Please note that the successful redevelopment of Building 108 does not depend upon the redevelopment of Building 107 by this Team or any other.

In the meantime, the Team’s design for Building 108 seamlessly accounts for the Building 107/Building 108 connector and does not adversely impact any future redevelopment schemes of Building 107.

The proposed grocery store and restaurant uses will fill a void in the Navy Yard. As the residential and working population of the Navy Yard continues to grow, amenities such as a small grocers and local restaurants become even more crucial to the quality of life in the neighborhood.



**Promote uses which integrate uses, activities, and physical connections between the harbor and its surrounding neighborhoods**

The existing Building 108 has been a barrier and eyesore for decades, so even the clearing of the site will create new connections within the Navy Yard. The Team assembled for this project is extremely excited about the opportunities that the Proposed Project brings to this corner of the Navy Yard.

The project design will complement the Ropewalk's landscaping, especially the Flirtation Walk and will provide a place for the Ropewalk's trash and recycling within the retail back of house space as required in the RFP. The redevelopment of Building 108 will link the newly opened Ropewalk to the remainder of the Navy Yard and the waterfront by removing the fencing and creating a welcoming pedestrian path in its place.

The Proposed Uses are building upon the burgeoning life sciences cluster in the Navy Yard anchored by Partners Healthcare and affiliated entities. As this cluster continues to grow in the region, demand for this space in the Navy Yard will remain strong as a secondary market to the Seaport and Kendall Square.

In short, the Team worked diligently to design a project that builds upon the existing and thriving Commercial/Lab/R&D uses in the Navy Yard, offers amenities to the growing residential population, and replaces a hazardous barrier with an open and inviting project for all to enjoy.

## Technical Approach

The Team recognizes the robust regulatory and community process required for the successful completion of the project and realization of the stated goals of the RFP. However, this response was prepared to comply as fully as possible with the Articles 42B and 42F of the Boston Zoning Code, the Historic Monument Area Design Guidelines, Secretary's Standards, the Municipal Harbor Plan and associated Waterfront Activation Plan, and the Program for Preservation and Utilization. If in the opinion of the community and the BPDA, a more beneficial project can be developed with modifications to the governing regulations, the Team will work to seek such modifications with appropriate support.

The Team is prepared to begin work immediately upon the awarding of Tentative Designation by the BPDA. A Letter of Intent ("LOI") to begin the Article 80 process will be filed within 120 days of Tentative Designation and an Expanded Project Notification Form ("EPNF") will follow approximately 30 to 60 days after the filing of the LOI. The Team expects the Article 80 process to take 6 to 9 months. Other regulatory approvals are expected to be completed concurrently with Article 80. The issuance of a Building Permit and Final Designation can occur within 24 months of Tentative Designation.

The Team will work diligently to successfully complete all entitlements for this project, but delays to the demolition and remediation of the site and any resulting uncertainty regarding the final condition of the site can delay permitting, financing, leasing, and ultimately the Final Designation and construction of the Project. Due to the uncertainties surrounding the remediation, the possibilities of an Activity and Use Limitation ("AUL"), and final condition of the site, the Team will not be able to begin Design Development until these are known. Therefore, the Team is showing commencement of Design Development to begin upon completion of demolition in April of 2021. Similarly, any unanticipated requirements imposed by the Massachusetts Historical Commission resulting from the demolition may also affect budget and schedule.

For these reasons, the Team believes that the requirements for Final Designation as outlined in the RFP cannot be achieved within nine months as specified in the RFP.

The attached schedule and below narrative provides more detail and milestones on what the team believes is an achievable schedule.

The Team will begin assembling the remaining team members upon Tentative Designation by the BPDA on April 1, 2020. Key consultants to add to the development team include geo-technical and environmental consultants, parking and traffic consultants, civil engineers, and LEED consultants. Once all needed consultants are fully in place and under contract, the Team will advance the design to a point sufficient for pre-file meetings with the BPDA and other officials, City/State agencies, and community members as needed.



# Power House Partners

Building 108 proposed schedule

Task	Duration (d)	Start	End
Tentative Designation	0	4/1/20	4/1/20
Assemble remaining team members	28	4/1/20	4/29/20
Preliminary Outreach/Pre-file meetings	28	4/29/20	5/27/20
File LOI with BPDA	0	6/13/20	6/13/20
Establish IAG	30	6/13/20	7/13/20
Prepare SD permitting drawings	90	4/29/20	7/28/20
Prepare EPNF	90	4/29/20	7/28/20
File EPNF and ENF (if ENF needed)	0	7/28/20	7/28/20
Article 80 Community Process	180	7/28/20	1/24/21
Other regulatory processes (inc. Minor Mod, C. 91, NPS, COB, MEPA)	180	7/28/20	1/24/21
Negotiation of Ground Lease/Term sheet	90	10/26/20	1/24/21
Demolition and Remediation	365	4/1/20	4/1/21
Issuance of Scoping Determination WFR	0	1/24/21	1/24/21
Design Development/Design Review	120	4/1/21	7/30/21
CD prep	90	7/30/21	10/28/21
Submit for Building Permit	0	10/28/21	10/28/21
Building Permit Review	60	10/28/21	12/27/21
Issuance of Building Permit	0	12/27/21	12/27/21
Final Designation	0	12/27/21	12/27/21
Execution of Ground Lease	0	12/27/21	12/27/21
Closing of financing	0	12/27/21	12/27/21
Construction	730	12/27/21	12/27/23

The Team intends to prepare an Expanded Project Notification Form (“EPNF”) for the Proposed Project and will begin the preparation of this immediately upon team assembly. The filing of a Letter of Intent in mid-June 2020 will begin the Article 80 process with an anticipated filing of the EPNF by end of July 2020. The team anticipates that the Article 80 process will take six months to account for any delays associated with the Navy Yard regulations and/or contingencies arising from the remediation and demolition of the existing structure. The Team will seek a Scoping Determination Waiving Further Review with an anticipated BPDA approval in January 2021.

Below are the expected approvals and permits needed to successfully bring this Project to completion.

AGENCY NAME	PERMIT/APPROVAL
FEDERAL	
Advisory Council on Historic Preservation	Section 106 permit (to the Massachusetts Historic Commission)
National Park Service	Amendment of Design Guidelines (if required)
US Environmental Protection Agency	NPDES permit
STATE	
MWRA	Sewer Use Discharge Permit Construction Dewatering Permit (if needed)
Massachusetts Historic Commission	Section 106 permit
MEPA	MEPA approval (if needed)
LOCAL	
BPDA	Article 80B Large Project Review Zoning Variances Recommendations (if needed) Certification of Compliance with HMA design guidelines Ground Lease Minor Modification to the Charlestown Urban Renewal Plan
BCDC	Review and Approval of Design
BWSC	Sewer Use Discharge Permit Site Plan Approval Connection Permits Stormwater connection permits
Inspectional Services	Building and Occupancy permits
Boston Public Improvement Commission	Street and Sidewalk Occupancy permits (if needed) Specific Repair Plans (if needed)
Zoning Board of Appeals	Variance approvals (if needed)
BTD	TAPA CMP



Upon issuance of the Scoping Determination, the Team will begin Design Development, secure financing and leasing commitments, and continue to work closely with the BPDA on the progress and status of the demolition of the existing structure. If necessary, Design Development will be paused or delayed to account for changes in the BPDA's remediation, demolition, and/or final conditions of the site.

During this time, the Team will work closely with the BPDA, City of Boston, and the National Park Service to gain clarity on the disposition of Building 107.

Upon completion of demolition, the team will complete the DD drawings and begin preparing the CD set in anticipation of Final Designation, filing for a building permit, and closing of financing. At this time, the Team is anticipating a 24 month construction period. Depending upon the final conditions of the site following demolition, any remaining site work to be completed by the Redeveloper, or unanticipated findings, the actual duration may be shorter or longer.

The Project is expected to create approximately 150 construction jobs, exclusive of the jobs created by the remediation and demolition of the Site. Once completed, the Project can be expected to provide for 100 to 125 jobs associated with the R&D/Lab space, 30 jobs in the grocery store, and 30 jobs in the restaurant.

The Team is prepared to begin the permitting process immediately upon Tentative Designation. The assembled team has extensive experience permitting and developing projects in the Navy Yard, creating successful projects on ground-leased sites, and navigating the multiple layers of approvals within the Historic Monument Area.

## Development Team

Power House Partners is an entity to be managed by Geoffrey Lewis with the technical and management assistance of Lou Cabral, VP of Project Development at Conroy Development Corp. The entity will be created to acquire, permit, design, and construct the proposed project.

### **Geoffrey S. Lewis**

Mr. Lewis will be a managing partner of Power House Partners. Mr. Lewis has over 20 years of real estate development experience with significant experience managing the permitting process of high profile projects and initiatives throughout the city of Boston and the region. During his 15 years at the Boston Redevelopment Authority, Geoff was primary point person and Project Manager for the development in the Charlestown Navy Yard.

### **Conroy Development Corp.**

#### **Lou Cabral, VP Project Development**

Conroy Development is a full service commercial real estate and investment company. Founded in 1982 by Terry Conroy Sr., the firm has a significant track record with over 6 million square feet of development and investment properties in the Greater Boston area. Between 1984 and 1991, Conroy redeveloped five historic buildings in the Charlestown Navy Yard including; converting Buildings 79 and 96 into 50,000 square feet of office/Lab space, the Captain's Quarters was transformed into 24,000 square feet of office space as was the 6,000 square feet in Building P. More recently, the firm completed the successful rehabilitation and conversion of Building 33, into forty-seven (47) residential apartment units.

Lou Cabral, VP for Project Development for the firm, will be involved in assisting with all aspects of Power House Partners and their proposal. Mr. Cabral has a wealth of experience and knowledge with real estate matters in the Navy Yard, having previously managed Massport's extensive real estate portfolio holdings in the Navy Yard. Mr. Cabral's experience and involvement also included providing assistance in the development of the BRA's "Waterfront Activation Network Plan for the Charlestown Navy Yard," in 2007.

### **Bruner\Cott, Architects**

#### **Jason Forney, Partner**

Bruner/Cott was founded 47 years ago with a commitment to design excellence and the belief that thoughtful architecture and planning can make a positive difference in the quality of life, shared sense of purpose, and vitality of a community. The firm is a 35-person firm comprised of 17 licensed architects including 6 Principals, 7 Associates, architectural and design staff members, and support staff, located in Boston, Massachusetts. The leadership team brings a broad, integrated perspective to design, giving depth to each of our practice areas.

The firm's work has been recognized for award-winning design from preservation to adaptive reuse and new construction, with a focus on educational and cultural institutions. The firm is known for creativity in inventing new solutions to complex programs and as design leaders for historic renewal and contemporary design in the context of urban revitalization and institutional re-invention.

**Dain, Torpy, Le Ray, Wiest & Garner, P.C**

**Don Wiest**

**Michael Parker**

Founded in 2006, Dain, Torpy, Le Ray, Wiest & Garner, P.C is a leading practice for clients acquiring, permitting, and developing large-scale projects in Boston. The Power House Partners Team has worked with Dain Torpy on a number of high-profile projects in Boston in the past.

Mr. Wiest's experience and expertise with the BPDA's processes, zoning, and community process has proven instrumental on dozens of development projects since co-founding Dain Torpy.

Mr. Parker has extensive experience in the acquisition, permitting and development large scale of projects with a focus on Article 80 large project review, waterfront licensing (Chapter 91) and climate resiliency planning.

**Lee Kennedy Co. Inc.**

**Eugene Kennedy**

**Chris Pennie**

Lee Kennedy Co. Inc. is providing pre-construction advice and pricing information on this project. The firm's extensive portfolio includes work in every major sector, including commercial development, academic, corporate interiors, life sciences, technology, retail, residential, hospitality and historic preservation.

With annual revenue of approximately \$500m, the company employs over 260 in-house and field personnel.



## Diversity and Inclusion Plan

The Team agrees and shares the BPDA and the City of Boston's commitment to "providing opportunities in real estate development for businesses and individuals who historically have been underrepresented in development projects of this size and scope." A strong effort was, and continues to be made, to identify "MBE" and "WBE" as well as other individuals who may wish to be meaningfully involved with this project including equity positions. Moreover, the team is very open to the inclusion of individuals and companies who can and want to participate, in various capacities, in pursuit of the Tentative Designation for the redevelopment of Building 108.

The Team is committed to working with the New England Regional Council of Carpenters on the Project will build upon their efforts to include a diverse workforce on the Project. See attached letter from Mynor Perez, New England Regional Council of Carpenters.

We anticipate that overall interest in meaningful participation will increase upon a more fulsome understanding of the project timeline, risks, and performance as it relates to the environmental remediation and demolition. The Team has the full expectation that we will be able to attract underrepresented investors and individuals to this project.

## Design Narrative

The Team invested considerable effort and thought into ensuring that the proposed building added to the unique urban landscape that is the Charlestown Navy Yard. The Project Site is located directly adjacent to the Ropewalk, arguably the most historically significant structure in the Navy Yard, and across the street from Building 150, a relatively recent addition designed to complement the historic buildings in the HMA. Special care was taken to have the design complement the existing structures, evoke the Site's industrial and maritime past, and be a forward-looking building with sustainability in mind.

As designed, the building is contained within the volume of the existing structure. This volume allows for sufficient floor area, preserves the street wall and continuous façade along Third Avenue, and creates an interesting and sheltered courtyard between the Ropewalk and the rebuilt Building 108. The Team has not prepared a shadow study for this response, but no significant new shadows are expected from this design.

Materials are also in compliance with the guidelines and keeping with the historic setting. Traditional brick with punched windows along the Third Avenue street wall continues the façade largely created by Building 107. The connector remains as required and provides a smooth transition between the two buildings. Along Ninth Street, the materials transition to contemporary metal panels recalling the existing structure and the nearby Chain Forge Building. The tall windows with arched tops found throughout the Navy Yard are repeated here as well.

The project will comply with Article 37 and will strive for at least LEED Gold. The Team is addressing a major source of Greenhouse Gas emissions by not providing parking and encouraging tenants and visitors to take advantage of nearby bus and ferry routes. To the extent that parking is required, the Building 199 garage is nearby.

