

Developer Qualifications, Part 1, May 31, 2013

City of Des Moines Marina and Beach Park Development

ARCADD, Inc.

Hisham Ashkouri, Architects and Developer

1185 Washington Street, Newton, MA 02465, 02465 www.arcadd.com, arcaddinc@aol.com

May 31, 2113

Attn: Marion Yoshino, Economic Development Manager
City of Des Moines
21630 11th Avenue S, Suite D
Des Moines, Washington 98198

**Re: Response to Request for Developer Qualifications, Part 1
City of Des Moines Marina and Beach Park Development, Washington**

Dear Ms. Yoshino and Members of the Selection Committee:

To understand our approach to the development of this project, we believe that the funds needed to design and build the new development of Marina/Beach Park, as well as the construction should be 100% privately financed as we have discussed the work with our investors Roger Kimball Group. There will be no borrowing under this project.

In addition we believe that the Marina and Beach Park Development will be powerful in creating a public space and place along Puget Sound and the waterfront area. The development will require a clear use and tasteful mix of retail, office, hotel and marina with parking support. This combination of occupancies will generate adequate funds to sustain the necessary income over the life span of the project to make it profitable and successful.

We have enclosed a financial analysis statement (to remain confidential) showing that the project will not only meet its borrowing and cost obligations, but will also have almost \$1.5 million in profit each year after all costs have been paid including the land lease. We expect a lease of 45 Years on this project. We would like to negotiate a 99 year agreement.

We have designed the project in three buildings surrounding a Central Plaza with retail triangular designs around the plaza with amphitheater as well as three distinct blocks one of which will be for the main hotel/ restaurants and retail, office with technology retail and offices support retail and a marina block directly to the south of the complex with direct access to the waterfront and boating facilities including boat repairs, boat sales, and a three story parking for up to 150 cars. The three building blocks all face Puget Sound.

Between each triangular retail and building block an open art gallery of three story structure with glass triangular skylights (5 squares each) will be built and will create a ring of public spaces separating the retail from the offices, hotel and marina buildings.

The Buildings will have glass roofs with waves resembling waves in the ocean and creating a sense of play and happiness for those using the buildings including

CITY OF DES MOINES MARINA AND BEACH PARK, WASHINGTON

the occupants, hotel visitors and those families with children visiting the site. We believe once we develop this project further, we would add family recreation to the Central Plaza and open the amphitheater to performing groups as well as a culinary component as part of the hotel/restaurant area.

We are proposing the following team of Investors and Engineers including Roger Kimball's Customs Construction Design Investments and Nuage Investment, Realty, LLC on the basis of experience in these projects. The A/E team also proposed for this project will consist of **ARCADD, Inc./Dr. Hisham Ashkouri Architects/Developers** to be in charge of the entire project and the Architect of Record (WA State License #10388); to be assisted by **Steffian Bradley** of Boston, MA, **Mr. Keith M. Henrickson** of Bellevue, WA, for Project Management, **Brown|Sardina** of Boston, MA for Landscape Architecture, **Salans** for Development Land and Investment Support, **Vanasse Hangen, Brustlin, Inc.** for Civil, Site engineering, Seawall design and Environmental Permitting, **LeMessurier Consultants**, for Structural Engineering, and WSP Flack+Kurtz for Mechanical, Electrical Plumbing and Fire Protection Engineering.

Our team will also consider the engagement of local Washington States architects and engineers as well as construction contractors for this project.

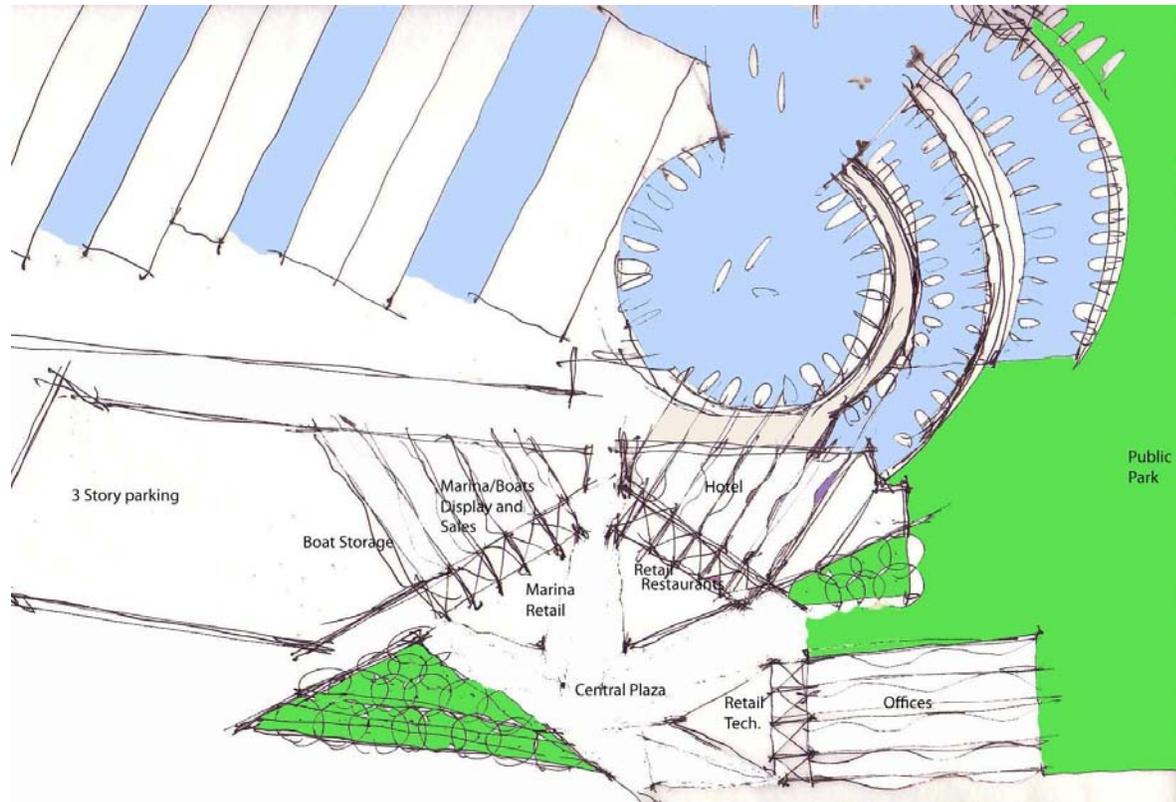
Respectfully Submitted,

Dr. Hisham Ashkouri, AIA
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Design Approach Statement:

Understanding the Concept:

Upon examining the mix suggested by the City of Des Moines where a combination of Alternative 2 and Alternative 3 is to be recommended, we believe that the Waterfront Park Project will be a combination of buildings with most successful functions around an open air Central Plaza is probably the most suitable design/built solution to this site on Puget Sound.

