



Town of Bridgewater
Fire Station Building Committee

August 2nd, 2022 12:00 PM

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. There will be no in person attendance permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

Zoom Link: <https://us06web.zoom.us/j/87597001947>

- 1) **Call to Order at 12:00 p.m. (Meeting is recorded)**
- 2) **OPM Interview - CHA Consulting, Inc.**
- 3) **Adjourn**



TOWN OF BRIDGEWATER, MA

Application for Owner's Project Management Services for Fire Stations Project Fire-2022-1

July 15, 2022

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CHA's most recent confidential financial statement is enclosed in this proposal in a separate, sealed envelope.

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Section 1

Cover Letter



July 15, 2022

Town Manager's Office
Academy Building
66 Central Square
Bridgewater, Massachusetts 02324

RE: Application for OPM Services for Fire Stations
[PROJECT-FIRE-2022-01]

Dear Mr. Dutton,

CHA Consulting, Inc. (CHA) is pleased to submit this proposal for consideration to provide our application to provide Owner's Project Manager (OPM) services for the Fire Stations project. Our team has provided OPM and cost estimating services to clients from our Boston office since 1989 (previously under the name Daedalus Projects) and have successfully completed more than \$1 billion in public building projects across the Commonwealth and throughout the Northeast.

A few key reasons why our team is best qualified for your project:

- **Experience with New Public Safety Building Construction:** The design and construction of any new municipal building can present its own unique challenges and risks. We have specifically selected a team with comprehensive experience with new public safety facility design and construction. Our team has relevant and extensive public safety building design and construction experience, having completed more than \$150 million in public safety buildings over the past 15 years. Project director Joseph Sullivan and project manager Alyssa Chatani are currently overseeing the completion of the construction of a 20,000 SF fire station headquarters for the Town of Northbridge and have previously worked as a team to complete multiple public safety building projects.
- **Experience working with the Town of Bridgewater:** Familiarity with local regulations and regional requirements are paramount to the success of public building projects. Our proposed team has been working diligently with the Town of Bridgewater and the local community on the completion of the George H. Mitchell Elementary School project. Both our firm and our team are committed to delivering the highest level of service to the Town of Bridgewater.
- **In-House Cost Estimators:** CHA is one of the only OPM firms with a dedicated team of in-house cost estimators. Our locally based cost estimators stay apprised of current construction market pricing and work hand-in-hand with our project managers on a daily basis to provide value engineering suggestions during design, negotiate change orders, and verify questions during construction.
- **Depth of Resources:** We offer the specialized expertise of our niche OPM team with the support of a national A/E firm. Firm-wide, CHA is a team of over 1,400 multi-disciplined staff. We have readily-available engineering, architecture, and commissioning experts with whom we consult regularly on our projects to provide greater insight and quality control to all of our clients.

We understand that the town engaged Jacunski Humes Architects to complete the initial study and conceptual design for the new Bridgewater Fire headquarters building. Our team has a strong working relationship with Brian Humes and the Jacunski Humes team and recently completed the Carver Police Station project in collaboration with them. We encourage strong working relationships across all parties to establish accountability and foster teamwork with the common goal of successfully completing each project on time and on budget.

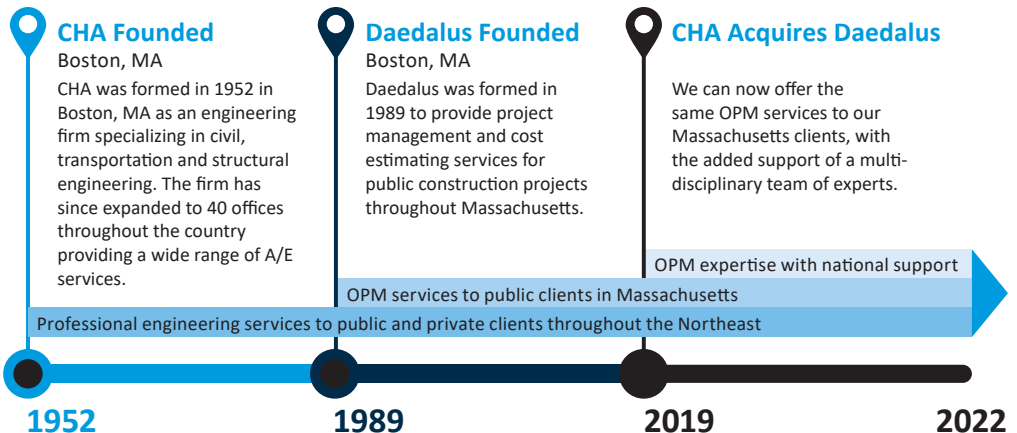
One Washington Mall, Suite 1500
Boston, MA 02108

T 617.451.2717 • F 617.451.2717 • www.chacompanies.com

Firm Background

CHA was founded in 1952 as a professional engineering firm in Boston, Massachusetts. Originally known as Clarkeson Engineering Company, the firm specialized in traditional civil, transportation, and structural engineering. CHA has since expanded and diversified, undergoing several name changes, and has grown into an innovative, full-service consulting firm working to responsibly improve the world we live in.

In 2019, CHA acquired the Boston-based firm, Daedalus Projects, a well-respected OPM firm with over three decades of experience serving owners and municipalities across the Commonwealth. Together, we provide unparalleled service to our clients, old and new. We live and work in Massachusetts and are connected to this region by history, experience, and deep caring for our local communities.



We are a specialty shop with custom offerings tailored to guide public construction owners. We have an in-house team of estimators who carefully review cost estimates and bids. We understand construction projects, but more importantly, we know what's important to you, and that is what's important to us. When you hire CHA, we become a partner in the success of your project.

Our niche is providing outstanding service, quality assurance, and the necessary experience to manage projects of all sizes with transparency, leadership, exceptional communication, and skill. We will provide hands-on services as an extension of your staff and provide oversight of design, procurement, budget, schedule, risk management, and quality assurance. We represent you, and you can rely on us to deliver outstanding services every day with dedication, expertise, and diligence. Our singular focus is on successful job completion based on schedule, cost, and quality.

Acknowledgment and Compliance Statements

We acknowledge receipt of Addendum #1 dated July 11, 2022. We have read the Request for Services (RFS) in detail, and the contract for project management services included in the RFS. If awarded a contract, CHA would respectfully request the opportunity to negotiate changes to the town's standard contract and the proposed scope of services to make the scope of services and legal terms consistent with industry standards for professional project management services and the scope of professional liability insurance coverage.

Our team is in full compliance with the minimum requirements identified in the RFS, including number of years of experience and requisite licenses, registrations, and certificates. CHA acknowledges that we are not debarred under MGL c. 149 section 44C or disqualified under MGL c. 7C section 38D.

Please contact me directly at (617) 932-5438 or SSweeney@chacompanies.com if you have any questions or require any additional information. We thank you for your consideration of our submission.

Sincerely,

Sean Sweeney, CCM
Senior Vice President

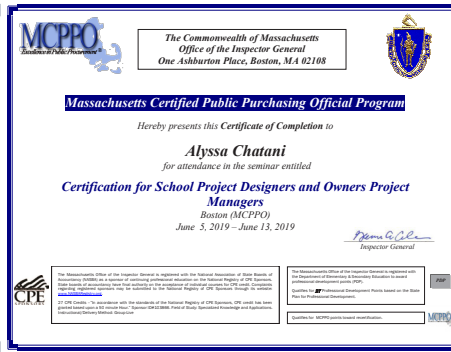


MCPPO Certifications

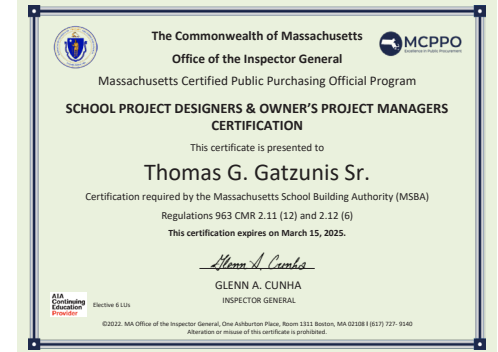
Sidni Bragg



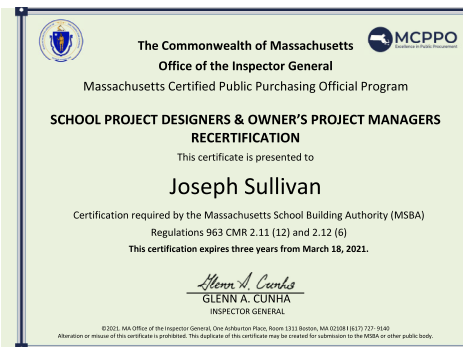
Alyssa Chatani



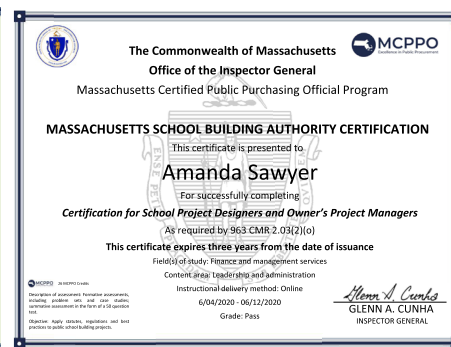
Thomas Gatzunis, PE, CBO



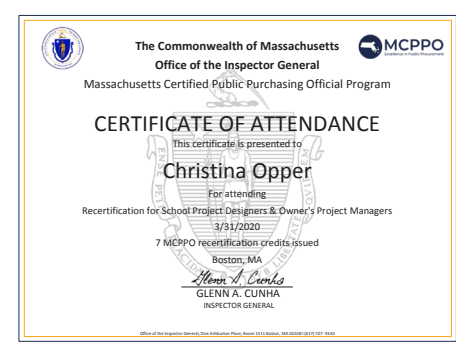
Joseph Sullivan



Amanda Sawyer, AIA, LEED Green Associate

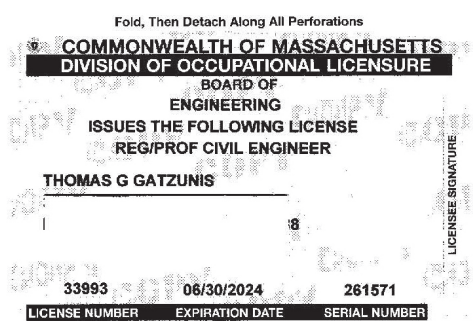


Christina Oppen, MCPPO



Professional Registrations/Certifications

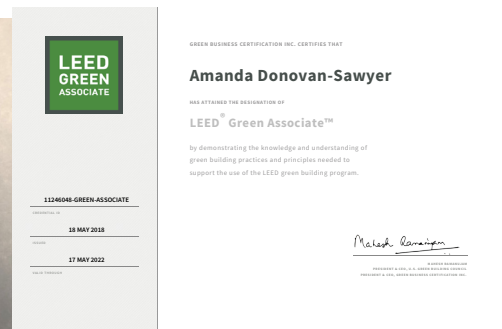
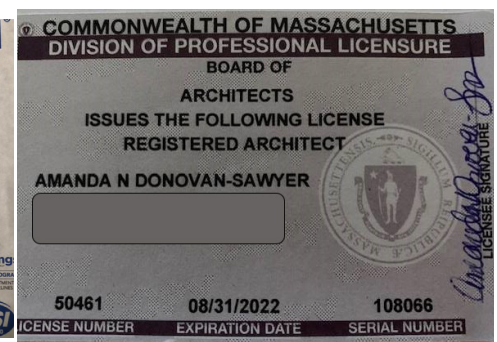
Thomas Gatzunis, PE, CBO