The lack of parking also eliminates garage entrances and/or at-grade parking, allowing an active ground floor, providing amenities to the residents and workers in the Navy Yard. The design calls for the retail to be split between restaurant and grocery store space, but this space can further adjusted or sub-divided to meet market demand. The growing residential population in the Navy Yard and Charlestown is increasing demand for these amenities and services.

The space between the Ropewalk and Building 108 is an opportunity for special activation and landscaping. An outdoor patio can integrate into the improvements made by the redevelopment of the Ropewalk and can provide outdoor seating to be used by the restaurant(s), workers in the building, and Navy Yard residents.

# POWER HOUSE CNY

## Project Design







Building 108

Building 107

Chelsea St

Rope Walk

3rd Ave

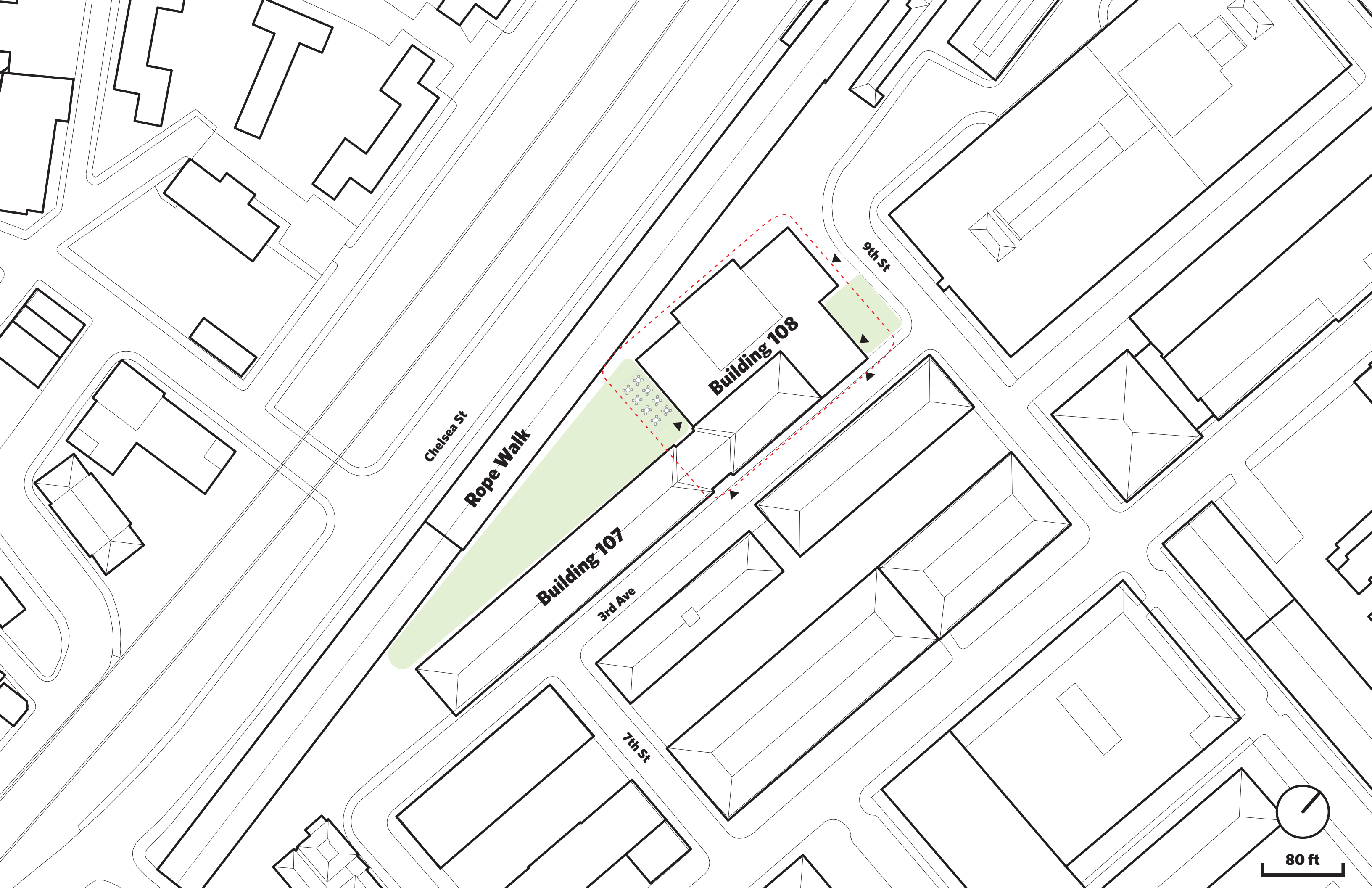
7th St

9th St



160 ft





Chelsea St

Rope Walk

Building 107

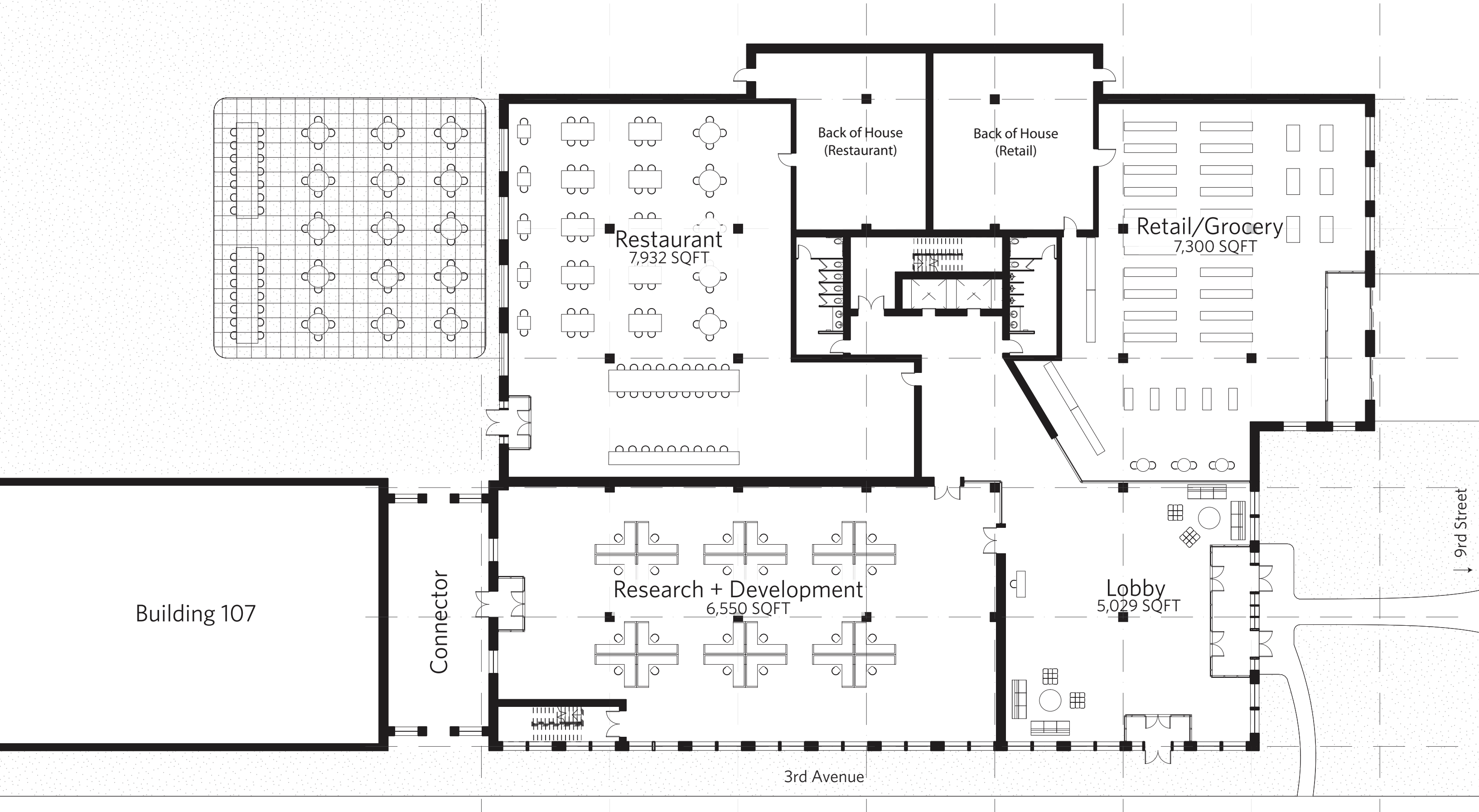
Building 108

3rd Ave

7th St

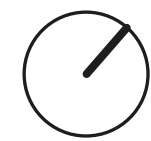
9th St

80 ft

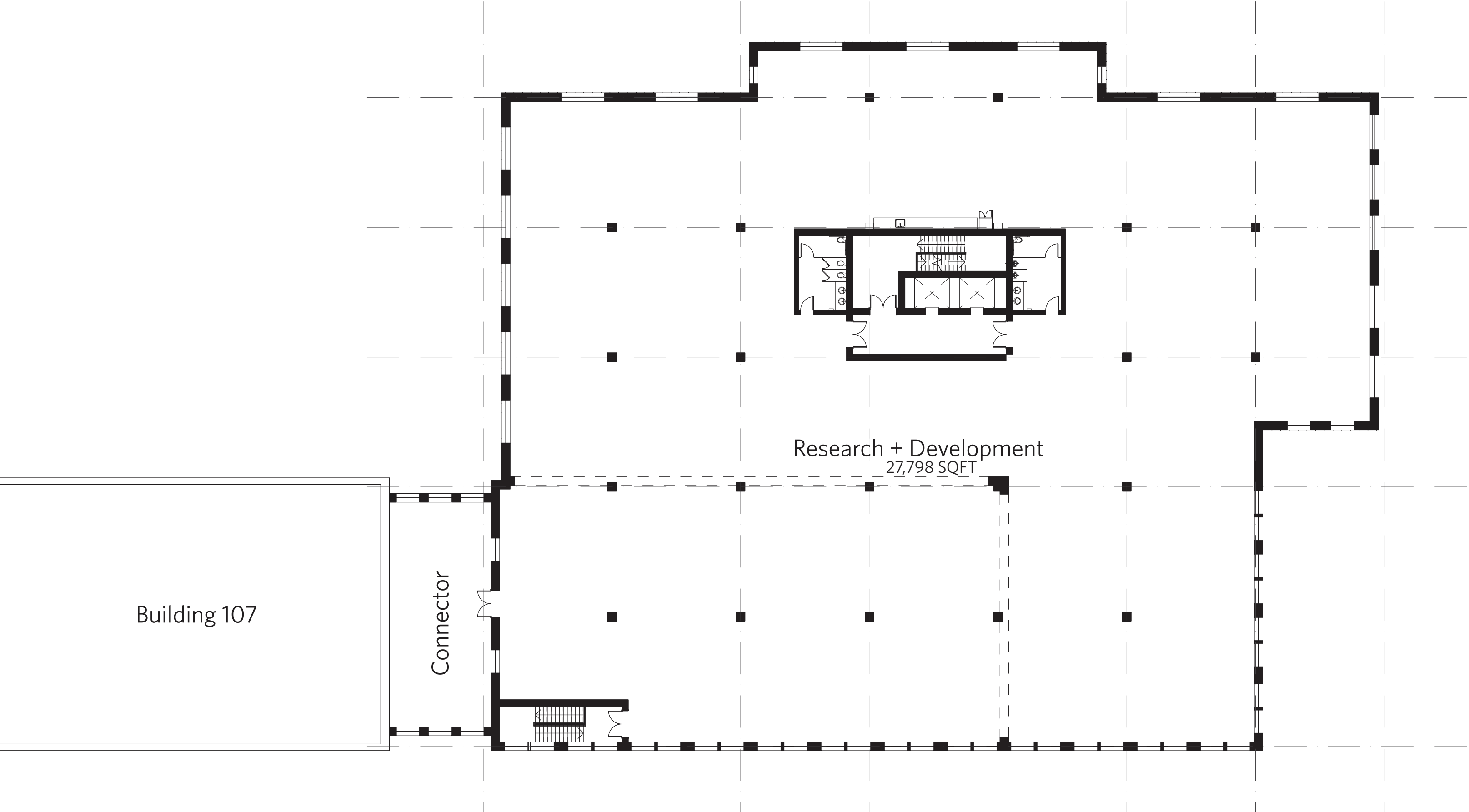


GROUND FLOOR PLAN

Gross Square Footage 27,798 SQFT



20 ft



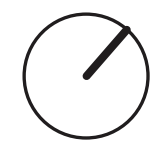
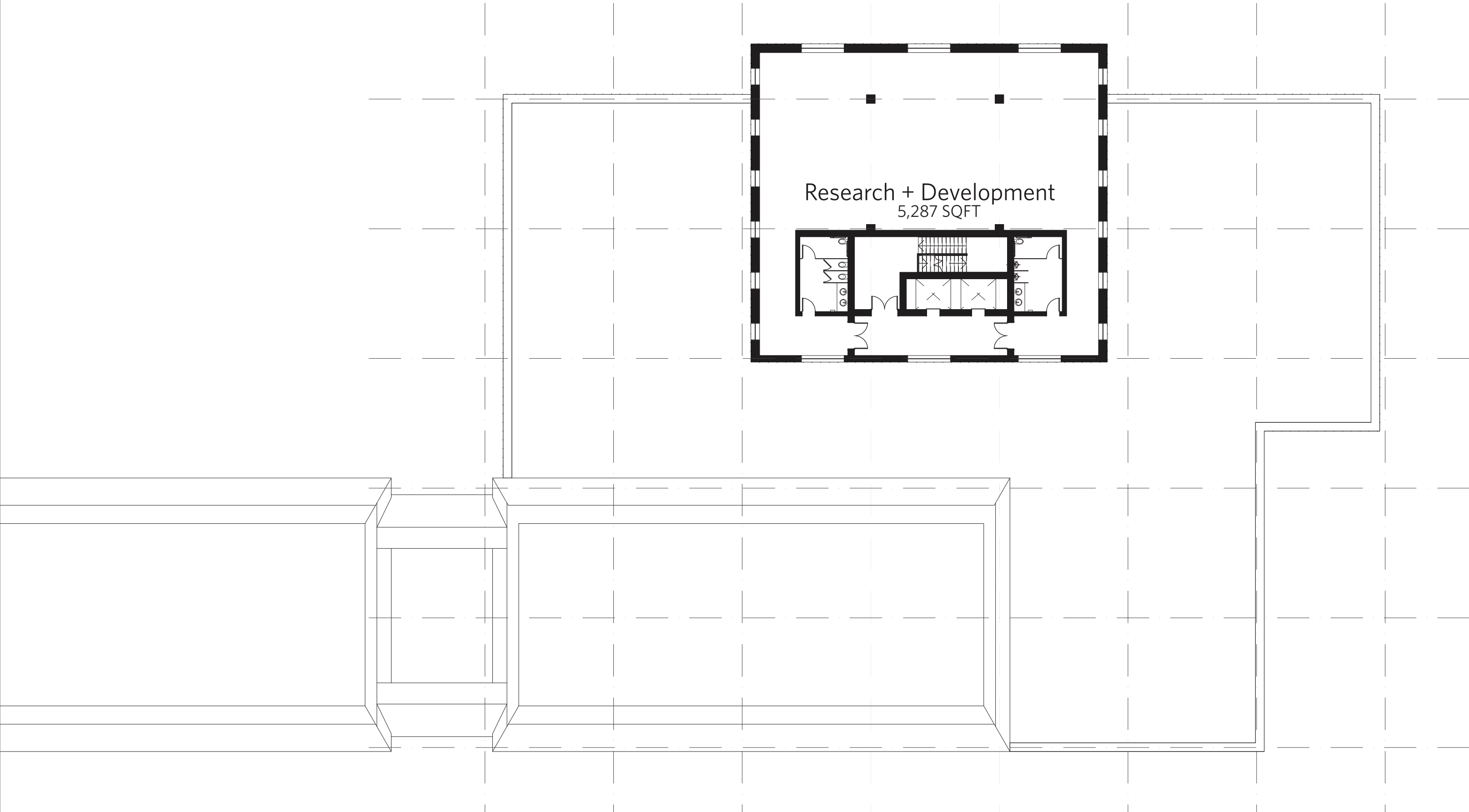
SECOND FLOOR PLAN

