UNION

Places of Value. *Value of Place.*

PROPOSAL

Young Israel of Sharon

Campus Expansion, Renovation & Long-Term Planning

Proposal for Architectural Services

Young Israel of Sharon + Striar Hebrew Academy of Sharon
100 Ames St | Sharon, Massachusetts

MAY 11, 2026

SUBMITTED TO

YOUNG ISRAEL OF SHARON + STRIAR HEBREW ACADEMY OF SHARON
Rachel Klausner, Director of House
100 Ames St
Sharon, MA 02067

SUBMITTED BY

UNION
160 Mathewson Street
Suite 201
Providence, RI 02903

109 South 13th Street
Suite 3B
Philadelphia, PA 19107

May 11, 2026

YOUNG ISRAEL OF SHARON + STRIAR HEBREW ACADEMY OF SHARON

CAMPUS PLANNING, RENOVATION & EXPANSION

Rachel Klausner
Director of House

Young Israel of Sharon + Striar Hebrew Academy of Sharon
100 Ames St
Sharon, MA 02067

Dear Rachel, Jodi, Lynn, Emily, and Debby,

Thank you for inviting Union Studio to respond to your Request for Proposals, and for the warmth with which your committee welcomed us during our recent site visit. Walking the campus with you, hearing how the building is used across a typical week, and beginning to understand the rhythms of a congregation that is genuinely outgrowing its home — it was clear, even in a short visit, that this is a community of humor, energy and care.

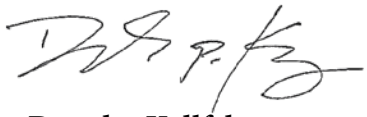
After twenty-five years on this campus, you have built something remarkable — a shul and school at the center of a tightly knit and growing community whose life has now outpaced the form of the buildings around it. The need is real and immediate: a social hall that can hold the full congregation, a kitchen equal to your hospitality, a sanctuary that can grow with you, a courtyard that gathers the campus and protects what happens within it, and an outward expression of all of this that finally matches the spirit of the people who use it every day. The opportunity is to do all of this in a way that feels — to your generation and the generations that will inherit it — as if it had always been there.

Our practice was founded twenty-five years ago around the conviction that buildings and the places they make should serve the communities who inhabit them, and that the best architecture is the kind that enriches daily life and is loved enough to be cared for across generations. That conviction shapes how we work: collaboratively, patiently, and in close partnership with our clients and the communities we serve. We have worked with civic institutions, schools, and tightly knit communities throughout New England and beyond, and we have learned that projects like this one ask as much of judgment and listening as they do of design.

We are particularly drawn to the questions your project raises. How does a campus reconcile the architectural vocabulary it inherited with the timeless presence the community now aspires to? How do you honor the life and memory the existing buildings hold while giving them a form worthy of the community within? How do you weave security into a welcoming, courtyard-centered campus without ever letting it feel like security? How do you keep a busy congregation and school running through every phase of construction? These are the kinds of questions our team relishes, and the proposal that follows is structured around them.

We hope the pages that follow give you a clear sense of who we are, how we work, and what we would bring to your team. We would be honored to be your partners on this project, and to help you shape a campus that the next generation of your community will cherish and carry forward.

With great appreciation,



Douglas Kallfelz AIA, LEED AP, CNU
Co-founder & Managing Partner
douglas@unionstudioarch.com

TIVERTON PUBLIC LIBRARY, *Tiverton, Rhode Island*

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UNION STUDIO ARCHITECTURE & COMMUNITY DESIGN, *Providence, RI*

Firm Profile

Founded in 2001

ARCHITECTURE & COMMUNITY DESIGN

With offices in

Providence, RI
Philadelphia, PA

- EAST COAST BASED
- NATIONAL REACH

40 Employees

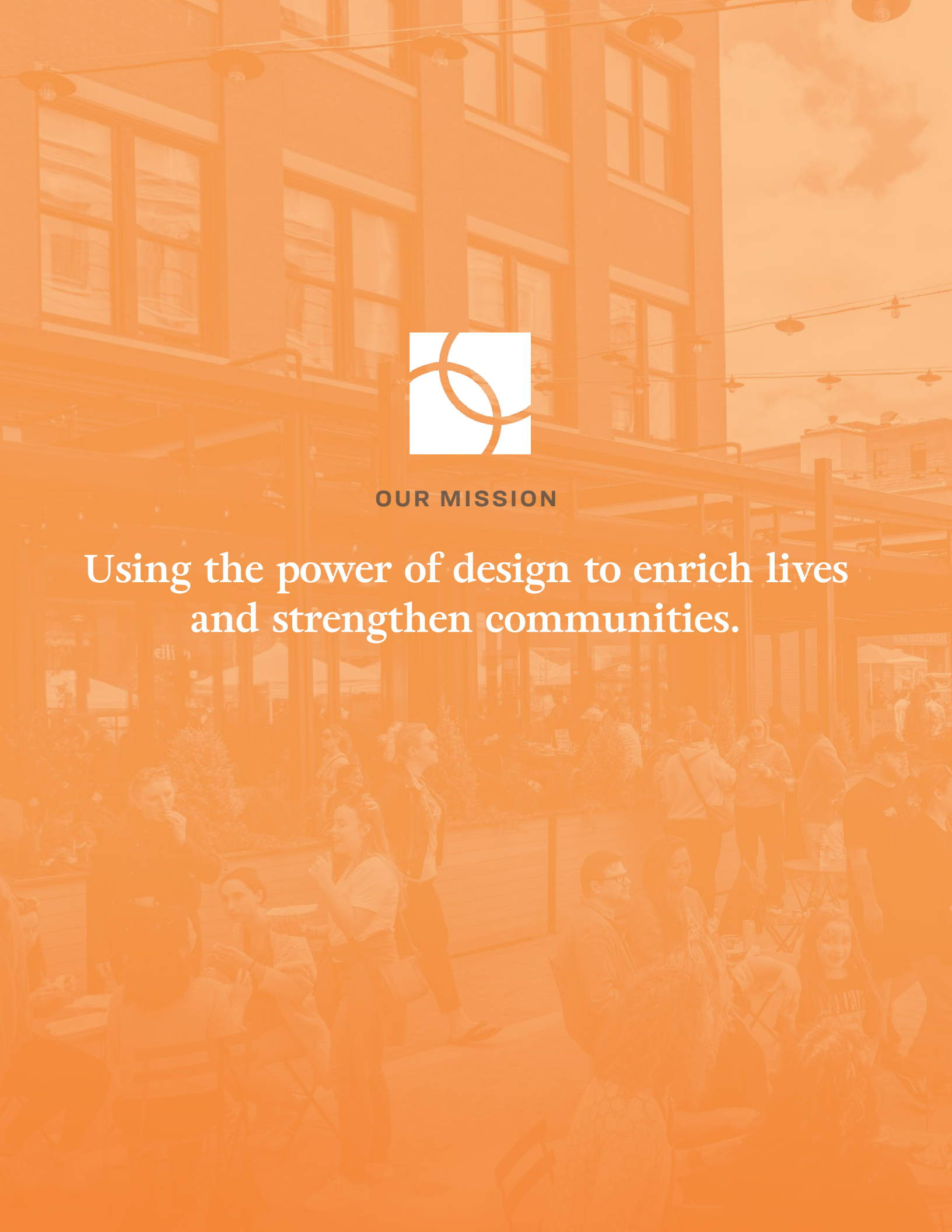
- ARCHITECTS
- PLANNERS
- DESIGNERS

Union *is a nationally practicing architecture and community design firm. We're driven by our mission to enrich lives and strengthen communities. Our work includes urban planning and community design, civic and institutional buildings, mixed-use developments, and housing of all types.*

COMMUNITY GATHERING PLACES. Few projects are more consequential than the design of places where community gathers. These spaces hold the moments that bind — learning, worship, celebration, the ordinary rhythms of shared life. They anchor neighborhoods, embody collective identity, and set the tone for the people they serve. Designing gathering places a community will embrace requires humility, careful listening, and deep respect for cultural context.

Our work in this realm spans new buildings, additions, master plans, and the careful renewal of beloved older structures, including sacred spaces and places of cultural significance. We've shaped libraries, community centers, clubhouses, supportive campuses, camps, and bring the same approach to each: a clear plan that organizes program around connection, gathering, and arrival; a sensitive hand with what already stands; and practical strategies for accessibility, security, code compliance, and long-term flexibility.

Listening shapes every project. The questions we ask early — how a space is used, who moves through it, what is missing, what is loved — guide every choice that follows. We work patiently with boards, design committees, staff, and the families they serve, helping good ideas become buildable plans within real budgets, and shepherding early concepts through the order-of-magnitude pricing that supports fundraising and decision-making. The result is architecture that is welcoming and worthy of the life it holds, enduring yet able to evolve, serving its community well today and earning its affection for generations to come.



OUR MISSION

Using the power of design to enrich lives and strengthen communities.

We are ...

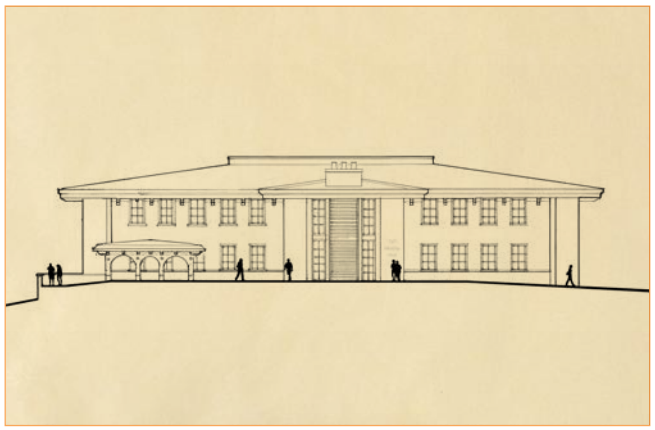
Partners who believe in "serving first". Through collaboration, empathy, and humility we earn the opportunity to help shape the future for our clients and the communities we serve.

Leaders and fierce optimists. We challenge ourselves and our colleagues to advocate for and create more beautiful, just, and sustainable places for this generation and the next.

Stewards entrusted with preserving and extending the accumulated wisdom of our profession in service of a more equitable, sustainable, and enduring future.

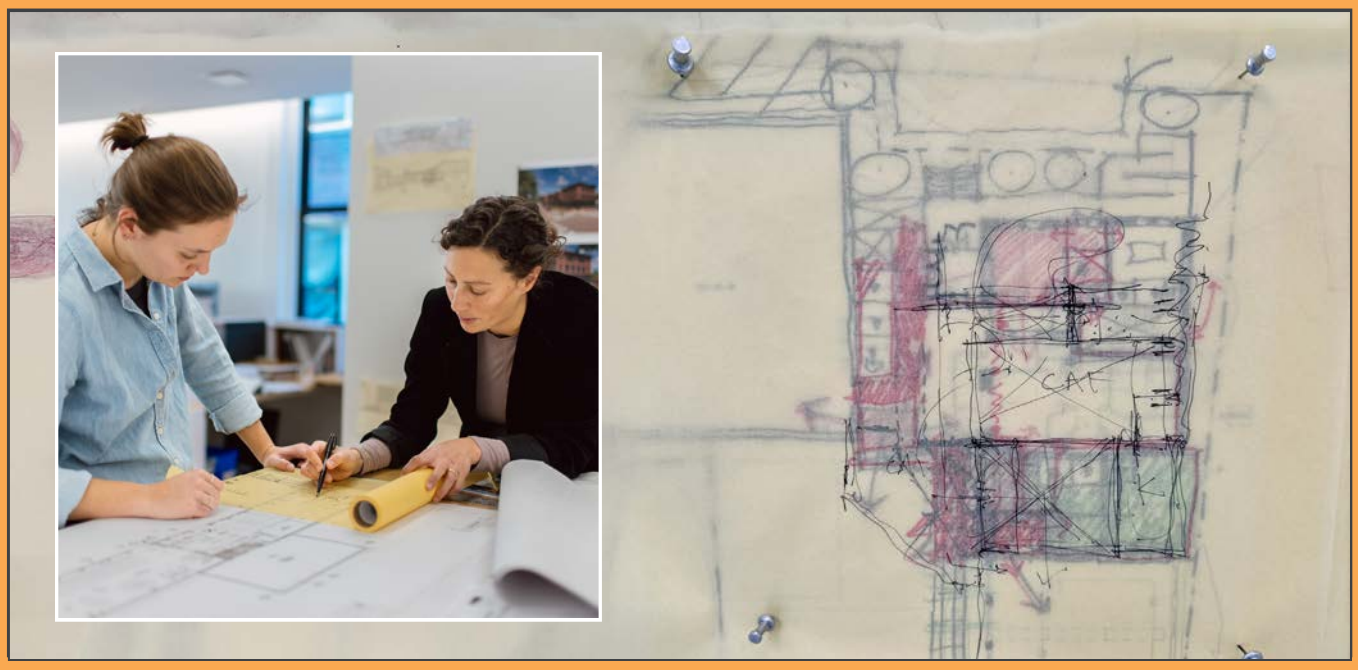
Artists who believe that beauty has the power to enrich and delight—to elevate the merely practical in order to touch the spirit. We aspire to bring this artfulness to all that we do.

Grateful and love what we do and who we do it with. We believe that creating places for people to thrive should be fun and enriching for everyone. We find joy in working to make the world a better place.



TIVERTON PUBLIC LIBRARY, *Tiverton, Rhode Island*

Our Approach to
Conceptual Planning



Conceptual planning is where a building begins to take shape—in conversation, observation, and patient study of what a place is asked to do, and for whom.

OUR PHILOSOPHY

Every project begins with questions. Who will use this place? How does it work today? What is it being asked to become? Conceptual planning is the steady work of answering these questions.

Listening comes next. Stakeholder conversations move across an organization—leadership, staff, partners, the people who pass through each day. Their priorities surface in matrices and margin notes, and together become the compass that guides the decisions ahead.

Observation deepens the work. We tour comparable buildings alongside our clients, learning from places already in operation. We walk the site together, reading its neighborhood, its light, its history. When an existing building is part of the story, we listen to it too—to the craft in its materials, the wisdom embedded in walls that have stood the test of time.

Analysis follows. Conversations become diagrams: organizational charts, adjacency studies, square-footage tallies. We hold the program a client needs against the footprint they have, and the gap between them becomes the next question to answer.

The work then opens into possibility. We bring multiple schemes forward, each a different answer to the same question, paired with massing studies and early sections. Trade-offs are made visible; the client weighs them, and chooses.

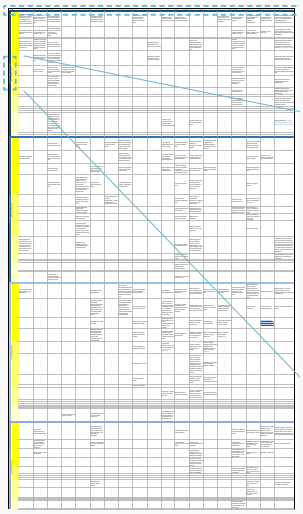
What emerges is a framework: a clear set of goals, a guiding strategy, and a shared understanding of how the building will serve the people who will call it theirs.

UNION

How Conceptual Planning Becom

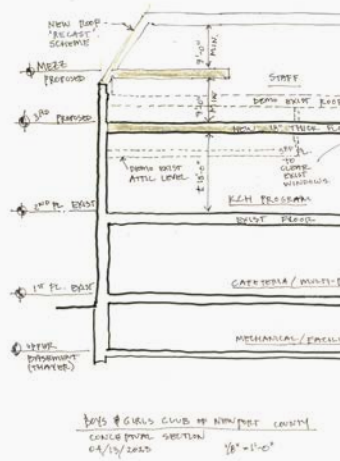
Listening — Gathering Voices, Defining Goals

Conceptual planning begins in conversation. We meet with the people who know a place best—leadership, staff, partners, neighbors—and let their priorities surface. Their voices and observations become the compass: priorities and values that guide the decisions ahead.



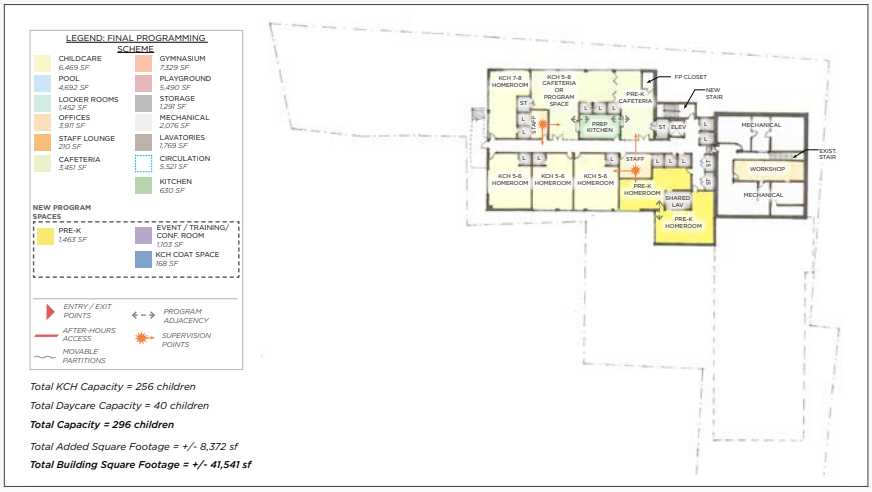
Drawing — Sketch, Trace, Iteration

Ideas are tried and tried again. Plans pushed, sections drawn to test a roofline, a stair, a third floor. Layers laid over layers, set aside, returned to. The building's logic emerges and the program finds its shape in the patient back-and-forth of seeing what fits.



Shaping — Final Programming Scheme

A scheme is chosen, and the program finds its place in plan. Color-coded zones, adjacencies, supervision points, entries—every decision from the work that came before now lives in a room with a door and a window. The building, in plan, has found its footing



es Place: *Listening, Drawing, Shaping*

VISIBILITY

WHAT ARE WE TRYING TO ACCOMPLISH?

Maintain visibility of children at all times, and allow better visibility into program spaces.

- Line of sight important throughout building, especially in key areas of bathrooms, corridors and entry/exits.
- Pool area to be more visible to rest of building - currently completed segregated from rest of facility. Interior and exterior.
- Access points into and out of facility critical.
- Glazing in doors to be able to see into classrooms, offices, and program space
- Ability to supervise children going into bathrooms and in locker rooms while maintaining their privacy
- Individual bathrooms in classrooms would be ideal.
- Allow staff members to observe other team members and assist if needed

visibility icon by nauraicon

SEPARATION

WHAT ARE WE TRYING TO ACCOMPLISH?

Separate childcare programming from public access areas for security; better organize departments, programs and activities.

- How do children move from inside activity spaces to exterior activity spaces?
- Within a classroom or program spaces, provide zones of activity to help separate users and equipment.
- Rental use not to interfere with daily use. Rentals should have their own entry protocol, bathrooms and support spaces.
- Quarantine space for kids that are ill or are experiencing a hard moment that others should not see.
- Separation for age groups
- Visual and physical separations between staff and KCH spaces
- Front desk is busy - separate out tasks here!