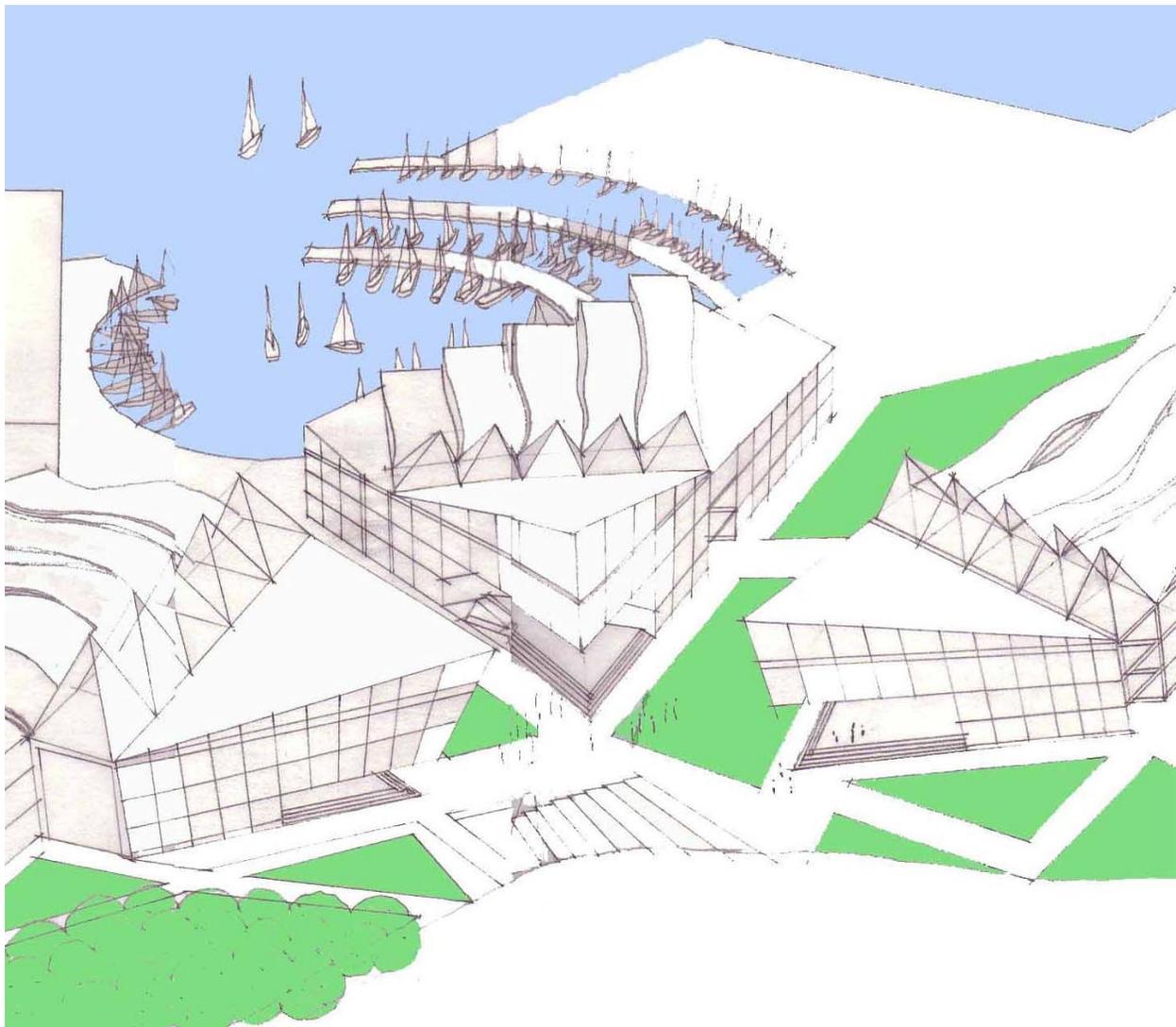


As one can see from the plan diagram sketch shown above, there are three distinct blocks clustered around the Central Plaza with most adjacent functions include retail and restaurant functions distributed among three physical masses, the Office Block to the Northeast, the Hotel Block and its restaurants facing the West and the semi-circular marina to be built along the seawall and the Marina Block to the South of the site where the block will include showcasing of sail and other boats, repairs to boats and direct access mooring structures along the seawall and a three level car parking structure with up to 150 car parking spaces.

Retail Area: to include Restaurants to be distributed and mixed with the Office Block, Hotel Block and Marina Block. The design we have suggested is made of three triangular structures projecting into the open plaza higher level floors contributing shaded structures to the Public Plaza while inviting visitors to an open 3-story Art Gallery Malls beyond the triangular retail

areas acting as in indoor art spaces for visual art and handmade displays. Each Gallery connects the retail areas to the block it is associated with.

The Hotel Block unlike the other two blocks, the Office and the Marine, is to house not just restaurants in addition to its retail activities, but to will have direct access to the semi-circular boat marina along the adjacent seawall. This will generate tremendous interest within the hotel and its users as a way to connect with sea recreation and water sports. The semi-circular marina landing strips will create a focus for the boating activities where the immediate water area within the semi-circular marina will have a series of water fountain displays and colored lighting to light up the marina during the night and to provide interest to all visitors especially families and children.



- 1- **Office Block:** to include three stories building to the north of the central plaza with wave shaped solar shading glass structure open to a court below open to all offices providing an environment for warm space design inviting and uplifting to its users and occupants.

Part of the same office block is a technology based space to be used for the sale, training and customer attraction using the latest Bluetooth © technology in displays of motion advertisements, current events at the waterfront, hotel attractions and marina boat displays and equipment.

- 2- **Hotel Block:** to include a three story concrete structure with glass walls and solar shaded glass wave shaped roof structure opening the building to the ocean and to the two vistas from the central plaza to the sea. The hotel will include up to 150 four star rooms with 90 standard size, 30 business class and 30 for executive class. The idea is to have a place for visitors to stay overnight, enjoy the sea and sea sport activities (Puget Sound) while having a successful business being conducted at the hotel or nearby cities and communities.
- 3- **Marina Block:** to include a retail section for the sale of boats of various sizes, marine and sailing equipment, associated gear for ocean going and ocean sports, and for hardware boaters need to keep their vessels going with. The three floor structure is envisioned to have three story open spaces in certain parts for tall sailboat displays as well as standard floors for marine offices, harbor master operations and an ocean discovery center for children.
- 4- **Garage for 150 Cars:** This garage will be attached and integrated with the Marine Block for practical reasons as many people come and go using their boats. The hotel and office users will have more regimented parking patterns as the hotel will have overnight stay and the offices will be occupied during the day. The location of parking structure is within a short walking distance from the central plaza, the hotel and office blocks.
- 5- **Central Plaza:** to include an open amphitheater for outdoor concerts, mime shows, children and family performances, and outdoor movies. The Plaza will also include a display of outdoor visual art and sculptures, a beautifully developed series of gardens and planters for native and other flowering plants, a place where restaurants can extend their indoor services to the outside and for a place where people will walk along the seawall and enjoy the calm breezes of the sea.
- 6- **Two Vistas:** The Central Plaza will be connected via two wide vistas over easements connecting the waterfront with the arrival area of the Central Plaza and thereby allowing the public to have instantaneous view of the waterfront while they are at their arrival point. It is also recommended that these vistas be furnished with chairs and tables that can act as an extension of the restaurants at both sides of the Hotel Block.

Again the intention of the design of this project is to have three separate functions, the office, the hotel and the marina united around the Central Plaza, the retail and restaurant activities at the site.

PROJECT COST:

The project cost is also attractive as it provides for an investment of \$77 million including site development , FF and E, A/E services, Development Services, paying the original investment over 20 years with 7.5% interest to investors and for paying legal and other soft costs. The project cost per square foot is \$412 and it is well within the guidelines of investments today.

The actual cost of the land lease is not included as it is to be negotiated as part of this project further down the line when further negotiations are necessary.

The investment team will provide 100% of the investment required for the project and there will be no borrowing necessary. Please see attached Cost and Income analysis for the Waterfront Development in the City of Des Moines, WA.

Our investors have been waiting for their funds to arrive and their budget at this point for all investments around the world and in the USA is \$55 billion. This includes other developments in the State of Florida, Washington and Utah being worked on at the present moment at our offices.

Our team has attached a letter from Mr. Roger Kimball, our financing authority who has been working diligently to cash his foreign funds and to convert them into US Dollars.

To arrive at an appropriate estimate of income, the financing team provided low-scale numbers of \$/sf for the lease of offices, retail, restaurants and marina and in a similar way estimated the income per hotel room in the hotel block.

The Comprehensive Cost and Income Analysis was developed for this project and is shown in the following page.

LETTER OF SUPPORT FROM ROGER KIMBALL:

Per our discussions with Mr. Roger Kimball of Custom Construction Design Investments we have enclosed the letter from Mr. Kimball for a financial support for this project.

PROJECT DEVELOPMENT SCHEDULE:

Following the Cost Analysis and the letter from Roger Kimball, our team has developed a preliminary schedule of potential periods the project will be accomplished within. It is the intent of the design/development team to complete the entire project during the Holiday Period of December 2016. The schedule is self-explanatory and needs to be reviewed. At this time our intent is to give an idea to the City of Des Moines, WA as to what steps we intend to undertake to complete the project. The dates and months are subject to change.

COMPREHENSIVE COST AND INCOME ANALYSIS

This is a summary of cost and income estimates, based on gross numbers and will be refined as the Project goes into more detailed design phases.