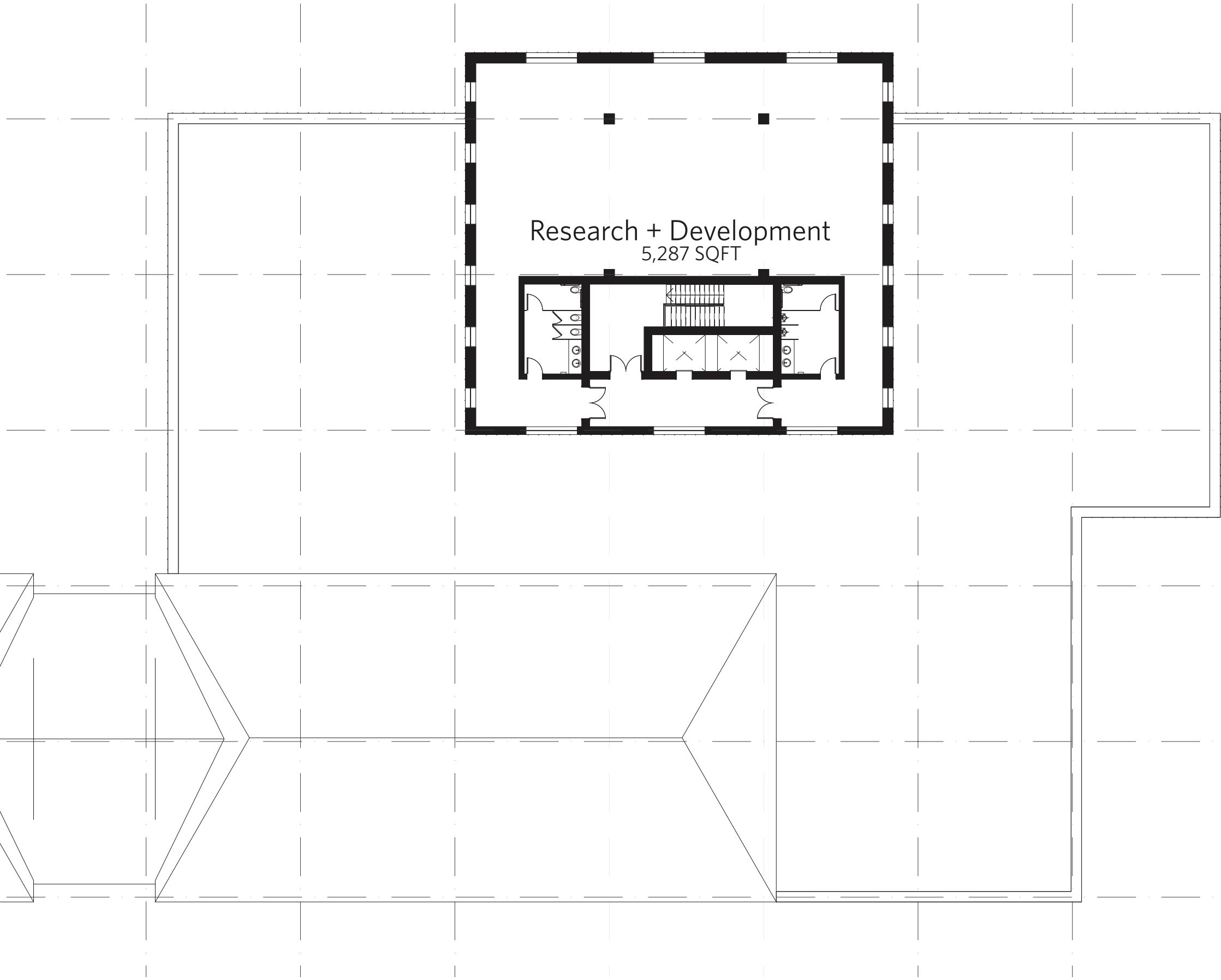
Gross Square Footage 27,798 SQFT



20 ft







FOURTH FLOOR PLAN

Gross Square Footage 5,287 SQFT



20 ft

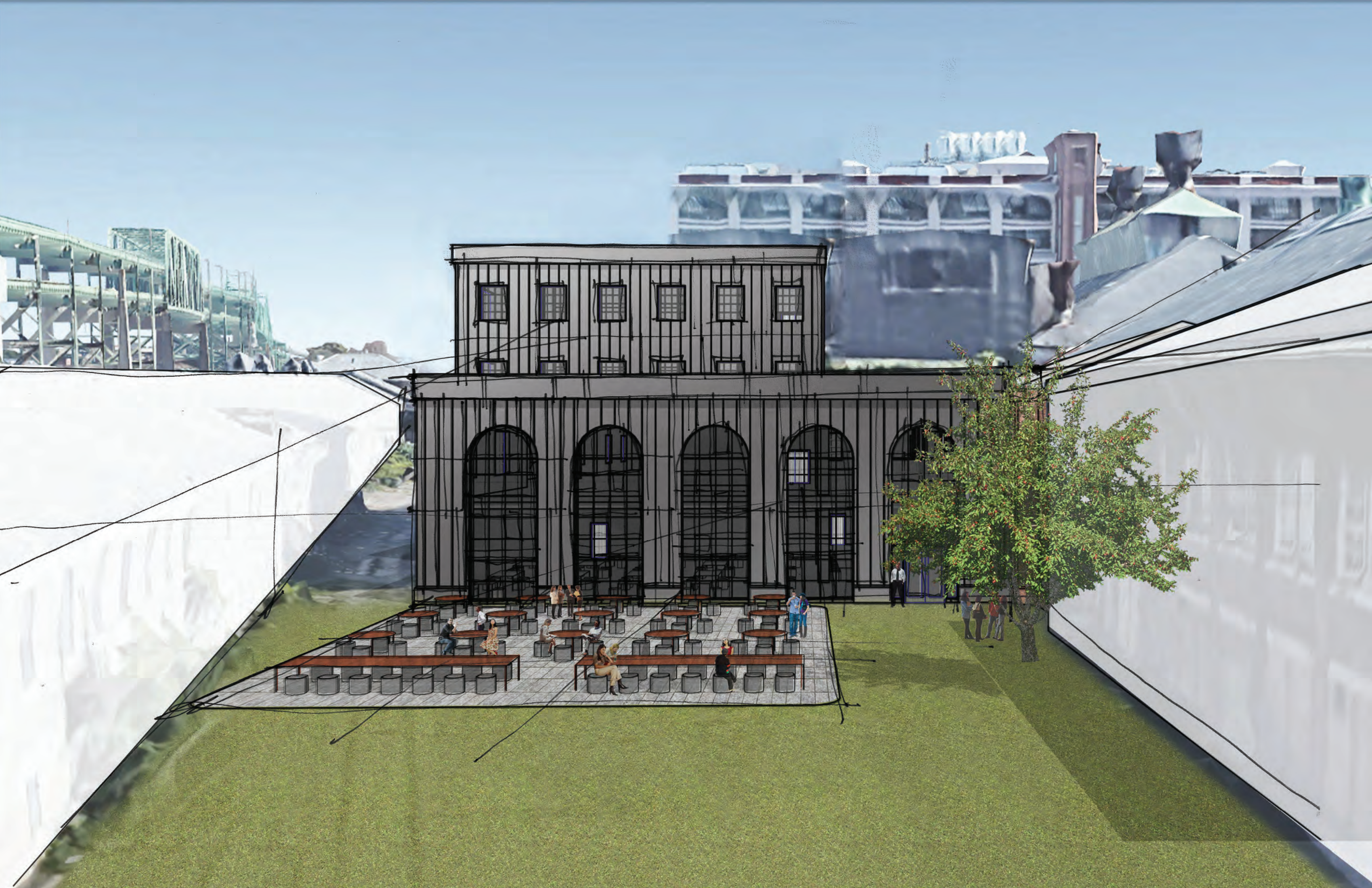




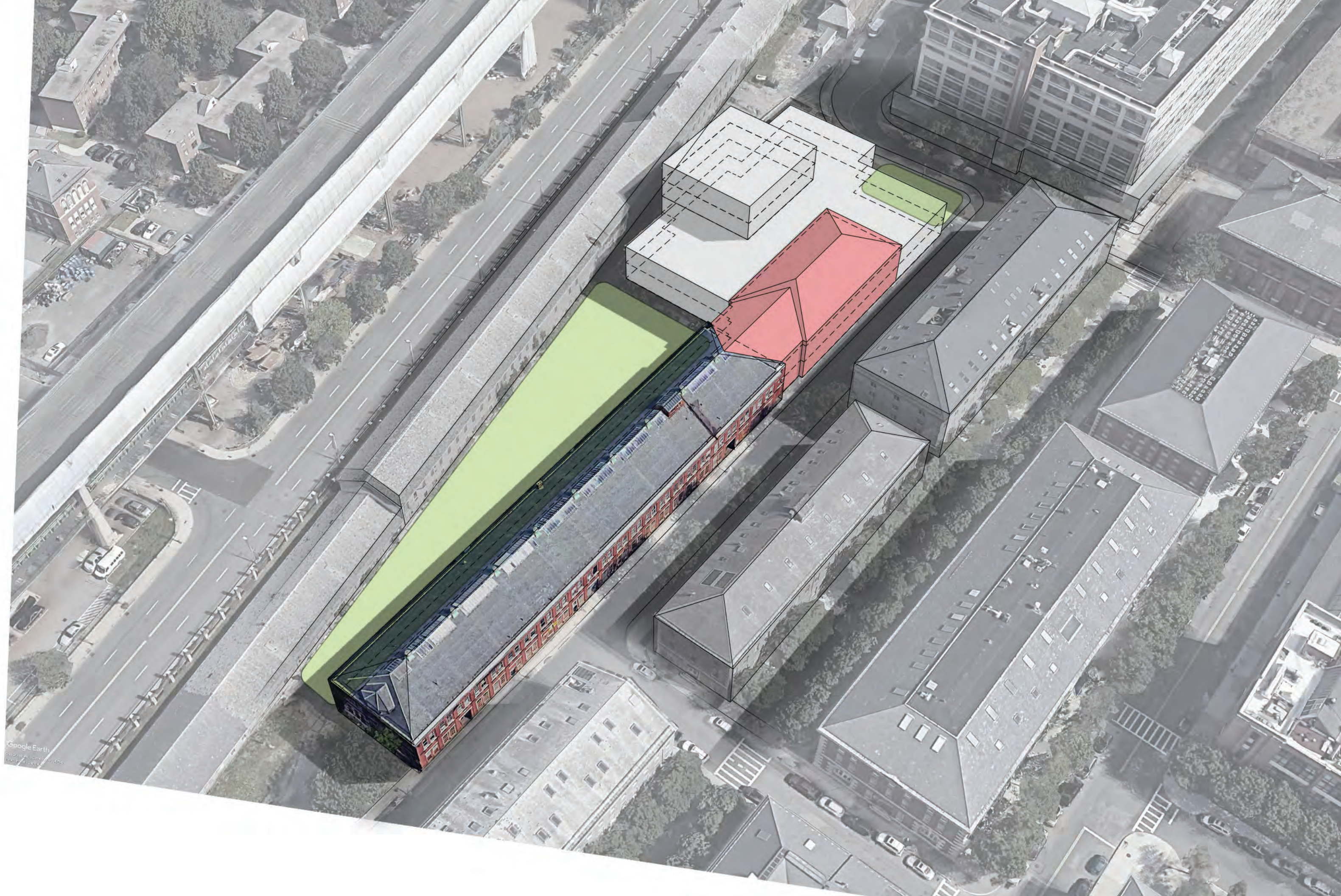
















# POWER HOUSE CNY

## Company Profiles





# BRUNER/COTT PORTFOLIO

Bruner/Cott  
ARCHITECTS



## FIRM OVERVIEW

Our firm was founded 47 years ago with a commitment to design excellence and the belief that thoughtful architecture and planning can make a positive difference in the quality of life, shared sense of purpose, and vitality of a community. We are a 35-person firm comprised of 17 licensed architects including 6 Principals, 7 Associates, architectural and design staff members, and support staff, located in Boston, Massachusetts. Our leadership team brings a broad, integrated perspective to design, giving depth to each of our practice areas.

The firm's work has been recognized for award-winning design from preservation to adaptive reuse and new construction, with a focus on educational and cultural institutions. The firm is known for creativity in inventing new solutions to complex programs and as design leaders for historic renewal and contemporary design in the context of urban revitalization and institutional re-invention.