Derek Richardson, CEM, CBCP, BCxP, PMP



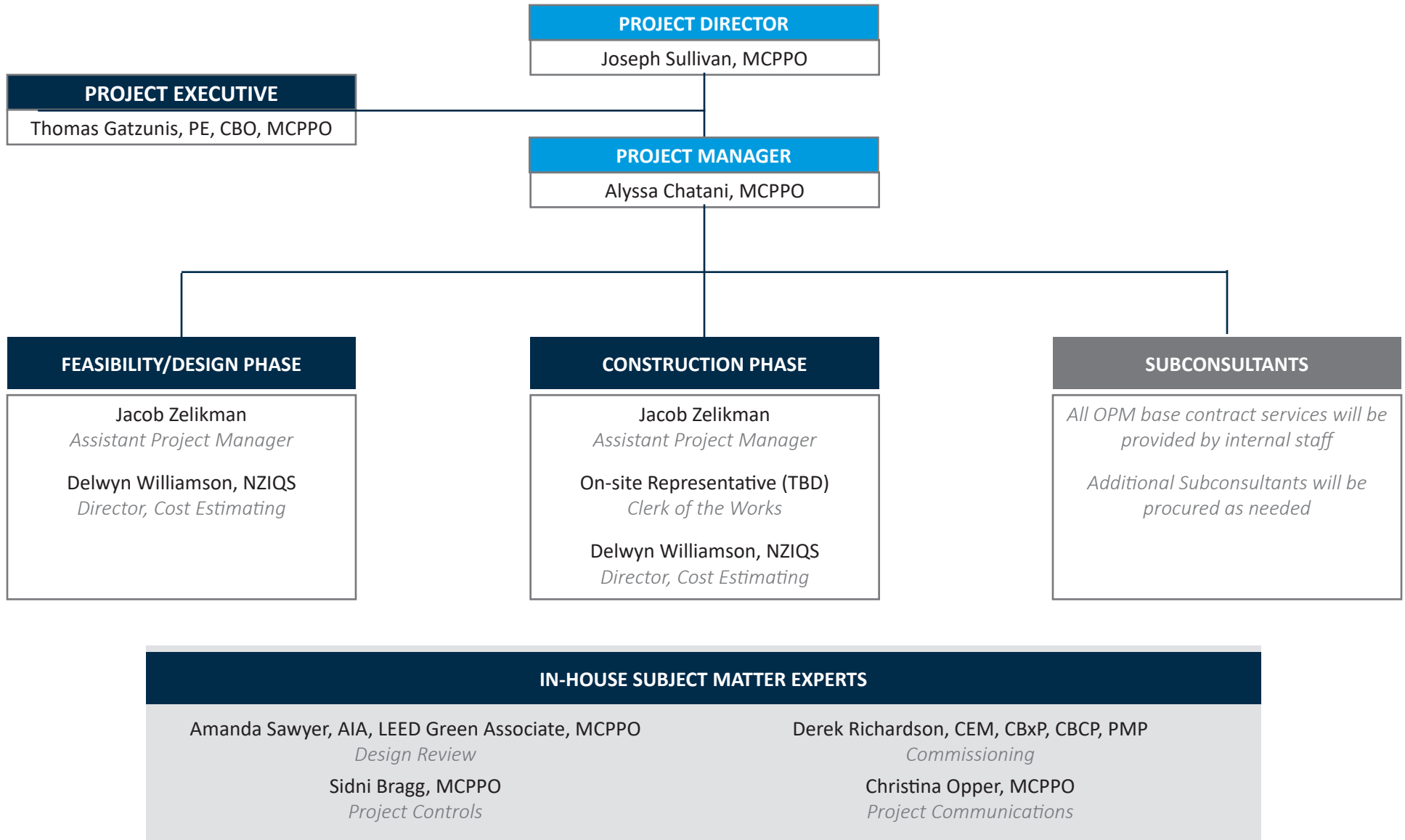
Amanda Sawyer, AIA, LEED Green Associate



Section 2

Project Team

OPM TEAM - Bridgewater Fire Stations





Thomas Gatzunis, PE, CBO

Project Executive

Tom has more than 30 years of experience as an Engineer, Building Commissioner, and Project Manager. He joined the CHA team after serving as the **Commissioner of Public Safety for the Commonwealth of Massachusetts** from 2004 to 2015, where he oversaw the update and release of three editions of the state building code. Previously, Tom served for 11 years as the Town Engineer and Building Commissioner for the Town of Belmont. In his tenure with the Town of Belmont, Tom was a part of the Owner's Team on the Building Committee for the renovations to the Town Hall, Town Hall Annex Building, and several school buildings. Tom has been responsible for public projects across the Commonwealth, of all building types and in all phases of design and construction. Representative project experience includes:

Education

*University of Massachusetts Lowell,
MA, B.S. in Civil Engineering*

Registrations and Certifications

*MA Registered Professional
Engineer (#33993)*

*MA Certified Building
Commissioner (#0699)*

*MA Certified Public Purchasing
Official (MCPPO)*

*MA Licensed Construction
Supervisor (#040611)*

Memberships & Affiliations

American Society of Civil Engineers

*Massachusetts Building
Commissioners and Inspectors
Association*

Town of Belmont, Belmont Fire Station Repairs. Tom served as senior project manager providing OPM services for concurrent repair and upgrade projects at each of the town's fire stations. The buildings, constructed in 2006, were suffering from water infiltration issues in the roof and some of the window systems due to improper flashing installation.

Town of Belmont, Belmont Police Station. Tom served as senior project manager providing OPM services for renovation and expansion of a historic building, adding approximately 8,000 SF of new building space for male and female lockers, shower and restroom facilities, booking space, and a new lockup.

City of Everett, Everett Police Station. Tom is serving as senior project manager providing OPM services for the siting study, design, and construction of a new police station to replace the existing aging station at 45 Elm Street in Everett. Built in 1978, the station is outdated, with current operations having outgrown the space in size and use. The 911 call center has relocated to another building because of space constraints. Community rooms are not easily accessible. There is inadequate space for vehicles or equipment and a lack of appropriate meeting and assembly rooms, office, training space, and storage.

City of Lawrence, Lawrence Police Station. Tom is serving as senior project manager providing OPM services for the design and construction of a new four-story, 64,000 SF police headquarters. The new facility will feature specialized spaces for police while also adding space for meetings between police and residents, bridging the gap for positive community engagement. Key program spaces will include a full-service lobby, a 68-person community room, a mother's room, and family services center. The high-performance, energy-efficient facility will also have a dispatch/call center, modern administrative offices, and locker room and shower facilities for future male/female flexibility.

Town of Belmont, Belmont Middle School and High School. Tom is serving as senior project manager for a 445,100 SF, \$295 million OPM project consisting of an extensive, phased, and occupied renovation and the construction of an addition to include added facilities and incorporate grades seven and eight. The MSBA-funded project is being designed and constructed Net-Zero Ready and to U.S. Green Building Council (USGBC) LEED Ratings System LEED v4 certification specifications. The design includes a comprehensive strategy involving 304 geothermal wells and rooftop photovoltaic panels.



Joe Sullivan

Project Director

Joe has more than 30 years of experience in facilities management and project management positions. Joe has an in-depth knowledge of public construction laws and regulations, is a Massachusetts Certified Public Purchasing Official, and is a candidate for Massachusetts Building Inspector certification. He holds a construction supervisor's license and is trained in OSHA and confined space. Representative project experience includes:

Education

Northeastern University, MA,
B.S. in Business Administration

Registrations & Certifications

Massachusetts Construction
Supervisors License (#088897)

OSHA 30-Hour Construction Safety

Massachusetts Certified Public
Purchasing Official (MCPPO)

Massachusetts Unrestricted
Buildings Certification

"I honestly never understood the value of an Owner's Project Manager until I worked with Joe. Without Joe's help this project never would have been completed. Joe helped us find the solutions we were searching for and then he did everything possible to make sure we got value for every dollar that went into this project."

- Myron Garfinkle
Chairman
Martha's Vineyard
Airport Commission

Town of Northbridge, Northbridge Fire Station. Joe is serving as project director overseeing OPM services for a new one-story, 27,900 SF fire headquarters building with brick veneer, five double-loaded apparatus bays, training spaces, an administration area, and an additional section to house town offices. Infrastructure has been constructed for the future addition of a 3,000 SF outbuilding.

Town of Carver, Carver Central Fire Station and Training Facility. Joe served as senior project manager providing OPM services for a new 21,830 SF fire station and training facility. Features include five double-deep drive-thru apparatus bays, operation support areas including turnout gear, SCBA, decon, a training room, dispatch center, living and sleeping quarters, and administrative offices. The three-story training building is a special annex added to the north side. The facility received the Firehouse Magazine 2017 Gold Station Design Award for Best Volunteer/Combination Fire Station.