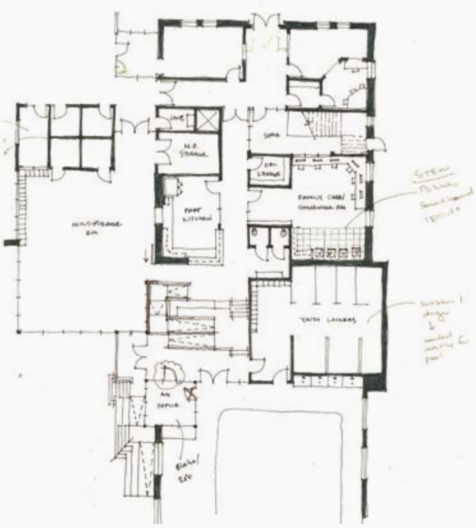
split icon by Adrien Coquet

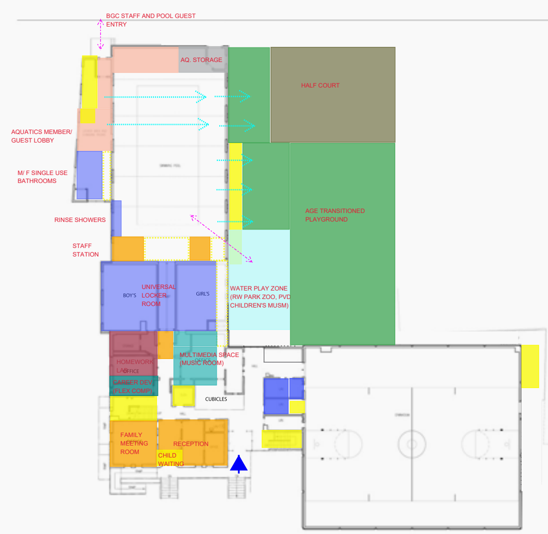
GOAL

"PROVIDE SAFE AND ENGAGING SPACES THAT WILL SUPPORT MORE YOUTH, CHILDREN, AND FAMILIES IN THE COMMUNITY BY ADDING TO AND STREAMLINING THE CENTRAL CLUBHOUSE."

STRATEGY

1. EXPAND THE CAPACITY AND AGE RANGE OF THE CHILDCARE PROGRAM.
2. IMPROVE SECURITY AND SAFETY OF THE CLUBHOUSE.
3. ALLOW THE CHILDCARE, GYMNASIUM & POOL TO FUNCTION SEPARATELY, AND IN PARALLEL, AS DIVERSE REVENUE STREAMS.
4. PROVIDE STAFF THE SPACE AND INFRASTRUCTURE THEY NEED TO CONTINUE LEADING THE ORGANIZATION SUCCESSFULLY.
5. EXPAND AMENITIES AVAILABLE TO CLUB MEMBERS, PARTNER ORGANIZATIONS & SCHOOLS, AND THE BROADER COMMUNITY.
6. PROVIDE FOR FUTURE PROGRAM FLEXIBILITY.





FIRST FLOOR PLAN

MING
IASIUM
SF
GROUND
SF
AGE
F
ANICAL
SF
TORIES
SF
ULATION
SF
EN
F
/ TRAINING/
ROOM
F
OAT SPACE
GRAM
ACENCY
RVISION
TS
ren
ildren
+/- 8,372 sf
= +/- 41,541 sf

LEGEND: FINAL PROGRAMMING SCHEME

CHILDCARE *6,469 SF*	GYMNASIUM *7,329 SF*
POOL *4,692 SF*	PLAYGROUND *5,490 SF*
LOCKER ROOMS *1,452 SF*	STORAGE *1,291 SF*
OFFICES *3,911 SF*	MECHANICAL *2,076 SF*
STAFF LOUNGE *210 SF*	LAVATORIES *1,769 SF*
CAFETERIA *3,451 SF*	CIRCULATION *5,521 SF*
	KITCHEN *630 SF*

NEW PROGRAM SPACES

PRE-K *1,463 SF*	EVENT / TRAINING/ CONF. ROOM *1,103 SF*
	KCH COAT SPACE *168 SF*

ENTRY / EXIT POINTS · *PROGRAM ADJACENCY* · *AFTER-HOURS ACCESS* · *SUPERVISION POINTS* · *MOVABLE PARTITIONS*

Total KCH Capacity = 256 children

Total Daycare Capacity = 40 children

Total Capacity = 296 children

Total Added Square Footage = +/- 8,372 sf

Total Building Square Footage = +/- 41,541 sf

NEWPORT RESTORATION FOUNDATION, KEEPING HISTORY ABOVE WATER, *Newport, Rhode Island*

Our Approach to
Committee & Stakeholder Engagement

The best buildings are shaped by the people who know them best — those who walk their halls each day, those who steward their systems, those who carry their institutional memory.

OUR PHILOSOPHY

Every institution holds a particular kind of knowledge. The faculty member who knows which corner catches the morning light. The facilities engineer who has tended the boilers through forty winters. The department chair carrying decades of how the work actually gets done. This knowledge rarely sits in a brief — and it shapes everything we design.

At Union, engagement on institutional projects begins with attention. We listen to the building, to the people who use it, and to the teams responsible for its long life. Conversations with end users, facilities staff, and project leadership surface the realities that drawings alone can't capture: how a space is actually used, where the workarounds have quietly accumulated, what the institution most wants to protect.

These exchanges shape our work in concrete ways. They guide how a plan is tested, how scope is prioritized, how trade-offs are framed for the people who will weigh them. We bring our own expertise — in code, construction, historic systems, and the choreography of design teams — into a candid conversation with those who hold the institution's expertise. The result is a project shaped by both, and stronger for it.

Engagement, for us, is also a discipline of humility. Every institution has stewarded its places longer than we will know them. Our work is to honor that stewardship, ask good questions, and design with care for what is already loved.

UNION

Worth Keeping:
New Life for Existing Buildings

OUR PHILOSOPHY

Buildings endure when they are loved. What we shape today is measured by whether it will be cherished, tended, and carried forward by those who come after us

Some of the most meaningful work we do begins with a building already in place. Buildings cherished for the life they hold, the memory they carry, the role they play in people's days — but whose form no longer rises to the aspirations of the community they serve. What they ask of us is not reinvention but artistry: a more enduring expression for future generations to inherit.

This is, for us, a search for timelessness. The buildings a community loves are the buildings a community keeps — repainted, repaired, cared for, handed down with pride. So we look past the styles of the moment, toward the proportions, materials, and quiet details that future generations will cherish as their own.

We approach the work as a kind of recasting. The existing structure becomes a framework, and around it we shape an architectural language drawn from the place and the people it serves — sometimes a regional vernacular, sometimes the spirit and identity of the institution itself. The aim is always the same: a building that feels as if it had always been there, or always could have been.

The rest is patience and care. Listening to what the building can hold. Letting new and old become a single composition. What emerges is, ideally, a place that feels whole, rooted, and worthy of the generations who will gather within it, tend to it, and pass it on.

UNION

Case Study — New Housing for Middlebury College in Monterey CA

A simple sketch inspired the transformation of a much maligned office building in the heart of Monterey into a meaningful campus resource and a proud community asset.

Making Places That Last...

The most enduring buildings have been frugal by nature — designed to last, sited with care, made to meet their seasons.

Our work honors that wisdom while making room for what's needed now.

The buildings that have lasted longest have always known how to live in their climate. Walls thick enough to hold a season. Roofs pitched to shed the weather. Rooms scaled to the warmth they can keep. These are old answers to questions still being asked.

Our team carries that wisdom forward, and pairs it with what the present has learned. Within our practice are Certified Passive House Consultants, and within our portfolio are certified Passive House buildings alongside net-zero communities — places designed to live lightly on the land that holds them.

We have learned, too, from sites that ask more than most. A wharf at the water's edge, lifted above the floodplain to make room for a public space and a bio-retention system that returns clean water to the bay. A National Historic Landmark on a working harbor, held for the next half-century by a phased adaptation plan triggered by flood probability rather than by calendar. A factory site whose soil had carried a century of industry, remediated and returned to ground that now grows flowers that are given freely to those in need.

What endures is what was built with care for the long measure: the climate, the place, and the people who will inhabit it after us.

WRIGHT LOCKE FARM, ALL SEASONS BARN

Winchester, Massachusetts

Heavy timber, v-groove wood ceiling, board siding — draws on the language of the historic farm barn while meeting the program of a modern education and event center.

WRIGHT-LOCKE FARM ALL-SEASONS BARN, *Winchester, Massachusetts*

selection of Award *highlights*

- *2025 AIA Philadelphia, Merit Award for Equitable Communities in the Historic Preservation/Adaptive Re-use category:* ***Southside Community Land Trust Headquarters***
- *2025 AIA New England, Citation:* ***The Veranda House Restoration***
- *2025 CNU, National Chapter, Three Charter Awards:* ***Westminster Street Revitalization; Eastdale Main Street Village; and Cape Cod Resiliency: Missing Middle***
- *2025 GrowSmart RI, Outstanding Smart Growth Award:* ***The Residences at Riverside Square***

  2025 CNU, National Chapter, Merit Award: ***Preserving History: Assessments & Climate Adaptations at the House of the Seven Gables***
- *2024 CNU, National Chapter, Merit Award for Emerging Project:* ***Veridian at County Farm***
- *2023 National Association of Home Builders (NAHB), Platinum Award:* ***Brewster Landing***
- *2022 Providence Preservation Society, Mission-Driven Preservation Award:* ***Southside Community Land Trust Headquarters***
- *2022 Urban Guild: Design Exploration Award:* ***Adults with Autism Disorder - Guides and Practices***
- *2022 AIA Philadelphia: Paul Sehnert Award Excellence in Design, Collaboration, & Impact:* ***Life do Grow Farm Conceptual Master Plan***
- *2021 CNU National Chapter: Charter Award:* ***Hammetts Hotel***
- *2020 NAHB, Platinum Award, Green Entire Home Remodel:* ***Jamestown Net-Zero House***
- *2020 NAHB, Platinum Award, Community of the Year:* ***Castle Street Cottages***
- *2019 CNU National Chapter, Filling the Housing Gap, Missing Middle Design Competition:* ***It Will Play in Peoria***
- *2018 NAHB, Best Student Housing:* ***Middlebury College Student Residences***
- *2018 NAHB, Best Single-Family One-of-a-Kind Custom or Spec Home:* ***This Old House® 2018 Idea House***
- *2016 APA RI Chapter Award Outstanding Neighborhood Planning:* ***Keeping History Above Water: Planning for Sea Level Rise in Newport's Historic Point Neighborhood***
- *2016 AIA New England: Design Merit Award for Institutional:* ***Tiverton Public Library***
- *2016 NAHB, Community of the Year:* ***Heritage Sands***
- *2015 NAHB, Best Project in Pacific Northwest Region:* ***Ludlow Cove***
- *2014 Builder Magazine: Builder's Choice Award, Project of the Year for Green Development or Production Housing:* ***Riverwalk***

21
AMERICAN INSTITUTE OF ARCHITECTS (AIA)

24
CONGRESS FOR THE NEW URBANISM (CNU)

5
AMERICAN PLANNING ASSOCIATION (APA)

21
NATIONAL ASSOCIATION OF HOME BUILDERS (NAHB)

TIVERTON PUBLIC LIBRARY, *Tiverton, Rhode Island*

Project Understanding & Approach

Project Understanding & Approach

YOUNG ISRAEL OF SHARON has been planning for this moment since the day its congregation arrived at 100 Ames Street, nearly twenty-five years ago. The community that has grown up around it, now 240 families, a school, and a generation of children who have known no other synagogue, is the reason this project is no longer optional. Tents erected for High Holiday overflow are not a failure of planning; they are evidence of something rarer: a congregation that has genuinely thrived. The question before this design process is not whether to act, but how to act well — how to build a campus that is finally equal to the community it serves, one that will hold this congregation and its traditions with the dignity, generosity, and permanence they deserve.

Sharon is a place of quiet abundance: rambling roads, towering pines, lakes that draw families to their shores. The setting offers something to build from. To hear that members walk to services through this landscape, under the trees, along the water — our aim would be a campus that settles comfortably into Sharon — built with the kind of quality and craft that will let it grow gracefully into its place across the decades ahead. A campus that serves this congregation first, in every detail of how it gathers, prays, learns, and welcomes, and gives back to the wider town of Sharon by adding something lasting to the fabric of the community. The work calls for restraint as much as ambition: timeless proportions, honest materials, careful detailing, and a generosity of spirit that will be felt by this generation and recognized by the ones that follow.

Our Approach

LISTENING FIRST, AND DESIGN THAT FOLLOWS FROM IT

UNION is a mission-driven firm, founded with the belief that the most lasting work begins with a genuine understanding of who a community is, what it values, and what it needs from the places it inhabits. That disposition, listening first and designing from what we hear, is not a philosophy we apply selectively. It is how we begin every project, and it is especially important here.

Young Israel of Sharon and Striar Hebrew Academy of Sharon represent two institutions with overlapping histories, shared facilities, and futures that are still taking shape. The planning process ahead will need to hold that complexity with care: honoring the distinct needs of the synagogue and the school, working with two committees whose inputs and priorities may not always align, and producing a coherent vision from genuinely plural voices. We are well versed in balancing this work. Across libraries, community centers, schools, and civic projects, we have learned that the quality of a final design is only ever as good as the quality of the listening that came before it. We know how to run a process that builds trust, surfaces what really matters, and brings competing inputs into a single, coherent whole.

Your design sensibility is already clear, and we are drawn to it. The image board you shared, with its Jerusalem stone, warm wood, classical arches, and restrained detailing, describes an architecture that is timeless rather than fashionable, rooted rather than of the moment. This is precisely the tradition our practice draws from. We study classical proportion and traditional precedent not as historical exercise, but as the most reliable guide to buildings that endure: ones that accrue meaning and affection over generations rather than dating. We will bring that sensibility to every decision made on this campus, from the massing of new construction to the materials of the courtyard.

A SYNAGOGUE CAMPUS ORGANIZED AROUND AN ACTIVE HEART

The courtyard concept at the center of your vision reflects a deep understanding of how this community actually gathers. A building form that creates an outdoor haven, protected from the street and connected seamlessly to the social hall, sanctuary, and school, offers flexibility and presence that no interior space alone can match. That courtyard becomes the place where gatherings spill outdoors and where children play within sight of families gathered after services, where the social hall opens wide on a summer evening. The interior spaces surround and activate it, giving the outdoor room life at every hour and every season of the year.

How the building is oriented on the site, how it relates to the street and the rear of the property, and how each interior space connects to the courtyard will be among the central design questions of the early studies. We come to those questions with genuine curiosity, and with the experience to work through them rigorously alongside your committee.

BRACKETING THE OPTIONS BEFORE COMMITTING TO AN APPROACH

A project of this scope, on a property of this size, with buildings of this age, deserves an honest evaluation of the full range of options before committing to a path. Renovation and addition may well be the right answer; it is likely to feel most natural to a congregation with a long relationship to its building. Our work in the early studies is to make sure that instinct holds up against the realities of what the existing buildings actually need. The life safety upgrades required throughout, including full sprinkler and integrated alarm systems, combined with the energy systems modernization that an addition of this scale will almost certainly trigger, and the congregation's own desire for something architecturally transformed, can meaningfully shift the calculus of what to keep, what to rebuild, and where the lasting value lies. Our early design studies will bracket these options clearly, presenting the range of achievable outcomes, the relative costs, and the honest trade-offs of each path, so that your committees along with the Rabbi can make an informed and confident decision about how to proceed. This is not a process of presenting a predetermined answer; it is a process of finding the right one together.

Process

HOW WE WILL WORK TOGETHER

Our process for the YIS + SHAS campus will move through four overlapping and mutually reinforcing streams of work.

LISTENING, VISIONING, AND EXISTING CONDITIONS.

We begin by deepening our understanding of the campus and the community. This means additional site documentation and a careful accounting of what exists, what is salvageable, what constrains the design, and where the real opportunities lie. Equally, it means structured conversations with your committees and key members and staff. We want to understand how the building is used across the full rhythm of the Jewish year: a typical Shabbat morning, a High Holiday service, a lifecycle event that fills the social hall, a school day in the PreK wing, a Sukkot gathering in the courtyard. That operational understanding is the foundation on which good design decisions are made. We are also delighted by the potential to be invited into your shul to observe and experience the "beautiful chaos" that currently fills your tight quarters. As a design team, this ability to experience alongside of you has lasting impact and further imbues our understanding of your circumstances and the flow of everyday. We encourage this with our client organizations whenever feasible.

OPTIONS DEVELOPMENT AND COMMUNITY ENGAGEMENT.

With existing conditions and program in hand, we will develop and present a clear set of planning options, from renovation and addition to partial reconfiguration to full rebuild, with each honestly assessed for cost, constructability, phasing feasibility, and design potential. We will present these options to your committees with trade-offs made explicit and our own recommendation stated clearly. Our goal is not to produce a menu but to facilitate a decision: to give your leadership the information and perspective needed to choose a path with confidence.

SCHEMATIC DESIGN AND FUNDRAISING INTEGRATION.

Once a direction is chosen, we move into schematic design, developing the floor plans, massing, material direction, courtyard landscaping and configuration, and building systems strategy that will define the project. We have learned on projects like the Tiverton and Hyannis libraries that design and fundraising are most effective when they run together: a compelling design vision is among the most powerful tools a capital campaign has. We will develop the design to a level of specificity and visual clarity that supports your fundraising effort, and we will work closely with your financial committee and campaign consultants to ensure that what we are designing is what can be built within the funds you are able to raise.

PHASING AND OPERATIONAL CONTINUITY.

Because the campus must remain active throughout construction, maintaining at minimum 10,000 square feet of usable space at all times, a practical and detailed phasing strategy is not a footnote to the design process but a core part of it. We will develop phasing options alongside the design itself, ensuring that the plan your congregation approves is one that can actually be executed without disrupting the community life it is meant to serve.

The Work Ahead

A campus that has been waiting 25 years for this moment deserves a process that takes it seriously: one that listens carefully, thinks clearly, and designs beautifully. Young Israel of Sharon has built something remarkable in Sharon, a community of genuine warmth and vitality, rooted in a landscape that gives daily life a particular character and grace. The campus at 100 Ames Street should reflect that. We would be honored to help you find it

Phasing and Continuity of Operations

Keeping the campus active throughout construction is one of the most important practical constraints of this project, and one we take seriously. It is also achievable. This type of process will require thoughtful sequencing, candid conversations about trade-offs, and a willingness on both sides to design and build with phasing in mind from the very beginning — but it is the kind of challenge we have experienced when working alongside active organizations who need to maintain continuity.

