



TOWN OF YORK

Qualifications Package for
Community Center Feasibility Study
January 16, 2024



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BARGMANN HENDRIE + ARCHETYPE, INC.

Architecture | Planning | Interior Design

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www.bhplus.com

January 16, 2024

Mr. Peter Murray
Parks and Recreation Department
186 York Street
York, ME 03909
Via electronic submission: pmurray@yorkmaine.org

re: Community Center– Feasibility Study

Dear Mr. Murray:

As a hub of multigenerational activity, a community center enhances the well-being of area children, teens, adults, seniors, and families. It can become an integral part of the residents' everyday experiences and create connectivity among groups of citizens of all ages and interests. We are confident that our experience in conducting feasibility studies for many municipalities across New England, and ultimately designing a community center through that important community outreach, we will contribute to the success of your project.

Bargmann Hendrie + Archetype (BH+A) specializes in the design and programming of community and senior centers and recreational facilities. Our experience has proven that each community is highly unique and requires a solution that is not a “cookie-cutter” approach. A large part of our feasibility study process involves a huge community outreach effort to collect data on the desires of the community it will serve. Because of this, BH+A is submitting our proposal with nationally-known recreation planner Ballard*King and Associates (B*K), our standard partner for a project like yours. B*K has over 30 years of experience meeting clients' unique needs for recreational facilities in both the public and the private sector. Together, we have completed over 30 feasibility studies for towns and communities like yours.

In addition, our proposal outlines other qualifications you might find important to you for this project, including:

Experience with projects of similar size and scope: BH+A has worked with numerous municipalities to successfully design community and recreation centers dedicated to the needs of the specific Town's needs. Most of these projects began as needs assessments and feasibility studies.

Project design oversight: With a staff of 45+ design professionals, we are ready and able to devote the resources necessary to deliver a feasibility study to you quickly. Although we are not based Maine, we are only an hour away from York and can be on site and present for any meetings or sessions you need us there for.

Municipal Experience: BH+A has designed more than 250 municipal projects in the past 35 years. We have worked for cities, towns, and state agencies providing planning, design, bid assistance, and

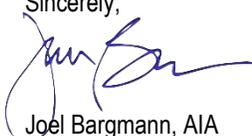
Mr. Murray
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January 16, 2023
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construction contract administration services. In addition, we have Maine experience (including with the nearby Kittery Community Center) and I have my Maine professional license.

Stakeholder Communication: We have extensive experience working with citizens groups, municipal officials, and the public at large, and understand how to achieve consensus through public meetings, presentations, and charrettes. Our goal is to achieve consensus through meetings, presentations and focus groups of potential users through an unbiased presentation of data enabling Towns to make informed decisions.

Focus on Accurate Cost Estimating: Our approach to cost estimating translates cost information into easy-to-use formats that Towns and stakeholders understand. Our approach ensures the best life cycle value of our client's capital investment and has resulted in a proven track record of delivering quality design on time and on budget. We know a project's cost is more than the construction budget and will provide this total view for you. Our estimates and budgets are tailored to the level of planning and design. The information allows our clients to understand the total project cost of design and planning options including fees, construction, permitting, and other soft costs. Our cost estimator PM&C has a lot of experience in assessing these types of projects and is usually spot on with their cost estimating.

We would be very proud to be part of York's project. We hope that you find our experience commensurate with your needs. We appreciate your time and attention in reviewing our qualifications.

Sincerely,


Joel Bargmann, AIA
Principal
617-456-2227 or jbargmann@bhplus.com

1. RESPONDENT INFORMATION



ABOUT BH+A

Bargmann Hendrie + Archetype, Inc. (BH+A) is a 45-person architecture firm in Boston whose portfolio is consistently recognized for innovative, functional, and cost-effective design. Our design philosophy is to creatively solve our clients' problems with spaces that reflect their unique character using optimal functional layouts, innovative use of materials, state-of-the-art operating systems, and sound financial planning.

Firm Details

Bargmann Hendrie + Archetype, Inc.
 9 Channel Center Street, Ste 300
 Boston, MA 02210
 Ph: 617-456-2227

Firm History and Ownership

Formed initially as Bargmann Hendrie Architects by Joel Bargmann and Carolyn Hendrie in 1984, the firm became Bargmann Hendrie + Archetype, Inc. in 1997. BH+A is a S-Corporation that is singly owned by Joel Bargmann with a single office in Boston. BH+A is a corporation formed to practice architecture and interior design with expertise in spaces that build communities and enrich people's lives. With expertise in recreational facilities, cultural and historic preservation and restoration, housing, and workplace projects, we design with people in mind.

Joel Bargmann, Principal, President, and Treasurer

Tom Scarlata, Principal and Secretary

Dan Chen, Principal and Clerk

Ben Wilson, Principal

Laura Fairbanks, Principal

Deborah Robinson, Associate Principal

Steve Shetler, Associate Principal

Current Workload and Capacity to Commit to Project

Our team is made up of design and business professionals with diverse expertise and specializations. We currently employ:

36 architectural and interior design staff (22 registered)

One specifications writer

2 Interns

5 administrative staff

With the high number of staff employed and working on site in our office, and the way we have structured this project team, we have the capacity to start your project immediately.

RESPONDENT INFORMATION

Recreational / Community Center Experience

BH+A specializes in the study and design of Community, Senior, and Recreation Centers for municipalities. We have been working with clients on these types of projects since the 1990s and brings over 30 years of experience in this project-type to you. Many of these projects begin as feasibility studies with a site selection component. Today's Community Centers are designed to meet the needs and desires of all levels of residents, from youth to senior. This is an excellent time for the Town of North Smithfield to engage your current residents to help develop programming and discover new opportunities to best accommodate their needs.

Joel Bargmann, proposed principal-in-charge for your project (registered in ME), has led the design of our Community and Recreational Center projects across the Northeast and is familiar with all aspects of this project type. He has over 30 years of experience conducting feasibility studies for municipal senior and community centers. Our assigned Project Manager, Jeremy Tobin, has over 15-years of knowledge of the design of community facilities and specializes in community outreach and community center programming.

Community Presentations

We have created detailed operating and program plans, models, and colorful fundraising packages. We have helped numerous communities secure financing and community support and we have innovative tools to build consensus and achieve support in public forums.

Focus on Quality, Cost, Schedule, and Operations

The integration of costing throughout the entire design process is one of the basic tenets of BH+A's design philosophy. Our approach ensures the best value for our client's capital investment and has resulted in a proven track record of delivering quality design on time and on budget.

Our Technology

Building Information Modeling (BIM) has been our office standard since 2008, with 90% of our projects utilizing it. BIM allows us to draw projects in three-dimensions thereby facilitating coordination of architectural elements with structural and mechanical components, leading to more highly integrated designs. Revit also allows for quick three-dimensional representation of the project to help designers and clients understand more fully what a building will look like.

Energy Optimization

BH+A is a leader in energy-efficiency design and LEED Certification. Building placement, building envelope, insulation, heat recovery systems and the use of natural lighting are studied with the ultimate goal of reducing energy consumption.

Cost Estimating

BH+A's design process emphasizes the early cost review of all scope items so that the optimal investment of every budget is facilitated.





Joel Bargmann, AIA *Principal in Charge*

A founding Principal of BH+A, Joel Bargmann has practiced architecture since 1976. He has directed the design for numerous senior and community center projects. Joel understands the unique design challenges presented by senior center projects, and is experienced working with many stakeholders to achieve consensus. Joel has worked with our engineers to develop systems that create healthier environments and save energy in senior and community centers.

Selected Projects

- Dartmouth Recreational Center Feasibility Study, Dartmouth, MA
- Halliwell Multi-generational Center Master Plan, North Smithfield, MA
- Reading COA Feasibility Study, Reading, MA
- Fairbank Community Center, Sudbury, MA
- Scituate Senior Center, Scituate, MA
- Newton Center for Active Living, Newton, MA
- Andover Senior Center, Andover, MA
- Falmouth Senior Center, Falmouth, MA
- Andover Senior Center, Andover MA
- Chester Senior Center Study, Chester, MA
- Randolph Intergenerational Community Center, Randolph, MA
- Kittery Community Center at Frisbee Common, Kittery, ME
- Cormier Youth Center, Andover, MA
- New London Community Center Feasibility Study, New London, CT
- Jackson Square Recreation Center, Roxbury, MA
- City-Wide Community Center, Concord, NH
- Hyannis Youth Center & Ice Rink, Hyannis, MA
- Chatham Community Recreation Center, Chatham, MA
- Worcester Boys & Girls Club, Worcester, MA
- Marshfield Boys & Girls Club, Marshfield, MA
- Squamscott Community Commons, Exeter, NH
- Joseph N. Hermann Youth Center, North Andover, MA
- Boys & Girls Club of Greater Billerica, Billerica, MA
- Standish Community Center, Standish, ME
- Old East Suffolk Community Recreation Center, Suffolk, VA
- Center & North Community Centers, Chelmsford, MA
- Shelburne Community Center, Roxbury, MA
- Hyde Park Community Center, Hyde Park, MA

Education

Master of Architecture, University of Pennsylvania
 Bachelor of Arts, Magna Cum Laude,
 University of Pennsylvania

Registration

Connecticut	Vermont
Maryland	Maine
New Hampshire	New York
Rhode Island	Massachusetts
Virginia	New Jersey
Pennsylvania	North Carolina
Texas	Washington, DC
Colorado	NCARB

Accreditations

LEED Accredited Professional

Academic Awards

Henry Adams Award
 AIA Merit Certificate
 Dales Traveling Fellowship

Affiliations

American Institute of Architects
 Boston Society of Architects



Randolph Intergenerational Community Center



Cormier Youth Center



Fairbank Community Center

RESPONDENT INFORMATION



Thomas Scarlata, AIA, CSI, CCS, CCCA *Recreational Principal*

Tom leads BH+A's Recreation Studio and has had direct involvement on the majority of BH+A's recreation, athletic, and aquatic projects over the past 35 years. Most of BH+A's recreation projects are built for public sector clients. Tom ensures that our standards and documents are structured for competitive public bidding. Our proven track record of successful bidding and relatively low change orders during construction prove that our documents clearly and completely convey project requirements.

Education

Bachelor of Architecture, Syracuse University

Academic Awards

Alpha Rho Chi Medal for Leadership in the Architectural Profession

Registration

Massachusetts

Certifications

CDT-Certified Document Technologist

CCS-Certified Construction Specifier

CCCA-Certified Construction Contract

Administrator

LEED Accredited Professional

Affiliations

Construction Specifications Institute

President, Boston Chapter 1997-98

Director, Northeast Region 1998-99

Chairman, Program, Technical and Certification Committees

American Institute of Architects

Selected Projects

Worcester Boys & Girls Club, Worcester, MA

Marshfield Boys & Girls Club, Marshfield, MA

Fairbank Community Center, Sudbury, MA

Department of Conservation and Recreation House Doctor, MA

Daly Field, Brighton, MA

Babson College Batting Cage, Wellesley, MA

McCoy Gymnasium, New Bedford, MA

Shelburne Community Recreation Center, Roxbury, MA

Hyde Park Community Recreation Center, Hyde Park, MA

Cawley Stadium Master Plan, Lowell, MA

Dilboy Stadium, Somerville, MA

Szot Park Stadium, Chicopee, MA

Bowditch Stadium, Framingham, MA

Butterworth Stadium, Framingham, MA

Sharon Senior Center, Sharon, MA

Old East Suffolk Recreation Center, Suffolk, VA

Greenwood Memorial Pool, Gardner, MA

Forest River Pool, Bathhouse, and Associated Facilities, Salem, MA

Jackson Square Rink and Turf Facility, Roxbury, MA

David R. Meager Recreation Center, Malta, NY

Gertrude Ederle Community Center and Pool, New York, NY

Scarsdale Aquatic Center, Scarsdale, NY

Smith Aquatic and Fitness Center, Charlottesville, VA

Aquatic and Fitness Center Renovations, University of Virginia, VA

Adams Outdoor Pool, Peterborough, NH

Pine Knoll Pool, East Longmeadow, MA

Brunswick Outdoor Pool, Brunswick, ME

Hyannis Recreation Center & Ice Arena, Hyannis, MA



Forest River Outdoor Recreation Center



Hyannis Youth Recreational Center



Jackson Square



Jeremy Tobin, RA, LEED AP *Project Manager*

Jeremy’s thirteen years of experience has included both new construction and renovation projects, with a focus on senior centers, housing, including multi-family condominium complexes, upgrades to existing housing, and the adaptive reuse of older buildings into student housing and hotels. Jeremy’s organizational skills and calm demeanor during fast-track and complex projects endear him to clients and contractors alike. He was recently promoted to Senior Associate.