Town of Carver, Carver Police Station. Project director for the construction of a new 12,000 SF police station. The new police station joins the Carver Central Fire Station and Training Facility on the new Carver municipal building campus.

City of Brockton, Brockton Public Safety Complex. Joe is serving as project director overseeing OPM services for a multi-phase project to replace the existing police and fire headquarters with a combined public safety complex. In addition to the fire and police operations spaces, the campus is expected to include a joint emergency dispatches center, administrative and support offices for the Brockton Emergency Management Agency, and offices and an equipment room for the Brockton IT Department.

Town of Ipswich, Ipswich Public Safety Building. Joe is serving as project executive overseeing OPM services for a new combined public safety building to include the police, fire, harbor master, emergency communications, and shellfish and animal control. The new 29,588 SF facility will be built on a new site, its design considering the future of public safety. Considerations include shared spaces for training and community rooms, shared mechanicals, and storage of vehicles and firefighting apparatus in climate-controlled spaces. The facility will provide a legal, code-compliant, accessible building using energy-efficient, sustainable, and resilient heating and cooling systems.

Town of Millbury, Millbury Fire Headquarters. Joe is serving as project director overseeing OPM services for a new town fire headquarters. CHA is assisting the town Building Committee with the final design specification, project bidding, award, and project construction in its OPM role. The new 22,500 SF building will include six apparatus bays, support and administrative space, and living quarters for firefighters.

Joe Sullivan

Page 2

Town of Sharon, Sharon Public Safety Facility. Joe served as project director overseeing OPM services for a new combined public safety facility and a civil defense building. The new 35,300 SF, two-story combined police and fire station was constructed in phases to keep the original Department of Public Works facility and police station operational.

Martha's Vineyard Airport, Aircraft Rescue and Firefighting Facility. Joe served as project manager providing OPM services for a new 17,000 SF Aircraft Rescue and Firefighting Facility (ARFF) at Martha's Vineyard Airport. The ARFF opened on time and under budget. In order to maintain high levels of airport security, we established protocols that restricted access to only authorized individuals, created visual and physical barriers between construction zones and public spaces, and maintained careful restrictions on egress points throughout construction.

Town of Wareham, Onset Fire Headquarters. Joe served as project director overseeing OPM services for a new 24,000 SF fire station. The new facility was designed and built to house all department equipment, and includes a washing facility to decontaminate and clean protective clothing.

Town of Chilmark, Chilmark Fire Station and Tri-Town EMS Headquarters. Project executive overseeing OPM services for a new fire station for Chilmark and a new Tri-Town EMS headquarters serving the communities of Chilmark, West Tisbury, and Aquinnah.

Town of Franklin, Franklin Fire Headquarters. Joe served as senior project manager providing OPM services for a new 22,000 SF fire headquarters building. The new fire headquarters includes a modern town emergency command center, decontamination areas for emergencies involving hazardous materials, and a new walk-in medical services room.

Town of Middleborough, Middleborough Police Station. Project director for design and construction of a new 17,391 SF police station. The new facility features some of the latest technology used in policing and will also be safer for the community.

Town of Medfield, Medfield Public Safety Facility. Joe served as project manager providing OPM services for a new public 41,022 SF safety facility complex. The facility was completed on schedule and under budget. The committee chose to use some of the savings to install a new photo-voltaic solar array on the roof of the fire department apparatus bays. The solar roof panels are anticipated to significantly reduce operating costs over the next 25 years.

Town of Oak Bluffs, Oak Bluffs Fire/EMS Station and Town Hall. Joe served as project director overseeing OPM services for a new 20,000 SF home for the fire, EMS, and emergency management departments. The new facility houses training, bunk rooms, offices, a kitchen, and six apparatus bays.

Town of Dennis, Dennis Fire Substation #2. Joe is serving as project director overseeing OPM services for a new 22,000 SF fire station. The new building will be composed of a brick veneer, apparatus bays, administration area, training room, and living quarters. CHA worked closely with the designer on this fast-tracked project to create a detailed and streamlined design and bid schedule, allowing the program needs of the fire department to be captured and included in the final numbers.



Alyssa Chatani

Project Manager

Alyssa has more than six years of experience in the construction industry. She has been responsible for assisting teams through design and construction to the final close-out of projects and has both field and office experience. Alyssa has served in several key positions in the construction management field, including project engineering and project management. She is exceptionally skilled at change management during construction, budget tracking, and project controls. Representative project experience includes:

Education

Worcester Polytechnic
Institute, MA

B.S. in Management Engineering
Concentration in Civil Engineering

Suffolk University, MA

Masters in Business Administration
Candidate, 2022

Registrations and Certifications

OSHA 10-Hour Construction Safety

Procore Certified Associate

Massachusetts Certified
Public Purchasing Official (MCPPO)

Memberships & Affiliations

Association of General Contractors
of America, Member

Massachusetts Building Congress
Member

Greater Boston Chamber of
Commerce, Member

Town of Northbridge, Northbridge Fire Headquarters. Alyssa is serving as project manager providing OPM services for a new one-story, 27,900 SF fire headquarters building with brick veneer, five double-loaded apparatus bays, training spaces, administration area, and an additional section to house town offices. Infrastructure has been constructed for the future addition of a 3,000 SF outbuilding.

Town of Carver, Carver Police Station. Alyssa served as assistant project manager providing OPM services for the construction of a new 12,000 SF police station. The new police station joins the Carver Central Fire Station and Training Facility on the new Carver municipal building campus. CHA provided Owner's Project Management services, including siting recommendations, for both facilities.

Town of Millbury, Millbury Fire Headquarters. Alyssa is serving as project manager providing OPM services for a new town fire headquarters. CHA is assisting the town Building Committee with the final design specification, project bidding, award, and project construction in its OPM role. The new 22,500 SF building will include six apparatus bays, support and administrative space, and living quarters for firefighters. Construction will consist of a structural steel frame, concrete slab on grade and decks, brick masonry exterior walls, and interior concrete masonry at the apparatus bays.

Town of Wareham, Onset Fire Headquarters. Alyssa served as project manager providing OPM services for a new 24,000 SF fire station built to house all of the department's equipment, a washing facility to clean protective clothing, and separate living spaces for firefighters.

Town of Dennis, Dennis Fire Station No. 2. Alyssa is serving as project manager providing OPM services for a new 22,000 SF fire station. The new building will be composed of a brick veneer, apparatus bays, administration area, training room, and living quarters. CHA worked closely with the designer on this fast-tracked project to create a detailed and streamlined design and bid schedule, allowing the program needs of the fire department to be captured and included in the final numbers.

Bridgewater-Raynham Regional School District, George H. Mitchell Elementary School. Project manager providing OPM services for the construction of the new George H. Mitchell Elementary School. The new \$64 million school will be a three-story, L-shaped 132,045 SF building featuring a simple and efficient floor plan layout that takes advantage of almost all interior space for learning and support service for 740 K-2 students and up to 240 Pre-K students.



Jacob Zelikman

Assistant Project Manager

Jacob is a recent graduate of the highly-regarded Construction Management program at Roger Williams University in Bristol, Rhode Island. As an assistant project manager at CHA, he helps coordinate and manage projects from inception to completion, assisting in determining schedule and budget requirements, and making sure the project is in compliance with necessary specifications. Representative project experience includes:

Education

Roger Williams University, RI,
B.S. in Construction Management

Town of Maynard, Maynard Fire Station. Jacob is serving as assistant project manager providing OPM services for the construction of a new 17,500 SF fire station. Maynard's existing fire station was constructed in 1954, and issues with the aging building's envelope have resulted in roof leaks and masonry damage. The station's apparatus bays are too small to fit modern fire equipment. CHA is assisting the town's Building Committee with the final design specification, project bidding, award, and project construction. The new 18,000 SF building will be two stories, including five apparatus bays, support, and administrative space. Construction will include a structural steel frame, a concrete slab on grade and decks, and brick masonry exterior walls.

City of Leominster, Leominster Police Headquarters. Jacob is serving as assistant project manager for the construction of a new 30,000 SF police headquarters building. The \$26 million project required the demolition of existing houses and a warehouse before sitework could begin. The new facility will add much-needed space for the police department and has been designed with a 'civilian side' of the building intended to improve officers' day-to-day interactions with the community.

*Barletta Heavy Division

Wellington Yard Improvements. Created daily reports and partook in quality control tasks.

Red Line-Orange Line Signal Upgrade Design-Build. Worked with electricians and signal engineers to determine project progression. Confirmed T&M slips by comparing hours to daily reports. Verified change order packages through resolving discrepancies, and cost verification.

Internship Experience

*P.J. Dionne, Wilmington, MA

Worked under a project manager learning about the mechanical and plumbing trade and what hard and soft costs go into a bid.

Fulfilled many assistant project manager tasks such as updating the submittal and RFI log.

*Windover Construction, Beverly, MA

Worked with a senior estimator to complete takeoffs of building material quantities using Bluebeam.

Collaborated with Virtual Design Construction to complete AutoCAD drawings, scanned interior of buildings to create models for renovation project and piloted

**Performed prior to joining CHA*



Delwyn Williamson, NZIQS

Director of Cost Estimating

Delwyn has more than 35 years of experience in the A/E/C industry. She is affiliated with the New Zealand Institute of Quantity Surveyors, where she received her registration in Quantity Surveying. Her expertise in vertical cost consulting encompasses all design phases for buildings of all types and she specializes in conceptual estimating. Representative project experience includes:

Town of Northbridge, Northbridge Fire Headquarters. Delwyn is serving as lead cost estimator for a new one-story, 25,000 SF fire headquarters building with five double-loaded apparatus bays, training spaces, and an additional section of the building to house town offices.

Town of Millbury, Fire Headquarters. Delwyn is serving as lead cost estimator for a new 22,500 SF fire headquarters that will include six apparatus bays, support and administrative space, and living quarters for firefighters.

City of Brockton, Public Safety Complex. Delwyn is providing cost estimating services for a project replacing the existing police and fire stations with new facilities capable of housing a joint emergency services dispatch center, the Brockton Emergency Management Agency, and the Brockton IT Department.

Town of Sharon, Public Safety Facility. Delwyn served as lead cost estimator for a new 35,300 SF, two-story combined police and fire station. The facility was constructed in phases to keep the DPW facility and police station operational.