Some honest words about what this involves. Construction adjacent to occupied space, especially space used by children, brings real considerations of safety, security, noise, dust, and access which must be managed every day of the project. It can also extend the construction schedule. None of this is a reason not to do it. It is the reality of how this kind of work succeeds, and considering these practicalities clearly at the outset is part of what makes a phased project go well.

We have considerable experience with this kind of work. Our current renovation and expansion of the Hyannis Public Library is a useful example. We sequenced that project so the smaller historic portion of the library could be rehabilitated first, in Phase I. This is where the permanent location of new mechanical systems, new offices, and new storage space would be located and, upon completion, would allow the library staff to relocate into the completed historic wing and provide key services. Once relocated, Phase II will begin - including the demolition of an unsightly 1960's addition and replacing it with a new wing housing new gathering spaces, book stacks, and a children's library. This sequencing will allow the library to operate, with reduced services, until the full project comes online. While the completion of Phase II unlocks the major public spaces of the library, the reality is that much needed library services were available to the community throughout the entire construction process. We have also led many smaller-scale occupied rehabilitation projects, where the phasing is more fine-grained: sequential pockets of work, occupants shifting temporarily out of one area and back as the next begins. Those projects tend to run longer and require very close coordination during construction, but they keep day-to-day life largely intact.

The good news for your project is that the largest piece of new program — the social hall — is currently envisioned as a stand-alone building at the rear of the site. A building like that can be constructed with minimal disturbance to the existing campus, and its construction can be coordinated readily around services, school activities, and weekend gatherings. One useful possibility worth noting now: if the new social hall is built first and brought online ahead of the existing-building work, it can serve as temporary sanctuary or educational space during portions of renovation or construction that would otherwise be difficult to occupy. That kind of intentional sequencing — building first what later gives you room to renovate the rest — is often the key to keeping a campus running well through a project like this.

What we are committing to is this: phasing will be a design consideration from day one, not a logistical question handed to the contractor at the end. Every massing study, every site plan, every decision about what gets renovated and what gets built new will be evaluated in part by what it makes possible for continuity of operations.

Schedule

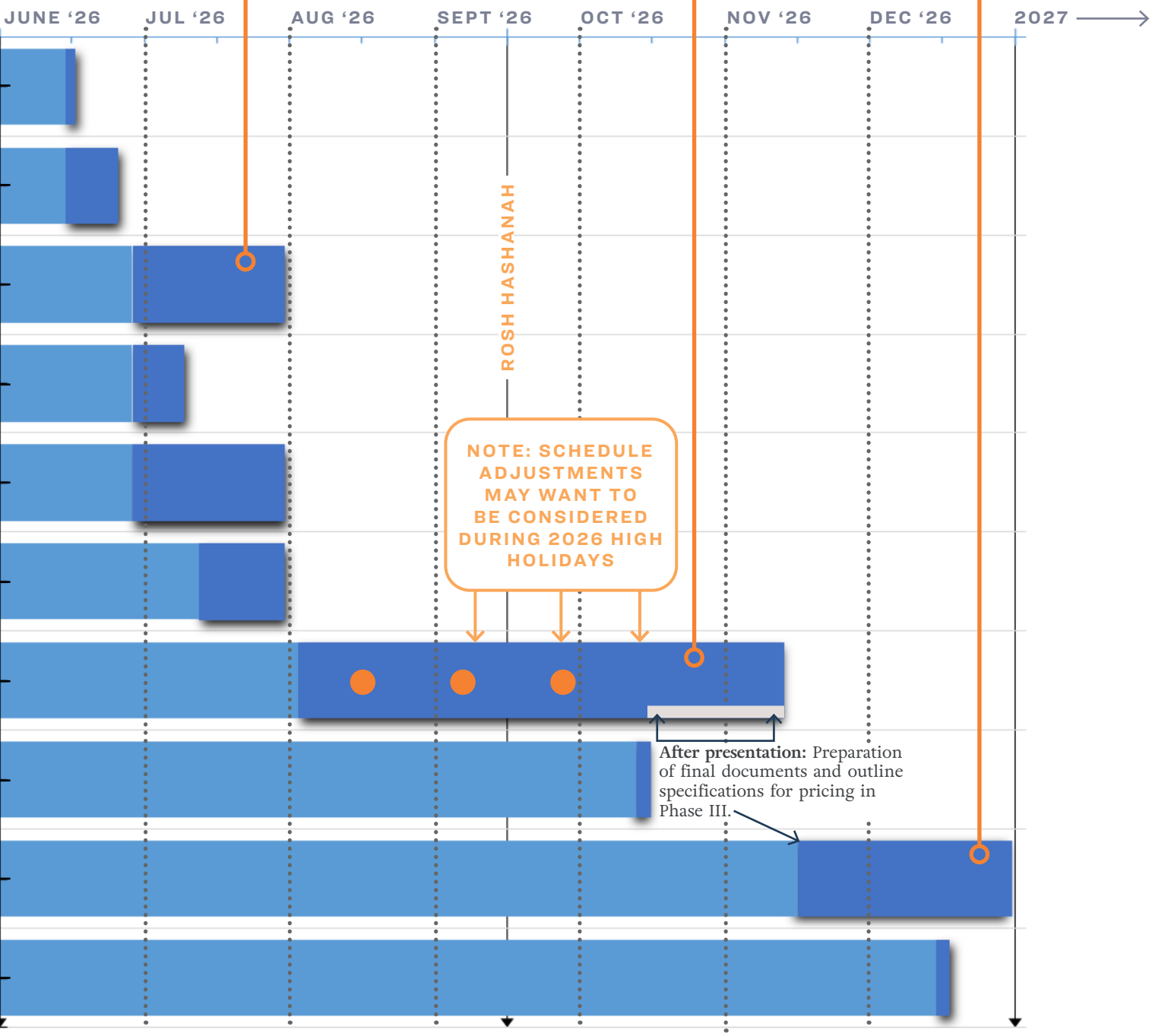
This schedule assumes a June 15, 2026 kick-off date, however, we can adjust this timeline to align with any particular date you are aiming for or holidays/ special events we'll need to work around. Our work will be scoped, staffed, and managed accordingly: a project kick-off shortly after selection; existing-conditions assessment and programming running in parallel rather than sequentially; design and cost validation on a defined cadence; and a deliverable schedule we can all commit to. We will actively manage the decision points where YIS (and SHAS) input is needed, surfacing those early so they do not become schedule risks. With our extensive experience in design projects lead by committees, boards and the like, it will be important for UNION and YIS to work together to define how much input and iteration YIS would like to afford various stakeholders as this does impact schedule. We are happy to accomodate any level of collaboration and input as we develop a more defined schedule if selected.

OWNER/ ARCHITECT AGREEMENT	6/15/26 - 6/15/26
TEAM MOBILIZATION	6/15/26 - 6/26/26
Phase I: Due Diligence & Programming	6/29/26 - 7/31/26
EXISTING CONDITIONS DOCUMENTATION	6/29/26 - 7/10/26
ONGOING MEETINGS, DATA GATHERING, INTERVIEWS WITH KEY STAKEHOLDERS	
FINDINGS & PROGRAMMING SUMMARY	7/13/26 - 7/31/26
Phase II: Conceptual/ Early Schematic Design	8/3/26 - 11/13/26
PRESENTATION OF FINAL CONCEPTUAL DESIGN	WEEK OF 10/13/26
Phase III: Price Estimating	11/16/26 - 12/31/26
PRESENTATION OF PRICING OVERVIEW	WEEK OF 12/15/26

Phase I: Building documentation, existing uses, consultant site visits and review of systems, landscape and site. This timeline could vary depending on how much input YIS would like UNION to have with their board, building committee and stakeholders/ staff. We are providing what we would consider a moderate/ typical level.

Phase II: 2-3 design iterations & reviw (●) with architect & landscape architect. This timeline could vary depending on how much collaboration and iteration rounds YIS would like to engage in with their board, building committee and stakeholders/ staff. We are providing what we would consider a moderate/ typical level from our experience.

Phase III: Pricing drawing deliverables would include: elevations and plans w/ typical material selections noted, MEP & structural diagrams, landscaping plans w/ typical plantings noted, civil site plan w/ infrastructure outlined. We would answer any questions, provide clarifications and coordinate with the cost estimator during this time.



HAMMETTS WHARF, *Newport, Rhode Island*

Project Team

UNION STUDIO ARCHITECTURE & COMMUNITY DESIGN, *Providence, Rhode Island*

Team Organizational Chart

YOUNG ISRAEL of SHARON

GEOTECHNICAL ENGINEER

CIVIL ENGINEER

ARCHITECT

UNION

PARTNER IN CHARGE

Douglas Kallfelz

Co-Founder & Managing Partner

PROJECT LEAD

Kara Babcock

Associate Principal

PROJECT ARCHITECT

Taylor Hughes

Architect

ARCHITECT

Evelyn Ehgotz

Architect

STRUCTURAL ENGINEER

ez engineers structural engineers

MEPFP

BLW ENGINEERS

LANDSCAPE ARCHITECT

TRAVERSE landscape architects

COST ESTIMATOR

ELLANA inc. Construction Consultants

Douglas Kallfelz AIA, LEED AP, CNU

Co-Founder & Managing Partner

As managing partner at Union, Douglas works directly with client leaders on a wide range of community design, residential, institutional, and civic projects. With more than 30 years of experience across a broad range of client and project types, Douglas brings a unique blend of business acumen, technical expertise, and design skill to those he serves. He has been the primary architect and Principal-in-Charge for many of the firm's award winning affordable housing projects, sustainable communities, civic buildings, student housing, libraries and residences. Douglas blends his project leadership and design responsibilities with overall management and strategic planning for Union. His work embodies a commitment to contextually inspired design and enduring quality as the foundation of lasting value for communities and clients alike.

EDUCATION

Harvard University,
Graduate School of Design
Cambridge, MA
Master in Design Studies, 2003

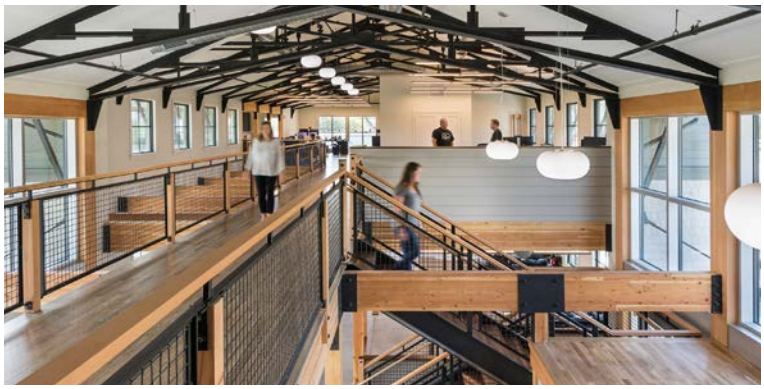
Syracuse University
Syracuse, NY
Bachelor of Architecture, 1995
Cum laude with Honors

REGISTRATIONS & CERTIFICATIONS

Registered Architect
Licensed in: RI, MA, ME, NH, VT, SC

LEED Accredited Professional

RELEVANT EXPERIENCE



WATERROWER WORLD HEADQUARTERS
Warren, Rhode Island
Designed a new headquarters building and campus expansion for WaterRower, Inc., including a visitor center, product showroom, and renovated manufacturing facility.

WESTMINSTER STREET REVITALIZATION
Providence, Rhode Island
An adaptive reuse, mixed use project that involved the revitalization of three historic buildings, and the design of a new, contextual addition.

UNION

Douglas Kallfelz AIA, LEED AP, CNU

TIVERTON PUBLIC LIBRARY
Tiverton, Rhode Island
Complete master planning, programming and building design for a new public library. This library set the bar for new library design in the state.

MIDDLEBURY INSTITUTE FOR INTERNATIONAL STUDIES STUDENT HOUSING
Monterey, California
Rehabilitating a 50-year-old building creates walkable student housing with a more contextually sensitive character.

HAMMETTS WHARF
Newport, Rhode Island
Historic waterfront infill. Full design services from masterplanning, entitlement, design and construction.
.

"Meaningful design begins with having a deep respect for the cultural values of the people and communities we serve. Listening first gives the greatest chance of creating buildings and places that enrich lives and strengthen connections."

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
Member, *Current*
AIARI Architectural Forum
Vice President, *Current*
AIARI Chapter Past President, *2013*

Harvard Alumni Real Estate Board
Board Member, *Current*

Urban Guild
Fellow, *Current*

Congress for New Urbanism (CNU)
Member, *Current*

SPEAKING ENGAGEMENTS

One Cape Summit, 2025 Keynote
Resilient Communities & Attainable Housing
25 years of partnership and transformation

Crafting Resilient Communities:
Lessons learned over 20 years of designing attainable housing in New England
AIA New Jersey, *2023*

East Coast Rising: Shifting Resilience Planning from Guidelines to Implementation
CNU National Conference, *2022*

Finding the "Missing Middle" in Housing
International Builder's Show, *2018*

Intentional Communities: History & New Applications for Clustered Development
Architecture Boston Expo, *2012*

Sustainable Opportunities Across the Transect
CNU New England, *2011*

Cottages on Greene: An Alternative Residential Development for the New Economy
GrowSmartRI, *2009*

Smart Streets for Smart Growth: Rethinking Green Infrastructure in Cities and Towns
EcoBuild, *2009*

COMMUNITY ENGAGEMENT

Warren Rhode Island Planning Board
Board Member 2012-13

ACE RI Mentorship Program
Advisory Board Member

Leadership Rhode Island
Member, *ETA II Class*

Kara Babcock AIA, CNU

Associate Principal

As one of Union's longest-tenured employees, Kara has garnered experience on many of the firm's most challenging architectural and urban design projects, most recently as project manager for the new and award-winning Hammetts Wharf Hotel in Newport, RI. Her project background spans a variety of types and sizes from workforce housing to public libraries, adaptive reuse, and an award-winning research exhibit on sea level rise in historic communities. With her degree in both architecture and fine arts, Kara takes great pride in balancing design aesthetics with the technical aspects that make our built world a reality. She delights in working closely with large, comprehensive project teams to shepherd a concept through to completion and has found the mission-based work at Union Studio to be personally rewarding.

EDUCATION

Roger Williams University
Bristol, RI
Master of Architecture

Roger Williams University
Bristol, RI
Bachelor of Science, Architecture

REGISTRATIONS & CERTIFICATIONS

Registered Architect
Licensed in: RI

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
Member, 2018-*Current*
RI Chapter, Board of Directors, *2018-2020*

Congress for the New Urbanism (CNU)
Member, 2017-*Current*

RELEVANT EXPERIENCE

TIVERTON PUBLIC LIBRARY
Tiverton, Rhode Island

Complete master planning, programming and building design for a new public library. Referred to as the "Crown Jewel" of the Rhode Island public library system upon it's completion, this library sets the bar for new library design in Rhode Island.

BOYS AND GIRLS CLUBS OF NEWPORT COUNTY
Newport, Rhode Island

Complete renovation and expansion of the headquarters incorporating childcare center, pool, gymnasium and educational facilities

UNION

Kara Babcock AIA, CNU

HAMMETTS WHARF HOTEL
Newport, Rhode Island

Full architectural services from conceptual design to construction administration for a new mixed-use hotel in a historic downtown setting. The site was within a VE flood zone, adaptive construction techniques for sea level rise were implemented.

HYANNIS PUBLIC LIBRARY
Hyannis, Massachusetts

Addition and renovation of the historic Hyannis Public Library that honors its rich history while meeting modern needs.

22 RYE STREET LIBRARY
Providence, Rhode Island

22 Rye Street reimagines a historic schoolhouse as a vibrant community library and cultural center, expanding educational and creative opportunities for Providence's diverse neighborhoods.

SPEAKING ENGAGEMENTS

The House of Seven Gables: A case study for historic building and campus adaptation plans
The Preservation in a Changing Climate Conference, *September 2023*
Traditional Building Conference, *March 2026*

Transforming Coastal Adaptation Narratives: Urban Resilience Beyond Survival
Congress of the New Urbanism National Conference, *June 2025*
AIA NH Learning Day, *March 2026*

Community-Centered Approaches to Climate Adaptation
Donner Foundation Speaker Series for the Aquidneck Island Land Trust, *June 2025*

COMMUNITY ENGAGEMENT

ACE RI Mentor Program
RI Chapter, Board of Directors, *Current*
Mentor for Office Experience Program, Current Mentor, *2011-2012*

Roger Williams University
Frequent guest critic at design studios, *2011-present*

DESIGNxRI - Design Forward Program
Advance Cohort, *Fall 2017*

"We have the privilege of influencing the fabric of spaces and places for everyone and it is our responsibility to ensure they meet the needs and help to overcome the challenges of the communities in which we are working."

Taylor Hughes AIA, CNU

Architect

Committed to a thoughtful, well-researched, and holistic approach to architecture, Taylor's first consideration is for the people who will interact with the spaces she designs. She believes in using her skills as an architect to improve the world and create places with integrity. At Union, Taylor applies this same dedication to every project, from research and programming to client presentations and coordination. Outside of the office, Taylor serves as Vice-President / President Elect on the board of the American Institute of Architects Rhode Island chapter and as co-chair of the chapter's Advocacy committee, which has brought her to the Statehouse in the past year to testify on legislation.

EDUCATION

Roger Williams University
Bristol, RI
Master of Architecture
Honors: summa cum laude

Roger Williams University
Bristol, RI
Bachelor of Architecture

REGISTRATIONS & CERTIFICATIONS

Registered Architect
Licensed in RI

Thoughtful, principled, and committed to architecture that improves our daily lives.

UNION

RELEVANT EXPERIENCE

HYANNIS PUBLIC LIBRARY
Hyannis, Massachusetts

An addition and renovation of the historic Hyannis Public Library that honors its rich history while meeting modern needs.

BOYS & GIRLS CLUB OF NEWPORT COUNTY
Newport, Rhode Island

A major renovation and expansion of the historic Thayer School building will revitalize the Boys & Girls Clubs of Newport County and expand vital youth programs.

Taylor Hughes AIA, CNU

VERANDA HOUSE RESTORATION
Nantucket, Massachusetts

After a catastrophic fire, the Veranda House was painstakingly restored to preserve its historic legacy while introducing modern safety and accessibility.

WRIGHT-LOCKE FARM ALL-SEASONS BARN
Winchester, Massachusetts

A new education and program center enables expansion of the farm's educational programs and community events.

22 RYE STREET LIBRARY
Providence, Rhode Island

22 Rye Street reimagines a historic schoolhouse as a vibrant community library and cultural center, expanding educational and creative opportunities for Providence's diverse neighborhoods.