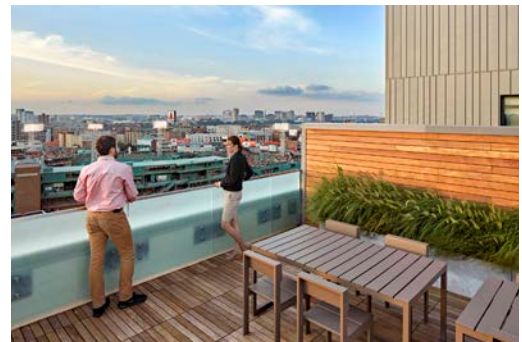
## DESIGN PHILOSOPHY

The intellectual continuity of our work is anchored in its attention to program and place across all building types and sites. We emphasize a design approach that achieves a balance between form and use, preservation and change, and opportunity and cost. We are known for our creativity in constrained circumstances, and as design leaders for historic renewal and new contemporary buildings, mostly in historic neighborhoods.

We look at each project within the context of its mission and community. Many factors must come together to create successful design. We utilize an open planning process that reaches out to all vested parties. We believe that in order to create successful solutions, clear communication with our clients is essential, including how we communicate design issues and our accessibility to you.

## LEADERSHIP IN SUSTAINABLE AND ENVIRONMENTAL DESIGN

Commitment to sustainable design is a cornerstone of our practice. Our significant experience continues to grow with exemplary LEED projects, low and net-zero energy buildings, commitment to the AIA 2030 Challenge, and collaboration with the International Living Future Institute. Our core values push us to explore strategies that save money, energy, and natural resources while achieving maximum positive impact for the campus community. We work together with our clients to explore sustainable design opportunities, outline 'best fit' scenarios, and pursue a balanced approach for each project with a commitment to responsible return on investment and consideration of infrastructural and facilities management goals. Together we can develop appropriate strategies that promote healthy, vibrant, and holistic environments that contribute to a sustainable campus.





## TRANSFORMATIVE REUSE OF BUILDINGS AND URBAN SITES

As a pioneer in the field of adaptive reuse, Bruner/Cott has developed expertise in solving the space planning, construction, and engineering challenges specific to aged and often neglected buildings. We also recognize and engage in the potential these transformations present for urban revival. Our practice encompasses architecture and urban design. Beyond structural rehabilitation structural and programing, our work always segues to the streets, open spaces, and commercial activity of the adjoining neighborhood.

When working with historic buildings, we have fine-tuned our ability to discern elements to preserve and those to abandon to maximize design potential for new uses. We recognize the potential for the historic narrative of a place (building and/or environment) to influence a new narrative. Invention is what we are all about.

## NEW DESIGN + CONSTRUCTION IN HISTORIC NEIGHBORHOODS

Bruner/Cott has been working in the historic neighborhoods in Cambridge and Boston since its inception. Our design for new buildings in these environments bring together the best of old and new.

In some developer-driven residential and mixed-use projects glass and brick come together in 21st-century buildings that are thoroughly modern while retaining the warmth and characteristic of the old. In others, strikingly lush urban living environments have been designed in flourishing and evolving contexts with state-of-the-art amenities and distinctive design palettes.

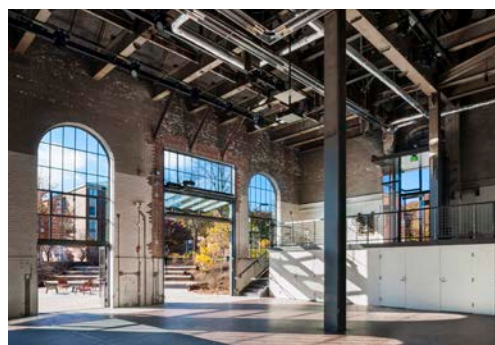
## BLENDING CONTEMPORARY NEW DESIGN + CONSTRUCTION WITH HISTORIC BUILDINGS

We have been fortunate to have had opportunities where a project site has an existing historic building that is beloved, landmarked, or both - and a new building is designed and added or linked to the historic structure. We often find these projects to be the most exciting.

At Lesley University, we lifted and moved a historic church, designed a new arts building and linked the two with a glass connector. Down the street from this project we are currently designing a housing development that incorporates a new building with a historic house. In Harvard Square, we completed the construction of a sensitive transformation and expansion of the historic Holyoke Center, now known as the Smith Campus Center for Harvard University.



*MASS MoCA, Building 6*



*Amherst College Powerhouse*



*Lesley University, Lunder Arts Center*



*Huntington Theatre, Boston, MA*

### Frost Terrace / 1791 Mass Ave.

#### NEW CONSTRUCTION, RENOVATION, PRESERVATION

Cambridge, MA

#### LOW INCOME HOUSING TAX CREDIT, CHAPTER 40B

Located in the heart of bustling Porter Square, next to Lesley University's Lunder Arts Center, Frost Terrace is a unique opportunity to develop a transit oriented, 100% affordable family community.

Bruner/Cott is working with Capstone Communities and Hope Real Estate Enterprises to transform a run-down site into new apartment homes and a vibrant part of the Massachusetts Avenue streetscape.

The design balances a complex set of contextual priorities identified through site analysis, civic meetings, and neighborhood working groups. The composition has three anchoring elements: The restored and relocated William Frost House (1791 Massachusetts Ave.), a new five-story masonry volume, and the two rear Frost Terrace houses. A new four-story clapboard volume works with the landscape to knit together these elements into a unified whole. Each element is positioned to respond to the highly varied site context along each property line and embodies an idea of reflecting and interpreting its surroundings.

- **Construction cost:** \$12 million (est.)
- **Area:** 49,772 sf
- **Completion:** 2020 (est.)

Bruner/Cott carefully lifted and moved the historic William Frost House to better utilize the site.









### Gove Street

#### NEW CONSTRUCTION, RENOVATION, PRESERVATION

East Boston, MA

At the corner of Frankfort and Gove Streets in East Boston, a historic church will be flanked by a new, modern companion building to bring affordable housing to the neighborhood. The new development is designed to weave into the neighborhood and reflect its surrounding context - size, shape, and material. It will provide 120 units of housing for regular working individuals and families and bring additional vibrancy to the streets of this high-quality, urban neighborhood by activating the street.

The church building will be the cornerstone of this development, respectfully reused and converted into spacious loft-style living units that capture the soaring interior spaces and volume of the building. A transparent connector behind the courtyard will elegantly join the two buildings. The new building will be 4 stories tall and constructed with terra-cotta or ceramic façade materials that harmonize with the brick and stone of the church. The development is designed to be a model for resilient planning and sustainable design in 21st century Boston.

- **Construction cost:** Withheld
- **Area:** 130,000 sf | 121 units
- **Completion:** 2020 (est.)









### Speedway

#### RENOVATION, PRESERVATION

#### ARCHITECTURAL HERITAGE FOUNDATION

Brighton, MA

The Charles River Speedway is being rehabilitated and reimagined as a new complex to support a variety of commercial spaces and serve as a new gateway to the Allston-Brighton Neighborhood. The complex is listed on the National Register of Historic Places and is a Boston Historic Landmark. An irregular roof line connects six shingle-style buildings, creating a single-story courtyard. The arched gable entrances, porches, double hung windows and elaborate wood trim create an overall composition characteristic of William D Austin's architectural work for the MPC.

The Speedway was constructed in 1899 by the Metropolitan Park Commission (MPC) as a headquarters to support the new parkway along the Charles River, a park that turned a stretch of tidal mudflats into an interconnected series of public parks. This development included a mile-long horse and bicycle racetrack, which became one of the city's most popular gathering areas. In later years, the facility housed the now-defunct Metropolitan District Commission (MDC) Police. Many of the original horse stables were extended and converted into vehicular garages to support the agency. Since 2005, the facility has been largely abandoned. Portions of the building have begun to decay; one section has suffered a fire.

Bruner/Cott is working alongside Architectural Heritage Foundation to revitalize and preserve the historic complex. The Speedway will support a diverse tenant mix that will include small retail shops and maker spaces, a restaurant, café, Notch Brewing Company, shared offices, and a publicly-accessible community courtyard.

**Construction Cost:** TBD

**Area:** 74,500 sf

**Completion:** Summer 2020 (est.)









### Promenade & Sharpe Buildings at The Foundry

#### ADAPTIVE REUSE, PRESERVATION, RENOVATION

Providence, RI

The Promenade at the Foundry, home of the former Browne and Sharpe Manufacturing Plant, is one of the largest historic preservation projects ever undertaken in the state of Rhode Island. Bruner/Cott, working as the design architect in association with Robinson Green Beretta Architects, transformed this mill complex into 237 apartment units.

The development's first building dates to 1872 and incorporates elements from the industrial past into the residential units. The apartments have retained the original Canadian maple factory floors and include 13-foot ceilings, arched windows, and two heating systems. There is an adjacent 400-car garage, fitness and business centers, event room, and swimming pool with retractable glass roof.

Phase 2, the Sharpe Building, includes the addition of 196 units to the Foundry complex.

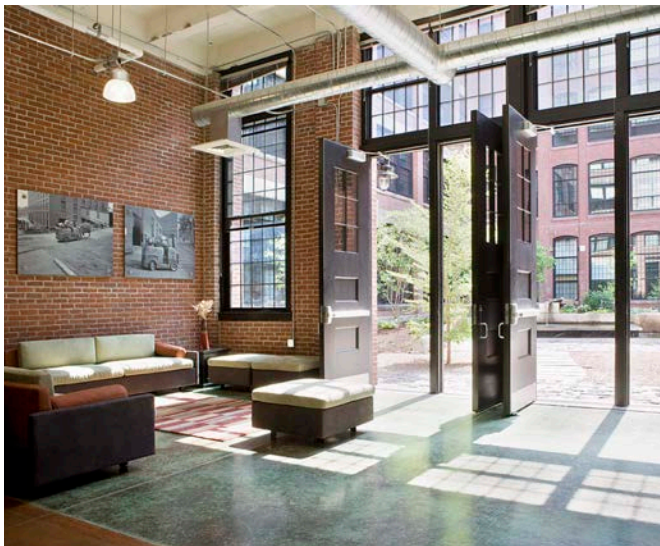
- **Phase 1: Promenade**  
**Construction cost:** \$35 million  
**Area:** 220,000 sf | 237 units  
**Completion:** 2005
- **Phase 2: Sharpe**  
**Construction cost:** \$28 million  
**Area:** 156,000 sf | 196 units  
**Completion:** 2016

Providence Preservation Society  
2005 Neighborhood Revitalization/  
Adaptive Reuse Award

Providence Preservation Society  
2017 PPS Preservation Award









### Channel Center

#### RENOVATION, ADDITION

Fort Point, Boston, MA

Channel Center is an office and live/work neighborhood near the Convention Center in the heart of the Seaport District. The Channel Center introduced renovated industrial space into the luxury market and helped re-define A Street and the South Boston urban landscape. The large parcel (1.5 million sf of building), including 11 industrial buildings on six acres of land and one acre of infill, required a complex approval process.

Parcel 5, a renovation of an early 20th century brick and timber factory, was sensitively transformed to bring new vibrancy to the surrounding post-industrial neighborhood. In this design, Bruner/Cott artfully melded old and new, seamlessly incorporating the existing industrial elements—brick, timber, antique fire doors, and even fragments of obsolete machinery—into new interior construction. Many units use open floor plans and slim-profile, wall-facing kitchens to create expanses of uncluttered space. Exposed ductwork and historically-accurate energy-efficient windows deliver modern comforts while preserving the building's character.

Parcel 6, a new 13-story residential building at 25 Channel Center sits between two 100-year-old brick warehouses. Its modern design and cast-in-place concrete technology echo the district's industrial typology with large masonry openings and metal and brick detailing. The 76 luxury units are "lofts" with clean lines and contemporary styling, featuring 16-foot ceilings, large industrial window sashes, and open planning, with double-height spaces in duplexes. Many units offer extraordinary views of downtown Boston and the harbor, with doors opening onto private balconies.

- **Parcel 5: Renovation**  
**Construction cost:** \$18 million  
**Area:** 103,500 sf | 44 units  
**Completed:** 2004
- **Parcel 6: New Construction**  
**Construction cost:** \$36.6 million  
**Area:** 197,120 sf | 76 units  
**Completed:** 2004

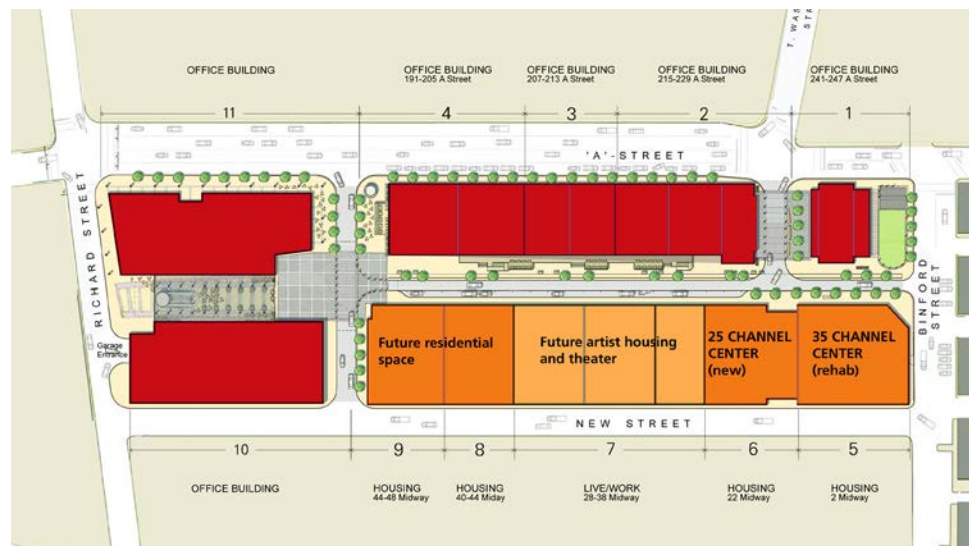
Boston Society of Architects  
2006 Housing Award Citation

Buildings Magazine  
2005 New Construction Awards -  
Honorable Mention

Building Design & Construction Magazine  
2004 Merit Award









### School of Law

#### RENOVATION, PRESERVATION, ADDITION

#### BOSTON UNIVERSITY

Boston, MA

Bruner/Cott's 2008 master plan outlined the restoration, renovation, and expansion of the 50-year old Josep Lluís Sert campus at the heart of BU, the architect's largest complex of structures for learning in the world. The first phase of the project was the construction of the Redstone Building, a new five-story addition that holds classrooms, training rooms, a practice court room, and café, study and lounge spaces.

