



CITY OF PROVIDENCE, RHODE ISLAND

Department: Public Property

**RFP Title: OWNER'S PROJECT MANAGEMENT SERVICES FOR PROVIDENCE CITY HALL BUILDING
ENVELOPE RESTORATION**

Opening Date: 07/01/2024

Addendum #: 2

Issue Date: 06/18/2024

The purpose of this addendum is:

to provide a list of firms who attended the two identical pre-bid conferences and to provide a copy of DBVW Architects' proposal for the design work on the project to familiarize bidder's with their proposed approach.

The firms who attended the pre-bid conferences on 6/17 and 6/18 are:

RGB Architects
CHA Consulting
Downes Construction
Colliers Engineering
ECC Corporation

See attached for DBVW's proposal.

Providence City Hall
25 Dorrance Street
Providence, RI 02903



7

**BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND**

BID FORM 1: Bidders Blank

1. Bids must meet the attached specifications. Any exceptions or modifications must be noted and fully explained.
2. Bidder's responses must be in ink or typewritten, and all blanks on the bid form should be completed.
3. The price or prices proposed should be stated both in **WRITING** and in **FIGURES**, and any proposal not so stated may be rejected. **Contracts exceeding twelve months must specify annual costs for each year.**
4. Bids **SHOULD BE TOTALED** so that the final cost is clearly stated (unless submitting a unit price bid), however **each item should be priced individually**. Do not group items. Awards may be made on the basis of *total* bid or by *individual items*.
5. All bids **MUST BE SIGNED IN INK.**

Name of Bidder (Firm or Individual): DBVW Architects, Inc.

Contact Name: Martha Werenfels, FAIA, Senior Principal

Business Address: 111 Chestnut St., Providence, RI 02903

Business Phone #: 401.831.1240 x116

Contact Email Address: mwerenfels@dbvw.com

Agrees to bid on (Write the "Item Description" here): City Hall Building Enclosure Condition Assessment and Restoration Design Services

If the bidder's company is based in a state *other than Rhode Island*, list name and contact information for a local agent for service of process that *is located within Rhode Island* N/A

Delivery Date (if applicable): N/A

Name of Surety Company (if applicable): N/A

Total Amount in Writing*: **N/A – TECHNICAL PROPOSAL FOR QUALIFICATION ONLY**

Total Amount in Figures*: **N/A – TECHNICAL PROPOSAL FOR QUALIFICATION ONLY**

**If you are submitting a unit price bid, please insert "Unit Price Bid"*

Use additional pages if necessary for additional bidding details.

Signature of Representation

Martha Werenfels, FAIA, Senior Principal
Title



**BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND**

BID FORM 2: Certification of Bidder
(Non-Discrimination/Hiring)

Upon behalf of DBVW Architects, Inc. (Firm or Individual Bidding),

I, Martha Werenfels, FAIA, Senior Principal (Name of Person Making Certification),

being its Director (Title or "Self"), hereby certify that:

1. Bidder does not unlawfully discriminate on the basis of race, color, national origin, gender, sexual orientation and/or religion in its business and hiring practices.
2. All of Bidder's employees have been hired in compliance with all applicable federal, state and local laws, rules and regulations.

I affirm by signing below that I am duly authorized on behalf of Bidder,
on this 8th day of April 2024



Signature of Representation

Martha Werenfels, FAIA, Senior Principal

Printed Name



**BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND**

BID FORM 3: Certificate Regarding Public Records

Upon behalf of DBVW Architects, Inc. (Firm or Individual Bidding),
I, Martha Werenfels, FAIA, Senior Principal (Name of Person Making Certification),
being its Director (Title or "Self"), hereby certify an
understanding that:

1. All bids submitted in response to Requests for Proposals (RFP's) and Requests for Qualification (RFQ's), documents contained within, and the details outlined on those documents become public record upon receipt by the City Clerk's office and opening at the corresponding Board of Contract and Supply (BOCS) meeting.
2. The Purchasing Department and the issuing department for this RFP/RFQ have made a conscious effort to request that sensitive/personal information be submitted directly to the issuing department and only at request if verification of specific details is critical the evaluation of a vendor's bid.
3. The requested supplemental information may be crucial to evaluating bids. Failure to provide such details may result in disqualification, or an inability to appropriately evaluate bids.
4. If sensitive information that has not been requested is enclosed or if a bidder opts to enclose the defined supplemental information prior to the issuing department's request in the bidding packet submitted to the City Clerk, the City of Providence has no obligation to redact those details and bears no liability associated with the information becoming public record.
5. The City of Providence observes a public and transparent bidding process. Information required in the bidding packet may not be submitted directly to the issuing department at the discretion of the bidder in order to protect other information, such as pricing terms, from becoming public. Bidders who make such an attempt will be disqualified.

I affirm by signing below that I am duly authorized on behalf of Bidder,

on this 8th day of April 2024 .



Signature of Representation

Martha Werenfels, FAIA, Senior Principal

Printed Name



**BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND**

BID FORM 4: Affidavit of City Vendor

Per our Code of Ordinances [Sec. 21.-28.1 \(e\)](#), this form applies to a) the business, b) any political action committee whose name includes the name of the business, c) all persons holding ten (10) percent or greater equity interest or five thousand dollars (\$5,000.00) or greater cash value interest in the business at any time during the reporting period, d) all executive officers of the business entity, e) any spouse or dependent child of any individual identified in a) though d) above.

Executive officers who are not residents of the state of Rhode Island are exempted from this requirement.

Per [R.I.G.L. § 36-14-2](#), "Business" means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust, or any other entity recognized in law through which business for profit or not for profit is conducted.

Name of the person making this affidavit: Martha Werenfels, FAIA

Position in the "Business" Senior Principal

Name of Entity DBVW Architects, Inc.

Address: 111 Chestnut Street, Providence, RI 02903

Phone number: 401.831.1240

The number of persons or entities in your entity that are required to report under [Sec. 21.-28.1 \(e\)](#): 4

Read the following paragraph and answer one of the options:

Within the 12 month period preceding the date of this bid submission with the City of Providence, or with respect to the contracts that are not in writing within the 12 month period preceding the date of notification that the contract has reached the \$100,000 threshold, have you made campaign contributions within a calendar year to (please list all persons or entities required under [Sec. 21.-28.1 \(e\)](#)).

a. Members of the Providence City Council? Yes No

• If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

b. Candidates for election or reelection to the Providence City Council? Yes No

• If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):



**BOARD OF CONTRACT AND SUPPLY
CITY OF PROVIDENCE, RHODE ISLAND**

c. The Mayor of Providence? Yes No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):

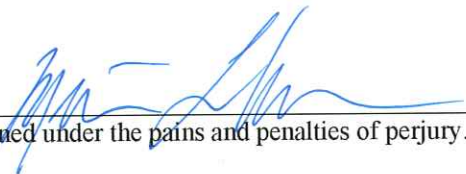
d. Candidates for election or reelection to the office of Mayor of Providence? Yes No

- If Yes, please complete the following:

Recipient(s) of the Contribution:

Contribution Date(s):

Contribution Amount(s):



 Signed under the pains and penalties of perjury.

Senior Principal

 Position

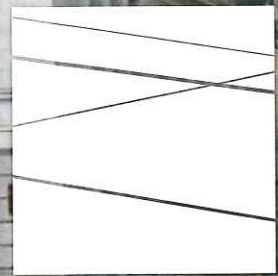
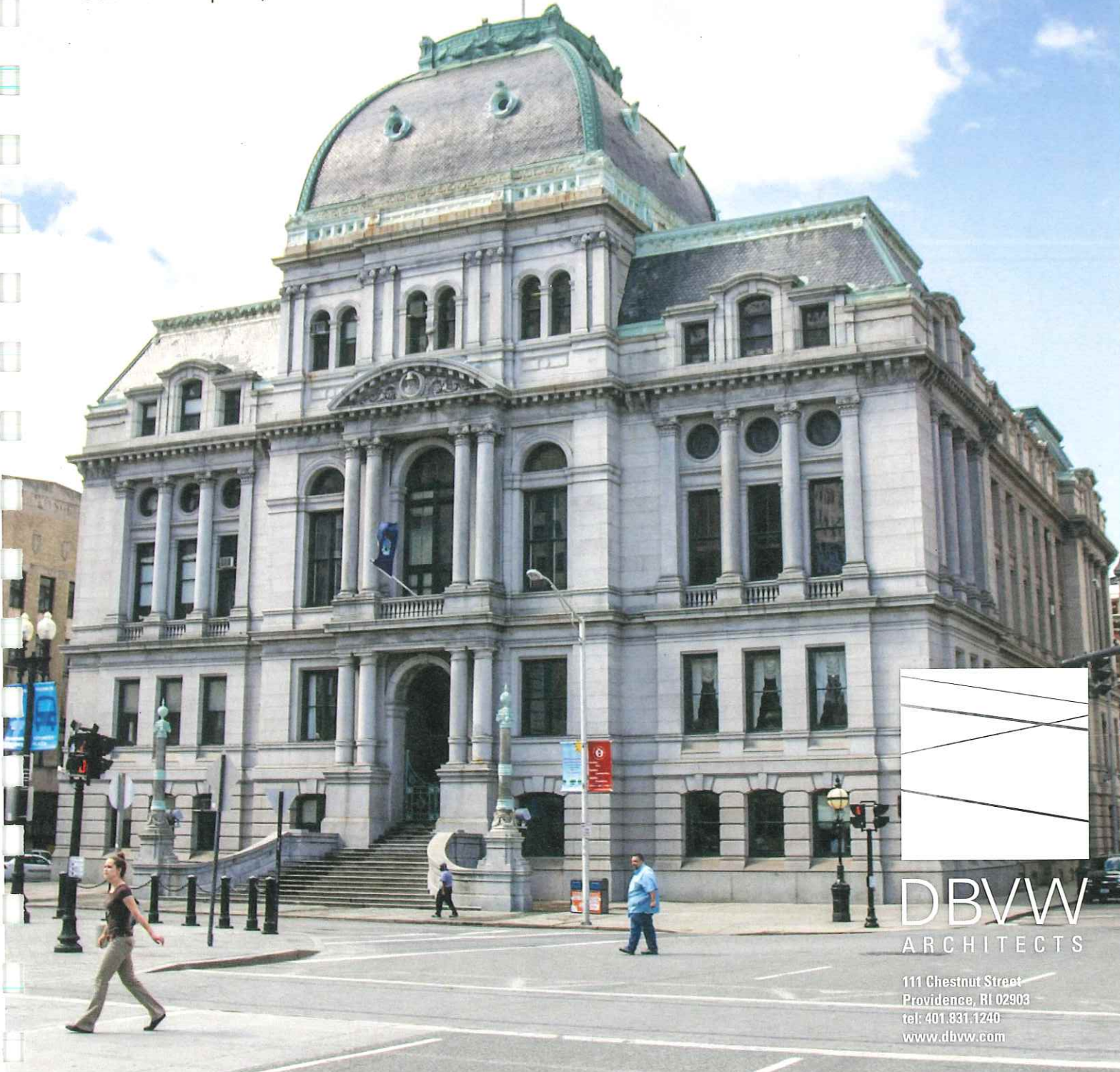
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

PROPOSAL FOR ARCHITECTURAL DESIGN SERVICES

PROVIDENCE CITY HALL

**BUILDING ENCLOSURE CONDITION ASSESSMENT AND RESTORATION
RFP # 44326**

Submitted April 8, 2024



DBVW
ARCHITECTS

111 Chestnut Street
Providence, RI 02903
tel: 401.831.1240
www.dbvw.com

April 8, 2024

Board of Contract and Supply
Department of the City Clerk – City Hall, Room 311
25 Dorrance Street
Providence, RI 02903



RE: RFP#44326 City Hall Building Enclosure Condition Assessment And Restoration Design Services

Addendum #1 (March 21, 2024), Addendum #2 (March 26, 2024) Addendum #3 (March 28, 2024) Addendum #4 (March 29, 2024) Addendum #5 (April 3, 2024) Addendum #6 (April 4, 2024): Acknowledged

Dear Members of the Providence Board of Contract and Supply,

DBVW Architects is pleased to submit our proposal to the City of Providence for the City Hall Building Enclosure Condition Assessment And Restoration project.

As a Providence-based firm, it would be our utmost pleasure to work on the restoration of our City's historic center of government. With 30 years of experience working on some of Rhode Island's most treasured landmarks, we believe DBVW is well-suited to address City Hall's most pressing needs and create the most effective plan for its long term preservation.

From brick to granite and copper to slate, our team is ready to use the knowledge gained from past projects to restore Providence City Hall to a condition the community can be proud of. DBVW is familiar with the many approaches to preserving historic structures to meet the different capacities and budgets of our clients.

Whether it is for institutions of higher education or municipalities, DBVW has completed conditions assessments and created restoration plans addressing everything from the extensive masonry restoration at Rough Point Museum in Newport to decades of work at the Rhode Island State House, including the ongoing emergency work to repair the marble cupola and Independent Man statue atop the Capitol dome.

We hope that the following proposal demonstrates our sincere interest in this project and collaborating with the City of Providence in this venture. We welcome you to check our references. They all can attest that efforts of the DBVW project team were crucial in achieving successful results. Please don't hesitate to reach out with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martha Werenfels', written over a white background.

Martha Werenfels, FAIA, LEED AP
Senior Principal, DBVW Architects
O: 401.831.1240 ext.104
mwerenfels@dbvw.com

111 CHESTNUT STREET
PROVIDENCE, RI 02903

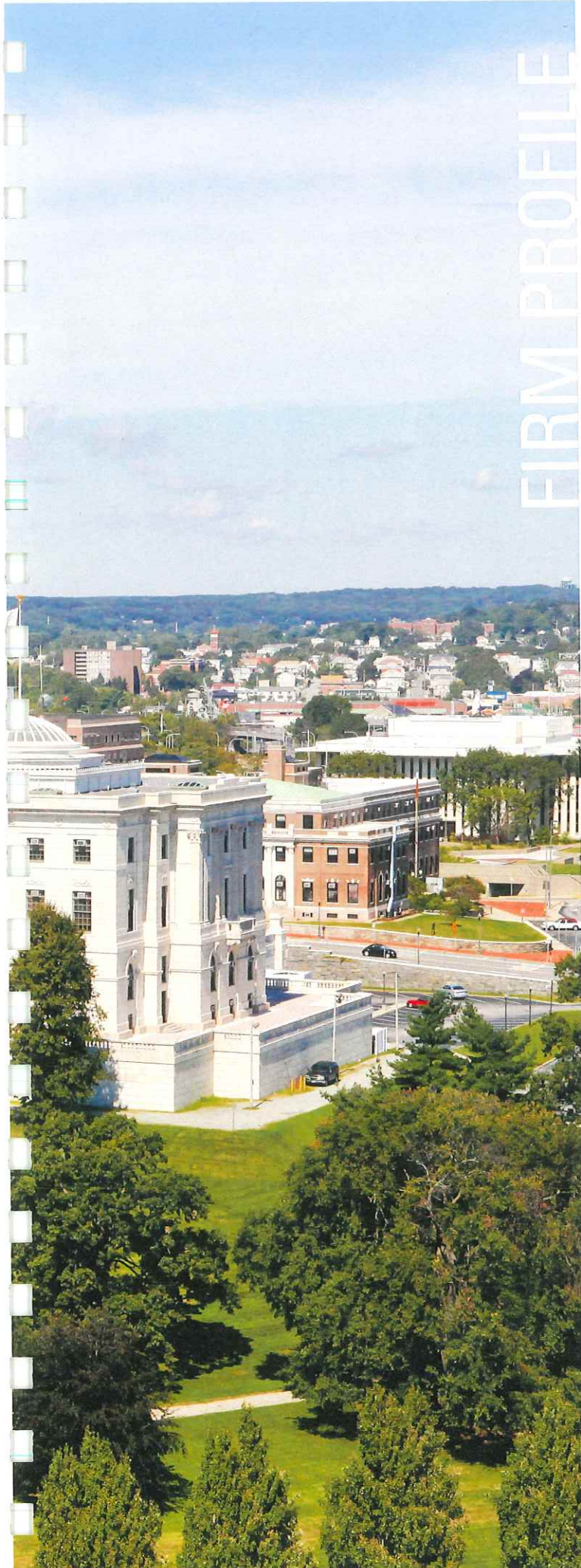
T 401 831 1240
F 401 331 1945

www.durkeebrown.com

Table of Contents

1	Firm Profile
2	Team Overview
3	Project Approach
4	Relevant Experience
5	References





FIRM PROFILE

1



“ When you visit DBVW Architects’ office, you immediately get a feel for what the firm is all about – openness, collaboration, family. It’s just a great group of people working together producing thoughtful, quality work.”