PROFESSIONAL AFFILIATIONS

American Institute of Architects, Rhode Island Chapter
Vice President / President-Elect, 2026-Present
Young Architect Director, 2023-2025

Congress for the New Urbanism (CNU)
2024-Present

COMMUNITY ENGAGEMENT

AIAri
Advocacy Committee Co-Chair, 2025-Present
Honor & Design Awards Committee, 2021-present

AIA Chapters of New England
Design Award Committee, 2022

SPEAKING ENGAGEMENTS

Young Architects Forum: Bridging Generations
AIA25, 2025
Boston, MA

Evelyn Ehgotz AIA

Architect

Evelyn is a graduate of Lawrence Technological University (B.S. in Architecture, summa cum laude) and the Rhode Island School of Design (M.Arch). In 2021, she was awarded the United in Design Scholarship, and during her internship, she researched design strategies for supportive housing, culminating in the report Supportive Housing for Adults with Autism Spectrum Disorder. Since joining the Union team full-time, Evelyn has contributed to a variety of projects—from city design guidelines to duplex housing—and she is especially fond of rendering and graphics work. Her graduate thesis examined the concept of techno-Orientalism in film and media urbanscapes and its impact on Asian American communities.

EDUCATION

Rhode Island School of Design
Providence, RI
Master of Architecture

Lawrence Technological University
Southfield, MI
Bachelor of Science, Architecture
Honors: Summa Cum Laude

REGISTRATIONS & CERTIFICATIONS

Registered Architect
Licensed: RI

Deep thinker, graphics wiz, and Midwesterner thriving on the East Coast.

UNION

RELEVANT EXPERIENCE

ISLAND AUTISM CENTER AT CHILD FARM

West Tisbury, Massachusetts

Masterplan for micro-farm including affordable residences for adults with autism, a common house with kitchen, community space, farm caretaker's apt and visitor suites.

HYANNIS PUBLIC LIBRARY

Hyannis, Massachusetts

Addition and renovation of the historic Hyannis Public Library that honors its rich history while meeting modern needs.

Evelyn Ehgotz AIA

HYANNIS MIXED-USE
Hyannis, Massachusetts

Revitalizing an iconic and historic social hub to serve a modern-day community with two new commercial spaces and rehabilitation including a new storefront and complete interior renovation.

BISHOP STANG INNOVATION SPACE
North Dartmouth, Massachusetts

The project consists of an interior fit-out of the existing fourth floor to create a new Innovation Lab, featuring robotics equipment, fabrication technology, and collaborative spaces, while modernizing finishes and systems.

CISF SAILING CENTER
Jamestown, Rhode Island

A permanent home for CISF at Fort Getty Park — net-zero, red-list-free, and designed to teach as much as it shelters.

PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA)
Member, present

Rhode Island Minorities in Architecture & Design (RIMiAD)
Committee Member

SPEAKING ENGAGEMENTS

Professional Practice Panel
Rhode Island School of Design, 2023

COMMUNITY ENGAGEMENT

Lawrence Technological University
Guest critic at design studios

GRANTS BLOCK, *Providence, Rhode Island*

Relevant Experience


PERAKHIM
Chloe
Aviva
Jacob
Joseph
REUVEN
Noa N
EYAL

Relevant Experience

Enclosed in this proposal are some examples of projects that reflect our experience and process. The project pages that follow will provide the visual collateral, but we wanted to take a moment to share more explicitly why we chose these projects to share and why that experience is relevant to Young Israel of Sharon and your vision for the future:

WRIGHT-LOCKE FARM, WINCHESTER. We designed an All-Seasons Barn for a historic working farm that hosts educational programs and community events for the public. The project required designing a new facility that honored the agrarian character of a National Register property while serving a growing and multi-generational community. Critically, it began with a design charrette that brought together staff, board members, and key stakeholders to build consensus around programming, site organization, and building orientation before design began in earnest. The parallels to your own process are clear.

HYANNIS & TIVERTON PUBLIC LIBRARIES. At both projects, we ran design processes that proceeded in parallel with active fundraising campaigns, developing a design vision compelling enough to anchor a capital effort while remaining responsive to the financial realities that shape scope. This is how we expect the YIS + SHAS project to unfold, and it is a mode of working we know well.

BOYS & GIRLS CLUB OF NEWPORT COUNTY. At this 1873 masonry landmark, working with an existing building that needed to be fully reconsidered to support the growing demand and student body. This took the form of a full renovation, complete reprogramming and a well-integrated and thoughtful addition of space. The parallels to 100 Ames Street are direct, including an aging building that needs full code compliance, a new addition on the public facing street, integrating true security precautions that balance a feeling of welcome with uncompromising safety, and supporting both community gathering and activity space with pre-school thru grade 5 student day programming.

CONANICUT ISLAND SAILING FOUNDATION, JAMESTOWN. We designed a campus of two linked buildings, an education center and a workshop, organized around landscaped outdoor spaces for a community-serving youth education program that had previously operated from temporary tents and trailers. The project replaced the provisional with the permanent, giving a beloved institution its first true home: one whose design is as purposeful as the programs it houses.

MIIS STUDENT HOUSING, MONTEREY. We took a 1960s office building, from the same era and of the same architectural character as the existing facility at 100 Ames Street, and transformed it through renovation alone into something architecturally compelling and deeply lovable. The lesson of that project is one we will carry directly into the early studies here: the question of what a building can become is often more open than it first appears.

photography: George Gray

Wright-Locke Farm All-Seasons Barn

WINCHESTER, MASSACHUSETTS

A new education and program center enables expansion of the farm's educational programs and community events.

The historic Wright Locke Farm is a non-profit working farm dating back to 1628 and listed on the National Register of Historic Places. This living piece of agricultural heritage hosts farm-based educational programs and community events, while offering free public access to its hiking trails, ponds, wetlands, and hilltop glades.

- *2022, AIA Rhode Island Honor & Design Award, Citation, Commercial Architecture*

When a generous donor gifted adjacent land to the Wright-Locke Conservancy, the property expanded to 20 acres, creating the perfect opportunity for a new educational facility. Union was commissioned to design "The All-Seasons Barn," a multipurpose center that would honor the farm's historic character while meeting modern needs. Our design approach balances traditional barn aesthetics with contemporary functionality through a thoughtfully curated materials palette. Heavy timber framing and v-grooved wood ceilings not only evoke the warmth of historic agricultural structures but also showcase visible carbon sequestration—marrying sustainability with authentic character.

The completed All-Seasons Barn serves as a versatile community hub, accommodating gatherings of up to 100 people, housing a dedicated children's classroom, and featuring a demonstration kitchen for culinary and educational programming. This new facility enhances the farm's mission while respecting its centuries-old legacy.

UNION

AGRICULTURE

Wright-Locke Farm - All Seasons Barn

DATE 2021 **SIZE** 10,000 sf **COST** $3.1 Million **CLIENT** Archie McIntyre, Wright-Locke Land Trust, Inc.

Exterior view of event space

View of the All-Seasons Barn and catering kitchen

Interior view of timber frame event hall

images: Union

1974 addition

Hyannis Public Library

HYANNIS, MASSACHUSETTS

Carefully balancing historic preservation with forward-thinking design, dynamic spaces, and community-centered services for under-served and minority citizens.

The historic Hyannis Public Library, a cherished Main Street landmark dating back to 1830 with the original Cape-vernacular building still intact, partnered with Union to re-imagine its aging 1970s addition and renovate its 1938 masonry building. This comprehensive renovation and addition project represents the first major update to the facility since 1974, as it replaces the deteriorating wing with thoughtfully interconnected spaces. The new addition will feature flexible meeting spaces, a commercial teaching kitchen, a large assembly space that transforms into a dance studio, and whimsical children and young adult sections, all while maintaining a contemporary Cape Cod aesthetic that is respectful to the two remaining structures and provides innovative, modern spaces that will inspire Hyannis citizens.

This renovation creates a bridge between generations, adapting the space for evolving needs while respecting its heritage. The renewed Hyannis Public Library will be able to deepen its role as a vital center for learning, creativity, and community connection for its diverse population of year-round residents, seasonal visitors, and under-served community members.

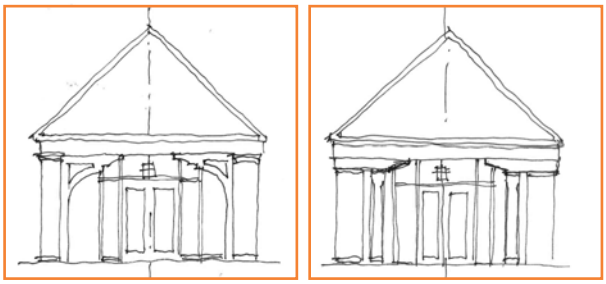
UNION

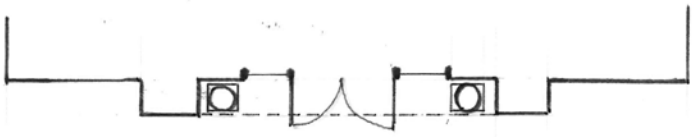
CIVIC & INSTITUTIONAL

Hyannis Public Library

DATE Summer 2025 const. start **SIZE** 2 acres **COST** $8.5M **CLIENT** Hyannis Public Library Board of Trustees

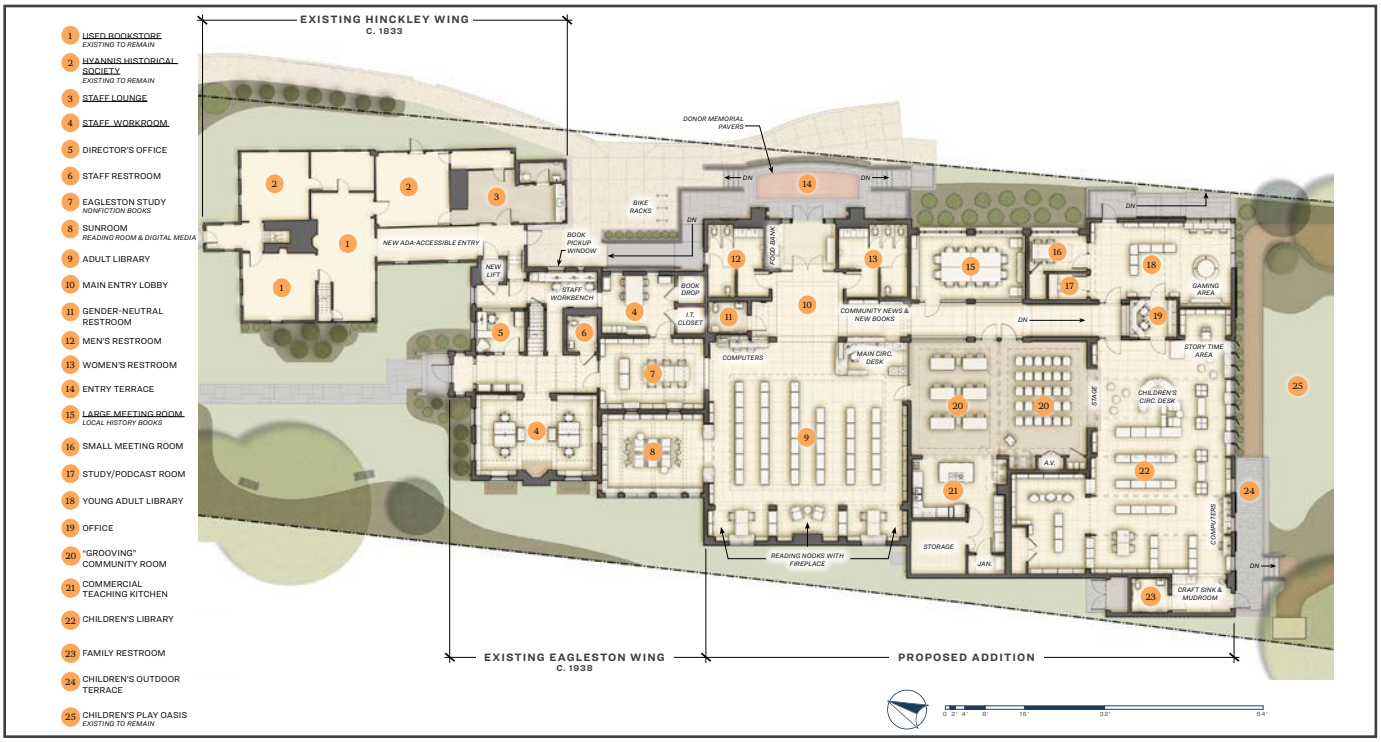
New main entrance with meeting rooms in glazed "connector" leading to red youth barn (children & young adult wing)





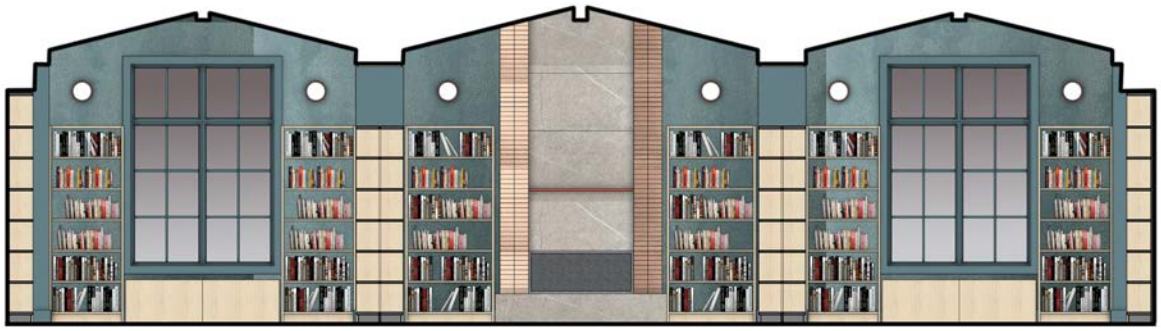
Above: one of the early studies of the library main entry, drawing inspiration from the forms of traditional Carnegie libraries, done up in the classic cedar shingle and trim of Cape Cod vernacular. Left: two bracket studies for the entry to create a more inviting welcome, which ultimately informed the final design.

Hyannis Public Library



Floor plan including the preservation and renovation of the original historic library structures on Main Street

Above, from left to right: interior renderings of the adult stacks and children's wing. Right: rendered elevation of the reading inglenooks at the fireplace.



Hyannis Public Library

The barn with children's program space spilling out to the existing "play oasis". The large expanse of glazing with vertical shutters offers a visual connection between the interior and exterior, while providing necessary sun-shading and heat gain control.

Above: diagrammatic sun studies of different shading devices, all shown during the winter solstice at noon. Right above: interior view from inside the children's barn, early study; right below: inspiration for shading device

photography: Nat Rea

Tiverton Library

TIVERTON, RI

A celebrated library design that finds the balance between traditional expression and modern programming.

This design represents the merging of two seemingly disparate requests. The first: a desire for a new library with a traditional expression that speaks to the history of libraries in Tiverton while reflecting the simple agrarian vernacular of the surrounding countryside. The second: a library that's truly a 21st-century community gathering space—open, extremely flexible, energy-efficient, and data-rich.

Union met these goals with a design that includes a community meeting hall, café, children's library, teen room, and exterior courtyard spaces. In addition to the building design, Union developed the library's furniture, fixtures, and equipment package, working with furniture manufacturers to custom-design computer stations, service points, and new book displays

The library location was selected to take advantage of community resources that already existed. To the south and west, the library abuts renovated town recreational fields (which were planned by Union in 2006), as well as a mixed-use artists' cooperative, farm, and performance venue, also designed by Union. The Tiverton Library is in close proximity to the middle and high schools, and has become the primary meeting place and neighborhood focal point for the town.

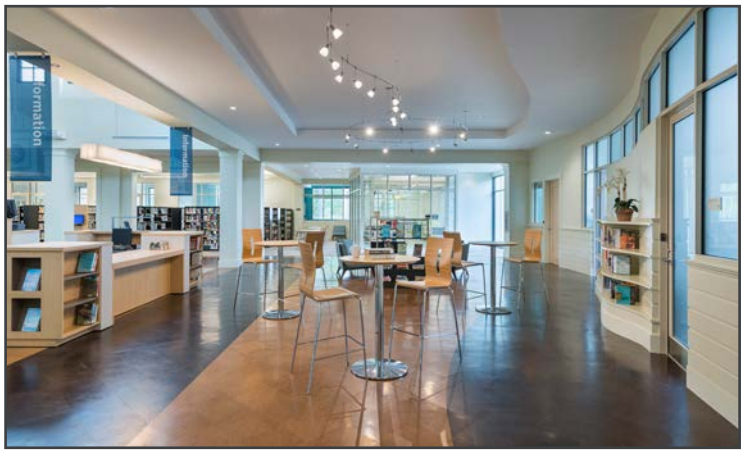
- *2016, Merit Design Award for Institutional, AIA New England*
- *2016, Outstanding Smart Growth Project, GrowSmart RI*
- *2016, Gold Award for Commercial Interior Design, RI Monthly*
- *2018, Merit Award for Civic/Institutional, AIA Rhode Island*

UNION

PUBLIC LIBRARY

Tiverton Library

DATE 2015 **SIZE** 24,000 sq ft **COST** $7.5 million **CLIENT** Tiverton Public Library Board of Directors



Bookstore Café

^ *Courtyard space*

< *Children's Library computer stations*

Main reading room

photography: George Gray

Island Autism Center at Child Farm

WEST TISBURY, MASSACHUSETTS

An integrated, supportive community that provides housing, services, social opportunities, resources, and positive experiences for transition-age youth with Autism Spectrum Disorder.

Island Autism Center at Child Farm is a supportive housing community on Martha's Vineyard designed by Union and developed by Island Autism Group (IAG). The project is currently in varying stages of development. The site includes a main house (Hub House), two, shared four-bedroom houses, three 2-bedroom cottages, and an agricultural barn to house animals and farm equipment that supports the functioning farm.

This project is entirely funded through donations and is being built in stages. The recently completed Hub House enables the operation of IAG's on-site day programs while construction of the residential buildings is underway.

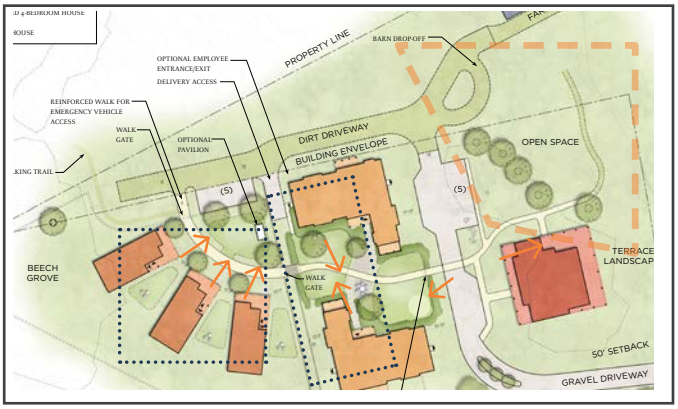
UNION

SUPPORTIVE HOUSING

Island Autism Center at Child Farm

DATE ongoing **SIZE** +/- 19,150 sq ft **COST** undisclosed **CLIENT** Island Autism Group (IAG)

Aerial perspective showing the completed Hub House, and residential buildings under construction

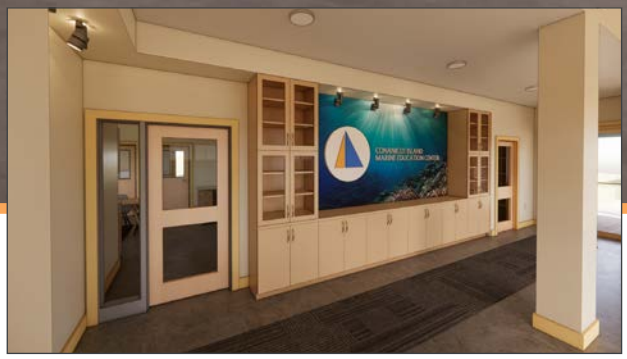


Final site plan for Island Autism Center at Child Farm

Interior views of the completed community building, the Hub House

Perspective rendering of final plan for Island Autism Center at Child Farm

images: UNION



CISF Sailing Center

JAMESTOWN, RHODE ISLAND

A permanent home for CISF at Fort Getty Park — net-zero, red-list-free, and designed to teach as much as it shelters.