The second phase included the restoration/renovation of the existing Law Tower and the adjacent Pappas Library. True for many buildings of the era, the cast-in-place and exposed aggregate precast panels of the Tower weathered poorly. Concrete spalled and steel frame windows and panels failed. These were restored, and window and metal panels were replaced with modern, energy-efficient assemblies of similar design. The gut renovation of the tower interior provides high-quality offices and conference spaces for faculty, administration and student services. The Pappas Library was also rehabilitated, realizing much needed cosmetic and structural upgrades and providing seamless access between all three of the School of Law buildings.

Bruner/Cott provided full services from programming and feasibility through CA.

- **Construction Cost:** \$133 million
- **Area:** 250,000 sf
- **Completion:** Sept. 2015

#### LEED GOLD CERTIFIED

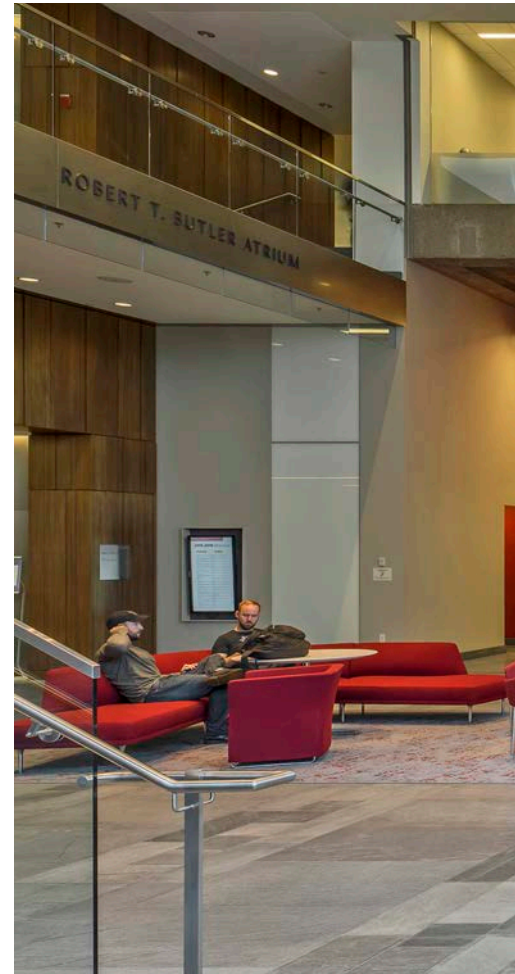
DoCoMoMo\_US  
2017 Modernism in America, Citation of Merit

SCUP AIA-CAE  
2016 Merit Award for Excellence in  
Architecture-Addition & Adaptive Reuse

Massachusetts Historical Commission  
2016 Preservation Award

American School & University  
2015 Educational Interiors Award

College Planning & Management  
2015 Top Design Award, Education









### Smith Campus Center

FEASIBILITY + PROGRAMMING, RENOVATION, PRESERVATION, ADDITION

#### HARVARD UNIVERSITY

Harvard Square, Cambridge, Massachusetts

The new Smith Campus Center is a radical re-appraisal of the existing ten story building on the site of the Holyoke Center designed by Josep Lluís Sert in the 1950's. It is part of a wider ongoing University 'Common Spaces' initiative designed to ensure its physical spaces foster the campus's intellectual, cultural and social experience and support the wider community. This was a multi-phased initiative from programming through construction.

The project reconfigures the first, second and tenth floors, reinterpreting the history and logic of Sert's architecture in a series of additions to and removals from the existing fabric to create a family of new internal spaces interspersed with a captured internal and external landscape. The new Moise Y. Safra Welcome Pavilion at the front of the building creates a front door for the University and re-establishes a stronger connection between Sert's Arcade and Harvard Yard.

A series of internal and external landscape "thresholds" mediate between the Arcade and the new Harvard Commons space – the central room of the Campus Center, around which are gathered a series of social and meeting spaces of a variety of scale and character. The Arcade hosts a series of retail food options for campus and community.

The 10th floor was completely reorganized to provide a flexible suite of formal and informal gathering spaces that openly engage Sert's building with the Campus, the Charles and the City beyond.

Bruner/Cott was the Executive Architect, and Hopkins Architects was the Design Architect.

**Completed:** Fall 2018

**Cost:** Confidential

**Size:** 100,000 sf

#### LEED GOLD REGISTERED

Boston Society of Architects  
2019 Education Facility Design Award

Boston Society of Architects  
2019 Harleston Parker Medal Finalist

Architect's Journal  
2019 AJ Retrofit Awards  
International Project

Society of College and University Planning  
2019 AIA-CAE Excellence in Architecture,  
Adaptive Reuse, Honorable Mention

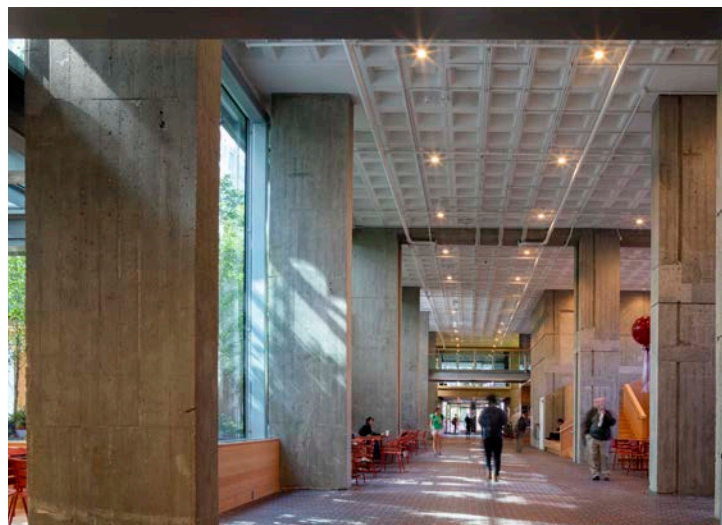
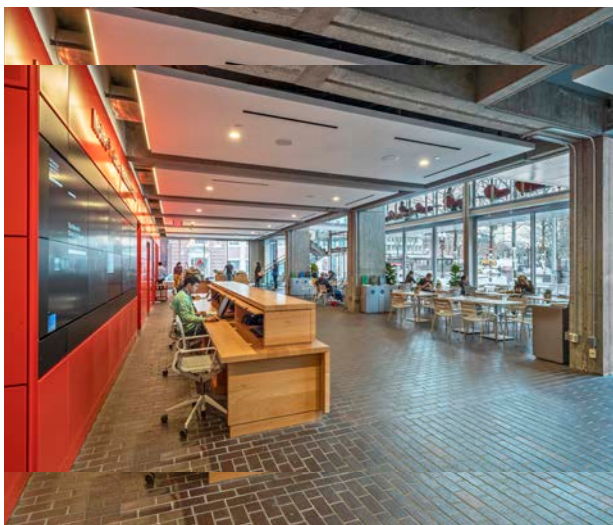
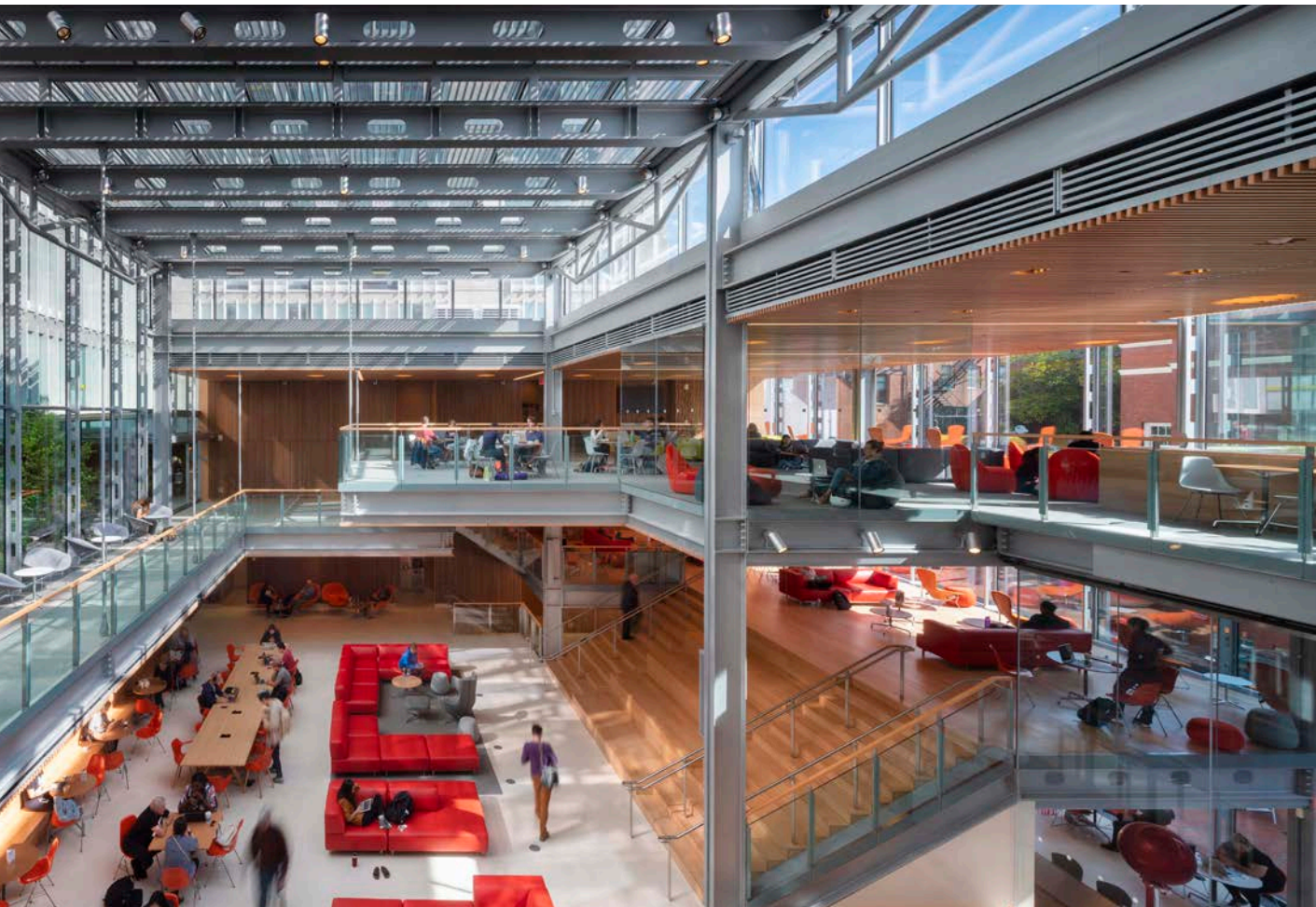
Cambridge Historical Commission  
2019 Preservation Award

ENR New England  
2019 Best Higher Education/Research Project

CISCA  
2019 Gold Award of Excellence









### The Powerhouse

RENOVATION, PRESERVATION, ADDITION

#### AMHERST COLLEGE

Amherst, MA

Amherst College engaged Bruner/Cott to create a student gathering and event space in a tactful but raw reworking of their historic 1925 McKim Mead & White steam plant. The existing classic form with its industrial interior was reconfigured to accommodate performances, dance parties, speakers and other student gatherings. Lighting and sound systems with flexible furniture concepts support this broad range of activities.

Amherst's program includes provision for accessibility, a new pergola wing for restrooms, and food service support. A strong new landscape concept marries the interior to a paved exterior terrace with natural amphitheater seating to accommodate outdoor events and to accept spill-over from indoor social activities. The site is adjacent to a new residential quadrangle that is in the planning stages. The new facility is being studied to emphasize novel approaches to natural ventilation and waste heat recovery from existing utilities. Contemporary design elements are conceived within a robust framework of historic preservation. Structural alterations include the removal of columns and a series of seismic upgrades. The architectural concept is related to Bruner/Cott's ground-breaking design approach to the Massachusetts Museum of Contemporary Art (MASS MoCA) in North Adams.

**Completed:** 2014

**Cost:** \$3.7 million

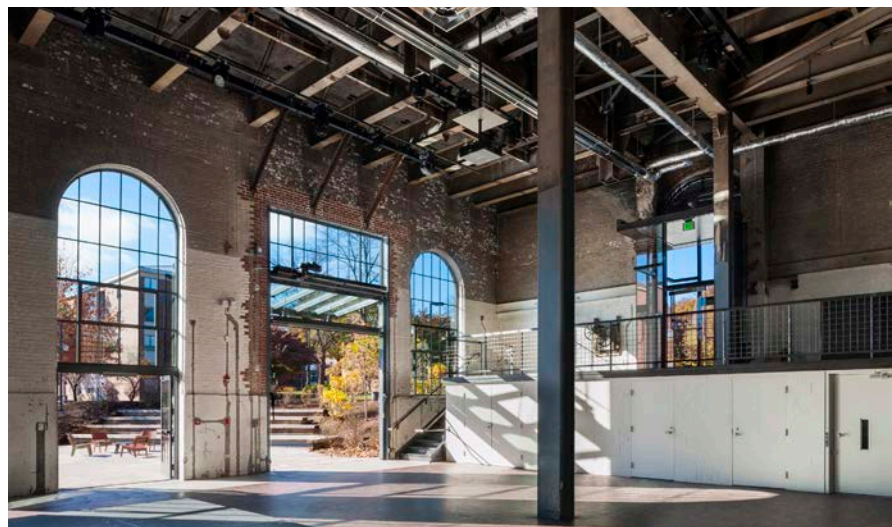
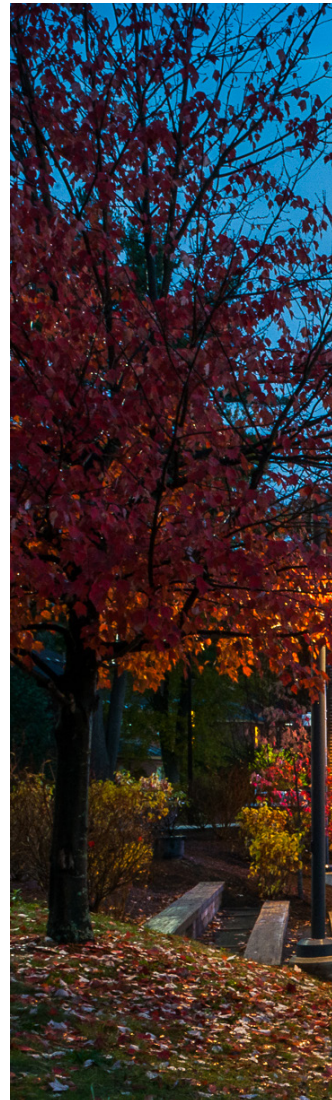
**Size:** 7,700 sf