NAME + ADDRESS DBVW Architects
111 Chestnut Street,
Providence, RI 02903
401.831.1240
www.dbvw.com

FOUNDED IN 1994

OF EMPLOYEES 36 employees:
15 registered architects
8 LEED Accredited
Professionals

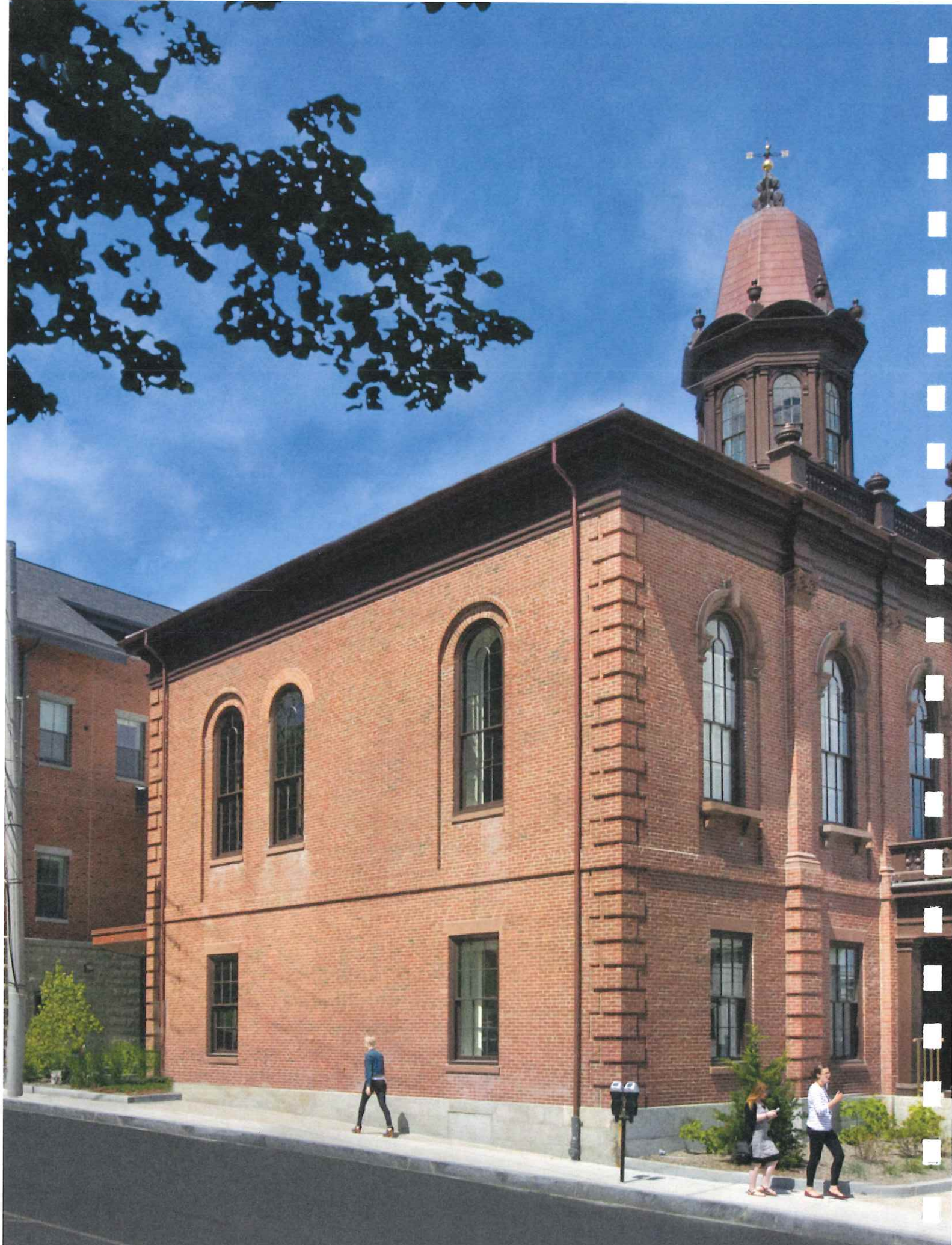
**PRIMARY AREAS OF
DESIGN EXPERTISE** Academic
Commercial
Cultural
Government
Healthcare
Historic Preservation
Interiors
Residential
Signage and Graphics

At DBVW Architects, we believe in building strong, resilient, livable communities that promote smart growth, reinforce a unique sense of place, and celebrate the relationship between history and the future. We design contemporary and modern architecture, adapt and preserve existing and historic resources, and creatively unite old with new in response to our clients’ needs.

Since the founding of the firm in 1994, DBVW has grown into one of the largest full-service architectural firms in Rhode Island, serving individuals, organizations, and communities throughout New England.

We have a special interest in realizing the potential of existing buildings that may have otherwise been overlooked, and we have had the honor of preserving some of New England’s most important historic landmarks. We take sustainability seriously and believe that the best way to conserve cultural and natural resources is to repurpose rather than demolish.

People know us for our eagerness to listen, to laugh, to get our hands dirty, and to put our noses to the grindstone. It is not uncommon to find us surveying at the top of scaffolding or measuring in a crawl space. We help our clients creatively solve challenges and make informed decisions at a comfortable pace by communicating simply, clearly, and effectively. Our goal is to help our clients enjoy the process as much as the architectural solution.





"[DBVW's] staff - from top to bottom - is a hardworking, creative and personable group, and I would highly recommend them for any important, complex project that requires talented and dedicated people to see it through. They are loyal and devoted architects, which cannot be undervalued."

- Dorcas Grigg-Saito, CEO, Lowell Community Health Center

WORKING STYLE

Our approach to your project begins with our passion for the work we do and our excitement about what you're working to accomplish. Our firm is designed to ensure that you will have direct contact with a Principal and a Project Manager who are fully familiar with the details of your project and intimately involved in the decision making process. We dedicate this level of attention and availability throughout the duration of design and construction.

CLIENT PARTICIPATION

At DBVW Architects, we pride ourselves on being good listeners and great collaborators. We emphasize the importance of programming sessions early on in the process so that we can understand what is important to the people who will be using the building. We find that it is important to engage the community, large or small, in these early design stages in order to build trust and a shared understanding of the project's goals and outcomes. We continue to involve the client and user groups throughout the design process. Conceptual renderings allow people to react to the design and provide our architects with valuable feedback. We enjoy this "back and forth" part of the design process and firmly believe that this is what it takes to create a successful project.



DBVW PROCESS



QUALITY CONTROL

To ensure quality control, DBVW has an internal drawing and document review process. Before a set of Construction Documents leaves our office, it has been thoroughly reviewed by a Principal or a Project Manager, and quite frequently by both. At the conclusion of internal document reviews, project teams meet to discuss and integrate the reviewers' comments.

Producing high-quality drawings is the best way to control quality and to ensure smooth communication between architect, consultants, builders and client. DBVW's process reduces the potential for costly, time-wasting conflicts in the construction phase by delivering drawings and specifications that are carefully reviewed and coordinated before distribution.

DBVW is actively engaged and on-site during the construction phase of our projects. We endeavor to uphold the intent of the documents while listening to Owners and Contractors during the construction process. We also maintain a thorough, well-organized system for tracking submittals, construction progress, and changes to the contract during the construction phase. This enables DBVW to quickly access paperwork that details why decisions were made, who made them, and what they cost.

ADVANCING INNOVATION

Our studio is a lively and collaborative environment where we share ideas, cultivate talent, and incubate leaders. Over the years, our work and the ideas behind it have attracted a variety of bright minds, energetic designers, and seasoned practitioners all who apply innovative design solutions in their work. We seek out visionary clients who will challenge us with atypical and unique projects that require creative thinking and problem solving. Through collaboration and continued learning, we aim to deliver state-of-the-art architecture to projects of all scales.





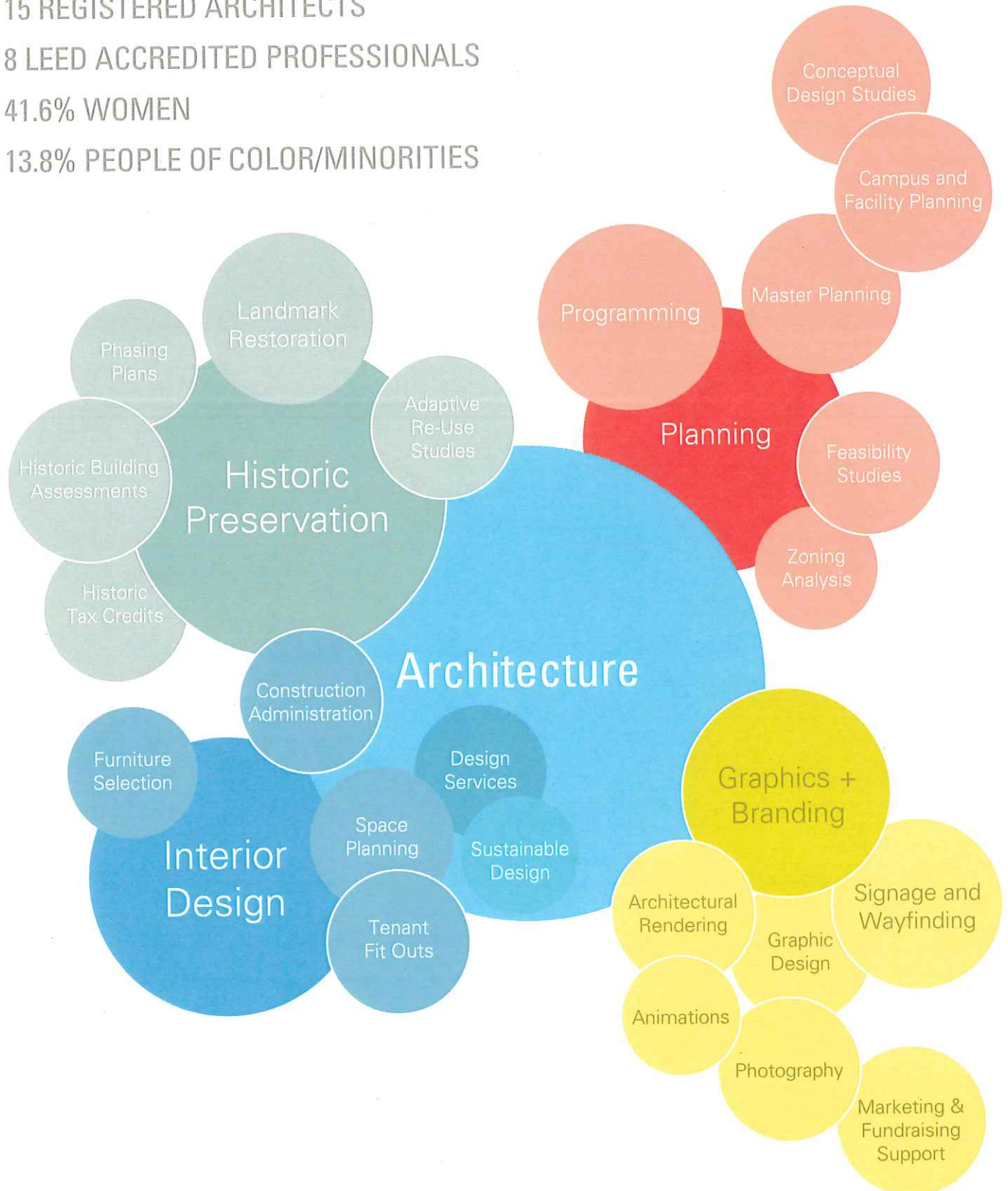
DBVW ARCHITECTS | 36 TEAM MEMBERS

15 REGISTERED ARCHITECTS

8 LEED ACCREDITED PROFESSIONALS

41.6% WOMEN

13.8% PEOPLE OF COLOR/MINORITIES



SELECT HONORS & AWARDS



2023

2023 - Boston Society for Architecture Design Award
Yale University Whitney Humanities Center

AIA Rhode Island Citation Award for Historic Preservation
Rough Point Museum

AIA Rhode Island Merit Award for Commercial Architecture: K-12
Moses Brown Lower School

AIA Rhode Island Merit Award for Multi-Family
Paragon Mill

2023 New England AIA Components
Emerging Professional Friendly Firm
DBVW Architects

Rhody Award for Historic Preservation
Paragon Mill

2022

Faith & Form Award for Religious Architecture: Restoration
Cathedral of Saints Peter & Paul

AIA Rhode Island Citation Award for for Historic Preservation
Cathedral of Saints Peter & Paul

AIA Rhode Island Citation Award for Architecture of Rehabilitation
North Kingstown Town Hall

AIA Rhode Island Citation Award for Architecture of Urban Places
& Spaces: Community Impact
Farm Fresh RI

SCUP Excellence in Planning for a District or Campus Component
Yale University Center for the Humanities

AIA Connecticut Excellence Award for Commercial, Industrial,
Educational, and Multi-Family Residential Design (over 25,000sf)
Yale University Center for the Humanities

Rhody Award for Historic Preservation
Wunnegin

Preservation Massachusetts Mayor Thomas M. Menino Legacy Award
Taunton City Hall

2021

Grow Smart RI Award for Outstanding Smart Growth Project
Farm Fresh RI

2020

AIA Rhode Island Citation Award for Commercial Architecture:
Institutional
Taunton City Hall

AIA Rhode Island Merit Award for Residential Design
Coastal Residence

Doris Duke Preservation Award
Bank Newport

Doris Duke Preservation Award
International Tennis Hall of Fame Frieze Restoration