ITEM	BUILDING USE	Analysis					Remarks
		Number of Units	Area in Sq Feet		Cost Remarks	Income (\$)/Yr	
WF1	Waterfron Park, Des Moines, WA						
	Summary: The Mix suggested by the City of Des Moines is probably the most logical and potentially the most successful option by providing a mix of office, retail, hotel and marina services with support parking and public open spaces. It is also important to provide a common plaza or open space for the arrival of citizens, users and for public celebration activities to be the center of all facilities at the site. The site will have sufficient parking to support all planned activities.					The Design is to be made of glass buildings where there is a retail entrance (triangular) structures open to their respective buildings such as the office space to the north, hotel to the west and marina and parking to the south.	
R	Retail and Restaurant Buildings						
	Summary: The Retail buildings around the plaza are not the typical retail found in downtown areas. It is more related to art galleries, news and media stores at the offices block, restaurants and culinary arts at the hotel block and marine stores and speciality items at the marina block.						
1A	Art Galleries and Office Retail		3,000.00	1,200,000.00	\$400/SF FF&E	\$ 135,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
2A	Hotel Restaurants and Culinary Arts/Lobby		3,600.00	1,440,000.00	\$400/SF FF&E	\$ 162,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
3A	Marine Retail and Exhibits		4,000.00	1,400,000.00	\$400/SF FF&E	\$ 180,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
	Subtotal Retail and Restaurants		10,600.00	4,040,000.00	\$400/SF FF&E	\$ 477,000.00	
O	Offices						
	Summary: The offices will be an extension of the retail front and will be housed under a wave shaped multi color glass skylights representing the ocean within. The offices will be open around an internal courtyard.						
1B	Ocean Front Offices		34,000.00	10,200,000.00	\$300/SF FF&E	\$ 1,360,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
2B	High Tech Center		2,000.00	600,000.00	\$300/SF FF&E	\$ 80,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
	Subtotal Offices and Tech Center		36,000.00	10,800,000.00	\$300/SF FF&E	1,440,000.00	
H	HOTEL						
	Summary: The Hotel Facility will be 4-Star Quality with a total of 125 rooms at Standard, Business and Executive sizes and styles. The roof would be made wave shaped colored glass open to an internal courtyard.						
A	Hotel						
1A	Hotel Rooms Standard Size and Style	90	22,500.00	7,875,000.00	\$350/SF FF&E	3,202,875.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
2A	Hotel Rooms Business Size and Style	30	9,000.00	3,150,000.00	\$350/SF FF&E	1,423,500.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
3A	Hotel Rooms Executive Size and Style	30	10,500.00	3,675,000.00	\$350/SF FF&E	1,779,375.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
4A	Lobby and Support Space		12,600.00	4,410,000.00	\$350/SF FF&E		Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
	Subtotal Hotel Facility		54,600.00	19,110,000.00	\$350/SF FF&E	6,405,750.00	
M	Marina						
	Summary: The Marina of will be composed of Marine Services and Marina Retail. It will have direct link to the plaza and the ocean along the sea wall.						
1A	Indoor Marina		20,000.00	6,000,000.00	Income is based on outdoor events	800,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
	Subtotal Public Plaza		20,000.00	6,000,000.00		800,000.00	
PP	Public Plaza						
	Summary: The Public Plaza will link the entrances of the Office/Retail with Hotel/Restaurants and with Marina/Retail in one common outdoor area.						
1A	Outdoor Public Plaza		20,000.00	3,000,000.00	Income is based on outdoor events	800,000.00	Interactive Electronic Displays with Bluetooth and Internet Technology on all glasswalls
	Subtotal Public Plaza		20,000.00	3,000,000.00		800,000.00	
P	Parking Garage						
	Summary: The Parking facility will be at a total of 100 cars insided a three story parking garage attached to the south of marina structure.						
	Parking Area Garage Including Hotel Drop-Off	150	67,500.00	8,437,500.00		800,718.75	
	Sub-total Parking Area		67,500.00	8,437,500.00		800,718.75	
	TOTAL BUILDING SPACE COST		208,700.00	51,387,500.00		10,246,468.75	
	Site Lease and Site Development/Sea Wall			7,500,000.00			
	Furniture Fixtures and Equipment at 10%			5,138,750.00	Cost of Building Per Square Foot	\$ 386.40	
	Total Cost of Building, Site and FF&E			64,026,250.00			
	Engineering and Design			6,082,493.75			
	Development, Soft Costs, Legal, Marketing, Logistics, Transport etc. +/-			3,201,312.50			
	Grand Total			73,310,056.25			
	Grand Total Plus Contingency 10%			80,641,061.88	Say \$81 Million		
	Annual Pay Back Entire Cost at 7.25% over 20 years			7,781,730.00			
	Operating Expenses @10%			778,173.00			
	Capital Investment @7%			155,634.60			
	Total Expenses Including Paying Off Loan			8,715,537.60			
	Gross Annual Income After Expenses			1,530,931.15			

May 29, 2013

Dr. Hisham N. Ashkouri, AIA, LEED AP BD+C
ARCADD, Inc./Hisham Ashkouri, Architects
1185 Washington Street
Newton, MA 02465

Re: Financial Backing and Investment Support to the Development of Waterfront, City of Des Moines, Washington

Gentlemen:

We are pleased to inform you that we will provide you with necessary financial backing and investment support for the 100% funding required for the development of the Waterfront, City of Des Moines, Washington. We understand that your total budget for the project at this time is estimated at \$100 million to complete the project.

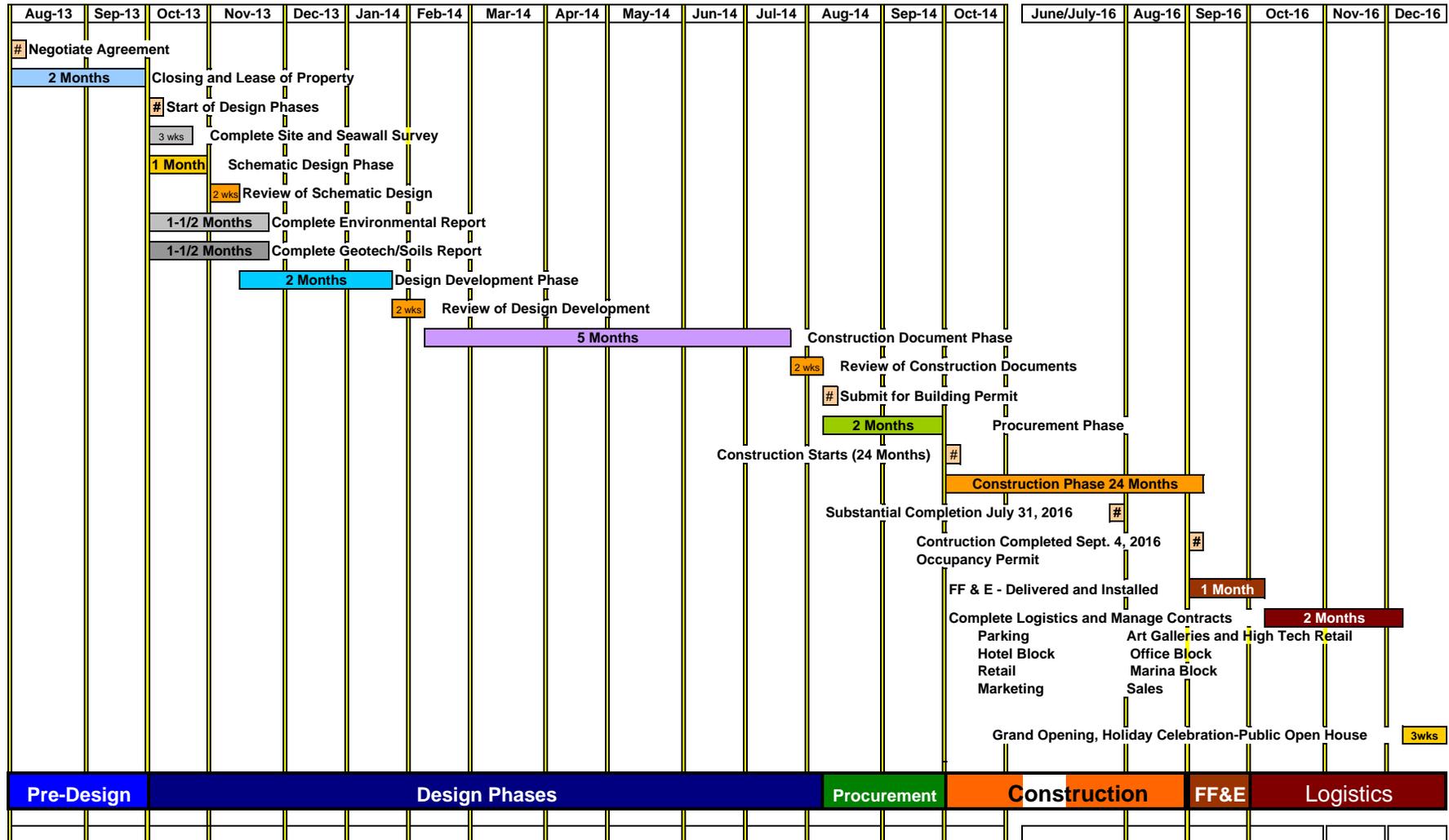
We look forward to working with you and to accomplishing this development.

Regards!



Roger Kimball, Owner
Custom Construction Design Investments
Midway, UT

Des Moines Waterfront Development Project Schedule, May 2013

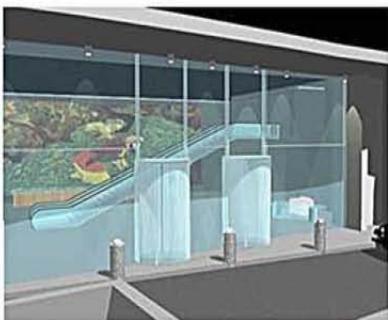




MUNICIPALITY COMPLEX | AJMAN UNITED ARAB EMIRATES | 2007

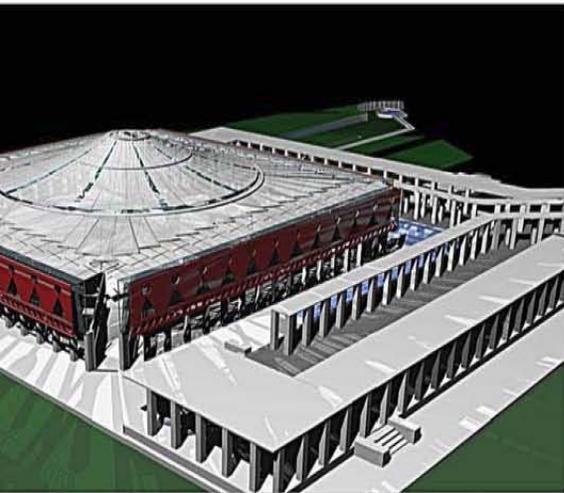
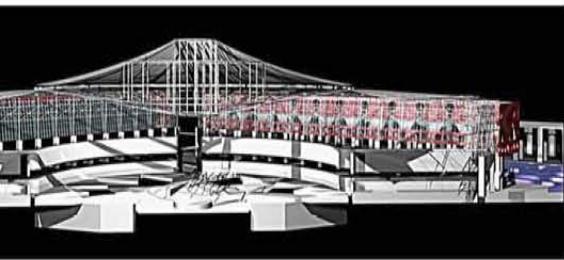