The Conanicut Island Sailing Foundation (CISF) is establishing its first permanent home at Fort Getty Park in Jamestown. The resilient, sustainable campus replaces temporary tents and trailers and expands CISF's capacity to deliver sailing, science, and youth education programs to the local and statewide community. Two new buildings—a 2,320 sf education center and 1,230 sf workshop—are linked by landscaped outdoor spaces and feature a multipurpose room, marine laboratory, kitchen, day lockers, showers, and boat storage and maintenance space.

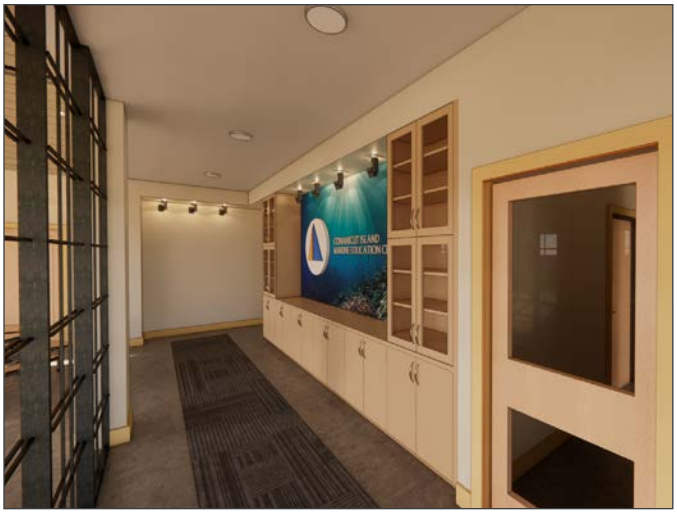
The campus is designed to 'practice what it preaches,' showcasing high-performance building science and healthy material choices. A well-insulated envelope with triple-glazed windows pairs with all-electric systems including heat pumps, ERVs, and hybrid water heating. Rooftop solar arrays with battery backup target net-zero energy use, while red-list-free and bio-based materials reduce embodied carbon. Native plantings, pervious paving, and rain gardens extend CISF's environmental mission into the landscape, creating a living classroom where students engage with sailing, marine science, and the coastal environment.

UNION

CIVIC

CISF Sailing Center

DATE 2026 **SIZE** 3,550 sf **COST** undisclosed **CLIENT** Conanicut Island Sailing Foundation



Entrance, with view of galley

Multipurpose / classroom space

Marine biology lab

Staff work room

Preliminary exterior view

images: Union

Boys & Girls Club of Newport County

NEWPORT, RHODE ISLAND

Expansion and renovation of a historic Boys & Girls Club in Newport.

Union was selected to guide and design a significant overhaul of the central clubhouse on Church Street in downtown Newport, Rhode Island. The current facility is an assemblage of three distinct buildings realized in different eras. The Thayer School, built with funds from a local merchant, William Sanford Rogers, originally served as the City's first high school in 1873. It has been home to the Boys & Girls Clubs of Newport County since 1957. Two major additions, a gymnasium and an indoor pool, were completed in the 1960s. Minor renovations and repairs have taken place over the decades in a fragmented patchwork as funds and donations were made available.

"Blueprint for Great Futures" will expand the facility by 8,000 square feet, renovate and restore existing spaces, and upgrade outdated building systems. The project is a holistic reconfiguration with every area being impacted. The process required immense efforts to precisely program the campus to support its wide-ranging community services while being sensitive to the historic school that is on the National Register of Historic Places.

The project will nearly double the number of slots in its vital all-day childcare program from 165 to 281. Club offerings feature daily meals, school transportation, and afterschool programs that focus on health, academic and social success. The refreshed pool and gym will reopen as community amenities accessible to the public.

UNION

Boys & Girls Club of Newport County

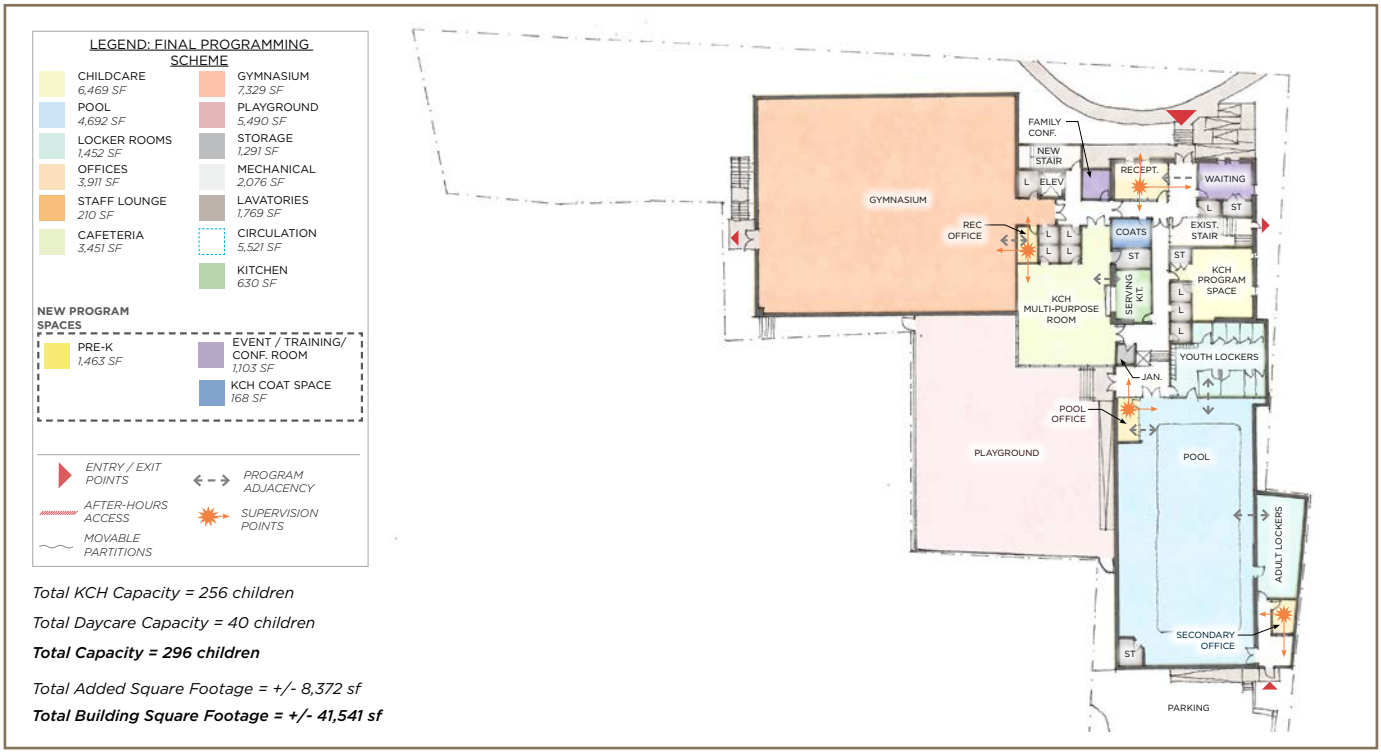
DATE July 2025 construction start **SIZE** 38,850 sq ft **COST** $16.5M **CLIENT** Boys & Girls Clubs of Newport County

Clubhouse S.T.E.A.M. classroon rendering

Multipurpose room rendering

Entertainment and gaming room rendering

Flexible homework studies or Board conference room



Total KCH Capacity = 256 children

Total Daycare Capacity = 40 children

Total Capacity = 296 children

Total Added Square Footage = +/- 8,372 sf

Total Building Square Footage = +/- 41,541 sf

Programming Report: First Floor

photography: Jordan Horn

Middlebury Institute for International Studies (MIIS), Student Housing

MONTEREY, CALIFORNIA

An office building from a different era finds a second life built to outlast the first — student housing made to age into its place on the street.

A nondescript 1971 office building on Munras Avenue became the first student residence hall in MIIS's history, a quarter-mile from campus and woven into downtown Monterey. The conversion took the long view from the start. The structure was sound; the question was what it could become.

The plan reorients around student life. Rooms line the perimeter, drawing in light and air, while communal cooking, study, and gathering spaces anchor the center of each floor — putting shared life at the heart of the building rather than the edges.

The exterior took up its place on the street with quiet authority. A row of arched openings runs the ground floor, sheltered beneath deep eaves; light stucco walls and a clay-tile roof complete the vocabulary. It belongs to Monterey. Built to weather, built to age, built to be recognized as part of the neighborhood rather than an arrival in it.

The sustainability commitments matched the architectural ambition: an envelope upgraded beyond local energy codes, an all-electric HVAC system, and a rooftop solar array that generates the energy the building's eighty-nine residents use. An office building that once organized work now organizes community — a quieter transformation than it sounds, and a more lasting one.

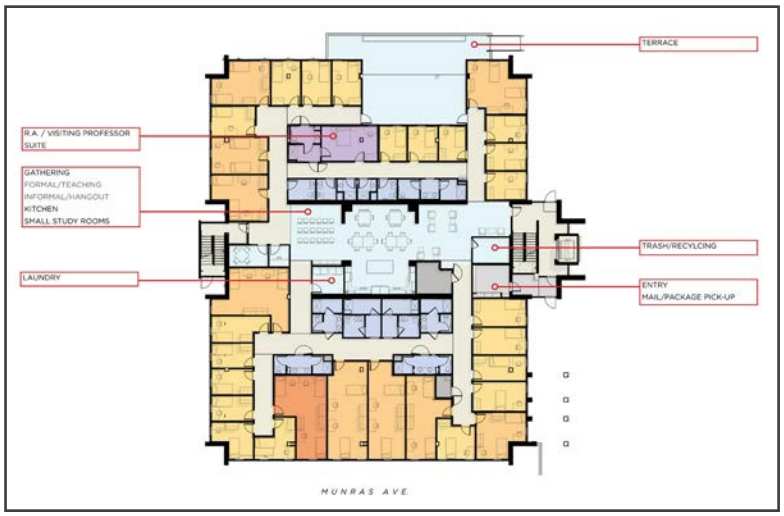
UNION

ADAPTIVE RE-USE

MIIS Student Housing

DATE 2021 **SIZE** 27,000 sf **COST** (Undisclosed) **CLIENT** Kirchhoff Campus Properties

Interior common area & kitchen



Schematic plan

Before renovation

View of renovated exterior

TIVERTON PUBLIC LIBRARY, *Tiverton, Rhode Island*

Jordan Stone – Founding Partner
Peregrine Group LLC
Phone: 781-258-1627
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Buff Chace – Managing Partner
Cornish Associates
Phone: 401-421-0254
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Matt Grosshandler – VP of Operations
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Phone: 617-872-5464
Email: mgrosshandler@baldhillbuilders.com

Daniel Paquette – CEO, Owner's Representative
SCM, LLC
Phone: 401-862-0985
Email: dgpaquette@gmail.com

Kelley Coen – Chief Executive Officer
Boys & Girls Clubs of Newport County
Phone: 401-847-6927 ext. 117
Email: kcoen@bgcnewport.org

UNION

Places of Value. *Value of Place.*

MACARTHUR LANDING, *Quincy, Massachusetts*

Fee Proposal

71 Billing Rate Schedule

Fee Proposal

BASIC FEE STRUCTURE

PHASE I		FEE
Building Assessment / Programming / MasterPlanning / Concept & Early Schematic Design		
Architectural Design (Union)		$65,000
Structural Engineering (E2)		$9,500
M/E/P/FP Engineering (BLW Engineers)		$15,000
Landscape (Traverse Landscape Architects)		$18,500
Sub Total		**$108,000**
Cost Estimating - optional (Elanna)*		$14,300
Owner Consultants Recommended		
Site/Civil & Geotechnical**	By Owner	TBD

Notes:

* Elanna's services (cost estimating) are noted as optional as the Owner may want to consider retaining a construction manager (builder) to provide pre-construction services which would include design review, feasibility coordination with the design team and high level cost estimating.

** Given the goals for the interior of the site and the unknowns shared on our site walk (area where the playground now sits, potential wetlands etc.), a full survey and selective geotechnical analysis will be important.

PHASE II		ESTIMATED FEE RANGE
Remaining Schematic Design, Design Development/ Construction Document and Construction Administration for Architects Basic Services (Arch, M/E/P/FP, Structural)		7.5% - 9.5% of cost of construction***
Potential Additional Consultants not typically under the architects basic services. Including but not limited to:		
Existing Conditions Documentation		
Building Envelope Consultant		
Acoustic Consultant		
Specialty Lighting Design / Consultant		
Energy Modeling		

Notes:

*** It is not feasible at this time to determine what the ultimate project scope nor construction cost will be. The final project scope and cost will be an outcome of the phase I scope of effort and will allow the design team to provide a more precise cost for services through the remaining desigin phases and construction support. Based on our experience with projects of similar program and complexity, we would anticipate that professional service fees for the architects basic services could fall into the range noted above.

UNION

Billing Rate Schedule

effective November 1, 2025

Partner	$285 / hr
Principal / Director	$265 / hr
Architect / Designer V	$220 / hr
Architect / Designer IV	$200 / hr
Architect / Designer III	$160 / hr
Architect / Designer II	$140 / hr
Architect / Designer I	$120 / hr
Administrative	$110 / hr
Intern	$80 / hr

ISLAND AUTISM CENTER AT CHILD FARM, *West Tisbury, Massachusetts*

Consultant Collateral

STRUCTURAL ENGINEER

e2 engineers
structural engineers

Services

New Construction & Renovations
Temporary Shoring Design
Foundation Underpinning Design
Construction Administration
Construction Oversight
Peer Reviews
Expert Witness
On-Call / House Doctor

Sectors

Private & Public
Civic & Cultural
Commercial
Health, Science, and Technology
Higher Education
Industrial
K12 Education
Mixed-Use
Multi-Family Residential
Municipal/Federal
Single-Family Residential
Specialty Structures
Sports & Recreation
Historic & Adaptive Reuse
Waterfront/FEMA
Sustainable Design

Technology

Revit
ETabs
Risa
Forte
Tedds

Licenses

Connecticut
Delaware
Florida
Georgia
Indiana
Iowa
Louisiana
Maine
Maryland
Massachusetts
Michigan
Missouri
Montana
Nebraska
New Hampshire
New Jersey
New York
North Carolina
Pennsylvania
Rhode Island
South Carolina
Tennessee
Virginia
Wyoming

FIRM PROFILE

e2 engineers was established in 2002, when its Founding Principal, Scott Erricson, set up his tiny hall closet as a home office, and completed the first 5 projects under the e2 engineers' name.

The name was developed with the help of Scott's second son, who at 5 years old, loved the idea of a name with a number in it. When Scott suggested "e2," thinking maybe one day his son would join the firm, he broke a precedent in the design world of naming his firm solely after himself.

The decision reflects the firm's client-centered mindset and it was excellent foresight because while the younger Erricson never joined e2 engineers, many others did.

Chad Vogt, a brilliant engineer with a similar entrepreneurial mindset, merged his independent practice with e2 engineers in 2010. as Principal, Chad brought along a wealth of new practice areas and a rare skill for managing the internal operations of a growing design firm, including developing young engineers.

e2 engineers is now a well-established structural engineering practice with two locations and sixteen licensed engineers on staff. We have a record of success spanning from Maine to Florida and several states westward. We can't wait to see what the next chapter brings.

Over two decades of ground-up growth speak to e2 engineers' practical and creative design process. Our clients trust our expansive knowledge base and rely on our proactive approach.

We understand your vision.

We understand your building.

We are not your average engineers.

New London, CT Concord, MA

e2 engineers
structural engineers

R. SCOTT ERRICSON, P.E.

Principal

Scott Erricson is the Founding Principal of e2 engineers. Following eight years of practice with established consulting engineering firms, Scott decided to start a firm of his own near his Connecticut hometown. Over e2's twenty-year legacy, Scott has completed a wide range of projects in multiple building sectors including academic, cultural, residential, life sciences, and multi-family development. His practical and creative approach defines e2's practice and shapes the organization's ever-growing team of professionals.

EDUCATION
Bachelor of Science, Civil Engineering University of Rhode Island

AFFILIATIONS
ASCE, Construction Institute, SEACONN, PWC-CT, SEAMASS

RELEVANT EXPERIENCE

Fellowship Hall
Apostalic Christian
Ellington, CT

Community and
Recreation Center
NewLondon, CT

All Souls
Unitarian Church
NewLondon, CT

Pavilion at
Grace Episcopal
Providence, RI

St. Mary Mother of
Redeemer Shurch
Parish Hall Addition
Groton, CT

Cornerstone Baptist
Church Expansion &
Renovation (Unbuilt)
Oakdale, CT

R. SCOTT ERRICSON, P.E.
Professional Registrations: CT, MA, RI, NY, MD

e2 engineers
structural engineers

CHAD VOGT, P.E.

Principal

Chad Vogt has 25 years of experience providing consulting engineering services for private and public clients. He merged his independent structural engineering firm with e2 engineers in 2010, looking to offer his expert knowledge to a growing practice. Chad strives to find cost-effective solutions for his clients, many of whom rely on him for on-call or expert witness services. As Principal, Chad works closely with each member of the e2 team to ensure a collaborative and creative problem-solving environment.

EDUCATION

Bachelor of Science, Civil Engineering, Uni. of Massachusetts - Dartmouth

AFFILIATIONS

AIA-CT, AIA-RI, ASCE, Construction Institute, SEACONN, PWC-CT, SEAMASS

RELEVANT EXPERIENCE

Quad Dormitories
Assessment & Repair
Connecticut College
New London, CT

House Dorms
Suffield Academy
Suffield, CT

Greens Farms
Academy Dining Hall
Westport, CT

Hillel House
Connecticut College
New London, CT

Ocean Ave. LEARNing
Center Renovations
New London, CT

South Bronx Charter
School, International
Cultures & the Arts
Bronx, NY

CHAD VOGT, P.E.
Prof. Registrations: CT, MA, FL, GA, LA, ME, MI, MO, NH, NJ, NY, NC, PA, RI, SC, TN, VA, MT

e2 engineers
structural engineers

JARED NASH, P.E.