The Society for College and University Planning (SCUP) Honor Award for
Excellence in Architecture for Rehabilitation, Restoration, or Preservation
South Street Landing

SELECT HONORS & AWARDS



2019

PPS Historic Preservation Award
WaterFire Arts Center

The National Trust for Historic Preservation, Richard H. Driehaus
Foundation National Preservation Award

South Street Landing
BSA Education Facilities Design Award
South Street Landing

AIA New England Citation Award
Woodman Family Community & Performance Center

Rhody Award for Historic Preservation
1887 Carriage House

Preservation Massachusetts Thomas M. Menino Award
Lowell Community Health Center, Phase II

Preservation Massachusetts Paul E. Tsongas Award
Plymouth Town Hall

Grow Smart RI Award for Outstanding Smart Growth Project
South Street Landing

2018

AIA Rhode Island Honor Award for Educational/Institutional
URI's Robert J. Higgins Welcome Center

AIA Rhode Island Merit Award for Residential Design
Edge College Hill

RI Monthly Award
Moses Brown Woodman Family Community & Performance Center

Rhody Award for Historic Preservation
South Street Landing

Engineering News-Record (ENR) Award Best Healthcare Project Lowell
Community Health Center, Phase II

Vanguard Award for Major Rehabilitation of Historic Structure into
Affordable Rental Housing
Union Crossing

2017

AIA Rhode Island Merit Award for Interiors
Moses Brown School's Jones Library

AIA Rhode Island Merit Award for Educational/Institutional
Woodman Family Community and Performance Center

AIA Rhode Island Citation Award for Adaptive Reuse
WaterFire Arts Center

AIA Rhode Island People's Choice Award
WaterFire Arts Center
Woodman Family Community and Performance Center

Massachusetts Historical Commission Preservation Award
Onata 74

GrowSmart RI Award
WaterFire Arts Center
Blackstone Valley Gateways

Excellence in Construction Awards, First Place Residential
Davis Gardens

Rhody Award for Historic Preservation
WaterFire Arts Center

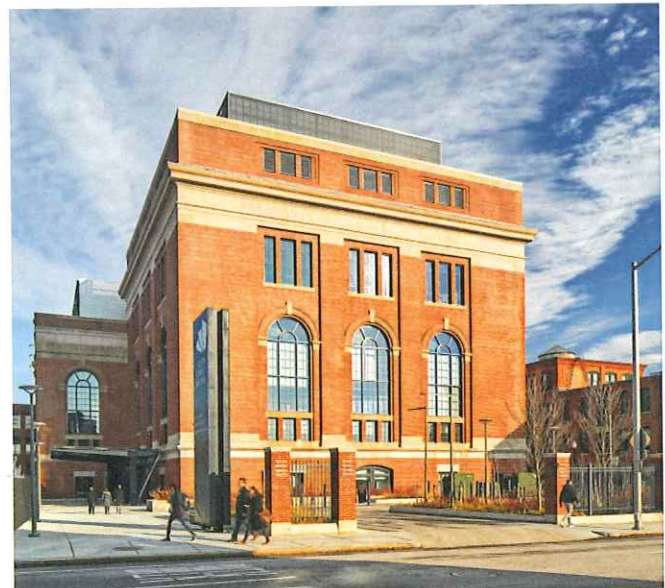
RI Monthly Award
95 Lofts

2016

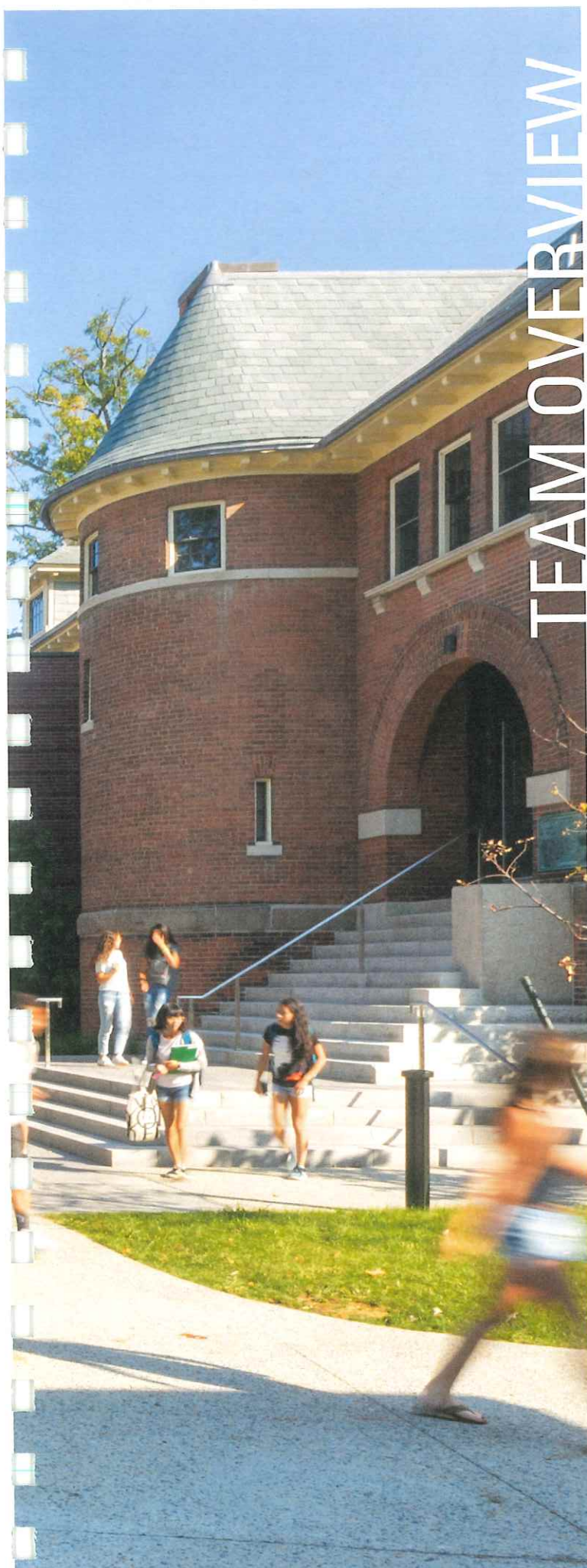
Tsongas Award "Women in Preservation"
Martha Werenfels

Doris Duke Preservation Award
New York Yacht Club

Preservation Massachusetts Paul E. Tsongas Award
Howard Building







TEAM OVERVIEW

2



MEET THE DESIGN TEAM

DBVW Architects is a 36-person architectural firm based in Providence, RI, with extensive historic preservation experience on landmarks throughout New England. For the Providence City Hall Building Enclosure Condition Assessment And Restoration project, DBVW Architects has assembled a qualified team specializing in condition assessments, masonry restoration, and slate roof repairs.

DBVW's team will include the following expert professionals:

- Senior Principal Martha Werenfels, FAIA, LEED AP, will serve as Principal-in-Charge.
- Associate Benjamin Lueck, AIA, will manage the project and will direct the team.
- Job Captain Miranda Rados, AIA, will provide support and assist with design.



MAIN POINT OF CONTACT

**Martha Werenfels, FAIA, LEED AP,
Senior Principal**

Project Role: Principal-in-Charge
DBVW Architects
111 Chestnut Street
Providence, RI 02903

p: 401. 831.1240 x104
mwerenfels@dbvw.com



MARTHA L. WERENFELS, FAIA, LEED AP

SENIOR PRINCIPAL | PRINCIPAL-IN-CHARGE | DBVW ARCHITECTS

Martha Werenfels has extensive experience in a wide range of historic preservation projects, including restoration of national historic landmarks, rehabilitation of various building types, and compilation of preservation assessments and feasibility studies. Martha's attention to detail and organized nature make her a natural fit for highly skilled preservation work. Her uncompromising work ethic and kind spirit result in the highest quality product and happy clients. Martha's experience includes working for federal and state preservation agencies and serving on a historic district commission. Martha is the first woman from RI to be made a fellow of the American Institute of Architects.

PROFESSIONAL

Total Years of Experience: 41
DBVW since: 1996

EDUCATION

Cornell University, Bachelor of Architecture

Brown University, Master's Degree in
American History

PROFESSIONAL & BOARD AFFILIATIONS

National Trust for Historic Preservation
Board of Advisors, Washington, DC

Historic Preservation Education Foundation
Board of Directors, Washington, DC

RI Historical Preservation & Heritage
Commission Review Board, Providence, RI

Providence Preservation Society
Member of Planning and Architectural
Review Committee, Providence, RI

Public Archaeology Lab
Board of Directors/Chairperson,
Providence, RI

American Institute of Architects - RI Chapter
President 2002 | Board of Directors
2000-2003

RECOGNITION

DESIGNxRI Lifetime Achievement Award
2022

TEACHING & LECTURING

Roger Williams University
Visiting Professor, Graduate Design Studio

Brown University Learning Community
Instructor: "Preservation in Providence"

REGISTRATIONS

Rhode Island #1983
Massachusetts #11074
Connecticut #10643
Maine #512192
Vermont #003.0057908
LEED 2.2 Accredited Professional

SELECTED PROJECTS

Rhode Island State House, Providence, RI
Four phases of restoration of the exterior included disassembly and reconstruction of the marble terraces, balustrades, steps, walls and plazas surrounding this McKim, Mead and White State Capitol building. Recent work includes masonry cleaning and condition survey, north plaza steps restoration, and emergency repairs to the marble cupola and Independent Man statue.

Yale University Sterling Memorial Library, New Haven, CT
Beginning in 2012, DBVW has completed several phases of exterior restoration work at SML. On York Street, DBVW designed a new accessible entrance that involved reconfiguring the stairs and moat wall and adding symmetrical stone ramps. Along Wall Street, DBVW reconstructed all of the buttresses and restored the stained glass windows and masonry facade. Services also included exterior restoration along High Street and into the courtyard.

Yale University 320 York Street, New Haven, CT
Following the completion of an existing conditions assessment, DBVW developed construction documents for the exterior restoration of 320 York Street. DBVW worked with Ann Beha Architects on the adaptive reuse of this building into the intellectual hub for the teaching and research of humanities at Yale.

Plymouth Town Hall, Plymouth, MA
After completing a feasibility study for locating Plymouth's municipal offices in a historic courthouse in the center of town, DBVW completed the restoration of the 1820 Courthouse as well as construction of a 60,000 sf addition to accommodate the town's offices. The new addition is designed to fit into the historic context and evoke the simple, but elegant architecture of a New England meeting house.

Rough Point, Newport, RI
DBVW is working with the Newport Restoration Foundation to complete a comprehensive restoration of Rough Point, the summer home of Doris Duke. Designed by Peabody & Stearns and Frederick Law Olmsted in 1887, and expanded by Horace Trumbauer in 1922, this imposing stone residence has played a prominent role in Newport's architectural legacy. The first phase included a full replacement of the unique slate roof assembly, exterior masonry repairs, restoration of the ornamental gate structure, and development of a plan for long-term preservation strategies.

Taunton City Hall, Taunton, MA
DBVW completed a feasibility study for restoring the historic Town Hall, which had suffered fire damage. After developing several different options, the City chose DBVW's design to restore the historic building and construct a 30,000 sf addition. The addition is designed to be compatible with the historic building while making an important new contribution to downtown Taunton.

Rosecliff Mansion, Newport, RI
Located along Newport's Cliff Walk, Rosecliff (1899-1902) is a relic of the Gilded Age designed by Stanford White. DBVW completed a visual survey and construction documents, which entailed full replacement of the membrane roof, deconstruction and rebuilding of the balustrade, and terra cotta and cast stone unit replacements and repairs.

Stanford White Casino Theatre, Newport, RI
Restoring the 297-seat theater involved carefully restoring decorative finishes and features in the auditorium, while introducing new lighting, sound, mechanical and electrical systems. The Shingle Style exterior of the building was carefully returned to its early 20th century configuration.



BENJAMIN LUECK, AIA

ASSOCIATE | PROJECT MANAGER | DBVW ARCHITECTS

Ben specializes in the preservation, restoration, and rehabilitation of existing structures. His work focuses on condition assessments and repair designs for buildings incorporating masonry, steel, concrete, and wood structures, and a variety of contemporary and historic building enclosure systems. He has worked on a number of properties listed on the National Register of Historic Places, as well as prominent structures managed by the National Park Service. He has a Master of Architecture and a Master of Science in Civil Engineering from the University of California, Berkeley.

PROFESSIONAL

Total Years of Experience: 12
DBVW Since: 2019

EDUCATION

University of California, Berkeley
M. Architecture & M.S. Civil Engineering

University of Rhode Island
Bachelor of Fine Arts

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Association for Preservation
Technology Northeast
Board Member

TEACHING & LECTURING

University of California
Graduate Student Instructor & Researcher

PUBLICATIONS

2013, "Endangered in Berkeley,"
CLOG, Brutalism.

REGISTRATIONS & CERTIFICATES

Massachusetts #951347
NCARB #89872
CSI CDT

SELECTED PROJECTS

Mary Baker Eddy House, Newton, MA
DBVW provided construction administration and design services during an extensive restoration of the Mary Baker Eddy Historic House property in Chestnut Hill. Working closely with a large team of consultants and contractors, the scope of work included full restoration of original conditions at the main residence, carriage house, gate house, landscape, and site features. New museum programming, reconstructed additions, and state-of-the-art MEP, security, and fire protection systems required careful attention to integrate historic and modern materials.

Rough Point, Newport, RI
DBVW is working with the Newport Restoration Foundation to complete a comprehensive restoration of Rough Point, the summer home of Doris Duke. Designed by Peabody & Stearns and Frederick Law Olmsted in 1887, and expanded by Horace Trumbauer in 1922, this imposing stone residence has played a prominent role in Newport's architectural legacy. The first phase included a full replacement of the unique slate roof assembly, exterior masonry repairs, restoration of the ornamental gate structure, and development of a plan for long-term preservation strategies.

Yale University Sterling Memorial Library, New Haven, CT
Beginning in 2012, DBVW has completed several phases of exterior restoration work at SML. On York Street, DBVW designed a new accessible entrance that involved reconfiguring the stairs and moat wall and adding symmetrical stone ramps. Along Wall Street, DBVW reconstructed all of the buttresses and restored the stained glass windows and masonry facade. Services also included exterior restoration along High Street and into the courtyard.

Rhode Island State House, Providence, RI
Multiple projects at this McKim, Mead and White State Capitol building, including masonry cleaning and condition survey, north plaza steps restoration, and emergency repairs to the marble cupola and Independent Man statue.

Yale University Bass Library, New Haven, CT
To address an expansion in the student population at Yale, and a need for more study space, DBVW worked closely with library and facility staff to renovate both floors of Bass Library. Renovations included removal of some of the existing book stacks to create individual and group study areas, as well as creating two new, glass-enclosed offices. New furnishings, carpeting, lighting and custom millwork were designed to create a space that better suits the needs of today's students.