Education

Master of Architecture, Syracuse University
 Bachelor of Architecture, Catholic University of America

Registration

Massachusetts

Accreditations

LEED Accredited Professional

Affiliations

Boston Society of Architects

Selected Projects

- Fairbank Community Center, Sudbury, MA
- Falmouth Senior Center Site Feasibility Study, Falmouth, MA
- Pembroke Community Center, Pembroke, MA
- Dartmouth Community Center Needs Assessment/Feasibility Study, Dartmouth, MA
- Foxborough Community Center Needs Assessment/Feasibility Study, Foxborough, MA
- California Street, Newton, MA
- 1165R Massachusetts Avenue, Arlington, MA
- 162 Summer Street, Somerville, MA
- 22 Fleet Street, Boston, MA
- 2 Washington Street Lofts, Melrose, MA
- 625 McGrath Housing, Somerville, MA
- St. Gabriel’s Monastery Renovation (Graduate Student Housing), Brighton, MA
- Cambridge Housing Authority Putnam Gardens Apartments Renovations, Cambridge, MA
- Chain Forge Building Adaptive Reuse, Charlestown, MA
- Salem Community College Lab Renovation, Salem, MA
- City-wide Community Center, Concord, NH
- Hatch Shell Roof Repairs, Boston, MA
- Harvard University Akron Street Dormitory Headhouse, Cambridge, MA*
- McCarthy Village II, Acton, MA*
- Willow Street Homes, Cambridge, MA*
- United States Coast Guard Menemsha Boathouse, Martha’s Vineyard, MA*
- United States Coast Guard Sector New York Security Booth, Long Island, NY*
- Logan Airport Terminal B Elevator Lobbies, Boston, MA*

*indicates work with previous firm



Falmouth Senior Center



Pembroke Senior Community Center



Fairbank Community Center

RESPONDENT INFORMATION



Arda Sokoli *Project Designer*

Arda has five years of drafting and design experience on athletic facilities, theaters, condominiums, schools and government buildings. She has worked on many successful municipal projects and understands how to incorporate the input of various stakeholders into a design. With a background in electrical engineering drafting, she is currently working towards her Master's degree in architecture.

Education

Bachelor of Architectural Science, Ryerson University

Master of Architecture, Boston Architectural College

Selected Projects

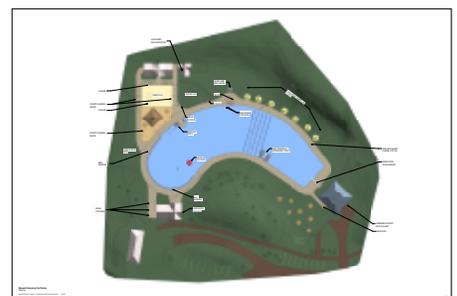
- Department of Conservation and Recreation House Doctor, MA
- DCR Bajko Memorial Rink, Hyde Park, MA
- Weston Memorial Pool Renovations, Weston, MA
- BC High Grandstand/Concession/Sports Gateway Facility, Boston, MA
- Babson Batting Cage, Needham, MA
- Forest River Pool and Bathhouse, Salem, MA
- Gath Memorial Pool Renovation, Newton, MA
- Rockrimmon Boat House Renovations, Springfield, MA
- Sandwich Center for Active Living, Sandwich, MA
- St Gabriel's Residential Package Room, Brighton, MA
- 9 Channel Center Street Tenant Fitout, Boston, MA



Babson Batting Cage



BC High Field House



Weston Community Pool



STATEMENT OF QUALIFICATIONS

Established in 1992, Ballard*King & Associates, LTD (B*K) is a recreation program, planning and operations consulting firm that provides services and expertise to the recreation and leisure industry. Through our commitment and collaboration with community leaders, staff, stakeholders, elected officials, and corporate partners, we have developed loyal and long-term relationships with a variety of both public sector and private agencies to inspire and engage their constituents.

Our vast practical experience in completing recreation center feasibility studies enables us to guide clients through the challenges of completing studies that focus on implementation. From pinpointing specifics to broad visions, Ballard*King & Associates provides meaningful analysis, thoughtful consideration, expertise and services to ensure the long-term sustainability and success of your project. We believe that through a collaborative approach to consensus building, Ballard*King can successfully navigate with you to meet the unique challenges of your project, community and future.

As a company, Ballard*King & Associates has achieved over 30 years of success by listening and coaching our clients, and realizing that each client's needs are specific and unique. We have completed over 800 recreation facility projects in 50 states, of which more than 100 were master plan studies. We are frequently invited to speak at state and national industry conferences and have been honored to be the recipient of five Athletic Business Facilities of Merit Awards.

First and foremost to Ballard*King & Associates is our reputation of being a company of strong ethical character. Our top concern is the client's best interests and we have a keen awareness of the impact a sports or recreational park or facility has on a community and subsequently the department that operates it. Thanks to our extensive field experience we are able to provide assistance with practical tools, an uncommon ability to see the overlooked and view your project from a wealth of expertise and knowledge. We aim to help our clients see the full potential of their project by providing trustworthy services to achieve their goal.

2743 E. Ravenhill Circle
Highlands Ranch, CO 80126
303-470-8661
www.ballardking.com

Project Lead & Principal in Charge: Darin Barr
Consulting Staff: 6



WHO WE ARE

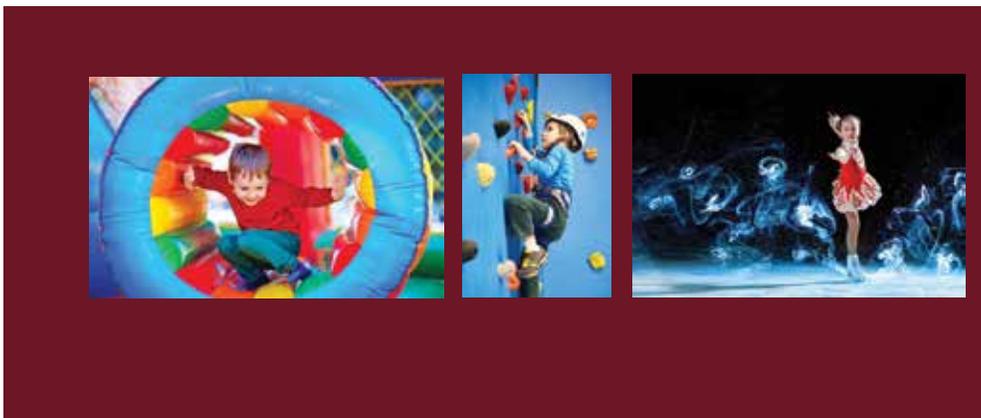
We are nationally respected as experts in the field of strategic planning and master plans for new and existing sports, parks, fitness, aquatic, ice skating and recreation facilities and the organizations that operate them. Our client base includes public agencies, colleges and universities, the non-profit sector and private entities.

Our team members all have direct experience in the opening, operation and management of indoor and outdoor recreation facilities from full service recreation centers, to aquatic facilities and ice rinks. In addition, our staff has direct experience in the delivery of diverse recreation programs and services.

Ballard*King & Associates provides services in the following areas:

- Feasibility studies for new or renovated recreation facilities with a strong emphasis on operations, pro-formas, and organizational planning.
- Operational assessments for existing parks and recreation facilities and agencies focusing on organizational and management practices.
- Public input including community meetings, focus groups, stakeholder meetings and survey administration.
- Partnership and funding plans for recreation facilities and programs.
- Benchmarking and best practices research for parks and recreation agencies.
- Economic impact studies for new and existing sports and recreation services and facilities.

Ballard*King provides business, financial, analytical and marketing services to clients within the recreation industry. We have the capability and technology to enable conference calls, web meetings, file sharing, document printing and compilation, reporting, and other business and data services to support this project.





DARIN BARR

PRINCIPAL



Darin joined Ballard*King & Associates in 2007 after working with municipal, collegiate and private recreation agencies. During his time with B*K, Darin has completed master plans, feasibility studies, and operational assessments and provided operational and management solutions to numerous clients nationwide.

EDUCATION

MASTER OF ARTS IN PUBLIC ADMINISTRATION

- State University of New York, Brockport

BACHELOR OF SCIENCE IN PARKS, RECREATION & TOURISM

- University of Missouri

PROFESSIONAL AFFILIATIONS

- National Intramural Recreational Sports Association
- New York State Parks & Recreation Society
- Missouri Park & Recreation Association
- University of Missouri – Adjunct Faculty

CONTACT



Phone:
Mobile (573) 673-6597



Email:
darin@ballardking.com



Web:
www.BallardKing.com

Darin's passion for the parks and recreation industry has allowed him to successfully serve agencies nationwide. Darin utilizes a multi-layer approach when working on projects and believes in the importance of listening to stake holders, agency administration and staff members. A key part of his process is helping clients utilize statistical data and public input to understand the difference between needs and wants.

Prior to joining B*K, Darin worked in the municipal, private, and university sectors, all within the parks and recreation industry. This broad background of practical, in-field and operational experience, combined with his experience as a consultant, helps shape the approach Darin brings to each project. He understands that each community and their goals are unique, as is the process by which they attain these goals. The end result is success and diversity in delivering parks and recreation services and programs, with solutions that are tailored to each community and agency.

Darin's client-focused approach, attention to detail, and depth of knowledge give clients comprehensive insight to help guide them through their projects.

RELEVANT EXPERIENCE

- Brimfield Senior Center Study, Brimfield, MA
- Concord Community Center Feasibility Study, Concord, NH
- Fairbank Community Center Feasibility Study, Sudbury, MA
- Montpelier Recreation Center Feasibility Study, Montpelier, VT
- New London Community Center Feasibility Study, New London, CT
- Salvation Army Boston Kroc Center, Dorchester, MA
- South Shore Country Club Pool Feasibility Study, Hingham, MA



SCOTT CARON

SENIOR ASSOCIATE



EDUCATION

BACHELOR OF SCIENCE - PARKS,
RECREATION & TOURISM

- University of Missouri

CERTIFIED PARKS & RECREATION
PROFESSIONAL

PROFESSIONAL AFFILIATIONS

- MISSOURI PARKS & RECREATION
ASSOCIATION
- TEXAS RECREATION & PARKS SOCIETY
- NATIONAL RECREATION & PARK
ASSOCIATION
- SPORTS EVENTS AND TOURISM
ASSOCIATION

EXPERTISE

DATA ANALYSIS

PROGRAM ASSESSMENTS

OPERATIONAL AUDITS

FEASIBILITY STUDIES

CONTACT



Phone:
cell (903)-353-1928



Email:
scott@ballardking.com



Web:
www.BallardKing.com

Scott began working with Ballard*King & Associates in 2017 and brings over 25 years of experience in parks and recreation. As an Associate with B*K, Scott has utilized in-depth data and analysis to guide clients through the master plan process. His involvement with projects includes feasibility studies, master plans and operational assessments.

Prior to joining B*K, Scott has held several positions while working within a wide variety of different governance, from recreation commissions, park districts, and municipalities. As a Parks and Recreation Director, Scott has led the approval, design, and construction of projects in excess of \$50 million and managed both indoor and outdoor facilities.