Town of Oak Bluffs, New Fire/EMS Station. Delwyn served as lead cost estimator for a new 20,000 SF structure that is home to the fire, EMS and emergency management departments.

Town of Carver, New Central Fire Station and Training Facility. Delwyn provided cost estimating services for a new 21,830 SF fire station and training facility. The project was awarded the Firehouse Magazine 2017 Gold Station Design Award for Best Volunteer/Combination Fire Station.

Town of Carver, New Police Station. Delwyn served as lead cost estimator for construction of a new 12,000 SF police station.

City of New Bedford, New South Public Safety Center. Delwyn served as lead cost estimator for a new 25,000 SF facility that includes a four-bay fire station and a police substation.

Martha's Vineyard Airport, Aircraft Rescue and Firefighting Facility. Delwyn provided cost estimating services for a new 16,945 SF aircraft rescue firefighting facility with three bays and a two-story head house.

Town of Franklin, Fire Headquarters. Delwyn served as lead cost estimator for the new construction of a 22,000 SF fire headquarters building at the existing site.

Town of Chilmark, New Fire Station Complex. Delwyn is providing cost estimating services for the design and construction of a new fire station for Chilmark and a new Tri-Town EMS headquarters serving the communities of Chilmark, West Tisbury, and Aquinnah.

Town of Wareham, New Onset Fire Headquarters. Delwyn served as lead cost estimator for a new 24,000 SF fire station.

Education

*New Zealand Institute
of Quantity Surveyors
B.S. in Quantity Surveying*

Memberships & Affiliations

*Member, New Zealand Institute
of Quantity Surveyors, Inc.*



Derek Richardson, CEM, CBCP, BCxP, PMP

Commissioning Advisor

Derek has almost ten years of experience in commissioning and facilities engineering. Recently, he managed 85 active commissioning, retro-commissioning, and recommissioning projects throughout New England and New York. His work has involved supervising and completing functional testing of mechanical, electrical, plumbing, fire protection, and building enclosure systems within the public safety, municipal, academic, energy, infrastructure, technology, laboratory, and commercial markets. Representative project experience includes:

***Town of Bellingham, Bellingham Police Station Commissioning.** Derek served as project engineer for commissioning services.

Town of Belmont, Belmont Police Station. Derek served as project manager leading commissioning services for the renovation and expansion of the existing police station to 24,561 SF with a construction budget of \$12 million.

Division of Capital Asset Management and Maintenance (DCAMM), Berkshire Jail, and Correctional Facility Advisor. Derek served as project manager for design, retro-commissioning, and commissioning services for an air handling unit renovation project.

***Town of Cumberland, RI, Public Safety Facility Commissioning.** Derek served as project manager for commissioning services.

***City of Framingham, Framingham Fire Station Commissioning.** Derek served as project manager for commissioning services.

City of Medford, Medford Police Station. Derek served as project manager for commissioning advisory services for a new 35,000 SF police station.

***Town of Monson, Monson Police Station Commissioning.** Derek served as project engineer for commissioning services.

***City of New Bedford, New Bedford South Public Safety Building Commissioning.** Derek served as project manager for commissioning services.

***State of New Hampshire, Probate Court Commissioning.** Derek served as project engineer for commissioning services.

***Town of Plaistow, NH, Public Safety Facility Commissioning.** Derek served as project manager for commissioning services.

Town of Salisbury, Salisbury Police Station. Derek served as project manager for the mechanical, electrical, and plumbing commissioning of a new 18,250 SF police station.

***Town of Southborough, Southborough Public Safety Building Commissioning.** Derek served as project engineer for commissioning services.

***Town of Westford, Westford Fire Department Commissioning.** Derek served as project manager for commissioning services.

***Town of Weston, Weston Police Department Commissioning.** Project engineer for commissioning services.

Education

Massachusetts Maritime Academy,
MA, B.S. in Facilities Engineering

University of Wisconsin, WI,
Certificate in Commissioning
Building Enclosure Assemblies
and Systems

Registrations & Certifications

Certified Building Commissioning
Professional (CBCP), AEE

Certified Energy Manager (CEM),
AEE

Building Commissioning
Professional (BCxP), ASHRAE

Combined Wastewater Treatment
Plant Operator Grade 5, MA

Project Management Professional
(PMP), Project Management
Institute (PMI)

Memberships & Affiliations

Association of Energy Engineers
(AEE)

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

Project Management Institute
(PMI)

Military Service

United States Army

**Performed prior to joining CHA*



Sidni Bragg

Project Controls

Sidni has overseen the management of project controls and project administration, including protocols, submissions, bid document distribution, contract management, and project accounting on more than \$1 billion in publicly funded projects. Representative project experience includes:

City of Brockton, Brockton Public Safety Complex. Sidni is providing project controls services for a multi-phase, multiple building project.

Town of Carver, Carver Central Fire Station and Training Facility. Sidni provided project controls services for the design and construction of a new 21,830 SF fire station and training facility.

Town of Chilmark, Chilmark Fire Station and Tri-Town EMS Headquarters. Sidni is providing project controls services for new public safety facilities.

Town of Dennis, Dennis Fire Station No. 2. Sidni is providing project controls services for a new 22,000 SF fire station.

City of Everett, Everett Police Station. Sidni is providing project controls services for a new police station to replace an existing, aging station.

Town of Franklin, Franklin Fire Headquarters. Sidni provided project controls services for a new 22,000 SF fire headquarters building.

City of Lawrence, Lawrence Police Headquarters. Sidni is providing project controls services for a new four-story, 64,000 SF police headquarters.

City of Leominster, Leominster Police Headquarters. Sidni is providing project controls services for a new 30,000 SF police headquarters building.

City of New Bedford, South Public Safety Facility. Sidni provided project controls services for the construction of a new 25,000 SF public safety center.

Martha's Vineyard Airport, Aircraft Rescue and Firefighting Facility (ARFF). Sidni provided project controls services for the design and construction of a new 17,000 SF ARFF at Martha's Vineyard Airport. The ARFF opened on time and under budget.

Town of Medfield, Medfield Combined Public Safety Facility. Sidni provided project controls services for a new 41,022 SF public safety facility complex. The facility was completed on schedule and under budget. The committee chose to use some of the savings to install a new photovoltaic solar array on the roof.

Town of Oak Bluffs, Oak Bluffs Fire/EMS Station and Town Hall. Sidni provided project controls services for a new 20,000 SF structure that is home to the fire, EMS, and emergency management departments.

Town of Sharon, Sharon Public Safety Facility. Sidni provided project controls services for a new combined public safety facility and a civil defense building. The new 35,300 SF, two-story combined police and fire station was constructed in phases to keep the existing DPW facility and police station operational.

Town of Wareham, New Onset Fire Headquarters. Sidni provided project controls services for a new 24,000 SF fire station. The new facility was designed and built to house all department equipment, and includes a washing facility to decontaminate and clean protective clothing.

Education

*Suffolk University, MA,
Graduate Certificate in Business,
2020*

*Pine Manor College, MA,
B.A. in Visual Arts, 2001*

Registrations and Certifications

*Massachusetts Certified
Public Purchasing Official (MCPPO)*

Section 3

Project Experience

Project Experience

CHA has overseen the successful completion of **ten fire stations, three combined public safety facilities** (police, fire, and EMS), and **nine police stations**. We are currently serving as the OPM for **four fire stations, three combined public safety facilities**, and **three police stations**. CHA is especially proud of our record of on-time, on-budget projects.

CHA - Fire/Police/Combined Public Safety Experience in Past 10 Years

FIRE				
Northbridge Fire Headquarters	Northbridge, MA	New*	Bid Phase	2024
Millbury Fire Headquarters	Millbury, MA	New*	On Time/On Budget	2024
Dennis Fire Substation #2	Dennis, MA	New*	On Time/On Budget	2023
Maynard Fire Station	Maynard, MA	New*	On Time/On Budget	2022
Onset District Fire Headquarters	Wareham, MA	New	On Time/On Budget	2021
Belmont Fire Stations	Bourne, MA	Reno/Repair	On Time/On Budget	2021
Martha's Vineyard Airport - ARFF	West Tisbury, MA	New	On Time/On Budget	2017
Carver Central Fire Station/Training Facility	Carver, MA	New	On Time/Under Budget	2016
Oak Bluffs Fire/EMS Station	Oak Bluffs, MA	New	On Time/Under Budget	2015
POLICE				
Everett Police Station	Everett, MA	New*	In Planning	2025
Lawrence Police Headquarters	Lawrence, MA	New*	In Design	2023
Leominster Police Station	Leominster, MA	New*	On Time/On Budget	2023
Carver Police Station	Carver, MA	New	On Time/On Budget	2021
Medford Police Station	Medford, MA	New	On Time/On Budget	2021
Bourne Police Station	Bourne, MA	New	On Time/On Budget	2020
Salisbury Police Station	Salisbury, MA	New	On Time/On Budget	2017
Middleborough Police Station	Middleborough, MA	New	On Time/On Budget	2018
Bellingham Police Station	Bellingham, MA	New	On Time/On Budget	2015
West Tisbury Police Station	West Tisbury, MA	New	On Time/On Budget	2014
Monson Police Station	Monson, MA	New	On Time/On Budget	2014
COMBINED FACILITIES				
Brockton Public Safety Facility	Brockton, MA	New*	In Design	2025
Ipswich Public Safety Building	Ipswich, MA	New*	In Design	2024
Chilmark Firehouse & Tri-Town EMS HQ	Chilmark, MA	New*	On Time/On Budget	2023
South Public Safety Building	New Bedford, MA	New	On Time/On Budget	2021
Sharon Public Safety Facility	Sharon, MA	New	On Time/On Budget	2016
Medfield Public Safety Facility	Medfield, MA	New	On Time/On Budget	2016

* in progress



Northbridge Fire Station

Town of Northbridge

Project Location

Northbridge, MA

Total Project Value

\$16 million (estimated)

Completion

2023 (estimated)

Project Director

Joe Sullivan

Project Manager

Alyssa Chatani

Client/Reference

Chief David White

Fire Chief

(508) 234-8448

CHA is providing OPM services for a new one-story, 25,000 SF fire headquarters building with five double-loaded apparatus bays, training spaces, and an additional section of the building to house town offices.

Infrastructure has been constructed for the future addition of a 3,000 SF outbuilding.