Massachusetts Studio Leader & Senior Engineer II

Jared Nash has almost a decade of experience as a consulting structural engineer. He supports clients across all of e2's practice areas and is well-versed in a variety of drafting, design, and analysis software. Having managed residential and commercial projects throughout his career, Jared is familiar with the design, analysis, and detailing of wood, concrete, and steel structural systems.

EDUCATION

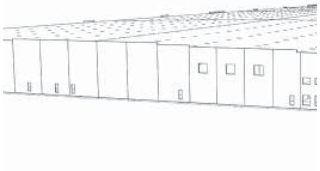
Bachelor of Science, Civil Engineering, University of New Hampshire

RELEVANT EXPERIENCE

Hyannis Public Library
Hyannis, MA

15SFR Residence
Hamilton, MA

Starbucks
Lockport, NY



High-Seismic
Industrial Building
Peer Review, WA

Millman Residence
Weston, CT

General Dynamics
Electric Boat
On-Call Services
New London, CT

JARED NASH, P.E.
Professional Registrations: MA

e2 engineers
structural engineers

Museums, Galleries, Libraries, & Theaters

Sacred Spaces & Heritage Structures

Recreational & Athletic Facilities

CIVIC & CULTURAL

Civic and cultural buildings are the heart and soul of the places in which we live. These projects present structural engineering challenges ranging from historic building materials, to interior and exterior assembly spaces, to monumental features such as all-glass facades or sculptural elements. e2 engineers has successfully completed cultural and civic projects for a variety of private & public clients. A representative list of projects includes:

Smith-Stevens Museum
Lancaster, PA
Red Barn at Mitchell College
New London, CT
CT Adudubon Grassland Center
Pomfret, CT
New Canaan Library
New Canaan, CT
Grace Episcopal Church Pavilion
Providence, RI
Sports Kingdome
East Fishkill, NY
DNA Learning Center
City Tech, Brooklyn, NY
All Souls Unitarian Church
New London, CT
United Theatre
Westerly, RI

e2 engineers
structural engineers

Residential & Commercial

Cultural, Civic, & Municipal

Academic & Institutional

HISTORIC, RENOVATION, & ADAPTIVE REUSE

e2 engineers provides structural engineering services for historic buildings for renovation, reconstruction, and adaptive reuse projects. We work with public and private clients across a full range of building types and are familiar with antique structural systems A representative list of projects includes:

Stevens & Smith Center
Lancaster, PA
New Canaan Library
New Canaan, CT
Saint Mary's Place Condos
New London, CT
CT Audubon Grassland Center
Pomfret, CT
Mystic Seaport On-Call Services
Mystic, CT
Grace Episcopal Church Pavilion
Providence, RI
United Theatre
Westerly, RI
12 Canal St. Condos
Westerly, RI
Red Barn at Mitchell College
New London, CT
Masonic Lodge Condos
Mystic, CT
Goodwin Barn
Voluntown, CT

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structural engineers

K-12 EDUCATION PROJECT LIST

Additions & Renovations

Center School
Oxford, CT

Jefferson Elementary School
Norwalk, CT

Francis Walsh Intermediate
Branford, CT

Interdistrict School for Arts & Communication**
New London, CT

New London High School
New London, CT

West Haven High School
West Haven, CT

Mile Creek Elementary School
Lyme/Old Lyme, CT

Ocean Avenue LEARNing Center
New London, CT

Norwalk High School
Norwalk, CT

Indian Creek School Unification
Crownsville, MD

Greens Farms Academy Lower School & Field House*
Westport, CT

The Sherman School (Elementary and Middle)
Sherman, CT

Julian Curtiss Elementary School
Greenwich, CT

Ridgefield Academy Lynch Annex Building*
Ridgefield, CT

Algonquin Regional High School Amenities Building
Northborough. MA

Additions & Renovations

Bishop Stang High School
North Dartmouth, MA

Pomperaug High School Natatorium
Southbury, CT

Stark Elementary School Entry
Stamford, CT

English High School Curtainwall Connections
Jamaica Plain, MA

Plainville Middle School
Plainville, CT

New Builds

Cranbury Elementary
Norwalk, CT

Suffield Academy House Dorms * (South Hall & Brodie Hall)
Suffield, CT

Otto Graham Gymnasium; Waterford Country School*
Waterford, CT

The Grove School Student Center (Unbuilt)*
Madison,CT

State Street Elementary School
Westerly, RI

Goodwin Magnet Technical High School
East Hartford, CT

LEARN Waterford
Waterford, CT

Private School* Charter/Magnet School**

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structural engineers

K-12 EDUCATION PROJECT LIST

Feasibility Study & Condition Assessment

Plainville Middle School Study
Plainville, CT

Choate Rosemary Hall Canopy Assessment*
Wallingford, CT

The Sherman School (Elementary and Middle) Study
Sherman, CT

Julian Curtiss Elementary School Study
Greenwich, CT

Marlborough Elementary School Assessment
Marlborough, CT

Bromfield School Feasibility Study
Harvard, MA

North Reading Elementary School Study
North Reading, MA

Riverside Elementary School Study
Riverside, CT

Bungay Elementary School Study
Seymour, CT

Region 17 Haddam-Killingworth High School Study
Higganum, CT

Hillcrest Middle School Pool Condition Assessment
Trumbull, CT

Greenwich High School Pool Study
Greenwich,CT

HVAC & Roof Top

Somers School HVAC Upgrades
Sommers, CT

Center School Prek HVAC & Energy
Old Lyme, CT

Lyme Consolidated Elementary School, HVAC & Energy
Lyme, CT

Lyme/Old Lyme Middle HVAC & Energy
Lyme, CT

Greater Lowell Technical High School, Auto Shop Roof HVAC
Tyngsborough, MA

Stamford High School RTU Project
Stamford, CT

Kickemuit Middle School RTU
Warren, RI

Ledyard Schools Roof Project
Ledyard, CT

KC Coombs School RTU
Mashpee, MA

Bishop Stang High School RTU
North Dartmouth, MA

Charles Barnum Elementary School Roof Replacement & Solar
Groton, CT

Renbrook School DOAS Unit
West Hartford, CT

East Lyme Public School Roof Project
East Lyme, CT

Private School* Charter/Magnet School**

ez engineers
structural engineers

HISTORIC . RENOVATION . REUSE

Stevens & Smith Center
Lancaster, PA

New Canaan Library Legacy Building
New Canaan, CT

Saint Mary's Place Condominiums
New London, CT

CT Audubon Grassland Center
Pomfret, CT

Captain Joseph Spencer House
Guilford, CT

CSEA Temple Historic Rehabilitation
Providence, RI

Redevelopment of Church Corners Inn
East Hartford, CT

Old Mill Mattituck
Mattituck, NY

Mystic Seaport Multiple Projects
Mystic, CT

Grace Episcopal Church Pavillion
Providence, RI

United Theatre
Westerly, RI

12 Canal St. Condominiums
Westerly, RI

Masonic Lodge Condominiums
Mystic, CT

Goodwin Barn
Volunown, CT

Hartford City Hall
Hartford, CT

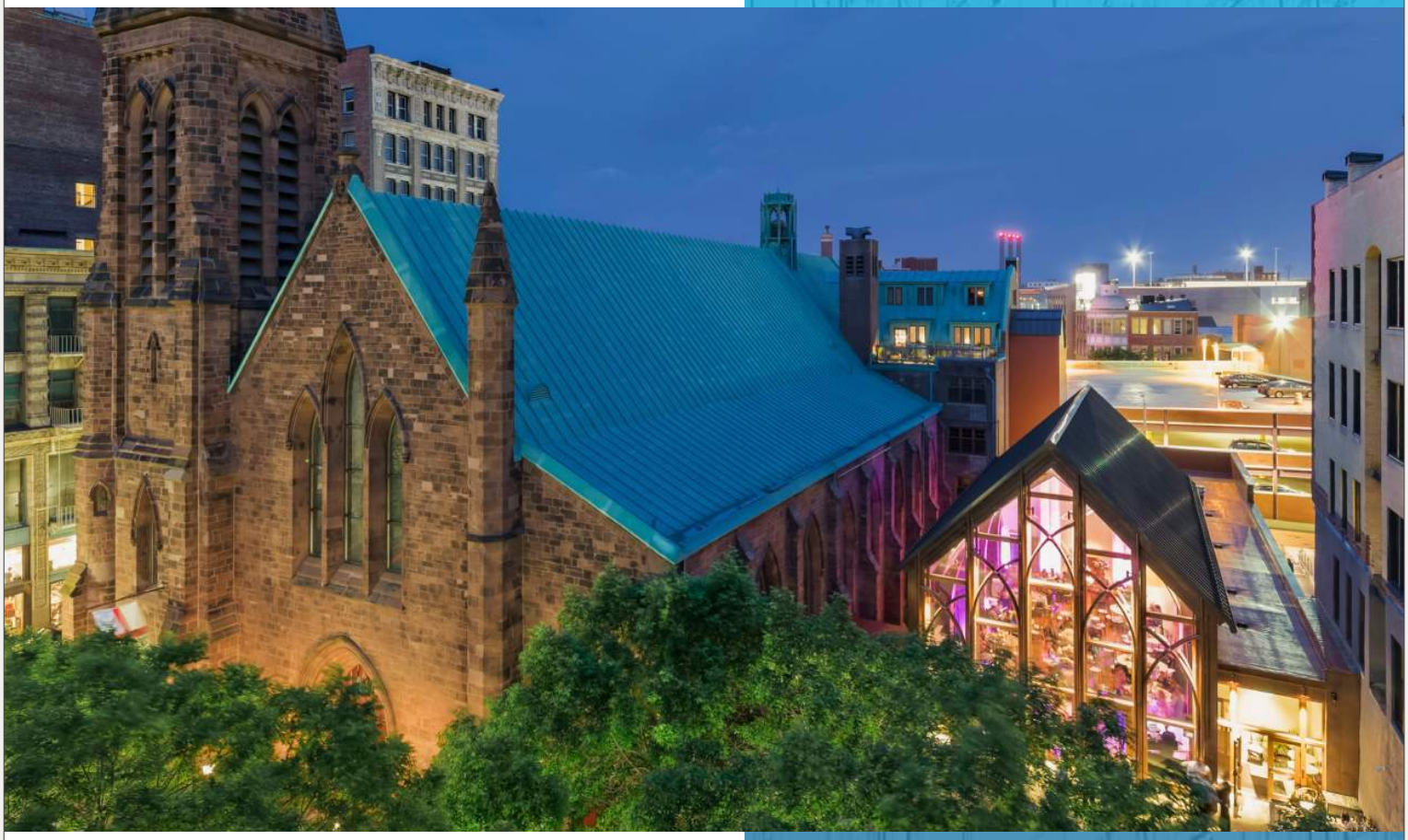
Yellowstone Canyon Adventure Store
Yellowstone National Park, WY

Yellowstone General Store
Yellowstone National Park, WY

New Haven Clock Tower
New Haven, CT

Pequot c.1920s Estate
Waterford, CT

ez engineers
structural engineers



Providence, Rhode Island

THE PAVILION AT GRACE

The Pavilion at Grace is a **5,300 SF addition** housing an **event hall, offices, and a four-story stair tower.** It is constructed with custom **structural steel moment bents supporting light gauge metal framing.**

The addition abuts the original **c.1844** Church which was designed by **Richard Upton**. The building is listed on the **National Register of Historic Places** as the first asymmetrical Gothic Revival Church in America.

Architect:
Centerbrook Architects + Planners

Contractor:
Bowerman Associates

ez engineers
structural engineers

Ellington, Connecticut

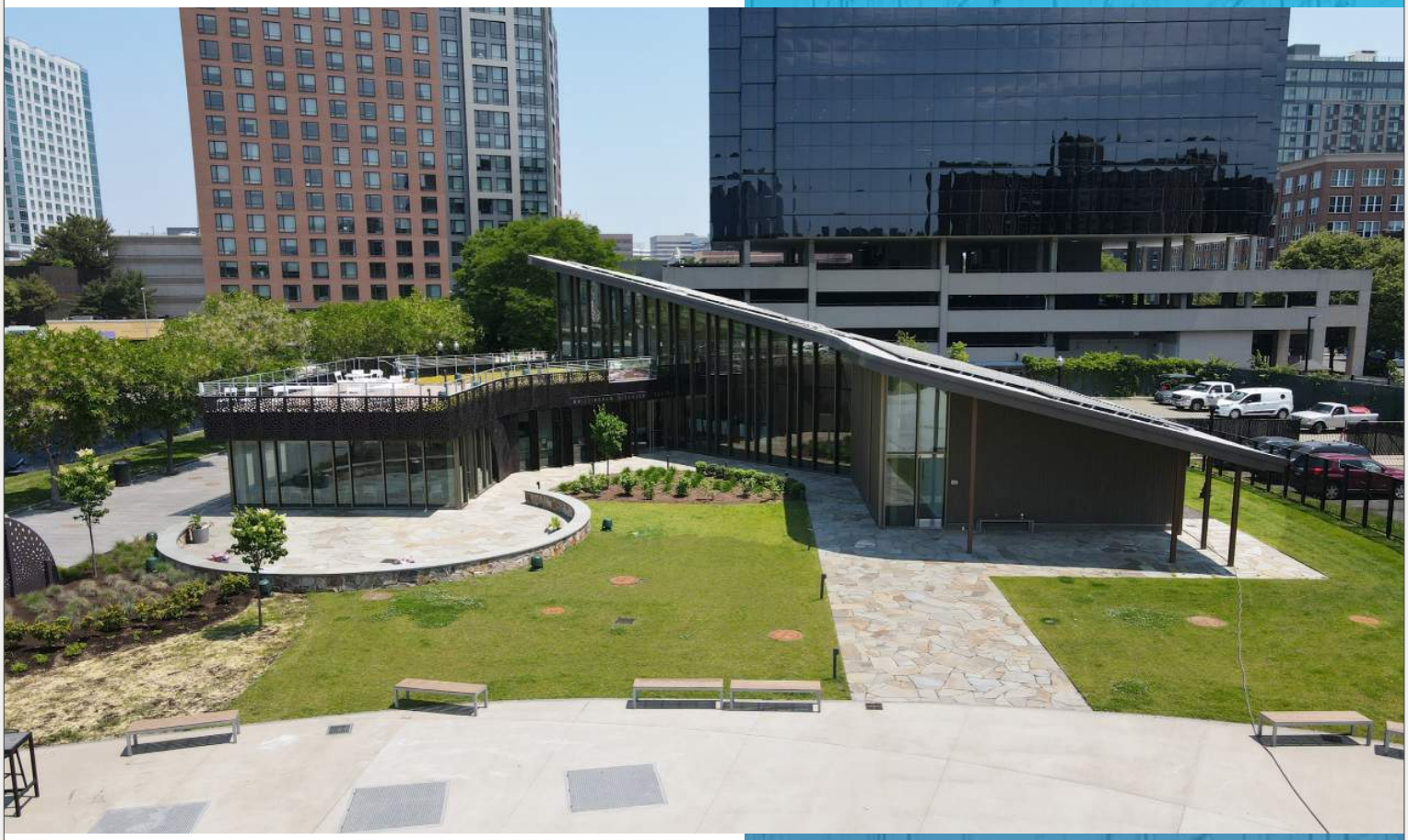
ACC FELLOWSHIP HALL

Fellowship Hall at the **Apostolic Christian Church (ACC)** is a **15,000+ SF facility for gatherings and community events.** The building is constructed of **traditional and engineered wood framing systems supplemented with structural steel.** The lateral force-resisting system includes a combination of plywood-sheathed shear walls and steel moment frames. Shallow foundations are cast-in-place reinforced concrete.

Architect:
Silver Petrucelli + Associates

Builder:
Apostolic Christian Church

ez engineers
structural engineers



Stamford, Connecticut

WHITTINGHAM DISCOVERY CENTER

Whittingham Discovery Center at **Mill River Park** is a **museum, an educational facility, a science lab, a community center, and an event space**. The **10,000SF, LEED Platinum-certified, municipal building** is constructed with structural steel designed to accommodate open floor plans, floor-to-roof glass, and a **green roof.** The Center is a **biophilic building** emphasizing the connection between humans and nature and utilizing green technology such as photovoltaic systems.

Architect:
Centerbrook Architects & Planners

Contractor:
Montagno Construction

ez engineers
structural engineers

Branford, Connecticut

FRANCIS WALSH INTERMEDIATE SCHOOL

The **Francis Walsh Intermediate School** project included **53,000 SF of renovations** to the existing commons building and construction of a **3-story, 116,000 SF academic addition**. The commons building serves administrative, health, natatorium, and auditorium uses while the addition houses classrooms, art rooms, instructional and life-skills spaces and the cafeteria and kitchen. The addition also includes a **secure entrance vestibule**. The cost of construction for this project was **$88 million**.

Architect: Antinozzi Associates

Construction Manager: Fusco Corporation

ez engineers
structural engineers

New London, Connecticut

NEW LONDON HIGH SCHOOL

Additions and renovations to **New London High School** were initiated to address the district's scheduling and crowding concerns. **184,000 SF of existing academic and natatorium spaces** were renovated and an **80,000 SF addition** was constructed which houses the **cafeteria, kitchen, administrative, and athletic spaces, as well as a secure entrance vestibule**. The **$108 million** facility offers three pathways: STEM, Visual and Performing Arts, and International Baccalaureate.

Architect: Antinozzi Associates

Contractor: Newfield + Downes

ez engineers
structural engineers

COMMUNITY & RECREATION CENTER

New London, Connecticut

The New London Community and Recreation Center is a **60,000+ SF** facility including a **two-court gymnasium, a eight-lane indoor pool, a fitness center, a lounge/game room, multi-purpose rooms, and administrative offices.** The building will be constructed using a combination of **structural steel framing** systems, and **masonry shear** and bearing walls, including **custom-designed steel roof trusses,** to accommodate multi-level spaces with long span requirements.