Scott is enthusiastic about the assessment and planning process, both as a consultant and as a professional in the field. He understands the need to have a plan that provides a department the necessary information to guide their decision-making process and prioritization for the future. At the same time, he realizes importance of flexibility for a plan, so that it can adjust to changes. Scott brings a unique perspective to the master planning process in that he has implemented master plans. This firsthand implementation experience helps focus the recommendations he provides.

Scott's approach as a recreation professional and consultant melds analytical data with preferences and options. He recognizes decisions need to be made balancing needs and wants while taking into consideration organizational and political preferences.

FEASIBILITY STUDY EXPERIENCE

In addition to working on numerous feasibility studies, Scott has managed recreation facilities for over 25 years. These experiences have provided the unique perspective of understanding when and how feasibility studies should occur. The considerations for new and/or renovated facilities must balance the wants and needs of a community along with the data and metrics. The key for all involved is to determine what success looks like and use the feasibility process to make meaningful decisions for the community to be served.



Partnering for quality results

FIRM PROFILE

PM&C was created in 2005 to enable our clients to focus on what they do best! We ensure that owners, architects, developers and financial institutions are getting the best-value for their money by providing them with proven, extremely accurate cost estimates. PM&C is proud of our ability and history to accurately predict costs at an early stage of design when there is typically incomplete information available.

COST ESTIMATING APPROACH

PM&C begins each estimating engagement by thoroughly understanding the scope of the project so that we can:

- identify the key project cost and schedule drivers
- recognize all constraints
- review the deliverables and format with key decision makers

This is done prior to starting the pricing exercise with the design team and Owner.

After the initial *kick-off meeting* with the design team we review all design information prepared to date so that we begin to meticulously understand the *scope of work*. We then begin the *quantity takeoff* phase, which will generate a detailed list of all quantities associated with projects, as well as breaking out the estimate into any phase requested by the design team or Owner. Our *takeoff process* is extensive as accurate quantities generated and precisely capturing the scope of work is the key to developing accurate estimates. After the quantity survey phase has been completed, we enter information into our custom estimate format and price the individual work items.

PROVEN EXPERIENCE

As a result of the large volume of cost estimating projects we currently perform, and the feedback we get through the bid results, we are able keep up to date with the current market value of construction projects including material and labor costs. We also solicit material and subcontractor pricing on specialty items.

COMPETITIVE ADVANTAGE

These unique service capabilities are what set PM&C apart from other firms. We become partners from the moment we are hired and work hand in hand with our clients throughout the entire project. As a small, hands-on firm, our clients are guaranteed to work only with our most experienced estimators who stay with them throughout the duration of the project.



Partnering for quality results



JOE ROACH

SENIOR ESTIMATOR

Joe has over 30 years of work experience with local construction management firms building projects within New England and nationally. He has expertise in site supervision, project management and preconstruction management. In his prior roles as vice president of preconstruction and chief estimator, Joe negotiated GMP and hard bid projects. Having experience in residential, institutional, health care, historic restoration, assisted living, hospitality, and commercial markets, he excels at interpreting logistics, constructability details, and phasing.

EDUCATION

Purdue University
BS Building Construction
Management

RELEVANT PROJECT EXPERIENCE:

- Dartmouth Recreation Center, Dartmouth MA
- Dedham Polo and Country Club Golfing Center, Dedham MA
- Cassidy Fieldhouse, Boston MA
- Newton Commonwealth Golf Course Maintenance Facility, Newton MA
- Greater Lowell Tech High School Fieldhouse, Lowell MA
- Pembroke Community Center, Pembroke MA
- Sacred Heart University New Recreational Facility, Fairfield CT
- Tewksbury Elementary School Fieldhouse, Tewksbury MA
- Westfield State University Fieldhouse, Westfield MA
- Brighton High School Locker Room Renovation, Brighton MA
- Falmouth YMCA New Construction, Falmouth MA
- Endicott Estate Barn & Stable Reconstruction, Dedham MA
- St. Sebastian's Athletic Center, Needham MA

2. PROJECT EXPERIENCE

BH+A specializes in the study and design of Community, Senior, and Recreation Centers for municipalities. Many of these projects begin as feasibility studies with a site selection component. Joel Bargmann, proposed Principal-in-Charge for your project, has led the feasibility studies, as well as the design of all these types of projects and is familiar with all aspects of the project type.



Center at the Heights, Needham, MA



Scituate Senior and Recreational Center, Scituate, MA



Sandwich Center for Active Living, Sandwich, MA



Intergenerational Community Center, Randolph, MA

COMMUNITY, SENIOR, AND RECREATION CENTERS

- Reading COA Feasibility Study, Reading, MA *(in progress)*
- Newton Center for Active Living, Newton, MA *(in progress)*
- Pembroke Community Center, Pembroke, MA *(in progress)*
- Fairbank Community Center, Sudbury, MA *(in progress)*
- Halliwell Community Center Master Plan, N. Smithfield, RI *(in progress)*
- Mansfield Senior Center, Mansfield, MA *(in progress)*
- Brockton Senior Center Addition, Brockton, MA *(in progress)*
- Kittery Community and Senior Center at Frisbee Common, Kittery, ME
- Plymouth Senior Center Feasibility Study, Plymouth, MA
- Chatham Senior Center Feasibility Study and Design, Chatham, MA
- Sandwich Center for Active Living, Sandwich, MA
- Falmouth Senior Center, Falmouth, MA
- Randolph Intergenerational Community Center, Randolph, MA
- Scituate Senior Center, Scituate, MA
- Sharon Senior Center, Sharon, MA
- Center at the Heights, Needham, MA
- Cohasset Senior Center, Cohasset, MA
- Dartmouth Recreational Center Feasibility Study, Dartmouth, MA
- Cormier Youth Center, Andover, MA
- North Andover Youth Center, North Andover, MA
- Foxborough Community Center Feasibility Study, Foxborough, MA
- Sturbridge Senior Center Feasibility Study, Sturbridge, MA
- Lt. Joseph P. Kennedy Youth Center and Ice Arena, Hyannis, MA
- Vine Street Community Center, Boston, MA
- Muzzey Senior Center and White House Study, Lexington, MA
- Wiscasset Community and Senior Center, Wiscasset, ME
- Chatham Community Center, Chatham, MA
- Dover Community Center Peer Review, Dover, MA
- Scarsdale Community Center Study, Scarsdale, NY
- Medfield Community Center Study, Medfield, MA
- Heights Community Center, Concord, NH
- Kennebunk Community Center, Kennebunk, ME

PROJECT EXPERIENCE



Smith: LEED Platinum certified

BH+A is an architecture and interior design firm dedicated to sustainable design. BH+A has been creating high-performance and environmentally responsible architecture for over twenty years. To be sustainable means that our designs address energy use, water consumption, indoor environmental quality, raw materials and waste from construction. Following are examples of projects involving green sustainable technologies and/or projects:

BH+A Green Design Projects

8 Newbury Street, Boston, MA: LEED Gold certified

Millbrook Lofts, Somerville, MA: LEED Gold certified

Smith Aquatic and Fitness Center: LEED Platinum certified new community center

Beacon Capital Offices: Achieved LEED Silver certification for a commercial interior

63 Melcher Lofts, South Boston, MA: LEED Gold certification for homes mid-rise

Needham Senior Center: NSTAR Advanced Building Program

Confidential Financial Services Client: LEED Gold certified

Confidential Financial Services Client: LEED Gold certified

Hasbro, Providence, RI: LEED Gold certified

Salty Brine Bathhouse, Narragansett, RI: LEED Silver pending, net-zero energy bathhouse, wind turbine

Herring Cove, Cape Cod National Seashore, Provincetown, MA: Low impact site design

Kollmorgen Electro-Optical: LEED Silver certification

Hyannis Youth & Community Center: Solar panels, low impact site design: pervious pavement

Lucketts Community Center: Designed for LEED certification; geothermal wells were installed for new systems.

Bluemont Community Center: Designed for LEED certification; geothermal wells were installed for new systems.

Squamscott Community Commons: New community center designed for LEED Gold rating

Stephen Glover Train Memorial Health Center: Designed for LEED Silver rating; Materials: bamboo; cork, cellulose, low VOC paint; Energy Savings: solar panels, automatic temperature controls, double-glaze windows, low energy/high performance lighting, motion sensors for lights

Stowe, Vermont Community Center: Air-to-air heat exchangers; located in a sensitive rural landscape

Wiscasset Community Center: Air-to-air heat exchangers

Vanderbilt National Historic Site: Geothermal heat pump

Longfellow National Historic Site: Geothermal heat pump; design in a historically sensitive site

Saint Gaudens National Historic Site: Design of new buildings within a historically sensitive landscape

Minute Man National Historical Park: Historical trail goes through 3 separate wetlands and 6 miles of natural habitat. Included permitting through federal agencies

Weir Farm National Historic Site: Redesign of Pond dam to prevent breaching and loss of natural habitat

Plymouth Rock Portico, Plymouth Rock Memorial State Park, Plymouth, MA: Battery-powered internal cathodic protection system recharged by a photovoltaic panel on the roof to solve an exposed conduit problem

Allied Veterans Memorial Ice Arena: Desiccant De-Humidifiers

Sailors Haven Camp Study: Air Power Co-generation and Gray Water Recycling

Atlantic Learning Center: Photo Voltaic, Green Architecture and Gray Water Recycling

Fire Island National Seashore: Design of Eco Module for sustainable study camp on restricted sand dunes

Cape Cod National Seashore Highlands Center: coastal zone design and hazardous materials abatement in an environmental sea shore

"Our House", Lawrence, MA: Photo Voltaic; received MTC Renewable Energy Trust grant



Hasbro: LEED Gold certified



Factory 63: LEED Gold certified



Beacon: LEED Silver certified

Recently Completed Feasibility Study References

Pembroke Community Center (*Feasibility Study, Design and Construction*)

Andrew Sullivan

Chairman of the Community Center Task Force

asullivan@protectowire.com

781.826.3878

Newton Center for Active Living (*Feasibility Study and Design*)

Alex Valcarce, AIA, Deputy Commissioner

City of Newton, Public Buildings Department

(617) 796-1609

avalcarce@newtonma.gov

Foxborough Senior Center (*Feasibility Study*)

and

Randolph Intergenerational Community Center (*Design*)

Marc Craig, Director of Human Services

Town of Foxborough

(508) 543-1234

MCraig@foxboroughma.gov

PROJECT EXPERIENCE



Pembroke Community Center Feasibility Study and Design

Pembroke, MA

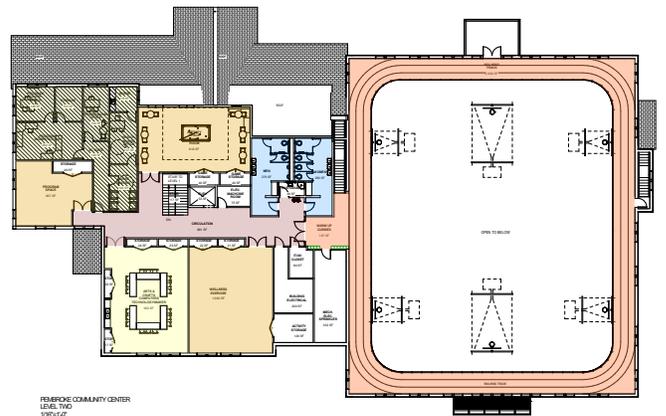
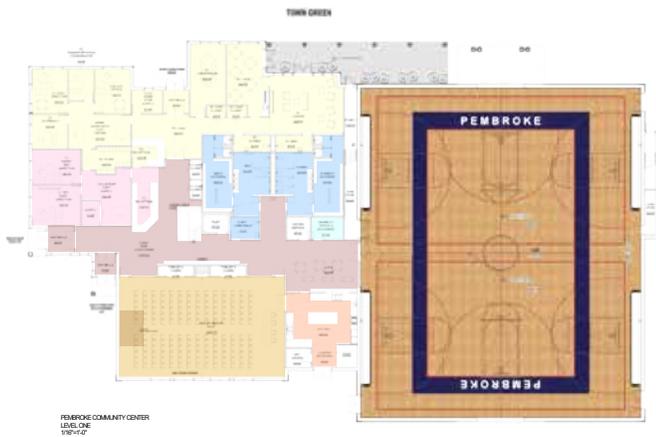
The Town of Pembroke commissioned a study to explore the feasibility of constructing a new Community Center, combining Pembroke's Recreation Department with the Council on Aging's Senior Center, which no longer adequately served the aging population in Pembroke. The challenge was to realize the beneficial synergies between the two in a Community Center approach. BH+A studied efficiencies generated by not having to duplicate spaces as well as sharing spaces that are conveniently used by these groups at different times.