U2 MUSIC STUDIO & LANDMARK TOWER | DUBLIN IRELAND | 2004



INDBAD HOTEL & CONFERENCE CENTER | BAGHDAD IRAQ | 2004

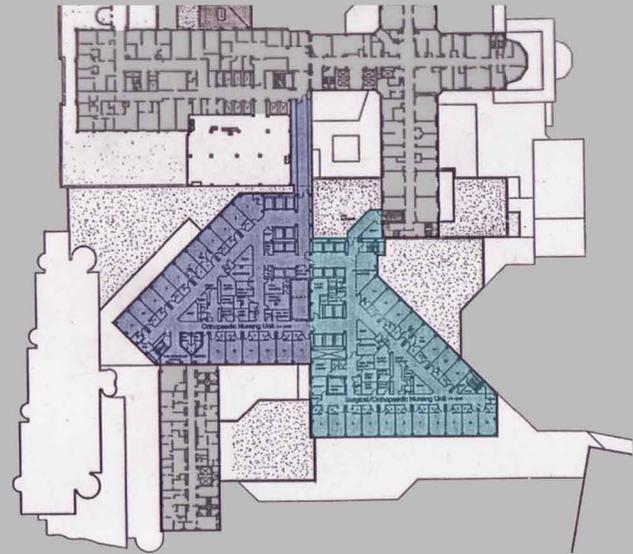
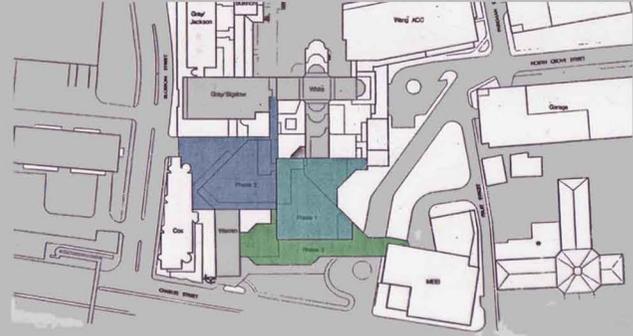




CITY OF LIGHT DEVELOPMENT OF WAR-TORN DOWNTOWN KABUL | KABUL AFGHANISTAN



COLD SPRING GREEN | SUSTAINABLE TOWNHOMES | NEWTON MA U



A R C A D D, I N C.
HISHAM ASHKOURI ARCHITECTS

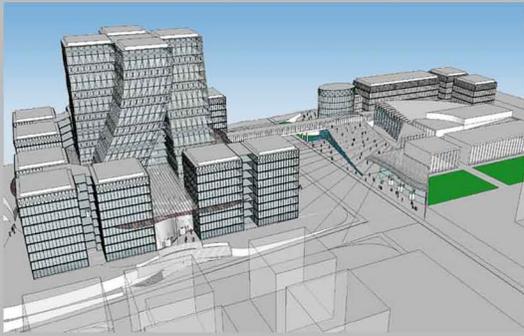
MASSACHUSETTS GENERAL HOSPITAL | TEACHING HOSPITAL | RENOVATIONS





A R C A D D, I N C.
H I S H A M A S H K O U R I A R C H I T E C T S

CRYSTAL WAY ACADEMY, PERFORMING ARTS, CONFERENCE CENTER & MIXED-USE DEVELOPMENT



AREAS OF EXPERTISE

Urban Design, Master Planning, and Development; Urban City Centers; Municipal and Government Projects; City Halls; Town Halls; Historic Buildings; Museums; Colleges and Universities; Schools; Medical buildings; Hospitals; Labs; DPWs; Post Offices; Boat and Passenger Terminals; Federal and State Procurement; Programming; Specifications; Cost Estimating; Bidding; and Construction Management.

PROFESSIONAL EXPERIENCE

1986-present President; ARCADD, Inc., West Newton, MA
1986 Senior Architect; Hoskins, Scott and Taylor, Boston, MA
1984-1986 Chairman; Dept. of Architecture, Wentworth Institute, Boston, MA
1980-1984 Project Manager; The Architects Collaborative, Inc., Cambridge, MA
1976-1980 Private Practice; Hisham N. Ashkouri: Design and Master Planning for the Handicapped
1973-1976 Architect; The Architects Collaborative, Inc., Cambridge, MA

EDUCATION

1980-1983 Doctor of Philosophy in Ergonomics
Tufts University, Medford, MA
1973-1975 Master of Architecture in Urban Design (Urban Design)
Harvard University/MIT, Cambridge, MA
1972-1973 Master of Architecture (Louis I. Kahn Class)
University of Pennsylvania, Philadelphia, PA
1965-1970 Bachelor of Architecture (Ranked 1st in Class)
University of Baghdad, Iraq

PROFESSIONAL REGISTRATIONS

Registered architect in VT, ME, NH, MA, RI, CT, NY, NJ, PA, DC, MD, VA, IL, MO, TX, WA, Iraq and Afghanistan, NCARB Certified, MCPPO Certified by the Massachusetts Office of the Inspector General, LEED AP Building Design and Construction.

1ST PRIZE AWARDS

Massachusetts Collaborative, LEED Green Building Compliance Award
Massachusetts Artist Award
New York Urban Design Award
A Playground for All Children, Two Phase N.Y. Design Competition, Queens, NY
Killington Skiing Village Complex Design Competition, Killington, VT
Abu Dhabi National Library & Cultural Center International Design Competition, Abu Dhabi, UAE
College of Agriculture National Competition, Sulaimaniyah, Kurdistan, Iraq
Baghdad City Hall National Competition, Baghdad, Iraq
Ministry of Justice National Competition, Baghdad, Iraq
Ministry of Oil & Minerals National Competition, Baghdad, Iraq

PROFESSIONAL EXPERIENCE SUMMARY***Current Projects***

Crystal Way development, design and construction of a city center lot to be used as a mixed-use residential, office, retail and conferencing center with rotating business exhibits based on teleconferencing and interactive glass technology Federal Way, WA
Cold Spring Green residential development, new construction with "green" design and technology Newton, MA
Cold Spring West medical office and associated hotel based on sports therapy and rehabilitation, sustainable "green" design and technology Newton, MA
The New City of Noorland a \$15 billion urban development including cancer research and medical center, hotel/office public transport center, film production center, civic center, banking and insurance center and health and fitness/sports center, Kazan, Tatarstan, Russian Federation.
Sabratha Sea Resort a 450 room hotel with high end sea village, recreational complex and boating marina located beside the Roman ruins of Sabratha, Sabratha, Libya
Salt Lake City Hotel and Retail Complex located near the City Hall of Salt Lake City, a 9 story complex of hotel, offices and retail with underground parking Salt Lake City, UT

Large-Scale Planning Development

Boundary Control Passenger Terminal, Hong Kong/Shenzhen, China
Noorland New City Development, Kazan, Tatarstan, Russia
Mosque Complex and Square, Tripoli, Libya
City of Dreams, East of Tripoli, Libya

Regatta Mediterranean Resort, Tripoli, Libya
City of Light Development, Kabul, Afghanistan
National Museum and Cultural Center, Kabul, Afghanistan
Baghdad Renaissance Plan, Baghdad, Iraq
Tahrir Square Development, Baghdad, Iraq
Sindbad Hotel and Conference Center, Baghdad, Iraq
Ajman Municipality Government Complex, Ajman, U.A.E.
South Portland Waterfront Development, South Portland, ME
Master Plan, Tallahassee, FL

Municipal and State Projects

Framingham Municipal Campus & Town Hall *space planning and consolidation* Framingham, MA
Framingham Memorial Building *stair and entrance renovations, ADA and code compliance* Framingham, MA
Dracut Town Hall & Police Department *study and design for new Town Hall, renovation, ADA compliance* Dracut, MA
South Portland City Hall *renovation/addition and consolidation of city offices* South Portland, ME
Taylor Public Library *evaluation and design for expansion, LEED evaluation* East Derry, NH
Hunt Memorial Building *roof replacement* Nashua, NH
Nashua Public Library *entrance and access renovations* Nashua, NH
Newton War Memorial Auditorium (Historic) *renovation of historic building* Newton, MA
South Portland O'Neill Street Complex *evaluation and space planning* South Portland, ME
Rockingham Community Action Center *renovation and expansion* Seabrook, NH
Milton Senior Center and Kindergarten Enrichment Day Session *renovation* Milton, MA
Plymouth Senior Center *renovation/addition* Plymouth, MA
Douglas Town Hall (Historic) *renovation into senior center/post office* Douglas, MA
Newton Cable Access TV Studios *conversion of Hyde School* Newton, MA
Central Street Fire Station *building repairs* Wellesley, MA
DCPO State Police Crime Laboratories *conversion of elementary school* Sudbury, MA
North Attleborough Electric Department Operations Center *new construction* North Attleborough, MA
DPS Office/ Garage Complex *new construction* Peabody, MA
DPW Water and Sewer Division Office/Garage Complex *conversion of incinerator* Newton, MA
Onset Water and Fire District Garage/Maintenance Facility *renovations/repairs* Onset, MA