Yale University Trumbull College, New Haven, CT
Restored the exterior building envelope and completed interior upgrades of this gothic revival residential college in the heart of Yale's campus. Exterior restoration work included slate and sheet metal roof re-pair and masonry restoration. Inside, finishes at residential suites, common areas, offices, and student amenity spaces were upgraded, and life safety and building system improvements were implemented.

Cranston Street Armory, Providence, RI
Over the past 20 years, DBVW has been working with the State of Rhode Island to preserve the exterior of the monumental Cranston Street Armory. Different phases of work have involved replacing the slate roof over the 40,000 sf Drill Hall, replacing extensive amounts of decorative copper flashing at masonry crenellations, restoring brick and stone components, and repointing the exterior masonry. DBVW also conducted an overall reassessment of the exterior to establish priorities for future funding.



MIRANDA RADOS, AIA

JOB CAPTAIN | SUPPORT | DBVW ARCHITECTS

A history and “old stuff” enthusiast, Miranda is part of DBVW’s Historic Preservation team. Her first day on the job was on-site at Yale University, and she continues to play an integral role on multiple preservation projects for the university. Miranda earned her Bachelor degree in Architectural Studies with a minor in Historic Preservation at Kent State University. A recent transplant from Buffalo, New York, Miranda holds an unpopular opinion in the office that we need more snow.

PROFESSIONAL

Total Years of Experience: 9
DBVW since: 2017

EDUCATION

Kent State University
Bachelor of Arts

REGISTRATIONS

Rhode Island #40817975

SELECTED PROJECTS

Rough Point, Newport, RI
DBVW is working with the Newport Restoration Foundation to complete a comprehensive restoration of Rough Point, the summer home of Doris Duke. Designed by Peabody & Stearns and Frederick Law Olmsted in 1887, and expanded by Horace Trumbauer in 1922, this imposing stone residence has played a prominent role in Newport’s architectural legacy. The first phase included a full replacement of the unique slate roof assembly, exterior masonry repairs, restoration of the ornamental gate structure, and development of a plan for long-term preservation strategies.

Yale University Sterling Memorial Library, New Haven, CT
Beginning in 2012, DBVW has completed several phases of exterior restoration work at SML. On York Street, DBVW designed a new accessible entrance that involved reconfiguring the stairs and moat wall and adding symmetrical stone ramps. Along Wall Street, DBVW reconstructed all of the buttresses and restored the stained glass windows and masonry facade. Services also included exterior restoration along High Street and into the courtyard.

Rhode Island State House, Providence, RI
Multiple projects at this McKim, Mead and White State Capitol building, including masonry cleaning and condition survey, north plaza steps restoration, and emergency repairs to the marble cupola and Independent Man statue.

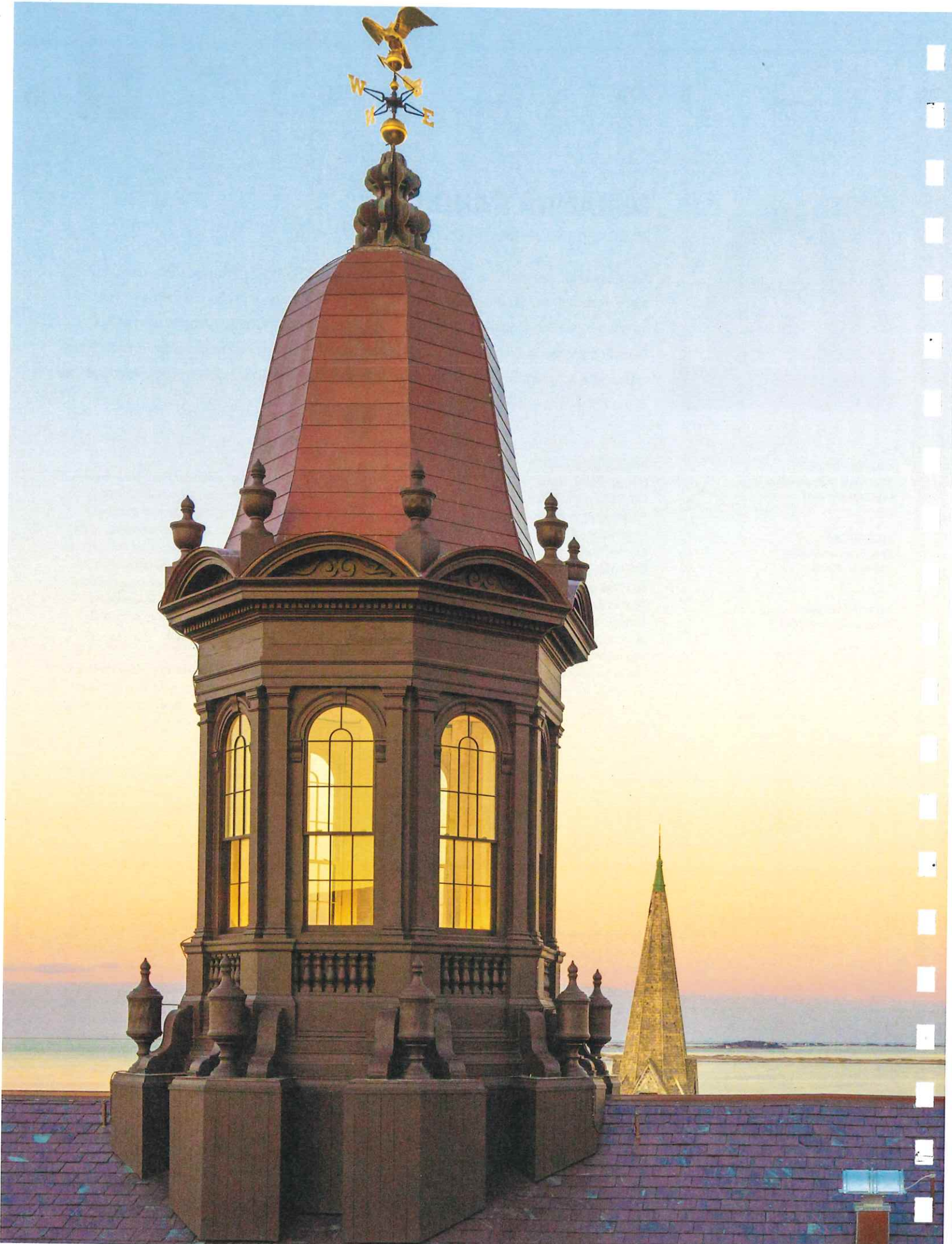
Rosecliff Mansion Roof Replacement and Balustrade Restoration, Newport, RI
Located along Newport’s Cliff Walk, Rosecliff (1899-1902) is a relic of the Gilded Age designed by Stanford White. DBVW completed a visual survey and construction documents, which entailed full replacement of the membrane roof, deconstruction and rebuilding of the balustrade, and terra cotta and cast stone unit replacements and repairs.

Yale University Connecticut Hall, New Haven, CT
The oldest existing structure at Yale University, Connecticut Hall (1750-52) is one of the finest remaining examples of Georgian architecture on a New England college campus. After completing a visual assessment of the existing double-hung wood windows, DBVW developed construction documents for the restoration of the existing fenestration, as well as the exterior brick and brownstone masonry envelope.

Yale University Vanderbilt Hall, New Haven, CT
DBVW is currently working with Yale University to reimagine interior spaces, repair exterior masonry, and upgrade building systems at this historic dormitory.

Yale University Bingham Hall, New Haven, CT
Located on Yale’s old campus, Bingham Hall is a five-story brownstone building with a nine-story tower. This dormitory was upgraded on the interior with renovated bathrooms and common areas, as well as improvements to the residential suites. The brownstone on the exterior was restored and entrance terraces were rebuilt to address stone deterioration and retaining wall displacement.

Yale University Trumbull College, New Haven, CT
Restored the exterior building envelope and completed interior upgrades of this gothic revival residential college in the heart of Yale’s campus. Exterior restoration work included slate and sheet metal roof re-pair and masonry restoration. Inside, finishes at residential suites, common areas, offices, and student amenity spaces were upgraded, and life safety and building system improvements were implemented.





DBVW ARCHITECTS | TEAM CURRENT WORKLOAD & PERCENT AVAILABILITY

Martha Werenfels, FAIA, LEED AP | Principal-in-Charge - 20% Availability

Project	Owner Name	Location	Current Phase	Expected Completion
Rhode Island State House Emergency Repairs	State of Rhode Island	Providence, RI	CA	Winter 2024
Yale: Dow Hall	Yale University	New Haven, CT	SD	TBD
Yale: 143 Elm Street Addition	Yale University	New Haven, CT	SD	TBD
Easton's Beach Pavillion	City of Newport	Newport, RI	TBD	TBD
Watts Sherman House	Salve Regina University	Newport, RI	TBD	2025
Mckillop Library Garden Level Study	Salve Regina University	Newport, RI	Study	Winter 2024

Benjamin Lueck, AIA | Project Manager - 20% Availability

Project	Owner Name	Location	Current Phase	Expected Completion
Rhode Island State House Masonry Cleaning & Condition Survey	State of Rhode Island	Providence, RI	Assessment, CDs	Summer 2024
Yale: 143 Elm Street Addition	Yale University	New Haven, CT	SD	TBD
Rhode Island State House North Plaza Steps Restoration	State of Rhode Island	Providence, RI	Bidding	Summer 2024
Rhode Island State House Emergency Repairs	State of Rhode Island	Providence, RI	CA	Winter 2024

Miranda Rados, AIA | Job Captain - 20% Availability

Project	Owner Name	Location	Current Phase	Expected Completion
Yale: 143 Elm Street Addition	Yale University	New Haven, CT	SD	TBD
Rough Point: Trumbauer Wing	Newport Restoration Foundation	Newport, RI	DD	Summer 2024
Yale: Vanderbilt Hall	Yale University	New Haven, CT	CA	Summer 2024
Yale: Sterling Law Building FY25 Repairs	Yale University	New Haven, CT	CD	2024



TEAM ORGANIZATION

Transformative projects require excellence at every level of programming, design, engineering, and construction. Our team, led by DBVW Architects, is comprised of an outstanding group of architects, engineers, and specialists that are well suited to the prominence and historical significance of City Hall to the Providence community. You'll find firm bios and resumes for our consultants' personnel on the following pages. We have provided an overview of their qualifications and hope to have the opportunity to share more information about our team's experience with you in an interview setting.

CITY OF PROVIDENCE



PRIME FIRM
DBVW ARCHITECTS

CONSULTANTS

STRUCTURAL ENGINEER:
RSE ASSOCIATES

COST ESTIMATING:
ELLANA

EXISTING CONDITION
DRAWINGS &
DRONE SURVEY:
EXISTING CONDITIONS



CONSULTANT TEAM OVERVIEW

RSE Associates *

Structural Engineer

RSE, a WBE certified business in Rhode Island, has successfully completed award winning projects throughout America, Europe and Asia. Their principals and engineers have extensive and diverse experience in complex and demanding educational projects. They also have extensive experience delivering projects with Building Information Modeling (BIM) requirements.

Ellana, Inc. *

Cost Estimator

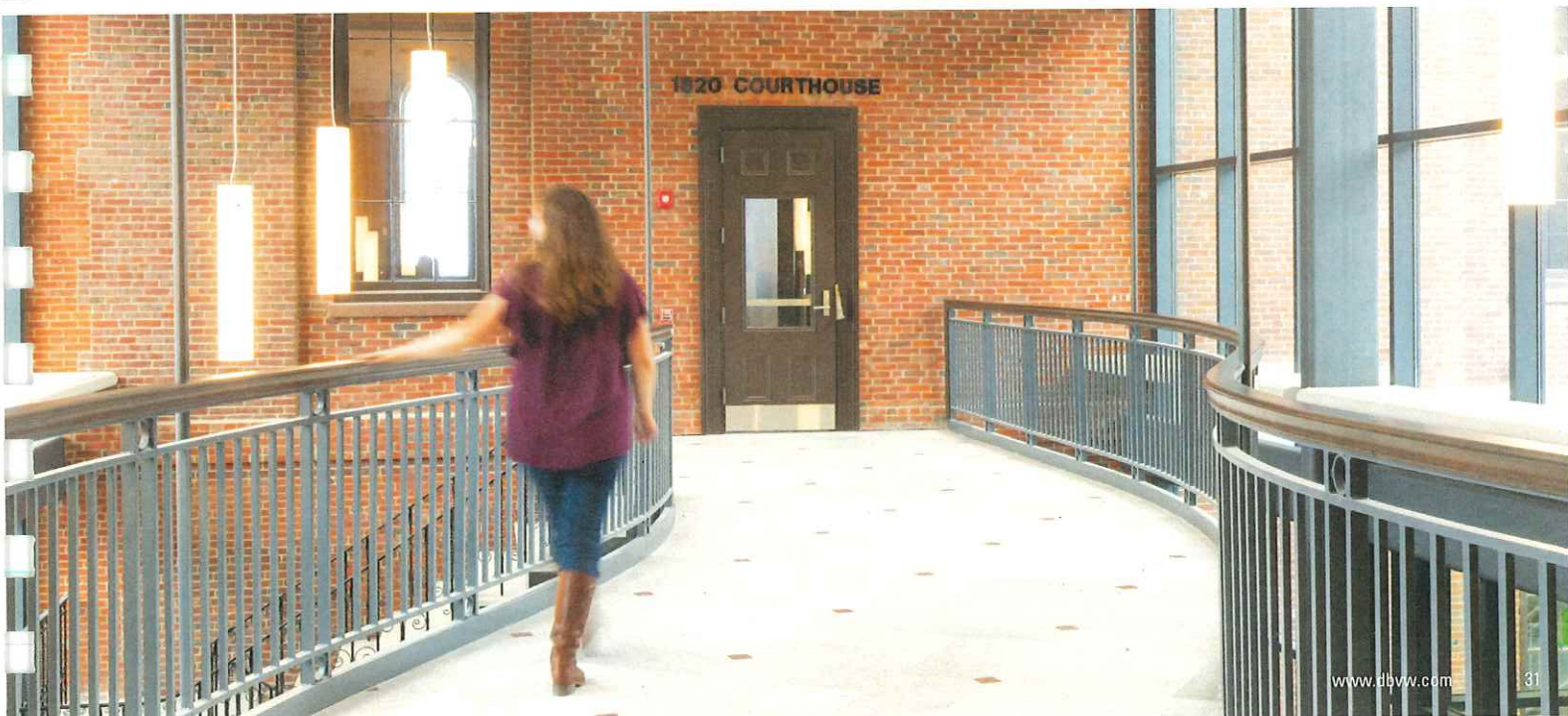
Ellana, Inc., a D/WBE certified business in Rhode Island, has worked with us on many of our projects. Cost certainty and control are essential for any construction project. We have found Ellana to be a leader in their field, consistently providing accurate cost, risk, potential issue analysis, and solutions.

Existing Conditions

Existing Conditions Drawings & Drone Survey

A veteran-owned company, Existing Conditions brings to the team expertise in 3D laser, existing conditions renderings and models. They use the most up to date technology and have built an impressive portfolio of work over the past 16 years.