Preservation Massachusetts  
2017 Tsongas Preservation Awards, Most Innovative

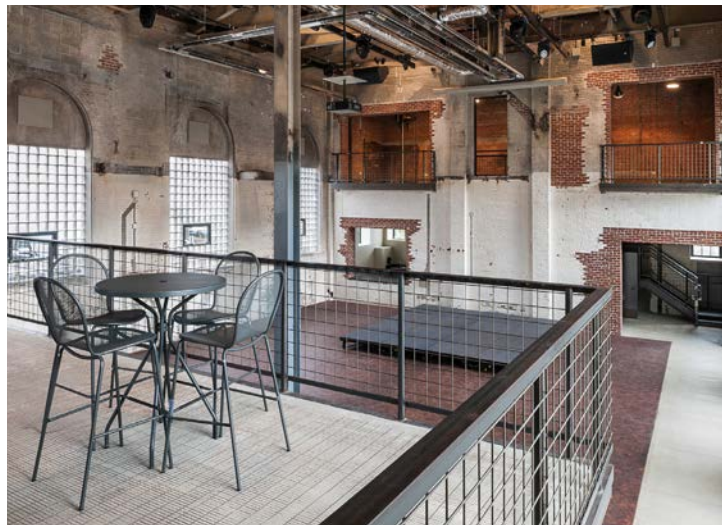
Boston Society of Architects  
2016 Education Facilities Design Award

Association of College Unions International  
2016 Facility Design Award

American School & University  
2015 Outstanding Design Award, Adaptive Reuse









### Huntington Theatre Renovation & Expansion

RENOVATION, PRESERVATION, ADDITION

#### HUNTINGTON THEATRE COMPANY

Boston, MA

The Huntington Theatre will become a beacon of activity along the iconic avenue, active during the daytime and glowing at night. It will provide Boston a new cultural destination that feels both exciting and comfortable, with Boston's Living Room overlooking the street. In doing so, the Huntington Theatre will reclaim the original intent of the Repertory Theatre, but rather than recreate the exclusive clubhouse of the 1920s, it will welcome today's diverse community through expanded programming and engage a new generation of theatre participants.

The restored facade will reclaim its iconic character and draw attention with a new marquee. Lobbies will be less crowded with better flow, yet still intimate. The sparkle of refurbished light fixtures will be augmented by modern lighting that accentuates the architecture as never before. New seating, carpet, and paint colors, informed but not dictated by historic paint analysis, will transform the auditorium to a bright elegance. Enhanced stage technology will offer greater flexibility, easier operation, and expanded opportunities for creative expression. The Historic Theatre will be a 21st Century version of itself, inside and out.

- **Completed:** TBD
- **Cost:** TBD
- **Size:** 67,500 sf









### MASS MoCA

#### ADAPTIVE REUSE, PRESERVATION, RENOVATION

North Adams, Massachusetts

The Massachusetts Museum of Contemporary Art (MASS MoCA) is among the largest contemporary art museums in the United States. The 17-acre complex on the site of the 19th-century Sprague Electric Company includes 28 buildings linked by a series of covered bridges. Rather than rely on the tradition of self-consciously differentiating new architecture from old, the architecture builds on historically important but outdated buildings to challenge basic assumptions about architecture and the display of art. MASS MoCA blurs the line between the visual and performing arts and between the finished object and its creation.

The collaboration to invent MASS MoCA began in the late 1980s with a master plan. Phase I finished in 1999, establishing 160,000 sf of galleries and a series of intimate and large-scale performance spaces. Phase II was implemented in the early 2000s to include revenue-generating commercial space for start-up groups and community art programs and the 33,000 sf Sol LeWitt gallery. Phase II also solidified a series of outdoor spaces, including courtyards and festival fields that have catalyzed new programs and attracted large audiences and performing acts such as Wilco, Emmylou Harris, and Beck.

The recently completed Phase III reworked two buildings with a combined 130,000 sf of space to create exhibit areas for video, film, and multi-media exhibits as well as events, workshops, and storage. The design continues the “museum within the museum” concept by collaborating with artists, foundations and collectors. Phase III is the realization of a 25-year masterplan and completes the circulation plan, encouraging multiple ways to explore the MASS MoCA campus.

- **Phase I**  
Completed: 1999  
Construction cost: \$11.3 Million  
Size: 160,000 sf
- **Phase II & LeWitt Gallery**  
Completed: 2008  
Cost: Phase II - \$8.5 Million, LeWitt - \$3.5 Million  
Size: Phase II - 140,000 sf;  
LeWitt - 33,000 sf
- **Phase III**  
Completed: 2017  
Cost: \$25 Million  
Size: 130,000 sf

American Institute of Architects  
2020 Interior Architecture Award

Boston Society of Architects  
2018 Honor Award for Design Excellence

Mid-Atlantic Association of Museums  
2019 “Buildy” Recipient - Museum of the Year

Architizer  
2018 A+ Awards, Special Mention - Arch+Preservation

Architizer  
2018 A+ Awards, Special Mention - Museums

Massachusetts Historical Commission  
2018 Preservation Award

Architect’s Newspaper, Best of Design Awards  
2017 Building of the Year

Boston Society of Architects  
2011 Honor Award for Design Excellence

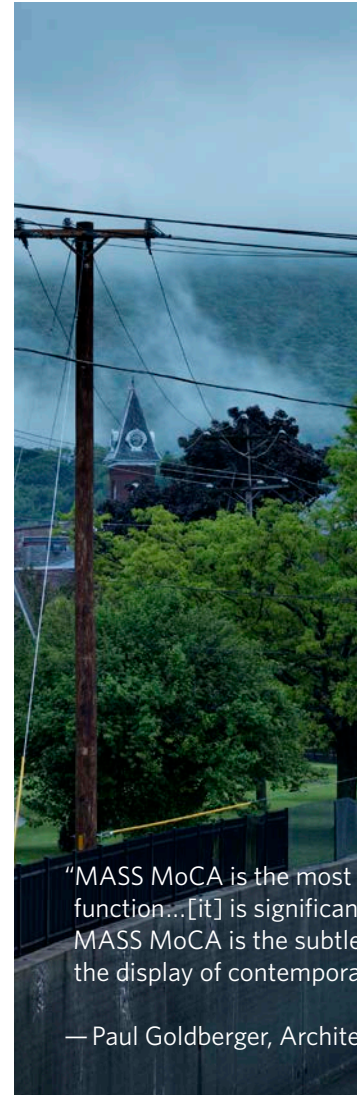
Historic Massachusetts  
2000 Eliot Award for Historic Preservation

Massachusetts Historical Commission  
2000 Preservation Award

National Trust for Historic Preservation  
2000 Honor Award

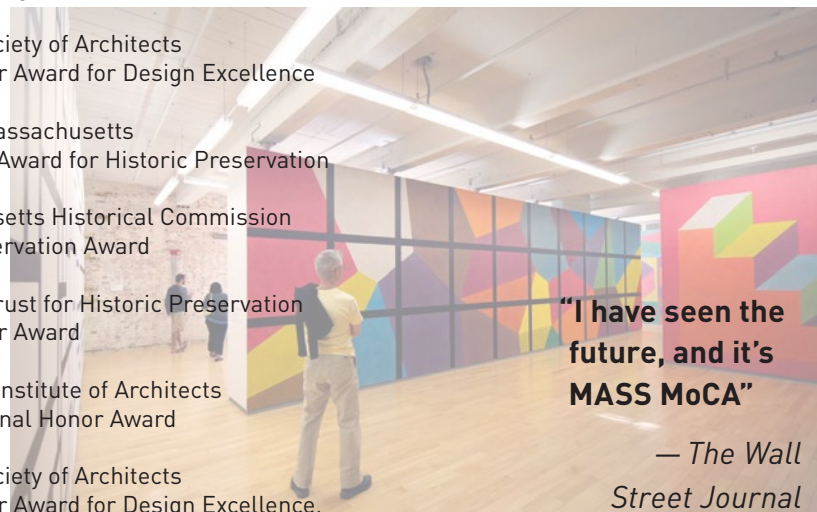
American Institute of Architects  
2000 National Honor Award

Boston Society of Architects  
1999 Honor Award for Design Excellence,  
Adaptive Reuse



“MASS MoCA is the most function...[it] is significant. MASS MoCA is the subtle the display of contempora

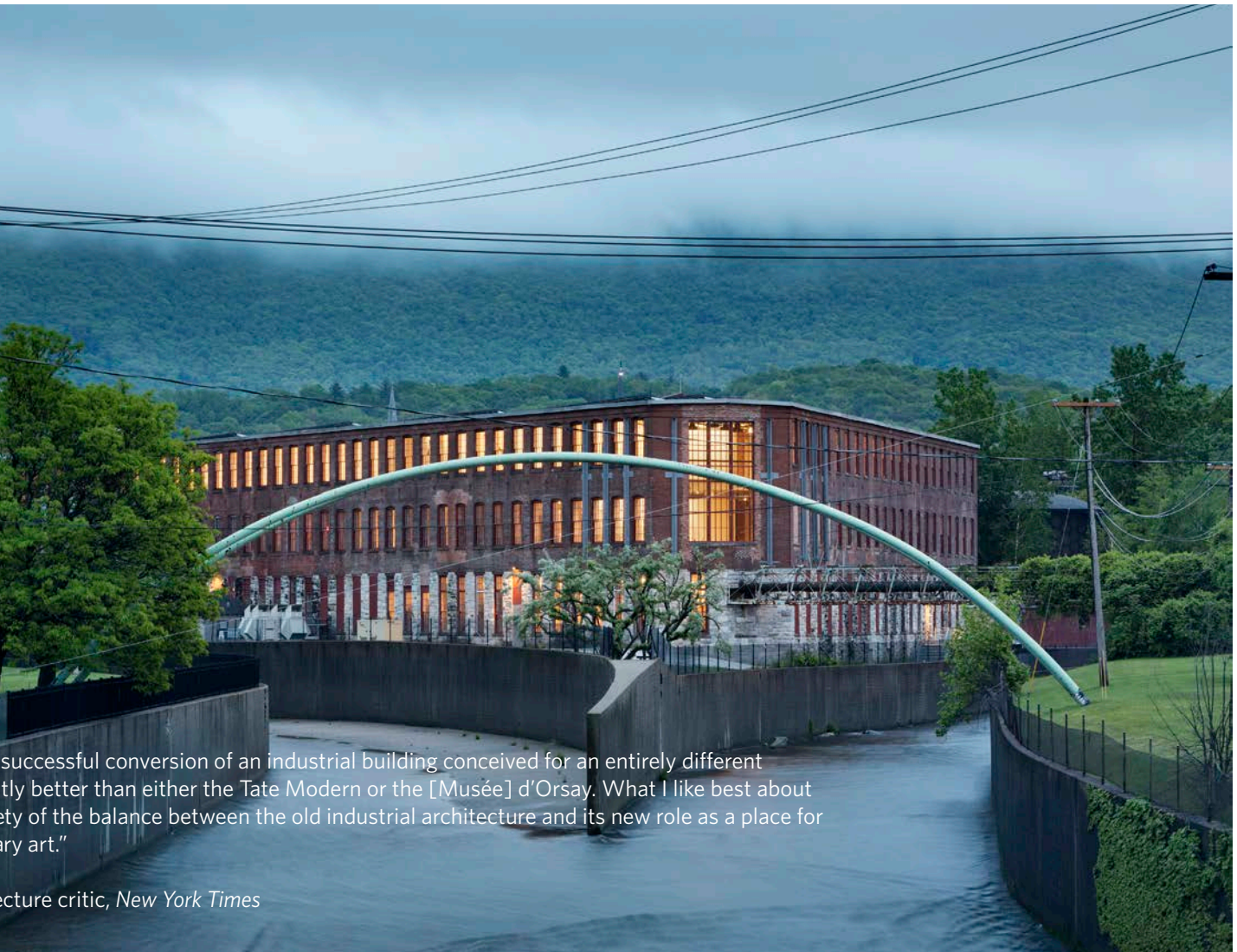
— Paul Goldberger, Architect



“I have seen the future, and it’s MASS MoCA”

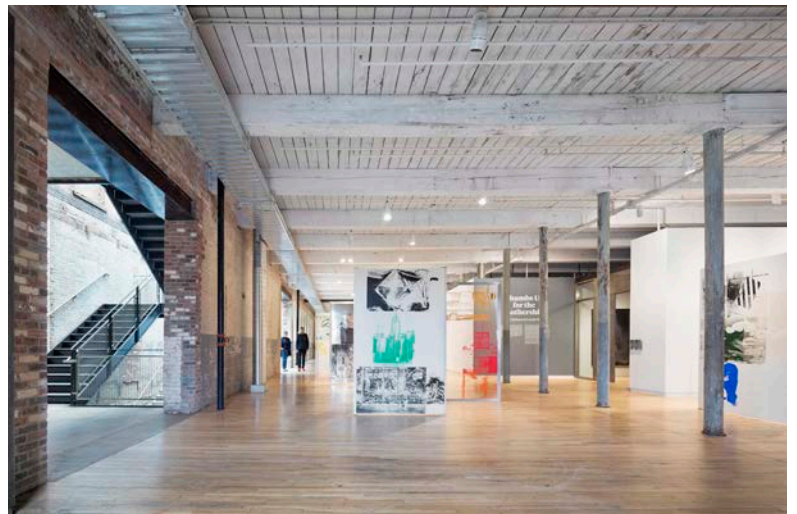
— The Wall Street Journal





successful conversion of an industrial building conceived for an entirely different  
tly better than either the Tate Modern or the [Musée] d'Orsay. What I like best about  
ety of the balance between the old industrial architecture and its new role as a place for  
ary art."

ecture critic, *New York Times*





# LEE KENNEDY

## STATEMENT OF QUALIFICATIONS







## LEE KENNEDY

Let's build on big thinking.