Federal

Department of Navy

Planning and Renovation, Building 22 (Officer's Club, Auditorium and Offices) Portsmouth Naval Shipyard, Portsmouth, NH
Space Planning and Renovation, Building 93 (Public Works Dept.) Portsmouth Naval Shipyard, Portsmouth, NH
Planning and Renovation, Building 78 (Nuclear Regulatory Research Office) Portsmouth Naval Shipyard, Portsmouth, NH

United States Postal Service

Harvard Square Main Post Office (Historic) *renovation, ADA compliance, historically significant* Cambridge, MA
East Bridgewater Main Post Office *new construction* East Bridgewater, MA
Postal Store of the Future *renovation* Braintree, MA
Burlington Main Post Office *renovation* Burlington, MA
Detached Mail Unit *new construction* Taunton, MA
13 Standard Options for the States of New York and New Jersey
Woodstock Main Post Office *new construction* Woodstock, NY
Ossining Main Post Office *new construction* Ossining, NY
Liberty Main Post Office (Historic) *renovation* Liberty, NY
Ellenville Main Post Office (Historic) *renovation, ADA compliance, historically significant* Ellenville, NY
Catskill Main Post Office (Historic) *renovation of lobby, handicap ramp* Catskill, NY
Bergen Station South *new construction* Jersey City, NJ
Hudson City Annex *renovation* Jersey City, NJ
Franklin Lakes Main Post Office *new construction* Franklin Lakes, NJ
North Station Post Office *new construction* Caguas, San Juan, Puerto Rico
Carrier Annex *renovation* Hato Rey, Puerto Rico

National Parks Service

Kirk Street Agents House *renovation* Lowell, MA

Medical

Massachusetts General Hospital *Tower 1* Boston, MA
Massachusetts General Hospital *I3 renovations* Boston, MA
Massachusetts General Hospital *Child Development Center* Boston, MA

Surgical Step Down Unit *renovation* VAMC Boston, MA
Outpatient Clinic *renovation* VAMC Boston, MA
Boston Veterans' Administration Outpatient Clinic (Historic) *space planning and equipment layout* Boston, MA
Edith Nourse Rogers Memorial Veterans' Hospital (Historic) *egress corrections and laboratories renovations* Bedford, MA
Outpatient Clinic *renovation* VAMC New Bedford, MA
Cerebral Palsy *renovation of existing building* Quincy, MA
Taunton State Hospital *building code upgrade for inpatient facility* Taunton, MA
Heywood Hospital *operating rooms floor renovations* Gardener, MA
Dental Residence Lab (Historic) *renovation* VAMC New Bedford, MA
Air, Oxygen and Vacuum Installation, VAMC Manchester, NH
Kitchen/Dining Hall *renovation* VAMC Manchester, NH
Primary Care Practice Expansion *renovation* VA Connecticut Healthcare System, West Haven, CT
Auditorium *renovation/fire and safety corrections* VAMC Providence, RI
CAT Scan Unit Preparation *renovation* VAMC Providence, RI
Ward 1B Outpatient Clinic *renovation* Providence, RI
Ambulatory Surgical Suite *renovation* Providence, RI

Educational

Master Plan of Campus Expansion (20,000 to 28,000 students), University of Baghdad, Baghdad, Iraq
Colleges of Engineering, Humanities and Sciences, University of Baghdad, Baghdad, Iraq
College of Physical Education, University of Baghdad, Baghdad, Iraq
Academy of Fine Arts, University of Baghdad, Baghdad, Iraq
Cape Cod Community College *master plan* West Barnstable, MA
Mt. Wachusett Community College *master plan* Gardner, MA
Adult Learning Center *reuse of Currier Elementary School* Methuen, MA
Belmont Public Schools Facilities Audit *evaluation of 6 school buildings and administration* Belmont, MA
Systemwide ADA Action Plan and Code Review *evaluation of 20 school buildings*, Haverhill, MA
Stoughton Public Schools *eight schools renovation/addition (6 elementary, 1 jr. high school and 1 high school)*
Stoughton, MA
South Street School/Office Complex Phases I and II (Historic) *master plan, renovation/addition* Fitchburg, MA
Falmouth High School *building renovation and expansion* Falmouth, MA
Newburyport High School *renovation of chemistry and computer labs* Newburyport, MA
Brookline High School Freshman Campus *elevator installation*, Brookline, MA
East Junior High School *renovation* Brockton, MA
Bowen Elementary School *renovation/addition* Newton, MA
Memorial Spaulding Elementary School *renovation/addition* Newton, MA
Williams Elementary School *renovation/addition* Newton, MA
League School *renovation* Newton, MA
Cashman School *building repairs* Amesbury, MA
Belleville Elementary School *renovation* Newburyport, MA
Brookline Old Lincoln School *ADA elevator installation and renovation* Brookline, MA
Driscoll School *elevator installation* Brookline, MA
Pierce Primary School *elevator installation* Brookline, MA
Gilsum Elementary School Gymnasium/Common Area Facility *new construction*, Swanzey, NH

Private

Oakridge Main Post Office *new construction* Oakridge, NJ
Showroom/Warehouse *new construction* W.W. Grainger, Lawrence, MA
Showroom/Warehouse *renovation* W.W. Grainger, Watertown, MA
Office/HVAC *renovation* United Parcel Service, Watertown, MA
Loading Docks *renovation* United Parcel Service, Watertown, MA

Recent Publications

The Seattle Times '*Crystal*' complex pitched for Federal Way October 2011
Federal Way Mirror *Crystal Palace coming soon to downtown Federal Way* July 2011
Architizer *Construction in Kabul: A Primer* February 2011
Wicked Local Newton *Newton architect builds 'green' around the globe* April 2010
World Architecture News *ARCADD modernize the traditional townhouse in Massachusetts* January 2010
World Architecture News *Rebuilding Baghdad* March 2009
New England Real Estate Journal *Ashkouri of ARCADD, Inc. has green projects in development in Newton, Kabul and Baghdad*
October 2008



Peter Steffian, FAIA, NCARB Principal and Chairman

Peter Steffian has more than 40 years of experience in service to the public and the profession and in the design, planning, and management of continuing care, residential, office, medical, commercial, and institutional projects. As Chairman of Steffian Bradley Architects, Peter has served as practicing principal-in-charge for the selected projects that follow.

Education

University of Pennsylvania, Philadelphia, Pennsylvania
Boston Architectural College, Boston, Mass.

Bachelor of Architecture
*Honorary - Doctor of Public
Service*

Registration

Architectural Registration – Massachusetts (2049), New Jersey (AI 14797), Connecticut (3689), Rhode Island (749), Maine (671), Vermont (790), New York (12174), New Hampshire (816), Florida (7762), Virginia (0401 011475), Pennsylvania (RA-015145-B) Missouri (A-2000155281), Maryland (13700), Georgia (RA0111946), Ohio (0714517)
National Council of Architectural Registration Boards
Licensed Construction Supervisor in Massachusetts

Certificate No. 11697

Professional Affiliations

American Institute of Architects

College of Fellows
Licensing Committee
Continuing Education System Task Force
National AIA Diversity Conference

Elected 1988
2001-2002
1999-2000
Panelist 1996

Boston Society of Architects

Past Director, Treasurer, & Secretary
Member, 1965-2009
Emeritus, 2007-2009

Boston Foundation for Architecture

Founding Trustee, Secretary

AIA Massachusetts

Past Director and President
Member, 1965-2009

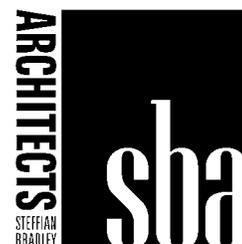
Inter Professional Council on Registration

President, 2000-2001

Commonwealth of Massachusetts

Board of Registration of Architects

Board Member, 1989-2007
Board Chair, 1991-2001



Residential

808 Memorial Drive – Cambridge, Mass.

A mixed income complex encompassing two high-rise buildings of 10 and 20 stories providing one-, two-, three-, and four-bedroom units for the elderly and families, plus office and commercial space. 301 units
35,000 square feet

Bittersweet Lane – Randolph, Mass.

A three-story elevator building with one- and two-bedroom units. 35 units

Boston Housing Authority – Boston, Mass.

Elderly housing rehabilitation project including the renovation of lobbies and community areas. 10 buildings

Bridle Path Apartments – Randolph, Mass.

A three-building residential complex for the elderly. 104 units

Cambridge Housing Authority – Cambridge, Mass.

Capital Improvement Plan study of all of CHA federally assisted multi-family elderly and family developments including cost estimating and prioritizing capital needs through an "Access" database. 1,821 units
17 developments

Cliffside Commons – Malden, Mass.

A five-story market rate apartment community with parking deck and pool. 300 units
341,000 square feet

Cambridge Park Place Apartments – Cambridge, Mass.