Carver Central Fire Station and Training Facility

Town of Carver

Project Location

Carver, MA

Completion

2016

Total Project Value

\$9 million

Project Manager

Joe Sullivan

Client/Reference

Bill Harriman
Chair, Building Committee
(781) 706-1408

CHA provided OPM services for the design and construction of a new 21,830 SF fire station and training facility. Features include five double-deep drive-thru apparatus bays, operation support areas including turnout gear, SCBA, decon, a training room, dispatch center, living and sleeping quarters, and administrative offices.

The three-story training building is a special annex added to the north side. The building is 72' x 22', complete with two burn rooms, a chimney fire burn prop, and an attic fire prop. The building has a two-story standpipe system, small sprinkler system, two roof ventilation/cutting props, and a chimney fire roof prop.

The facility received the Firehouse Magazine 2017 Gold Station Design Award for Best Volunteer/Combination Fire Station.





Project Location

Carver, MA

Total Project Value

\$9 million

Completion

2021

Project Director

Joe Sullivan

Project Manager

Alyssa Chatani

Client/Reference

Bill Harriman
Chair, Building Committee
(781) 706-1408

Carver Police Station

Town of Carver

CHA provided OPM services for design and construction of a new 12,000 SF police station.

The new police station joins the Carver Central Fire Station and Training Facility on the new Carver municipal building campus. CHA provided OPM services, including siting recommendations, for both facilities.

As part of its OPM role, CHA was responsible for all communications with the public, keeping them apprised of the state of the project and fielding their questions and concerns.



Brockton Public Safety Complex

Project Location

Brockton, MA

Total Project Value

\$108 million (estimated)

Completion

2025 (estimated)

Project Director

Joe Sullivan

Project Manager

Kevin Sullivan

Client/Reference

James Plouffe

Interim City Building

Superintendent

(508) 580-7150

City of Brockton

CHA is providing OPM services including designer selection, space needs assessment, program development, site evaluation, and cost estimates for a new public safety facility.

The multi-phased project is expected to replace the existing police and fire headquarters with a combined public safety complex. In addition to the fire and police operations spaces, the campus is expected to include a joint emergency dispatches center, administrative and support offices for the Brockton Emergency Management Agency, and offices and an equipment room for the Brockton IT Department.



Millbury Fire Headquarters

Project Location

Millbury, MA

Total Project Value

\$20 million (estimated)

Completion

2024 (estimated)

Project Director

Joe Sullivan

Project Manager

Alyssa Chatani

Client/Reference

Sean Hendricks
Town Manager
(508) 865-4710

Town of Millbury

CHA is providing OPM services to construct a new town fire headquarters. CHA is assisting the town Building Committee with the final design specification, project bidding, award, and project construction.

The new 22,500 SF building will include six apparatus bays, support and administrative space, and living quarters for firefighters. Construction will be structural steel frame, concrete slab on grade and decks, brick masonry exterior walls, and concrete masonry interior walls at the apparatus bays.



Sharon Public Safety Facility

Town of Sharon

Project Location

Sharon, MA

Total Project Value

\$24.8 million

Completion

2017

Project Manager

Joe Sullivan

Client/Reference

Gordon Gladstone
Chair, Building Committee
(781) 784-5376

CHA provided OPM services for construction of a new combined public safety facility and a civil defense building.

The new 35,300 SF, two-story combined police and fire station was constructed in phases to keep the original Department of Public Works facility and police station operational. Communication between all stakeholders and the project team was vital.

Phase 1 consisted of a new police station and fire administration building with dispatch, meeting room/emergency operations center, records storage, and administration. Phase 1 also included a separate civil defense building with administration and vehicle garage bays. Phase 2 consisted of a new fire station with living quarters, a training area, and apparatus bays.

Careful coordination and scheduling were paramount on the occupied site.



Aircraft Rescue and Firefighting Facility (ARFF)

Martha's Vineyard Airport

Project Location

Vineyard Haven, MA

Total Project Value

\$10.6 million

Completion

2017

Project Manager

Joe Sullivan

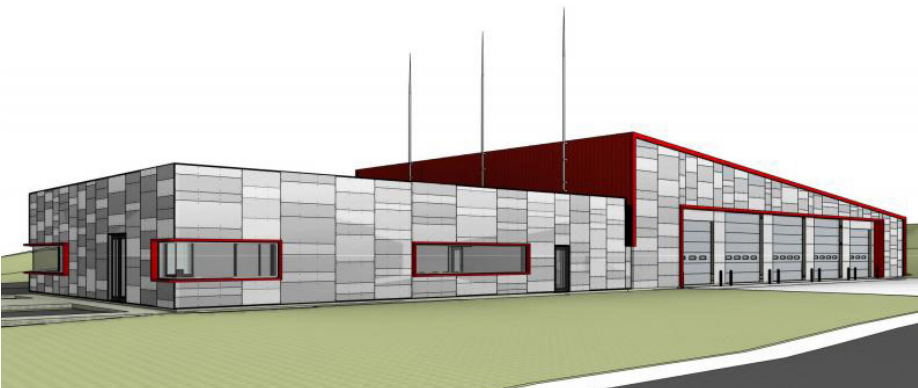
Client/Reference

Geoffrey Freeman
Airport Manager
(508) 693-7022

CHA provided OPM services for design and construction of a new 17,000 SF Aircraft Rescue and Firefighting Facility (ARFF) at Martha's Vineyard Airport. The ARFF opened on time and under budget.

In order to maintain high levels of airport security, we established protocols that restricted access to only authorized individuals, created visual and physical barriers between construction zones and public spaces, and maintained careful restrictions on egress points throughout construction. In the event that the construction team required access to an unauthorized area, we worked together with the airport management team to develop a plan for doing so safely and efficiently. As a result of these protocols, the project was completed without any security breaches.

The ARFF project also provided CHA with a chance to collaborate closely with the Federal Aviation Administration (FAA). We worked with the project engineers to ensure that the building design met FAA categorizations for reimbursement. All project security protocols adhered to appropriate FAA and Homeland Security requirements.



Onset District Fire Station

Town of Wareham

Project Location

Onset, MA

Total Project Value

\$8 million

Completion

2021

Project Director

Joe Sullivan

Project Manager

Alyssa Chatani

Client/Reference

Fire Chief Jeff Oswald

Onset Fire District

osswaldj_onsetfd@comcast.net

CHA provided OPM services for design and construction of a new 24,000 SF fire station for the Town of Wareham.

The new facility was designed and built to house all department equipment. It includes a washing facility to decontaminate and clean protective clothing and separate gender-neutral living spaces for firefighters.



Chilmark Fire Station and Tri-Town EMS Headquarters

Town of Chilmark

Project Location

Chilmark, MA

Total Project Value

\$12 million (estimated)

Completion

2023 (estimated)

Project Executive

Joe Sullivan

Client/Reference

Bill Rossi

Chair, Board of Selectmen

Building Committee

(508) 367-2918

CHA is providing OPM services for the design and construction of a new fire station for Chilmark and a new Tri-Town EMS headquarters serving the communities of Chilmark, West Tisbury, and Aquinnah. The proposed fire station will be 5,000 SF, and the EMS headquarters will be 6,000 SF.

The EMS building will house a training room for both facilities, sleep quarters and day room for EMS staff, and a dispatch command center. The project includes extensive site work to reconfigure an existing parking lot of the firehouse lot and a new overflow parking lot on the EMS site for town hall parking. An elevated boardwalk will connect the new overflow lot to the town hall site.



Franklin Fire Headquarters

Town of Franklin

Project Location

Franklin, MA

Total Project Value

\$9.3 million

Completion

2009

Project Manager

Joe Sullivan

Client/Reference

Michael D'Angelo
Director of Public Facilities
(508) 553-4802

CHA was the OPM for the construction of a new 22,000 SF fire headquarters building. The new fire headquarters includes a modern town emergency command center, decontamination areas for emergencies involving hazardous materials, and a new walk-in medical services room.

Better working conditions for fire department staff are apparent in the new separate male and female showers and individual bedrooms, which replaced the old facility's single shower and same-sex dormitory.



Middleborough Police Station

Town of Middleborough

Project Location

Middleborough, MA

Total Project Value

\$10.6 million

Completion

2018

Project Director

Joe Sullivan

Client/Contact

Chief Joseph Perkins

Chief of Police

(508) 947-1212 x120

CHA provided OPM services for design and construction of a new 17,391 SF police station.

The new facility features some of the latest technology used in policing and will also be safer for the community. Features include a secure prisoner processing and detention area, secure evidence processing and storage areas, roll call room, training room, and administrative offices.

Features include a secure prisoner processing and detention area, secure evidence processing and storage areas, roll call room, training room, and administrative offices.



Belmont Fire Stations Repairs and Upgrades

Project Location

Belmont, MA

Total Project Value

\$1.6 million

Completion

2021

Project Manager

Tom Gatzunis, PE, CBO

Client/Reference

Patrice Garvin

Town Administrator

(617) 993-2610

Town of Belmont

CHA provided Owner's Project Management services for concurrent repair and upgrade projects at each of the town's fire stations.

The buildings, constructed in 2006, suffered from water infiltration issues in the roof and window systems due to improper flashing installation.



Medfield Public Safety Center

Town of Medfield

Project Location

Medfield, MA

Total Project Value

\$20.1 million

Completion

2016

Project Manager

Joe Sullivan

Client/Contact

Kristine Trierweiler
Town Administrator
(508) 906-3011

CHA provided OPM services for a new public safety facility complex. The new 41,022 SF combined police, fire, and EMS facility replaced the original inadequate building, providing space specifically designed to accommodate all the departments' operating needs.

The new combined public safety building includes a triage room, interview rooms, secure dispatch facility, detainee processing area, secure evidence intake and storage, a training room and tower, a meeting room, and a central apparatus bay.

The facility was completed on schedule and under budget. The committee chose to use some of the savings to install a new photovoltaic solar array on the roof of the fire department apparatus bays. The solar roof panels are anticipated to reduce operating costs over the next 25 years significantly.