*RI MBE/WBE Certified Firm



Firm Profile

Introduction

RSE Associates, Inc. was established in 2001 and has since expanded into a national firm with offices across the United States. RSE has successfully completed award winning projects throughout America, Europe and Asia. Our principals and engineers have extensive experience in complex and demanding projects. We provide the technical ability of a large international firm with the personal service of a small firm.

Technology/BIM

Engineering design is carried out using state-of-the art computer software. We have extensive experience in delivering projects with Building Information Modeling (BIM) requirements, fully integrating the building structure with the overall building information models.

Services

We provide a full range of structural engineering services including:

- New Construction
- Renovation/Adaptive Reuse and Historic Restoration
- Master Plan and Feasibility Study
- Structural Investigation
- Design Competition
- Temporary Construction Support Systems

Building Types

We have extensive experience in a wide range of project types including:

- Museum
- Office
- Retail
- Residential
- High Rise
- Mixed Use
- Educational
- Civic Buildings and Courthouses
- Historic Restoration
- Science and Technology
- Colleges and Universities
- Performing Arts
- Sports Facilities

Design Philosophy

We strive to provide structural designs that are sensitive to owner requirements, architecture, building services as well as cost effectiveness and ease of construction. Design innovations will be balanced with practical considerations. We are committed to delivering quality and personal service.



Bowdoin College Walker Art Museum



Integrated Science Complex, UMass Boston



Beats by DRE Headquarters, Culver City, CA



Lulu Island, Abu Dhabi



Hamilton College Performing Arts Center

BOSTON

LOS ANGELES

NEW YORK

www.rseassociates.com

Selected Projects – Public/Civic/Community

**Lower Basin Barracks
Modernization
Boston, MA**
Architect:
Finegold Alexander Architects



Structural Engineering for the modernization and expansion of the State Police housed in the historic 1908 Lower Basin Gatehouse. The renovation will respect the historic nature of the original building and the addition will provide approximately 4,000 sf of community and state police use.

**University of Rhode Island
Ranger Hall
Kingston, RI**
Architect:
LLB Architects



Structural Engineering of \$15M renovations to the historic building to update the space for classrooms and state-of-the-art audio/video facilities. The upgrades opened an additional 23,600 sf of usable space.

**Oak Bluffs Town Hall
Martha's Vineyard, MA**
Architect:
ICON Architecture



Structural Engineering for the \$12M gut renovation and addition to the existing building originally built in 1938, and significantly expanded in the 1960's. The new design incorporates steel with the existing heavy timbers, including reuse of the existing glulam beams. The 16,000 gsf building envelope was upgraded to meet US Passive House Institute performance standards, and the all-electric building requires no fossil fuels.

**Fitchburg City Hall
Fitchburg, MA**
Architect:
ICON Architecture



Structural Engineering for the renovations to the existing 38,000 GSF historic building originally built in the 1800's. The substantial structural alternations included removal, replacement and addition of floors, as well as the required seismic upgrades.

**Franklin County Justice Center
Greenfield, MA**
Architect:
Leers Weinzapfel Associates



Structural Engineering of the new 75,000 sf addition and gut renovation of the 25,000 sf existing space. The project joined the new building seamlessly with the existing, including upgrading the lateral system in the existing building.

**Alice K. Wolf Center –
Cambridge Housing Authority
Headquarters
Cambridge, MA**
Architect:
Finegold Alexander Architects



Structural Engineering of the 63,000 sf, \$17.8M renovations and rehabilitation of the 5-story historic building. The building was originally built in 1933 as the Cambridge Police Headquarters, the V.F.W. and American Legion Halls. The building now includes gathering spaces, offices, meetings and classrooms. The project achieved LEED Gold certification.

Selected Projects – Public/Civic/Community

Claire T. Carney Library
UMass Dartmouth
Dartmouth, MA
 Architect:
 Leers Weinzapfel Associates



Structural Engineering of the \$30M renovations and additions to the existing 160,000 sf 6 story library originally designed by Paul Rudolph. The upgrade includes a 27,000 sf addition to accommodate a new entrance, group study spaces, a café and a lecture space. Careful consideration to sequencing was needed to re-support the existing concrete footings in the link building to create a basement housing a special collections area.

Dominica Manor
Providence, RI
 Prime Consultant:
 RSE



Structural engineering of the restoration of the exterior concrete walls of the high-rise residential concrete building.

Joukowsky Institute – Brown University
Providence, RI
 Architect:
 Anmahian Winton Architects



Structural Engineering for the renovations of the existing stone masonry building originally constructed in the 1840's. Rhode Island Hall is the first building on Brown's campus to be certified LEED Gold for New Construction.

Middletown Public Schools
Capital Improvement Plan
Providence, RI
 Architect:
 DBVW Architects



Structural Engineering for creating the master plan to renovate four schools in Middletown, RI. The total project budget for all four buildings is expected to exceed \$25M.

Smithfield Elementary School
Department Capital
Improvements Plan
Smithfield, RI
 Architect:
 DBVW Architects



Structural Engineering for three elementary schools. Structural work includes 1-story additions, renovations to support upgrades to mechanical systems and a new elevator and stairs to improve accessibility.

Resume Jennifer McClain, PE



Profession
Structural Engineer

Position
Principal

Education
MS, Structural Engineering
Tufts University
1996
BSc, Civil Engineering
Massachusetts Institute of Technology,
1993

Professional Qualifications
Professional Engineer: MA (#41746), CT, FL,
GA, ID, IA, MO, NH, NC, NJ, OH, PA, RI, SD,
TN, UT, Washington DC, WI, WY

Publications
Journal of Structural Engineering, 1999
Parameter Estimation Incorporating
Modal Data and Boundary Conditions
Journal of Structural Engineering, 1997
Structural Model Updating Using
Experimental Static Measurements

Key Data

Jennifer McClain is a structural engineer with over 27 years of experience in all phases of project development from conceptual drawings through construction phase services. She has done design work in concrete, steel, timber and masonry.

Jennifer joined RSE Associates, Inc. in 2005. She has been responsible for a range of projects including renovations and new construction of research facilities, multi-family passive house podium projects, subway stations, residences, office buildings, and university dorms and facilities. Jennifer is a former director on the board of Structural Engineers Association of Massachusetts (SEAMass).



Resume Jennifer McClain, PE

Selected Projects



UMass Amherst South College Academic Facility Amherst, MA

Architect: DiMella Shaffer
Structural Engineering for the \$36M addition and complete renovations to the existing historic building to increase the program space from 16,000 net sf to 54,000 net sf. While the addition is steel framed, the existing building is a wood and masonry structure which required extensive underpinning, seismic upgrades and reconstruction of large portions of floors.



Middletown Public Schools Capital Improvements Upgrades- RIDE Stage II Middletown, RI

Architect: DBVW
Structural Engineering for the renovations and upgrades to four school buildings in Middletown, RI. The total project is expected to exceed \$25M and increase each school's size up to 8000 gsf.



Department of Unemployment Assistance Brockton, MA

Architect: Jones Architecture
Structural engineering for a new, \$28M, 35,000 sf, three story building to house the DUA administrative offices. The building includes CLT floors, with steel and glulam beam construction. This project is certified LEED Gold.



Lower Basin Barracks Modernization Boston, MA

Architect: Finegold Alexander Architects
Structural Engineering for the modernization and expansion of the State Police housed in the historic 1908 Lower Basin Gatehouse. The renovation will respect the historic nature of the original building and the addition will provide approximately 4,000 sf of community and state police use.



Lowell Justice Center Lowell, MA

Architect: Finegold Alexander Architects
Structural Engineering of the new 246,000 sf, \$200M courthouse and parking garage. This 7-story, energy efficient building has been awarded LEED platinum and is the first courthouse in the commonwealth of MA to achieve this award.



Silver Spring Town Square Silver Spring, MD

Architect: Machado & Silvetti
Structural Engineering for the \$20M complex to provide space for the town office and recreation. The complex also includes an outdoor skating rink with a covered canopy.



UMass Amherst Chapel Renovations Amherst, MA

Architect: Finegold Alexander Architects
Structural Engineering for the \$14M renovations and upgrades to the existing historic building. Care was taken to preserve the existing load bearing masonry and wood structure while creating a modern glass entry and ensuring accessibility throughout.



University of Rhode Island-Ranger Hall Kingston, RI

Architect: LLB Architects
Structural Engineering of the new \$18M men's and women's varsity basketball practice facility. The building includes a thermally separated, cantilevered walkway as well as 2-story showcase areas.



Smithfield Elementary School Department Capital Improvements Smithfield, RI

Architect: DBVW
Structural Engineering for three elementary schools. Structural work includes 1-story additions, renovations to support upgrades to mechanical systems and a new elevator and stairs to improve accessibility.



Alice K. Wolf Center - Cambridge Housing Authority Headquarters Cambridge, MA

Architect: Finegold Alexander Architects
Structural Engineering of the \$17.8M renovations and rehabilitations of the 5 story historic building. The building was originally built in 1933 as the Cambridge Police Headquarters, the V.F.W. and American Legion Halls. The building now includes gathering spaces, offices, meeting rooms and classrooms. This project achieved LEED gold certification.

About Ellana

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

cost management

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

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

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

secure facility experience

Our experience includes secure facilities for a multitude of typologies across the United States. We specialize in secure facilities in major metropolitan regions that includes new construction of and renovations to mission critical, critical infrastructure, data centers, hospitals, public safety and other secure facilities in dense areas for federal, state, banking, correctional, telecommunication, healthcare and agency projects. Our multidisciplinary team provides thorough and accurate costs for materials, strategies and configurations of these facilities and their specialized requirements.

Rhode Island experience

We are proud to provide services to design teams and support higher education institutions in Rhode Island in their pursuit to enhance campuses across the state. Our work includes work with CCRI and more than 10 projects across URI's Narragansett and Kingston campuses and spans from Master Planning efforts and new construction to assessments and large renovation projects. We provided estimates for projects that total \$150,000 to upwards of \$1

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

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

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

Clive Tysoe, MRICS

Senior Cost Manager

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

education

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

licenses

- Appointed Associate Member of the RICS

select project experience

Cranston Street Armory Providence, RI

Cost estimating for the assessment of the existing building and recommendation for structural stabilization, repairs and improvements to the building envelope. The proposed scope of work includes repair and repointing of the existing façade, windows replacement, roof replacement and other exterior features. The estimated scope of work was broken down into emergency/critical repairs, high priority and medium repair priorities.

Pawtucket City Hall Tower Restoration, Pawtucket, RI

Cost estimating for the reconstruction, restoration, and roof replacement of a town hall. The project included an investigation and repair of existing roof and façade systems. The building is on the National Register of Historic Places. The project also included interior renovation work to relocate businesses on various floors and vehicular and pedestrian improvements.

Rhode Island DOT Vehicle Maintenance Building, Warwick, RI

Cost estimating for a new construction of a 75,000 SF, single story, pre-engineered maintenance building with an office mezzanine space of approximately 6,400 SF. The scope of work includes demolition, concrete, masonry, metals, HVAC, plumbing, and exterior improvements.

The Massachusetts State House, Water Infiltration Repairs, Boston, MA

Cost estimating for the project at the Design Development stage. The water infiltration that was occurring was mostly associated with skylights, walkways, and staircases at the exterior of the building. The engineer's work involved the dismantling and re-building of a large portion of the stone work, pavers, balustrades, and stone treads. In order to maintain access to the building during construction unique considerations had to be factored into the design and estimating of the project. Historic preservation practices like matching existing materials with new materials and the coordination of finely detailed custom masonry played a significant role in the project.

Third Street Cambridge Courthouse, Cambridge, MA.

Cost estimating for the interior renovation and exterior repair and restoration of a 42,000 SF courthouse. The Design-Build project replaces the windows, addresses required exterior masonry repairs, replaces the roof, repairs to the cupola and replaces the roof top air handling unit. The reconfigured detention area meets the guidelines of the court system and provides an accessible holding cell. The project significantly reduces the building's energy consumption and improves energy performance to meet future codes.

Relevant Experience

select relevant experience

1

Pawtucket City Hall Tower Restoration, Pawtucket, RI

Cost estimating for the reconstruction, restoration, and roof replacement of a town hall. The project included an investigation and repair of existing roof and façade systems. The building is on the National Register of Historic Places. The project also included interior renovation work to relocate businesses on various floors and vehicular and pedestrian improvements.

2

Cranston Street Armory Providence, RI

Cost estimating for the assessment of the existing building and recommendation for structural stabilization, repairs and improvements to the building envelope. The proposed scope of work includes repair and repointing of the existing façade, windows replacement, roof replacement and other exterior features. The estimated scope of work was broken down into emergency/critical repairs, high priority and medium repair priorities.

3

The Massachusetts State House, Water Infiltration Repairs, Boston, MA

Cost estimating as a part of larger measures to extend the life of the building and upgrade waterproofing to prevent water infiltration, primarily associated with skylights, walkways, and staircases at the exterior. Work included dismantling and re-building of a large portion of the stone work, pavers, balustrades, and stone treads. Historic preservation practices like matching materials with new material and coordination of custom masonry played a significant role.

4

Third Street Court, Cambridge, MA

Our team joined HDR for study through construction document phases for this project to renovate the Third Street Court in Cambridge. The project work included the renovation and restoration of the detention area, the MEP, windows, the masonry, the skylight, and the cupola. The work will help the city restore and preserve this historic building.

5

Courts Capital Master Plan, Various, MA

Cost estimating services for a wide-ranging study of strategies to replace and enlarge the Southern Middlesex Court Houses impacted by the closure of the R.J. Sullivan Justice Center in Cambridge.. Alternatives included completely new buildings and sites, expansion of current courthouse sites, renovation of existing courts, including historic buildings. .

EXISTING CONDITIONS

About Us and Our Methodology

Our core business is the creation of existing conditions surveys, drawings, and building information models. **A Veteran-owned firm, we document over 40 million square feet of space per year.**

By using the latest laser scanning technologies, proprietary workflows, and a highly trained staff, we have built an expansive portfolio of more than 5,000 buildings over the past twenty years.

All of our personnel have worked together for years on projects across virtually every asset class and at every scale. And most importantly, our team members have worked for, and have been trained by, building industry professionals. We understand the language of buildings, how they are constructed, and ultimately how to deliver relevant, accurate, and vital information to our clients.

Our Most Distinguished Projects

We've scanned and modeled everything from Massachusetts General Hospital to Harvard Medical School, from the US Capitol to the New York Stock Exchange. Time and time again, our service has proven to save our clients time and money.