The study investigated the existing Community Center site chosen by the Town. Floor plans, conceptual site plans, and building renderings were designed and a cost estimate was prepared for purpose of enabling Town officials and the public to make an informed decision about next steps to meet their community goals. By focusing community services adjacent to the library, a civic core was developed in the heart of Pembroke.

The building is currently under construction.

Reference:

Andrew Sullivan
Chairman of the Community Center Task Force
asullivan@protectowire.com
781.826.3878



PROJECT EXPERIENCE



Foxborough Senior Center/Community Center Feasibility Study

Foxborough, MA

BH+A was commissioned by the Town of Foxborough to explore the feasibility of constructing a Community Center and incorporating the Town's Council on Aging's Senior Center within. The facility will replace the current facility which no longer adequately serves the aging population in Foxborough. BH+A examined three potential sites identified by the Town. The site feasibility team developed minimum site requirements such as parking, service access and pedestrian access for each of the sites. The site evaluation included review of public utilities, traffic studies and future expansion opportunities.

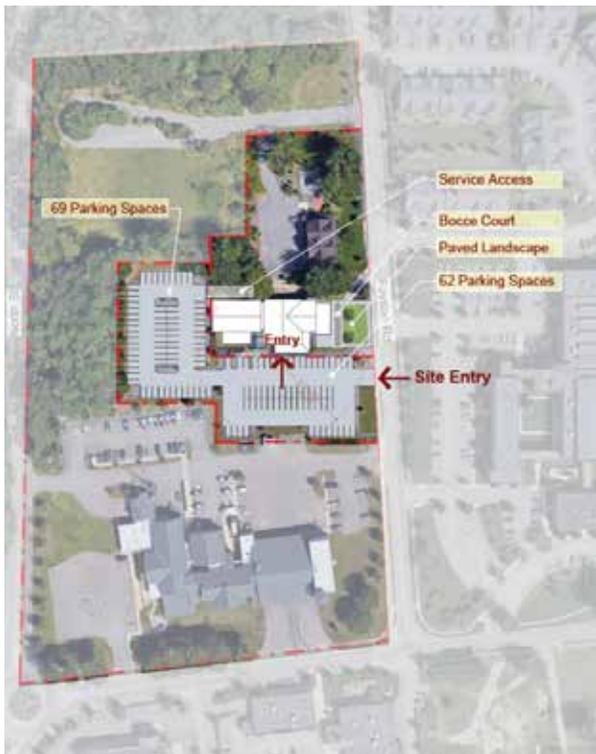
The study also included a conceptual new proposed building including both a single story building footprint and a two story option based on the building program elements identified.

Reference:

Marc Craig
Director of Human Services
Town of Foxborough
508-543-1234
mrcraig@foxboroughma.gov



One story Option



Site Options

PROJECT EXPERIENCE



Dartmouth Community Center Feasibility Study

Dartmouth, MA

The Town of Dartmouth commissioned a needs assessment and feasibility study to investigate affordable opportunities for a new intergenerational recreation/community center. BH+A worked with a consultant to conduct a Town-wide survey to determine the needs and partnership opportunities for a community recreation facility, residents, as well as local sports entities; 800 survey responses were received. From initial survey responses, the project needed to be affordable programmatically and constructionally and therefore, the early options for conventionally styled buildings or mixed-use facilities were abandoned.

The culminating study described a range of options, provide estimated costs of each option, and let the community decide which alternative was best for their circumstances. A second goal of the feasibility study involved the evaluation of sites for construction of a center. Three sites were presented and a preferred site was recommended.

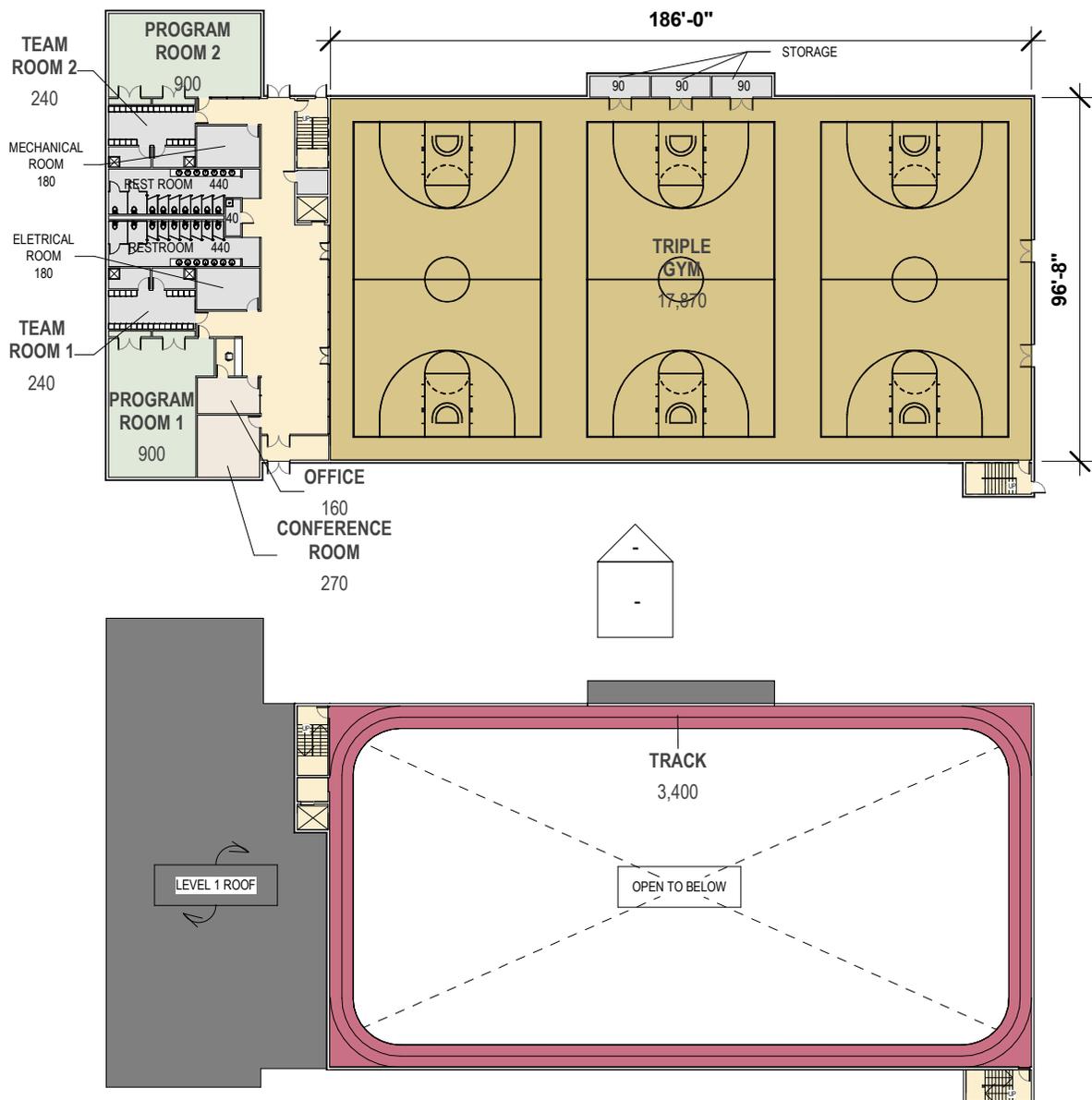
After initial review of the costs and programs the decision was arrived at to recommend a no-frills facility that focused on gym space. With three courts and divider curtains there is great flexibility of use, age group accommodation and throughput at evenings and weekends. This model of building starts with the basic gym, required restrooms, office/access control space, the lobby/circulation zone and requisite mechanical, electrical and storage spaces.

Reference:

Shawn MacInnes
Town Administrator
smacinn@town.dartmouth.ma.us
508-910-1813



Site Options





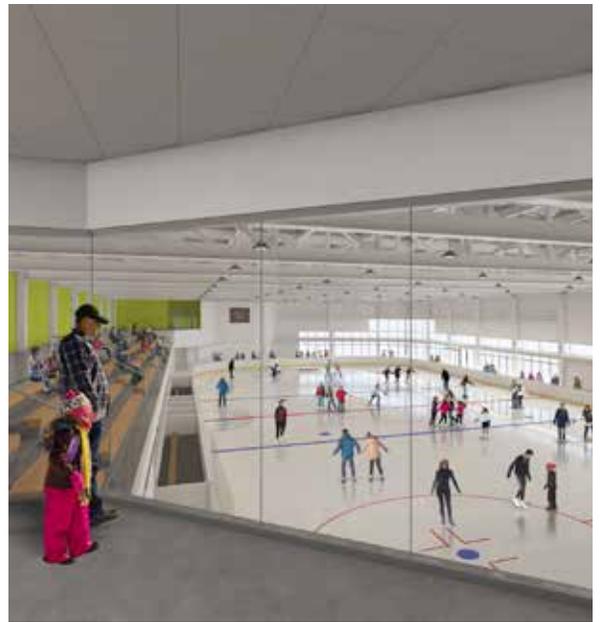
Jackson Square Recreation Center Feasibility Study Roxbury, MA

BH+A completed the design of a new recreation center with a single, multi-use playing area that will accommodate a regulation skating rink that is convertible to box lacrosse, soccer, baseball practice, or any number of cultural events including concerts, markets or festivals. The 200' long by 85' wide rink bed provides a venue for many users ranging from recreational skating to organized figure skating and hockey leagues. The various turf-based activities will find this size equally as accommodating. The design achieves this fit while keeping the bulk of the large recreation center volume away from the adjacent historic Webb Building. Support spaces are housed both within the Webb Building and in a one-story volume and in a portion of the new building that extends to the east at the rear of the property where parking and a rear entry are also provided. Based on extensive community input, a walking track is also incorporated on a second level surrounding the ice rink walls. Development plans for the first floor of the Webb include 1,700 square feet of retail space to provide food service to the Center for general guests and for the birthday party programs.

This project is still awaiting funding.