Oak Bluffs Fire/EMS Station

Town of Oak Bluffs

Project Location

Oak Bluffs, MA

Total Project Value

\$8 million

Completion

2015

Project Director

Joe Sullivan

Client/Reference

*Robert Whritenour
Former Town Administrator
(508) 221-1306*

CHA provided OPM services for design and construction of a new 20,000 SF home for the fire, EMS, and emergency management departments.

The new facility houses training, bunk rooms, offices, a kitchen, and apparatus bays for the fire trucks and ambulances.



George H. Mitchell Elementary School

Project Location

Bridgewater, MA

Total Project Value

\$67.6 million (estimated)

Completion

2022 (estimated)

Project Director

Joe Sullivan

Project Manager

Alyssa Chatani

Client/Reference

Michael Dolan

Vice Chair, Building Committee

(617) 549-8309

Bridgewater-Raynham Regional School District

CHA is serving as OPM from feasibility study through design and construction of a new three-story, L-shaped 132,045 SF school building. Construction will be a steel frame and concrete-on-metal deck structure with masonry, glass, and aluminum skin.

The building will feature a simple and efficient floor plan layout that takes advantage of almost all interior space for learning and support service for 740 K-2 students and up to 240 Pre-K students.

CHA assisted the district in securing MSBA funding for the project.



Section 4

Consultants

Consultants



Our proposed OPM team does not include any outside sub-consultants. CHA is a firm of more than 1,400 multi-disciplined staff with a significant depth of knowledge and experience, and includes individuals qualified to advise on issues of design, commissioning, sustainability, engineering, code compliance, value engineering, life-cycle costs, budget, and scheduling.

Though we do have experience coordinating with consultants and maintain excellent working relationships with many prominent firms, our in-house staff possesses the skills and experience necessary to manage complex projects without having to include outside consultants on our primary project management team.

Section 5

Project Approach

Project Approach

Understanding the Project

CHA is pleased that the Bridgewater Fire Stations project is moving forward in to design and construction phase. We acknowledge that the feasibility study and conceptual design for the new fire station headquarters facility was completed by Jacunski Humes Architects. We understand that the project will include both the new fire headquarters facility and repairs to Fire Station No. 2, and that the town received all necessary town council and community ballot vote approval for a debt exclusion to fund the completion of the design and construction phase.

We have reviewed the project information posted by the Building Committee and understand that the new fire headquarters facility will deliver much needed accessibility and coverage for the western areas within the town, provide a modern and safe working and training facility for the members of the department, serve as an Emergency Operations Center, and create a space that can expand for increases in personnel as the town grows.

We also acknowledge that the scope will include repairs and mechanical upgrades to Station No. 2, located in Prattown. Our team is well-versed in detailed oversight of repair/upgrade, phased/occupied, and concurrent projects and will actively monitor both projects for quality, cost, and schedule.

This important project requires a well-qualified team with comprehensive public safety experience and deeply rooted local knowledge and commitment. Your project will be overseen by Thomas Gatzunis, who is a MA registered Professional Engineer and has experience with similar public safety building projects. The day-to-day team for the new Fire Headquarters and repairs to Fire Station No. 2 project will be led by Joseph Sullivan and Alyssa Chatani, who both have prior and current experience with public safety building design and construction and are currently working with the Town of Bridgewater to complete the George H. Mitchell Elementary School project.

Management Approach

CHA will approach the Bridgewater Fire Stations project as a partnership with the Town of Bridgewater. We facilitate collaboration between the designer, the contractor, and all other project team members and actively lead and support the town through every step of the process through closeout. Our project management services include detailed design review, active participation and recommendations for value engineering and cost control options, schedule and budget control, risk management, quality assurance, on-site representation, and adherence to local and state regulations.

Our proposed team, with Joseph Sullivan and Alyssa Chatani serving as your day-to-day contacts, are well-suited for the Bridgewater Stations project based on their experience, knowledge, and proactive approach to the management of public safety building projects.

Project executive Thomas Gatzunis has more than 30 years of public building experience in Massachusetts, and from 2004 to 2015 served as Commissioner of Public Safety for the Commonwealth of Massachusetts. Tom is also a Massachusetts licensed Professional Engineer (PE) and Certified Building Official (CBO).

Project director Joe Sullivan has more than 30 years of experience in the management of public buildings. He has personally overseen the completion of 11 fire station projects, including the award-winning Carver Fire Station and Training Facility.

Project manager Alyssa Chatani has a background in engineering and construction manage and is highly skilled in the proactive management of design, value engineering, procurement, and construction administration. She has worked in tandem with Joe Sullivan on successfully completed public safety building projects for the communities of Onset, Bourne, and Carver.

Both Joe and Alyssa are currently managing the construction phase for the Northbridge Fire Station

CHA has developed a Project Management Process to consistently deliver successful projects and client satisfaction



Listen

To clearly understand



Respond

To inquiries quickly and efficiently



Document

Meetings and communications accurately



Report

Project progress with clarity

headquarters, which will be complete in the summer of next year. They are also both working together to complete the George H. Mitchell Elementary School project in Bridgewater, which will be occupied this fall, and both have a strong working relationship with local council, boards, and committees as well as the community of Bridgewater.

Similar Experience

In addition to specializing in public building projects in Massachusetts for more than three decades, our team has more than 15 successfully completed or ongoing fire station and combined public safety building projects across the Commonwealth.

Some of our recent and notable relevant projects include the Franklin Fire Headquarters, the Martha's Vineyard Airport Aircraft Rescue and Firefighting Facility (ARFF), the Onset District Fire Headquarters, the South Public Safety Facility in New Bedford, the Medfield Public Safety Facility, the Sharon Public Safety Complex, and the award-winning Central Fire Station and Training Facility in the nearby community of Carver.

Our expertise and understanding of fire department facilities programs, requirements, standards, and best practices is comprehensive and our team will bring an expert level of input and oversight during both the design and construction phases.

Project Design and Construction Oversight

We acknowledge that the town has developed an anticipated timetable for the project that allows for approximately 10 months for design, prequalifications, and bidding and approximately 12-16 months for construction. CHA is available to provide all necessary staffing and resources to help the project team meet your goals.

Our team is currently working in Bridgewater and have the capacity to begin working on your project by the anticipated date of August 1st.

Additional information can be found in our Project Work Plan, immediately following this section.

Knowledge of Codes and Regulations

CHA has extensive working knowledge of the Massachusetts State Building Code, Commonwealth Construction Procurement Laws, regulations, policies, and procedures (as amended), regulations related to the Massachusetts Architectural Access Board and Americans with Disabilities Act, and all other pertinent codes and regulations.

Thomas Gatzunis, Sr., PE, CBO, will oversee code review services for the project. Previously, Tom served on the Board of Building Regulations and Standards from 1996 to 2004 before his appointment as Commissioner of Public Safety for the Commonwealth of Massachusetts. As Commissioner from 2004 to 2015, he oversaw the implementation of three editions of the State Building Code and his knowledge of it, and all associated specialty codes, is extensive.

Commonwealth Construction and Public Procurement

Our team has managed more than \$1 billion in public projects across the Commonwealth under Chapter 149 and 149A laws, the Construction Reform Law of 2004, and the reforms enacted under the Municipal Modernization Act of 2016 and Chapter 218 of the Acts of 2016.

Key Personnel, Capacity and Skills

Our team has the capacity and capability to provide the services necessary to deliver the vision, guidance, solutions, and funding options to meet the needs of the Bridgewater Fire Stations project. Detailed information about our team can be found in the Project Team section.

Programming & Goals	Schematic Design	Detailed Design	Construction
- Project kick-off meeting - Review of feasibility study and conceptual design, identify project goals and challenges - Review design and site - Provide updates and coordination with the Town of Bridgewater	- Develop preferred schematic design - Cost estimate review at 30% design completion - Create a total project budget and schedule - Advise on construction delivery method - Coordinate required reviews and approvals with the Town of Bridgewater	- Design and code review - Cost estimate review at 60%, 90%, and 100% design phase completion. - Update total project budget and schedule - Prequalification and bidding - Procurement of peer review and testing consultants - Regular reporting to the Town of Bridgewater	- Risk management and mitigation - Daily site representation and reporting - Monthly reporting to all project stakeholders - Communicate construction progress - Assist in move management - Final punch list - Project close-out

General Services

Overall Project Coordination and Management
 Project Budgeting & Scheduling
 Risk Management
 Project Management from Planning through Occupancy

Design and Document Services

Program Requirements Review
 Design Schedule & Review Management
 Constructibility Review
 Value Engineering
 Cost Estimating



Our team suggested creative cost-saving measures for fire and rescue building projects on Martha's Vineyard, including the use of pre-fabricated panels. As a result, the Oak Bluffs Fire/EMS Station and the Martha's Vineyard Airport, Aircraft Rescue and Firefighting Facility (ARFF) projects were both completed on time and under budget.

Preconstruction Services

Logistical Analysis
 Pre-Qualification of Contractors/
 Construction Manager
 Long Lead Procurement Strategies
 Contract Review
 Permit Management

Project Work Plan

Scope and Services

CHA will provide the required scope of services outlined in the RFQ throughout the Design, Bidding, Construction, and Closeout phases. Throughout the project, our team will also identify, track, and mitigate project risks and monitor quality controls

We have assembled a highly-qualified and experienced team of professionals to lead the project from its inception to a successful conclusion.

- Our team will be lead by a MA registered Professional Engineer and Certified Building Official with more than 30 years of public building project experience.
- We understand and have practical experience with the management of public safety building design and construction, specifically fire stations, in conjunction with state agencies and municipalities and the intricacies of communicating and working with local communities.
- The Bridgewater Fire Stations project team is currently working with the Town of Bridgewater and familiar with local regulations and processes and will be able to hit the ground running. Additionally, CHA has a deep bench of in-house specialists and resources for cost estimating, design review, and commissioning.

Project Management Systems

The most effective approach to collaboration with the owner, designer, and contractor on each project is to implement comprehensive project standards and establish accountability for all parties. CHA employs the following methods on all of our OPM projects:

PROJECT BUDGET: We will establish, update, and maintain a comprehensive project budget that details both construction costs and soft costs to give the project team a full understanding of the total cost of the project. We will also provide updated cash flow reports throughout the project.

DESIGN REVIEW & RISK MANAGEMENT: Analyzing project risk from a cost perspective is a value-added approach that CHA will provide. We use value-added strategies in assessing project risk including continual cost checking of design development, value engineering/value management, and project cost controls through change order valuation and tracking.