1. **The United States Senate Chamber**, The Capitol Building, Washington, D.C.
2. **The Massachusetts State Senate Chamber**, The State House, Boston, Massachusetts
3. **The State House of New York**, The NY State Capitol Building, Albany, New York
4. **The Missouri State Capitol**, Jefferson City, Missouri
5. **Carnegie Hall**, 881 Seventh Avenue, New York, New York
6. **Trinity Church**, Copley Square, Boston, Massachusetts
7. **The Old South Church**, Boston, Massachusetts
8. **Sears Tower**, recently renamed Willis Tower, Chicago, Illinois
9. **The Charles Street Jail Redevelopment**, Boston, Massachusetts
10. **The Bank of America Tower**, Providence, Rhode Island

EXISTING CONDITIONS

Meet the Team

Kurt Yeghian

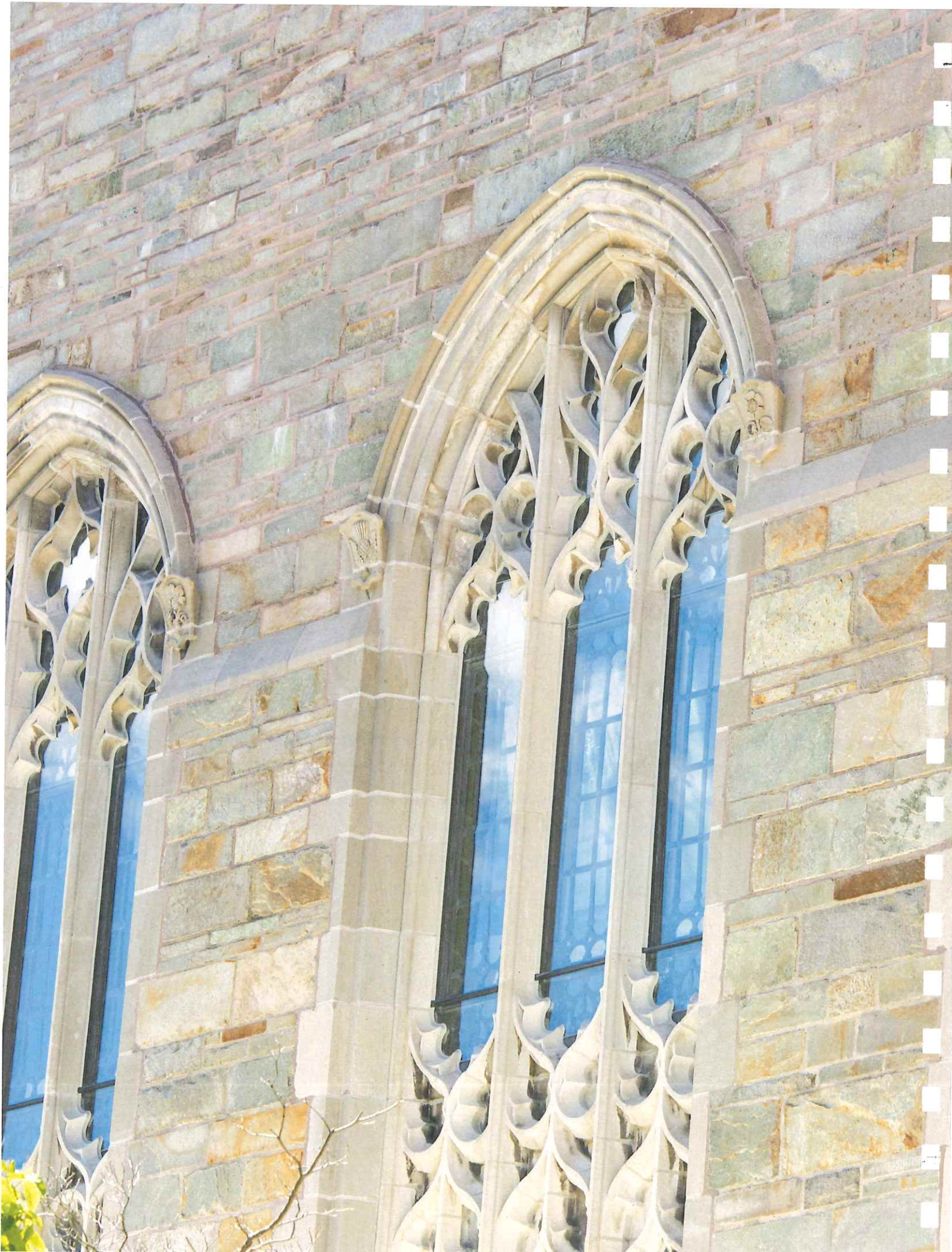
Founder & CEO

Kurt Yeghian is the Founder and CEO of Existing Conditions, managing daily operations for the company for the past 20 years. Mr. Yeghian became a licensed building contractor in 1992 and managed the construction of numerous residential buildings in Rhode Island. Prior to his private sector work experience, Mr. Yeghian spent 13 years assigned to an Engineering Squadron in the United States Air Force, with 2 overseas tours, specializing in existing building analysis and contingency preparedness. Mr. Yeghian attended the Boston Architectural Center, and worked for several Boston Architects prior to founding Existing Conditions.

Jared Curtis

President

Jared Curtis is President of Existing Conditions. Prior to his activity at Existing Conditions, he was the Director of Capital Markets and Global Real Estate Advisor for Gibson Sotheby's International Realty and assisted WinnDevelopment, a national leader in multifamily housing, by providing a diverse set of real estate development and acquisitions services. Mr. Curtis is a graduate of Cornell University's College of Architecture Art and Planning, where he received a degree in Architecture from the #1 program in the country. While at Cornell, he focused on virtual reality, reality capture technology, and their impacts on the future of building documentation.





PROJECT APPROACH

3



apla



PROJECT UNDERSTANDING

Since opening its office in Providence 30 years ago, DBVW Architects has grown into the largest architectural firm in Rhode Island with approximately 85% of the firm's work involving historic and older buildings.

DBVW's strong historic preservation expertise has been earned through hundreds of building assessments completed, some on Rhode Island's most significant historic structures, and with many evolving into full construction projects.

DBVW's prior experience with historic, municipal, and state buildings makes our firm especially skilled with historic masonry and decorative slate roof restoration.

From the Rhode Island State House to the Cranston Street Armory, we have evaluated and restored all manner of historic materials and styles. DBVW knows how historic buildings are put together. Over the past 12 years, DBVW has contributed to the preservation of upwards of 30 historic buildings on the campus of Yale University. Most of these buildings feature masonry facades and/or slate roofs.

Our approach to building assessment and restoration is simple – start from the top and work your way down. We begin with the highest point that infiltration may occur and work down from there. At Providence City Hall, clearly the roofs, cornices, and roof ornament are the highest priority. Not only are these areas contributing to active water infiltration, but they are also the most visually deteriorated and in need of restoration.

From a materials perspective, DBVW utilizes a scientific and analytic approach. What is the base material – granite, brick, slate, etc.? How is it meant to perform? How is it actually performing? What are its deterioration characteristics and why? Once we have asked and answered these questions, we can start to design a holistic approach to addressing infiltration and deterioration – again, working from the top down.



Our recommended restoration treatments always take into account the historic nature of the resource. We are well versed with the Secretary of the Interior's Standards for the Treatment of Historic Buildings, and we take these guidelines seriously. We recommend and implement tried and true preservation techniques and we steer away from the latest and greatest products, unless we have had documented and long-term success with them.

Once we have completed a thorough assessment of a historic building and developed a series of recommendations, we then prioritize our recommendations. We know all too well that clients typically do not have the funds required to address every deficiency that we identify at the start of a project. That is why it is critical to prioritize and address those deficiencies that will most contribute to the long-term preservation of the resource first. We also work hard to ensure that work done first is completed in a way that supports later phases of restoration. We review our prioritization with our client to make sure that our preservation priorities are fully aligned with our client's expectations and long-term goals for the building. We foresee the following key issues, constraints, challenges, and opportunities as important to the success of the restoration of Providence City Hall.



THE RIGHT TEAM FOR PROVIDENCE

For the Providence City Hall Building Enclosure Condition Assessment And Restoration project, DBVW Architects has assembled a qualified team specializing in condition assessments, masonry restoration, and slate roof repairs.

DBVW's team will include the following expert professionals:

- Senior Principal Martha Werenfels, FAIA, LEED AP, will serve as Principal-in-Charge.
- Associate Benjamin Lueck, AIA, will manage the project and will direct the team.
- Job Captain Miranda Rados, AIA, will provide support and assist with design.

We have also included the following qualified, experienced, and effective consultants for this project:

- Structural Engineering: **RSE Associates, Inc.** *
- Cost Estimating: **Ellana, Inc.** **
- Laser Scan & Drone Survey: **Existing Conditions**

** RI MBE Certified Business*

*** RI WBE Certified Business*



PROJECT APPROACH

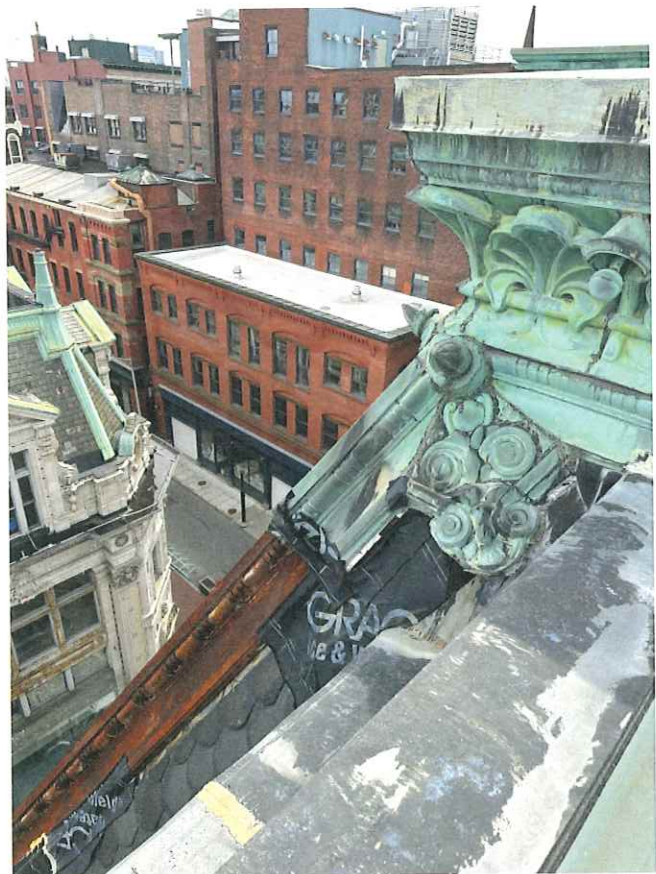


ISSUES

Providence City Hall has been experiencing infiltration and deterioration for many, many years. As infiltration has continued, previously identified problems have exacerbated, and more interior damage has occurred. Providing a **long-term preservation solution to address issues such as roof leaks, masonry deterioration, and poorly performing windows** will define the success of any restoration of Providence City Hall.

CONSTRAINTS

In the many public projects in which DBVW Architects has been involved, **budget is always a constraint**. Based on our extensive experience with very large and multi-phased projects, we know how to **prioritize work** and get the most accomplished within the owner's budget.





PROJECT APPROACH





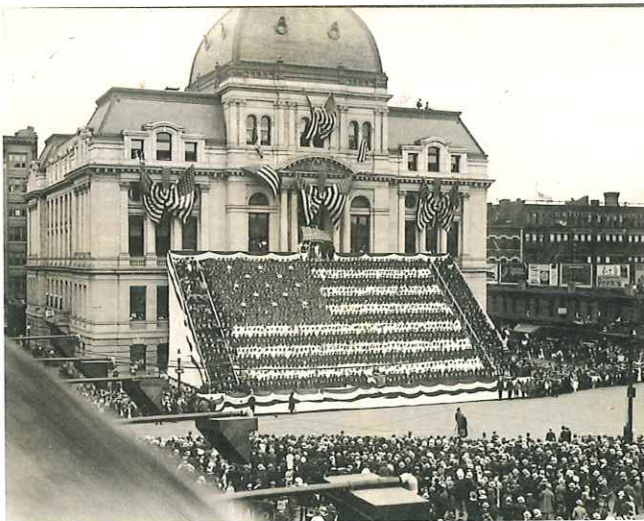
CHALLENGES

The ornate nature of the original, stunning, design for Providence City Hall is both a challenge and an opportunity. The curved slate roof with extensive metal ornamentation is a challenge because it should be carefully and faithfully restored. Finding the right tradespeople to do this type of work is also challenging, however, based on the numerous projects we have completed involving historic buildings, DBVW knows where to find these craftsmen and craftswomen. Similarly, restoring a curved slope roof is challenging, but certainly not beyond our expertise.

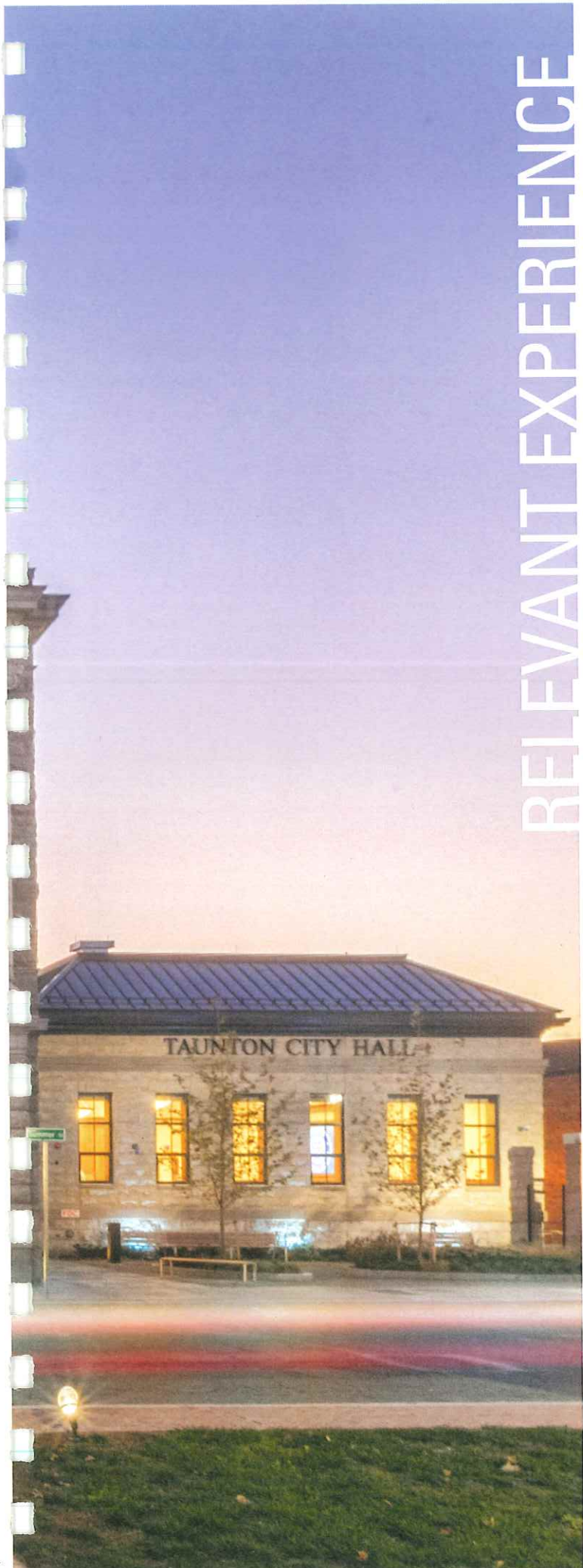


OPPORTUNITIES

The opportunities surrounding a successful restoration of Providence City Hall are many. First and foremost is the opportunity to restore a very important building in the heart of our capitol city. City Hall is not only architecturally significant, it is, of course, extremely prominent and the face of Providence. It should have the dignified, historically appropriate, and well-preserved appearance that signifies Providence is proud of its historic resources. It further offers **an opportunity to give back to the community, since City Hall is visited and experienced by the many Rhode Islanders who call Providence home, as well as many who do not.**