Reference:

Michelle Leibowitz
Director of Real Estate
Urban Edge
617-989-9322



PROJECT EXPERIENCE



Test Fit Options 1, 2 & 3 (Newtonville Site)



Test Fit Options 1, 2 & 3 (Newton Center Site)

Newton Center for Active Living Feasibility/Site Study

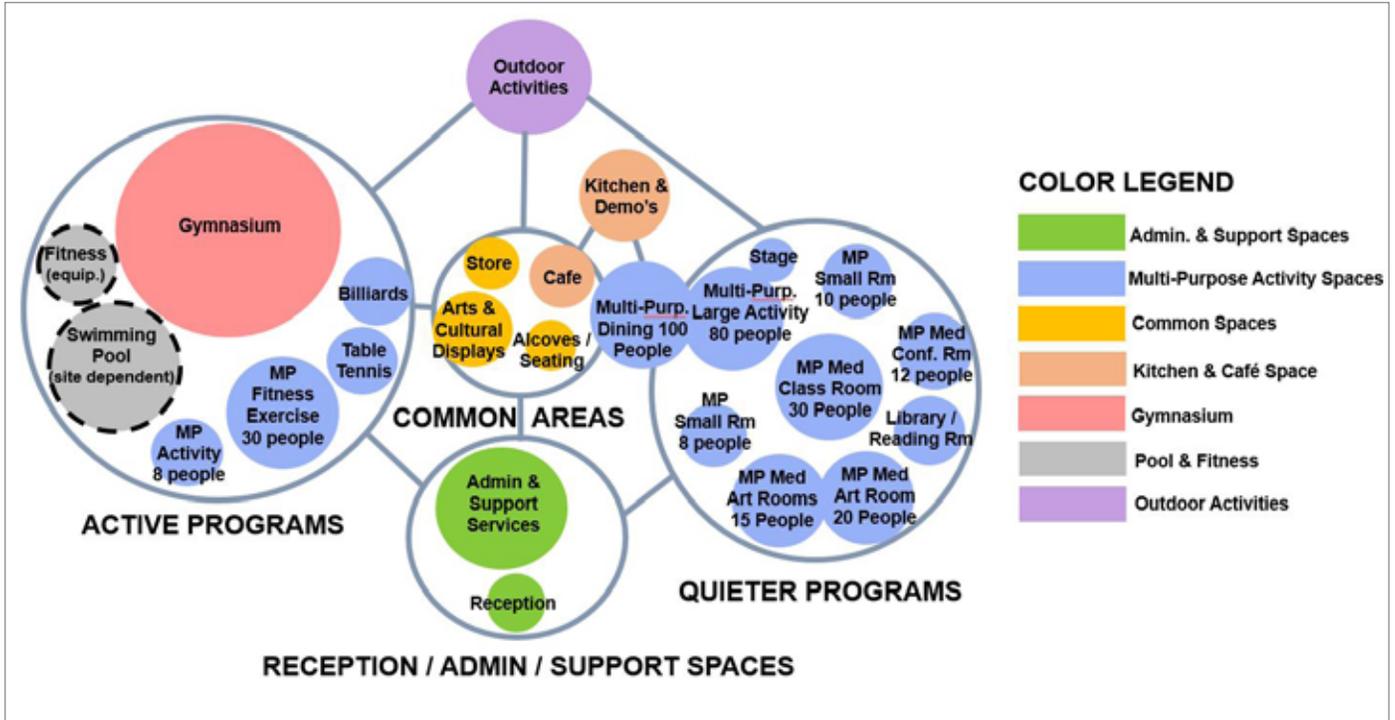
Newton, MA

BH+A worked with the city of Newton on the study and design of a new senior and community center. The goal of the center was to meet the unique needs of seniors while offering an welcoming and enriching space for the entire community of all ages. The study phase provided an impartial assessment of program needs based on trends and demographics, compare potential sites, provide cost estimates for preferred sites, and evaluate operational options for the center. After various meetings with the town of Newton, the options were narrowed down to Newtonville (on the site of the existing Senior Center) and Newton Centre, reduced from the 22 initially selected by the city. BH+A used test fits are plans used to confirm that NewCAL's needs and requirements, which would be housed in a roughly 33,000sf building with a 6,200 square foot gym, can be accommodated on one both of the considered sites.

The ultimately selected Newtonville site explored reuse of the existing building with an addition in comparison to what would be feasible with a brand new building. In all three options, care has been taken to provide as much of a buffer as possible from abutting properties as well as setting the building back from the street as much as possible to save the mature street trees. The Newton Centre site is currently a frequently used parking lot near commercial and retail space and a MBTA subway line. The buildings were positioned along the western edge of the parking lot were developed in order to present the trade-off between building height, site coverage and impact on parking.

Reference:

Alex Valcarce, AIA
Deputy Commissioner
City of Newton, Public Buildings Department
617-796-1609
avalcarce@newtonma.gov



	345 Walnut Street, Newtonville			Newton Centre Triangle		
	Option 1 new & existing	Option 2 new 3-story	Option 3 new 4-story	Option 1 new 2-story	Option 2 new 3-story	Option 3 new 4-story
NewCAL Building Area ¹ (square feet)	33,000	33,000	33,000	33,000	33,000	33,000
Floor Levels	5 ²	3	4	2	3	4
Available Roof Deck Area (square feet)	none	none	1,700	none	2,700	1,700
Current Parking at Walnut Street lot	13					
Proposed Parking Spaces in NewCAL lot	26	34	34			
Increase in Parking Spaces	13	21	21			
Revised Parking as a percent of Current	200%	262%	262%			
Number of covered parking spaces	27	14	0	0	8	0
Area of Coverd Parking (square feet)	9,200	4,200	none	none	6,500	none
Current Parking in Newton Triangle Lot				152		
Revised Parking in Newton Triangle Lot ³				92	127	127
Decrease in Parking Spaces				-60	-25	-26
Revised Parking as a percent of Current				61%	84%	83%
Number of covered parking spaces	27	14	0	0	8	0
Area of Coverd Parking (square feet)	9,200	4,200	none	none	6,500	none



PROJECT EXPERIENCE



Newton Center for Active Living

Newton, MA

BH+A is currently working with the city of Newton on design of a new senior center with after-hours recreational components. The goal of the new senior center is to meet the unique needs of seniors while offering an welcoming and enriching space for the entire community.

BH+A conducted a comprehensive Feasibility Study that provided an impartial assessment of program needs based on trends and demographics, compare potential sites, provide cost estimates for preferred sites, and evaluate operational options for the center.

Designed on a tight urban sight, the firm is currently proposing a 30,000 sf Center with a welcoming lobby/reception space, a 3,000 sf dining/programming space, 6,500 sf gym with a walking track above, several smaller activity/crafting/classroom spaces, outdoor gathering spaces, and administration space for the senior center and recreational staff.

Reference:

Alex Valcarce, AIA

Deputy Commissioner

City of Newton, Public Buildings Department

617-796-1609

avalcarce@newtonma.gov





Norton Senior Center Feasibility Study

Norton, MA

This feasibility study was commissioned by the Town of Norton to explore construction of a new Senior Center for use by the Council on Aging and senior citizens of the Town. The existing center does not adequately serve the Norton population due to its small size and the lack of adequate program and parking space.

The study process included a needs analysis, demographic analysis, and public outreach survey. From this data, a series of space programs ranging in size from 10,000 square feet to 15,000 square feet were developed. Four sites were studied and narrowed down to two options; one would house a stand-alone Senior Center and one that would co-locate a Senior Center with a Town Hall Building.

Reference:
Michael D. Yunits
Town Manager
Norton, MA
508-285-0212

PROJECT EXPERIENCE



Kittery Community and Senior Center at Frisbee Common

Kittery, ME

BH+A completed a feasibility study of an existing school and subsequently provided full design services for reuse as a community and senior center. The Center's program includes youth and teen spaces, arts and crafts, a dance/aerobics room multipurpose/performance space, a pre-school, and a senior center. Work included the renovation of the existing brick building as well as a new addition for the gymnasium. BH+A also designed a library for the community within the center for the public to use and gather in.

Reference:

Janice Grady, Director of Recreation
120 Rogers Road, Kittery, ME 03904
207-439-3800
jgrady@kitteryrecreation.com



PROJECT EXPERIENCE



Cormier Youth Center

Andover, MA

This new 23,000 square foot youth center includes a gymnasium, a multi-purpose performance space for concerts, a TV/music studio, a commercial teaching kitchen, and offices. The central lobby is the hub of the facility, offering students a place to play table tennis, socialize and study with views to the gym, outdoors and program spaces. While the center focuses on providing services for middle and high school students, it is open to other members of the community when available. This project employed pre-engineered metal buildings as a cost savings methodology.

Reference:

Ihar Raniuk

Deputy Director, Plant & Facilities

978-623-8700

iraniuk@andoverma.gov





Joseph N. Hermann Youth Community Center

North Andover, MA

This project, a new 20,000 sf Youth Community Center in the historic North Andover town center, includes a gym/multi-purpose room, kitchen, meeting rooms, and offices. The design incorporates an existing historic building into the new facility to shield the large gym form. The Center acts as a central base for surrounding basketball courts and playing fields. The innovative use of materials was driven by the heavy use this type of facility gets.

- The astro turf floor was selected for durability and easy clean up.
- The ceiling in the circulation space is inexpensive veneer plywood dropped into a typical “flat T” acoustical ceiling track. Kids with balls, lacrosse and hockey sticks, or other equipment will not damage the ceiling the way an acoustical ceiling will.
- There is natural light in every room, softening the feeling of the space.
- Wood walls soften the design since, besides sports, the gym is also used for dances, plays, and other events.

Reference:

Rick Gorman, Director of Youth Services

978-682-9000



PROJECT EXPERIENCE



Sandwich Center for Active Living

Sandwich, MA

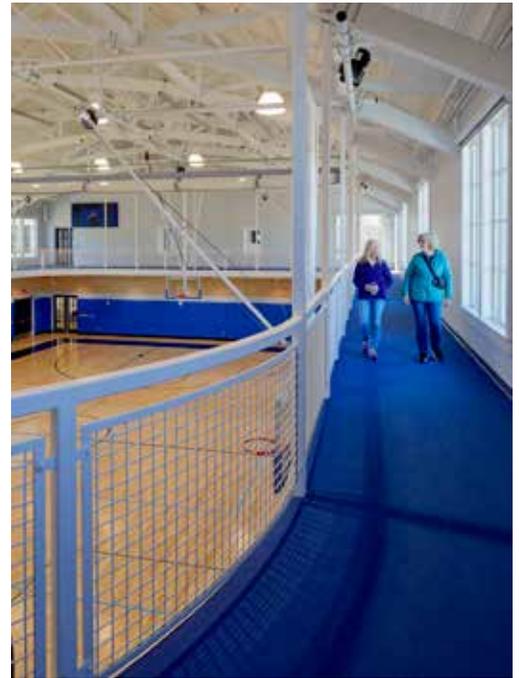
BH+A designed a new, two-story, 24,800 SF facility that is both a Senior Center and a recreational building. The first floor includes an outdoor cafe area, a 2,000 SF multipurpose room (which can be easily reconfigured into a lecture area, a dining space for 140 people or a movie theater), spacious kitchen with eating and cooking class space, a medical wing, and a 7,100 SF gymnasium. The second floor contains activity rooms, fitness areas, a conference room, office space, a games room, and the gymnasium has a walking track. The building is extremely energy-efficient, taking advantage of solar power and variable refrigerant heat pump heating and cooling systems.

With funding available, the BH+A team went from programming through bid documents in 8 months including community outreach, contractor pre-qualification and scheduling of a special town meeting for the project. The reason for this is that the team suspected that pandemic related construction slowdowns plus bidding during the slow months would lead to beneficial bid results. The result was a bid \$2M below estimates with five bidders clustered at the low end within less than 5% of each other. The project was completed in late 2022.

For Ayer, this is a good example of a similar program and process.

Reference:

Heather Harper, Assistant Town Manager
Town of Sandwich
508-888-5144 or 4910
hharper@sandwichmass.org



PROJECT EXPERIENCE



Center at the Heights

Needham, MA

BH+A completed a site feasibility study, evaluating 4 sites, resulting in a matrix of site evaluation criteria, estimated costs and a ranking of the sites. Subsequently, BH+A designed a new 20,000 sf Senior Center. The Center's program includes game and arts and crafts rooms, a fitness center, library, kitchen and "green" roof deck. The building was designed to comply with NSTAR's Advanced Building program, an incentive program that provides a rebate to the Town by meeting NSTAR's 13 prescriptive energy saving criteria.