VALUE ENGINEERING: Our cost management process includes working with architects and contractors to proactively manage project costs during the design phase and through construction. We perform monthly reviews throughout the design to identify and address issues as they arise, rather than waiting until the end of each phase.

PROJECT & CONSTRUCTION SCHEDULE: Our team will create, update, and monitor both a project schedule and a construction schedule and establish accountability for each milestone and task to make certain that all project objectives and deliverables are met.

PROCUREMENT, BIDDING, & CONTRACT MANAGEMENT: We will provide oversight and management of the procurement of goods and services (including surveys, peer reviews, testing, and all other required consulting services) and monitor tasks against contractual requirements. Our team will also manage all

Construction Services

Construction Monitoring and Project Management
 Construction Schedule
 Monitoring/Recovery Plans
 Independent Testing Coordination
 Project Evaluation Reporting
 Quality Assurance/Control
 Cash Flow Analysis
 Financial Controls and Payment Review
 Coordination of Furniture, Furnishings and Equipment



The Medford Police Station project includes a rooftop mounted photo-voltaic (PV) array that will meet 10-15% of the energy needs of the building. The “fossil fuel-free” building design results in reduced greenhouse gas emissions.

Closeout and Post-Construction Services

Punch List Monitoring
 Systems Commissioning Coordination
 Construction Closeout Coordination
 Turnover Quality Control
 Facilities Management Training Coordination
 Transition to Stabilized Occupancy
 Financial Closeout
 Permit Management

facets of the bidding process including encouraging bidder interest to increase competitive pricing, prequalification, bidding, construction contract negotiation, and completion of contractor evaluations upon completion of the project.

CHANGE ORDER MANAGEMENT: Changes to a project during construction will have an impact on final construction cost and can be initiated by the owner, designer, contractor, or as a result of site conditions. The CHA change order process will protect the owner from the cost of excessive changes. Our Change Order Log keeps track of the movement of the changes through the system, and regular reminders will be issued to the contractor and the designers to prompt their action. Our project team will work with our in-house cost estimating team to verify and reconcile all proposed change orders. This service allows our project team to negotiate fair pricing more effectively. With our in-house mechanical and electrical experts, we review these trades in detail. Several of our new construction projects have come in under 2% total change orders.

ON SITE REPRESENTATION & REPORTING: Our project representatives, all of whom have more than 10 years of experience in the construction industry, will manage all daily site activities and compile detailed reports on all facets of the construction phase. Their daily responsibilities will include identifying and managing workforce requirements, verifying prevailing wage compliance, capturing project progress through photos and written documentation, and providing oversight and management of the town’s consultants. Our project management team will provide a comprehensive monthly progress report to all necessary project stakeholders.

COST & CLAIMS MANAGEMENT: The prevention of claims is best managed by identifying areas of potential conflict that may give rise to a claim. Through comprehensive budget tracking, design review, and value engineering, our team will proactively monitor and anticipate any constructibility issues, identify long-lead items, and establish bidding alternates to reduce costs associated with unforeseen conditions and the potential for claims. Our firm has managed more than \$1 billion in construction without a single claim from a general contractor or subcontractor.

COMMUNICATION & MONTHLY REPORTING: Our team encourages transparency between all project stakeholders and carefully documents each project with written and electronic documentation. CHA will prepare a detailed monthly progress report that summarizes all activities. The report will include updates on the budget/costs and schedule, cash flow projections, designer’s progress, any issues that could result in additional time and/or additional costs, and any anticipated problems/concerns with recommended solutions.

FIELD OBSERVATION & MANAGEMENT: The project management team will regularly walk the site and perform quality control on-site. They will also look at the schedule at a “macro” and “micro” level and consider issues such as sufficient staffing, appropriate sequence of work, and whether materials have been ordered and are located or stored on site.

DOCUMENT REVIEW: Our proposed team will carefully examine all drawings and specifications for adherence to the building program and town requirements. We will perform the following services:

- Detailed review of plans and specifications to identify errors, omissions, and “constructibility” issues to make certain that the design meets all project requirements and is cost-effective



Carver Central Fire Station
and Training Facility

- Detailed cost estimates at each design milestone for all necessary trades, and a list of potential value engineering items for review as necessary
- Evaluate materials specified by the designer
- Provide and maintain an updated project budget and schedule based on design milestones

Life-Cycle Cost Analysis, Cost Estimating, and Value Engineering

Our cost estimators understand the goal of life-cycle cost analysis (LCCA) is to identify the most cost-efficient building design and construction strategies over the life of the building. However, the most cost-effective solution is not always the most environmentally ideal choice. Our cost estimating team creates options for design choices that result in efficient energy and water use, often that yield long-term cost savings.

CHA's dedicated cost estimators team includes specialists in the architectural, structural, mechanical, and electrical trades. Our cost estimating team is very familiar with the cost of key building materials and the current market value of construction projects in Massachusetts. They provide a comprehensive review of all filed trade bids to quantify and qualify construction bid pricing. During construction, our estimates can assist in value engineering, quantify requests for change orders, and verify monthly applications for payment. They also facilitate project budget tracking by defining cost expectations and providing a straightforward means of identifying the causes of deviance in spending.

Our in-house Director of Cost Estimating, Delwyn Williamson has more than 35 years experience in the A/E/C industry. She leads a team of six dedicated cost estimators who have provided cost consulting on public projects throughout Massachusetts.



Sharon Public Safety Complex
(Police & Fire)



Northbridge Fire
Headquarters

Building Commissioning

CHA's experience with energy auditing, retro-commissioning, and existing building commissioning will provide the owner and other team members with insight on methods to maximize space, decrease life cycle costs, and increase the energy efficiency of the mechanical, electrical, and plumbing systems.

Our team will consult our in-house commissioning advisor, Derek Richardson, CEM, CBCP, BCxP, who will provide peer review and quality control during the design phase and throughout construction. This additional resource provides guidance when reviewing options for new system installation and the anticipated operations and maintenance budget to maintain the selected equipment throughout the life of the building.

Sustainable Design

CHA has helped our clients identify and take advantage of federal and state funding wherever possible by working with state agencies to pursue subsidies, grants, and rebate programs that target capital projects, central plant improvements, and renewable energy options. Many of our public projects have received LEED certification and met increased efficiency standards.



Franklin Fire
Headquarters

Bidding/Construction Administration Services

Bidding

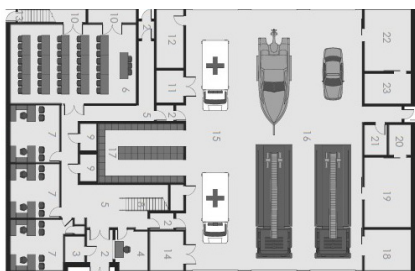
In preparation for bidding, the CHA team will review the drawings and specifications in detail to identify any potential conflicts between the architectural, structural,



*Brockton Public Safety
Complex*



*Medfield Public Safety
Complex*



*Dennis Fire
Station #2*



*Ipswich Public Safety
Building*

and mechanical trades; recommend bid alternates; and review the general conditions and the contract so that they are thorough and complete. We have been able to minimize change orders during construction to achieve a savings of 0.5% to 1% of the construction cost.

Construction Administration

Detailed below are specific services that our team members regularly provide during construction:

- Monitor and report on the schedule, total project budget, cash flow, and any potential issues.
- Monitor and report on submittals, RFIs, and change order requests to track the general contractor's and designer's performance and conformance with the documents.
- Analyze and process change orders with the designer and contractor for compliance with the contract and fair pricing and establish a system for incorporating changes into the existing project schedule.
- Identify and participate in the resolution of issues to control costs and minimize schedule delays.
- Review and approve all contractor requisitions/review the contractor's Schedule of Values to determine the proper balance of costs and all current activities.
- Assist in the procurement and administration of other consultants or contractors as required.
- Provide representation at meetings outside of the weekly job meetings, as needed.
- Review all long-lead items and make certain that they are ordered on time.
- Consistently review the contractor's progress against the approved baseline schedule and enforce recovery scheduling when necessary.
- Provide daily monitoring of all construction barriers, egress points, environmental controls, site use, and coordinate with public officials, facilities representatives, and contractors.
- During construction, our team monitors all construction activity to verify that the quality of construction conforms to the project requirements. Our team carefully documents the project through written and electronic documentation and photographs. We prepare comprehensive monthly reports for the owner that outline progress, change orders, site reports, progress photos, updated schedule, and updated project budget.

Project Closeout Services

Our close-out approach is to make certain that issues are resolved as they arise during construction to reduce potential issues after construction completion. Our project managers make sure change orders are signed monthly and oversee development of a detailed punch list requiring the architect to sign off on completed items. CHA facilitates the training materials and sessions supplied with the operating systems.

Relevant OPM Public Safety Experience

Example 1:

Project executive **Tom Gatzunis, PE, CBO** recently represented the **Town of Belmont's** interests in managing phased repairs and upgrades to three fire stations. Tom worked closely with the town to manage this multi-phased project to revitalize and improve their existing facilities.



Example 2:

Project director Joe Sullivan completed the design and construction of the **Central Fire Station and Training Facility** for the Town of Carver, which was located on a town-owned parcel of land on a main road. The main fire station building consisted of a 21,830 SF facility with five double-loaded apparatus bays and state-of-the-art fire department operations spaces.

The project also included the new construction of a three-story training building annex on the north side of the site. The facility received the Firehouse Magazine 2017 Gold Station Design Award for Best Volunteer/Combination Fire Station. *The project was completed successfully within a very tight budget and on schedule.*

Example 3:

Project manager **Alyssa Chatani** has demonstrated her **knowledge of prequalification and bidding** in public construction, specifically within public safety projects. She has further developed the process so that a deep dive of reference checks and DCAMM evaluations takes place during the submission review and scoring. She believes that the most significant aspect of the prequalification process is the scoring criteria which is well thought out, discussed for each project, and documented. *She consistently provides guidance and assistance throughout the process for the success of the project.*

Example 4:

For the construction of a new 27,900 SF **fire station headquarters in the Town of Northbridge**, project manager **Alyssa Chatani** has been working closely with the team on the procurement phase, which included an early site package and a fully electronic prequalification process. She has been instrumental in leading the design team to meet the procurement and bidding schedule. The project was *successfully bid* and recently celebrated their official groundbreaking.