Architect:
Silver Petrucelli + Associates

Contractor:
Downes Construction

MEPFP

BLW ENGINEERS

Firm Profile

BLW ENGINEERS

Company Statistics

Established: **1999** Incorporated: **1999** Years in Business: **25** Size of Firm: **75**

Officers of the Firm

William J. Scanlon, P.E., Principal
Daki S. Koutouvides, P.E., Principal
Michael J. Denommee, P.E., LEED AP, Principal
Charles E. Mace, P.E., Associate Principal

Personnel

Mechanical Department

Ken Beck, P.E., Principal Emeritus
Wayne Forte, CAD/Revit Designer
Rebekah Drehman, Engineer
Jeffrey Fleishman, Engineer
Brian Bourgeois, CPHC, Engineer
Belinda Vuto, P.E., CPHC, Engineer
Nick Kapuscinski, Engineer
Andrew Pazdziorko, Engineer
Dylan Thombs, Engineer
Bruce Gorman, Engineer
Peter Zaitsev, Engineer
Jasmine Meade, Engineer
Jared Brule, Engineer
Brandon Hall, Engineer
Matthew Coryea, Engineer
Garrison Escamilla, Engineer
David Scibilia, Engineer
Jake Pugh, P.E., Engineer
Kayla Murphy, Engineer
Andrew Golden, Engineer
Jack Cecelya, Engineer
Darian O'Brien, Engineer
Leo Budzinski, Engineer
Matt Harding, Intern

Plumbing Department

David Catanzaro, Senior Engineer
Christopher Gada, Engineer
Cedric Mukania, P.E., Engineer
Leo Enrico, Engineer
Joshua A. Ritchie, Engineer
Matthew Annantuonio, Engineer
Nicholas Foley, Engineer
Sean Tuthill, Engineer
Ryan West, Engineer
Ryan Barker, Engineer
Justin Keene, Engineer
James Bartram, Engineer
Dustin White, Engineer
Keith Young, Engineer
Tyler Allen, Engineer
Jake Hills, Engineer
Liam Scanlon, Engineer

Electrical Department

John Pierga, P.E., Principal Emeritus
Michael Gagne, Senior Engineer
Scott Daigneault, Engineer
Mark Brodeur, P.E., Engineer
David Fitzgerald, Senior Engineer
Tim Daigneault, CAD/Revit Designer
Josh Pierga, CAD/Revit Designer
Seth Jones, CAD/Revit Designer
Kevin Vanderhoof, Engineer
Jeffrey Martin, P.E., Engineer
Ethan Rong, Engineer
Hope MacKenzie, Engineer
Anthony Paulino, Engineer
Russ Goodson, Engineer
Pino Montemurro, Engineer
Brendan Ciarlone, Engineer
Shane Wiebe, P.E., Engineer
Angus Wong, Engineer
Jeffrey Joas, Engineer
Stacia Donahue, Engineer
Jared Lizotte, Engineer
Tom Pizzi, Engineer
Robert Schenk, Engineer

Operations Department

Donna Hagens, Operations Manager
Marianne Fini, Business Development
Douglas Schmidt, Marketing
Lynn Protasowicki, Operations
Kim Young, Administration
Jamie McKenna, Administration
Cristina Patti, Administration

Engineering Services

- Feasibility Studies
- Analysis for Existing Facilities
- Energy Conservation/Green Build
- Construction Administration
- Project Management
- Engineered Designs: Heating, Ventilating and Air Conditioning, Mechanical, Plumbing, Fire Protection, Electrical, Life Safety, Telecommunications, Security and Fire Alarm

311 Great Road - P.O. Box 1551 - Littleton, Massachusetts 01460
P: 978.486.4301 - F: 978.486.9384

Firm Profile

BLW ENGINEERS

HISTORY AND EXPERIENCE

BLW Engineers, Inc. is a consulting engineering firm that was founded in 1999 and has 75 employees, including electrical, mechanical, plumbing, fire protection engineers, CAD/Revit Designers and Operational and Administrative Staff. BLW has extensive experience working within municipal and corporate environments and understands the special needs and time frames involved when working within occupied facilities.

Our project managers are registered professional engineers; a project manager is assigned to each project to ensure a complete and fully operable system will be provided. A typical Project Team consists of a Principal, Senior Engineer, Engineer and a CAD/Revit designer as needed based on the project size and scope.

BLW is MCPPO and Passive House Certified; has thorough understanding of all mechanical and electrical codes including moving our design requirements to the expected 2023 adoption of the Massachusetts State Building Code - 780 CMR (10th Edition), 2021 International Mechanical Chapter, 2021 International Energy and Conservation Code. In addition, the BLW team is well versed in Chapter 149 bidding procedures including Central Register Advertisement, Wage Rates, Pre-Bid Conference, Public Bid Openings; and Chapter 149 Construction Administration including field inspections, review and approval of payment requisitions, certified payrolls, review of change orders and final inspections.

BLW has extensive experience in the implementation of energy efficient solutions including steam heating systems to hot water systems, oil fired systems to gas fired systems, standard efficiency boiler systems to high efficiency condensing type boilers, geothermal heating/cooling systems, active chilled beam systems, evaporative cooling systems, conversions to all electric sustainable systems (VRF, HEX, Geothermal, etc.) and numerous other high efficiency renovation projects. In addition, most of BLW Engineers projects include utilization of simple control strategies including temperature setbacks utilizing lighting occupancy sensors, demand control ventilation, night setbacks, supply water temperature setbacks based on outdoor air temperature, variable speed drives, etc. that provide significant energy savings to a project. BLW is accredited for and participated in numerous LEED and Passive House certified projects.

Principals William J. Scanlon, Michael J. Denommee, Daki S. Koutouvides and Charles E. Mace have experience in the design of building systems for various size and types of projects. Each is thoroughly experienced with the preparation of bidding documents for public bidding laws, including M.G.L. c.149 and c.30.

William Scanlon, P.E. is a mechanical engineer and project manager. Responsibilities include mechanical design, quality control, construction administration, client relations and personnel management.

Michael Denommee, P.E. is a plumbing and fire protection engineer and project manager. Responsibilities include plumbing and fire protection design, quality control, construction administration, client relations and personnel management.

Daki Koutouvides, P.E., and Charles Mace, P.E. are electrical engineers and project managers. Responsibilities include electrical engineering design, project coordination, construction administration, supervision and training of junior personnel.

BLW is dedicated to providing engineering services of the highest quality, innovative solutions and attention to detail for large projects to the most intricate design plans. Our firm realizes the importance of providing complete and coordinated designs that focus on the particular project requirements in a professional setting with complete client satisfaction.

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William J. Scanlon, P.E., MCPPO

Principal, Mechanical Engineer

Mr. Scanlon is a Principal of the company with thirty-one years of experience in the design of mechanical building systems for various size and types of projects including: Office, Institutional, Industrial, Educational, Hotel, Retail, Commercial, Military, Housing, and Municipal. Design experience includes MGL Chapter 149 Public Bidding, Design Build and Selective Bid for Private Clients. William is MCPPO certified as well.

Contact

Phone
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311 Great Road
P. O. Box 1551
Littleton, MA 01460

Education

1997
B. S., Mechanical Engineering
UMass Lowell, Lowell, MA

1997
B.S., Industrial Management
UMass Lowell, Lowell, MA

Affiliations

Member of National Society for Professional Engineers **(NSPE)**

Member of International Code Council **(ICC)**

Member of American Society of Heating, Refrigerating and Air Conditioning Engineers **(ASHRAE)**

Massachusetts Certified Public Purchasing Official **(MCPPO)**

Work Experience

2000 – Present
BLW Engineers, Inc. - Littleton, Massachusetts
Principal (2009 – Present)
Mechanical Engineer (2000 – 2009)

1997 – 2000
Richard D. Kimball Company - Andover, Massachusetts
Mechanical Engineer

1996 – 1997
MicroTouch - Methuen, Massachusetts
Mechanical Engineer

1993 – 1996
WJS Mechanical - Tewksbury, Massachusetts
HVAC Apprentice Technician

License Registrations

Connecticut	PEN.0024395	New Hampshire	17330
Florida	100100	Nevada	33154
Georgia	PE052768	Rhode Island	PE.0015609
Indiana	PE12500056	Texas	PE 155161
Massachusetts	45449	Washington	24032468

Michael J. Denommee, P.E., LEED AP

Principal, Plumbing & Fire Protection Engineer

Mr. Denommee is a Principal of the company with twenty-one years of experience in the design of mechanical building systems, plumbing systems, and nuclear systems operations for various size and types of projects including: Office, Institutional, Industrial, Educational, Hotel, Medical, Retail, Commercial, Military, Transportation/Airport, Housing, Municipal, and Federal Facilities. Design experience includes MGL Chapter 149 Public Bidding, Design Build and Selective Bid for Private Clients.

Contact

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Address
311 Great Road
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Littleton, MA 01460

Education

2004
B. S., Mechanical Engineering
UMass Lowell, Lowell, MA

Affiliations

Member of National Society for Professional Engineers **(NSPE)**

Member of International Code Council **(ICC)**

Member of American Society of Heating, Refrigerating and Air Conditioning Engineers **(ASHRAE)**

Work Experience

2004 – Present
BLW Engineers, Inc. - Littleton, Massachusetts
Principal (2016 – Present)
Senior Mechanical Engineer (2004 – 2016)

1999 – 2004
Denommee Plumbing and Heating Inc. - Tyngsboro, Massachusetts
Operations and Design Manager

2003
UMass Lowell Nuclear Reactor - Lowell, Massachusetts
Reactor Operations and Systems Intern

License Registrations

Massachusetts	49888
Massachusetts	FE

BLW ENGINEERS

Daki S. Koutouvides, P.E.

Principal, Electrical Engineer

Mr. Koutouvides is a Principal of the company with twenty-one years of experience in the design of electrical building systems for various size and types of projects including: Office, Institutional, Industrial, Educational, Hotel, Retail, Commercial, Military, Housing, and Municipal. Design experience includes: MGL Chapter 149 Public Bidding, Design Build and Selective Bid for Private Clients.

Contact

Phone
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dkoutouvides@blwengineers.com

Address
311 Great Road
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Littleton, MA 01460

Education

2003
B. S., Electrical Engineering
Merrimack College, North Andover, MA

2009
Photovoltaic Practitioner Certificate Program
Springfield Technical Community College

Affiliations

Entry Level Certificate of Knowledge for the North American Board of Certified Energy Practitioners
(NABCEP)

Work Experience

2009 – Present
BLW Engineers, Inc. - Littleton, Massachusetts
Principal (2022 – Present)
Associate Principal (2019 – 2022)
Senior Electrical Engineer (2009 – 2019)

2008 – 2009
Loureiro Engineering Associates, Inc. - Plainville, Connecticut
Electrical Engineer

2004 – 2008
BLW Engineers, Inc. - Littleton, Massachusetts
Electrical Engineer

1999 – 2004
Ferguson Electric Company - Plainville, Connecticut
Electrical Contractor

License Registrations

Colorado	59717	New Jersey	24GE05649600
Connecticut	PEN.0029301	New York	105872
Connecticut	FE	North Carolina	57231
Florida	89899	Ohio	E-87727
Georgia	048056	Pennsylvania	091335
Illinois	62073644	Rhode Island	13592
Indiana	12200198	South Carolina	39901
Maine	17287	Rhode Island	PE.0015609
Maryland	59234	Tennessee	125028
Massachusetts	54345	Texas	141987
Michigan	6201068486	Vermont	18.0135226
Mississippi	31694	Washington	19110319
Nevada	028244	Washington, D.C.	PE40000814
New Hampshire	17063		

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Charles E. Mace, P.E.

Associate Principal, Electrical Engineer

Mr. Mace is an Associate Principal with thirty years of experience in the design of electrical building systems for various size and types of projects including: Office, Institutional, Industrial, Educational, Hotel, Medical, Retail, Commercial, Housing, Municipal, and Federal Facilities. Electrical Design/Build, MGL Chapter 149 Public Bidding and Private Clients. Other duties included studies, evaluations, reports and cost estimates.

Contact

Phone
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cmace@blwengineers.com

Address
311 Great Road
P. O. Box 1551
Littleton, MA 01460

Education

1996
B. S., Electrical Engineering
Villanova University, Villanova PA

Work Experience

2018 – Present
BLW Engineers, Inc. - Littleton, Massachusetts
Associate Principal (2025 – Present)
Senior Electrical Engineer (2018 – 2025)

2017 – 2018
STV Inc. - Boston, Massachusetts
Senior Associate, Senior Electrical Engineer

2012 – 2017
CSI Engineering - Saugus, Massachusetts
Electrical Engineer

2002 – 2012
STV Inc. - Boston, Massachusetts
Senior Electrical Engineer

2001 – 2002
Johnson Engineering Inc. - Danvers, Massachusetts
Electrical Engineer

1998 – 2001
RDK Engineers - Andover, Massachusetts
Electrical Engineer

1997 – 1998
SAR Engineering - Quincy, Massachusetts
Electrical Engineer

License Registrations

Connecticut	0030306	Michigan	6201060153
Maine	12907	New Hampshire	13078
Maryland	45326	Rhode Island	9532
Massachusetts	46492		

Temple Reyim

Location:	Newton, Massachusetts
Scope:	Mechanical and Electrical consulting engineering services for renovations to existing buildings including. Scope included a full facilities assessment, and design for new heating and cooling systems within the buildings, including Silver Shore rooftop unit and duct upgrade, Chapel rooftop unit and duct upgrade, Classroom and conference room unit ventilators and Sanctuary and Social Hall rooftop unit system upgrade; demolition and removal of existing gas fire air handling units. Plumbing design included for natural gas distribution to all gas utilization equipment. Electrical deign for power to new equipment and fire alarm including roof top unit smoke detectors.

Temple Tiferet Shalom

Location:	Peabody, Massachusetts
Scope:	Mechanical, Electrical and Fire Protection consulting engineering services for renovations to existing 15,000 square foot temple building including a new fire protection system for the entire building, renovated kitchen including a new commercial kitchen exhaust hood, new lighting, a new lift at the lower level, electrical service upgrades and miscellaneous other upgrades.

The Daughters of Israel Mikvah Mei Chanci

Location:	Brighton, Massachusetts
Scope:	Mechanical, Electrical and Fire Protection consulting engineering services for the Mikvah building consisting of residential units on two levels and a basement totaling approximately 7,800 square feet of space. Design included heating, cooling and ventilating of building; new domestic cold water including new building service, new domestic hot water, new sanitary sewer; new plumbing fixtures; and new gas piping systems for the proposed building including all religious faith requirements; new wet type sprinkler system for the proposed building except for unheated spaces of combustible construction where a dry system will be required; lighting; site lighting; power including new building service; fire alarm including fire protective signaling and automatic fire detection systems; tel/data/security device locations and pathways; and life safety systems.

Congregation Shirat Hayam

Location:	Swampscott, Massachusetts
Scope:	Design and construction administration services for Sanctuary/Social Hall addition. HVAC design included new heating, ventilating and air conditioning systems. Electrical design included lighting; power; conduit and cabling for telephone and data systems; fire alarm including fire protective signaling and automatic fire detection systems, and life safety system. Evaluated the existing consisting of approximately 20,000 square feet of sanctuary and proposed addition of 5,000 square feet of new Office/Classroom space.

Temple Ohabei Shalom

Location:	Brookline, Massachusetts
Scope:	HVAC work including bathroom ventilation, ductwork distribution changes for bema extension, wheel chair lift ventilation, and existing steam valve replacement. Plumbing included all work associated with bathroom renovations. Electrical including lighting and power associated with bathroom renovations, power and lighting work related to bema changes, wheel chair lift power, power associated with HVAC work and work noted in report including panels, junction boxes, smoke alarms, emergency lighting and fire alarm devices.

Temple Beth Shalom

Location:	Needham, Massachusetts
Scope:	Currently providing design and construction administration services for a 2-story addition consisting of 4 classrooms and (2) Unisex restrooms tied to the existing structures; a handicap lift to connect the 2 floors. Services to include HVAC design to include new heating, ventilating and air conditioning systems; electrical design to include lighting; power; conduit and cabling for telephone and data systems; fire alarm including fire protective signaling and automatic fire detection systems, and life safety system.

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LANDSCAPE ARCHITECT

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ABOUT TRAVERSE LANDSCAPE ARCHITECTS

At Traverse Landscape Architects, a WBE certified business in Massachusetts and Rhode Island, our mission is to enhance human experience through design. We push beyond the norms of conventional thinking, building consensus and using our expertise to provide value. We create vital, meaningful landscapes that foster community and address the critical issues that impact people's lives and the environment.

We are committed to a participatory design process, engaging clients, user groups, and stakeholders in the creation of unique and meaningful spaces and places. We are known for our willingness to listen, our creative solutions, and our deep experience in people-centered, ecologically sensitive design.

Our practice revolves around collaboration with our clients—helping them negotiate and navigate a process that isn't always linear, yet is always moving forward. We strategically choose the best path toward realizing project goals and creating a distinct sense of place through design.

Traverse specializes in the commercial, institutional and public sectors locally, regionally and nationally. Project types we work on include hospitality and residential/office/commercial complexes, institutional planning and design, including private and public schools, universities and libraries and public projects encompassing streetscapes, transportation corridors, affordable housing and park master planning and design.

A significant amount of our design work is in the K-12 public education realm working on K-12 schools in both Rhode Island and Massachusetts. We've worked on RIDE Stages I,II, III and IV seeing the design through construction and closeout. Some projects to highlight are Barrington Middle School, East Providence High School, School design up to construction for and elementary school in Cranston and early planning through construction documents for the Town of Johnston, Westerly, Middletown, Providence, Pawtucket and Warwick. All of the RIDE work included NE CHPS. We provided supporting documentation on water usage, heat island, and bicycle storage.

OUR PHILOSOPHY

Traverse Landscape Architects strives to create the beautiful and sublime while at the same time having a positive impact upon the environmental, cultural and social life of our clients and communities. We work to make places that are exciting and memorable; meaningful and lasting. We create spaces for enjoying life, discovering the environment around us and having a place to dwell in the world. Regardless of the project type we maintain the same imaginative and rigorous design process.

We employ original and innovative design thinking combined with sound working strategies grounded in art, science and sustainable principles to arrive at the landscapes, spaces and places we create.

Working in collaboration with other consultants and our clients, we arrive at cohesive and functional landscapes that embody timeless aspects of beauty, construction, sustainability and environmental soundness.

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Ms. Cullion is a Registered Landscape Architect and one of the Owners and Principals at Traverse Landscape Architects, a WBE firm located in Providence, RI and Cedar Rapids, Iowa.

Ashley's work has taken her from RI to Maine to the Middle East and back; leading a broad range of projects that include residential design, urban re-development, parks and recreation facilities, housing, schools, universities and public streetscapes. Ashley is committed to innovative and ecologically conscious design and is dedicated to working in collaboration with professionals, communities and clients to provide creative and valuable design solutions. Ashley draws her inspiration from the native ecology, context, history and built environment of a site, striving to improve the world we live in through the creation of beautiful, livable spaces.

Ashley Cullion is a LEED Accredited Professional and holds a Bachelors of Landscape Architecture from the University of Rhode Island. Ashley has over 15 years of experience in design and construction administration. Ashley is currently on the City of Warwick Planning Board and on the Executive Committee of the RISD Museum Associates. Ashley lives in Warwick, RI with her husband Josh Cullion and son Leo.

Selected Experience

Commercial/ Hospitality

Gardiner House, Newport, RI - Schematic Design through Construction

Union Station Food Hall, Providence, RI - Concept Studies and Assistance during CA

Rhode Island Country Club Improvements, Barrington, RI - Master Planning through Phased CA

Wannamoissett Country Club Pool Renovation, Rumford, RI - Schematic Design through Construction

The Aviary, MA - Design and construction administration services for exterior dining area and landscape.