A high-rise market rate apartment complex with 15% affordable units with parking under the building and on-site, plus a recreation and pool deck. 311 units
315 parking spaces

Chestnut Park – Springfield, Mass.

A mixed use, five-building complex containing one-, two- and three-bedroom units including commercial space, a pool and health club, and structured parking for 327 cars. 512 units
20,000 square feet of commercial space

The Devonshire – Boston, Mass.

A 42-story, mixed-use, curtain wall building with luxury apartments, retail and office space with parking below ground. 475 units
120,000 square feet

Exeter Towers – Boston, Mass.

A mixed-use building with commercial space at sidewalk level and 8 stories of luxury apartments above. 96 luxury units
12,000 sf commercial

Forbes Building – Jamaica Plain, Mass.

A 7-story one- and two-bedroom residential complex for the elderly. 147 units

Forside Estates – Falmouth, Maine

Mixed-income garden apartments and townhouses for the elderly. 134 units



The Friary – Rye, New Hampshire	
Design for conversion of a historic friary built in 1922 into 20 units of luxury housing with dramatic views of the New Hampshire coast.	20 units
Hope Gardens – Attleboro, Mass.	
A suburban residential complex for the elderly and handicapped.	180 units
Island Elderly Housing, Inc. – Martha's Vineyard, Mass.	
Master plan for publicly funded elderly housing project constructed in two phases; total of 6 handicap-accessible units (Phase I, 24 units – design only).	48 units
Jady Hill – Exeter, New Hampshire	
A three-story building consisting of 18 luxury rental units and underground parking.	18 units
Master plan for phase II of the project comprises 100 units of new housing in 4 buildings with underground parking for 100 cars and support facilities including tennis courts and a community room.	100 units
Liberty Place – Randolph, Mass.	
A mixed-income residential complex with clubhouse and pool.	112 units
Marion Street Apartments – Brookline, Mass.	
Currently in schematic design phase, the project will consist of 66 units within a 55,500 square-foot building. The complex will include one- and two-bedroom apartments and two levels of grade and sub-grade parking with 146 spaces and a recreation deck.	66 units
Merrimack Plaza – Lowell, Mass.	
Two high-rise towers of 20 and 11 stories containing one-, two-, and three-bedroom units and convenient commercial space.	449 units 9,000 sf commercial
Medical Center Housing – Boston, Mass.	
Master plan for the renovation of 350 units of existing housing and the addition of 800 units of new housing in seven buildings. Includes underground parking, restaurants, retail space and a health club on campus.	1,050 units
Mission Park – Boston, Mass.	
Access upgrades for existing mixed-income residential complex comprised of four high-rise towers, a community center, townhouse buildings, underground parking, and 12.6 acres of landscaped grounds.	775 existing units
Newtowne Court – Cambridge, Mass.	
Comprehensive modernization of a public housing complex plus creation of 13 handicap-accessible units for the Cambridge Housing Authority.	268 units
Pondview Apartments – Leicester, Mass.	
Master Plan and new construction for 150 units of condominium cluster housing to include one- and two-bedroom units with available loft addition.	240,000 square feet 150 units



Reservoir Towers – Brighton, Mass.

245 residential units with structured parking in a 15-story, two core high-rise complex.

245 residential units with structured parking in a 15-story, two core high-rise

River Court – Cambridge, Mass.

A 14-story luxury residential condominium complex that includes retail space, three levels of underground parking and a health club with pool.

166 units

Rosemeade Apartments – Southbridge, Mass.

Accessibility improvements to site, units and clubhouse.

11 accessible units

The Village at Marshfield – Marshfield, Mass.

Exterior renovation of 23 apartment buildings, and interior and exterior renovations to entire complex plus the addition of a new community building.

252,000 square feet

Academic

Boston University – Boston, Mass.

School of Law and Education Building
Pappas Law Library and Auditorium

The two schools were designed one above the other in an award-winning 18-story tower with separate entrances at different levels for each school. This building includes workrooms, laboratories, and simulated courtrooms. The 80,000 volume law library occupies a three-story structure which it shares with a 600-seat auditorium below. N association with Sert, Jackson & Gorley.

160,000 square feet
27,000 square feet

College of General Studies

A self-contained teaching and administrative facility for a two-year team teaching program including a department library as part of the B.U. system.

1,200-student-capacity

Lasell College – Auburndale, Mass.

Campus master plan for growth to 900 students plus the design of a classroom building, dormitory, and a central library for 100,000 volumes.

900-student-capacity

Massachusetts Eye and Ear Infirmary – Boston, Mass.

The Medical Library and Archives: Renovations to create a medical library and archives in response to the need for more progressive environments in housing the Infirmary's growing collection of publications and staff study areas.

Library: 3,200 square feet
Archives: 1,200 square feet

MIT Sidney-Pacific Graduate Housing – Cambridge, Mass.

Design of an award-winning nine-story, mixed-use graduate student housing, a 350,000 square foot complex with structured parking and commercial uses on an urban site.

350,000 square feet
300 parking spaces

Healthcare

The Fallon Clinic – Worcester, Mass.

Central Street - a downtown health center for radiology, laboratory, 45,000 square feet
obstetrics/gynecology, pulmonary, allergy, endocrinology, and the
corporate offices for The Fallon Clinic. Historic Preservation Award.

The Fallon Medical Center - a specialty service health center including a 52,000 square feet
physical therapy unit.

Interior design for eight satellite health centers outside of Worcester.

Fanny Allen Hospital – Colchester, Vermont

Campus-wide master plan showing a new main entrance, expansion
capabilities for a new physical therapy wing, doctors' office building,
commercial development, expanded parking, service and general
circulation, plus new landscaping.

HCHP New England – Providence, Rhode Island

(Formerly Rhode Island Group Health Association) 200,000 square feet
Coro Building - adaptive reuse of industrial building to an ambulatory
health care facility and office space.

Harvard Community Health Plan – Brookline, Mass.

14 ambulatory health care centers in Eastern Massachusetts including 500,000 square feet
interior design.

Holyoke Health Center Medical Mall – Holyoke, Mass.

Master plan for a phased renovation of three existing buildings on a 120,000 square feet
prominent site in downtown Holyoke, Mass.. The master plan provides
a new location from the Holyoke Health Center as well as associated
medical and retail spaces, such as a pharmacy, daycare facility,
radiology unit and dental unit.

Phase I of the project includes adult medicine, dentistry, and a
renovation of the Maple building. Historic Preservation Award.

Liberty Mutual – Lawrence, Mass.

Relocation of existing facility to new location, including complete 4,500 square feet
interior fit-up and space planning for ADA compliance.

MGH Chelsea HealthCare Center – Chelsea, Mass.

Providing programming and feasibility study plus architectural, interior 40,000 square feet
and graphic design for a new community health center with a residency
program to include family practice, adult medicine, pediatrics, surgical
specialties and 24-hour urgent care.



Massachusetts General Hospital – Boston, Mass.

MGH Everett Satellite HealthCenter 7,000 square feet
Creation of a satellite health center to provide family practice medical care in Everett, Mass. as part of MGH's primary care network.

MGH Revere HealthCare Center, Revere, Mass. 30,000 square feet
Providing programming and feasibility study plus architectural, interior and graphic design for a new community health center with a residency program to include family practice, adult medicine, pediatrics and specialties.

South Shore Hospital – South Weymouth, Mass.

Ambulatory care master plan - renovations and additions to the West Wing for a pediatric nursing unit and outpatient physical therapy unit including two aqua therapy pools and general administrative space. 34,000 square feet

Office / Commercial / Industrial

201 Broadway – Cambridge, Mass.

An 8-story office building, with 5,000 square feet of retail space, and an 180-car five level parking structure. 120,000 square feet

Canton Street Office Complex – Norwood, Mass.

Two complementary 2-story office buildings. 80,000 square feet

Chase Manhattan Bank

Global Payment and Treasury Services, Client Access Areas. 60,000 square feet
Design of high technology communication unit including computer rooms, command center, public lobbies, support space and 200 open office workstations.

Digital Equipment Corporation – Marlborough, Mass.

MRO IV - Product Marketing and Engineering Facility 350,000 square feet
Included interior design of 1,100 workstations, private offices, conference space, computer rooms, auditorium, and cafeteria.

Macomber Development Company – Cambridge, Mass.

98 North Washington Street Office Building, Boston, Mass. 90,000 square feet
IBM Building, Moshassuck Office Park, Providence, RI 75,000 square feet

Matrix Technologies Corporation – Hudson, New Hampshire

A two-story corporate headquarters, manufacturing and warehouse facility. 35,000 square feet

Metropolitan Corporate Center – Marlborough, Mass.

Master plan of a 90-acre, 10-building office/research and development park, and design and tenant planning of the first eight buildings. 660,000 square feet



The Nordblom Company – Burlington, Mass.

Northwest Park - master plan and design of 43 one and two story buildings for office/research and development. 1,500,000 square feet

One Brookline Place – Brookline, Mass.

Medical planning for 40 medical suites in a 6-story medical office building. 100,000 square feet

Sixth Street Office Building and Garage

Design of a new 5-story office building with three levels of underground parking for the telecommunications industry. 110,000 square feet
200 parking spaces

Spirit Technologies – Marlborough, Mass.