Reference:

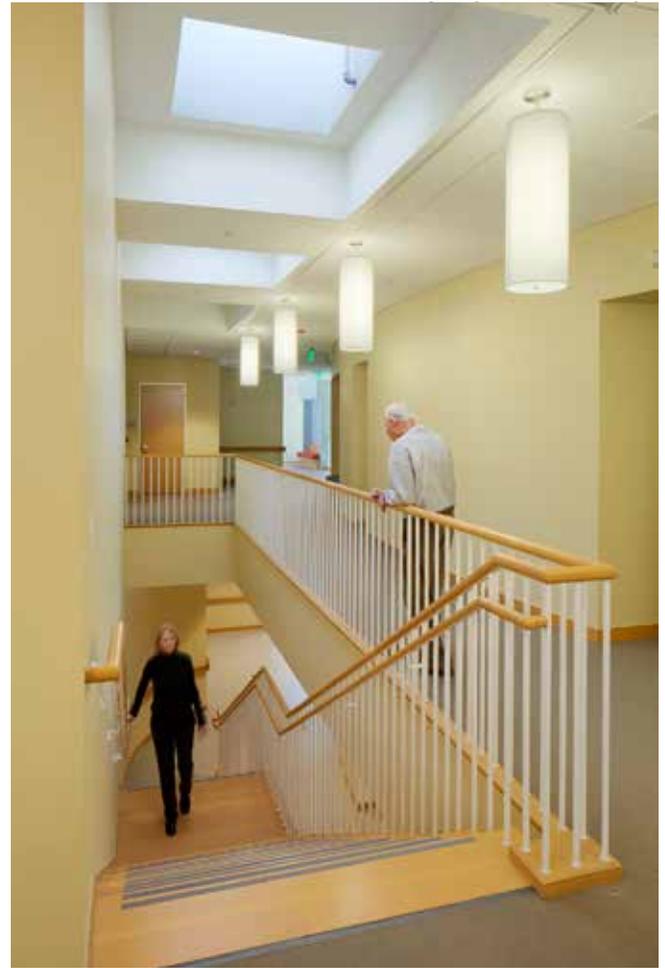
Hank Haff, RA, MCPPO, LEED AP

Director of Building Design & Construction

Town of Needham

781-455-7550 x347

hhaff@needhamma.gov



PROJECT EXPERIENCE



Randolph Intergenerational Center

Randolph, MA

BH+A designed a new 28,300 square foot community center for the Town of Randolph. The program includes a gymnasium and pre-school, youth/teen and senior spaces. The facility includes a large multi-purpose room with deployable divider wall, effectively creating two acoustically separate event spaces out of one large function hall, and garage style doors that open to the corridor, maximizing access to the space during large events. The kitchen serves both the multipurpose room and the café area and also serves as a culinary teaching facility. The gym transforms to an indoor/outdoor facility via two large barn doors, providing pickle ball courts and a suspended walking track. Restrooms are accessible inside and outside the facility. Other amenities include elevator access, ample storage, and a greenhouse.

Reference:

Mark Craig

Former Randolph Community Services Director

(Currently Human Service Director, COA, Foxborough)

508-543-1234 ext 65117

mcraig@foxboroughma.gov



PROJECT EXPERIENCE



Scituate Recreation and Senior Center

Scituate, MA

The Town of Scituate wanted to update and expand their Senior Center. After a feasibility study, BH+A developed a new program with the Town incorporating the recreational department in a CAL format. Scituate's current Senior Center could not be added onto, and thus BH+A worked with the Town through a site selection process. The siting had to be completed in order for the project to have time for deliberations and acceptance before an anticipated town meeting.

The selected site was an old converted school site, which could provide recreational spaces in addition to the new senior center. The project was for a new gym and fitness center. The senior center is a 15,000 sf building that seamlessly blends into the historic neighborhood. The space provides a large multi-purpose room, teaching kitchen with cafe, a wellness room, multiple flexible program rooms, and space for the Veterans Affairs offices. The project was completed in the middle of the pandemic in 2021.

For Ayer, this is an example of a successful site selection, feasibility study, design, and construction effort fitting a new building into a historical context.

Reference:

Linda Presutti Hayes

Director, Scituate Senior Center & Council on Aging

Scituate, MA 02066

781-545-8871

lhayes@scituatema.gov



PROJECT EXPERIENCE



Cushing Academy Watkins Field House

Ashburnham, MA

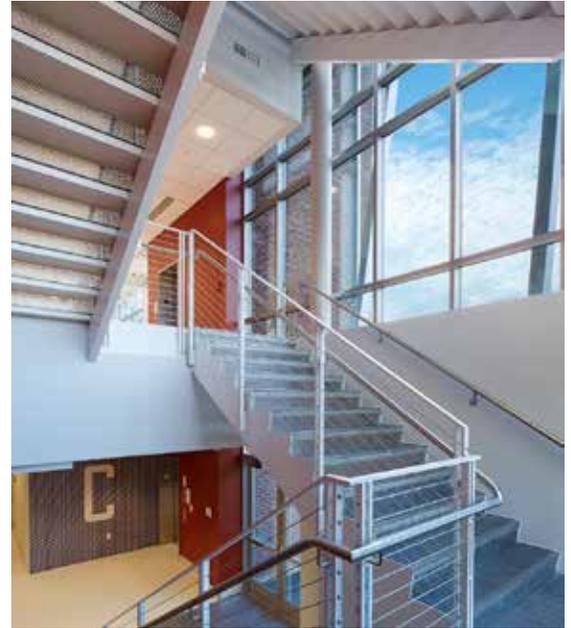
BH+A designed a new 32,000 square foot, three level athletic center which includes a double court gymnasium, fitness and weight room and locker and team rooms. The project began as a feasibility study to evaluate 3 potential sites for the new facility.

Reference:

Catherine Pollock, Co-Head of School

978-827-7100

cpollock@cushing.org



PROJECT EXPERIENCE



Greater Lowell YMCA

Lowell, MA

The Greater Lowell Family YMCA, originally constructed in 1974, is approximately 40,000 sf. The building contains recreation spaces, lockers, and a 12,000 square foot youth development center where the YMCA's preschool and out-of-school-time program is run.

BH+A is currently renovating the existing youth development center and existing locker rooms. This project includes a 1,000 square foot one-story addition and new 2,000 sf playground. Construction cost was about \$3.5M.

Reference:

Kevin Morrissey
Chief Executive Officer
Greater Lowell Family YMCA
978-454-7825 x816



PROJECT EXPERIENCE



Vine Street Community Center

Roxbury, MA

BH+A designed the renovation of a 20,000 sf community recreation center for the City of Boston. The project scope included the renovation of existing administration spaces, a gymnasium, and a senior lounge, with acoustic upgrades and a new mechanical system. Interior upgrades included sound mitigation for the second-floor community rooms and the third-floor gymnasium, adding air conditioning to the gym, and refinishing the entire gym floor. Program spaces were reconfigured into multi-purpose areas to accommodate the community's dynamic needs. New kitchen equipment was added to the senior space, and the dance studio and teen rooms were renovated. A new recording studio was also built.

Exterior upgrades included a new ground floor facade with an accessible handicap ramp, HVAC upgrades, and a new roof. Since BCYF Vine Street Community Center serves as an evacuation site for the community during emergency situations, the project also included the installation of a transfer switch which allows a mobile emergency generator to be hooked up to the building in case of need. The \$5.3 million dollar renovation is a key part of the Mayor's \$50 million dollar FY19-FY23 Capital Plan investment in BCYF facilities.

"For more than 100 years this center has been the heart of the community — and now it's ready to serve Roxbury residents for another 100 years," said Mayor Walsh. "We've invested over five million dollars so that this building can offer more programs and have more high-quality space available to meet the needs of the community. I am excited to see everything that the center is now able to offer."

Reference:

Rob Castor
City of Boston
617-635-4100



PROJECT EXPERIENCE



Chatham Community Center

Chatham, MA

BH+A worked with the Town of Chatham to realize their vision for a community center that invested in the culture and wellness of their town. By opting to renovate an existing building, emphasis was placed on reinvesting in a historic building that was in good shape as a budget-friendly, sustainable option while maintaining the history and character of the town.

BH+A designed a new 27,500 sf community recreation center for the Town of Chatham by renovating the historic 1925 Main Street School. Program space included the recreation department offices and activity rooms with a new facility adjacent to the school designed to house multi-purpose rooms, a gymnasium, and locker rooms. The renovation included upgrades to the HVAC system, the addition of movable walls to create flexible spaces, and compliant restroom facilities accessible both inside and outside the facility.

Reference:

Terry Whalen
Building Committee
508-945-5194



PROJECT EXPERIENCE

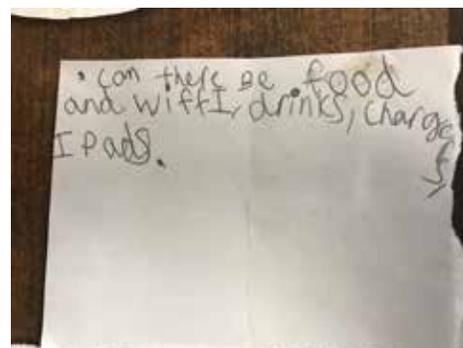


Milton Teen Center Study

Milton, MA

BH+A worked with the Town of Milton and the Milton Youth Task Force to develop a feasibility study for a new teen center. The Town had selected several sites as potential locations for the Center. BH+A studied each site and created a report showing the benefits and short-comings of each, and ranking the sites based on the criteria desired for the Center.

BH+A led separate visioning sessions with middle school students, high school students, and parents, to ensure that all voices were heard. The Milton Teen Center will be a proactive, safe environment for the middle and high school populations to enjoy recreational, educational, social, and support programs, services, and activities. The Center's goal will be to provide a dynamic space with programs filled with experiences, learning, support, and activities that enrich participants' lives, create lifelong community connections, and provide opportunities for personal growth.



SITES CONSIDERED



1. Chemical #1 Building



2. Kidder Library



3. Fire Station Headquarters



4. Clapp Street

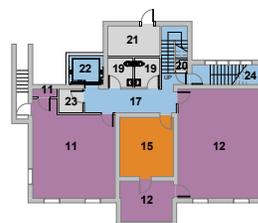
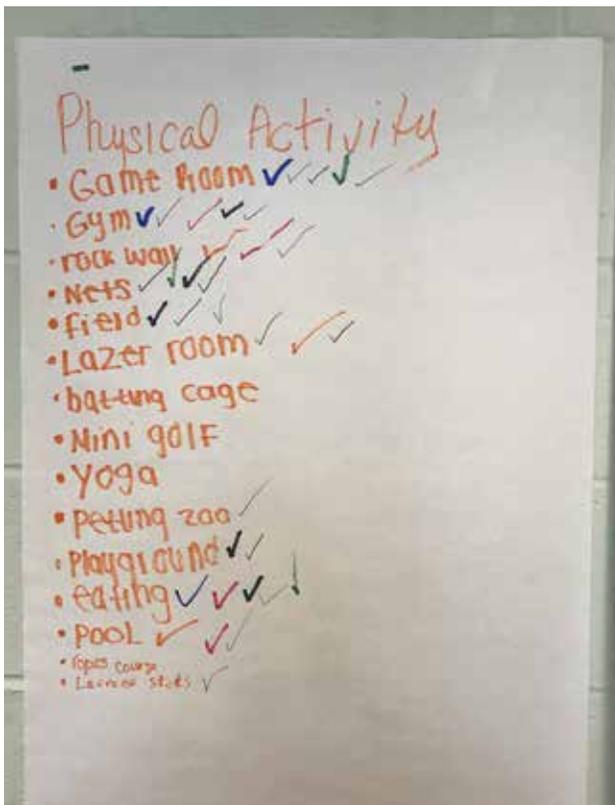