The Hilton Garden Atlanta- Design through construction administration services for hotel landscape

Starwood Development at Mount Hope Bay, Tiverton, RI - Design, permitting, and construction of an age 55 plus condominium development.

Castle Hill Inn, Newport, RI - Design and construction services for the newly expanded outdoor dining terrace.

Institutional/Academic

Butterfield Dining Hall Expansion, URI, Kingston, RI - Design through construction of a student dining hall, plaza, and roof deck.

Ashley Iannuccilli Cullion
Principal
PLA, LEED AP

Licensure/ Registrations

Registered Landscape Architect
Rhode Island #447
Massachusetts #4449
Vermont #125.0133768
LEED Accredited Professional
RI CRMC Certified Coastal Invasive Manager

Education

University of Rhode Island
Bachelor of Landscape Architecture, 2006

Appointments

Warwick, RI
Planning Board Member
2021 to present

East Greenwich, RI
Zoning Board Member
2015-2021

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Zervas School, Newton, MA- Master planning through construction of the new elementary school landscape and associated play areas.

Lowell High School, Lowell, MA - Feasibility Study through Construction Administration for a 3,000 student urban high school serving a diverse student population.

The Robert Frommer Conservation Area at Bartlet Pond Park - Permitting, Design and Construction Administration services of a public park in Lancaster, MA.

Ballardvale Park, Andover MA - Design through construction of the rehabilitation of a public playground in Andover MA

Cunliff Park Boardwalk, Providence RI- Design through Construction Administration of a new boardwalk in historic Roger Williams State Park.

Scott's Wharf Master Plan, Newport Rhode Island- Master planning and design through construction administration of 5 acres of waterfront including the Newport Yachting Center, Harbor Walk, Banquet Facility and Hammetts Hotel.

Newport Harbor Island Hotel, Newport, RI - Design through construction Administration of a renovation to the expansive resort located on Goat Island.

Unity Park: Master Planning through construction administration of a full renovation of a historic industrial park.

Block Island Boat Basin: Master plan for the renovation of the circulation and associated amenities of the New Harbor Marina in Block Island.

Broadway Streetscape, Newport, RI – Design through construction documentation of 1/2 mile of streetscape including LID storm water management, lighting, street trees, crosswalks, parking, bike lanes and sidewalks. Under previous employment.

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Dustin Powell is an Associate and Project Manager with Traverse. He holds a Master of Architecture from Roger Williams University and a Bachelor of Landscape Architecture from the University of Rhode Island. He currently works on projects from conceptual planning through construction administration.

Dustin came to Traverse Landscape Architects in 2019 from Carol R Johnson Associates where he worked as core member on the Christian Science Plaza Revitalization project. On this project he learned much about working on a historic landmark and how to respectfully update a high-profile site to be enjoyed for decades to come. He enjoys focusing on the details of a project to make sure every small moment feeds into the experience of the whole.

Selected Experience

Institutional /Academic

Gladstone Elementary School, Cranston, RI -RIDE Stage III schematic design through construction documents for the new elementary school including play field, two playgrounds, and two outdoor learning areas.

Johnston Public Schools, Johnston, RI - RIDE Stage II and III including early childhood center, centralized elementary school, middle school and high school. Includes both addition-renovation and new construction.

East Providence High School, East Providence, RI - RIDE Stage III through IV full site design from design development through construction administration. Highlights include synthetic turf fields, green house area, and exterior seating areas overlooking new track and field.

Mitchell Elementary School, Bridgewater, MA - Completed schematic design following MSBA guidelines. Highlights include a multi-terraced playground, outdoor garden and learning area, pre-K play area, hard court surface play and connectivity to fields.

Lowell Elementary School, Watertown, MA -Schematic design through construction of an addition renovation school project. Highlights include a multi-terraced playground, outdoor garden and learning area, pre-K play area, hard court surface play and connectivity to fields.

Somerset Middle School. Somerset, MA - Feasibility study and conceptual design following MSBA guidelines. Project focus's on creative use of the sites varied slope and interactive spaces for the student body.

Dexter Park Elementary School, Orange, MA - Schematic design through construction administration following MSBA guidelines. School to be completed as an addition renovation with the site having several tiered levels of playground, garden, and outdoor learning space.

Norwood Middle School, Norwood, MA - Feasibility study masterplanning the site and circulation as well as creating 3D visualizations to aid in MSBA and staff approval.

Dustin Powell
Associate
dpowell@traversela.com

Education

University of Rhode Island
Bachelor of Landscape Architecture, 2015

Roger Williams University
Master of Architecture, 2011
Bachelors of Science, 2010

Professional Experience

Traverse Landscape Architects
Associate:
2019-Present

Carol R Johnson
Landscape Designer: 2014-2018

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Selected Experience, continued

Lowell High School, Lowell MA - Construction administration for a large addition renovation

Freeman Kennedy Elementary School - Feasibility Study through Schematic Design following MSBA guidelines.

Whitman Middle School, Whitman MA - Feasibility Study through Schematic Design following MSBA guidelines.

Pickering Middle School, Lynn MA - Feasibility Study through Schematic Design following MSBA guidelines.

Unity Park, Bristol RI - Master Planning through Phase 1 construction of an adaptive reuse site. Phase 1 was the establishment of a main street to support new businesses including a brewery, restaurant, coffee and bakery shops.

Hammetts Hotel, Newport RI - Construction documents and construction administration for a new hotel along Newport's Harbor.

Police Barracks, West Greenwich RI - Schematic design through Construction observation for new RI state police facility. The facility required restricted circulation patterns, public and officer security considerations and K9 training space.

Boys and Girls Club, Newport RI - Redevelopment of playground space to meet the organizations program needs and provide accessibility that was lacking in the existing condition.

DCYF Youth Facility, Exeter RI - Schematic design through Construction observation for new youth facility providing learning, play, and conversational spaces for its residents.

Ipswich Streetscape, Ipswich MA - Master plan for the redevelopment of major street scape in the town of Ipswich to improve pedestrian and vehicular safety and circulation.

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Dennis Yarmouth Intermediate Middle School

Yarmouth, MA
Date: 2022
Construction Cost: $93 Million

This new school replaced two dated intermediate and middle schools providing a unique building and site development that symbolizes the local ocean and tidal action leading into the Cape's forested interior. Traverse created of many types of outdoor gathering, learning and active areas inspired by the local ecology.

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Easton Elementary School

Easton, MA
Date: 2017-2023
Size: 15 Acres
Construction Cost: $95 Million

Blanche Ames Elementary School in Easton, Massachusetts, is a LEED Silver–certified early childhood campus designed with sustainability, inclusivity, and accessibility at its core. Thoughtful landscapes and learning environments enhance the educational experience for young students, and the project was recognized with the 2024 BSA Design Excellence Award in the Education Facilities category.

This project re-envisions how landscape design can support the education and development of our youngest learners. The goal is to integrate play throughout the built environment, encouraging students to think critically, build positive relationships, and explore with curiosity.

Recognizing that play is a child's primary occupation, the landscape is guided by the principle of learning through play. Sensory gardens, outdoor classrooms, and expansive play areas are woven into both the architecture and curriculum, creating an immersive environment that nurtures curiosity, social development, and hands-on discovery.

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Plymouth Town Hall

Plymouth, Massachusetts
Date: 2014 - 2017
Site: 1 Acre
Construction Cost: $40 Million

An extensive site analysis led to a landscape design for the new Plymouth Town Hall that helps restore the original site hydrology and utilizes salvaged granite from the foundations of buildings demolished during construction. Durable and timeless granite paving reflecting the geologic make-up of the site is used in conjunction with a plant palette native to Plymouth. This creates a cohesive and enduring design that references the natural and cultural history of the site, while also being sustainable and low maintenance.

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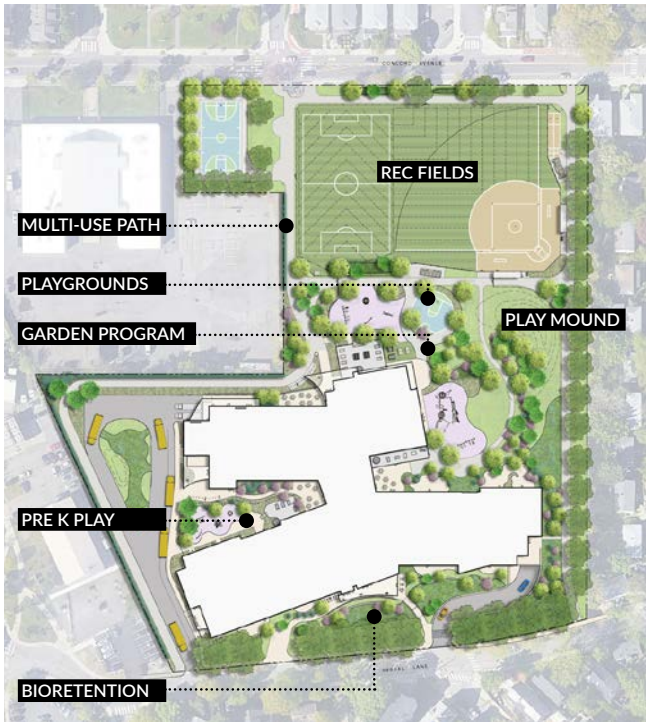
Tobin Montessori and Vassal Lane Upper School

Cambridge, MA
Date: 2019 - Present
Size: 9.1 acres
Construction Cost: $215 Million



The proposed site will introduce a wide variety of both passive and active programmed areas for both community and school use. In-depth research of historic maps and imagery identifies the surrounding neighborhood as being a floodplain area known as the "Great Swamp" containing a biodiverse mix of forested swamps and ponds. The Tobin site was eventually quarried as a source of clay for making bricks and subsequently filled in as a waste site prior to becoming the community park and school grounds of today.

The proposed design aims to heal and restore the ecological conditions of the landscape. Multiple planting palettes will be organized across the site in groups that recreate and mimic the natural diversity the area once had. These small-scale ecosystems are arranged on site in a way that parallels the growth of students and their sequence through the school with changes in elevation, water flows, and vegetation within the landscape. Preschool students will engage with low-lying landscape conditions and eventually graduate their way to the higher, upland-like spaces on site with dense trees and more topography. By restoring the site's diverse ecological services, the school site can remediate stormwater while being funcitoning as an educational tool and a vibrant urban park.

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COST ESTIMATOR

ELLANA inc.
Construction Consultants

About Ellana

Incorporated in 1998, Ellana Construction Consultants is a certified Woman-owned Business Enterprise (WBE) and Disadvantaged Business Enterprise (DBE) construction consulting firm providing four core services consisting of cost management, project controls, owner representation and professional training services to a wide range of A/E/C industry clients. We are also certified WBE through the Woman's Business Enterprise National Council (WBENC) and SBA's Women Owned Small Business (WOSB).

cost management

Our approach to cost management involves safeguarding your interests at every phase, from concept to design and from procurement through construction. We focus our efforts on managing costs as projects escalate, and ensure the design meets your needs and budget constraints. At every stage, we manage the cost and risk performance against targets and identify opportunities for improvement.

We identify the most cost-effective method of directing and controlling your project, then collaborate with the design and construction team to establish the best delivery type and define clear accountabilities and responsibilities from concept to close-out.

As part of our cost management process, we work with the team to identify, and address potential risks to mitigate unforeseen issues and provide solutions to discrepancies or conflicts that arise.

Rhode Island experience

We are proud to provide services to design teams and support various institutions in Rhode Island in their pursuit. Our work spans from Master Planning efforts and new construction to assessments and large renovation projects. We provided estimates for projects that total $150,000 to upwards of $1 million for a variety of facilities..

ELLANA manages costs by engaging in a proactive and collaborative approach with the project team. We interact with design professionals and the project team to develop a clear understanding of project scope and goals and ensure that design decisions adhere to the established budget parameters and baselines.

An effective cost management effort provides an understanding of & means to:

- Basis of funding
- Consistent and schematic metrics
- Manage program and efficiency
- Monitor cost and value drivers

Clive Tysoe, MRICS

Senior Cost Manager

Mr. Tysoe has over 40 years of experience in cost estimating, quantity surveying, internationally and regionally. His experience in the UK, USA and overseas covers many sectors of the construction industry and his strong focus on client satisfaction and managing expectations provides a great benefit especially on larger, more complex projects. His experience involves projects ranging from small projects to multimillion dollar endeavors. Mr. Tysoe has assisted on several value engineering workshops, providing an opportunity to the clients to re-evaluate the design and cost of their project. His broad base of construction knowledge and experience gives clients valuable advice and the ability to make informed decisions early in the design process.

education

- RICS External Examinations Part II/Manchester College of Building, Manchester, England/1986
- RICS External Examinations Part I/Manchester College of Building, Manchester, England/1984

licenses

- Appointed Associate Member of the RICS

select project experience

Congregational Church of Needham Renovations, Needham, MA

Cost estimating for renovations on a church in Needham. Congregational Church of Needham (NCCUCC) is a United Church of Christ congregation. The first building was constructed in the 1880s and subsequent additions were made to the campus. Improvements include accessibility options throughout the campus, new and improved bathrooms, more parking, expanded garden areas, and new entrances.

Taft Public Library Addition, Mendon, MA

Cost estimating for three different design options. The goal was to provide an addition that would add more administrative and meeting space to the existing library. Our team worked with the designers and their consultants to examine the various trades and scope involved in the project and provide the owner with a realistic budget for the chosen design. The various trades on the project included site/civil, landscaping, architectural, structural and MEP.

Wayland Community Center, Boston Post Road, Wayland, MA

Cost estimating for the renovation of MEP/FP systems at a 13,000 SF community center. Scope included partial demolition of MEP systems and installation of new systems from beyond 10 feet away from the entryway. The center includes several activity and conference rooms, a dining hall, office and administrative spaces, numerous bathrooms and site landscaping.

First Parish Church, Cambridge, MA

Cost estimating and scheduling for the phased renovation of the First Parish Church. The scope included work on the narthex area, restoration and reconstruction of the exterior and site improvements.

Boston Public Library, Codman Square Branch, Boston, MA

Cost estimating for a programming study of the Boston Public Library's Codman Square library branch in Dorchester. The study is a cost benefit analysis of renovations to the existing library versus construction of a new library. Aspects of the renovation option included upgrading the building systems and improving accessibility. Aspects of the new construction option included increasing support space and ultimately ensuring that the programming meets the current day needs of the community. Both options explored adding new public housing to the site.

Farley Building Community Center, Hollis, NH

Cost estimating for the addition and renovation to the Farley Building Community Center in Hollis, NH. As once opened as a school in 1877, the Farley Building plans to open as a community center in 2027, rehabilitating an historic, community icon.

ELLANA inc.
Construction Consultants

Congregational Church of Needham Renovations Needham, MA


DEBBY HUDSON / UNSPLASH

Congregational Church of Needham (NCCUCC) is a United Church of Christ congregation. The first building was constructed in the 1880s and subsequent additions were made to the campus. After focusing on improving sustainability in the 2010s, renovations and landscape improvements are underway.

The LDa team designed three concepts for the church board to consider. Improvements include accessibility options throughout the campus, new and improved bathrooms, more parking, expanded garden areas, and new entrances.

Ellana provided cost estimating services to the team.

client

LDa

owner

Congregational Church of Needham

cost

$1.3 million

completion

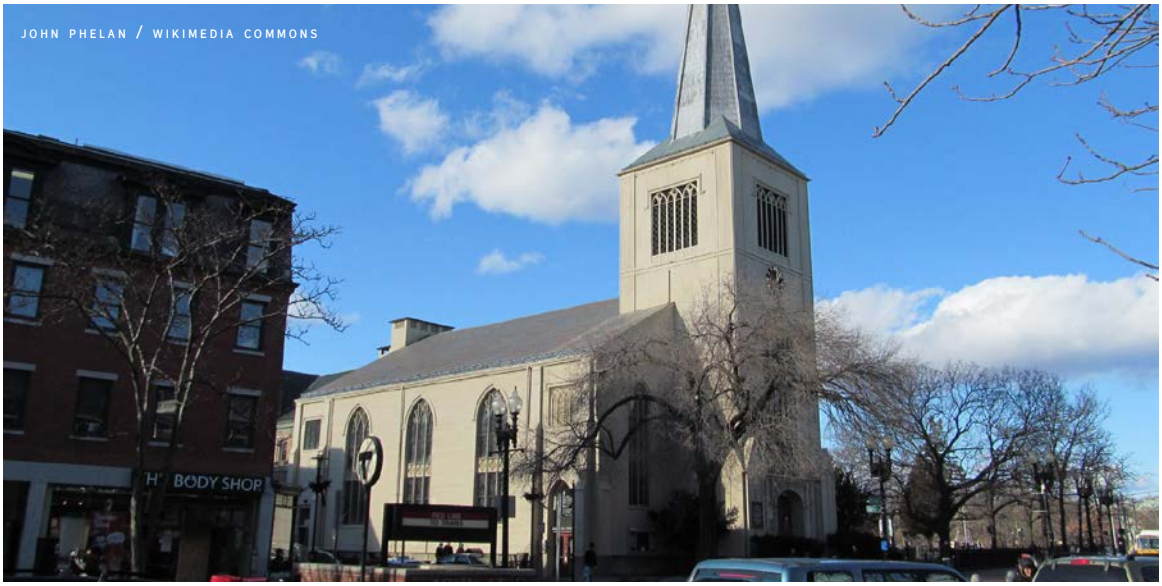
2024: Ongoing

services

Cost Estimating
Cost Management

First Parish Church

Cambridge, MA



First Parish Church has been serving the Cambridge community from various structures since 1632. First Parish has links to Harvard University from its establishment. Designed by Isaiah Rogers, the current meeting house is considered an early Gothic Revival masterpiece. This building, along with a parish house built in 1902, is undergoing a multi-phase restoration.

Ellana prepared cost estimates for the feasibility stage of design. Preservation plans created a vision for the historic restoration of the distinctive architectural details of the steeple in addition to universal access to the meetinghouse. The Massachusetts Avenue entrance (at the corner of Church Street in Harvard Square) and tower façade are the focus of the initial phase revitalizing this landmark and its architectural legacy.

Ellana's estimate included ADA accessibility components, glass fiber-reinforced polyester (GFRP), quatrefoil relief transom panels, latticework screens, and sitework at the church entrance.

client

Torrey Architecture

owner

First Parish Church

cost

$8.2 million

completion

2020

services

Cost Estimating

Cost Management

Farley Building Community Center

Hollis, NH

Ellana provided cost estimating services to MT Architects for the addition and renovation to the Farley Building Community Center in Hollis, NH. As once opened as a school in 1877, the Farley Building plans to open as a community center in 2027, rehabilitating an historic, community icon.

client

MT Architects

owner

Town of Hollis, NH

cost

$9.5 million

completion

Services: Ongoing
Construction: 2027

services

Cost Estimating
Cost Management

UNION STUDIO ARCHITECTURE & COMMUNITY DESIGN, *Providence, Rhode Island*

Thank you

for your consideration.

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