Design of corporate offices and manufacturing space, including interior design of finishes, casework and office furniture systems. 28,750 square feet

Westborough Office Building – Westborough, Mass.

Research and development facility. 84,000 square feet

Vienna-Budapest World Exposition – Budapest, Hungary

Development of an urban plan for 330 acres of under-utilized industrial land, 1 1/2 miles south of Budapest, Hungary, directly on the Danube River. SBA's solution, reminiscent of the 1911 Chicago World's Fair, revolved around the creation of distinct neighborhoods with specific traditional urban characters based on a readily recognizable block system, intended to facilitate the incorporation of efforts of individual privately funded building developments. 330-acres

Newburyport Landing – Newburyport, Mass.

Waterfront park designed as the center piece of a revitalization of a section of Newburyport. The park became a focal point for housing, hospitality and the waterfront development

Dan Larkin



Partner

T +44 20 7429 6168

F +44 20 7429 6468

E dlarkin@salans.com

Dan Larkin is a global corporate and real estate partner in Salans' London office and heads the Global Hospitality & Leisure Group.

Dan specialises in asset-backed transactions and financings and has experience advising on structured financings, public-private partnerships, capital sourcing, mergers and acquisitions, private equity, joint ventures, privatisations, development projects, securitisations and restructurings. He has advised clients in this area as a lawyer and financial adviser. Dan has particular experience with transactions in the hospitality and leisure, real estate, transport, energy, construction, consumer products and retail, and media and entertainment industries.

Prior to joining Salans, Dan was a partner at Squire Sanders & Dempsey LLP. His career also includes positions as a managing director with PricewaterhouseCoopers' Financial Advisory Group in London and senior executive roles with Hyatt International Corporation and Ameritech, during which he provided legal counsel and business advice on matters throughout Europe, the Middle East and Africa, as well as Asia-Pacific and the Americas.

Dan is a frequent speaker at industry conferences and events including various financial and educational forums and before professional bodies.

Among professional associations, he has served as an officer of the International Bar Association and as an officer of the American Bar Association's Section of International Law.

5.1.1 Career:

- Partner - Salans, London (2011 to date)
- Partner/Co-head of Real Estate Finance Group - Squire Sanders & Dempsey LLP (2001 - 2010)
- Managing Director, Head of European Hospitality & Leisure Group - PwC Corporate Finance
- Associate General Counsel - Hyatt International Corporation
-

5.1.2 Education:

- University of Chicago, J.D., 1980
- Harvard University, A.B., cum laude, 1977
-

5.1.3 Languages:

- English
- French
- German

OFFICE DETAILS

London

Millennium Bridge House
2 Lambeth Hill
London EC4V 4AJ
United Kingdom

PRACTICE AREAS

Corporate

Real Estate

SECTORS

1. **ENERGY**
2. **HOSPITALITY & LEISURE**
3. **MEDIA**
4. **PPP**
5. **REAL ESTATE**



Mark S. Junghans, P.E.

Principal

Mr. Junghans is a Principal in the Boston Integrated Services Team. His specialty is design and permitting on Urban building projects in Boston and Cambridge. Notable projects include 111 Huntington Avenue, Olmsted Green, Mandarin Oriental-Boston, Trilogy Residences and 70 Francis Street for Brigham and Women's Hospital. Mark is a resource for Article 80 permitting, Public Improvement Commission Permitting, Boston Water and Sewer Commission design and permitting and site and infrastructure engineering.

**21 years of professional
experience**

111 Huntington Avenue – The Prudential Center – Boston, MA

Project manager for the overall VHB engineering and permitting effort for the construction of a new 36-story office tower and low-rise office space adjacent to the Prudential Tower, providing approximately one million square feet of new commercial space. Project included site engineering; infrastructure improvements; traffic analysis, roadway and signal work; air quality modeling; and related technical permitting. Challenges on this project included the routing of major Boston Water and Sewer Commission (BWSC) sanitary and drain collectors through the existing subsurface parking garage, and integration of the proposed building into an extremely active site with substantial traffic and pedestrian requirements. The limits of working in a developed site required an inventive approach to design and work phasing. Constant coordination with City of Boston agencies was necessary to keep the project on track.

241 Atlantic Avenue Park, Boston, MA

This project, undertaken by the Frog Pond Foundation, built a new privately funded public park on a small parking area situated between the Rose Kennedy Greenway and the New England Aquarium. The project was challenging from the start as the site was very small and constrained by a myriad of utility systems and major drainage facilities linking the Central Artery/Tunnel to the waterfront. VHB led the city Public Improvement Commission process, on behalf of the owner, that resulted in the substantial expansion of the project site through discontinuance of street areas in the surrounding public streets. VHB worked closely with the park designers and landscape architects to collaboratively develop a design that achieved the ambitious vision for the space with massive trees and pedestrian structures while respecting existing utility systems, traffic flow and the operations of the adjacent aquarium.

70 Francis Street – Brigham & Women's Hospital – Boston, MA

Project Manager for Brigham & Women's Hospital's construction of a 350,000 square foot facility that will house the hospital's cardiac care center and expanded operating facilities. This project includes an innovative multi-story underground, full width building connector, and an above grade pedestrian bridge, between the existing 75 Francis Street building and the new building. The underground connection required the relocation of all utilities in Francis Street prior to commencement of the building project. VHB led the design and permitting of this phase of work securing approvals from a myriad of utility companies, city agencies and abutters. VHB is also providing transportation and civil engineering expertise to the hospital's Institutional Master Plan update, which included the 70 Francis Street building.

Center for Life Science, Boston, MA

Managed VHB's survey, civil engineering, and technical permitting efforts on a project that includes complex utility systems and interconnections with Beth Israel Deaconess Medical Center and the neighboring Harvard Institutes of Medicine, Children's Hospital and Merck facilities. This is a phased project that required VHB to work with the owner and construction manager to develop an innovative approach to phasing of utility and building work on a constrained site with lots of neighbors looking in.

Mandarin Oriental Hotel – The Prudential Center, Boston, MA

For Boston’s first six-star hotel, which has begun construction, has been VHB’s manager since the beginning when overseeing the Article 80 permitting process, MEPA permitting, and neighborhood coordination. This project required an update of the 1989 Prudential Center Master Plan. In order to achieve this approval the project team developed extensive site and transportation studies updating the area-wide planning done for the Prudential Center Redevelopment. The end result is a project that will redefine Boylston Street and finish the parcel development envisioned under the Prudential Master Plan. Particular challenges included developing a cutting edge vehicular access for the hotel, building around twin 30-inch siphons and construction an active retail and residential environment.

Olmsted Green, Mattapan, MA

VHB’s project manager, overseeing the design and permitting of the new public roads, utility systems and site design for the Olmsted Green project proposed by Lena New Boston, a partnership between New Boston Fund and the Lena Park CDC, a unique 42-acre redevelopment on the former Boston State Hospital site incorporating workforce housing, affordable housing, a community center, facilities for the Department of Mental health, and two elder care/assisted living centers. The project is designed to make full use of Low Impact Development (LID) design principles through the siting of homes, integration of a distributed stormwater management system that provides exceptional infiltration facilities use of raingardens and permeable pavement. The site also features walking trails, a new public roadway system and supporting utility systems. This project required extensive coordination with city agencies on development of the design including the Public Improvement Commission, Boston Public Works Department, Boston Water and Sewer Commission, Boston Parks Department, Boston Lighting Department, and Boston Transportation Department.

Trilogy, Boston, MA

This project, recently completed, established 580 new residential units in the Fenway area while beginning to redefine the Boylston Street corridor. Following a long public process, this project enjoyed tremendous neighborhood support. VHB is responsible for site design, transportation engineering, signal design and city technical permitting including numerous actions by the Public Improvement Commission (PIC). Part of the scope includes a streetscape plan for Boylston Street and Brookline Avenue that will be extended by the city and neighboring future projects. The design also includes a reconfiguration of Kilmarnock Street, improving area circulation. This street design was a collaborative effort between the Boston Public Works (BPW) Department, the Boston Transportation Department (BTD) and Fenway Ventures LLC, the site developer.