5. Gile Road

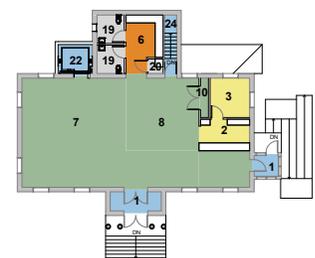


6. Kelly Field

MILTON TEEN CENTER FEASIBILITY STUDY 33



Kidder Library Basement Floor



Kidder Library Ground Floor



NEW ENGLAND EXPERIENCE

- Andover Ice Arena Study, Andover, MA
- Brimfield Senior Center Study, Brimfield, MA
- Brunswick Aquatic Feasibility Study, Brunswick, ME
- Brunswick Naval Air Station Closure-Recreation Facilities Assessment, Brunswick, ME
- Brunswick Parks and Recreation Master Plan, Brunswick, ME
- Chatham Community Center Operations Audit, Chatham, MA
- Chatham Senior Demographic Analysis, Chatham, MA
- Claremont Community Center Feasibility Study, Claremont, NH
- Concord Community Center Feasibility Study, Concord, NH
- Concord Recreation Facilities Assessment Study, Concord, NH
- Easton Youth Center Study, Easton, CT
- Fairbank Community Center Feasibility Study, Sudbury, MA
- Falmouth Ice Rink and Recreation Center Study, Falmouth, MA
- Falmouth Senior Center Master Plan, Falmouth, MA
- Greenwich Civic Center Study, Greenwich, CT
- Greenwood Pool Feasibility Study, Gardner, MA
- Kennebunk Community Center Feasibility Study, Kennebunk, ME
- Martha's Vineyard Aquatic Center Feasibility Study, Martha's Vineyard, MA
- Montpelier Recreation Center Feasibility Study, Montpelier, VT
- New London Community Center Feasibility Study, New London, CT
- Portsmouth Recreational Needs Study, Portsmouth, NH
- Rochester Recreation Master Plan, Rochester, NH
- Rutland Community Center Feasibility Study, Rutland, VT
- Salvation Army Boston Kroc Center, Dorchester, MA
- Situate Recreation Center Feasibility Study, Situate, MA
- South Burlington Recreation Center Study, South Burlington, VT
- South Shore Country Club Pool Feasibility Study, Hingham, MA
- Squamscott Community Commons Feasibility Study, Exeter, NH
- Stamford Recreation Center Study, Stamford, CT
- Westford Park and Recreation Master Plan, Westford, MA



REFERENCES

B*K BRINGS TO EACH CLIENT AND PROJECT:

- Our vast planning, managerial and operational experience with recreation facilities, from conception through operation.
- Our knowledge of the public participation process and experience in facilitating this process.
- Our strong commitment to representing the client's best interests in all projects through proven, practical experience in providing independent third-party financial analysis.

SELECTED REFERENCES:

Montpelier Recreation Center Study

Contact: Arne McMullen, Director of Recreation
City of Montpelier
58 Barre St.
Montpelier, VT 05602
802-225-8699
amcmullen@montpelier-vt.org

Doylestown Community Center Study

Contact: Stephanie Mason, Township Manager
Doylestown Township
425 Wells Road
Doylestown, PA 18901
215-348-9915
smason@doylestownpa.org

Brimfield Senior Center Project

Contact: Eva Pittsinger, Director
Brimfield Senior Center
coa-director@brimfieldma.org
413-245-7253





Partnering for quality

RECREATION & COMMUNITY CENTER PROJECTS

Leo Drive Recreation Facility, Gardner, MA

Estimate for Phase 1-Sitework for new recreation facility.
Estimated Cost: \$536,604

Newburyport Youth Services

Estimate for Feasibility Options for NYS Program Building and New Gym
Estimated Cost: \$8.5M- \$9.9M

Greater Lowell Tech High School Fieldhouse, Lowell, MA

Estimate for CD phase of construction of new high school fieldhouse.
Estimated Cost: \$1.1M

Dartmouth Community Recreational Center, Dartmouth, MA

New 20,865 SF Community Center
Estimated Cost: \$11.8M

Dover Community Center, Dover, MA

Addition and Renovation totaling 20,335 SF
Estimated Cost: \$14M

Upton Community Center, Upton, MA

New 18,275 SF Community Center
Estimated Cost: \$9.2M

Norton Senior Community Center, Norton, MA

New 11,875 SF Senior Community Center
Estimated Cost: \$9M

New London Community Recreation Center, New London CT

Cost estimating through DD phase for construction of a new recreation center.
Estimated Cost: \$34M

Miracle Field Sports Pavilion-South Building, Acton MA

Cost estimating through Bid phase for renovations to Sports Pavilion Building B South.
Estimated Cost: \$354,942

3. PROJECT APPROACH

Work Plan and Approach

We want the Town of York to come away from this study with a clear path forward to answer the question of whether or not to construct a new community center for your residents, and how much it will cost the community to build and maintain. The structure of our team, design methodologies, and project management will allow us to prepare strategies in a creative manner while meeting your pragmatic goals. We also want to maximize the benefit of your resources while providing expanded opportunities for the programming of activities, social, and human services. To manage this, we will prepare a feasibility study that will assess your needs with your financial parameters. This assessment will contain a market report, a project cost estimate, design ideas, and conceptual design ideas in order to enable Scarborough to review and respond, and ultimately achieve a vote of support from the Town.

We will look at all the factors laid out by the Town in the RFP. As we understand it, the primary objectives of this project are to:

- Review previous plans and findings
- Identify possible locations for a community center to included existing municipal, community, and available private property, and provide a impartial assessment of each.
- Review other indoor recreation/community centers outside the Town of York.
- Research and review prospective cost scenarios including possible amenities and associated costs; funding strategies for both capital and operating costs, including options for public/private partnerships for both capital and operating costs.
- Involve the community and facilitate feedback sessions.
- **Determine the economic impact of a community center in the town, specific to attracting and retaining businesses and residents as related to the Community Center.**



- Provide a Community Center rendering and conceptual designs, and gather input on the pros/cons of each design.
- Provide expense/revenue projects for each option/scheme.
- Provide a recommendation to the Town Selectboard on how the Town should proceed for the location and construction of a Community Center.

The team of BH+A, B*K, and PM&C have completed many similar projects, both individually and collectively. Because of this, the team will work cohesively with the Town and their Recreation Department Staff to accomplish these objectives, and use our experience to guide Town leadership into making the right decision for York and its residents.

Project Kick Off

We will aim to provide the maximum facility for the initial project cost, equip the facility in an energy efficient manner, and contribute to the aesthetic of the neighborhood in which the center will ultimately be located. To manage this, we will develop neutral cost estimates for both the new or renovated alternatives, not just "budgets." These estimates allow a level of accuracy and help the Town make trade-off decisions to maximize the value. Our approach hinges on flexibility and the ability to expand, to meet your specific needs today while at the same time, designing a facility that can be used as needs change. We will search out avenues of other community use for the facility to gain an understanding of the total array of needs for the spaces and services offered. An example of this exploration can be seen in the programming plan to follow.

We follow a design approach that includes all stakeholders in the design process to achieve an inclusive, sustainable design solution. We will explore the vision of the center and what the stakeholders would like to accomplish over the next years, by holding a community workshop.

PROJECT APPROACH

Establishing Overall Goals, Inventory & Programming

The first phase of the feasibility process will be to determine over-riding goals that will guide the feasibility study process. Almost all of those goals will be driven by the Town, and will provide the team with a firm understanding of; critical issues, concerns, financial goals, etc. These items will help guide the team through the process.

In addition to setting these goals the team will review all of the previous information that has been gathered. It is important in this process to review any documents that have previously been created so as to avoid previous problems and pitfalls.

Our consultant Ballard King (B*K) will assist with obtaining public input. This is a key ingredient of any feasibility study so that the team will understand what the community is looking for out of a community center.

The meetings could take with the following stakeholders:

- Elected Officials
- Staff
- Potential Partners
- Participants in Programs
- Prominent Citizens

In addition to the series of stakeholder meetings and the information gathered, BH+A and B*K would layer in information received in public meetings/forums. Those public meetings can take the form that the Town chooses, but typically those sessions are designed to gather additional information about wants and concerns from the general public.

It is important that we not only ground ourselves in the public input portion of the study but that we also ground the study in statistical value.

Site Analysis

The first step is to review any selected site the Town has found and obtain copies of available site documents including but not limited to surveys, plot plans, environmental reports, previous studies, and construction documents of elements currently on the site. We will visit these sites to gather and catalog existing conditions information including:

- Access and parking
- Pedestrian and bicycle access
- Natural features
- Zoning requirements
- Available utilities

We will discuss our preliminary findings with Town staff to obtain their thoughts and comments on restrictions, traffic issues, and history of the site. Then we will prepare base drawings to identify design restrictions, available utilities, and setbacks for the possible addition.

Site Evaluation and Selection

With all the data in hand an analysis of each site against common criteria is possible. There are many ways we analyze the site.

- First, we complete the comparative list to see if a site has a major gap such as a dimensional problem or obstacle such as wetland.
- Second, we rank each site against each criteria 1, 2 & 3. From this you can generally see which site has the most favorable aspects.
- However, the above are not weighted which requires a second, more subjective analysis of the benefits and obstacles. This becomes a Pro/Con list for each site.
- The site diagram also receives a “subjective analysis” for usability and aesthetics.

With feedback from the community, we will conduct site plans and test fits are prepared. This allows each site to be studied showing opportunities and constraints. As seen in these site diagrams below, these site plans utilize preliminary building footprints that begin to flush out issues that will be more fully vetted in final design. How the site access or configuration impacts the base building footprint is demonstrated below where site plan on the top imposes a very different building layout.

Each site is studied for constructability issues such as an easily accessible, flat site that presents few special issues on account of its geometry or topography, or a downtown location that may present some issues with parking or construction traffic. Finally, a steeply sloped site, like the one at the current Senior Center may present many constructability concerns, including:

- Wetland and conservation setbacks; easements
- Storm–water run–off restrictions
- Topography re-alignment and potentially limited accessible parking
- Parking location and proximity to building entry
- Solar orientation
- Provision of outdoor space.

Accessibility for All

BH+A is committed to the concept of universal accessibility, an inclusive approach allied to the intent of the Americans with Disabilities Act and with Massachusetts Architectural Access Board Regulations. Evaluations will consider the potential to accommodate all levels of accessibility without a disabled user feeling as if they are in the way or not being accommodated.

Analyze Costs, Develop Design Concepts & Fundraising Strategies

The team will review the initial goals of the project, combined with public input and market analysis, an inventory of current programs offered by the Town (and surrounding towns), and cross reference it with what the public is looking for. The end result is to have an inventory of public input,

an complete market analysis, and a comprehensive program assessment that then allows BH+A and B*K develop a facility program that will meet the needs both from a facility and program perspective.

Rightsizing the program varies depending on the different spaces in question. For offices, there are dimensional and industry standards for single offices, offices with meeting spaces, and conference rooms. For other spaces, such as the kitchen or multi-purpose room the standards are not as rigid. For these rooms, number of users are required. Spaces such as the kitchen are less flexible over time; rightsizing that space correct involves work with a food service consultant. Moreover, if the kitchen is not programmed to prepare congregate meals, it cannot be easily modified to do this in the future. Thus, important decisions are made that can impact the use for many years.

In the cost estimating phase we will include various size options in the estimate to help York make decisions on “right-sizing” that include trade-offs between programs or spaces.

Once a facility program has been developed, there is an opportunity to re-visit with some of the stakeholders that may be interested in becoming a partner on the project. B*K would recommend one-on-one meetings to discuss this subject with identified groups so as to gauge level of interest and ability to participate. Those potential partners will then be ranked based upon their “fit” with the Town and where they fall on a partnership spectrum that B*K will develop.

A key discussion point in the development of a community center is an operational plan. B*K has developed a time tested, 6-step process, for developing budgets for community centers called Operational Performance Indicator Analysis, or OPIA. The end result of this process will be a detailed line item budget (expenses, revenues, capital replacement) along with a 5-year projection. The steps in that process are as follows:

- Attendance estimates
- Fee structure
- Sources of income
- Operating cost projections
- Revenue generation projections
- Revenue/expenditure comparisons
- Project recommendations/profitability of components

Based on the mutually agreed-upon program, schedule, and budget requirements, BH+A will prepare, for approval by the Town, conceptual design documents consisting of drawings and other documents illustrating the scale and relationship of project components. We use “value analysis” to assist Scarborough with exploring the viability and benefit of various proposed solutions. The step-by-step unfolding of our design process,

coupled with clear presentations, is intended to enable York to visualize your new community center and make decisions with the confidence that they have the necessary information to rationalize your choice.