Lee Kennedy Co., Inc has been building partnerships for almost four decades. Our extensive portfolio includes work in every major sector, including commercial development; academic; corporate interiors; life sciences; technology; retail; residential; hospitality; and historic restoration.

Under the direction of President & CEO Lee Michael Kennedy, the company's client-focused approach to construction and dedication to the highest quality standards has resulted in long-term relationships with some of the most prestigious clients in the region.

The company's culture of teamwork and collaboration stems from a belief that the ideal construction company actively promotes high levels of cooperation and accountability. At Lee Kennedy Co., we believe that every employee must be truly invested in a project's success to fully achieve our clients' goals.

With annual revenue of approximately \$500 million, the company employs over 260 in-house and field personnel. Our focus on smart, organic growth is a reflection of the evolving construction industry and our understanding of how to meet clients' needs in the changing market place. The way we conduct business – with professionalism, integrity and a collaborative spirit – provides our company a unique competitive edge.

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**BOSTON DESIGN CENTER  
INNOVATION & DESIGN BUILDING**

Boston, MA

# renovation of the existing Bronstein Building





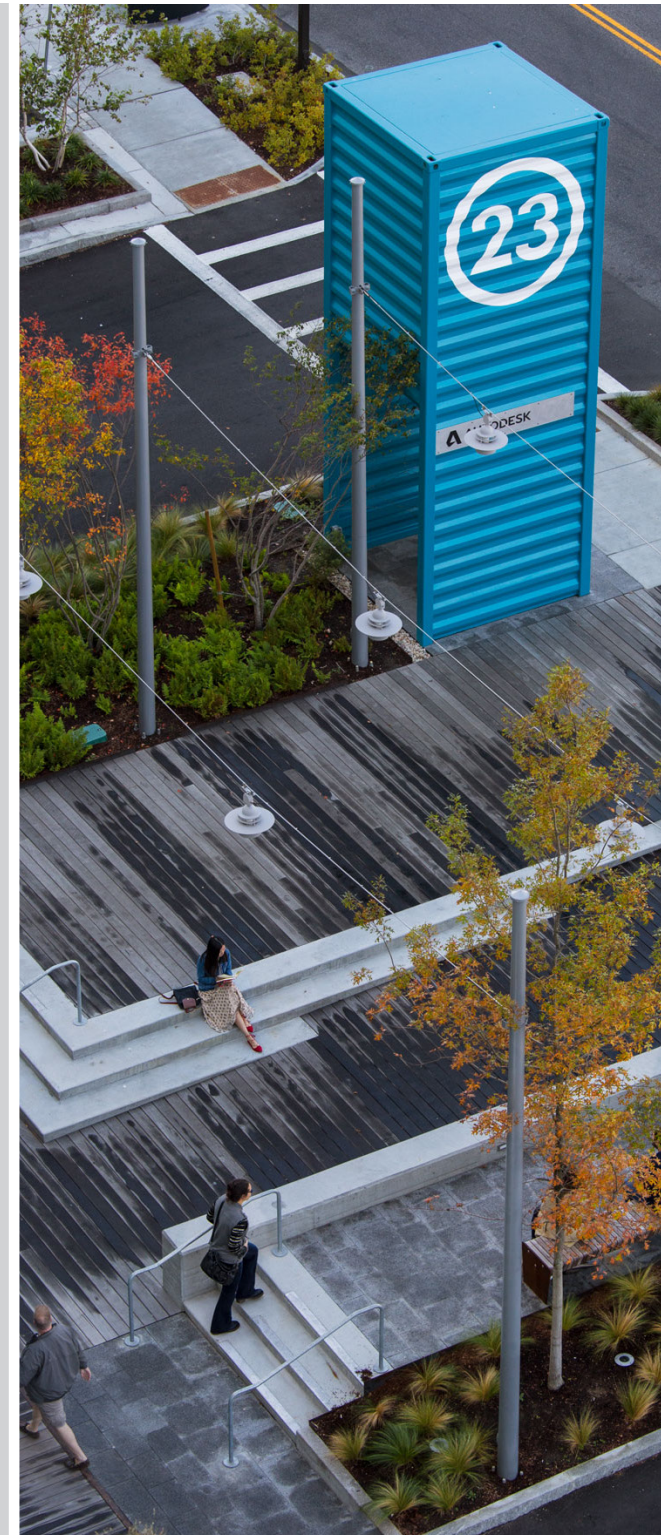


Architect: Elkus/Manfredi Architects  
 Value: \$49,218,149  
 Size: 527,000 SF

Drydock Avenue



- > preconstruction and construction services
- > renovation of the existing Bronstein Building located at 25, 23, 21, 19 and 17 Drydock Avenue
- > scope includes selective interior demolition, upgrades to the MEP systems, new interior and exterior building signage, major site repair and new landscaping
- > interior work includes renovations to the bathrooms, existing stairs/stairwells, upgrades to elevator lobbies, partitions and paint
- > MEP upgrades consist of new fire alarm systems, sprinklers, duct work, exhaust fans, AHU units and cabinets
- > additional project highlights include new glass storefronts, loading dock equipment and repair, overhead doors, and drilled mini piles and pile caps to support added man lifts and cargo container front entrances
- > replacement of 980 windows





## BOSTON PUBLIC MARKET

Boston, MA

45-individual vendors selling  
locally sourced goods







- > extensive interior build-out of indoor public food market
- > 45-individual vendors selling locally sourced meat, seafood, produce, dairy products and other goods
- > demonstration kitchen staffed by local chefs
- > bakery
- > general market
- > new loading dock
- > housed in the Department of Transportation Building at the Haymarket MBTA station



Public Market

Architect: Architerra  
 Value: \$14,000,000  
 Size: 28,700 SF

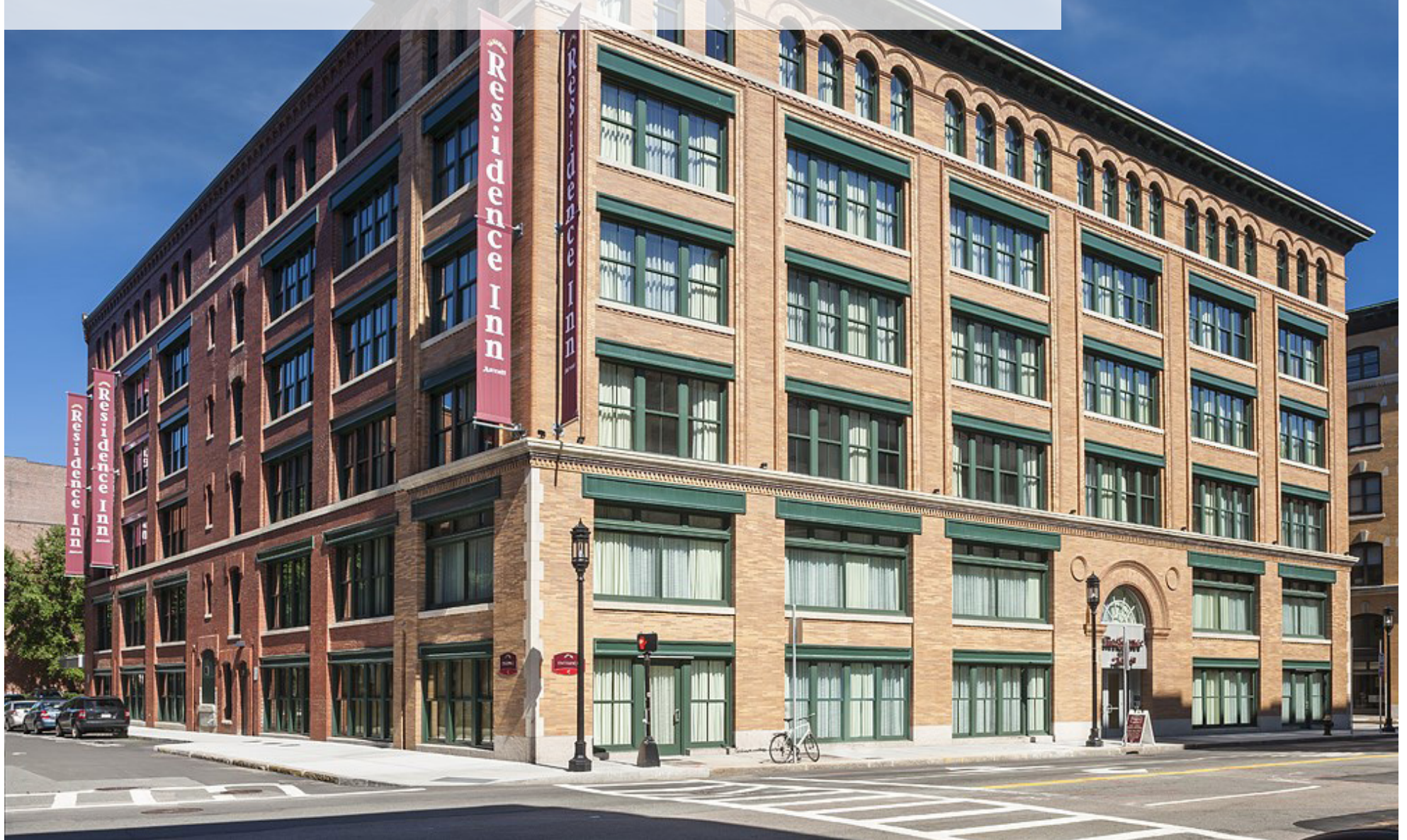




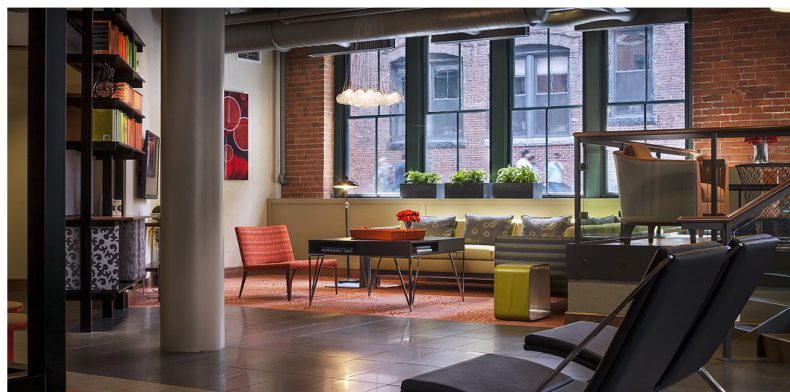
## RESIDENCE INN SEAPORT

Boston, MA

full gut renovation of the  
1901 building







- > preconstruction and construction management services
- > converted the existing historic building at 368 Congress Street in Boston's Seaport District into a 120-key Marriott Residence Inn
- > LKCo. worked through one year of preconstruction services
- > full gut renovation of the 1901 building
- > team performed select demolition in the floors, walls and roof for structural and MEP upgrades
- > complete structural improvements to the ground floor slab
- > replicated and replaced all of the interior and exterior windows as well as the building's prominent skylight
- > installed two new exposed glass elevator cores in the open atrium
- > converted existing office space into guest rooms
- > situated on a congested urban site



## CROSSPOINT

25 Thomson, 44 Thomson & 47 Farnsworth – Boston, MA

# high profile repositioning project







Architect: Margulies Perruzzi Architects  
 Value: \$26,000,000  
 Size: N/A

- > preconstruction and construction services
- > 3-building mixed-use complex
- > repositioning of existing wood frame masonry buildings
- > project includes office, retail and restaurant uses
- > major structural renovations to accommodate ground floor retail
- > new windows and entrances
- > links Seaport Boulevard to Congress Street





# NEEDHAM OFFICE PARK REDEVELOPMENT

Needham, MA

multi-phased, multi-building  
development project







Architect: Multiple Architects  
Value: Confidential  
Size: 603,000 SF



- > preconstruction and construction services
- > multi-phase development project involving three existing buildings
- > demolition of existing 80,000 square foot building
- > façade re-skin of the existing buildings
- > construction of a new six-story parking deck with 966 spaces
- > scope of renovation work at 89 A Street includes a complete gut of the building with glass skylights and toilet cores
- > 150,000 square feet of tenant improvements for SharkNinja's corporate HQ & R&D space
- > 189 B St was a renovation from core/shell to fit-out the studios and offices of NBC10, NBCSports, NECN and Telemundo stations
- > major site work, MEP, corridor and entry way improvements



**BOSTON SCIENTIFIC**

500 Commander Shea Blvd. – Quincy, MA

**650,000 sf of office conversion &  
state-of-the-art distribution center**







- > preconstruction and construction services
- > 500,000 sf of state-of-the-art distribution center
- > conversion of existing precast facade to new curtain wall with new grand lobby
- > 150,000 sf of new office space which includes a new commercial kitchen & fitness center



Architect: Margulies Perruzzi Architects  
 Value: \$33,000,000  
 Size: 650,000 SF

Boston Scientific



**HOOD PARK**  
Charlestown, MA

# campus improvement master plan





- > construction of a steel frame and concrete deck for easy conversion to lab/office
- > 50,000 SF of life science lab and office space on the second floor
- > 900-space parking garage
- > custom façade to architecturally blend in with existing buildings
- > 6-story, 177 unit apartment building
- > wood frame over steel podium
- > luxurious amenity spaces
- > structured parking for 77 parking spaces