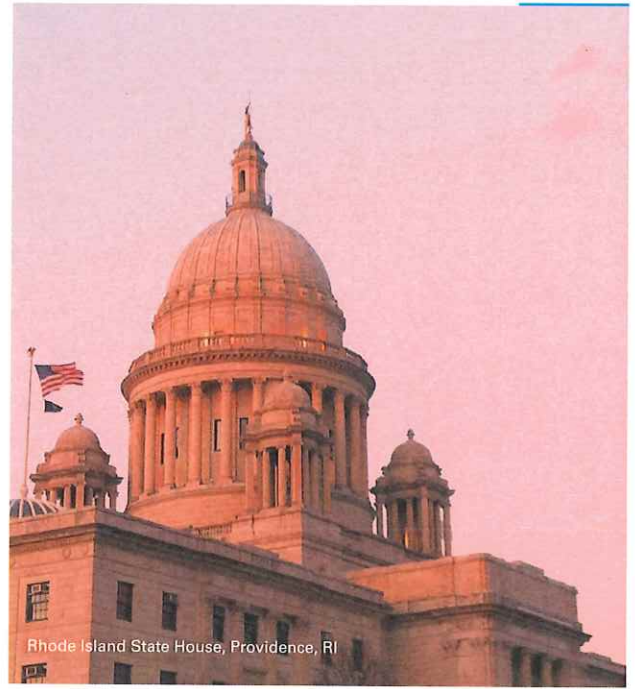


RELEVANT EXPERIENCE

4



Plymouth Town Hall, Plymouth, MA



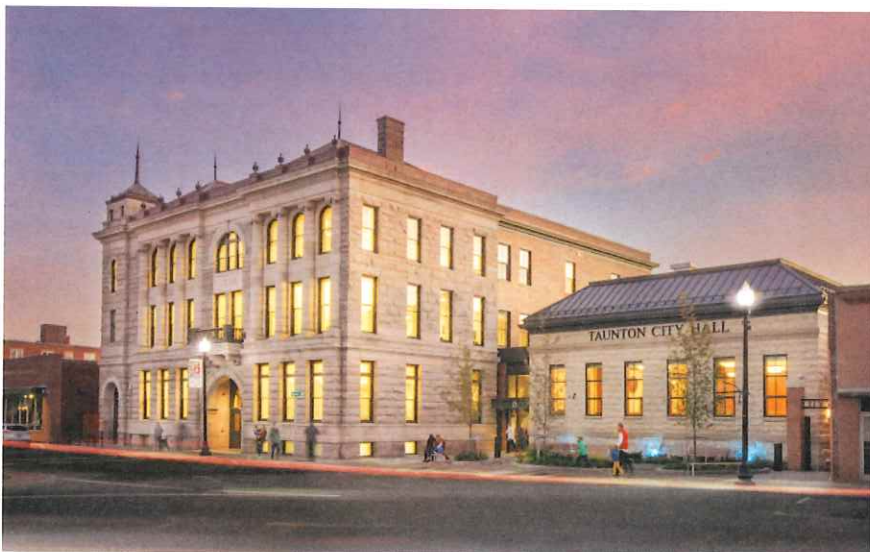
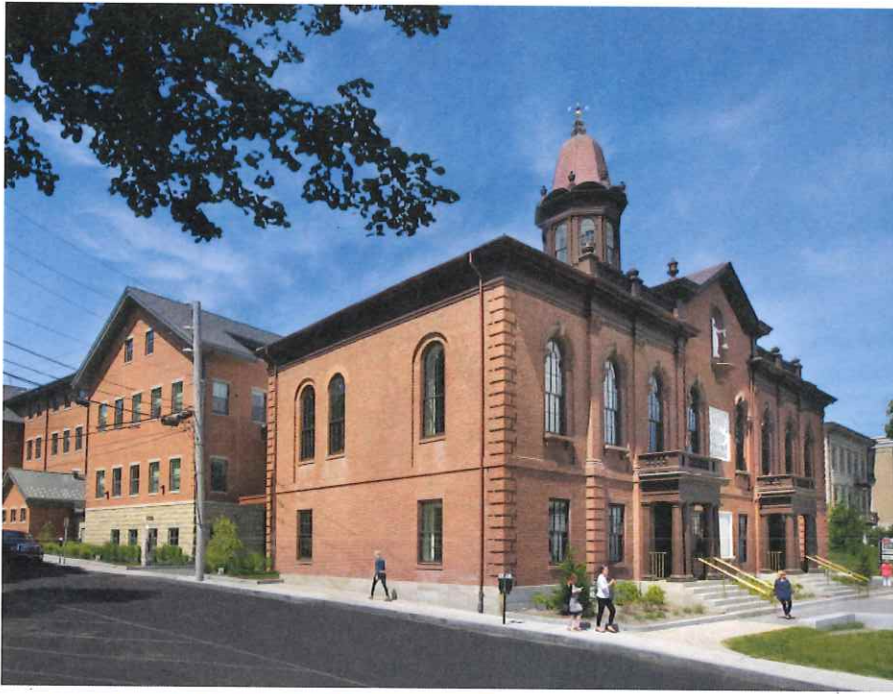
Rhode Island State House, Providence, RI



Cathedral of Saints Peter and Paul, Providence, RI

LANDMARK PRESERVATION EXPERIENCE





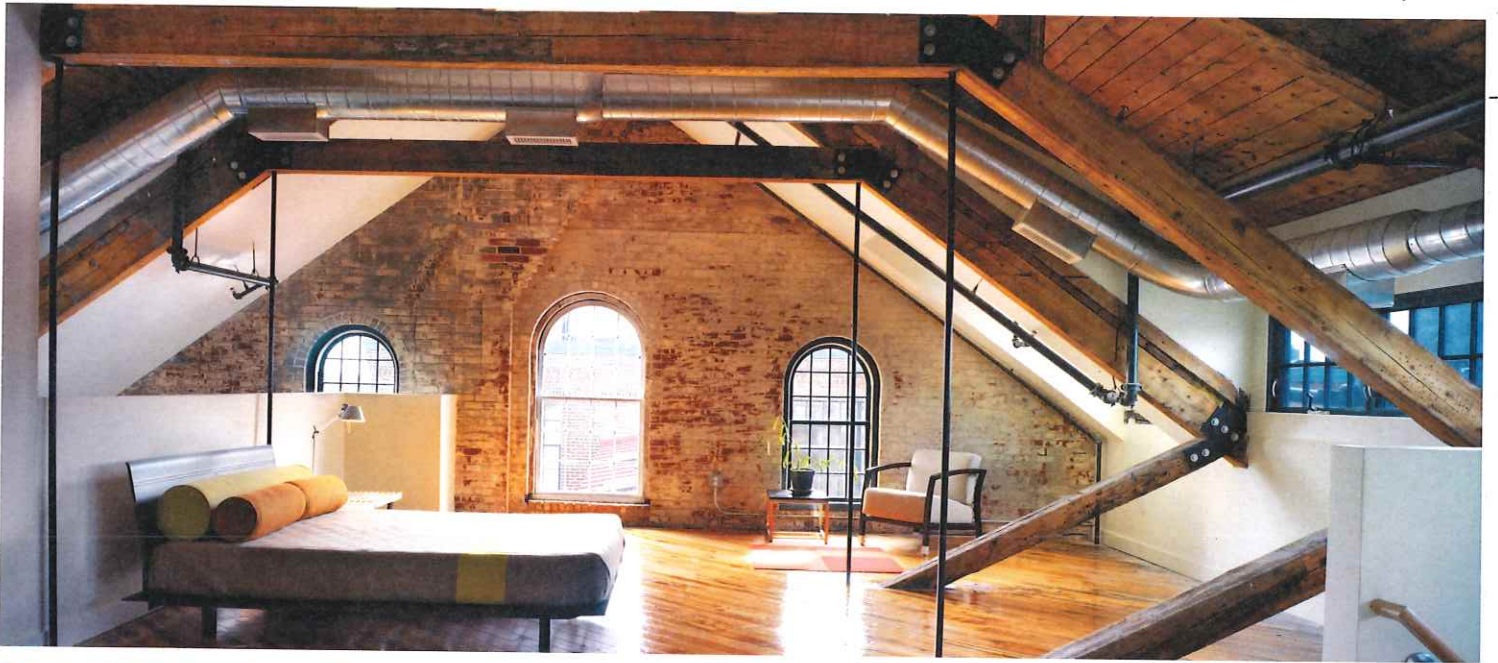
RELEVANT PROJECT LIST PUBLIC, CIVIC & COMMUNITY



DBVW is accustomed to working in the public sector on local, state, and, federal projects including town halls, public schools, state capitols and federal on-call contracts. We are adept at meeting tight deadlines and budgets, as well as engaging with and presenting our designs to multiple stakeholders. Our diverse portfolio is rounded out with non-profit, community, and cultural projects in Rhode Island, Massachusetts, and throughout New England.

Avon Town Hall & Council on Aging/Civic Center, Avon, MA
Barrington Town Hall, Barrington, RI
College Internship Program, Berkshire, MA
Coolidge Corner Cinema, Brookline, MA
Easton's Beach Pavilion, Newport, RI
Hudson Forum, Hudson, NY
Lowell Community Health Center, Lowell, MA
Main Street Garage, Plymouth, MA*
Medfield Arts Center, Medfield, MA
Middletown Public Schools, Middletown, RI
New Art Center, Newton, MA
North Kingstown Town Hall, North Kingstown, RI
North Kingstown Public Safety Complex, North Kingstown, RI
Norton Town Hall, Norton, MA
Norton Senior & Community Support Center, Norton, MA
Pawtucket Public Schools, Pawtucket, RI
Plymouth Town Hall, Plymouth, MA
Rhode Island State Archives, Providence, RI
Rhode Island State House, Providence, RI
Scituate Town & School Admin Offices / Senior Center, Scituate, MA
Smithfield Public Schools, Smithfield, RI
St. Bernard Church and Parish Center, Wickford, RI
Tabernacle, Oak Bluffs, MA
Taunton City Hall, Taunton, MA
Union Crossing Lofts, Lawrence, MA
URI Robert J. Higgins Welcome Center, Kingston, RI
Victory Theatre, Holyoke, MA
William M. Davies, Jr. Career & Technical High School, Lincoln, RI
Worcester Auditorium, Worcester, MA

Proceed to the following pages for an in-depth look at a selection of these projects, as well as client contacts.



US SECRETARY OF THE INTERIOR'S STANDARDS



DBVW has extensive experience working on projects that require the Application of the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, including:

- | | |
|--|---|
| 10 Davol Square for Brown University | Nobis Engineering Corporate Headquarters |
| 111 Chestnut Street | Noyes Building |
| 1155 Westminster Street | Ocean House |
| 155 Chestnut Street | Panoff Residence |
| 165 Jackson Street | Paragon Mills |
| 235 Spring Street Renovations | Pearl Street Lofts |
| 26 Jackson Street | Peerless Building |
| 52 Valley Street | Pell Chaffee Performance Center |
| Adelaide Avenue Neighborhood Revitalization | Pemberton Mill |
| Alice Building | Phillipsdale Landing |
| American Locomotive Works | Pontiac Mills |
| American Tourister Mill | Pratt Street Residence |
| AS220 at the Dreyfus | RI State House Plaza and Terrace Restoration |
| Barney House | RISD Bank Building Study |
| Barrington Town Hall | Rising Sun Mills Studies and Tenant Fit Outs |
| Blackstone Valley Gateway | Royal Mill |
| Burgess O'Gorman Building | Smith Building |
| Cargill Falls Mill | St. Ann's Apartments |
| Clark Biscuit Apartments | Stanford White Casino Theatre |
| College Internship Program at the Berkshire Center | Star Mill Study |
| Cranston Street Armory | Stillwater Mill |
| Doran Building | Tabernacle at Oak Bluffs |
| Earle Building | Taunton City Hall |
| Everyman Bistro | The Arcade |
| Hamilton Canal Lofts | The Institute for the Study and Practice of Nonviolence |
| Harkness Building | The Mercantile Block |
| Hope Mill | Tomaquag Museum |
| Hunt's Mill Pump House | Trinity Repertory Company Office |
| International Tennis Hall of Fame Phased Restoration | United Natural Foods Corporate Headquarters |
| Lederer Theatre | Virks Building Renovations at the Pastore Center |
| Lippitt House | Washington Mills Lofts |
| Lowell Community Health Center | Westerly Armory |
| Melrose | Westfield Commons |
| Moran Shipping Agencies, Inc Corporate Headquarters | Westfield Lofts |
| Morehouse Bakery | Wilkinson Building |
| Museum of Yachting | William Watts Sherman House at Salve Regina University |
| Newport Armory | Zeiterion Theatre |
| Newton History Museum | |