Costs and Final Report

Our approach is to maximize the benefit of your resources while providing opportunities for the programming of activities, social, and human services. We strive to provide the maximum facility for the initial project cost through the proper selection of materials and flexibility within the building that eliminates redundancy. Life Cycle analysis of materials and building forms are not antithetical to cost effectiveness.

We will submit a preliminary estimate of various construction costs based on current area or other unit costs. We will also search for opportunities for the building to be used by other citizen groups and will design a facility that will used well into the future by the evolving population (see chart below).

The estimator, PM&C, will prepare a Total Project Cost (TPC) for each option adding on soft costs and other project related costs in addition to the construction cost. The TPC worksheet will be reviewed with the Town to establish desired inclusions (e.g., bonding costs), mark-ups and contingencies. This is the cost that will be needed to obtain Town vote and the necessary funding to build the new community center.

B*K will provide a budget estimate for staffing and building operations to help communities understand the annual cost impact of a community center, beyond the building cost.

BH+A will compile all of the information from our project team and present a comprehensive report to the Town. The Town will provide comments of the draft to inform the final report. This enables the team to make a final informational presentation to the Town. The final report includes a recommended site based on criteria evaluation and implementation timeline.

In addition, BH+A will present our findings in person to the Town and Town officials, and provide any materials York needs to get to a successful Town vote.

Timetable

The BH+A and B*K team will work with the Town of York to further develop the schedule for completion of the report at the time of contract negotiations. It is important to note that much of Part 1 and 2 can be done currently. The Costs and Final Report will need to be started after the information from Parts 1 & 2 are completed and the Town has selected a preferred option.

Typically a feasibility study can be completed within 3 months, but may take longer depending on whether the Town has specific sites to be studied or if BH+A needs to conduct an inventory of available spaces.

PROJECT APPROACH

Proposed Schedule for
Community Center Feasibility Study
Town of York

	February	March	April	May
Project Kick-off - February 2024				
Research and Market Analysis				
Public Outreach / Stakeholder Interviews				
Data Collection & Analysis				
Site Option Analysis				
Programming (based on stakeholder input)				
Preliminary Floor Plans (based on programming)				
Test Fits on Preferred Sites				
Traffic and Parking Requirement Analysis (if needed)				
Draft Report				
Town Comments				
Draft Final Report				
Final Report to Town Selectboard - Spring 2024				

Current Workload

Name of Project	Type of Project		New/Renovation	OPM/Owner	OPM/Owner Contact Info	Cost	Completion		PM/Designer
	Residential	Recreational					Date	Principal	
Monsignor Powers Apartments	Residential	Renovation	Boston Housing Authority	Boston Housing Authority, 617-988-4000	\$10M	Winter 2023	Ben Wilson	Yewhan Kim	
Grossman Quincy Study	Residential	New	The Grossman Companies	Avi Shoss, 617-471-2082	TBD	TBD	Joel Bargmann	Yewhan Kim	
Hyde Park, Phase 1	Residential	New	Commonwealth Partners	Matt Fairs, nycmjff4@gmail.com	\$80M	2026	Joel Bargmann	Steve Shetler	
The Green District, Phases 3 & 4 Site Studies	Residential	New	Post Road Residential	Andy Montelli, andrew.montelli@snet.net	TBD	2027	Joel Bargmann	John Lynch	
Captain Cook and Seabeds Redevelopment	Residential	Renovation	Needham Housing Authority	Cheryl Gosmon, 781-444-3011	\$30M	2026	Ben Wilson	Brad McCord	
Linden Chambers Redevelopment	Residential	New	Needham Housing Authority	Cheryl Gosmon, 781-444-3011	\$60M	2026	Dan Chen	Steve Shetler	
Village at Nobscot	Residential	New	Transom Real Estate	Neal Howard, 617-504-4995	\$45M	2026	Joel Bargmann	Glen Daly	
63-75 Fountain Street	Residential	New/Renovation	Washington Street Ventures	Matt Fairs, nycmjff4@gmail.com	\$80M	2026	Joel Bargmann	Yewhan Kim	
40 Central Square, Feasibility Study	Residential	New	Procopio Companies	Angelo Antidormi, angelo@procopio.companies.com	TBD	2026	Joel Bargmann	Steve Shetler	
The Green District, Phase 2	Residential	New	Post Road Residential	Andy Montelli, andrew.montelli@snet.net	\$100M	2025	Joel Bargmann	Edmund Koo	
Lynnway Residential	Residential	New	Post Road Residential	Andy Montelli, andrew.montelli@snet.net	\$45M	2025	Joel Bargmann	Brad McCord	
Mildred Hailey Modernization	Residential	Renovation	Boston Housing Authority	Karl Pops, 617-988-5012	\$58M	2025	Dan Chen	Vincent Baudoin	
1165R Massachusetts Avenue	Residential	New/Renovation	Jones Lange Lasalle	Paul Boutchia, 617-316-6429	\$28M	2024	Ben Wilson	Ed Film	
Saltstall Apartments Modernization	Residential	Renovation	Medford Housing Authority	Gabe Ciccarello, 781-396-7200	\$96M	2024	Ben Wilson	Rudfeng You	
Northampton Street Residences	Residential	Renovation	Transom Real Estate	Neal Howard 617-504-4995	\$16.8M	2024	Dan Chen	Isabella Whitehill	
Wallace Tower Apartments Modernization	Residential	Renovation	Fitchburg Housing Authority	Mary Delaney, mdelaney@fitchburgma.gov	\$38M	2024	Dan Chen	Jim Michael	
148 Weston Road Apartments	Residential	New	New Boston Ventures	New Boston Ventures	\$20M	2023	Ben Wilson	Jim Michael	
Nevins Hill Apartments	Residential	New	New Boston Ventures	New Boston Ventures	\$17M	2023	Joel Bargmann	Jim Michael	
450 Massachusetts Avenue	Residential	New	New Boston Ventures	New Boston Ventures	\$56M	2023	Joel Bargmann	Rachel Young	
Pulnam School Apartments	Residential	Renovation	Cambridge Housing Authority	Margaret Donnelly Moran, 617-520-6251	\$7.75M	2023	Ben Wilson	Brad McCord	
Pembroke Senior/Community Center	Recreational	New	Town of Pembroke		\$18.5M	Fall 2023	Joel Bargmann	Rachel Young	
Mansfield COA, Phase 1	Recreational	New	Town of Mansfield	Michael Ahern, OPM, 508-261-7466	\$13.5M	2025	Joel Bargmann	Ed Film	
Department of Conservation and Recreation IDIQ Contract	Recreational	New/Renovation	Department of Conservation and Recreation	Raul F. Silva, 617-626-1392	\$250,000 contract	2024	Tom Scarlata	Andrew Mitchell	
DCR Rink Solar Roof Project	Recreational	Renovation	Department of Conservation and Recreation	Raul F. Silva, 617-626-1392	\$250,000 contract	2024	Tom Scarlata	Ed Film	
DCR Emmons Halloran Oregon Memorial Rink Renovations	Recreational	Renovation	Department of Conservation and Recreation	Raul F. Silva, 617-626-1392	\$1M	2024	Tom Scarlata	Tom Scarlata	
Gath Memorial Pool Renovation	Recreational	Renovation	City of Newton	Josh Morse, 617-796-1608	\$6M	2024	Tom Scarlata	Tom Scarlata	
Fino Pool	Recreational	Renovation	City of Medford	Jim Asam, Recreation Administrator, 774-573-1592	\$400,000	2024	Tom Scarlata	Tom Scarlata	
Newton Center for Active Living	Recreational	New	City of Newton	Josh Morse, 617-796-1608	\$22M	2024	Dan Chen	Colin Bonfield	
Brockton Senior Center Addition	Recreational	Renovation	City of Brockton	Daniel Pallotta, OPM, 508-580-7123	\$4M	2024	Joel Bargmann	Brad McCord	
Veterans' Memorial Rink	Recreational	Renovation	Department of Conservation and Recreation	Raul F. Silva, 617-626-1392	\$1M	2024	Tom Scarlata	Ed Film	
DCR Charlestown Rink	Recreational	Renovation	Department of Conservation and Recreation	Raul F. Silva, 617-626-1392	\$1M	2024	Tom Scarlata	Ed Film	
Memorial Swimming Pool Renovations	Recreational	Renovation	Town of Weston		\$600,000	2023	Tom Scarlata	Jeremy Tobin	
Fairbank Community Center	Recreational	New/Renovation	Town of Sudbury		\$25.5M	2023	Joel Bargmann	Rachel Young	
Halliwel Community Center Master Plan	Recreational	New	Town of North Smithfield	Jeff Porter, jeffrey.s.porter@gmail.com	TBD	2023	Joel Bargmann	Tom Scarlata	
Rockrimmon Boat House	Historic	Renovation	City of Springfield			On Hold	Tom Scarlata	Deborah Robinson	
Emery Grover School Administration Building	Historic	Renovation	Town of Needham	Hank Haff, RA, MCPPO, 781-455-7550 ext. 347	\$16.5M	2024	Joel Bargmann	Andrew Mitchell	
Asa Parlin House Renovation	Historic	Renovation	Town of Concord	Unknown	TBD	2024	Deborah Robinson	Bennett Chaney	
China Trade Building Envelope Repairs	Historic	Renovation	Boston Planning & Development Agency	Dolores Fazio, 617-918-6209	\$1M	2024	Deborah Robinson	Andrew Mitchell	
Framingham Antineum Code Updates	Historic	Renovation	City of Framingham	Sarkis Sarkisian, 508-532-5506	TBD	2023	Deborah Robinson	Colin Bonfield	
TA Floors 49 & 56	Corporate	Renovation	TA Associates	Confidential	Confidential	2024	Laura Fairbanks	Colin Bonfield	
TA Expansion - Austin	Corporate	Renovation	TA Associates	Confidential	Confidential	2024	Laura Fairbanks	Daniel Zeng	
Toyota Research Office Redesign	Corporate	Renovation	Toyota Research Institute	Joseph E. Bondaryk, Ph.D., 857-285-6156	Confidential	2024	Dan Chen	Daniel Zeng	
30 Mystic Street, Arlington Core and Shell	Corporate	Renovation	CBRE	Mike Ripp, 617-912-7059	Confidential	2024	Dan Chen	Daniel Zeng	
Sheehan Plimney HQ Renovations	Corporate	Renovation	Sheehan Plimney	Confidential	Confidential	2024	Laura Fairbanks	Colin Bonfield	

4. PROPOSAL OF FEES AND CHARGES

Feasibility Study Fee

Community Center York, ME

Define Scope and Programming	BH+A	\$20,000
1. Review previous findings		
2. Define Scope of Work		
3. Work with Town to determine program needs		
Market Research and Analysis	B*K	\$10,000
1. Evaluate Current Offerings		
2. Evaluate Needs and Practices		
3. Assess Partnership Opportunities		
Public Outreach and Community Engagement	BH+A / B*K	\$12,500
1. Community Survey		
2. Key Stakeholder Interviews		
3. Bi-weekly meetings with Town stakeholders		
4. 2 Community Meetings & Final Presentation		
Site Options & Analysis	BH+A	\$12,500
1. Site research		
1. Site options and test fits		
3. Preferred site evaluation		
Determine 3 Scenarios of Facility and Program Scope	BH+A	\$20,000
Cost Estimates	BH+A / PM&C	\$10,000
1. Construction Cost		
2. "Soft" Costs		
3. Project Total Cost (including FF&E, AV, IT, Kitchen	Equipment, etc.)	
4. Operational Costs (including maintenance)		
Final Report	BH+A	\$5,000
TOTAL		\$90,000



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