Education B.S.C.E Northeastern University, 1987

**Professional Registrations/
Certifications** Professional Engineer Maine 1993
Professional Engineer Massachusetts 1992
Professional Engineer New Hampshire 1992

LeMessurier Consultants

Mysore V. Ravindra, P.E., Structural Engineer

Title/Position	President; Principal Structural Engineer
Education	Bachelor of Science, Civil Engineering University of Mysore Master of Science, Civil Engineering University of Southampton, England
Academic Affiliation	Boston Architectural Center Duke University Undergraduate Curriculum Advisory Board
Research	"Cost Effectiveness of Seismic Resistant Design for Non-structural Building Elements"
Registration	Professional Engineer (Structural): CT, FL, GA, IA, KY, MA, MD, ME, MI, MN, MO, NC, NH, NY, OH, PA, RI, SC, VA, VT, WI, WV, Certified by the NCEES
Professional Affiliations	Boston Society of Civil Engineers Section/ASCE Boston Society of Civil Engineers - Past Senior Vice President, Chairman Structures Group Boston Association of Structural Engineers Loads Advisory Committee, Massachusetts Board of Building Regulations & Standards
Professional Experience	<p>Mr. Ravindra joined LeMessurier Consultants in 1968, becoming President in 1991. Prior to joining LeMessurier Consultants, Mr. Ravindra was associated for eight years with international contracting and design firms in Europe and India as well as in the United States. His structural engineering experience includes the following representative projects:</p> <ul style="list-style-type: none">John Joseph Moakley United States Courthouse Boston, MassachusettsFort Devens Federal Corrections and Medical Center Ayer, MassachusettsFederal Correctional Institution Berlin, New HampshireFederal Correctional Institution Glennville, West VirginiaU.S. Military New Arvin Cadet Physical Development Center (Seismic Study & Retrofit) West Point, New YorkU.S. Postal Service General Mail Facility North Reading, MassachusettsU.S. Army Corps of Engineers Headquarters Building Waltham, MassachusettsFederal Reserve Bank of Boston Boston, Massachusetts500 Boylston Street Retail, Office Building and Garage Boston, Massachusetts222 Berkeley Street Retail, Office Building and Garage Boston, Massachusetts125 Summer Street Retail, Office Building and Garage Boston, Massachusetts125 High Street Office Building and Garage Boston, MassachusettsOne and Two Cambridge Place Cambridge, MassachusettsBack Bay Hilton Hotel Boston, MassachusettsWTC Apartment Tower Dubai, UAE

Curriculum Vitae



John Bredehorst has more than 25 years experience with electrical systems and power distribution.

EDUCATION:
B.S. Electrical Engineering
University of Hartford

REGISTRATIONS:
Professional Engineer in NY, NJ

Licensed Master Electrical Contractor in CT

CREDENTIALS:
LEED Accredited Professional

JOHN E. BREDEHORST PE, LEED® AP

Executive Vice President
Managing Director of WSP Flack + Kurtz' NY Office
Electrical System Design-Power Distribution

EXPERIENCE

As an Executive Vice President and Managing Director, John Bredehorst oversees more than 200 technical and support personnel in the in the New York Office. His management background is illuminated through his years as a project manager coordinating all trade disciplines with the overall project team consultants.

Mr. Bredehorst's vast experience with electrical and mechanical systems has made him a vital asset in the design and successful completion of numerous projects, both nationally and internationally. John's expertise lends the firm abounding knowledge of complex power distribution systems, lighting systems, control systems and building life safety systems for a variety of building types.

Mr. Bredehorst's past project participation extends from both detailed tasks to those larger in scope. His responsibilities range from trouble-shooting to evaluating existing systems, installation of electrical systems as an electrical contractor, and the complete design of many facilities, buildings and systems. Some of these include cogeneration and power generation systems, reliable and redundant distribution systems and renewable power systems.

His relevant experience includes the following projects:

COMMERCIAL

- Canon Corporate Headquarters, Melville, NY
- Goldman Sachs Headquarters, 200 West Street, Trading Floor Fitout & Office Tower Fitout, New York, NY
- Merrill Lynch Expansion at the World Financial Center, New York, NY
- The New York Times Headquarters, New York, NY
- New York City Housing Authority, 90 Church Street, New York, NY
- 4 Times Square, New York, NY
- Penn Station Redevelopment, New York, NY
- 7 World Trade Center, New York, NY
- 505 Fifth Avenue, New York, NY
- Chrysler Building, Mineral Technologies, New York, NY
- Bloomberg LP, New York, NY
- Pfizer World Headquarters, New York, NY
- Queens West Development Project, Queens, NY
- AIG, San Juan, Puerto Rico
- Paine Weber, Puerto Rico
- Banco de Boston, Buenos Aires, Argentina
- Chemical Bank, Buenos Aires, Argentina
- Das Business Center, Berlin, Germany
- ARAMCO Office Buildings, Saudi Arabia
- The Prudential Business Campus, Short Hills, NJ
- Samsung Group Executive Boardroom, Seoul, Korea

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- Seocho Mixed-use Building, Seoul, Korea
 - Sunkyong Group Corporate Headquarters, Seoul, Korea
 - Dacom Corporation Project, Seoul, Korea
 - Yuk Sam Dong, Seoul, Korea
 - AIG/Philam Life Insurance Building, Manila, Philippines
 - Skadden, Arps, Slate, Meagher & Flom, Moscow, Russia
 - World Bank Headquarters, Washington, DC
 - The Price Club, New Britain, CT
 - 717 Fifth Avenue, New York, NY

MIXED USE

- The Helena, New York, NY
- 731 Lexington, New York, NY
- AIG/Philam Life Insurance Building, Manila, Philippines
- Seocho Mixed-use Building, Seoul, Korea

COMMISSIONING

- CIBC World Markets, New York, NY
- Hearst Headquarters, New York, NY

INTERNATIONAL

- Banco de Boston, Buenos Aires, Argentina
- Repsol, Buenos Aires, Argentina
- Banco Popular de Puerto Rico, San Juan, Puerto, Rico
- Vision City, Kuala Lumpur, Malaysia
- Akbank New Operations Center, Gebze, Turkey

MASTER PLANNING

- Javits Convention Center, New York, NY

SUSTAINABLE DESIGN

- The Verdesian, New York, NY (LEED Platinum)
- The Helena, New York, NY (LEED Gold)
- Millennium Tower Residences, New York, NY (LEED Gold)
- SAP Corporate Headquarters, Philadelphia, PA (LEED Platinum Target)
- Commercial HQ at Battery Park City Site 26, New York, NY (LEED Gold Target)
- Canon Corporate Headquarters, Melville, NY (LEED Gold Target)
- The New York Times Headquarters, New York, NY
- Battery Park City Authority Green Guidelines, New York, NY

EXHIBIT A: RESPONDENT'S CERTIFICATION

By submitting a response, respondent understands, agrees and warrants that:

Respondent has carefully read and fully understands the information provided in this RFQ, including, but not limited to, Section IV (D) (Competitive Integrity).

Respondent has the capability to successfully undertake and complete the responsibilities and obligations of the response being submitted.

All information in the response is true and correct.

The City has the right to negotiate fees and other items it deems appropriate for the benefit of the City and public.

The City has the right to make any inquiry it deems appropriate to substantiate or supplement information supplied by Respondent, and Respondent hereby grants the City permission to make said inquiries and to provide any and all requested documentation in a timely manner.

Dated this 31 day of May, 2013.

~~ARCADD, Inc./Hisham Ashkouri, Architects/ Developers~~
(Respondent)

By: 

Title: President

TO BE ACCEPTED, ALL RESPONDENTS MUST SIGN THIS CERTIFICATION

EXHIBIT B: PROJECT PROPOSAL SUMMARY

TYPE & SIZE OF DEVELOPMENT	DEVELOPMENT TEAM: ARCADD, Inc./Hisham Ashkouri, Architects/Developers
Primary Use Offices, Retail, Hotel & Marina	Sq. ft. <u>131,600</u> Class <u>A</u>
Specialty Restaurants, Tech.	Sq. ft. <u>5,600</u> Uses <u>A</u>
Parking 100 to 150 cars	Sq. ft. <u>45,000</u> No. of stalls <u>100</u> in 3 story structure plus 50 at site, hotel, etc.
Other Boating Marina	Sq. ft. _____ Indoor and Outdoor. Number to be Determined.
INVESTMENT	
Estimated cost of project	\$77 million
Type of financing	100% Private. No Borrowing
Proposed terms	20 Year investment at 7.5% Interest.
PROJECT TIMELINES	
Design completion	10 Months for entire design. Approvals 4 months
Est. construction start date	September 2014
Est. completion date	20-24 Months July 2016
Proposed Contingencies (if any) and/or requirements for construction	10% Cost Contingency Additional 2 months for approvals prior to occupancy
Market Analysis	
Brief statement of project feasibility	Need to accomplish 40% to 60% agreements for lease by the time of occupancy. Discussions are needed for having a flag ship hotel partners by beginning of design. We have worked with Starwood on two hotel projects in the past.

EXHIBIT C:

Non-Collusion Affidavit

STATE OF WASHINGTON)
) ss. NON-COLLUSION AFFIDAVIT
COUNTY OF KING)

Hisham Ashkouri of
ARCADD, Inc./HA Arch/Devel's being first

(NAME)

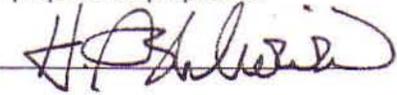
duly sworn, under oath says that as President

(TITLE)

of ~~ARCADD, Inc. and the owner of Hisham Ashkouri, Arch/Develop's~~

(FIRM)

the proposal above submitted is a genuine proposal and not a sham or collusive proposal, or made in the interest or on behalf of any person not therein named; and further says that the said proposer has not directly or indirectly induced or solicited any other proposer on the above work to submit a sham proposal, or any other person or corporation to refrain from proposing; and that said proposer has not in any manner sought by collusion to secure an advantage over any other proposer or proposers.

SIGN HERE 

Subscribed and sworn to before me this 31st. day of May, 20 13.