#### 100 Hood Park Garage

Architect: **SMMA**

Value: **\$69,900,000**

Size: **462,500 SF**

#### The Harvey

Architect: **CBT Architects**

Value: **\$65,000,000**

Size: **203,000 SF**



**BIOGEN IDEC**  
Cambridge, MA

**tenant build-out in parallel  
with core and shell**







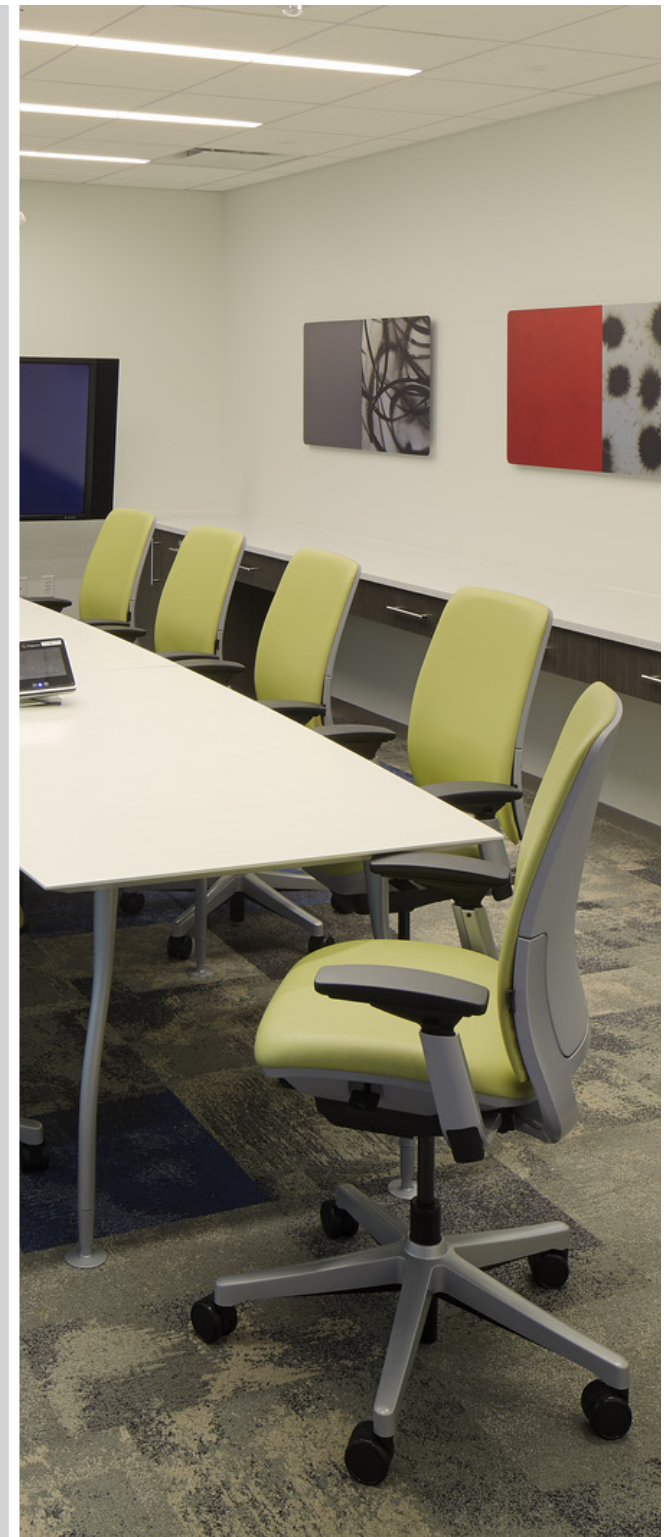
Architect: Core & shell: Elkus|Manfredi  
Interior fit out: Nelson

Value: \$50,000,000  
Size: 204,000 SF

Biogen Labs



- > 204,000 sf of new building construction and interior fit out
- > shell/core is lab ready
- > building is powered by existing Biogen steam plant
- > linked to existing Biogen building via 2-level connector
- > 7,450 sf fitness center
- > 7,500 sf dining area
- > 940 sf retail space
- > LEED Platinum Certified
- > 6 floors of new tenant fit out from shell
- > private offices, support areas, conference areas
- > kitchen/cafe on every floor
- > access flooring
- > demountable flex pods and office fronts
- > telepresence rooms
- > high density storage areas





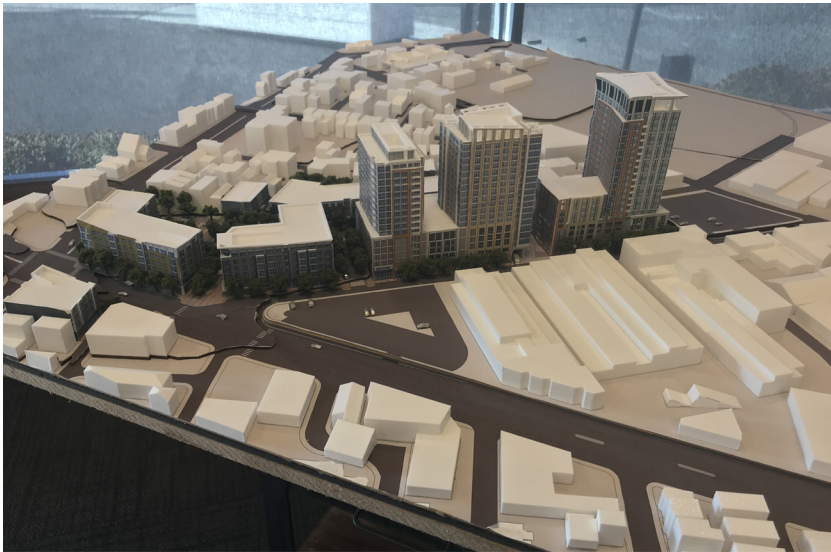
# WASHINGTON VILLAGE

Boston, MA

mixed use development  
with seven buildings







- > preconstruction services; multiple massing and layout studies
- > demolition & abatement of 7 structures over a 7 acre site
- > mixed use development: residential, retail, and structured parking
- > significant site/green space commitment
- > tight site logistics and sensitivity to adjacent residential buildings
- > contaminated soil mitigation measures
- > upscale urban design with glass and metal siding façade articulation

Architect: Prellwitz Chilinski Associates  
 Value: \$315,000,000  
 Size: 970,684 SF





## Team Members



**Eugene Kennedy**  
Senior Vice President

As Senior Vice President, Eugene utilizes his years of project team experience and construction knowledge to maintain Lee Kennedy Co.'s business relationships. Eugene remains involved with every project from start to finish and works with project teams to maintain solid communication and ensure high levels of customer satisfaction. As an owner, Eugene is deeply invested in the success of each project and takes personal responsibility for cultivating long-lasting client relationships through quality service.



**Chris Pennie**, LEED AP  
Senior Vice President  
Construction

Chris provides overall direction and guidance to project superintendents and field staff and monitors manpower requirements on each project. Chris also serves as a senior technical advisor on construction challenges and provides invaluable input on logistics and schedule during the preconstruction phase of the project. In addition, he manages the team's work in BIM, using Revit and NavisWorks programs to manage coordination and clash detection processes from the earliest stages of design. Chris's experience and construction expertise is key to establishing an effective and efficient construction plan.



**Allan Fiddes**, LEED AP, MRICS  
Vice President of  
Estimating & Preconstruction

As Vice President of Estimating, Allan is responsible for developing initial construction budgets and reviewing existing conditions and progress prints to update the budget during the design phase. He utilizes his 20 years of experience to thoroughly review existing conditions as they relate to the newly intended design, identify long lead items and provide alternate solutions to accommodate budget and schedule requirements. Allan will be responsible for developing a strategic purchasing plan and overall schedule while he serves as an invaluable technical resource to the entire project team.





**Dan Lebiedz**  
Project Executive

Dan coordinates functions of estimating, scheduling, purchasing, accounting and operations departments as they relate to the progress and completion of a project. He monitors the construction schedule; obtains and coordinates subcontractors, suppliers and labor forces; and controls project costs while ensuring quality control throughout the project. He is responsible for permitting procedures, procurement, project changes, subcontractor agreements and record keeping and documentation. Dan believes that communication is key to the success of any project and regularly meets with his project teams to ensure projects remain on schedule and within budget.



**Jason Edic**  
Vice President,  
Risk Management

Jason is responsible for overseeing Lee Kennedy's Risk Management Department. His groups touch and interact with every facet of the organization and include the company's EHS and Quality Management Systems, as well as insurance programs, claims management, pre-qualification and contracts. Jason's has been extremely successful at integrating these efforts throughout the entire lifecycle of our construction projects, which have produced tangible results for our clients, the company and our subcontractor partners.



**Christine Walsh**  
Director of Government &  
Community Relations

As Director of Government & Community Relations, Christine provides insight on matters related to the development process on issues within state and city agencies. She advises and identifies on community related issues for potential projects and works with local and state authorities on behalf of clients to ensure communication on project specific issues are identified.



# POWER HOUSE CNY

## Certificates and Disclosures





**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**APPENDIX D: INSTRUCTION SHEET**

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains —such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

\_\_\_\_ Lessor/Landlord

\_\_\_\_ Lessee/Tenant

\_\_\_\_ Seller/Grantor

\_\_\_\_ Buyer/Grantee

☒ Other (Please describe): Respondent

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

Geoffrey S. Lewis

6 Avon Street  
Natick, MA 01760

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): None
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

(9) This Disclosure Statement is hereby signed under penalties of perjury.

*Geoffrey S. Lewis*

\_\_\_\_\_  
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

*[Signature]*

\_\_\_\_\_  
AUTHORIZED SIGNATURE of DISCLOSING PARTY

*01/20/2020*

\_\_\_\_\_  
DATE (MM / DD / YYYY)

\_\_\_\_\_  
PRINT NAME & TITLE of AUTHORIZED SIGNER



## APPENDIX E

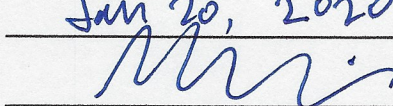
### BOSTON PLANNING & DEVELOPMENT AGENCY and CITY OF BOSTON DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston and/or Boston Redevelopment Authority ("BRA") must truthfully complete this statement and submit it prior to being designated for any project. (please attach extra sheets if necessary).

1. Do any of the principals owe the City of Boston and/or BRA any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness? *No*
2. Are any of the principals employed by the City of Boston and/or BRA? If yes, in what capacity? (Please include name of agency or department and position held in that agency or department). *Not at this time.*
3. Do any of the principals own any real estate in Boston? If yes, where and what type of property? *Employed by BRA (EDIC) 1997-2013*  
*No*
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness? *No*
5. Have any of the principals ever been convicted of any arson related crimes or currently under indictment for any such crimes? *No*
6. Have any of the principals been cited for violating any law, code or ordinance regarding conditions of human habitation within the last three (3) years? *No*

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

SIGNED under the penalty of perjury.

Date: Jan 20, 2020  
Signature:  Signature: \_\_\_\_\_  
Address: 6 Avon St Address: \_\_\_\_\_  
Natick, MA 01760



# CERTIFICATE OF TAX AND EMPLOYMENT SECURITY COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, §49A<sup>1</sup>, and Chapter 151 A, §9A(b)2,

I, Goeffrey S. Lewis  
(Name)

Managing Director Power House Partners  
(Title) (Name of Bidder)

Whose principal place of business is located at 6 Aron Street Natick, MA 01760

\_\_\_\_\_ do hereby certify that:

- A. The above-named Bidder has made all required filings of state taxes, has paid all state taxes required under law, and has no outstanding obligation to the Commonwealth's Department of Revenue.
- B. The above-named Bidder / Employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.

Signed under the penalties of perjury this 20 day of January 2020

Muri  
(Name)

Federal Identification Number 226-31-8839

By: Goeffrey S. Lewis

Title: Managing Partner PowerHouse Partners

<sup>1</sup> No contract or other agreement for the purpose of providing goods, services or real estate to any... agencies (of the Commonwealth) shall be entered into, renewed or extended with any person unless such person certifies in writing under penalties of perjury, that he has complied with all laws of the Commonwealth relating to taxes.

No contract or other agreement for the purpose of providing... physical space to any agency or instrumentality of the Commonwealth shall be entered into, renewed or extended with any employer unless such employer certifies in writing under penalties of perjury, that said employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

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**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

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**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY:
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

\_\_\_\_ Lessor/Landlord

\_\_\_\_ Lessee/Tenant

\_\_\_\_ Seller/Grantor

\_\_\_\_ Buyer/Grantee

\_\_\_\_ Other (Please describe): BIDDER - RFP

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

LOUIS A. CAIRAL

RESIDENCE

304 CHURCH ROAD DR TIVERTON RI

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): NONE
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been*



**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

*filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

LOUIS A. CAHRAI

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

Louis A. Cahrai

AUTHORIZED SIGNATURE of DISCLOSING PARTY

1/20/2020  
DATE (MM / DD / YYYY)

\_\_\_\_\_  
PRINT NAME & TITLE of AUTHORIZED SIGNER



## APPENDIX E

### BOSTON PLANNING & DEVELOPMENT AGENCY and CITY OF BOSTON DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston and/or Boston Redevelopment Authority ("BRA") must truthfully complete this statement and submit it prior to being designated for any project. (please attach extra sheets if necessary).

1. Do any of the principals owe the City of Boston and/or BRA any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness? *No*
2. Are any of the principals employed by the City of Boston and/or BRA? If yes, in what capacity? (Please include name of agency or department and position held in that agency or department). *No*
3. Do any of the principals own any real estate in Boston? If yes, where and what type of property? *No*
4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness? *No*
5. Have any of the principals ever been convicted of any arson related crimes or currently under indictment for any such crimes? *No*
6. Have any of the principals been cited for violating any law, code or ordinance regarding conditions of human habitation within the last three (3) years? *No*

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

SIGNED under the penalty of perjury.

Date:

*1-20-2020*

Signature:

*Laura A. Cabral*

Signature: \_\_\_\_\_

Address:

*304 Church Pond Dr  
TIVERTON RI 02878*

Address: \_\_\_\_\_



## CERTIFICATE OF TAX AND EMPLOYMENT SECURITY COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, §49A<sup>1</sup>, and Chapter 151 A, §9A(b)2,

I, LOUIS A. CABRAL  
(Name)

POWER HOUSE PARTNERS LLC  
(Title) (Name of Bidder)

Whose principal place of business is located at \_\_\_\_\_

\_\_\_\_\_ do hereby certify that:

- A. The above-named Bidder has made all required filings of state taxes, has paid all state taxes required under law, and has no outstanding obligation to the Commonwealth's Department of Revenue.
- B. The above-named Bidder / Employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.

Signed under the penalties of perjury this 20<sup>th</sup> day of JANUARY, 20 20

Louis A. Cabral  
(Name)

Federal Identification Number \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

<sup>1</sup> No contract or other agreement for the purpose of providing goods, services or real estate to any... agencies (of the Commonwealth) shall be entered into, renewed or extended with any person unless such person certifies in writing under penalties of perjury, that he has complied with all laws of the Commonwealth relating to taxes.

No contract or other agreement for the purpose of providing... physical space to any agency or instrumentality of the Commonwealth shall be entered into, renewed or extended with any employer unless such employer certifies in writing under penalties of perjury, that said employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.