Example 5:

Project manager **Alyssa Chatani** successfully led the team for the new **Carver Police Station** project where a state-of-the-art building replaced an outdated station from the 1970s. The project included a training room, outbuilding, gym, and 911 dispatch center. Alyssa was on-site daily and coordinated E911, furniture, fixtures, and equipment, information technology, and audio/visual work on behalf of the owner. The full construction of the project was completed during the pandemic and was delivered *on time and on budget.*

Section 6

Legal Statement

Legal Statement



Claims against CHA do occur, and CHA is currently involved in ordinary civil litigation in the course of its business. CHA is confident in its ability to successfully defend, or settle on favorable terms, all such outstanding claims.

Furthermore, for the protection of CHA and its clients, CHA always maintains a comprehensive insurance program which includes professional liability, workers' compensation, comprehensive general liability, automobile and umbrella policies, with limits sufficient to cover the defense and payment of all outstanding claims against CHA.

In the opinion of CHA's management, no claim or lawsuit currently pending against CHA will materially affect CHA's ability to perform any ongoing or potential future project.

Section 7

Insurance



CHAHOLDING

CMURPHY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/28/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 859 Willard Street Suite 320 Quincy, MA 02169	CONTACT NAME: PHONE (A/C, No, Ext): (617) 328-6555		FAX (A/C, No): (617) 328-6888
	E-MAIL ADDRESS: boston@amesgough.com		
INSURED CHA Consulting, Inc. 3 Winner's Circle Albany, NY 12205-0269	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Travelers Property Casualty Company of America		25674
	INSURER B : Phoenix Insurance Company A++, XV		25623
	INSURER C : Travelers Indemnity Company, A++, XV		25658
	INSURER D : Travelers Indemnity Co. of America A++, XV		25666
	INSURER E : Berkshire Hathaway Specialty Insurance Company		22276
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☒ LOC OTHER:			630-7E170386	8/1/2021	8/1/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			810-4S407410	8/1/2021	8/1/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			CUP-4S539836	8/1/2021	8/1/2022	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☒ Y / N N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	UB-4S429322	8/1/2021	8/1/2022	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Professional Liab			47-EPP-308429-03	8/1/2021	8/1/2022	Per Claim 6,000,000
E	Aggregate			47-EPP-308429-03	8/1/2021	8/1/2022	10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 If AI box is checked, GL Endorsement Form #CGD604, Auto AI #CAT499 to the extent provided therein applies and all coverages are in accordance with the policy terms and conditions.

Evidence of Coverage. The A&E Professional Liability policy listed above includes Pollution Liability coverage.

CERTIFICATE HOLDER

CANCELLATION

CHA Consulting, Inc. - Boston, MA 1 Faneuil Hall South Market Bldg., Suite 4195 Boston, MA 02109	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Jared Maxwell</i>

Section 8

Financial Capacity

Financial Capacity



As evidence of financial capacity, please see CHA's most recent confidential financial statement enclosed in a separate, sealed envelope.

Section 9

Required Forms

CERTIFICATE OF VOTE (ATTACHMENT B)

TOWN OF BRIDGEWATER

ATTACHMENT B CERTIFICATE OF VOTE

I, Thomas D. Titsworth, hereby certify
(~~Clerk/Secretary~~) Assistant Secretary

that I am the duly qualified and acting Assistant Secretary of CHA Consulting, Inc.
(Title) (Corporation Name)

and I further certify that at a meeting of the Directors of said Corporation duly called and held on
February 9, 20 22, at which meeting all Directors were present and voting, the following vote was
unanimously passed:

VOTED: To authorize and empower either
John A. Achenbach, President - Buildings Sector ;
(Name) (Title)
_____; or
(Name) (Title)

(Name) (Title),

anyone acting singly, to execute all contracts and bonds on behalf of the Corporation.

I, further certify that the above vote is still in effect on this the 15th day of July, 2022 and has
not been changed or modified in any respect.

Thomas D. Titsworth
Signature

Thomas D. Titsworth
Printed Name

Assistant Secretary
Printed Title



The certification contained here above shall be executed by CONTRACTOR or copy of current
"certification of authority to sign for the Corporation" shall be attached.)

CERTIFICATE OF NON-COLLUSION (ATTACHMENT C)

TOWN OF BRIDGEWATER

ATTACHMENT C CERTIFICATE OF NON-COLLUSION

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

CHA Consulting, Inc.

Name of Proposer

575 Broadway

Suite 301

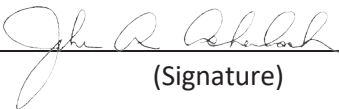
Albany, NY 12207

Address of Proposer

(518) 453-4500

Telephone Number

By:



(Signature)

John A. Achenbach

Printed Name

President, Buildings Sector

Printed Title

July 15, 2022

Date

CERTIFICATE OF TAX COMPLIANCE (ATTACHMENT D)

TOWN OF BRIDGEWATER

ATTACHMENT D CERTIFICATE OF TAX COMPLIANCE

Pursuant to Massachusetts General Laws (M.G.L.) c. 62C, §49A, I certify under the penalties of perjury that the Proposer named below has complied with all laws of the Commonwealth of Massachusetts pertaining to the payment of taxes, to the reporting of employees and contractors, and to the withholding and remitting of child support.

CHA Consulting, Inc. _____

Name of Proposer

575 Broadway _____

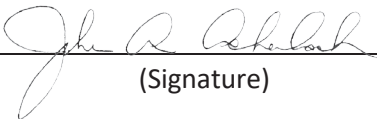
Suite 301 _____

Albany, NY 12207 _____

Address of Proposer

(518) 453-4500 _____

Telephone Number

By:  _____
(Signature)

John A. Achenbach _____

Printed Name

President, Buildings Sector _____

Printed Title

July 15, 2022 _____

Date

CONFLICT OF INTEREST FORM (ATTACHMENT E)

TOWN OF BRIDGEWATER

ATTACHMENT E CONFLICT OF INTEREST CERTIFICATION

The Proposer hereby certifies that:

1. The Proposer has not given, offered, or agreed to give any gift, contribution, or offer of employment as an inducement for, or in connection with, the award of a Contract pursuant to this RFQ.
2. No consultant to, or subcontractor for, the Proposer has given, offered, or agreed to give any gift, contribution, or offer of employment to the Proposer, or to any other person, corporation, or entity as an inducement for, or in connection with, the award to the consultant or subcontractor of a Contract by the Proposer.
3. No person, corporation, or other entity, other than a bona fide full time employee of the Proposer has been retained or hired to solicit for or in any way assist the Proposer in obtaining a Contract pursuant to this RFQ upon an agreement or understanding that such person, corporation or entity be paid a fee or other compensation contingent upon the award of a Contract to the Proposer.
4. The Proposer understands that the Massachusetts Conflict of Interest Law, Chapter 268A of the Massachusetts General Laws (M.G.L.), applies to the Proposer and its officers, employees, agents, subcontractors, and affiliated entities with respect to the transaction outlined in the Request for Proposals.
5. The Proposer understands that the Proposer and its officers, employees, agents, subcontractors, and affiliated entities, shall not participate in any activity which constitutes a violation of the Massachusetts Conflict of Interest Law, or which creates an appearance of a violation of the Massachusetts Conflict of Interest Law.

CHA Consulting, Inc.

Name of Proposer

575 Broadway

Suite 301

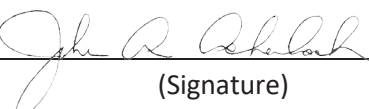
Albany, NY 12207

Address of Proposer

(518) 453-4500

Telephone Number

By:



(Signature)

John A. Achenbach

Printed Name

President, Buildings Sector

Printed Title

July 15, 2022

Date

CORPORATE PROPOSER FORM (ATTACHMENT F)

TOWN OF BRIDGEWATER

ATTACHMENT F
CERTIFICATE OF CORPORATE PROPOSER

I, Thomas D. Titsworth, ^{Assistant Secretary}~~Clerk~~ of the Corporation named as Proposer in the attached Proposal Form; that John A. Achenbach who signed said Proposal on behalf of the Proposer was then President, Buildings Sector of said Corporation and was duly authorized to sign said Proposal Form; and that I know his/her signature thereto is genuine.

(Corporate Seal)

CHA Consulting, Inc.

Name of Proposer

535 Broadway

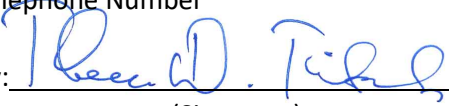
Suite 301

Albany, NY 12207

Address of Proposer

(518) 453-4500

Telephone Number

By: 

(Signature)

Thomas D. Titsworth

Printed Name

Assistant Secretary

Printed Title

July 15, 2022

Date



This Certificate shall be completed where Proposer is a Corporation and shall be so completed by its Clerk. In the event that the Clerk is the person signing the Proposal on behalf of the Corporation, this certificate shall be completed by another officer of the Corporation.

CERTIFICATE OF COMPLIANCE (ATTACHMENT G)

TOWN OF BRIDGEWATER

ATTACHMENT G

CERTIFICATE OF COMPLIANCE WITH M.G.L. c. 151B

The Proposer hereby certifies that it is in compliance with and shall remain in compliance with Massachusetts General Laws (M.G.L.) Chapter 151B and shall not discriminate on any prohibited basis outlined therein. The Proposer also hereby certifies that it shall comply with any and all applicable Supplier Diversity Office (SDO) thresholds that have been established in conjunction with this Request for Proposals.

CHA Consulting, Inc.

Name of Proposer

535 Broadway

Suite 301

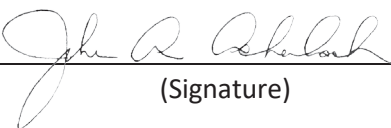
Albany, NY 12207

Address of Proposer

(518) 453-4500

Telephone Number

By:



(Signature)

John A. Achenbach

Printed Name

President, Buildings Sector

Printed Title

July 15, 2022

Date

For more information contact:

Sean Sweeney
Business Line Leader

One Washington Mall
Suite 1500
Boston, MA 02108
(617) 932-5438
SSweeney@chacompanies.com