SELECTED MASONRY RESTORATION EXPERIENCE

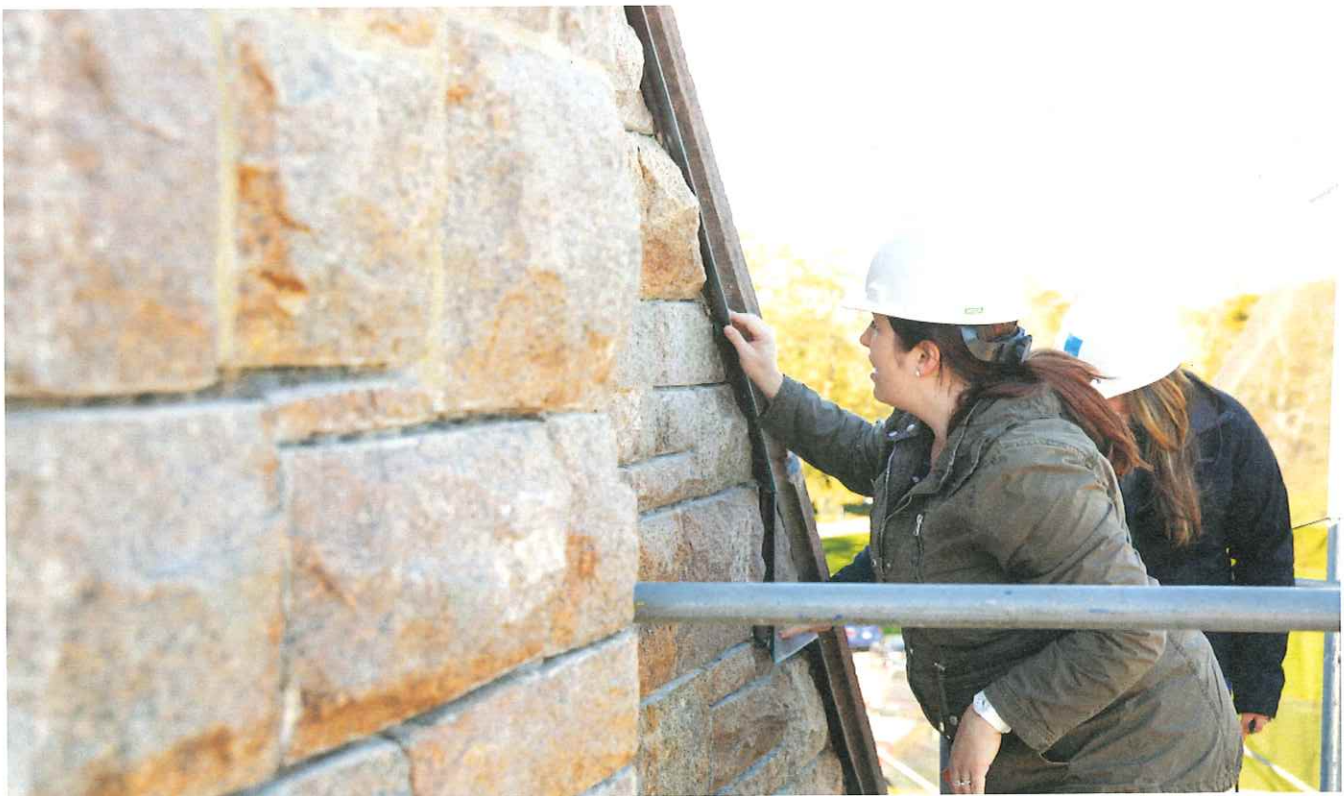


Historic Restoration Project	Masonry Survey	Restoration / Repointing	Size
Yale: Hall of Graduate Studies	x		200,000 sf
Yale: Sterling Memorial Library (York & Wall Streets)	x	x	N/A Facade
St. George's School Chapel	x	x	7,000 sf
Plymouth Town Hall	x		22,000 sf
Taunton City Hall	x		36,300 sf
Portsmouth Naval Shipyard (29 Buildings)	x		800,204 sf
Naval Submarine Base New London (44 bldgs)	x		686,200 sf
New York Yacht Club	x	x	10,800 sf
Belton Court	x		53,000 sf
Cranston Street Armory	x	x	200,000 sf
Blessed Sacrement Church and Chevrus School	x		22,300 sf
Zeiterion Theatre		x	23,000 sf
South Street Landing	x	x	260,000 sf
Rhode Island State House	x	x	N/A Terrace / Plaza
JWU: Physician Assistant Program	x	x	17,000 sf
Lowell Community Health Center	x	x	100,000 sf
Duck Mill (Union Crossing)	x		132,000 sf
Eagle Mill	x		90,000 sf
Earnscliff-Paragon Mill	x		95,000 sf
Gately Building	x	x	19,000 sf
Howard Building	x	x	31,400 sf
Onota Building	x		50,100 sf
Moran Shipping Agencies	x	x	13,000 sf
52 Valley Street	x	x	27,400 sf
The Peerless Building	x	x	230,000 sf
Westerly Armory Restoration	x	x	18,4400 sf
American Locomotive Works Complex	x	x	365,000 sf
Pearl Street Lofts	x	x	140,000 sf
Washington Mills	x	x	240,000 sf
Westfield Lofts	x	x	150,000 sf
Burgess/O'Gorman Building	x	x	32,530 sf
Royal Mill	x	x	500,000 sf
Star Mill-Walker Building	x		165,000 sf
Phillipsdale Landing	x		12.9 acres
Stillwater Mill	x	x	71,500 sf
Pontiac Mills	x		320,000 sf
Newport Armory	x	x	9,000 sf
Wilkinson Building	x	x	23,825 sf
Nobis Engineering	x	x	20,000 sf
Salve Regina: Watts Sherman House (chimneys)	x	x	25,000 sf

SELECTED MASONRY RESTORATION EXPERIENCE



Historic Restoration Project	Masonry Survey	Restoration / Repointing	Size
Clark Biscuit Apartments	x	x	92,000 sf
The Dreyfus Building	x	x	24,000 sf
AS220 Empire Street Complex	x	x	30,000 sf
The Mercantile Block	x	x	52,000 sf
Corliss-Bracket House at Brown University	x	x	15,750 sf
Brown University: 10 Davol Square	x	x	42,000 sf
Earle Building	x	x	14,000 sf
26 Main Street	x	x	18,000 sf
Glenark Mill and Ashley Court	x	x	76,500 sf
NPS Gateway	x	x	15 buildings
Ocean Beach	x	x	45,000 sf
Gates School	x	x	96,000 sf
College Internship Program	x	x	18,000 sf
Irons and Russell Building	x	x	57,600 sf
Yale: Bingham Hall	x	x	53,000 sf
Yale: Trumbull College	x		127,000 sf
Yale: Sterling Law Building	x	x	250,000 sf
Yale: Connecticut Hall	x		4,000 sf
Christ Episcopal Church	x	x	1,000 sf





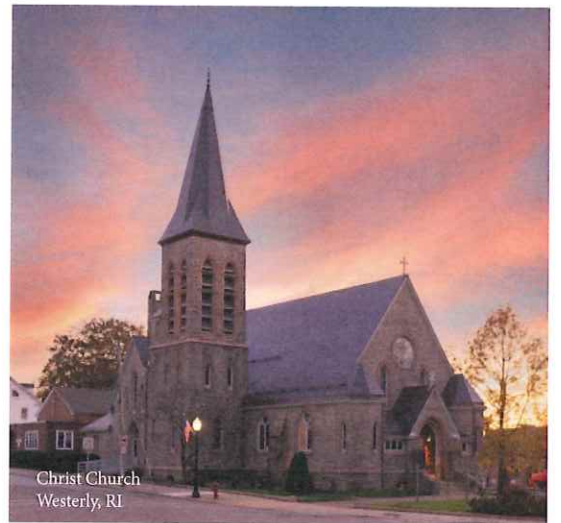
Yale University
320 York Street
New Haven, CT



New York Yacht Club
Newport, RI



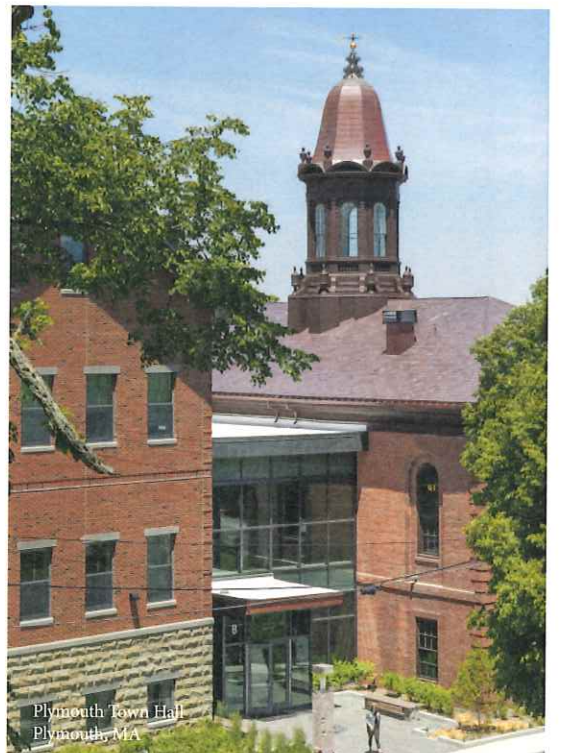
Cranston Street Armory
Providence, RI



Christ Church
Westerly, RI



Rough Point Museum
Newport, RI



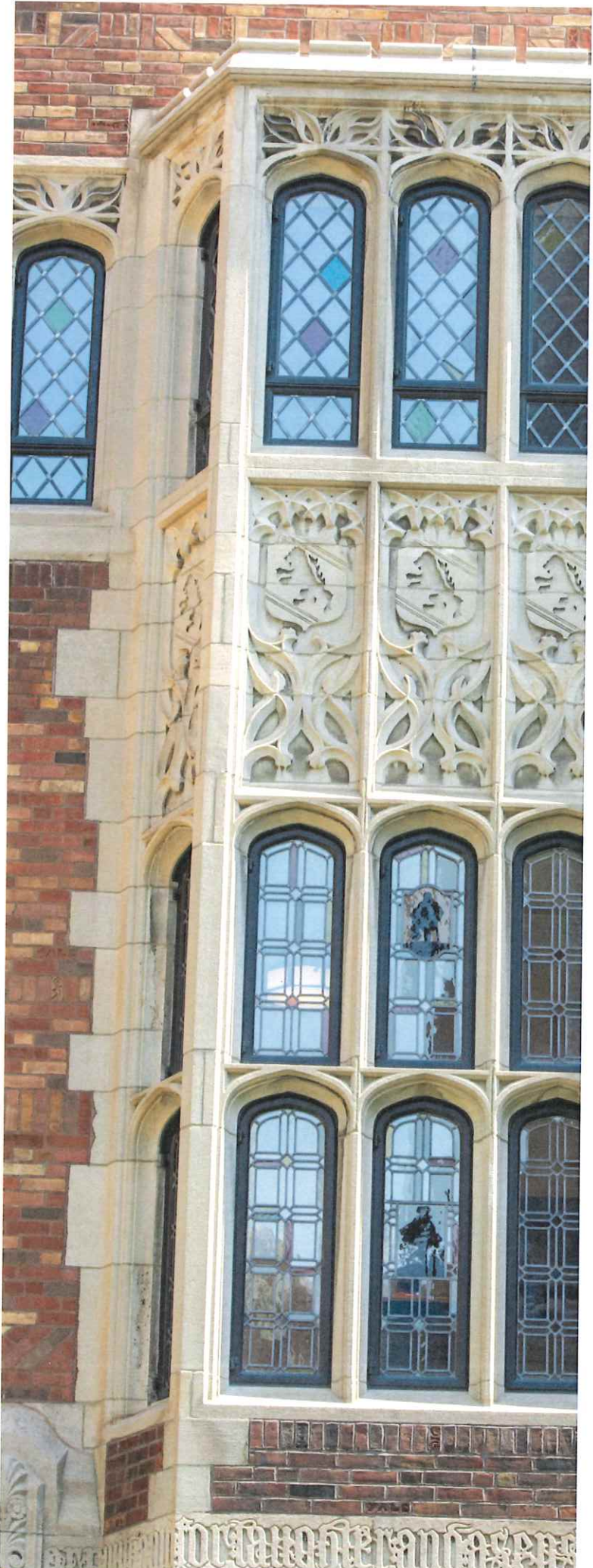
Plymouth Town Hall
Plymouth, MA

SLATE ROOF RESTORATION



DBWW has focused on historic restoration projects for over 25 years and has extensive experience providing historic slate roof restoration services for a wide variety of both public and private clients. We have had the honor of preserving some of New England's most important historic landmarks, many of which have included slate and copper roof restoration. Below is a selected list of our experience providing these services:

- Berkeley House, Newport, RI
- Cathedral of Saints Peter & Paul, Providence, RI
- Christ Church, Westerly, RI
- Cranston Street Armory, Providence, RI
- Mary Baker Eddy House, Chestnut Hill, MA
- New York Yacht Club, Newport, RI
- Plymouth Town Hall, Plymouth, MA
- Public Archaeology Lab, Pawtucket, RI
- Rough Point Museum, Newport, RI
- St. George's Chapel (partial slate & partial copper), Middletown, RI
- Yale University - 301 Prospect Roof Replacement, New Haven, CT
- Yale University – 320 York Street, New Haven, CT
- Yale University – Sage-Bowers Hall, New Haven, CT
- Yale University – Sloane Physics Laboratory, New Haven, CT
- Yale University – Sterling Law Building, New Haven, CT
- Yale University – Sterling Memorial Library, New Haven, CT
- Yale University – Trumbull College, New Haven, CT



SPACE UTILIZATION REPORT FOR THE PORTSMOUTH NAVAL STATION (KITTERY, ME)

From 2014-2016, DBVW worked closely with The Public Archaeology Lab (PAL) and the U.S. Department of the Navy, Mid-Atlantic to develop a Space Utilization Report of Vacant and Underutilized Historic Buildings at the Portsmouth Naval Shipyard in Kittery, Maine. The DBVW team evaluated 27 existing buildings classified as vacant, excessive, or underutilized historic properties to support future planning efforts at PNSY for these vulnerable structures.

NEWPORT CASINO / INTERNATIONAL TENNIS HALL OF FAME & MUSEUM, NEWPORT, RI

Beginning in 1997, DBVW has completed numerous phases of work at McKim, Mead & White's renowned Newport Casino. This National Historic Landmark is home to the International Tennis Hall of Fame & Museum and is one of the country's most significant examples of the shingle style architecture. This recent CAP Assessment was commissioned to evaluate the building's current preservation needs and to develop a prioritized plan for addressing those needs.

CRANSTON STREET ARMORY (PROVIDENCE, RI) - ASSESSMENT REPORT FOR EXTERIOR RESTORATION & REUSE STUDIES

DBVW has completed multiple phases of work at the Cranston Street Armory, including two complete exterior building assessments for this 165,000 square foot historic building, several re-use studies, and, to date, four phases of exterior restoration. Restoration work has included replicating copper ornamentation, reconstructing deteriorated masonry elements, and installing a new slate roof over the 40,000 square foot Drill Hall.

YALE UNIVERSITY STERLING LAW BUILDING, NEW HAVEN, CT

Beginning with a detailed assessment of the exterior, DBVW restored several components of the exterior of the Sterling Law Building, including flat roof replacements, masonry restoration and stone stair reconstruction.



YALE UNIVERSITY 320 YORK STREET, NEW HAVEN, CT

Following the completion of an existing conditions assessment, DBVW developed construction documents for the exterior restoration of 320 York Street. DBVW worked with Ann Beha Architects on the adaptive reuse of this building into the intellectual hub for the teaching and research of humanities at Yale.

YALE UNIVERSITY STERLING MEMORIAL LIBRARY NEW HAVEN, CT

DBVW developed construction documents and provided construction administration services for a new accessible ramp, reconstruction of existing moat walls, and general masonry restoration of the York Street façade in 2014. DBVW Architects then implemented a systematic survey and testing program as part of a detailed investigation into the ongoing masonry deterioration of the Wall Street facade at Sterling Memorial Library. A pilot project was completed in 2016, focusing on the reconstruction of two deteriorated masonry buttresses and the masonry wall. DBVW developed construction documents and is currently providing multi-phased construction administration services for additional exterior masonry repairs, window restoration and low-slope roof replacement.

NEWPORT ARMORY, (NEWPORT, RI) – CONDITIONS ASSESSMENT AND PRIORITIZED PRESERVATION PLAN

The Newport Armory, a granite structure that features a two-story Head House facing Thames Street and a Drill Hall facing Newport Harbor, was constructed in 1894. Due to ongoing problems with the exterior granite walls, DBVW Architects was hired by the City of Newport to conduct an assessment of the exterior of the building and to develop a prioritized preservation and stabilization plan.

WESTERLY ARMORY CONDITIONS ASSESSMENT AND RECOMMENDATIONS FOR RESTORATION, WESTERLY, RI

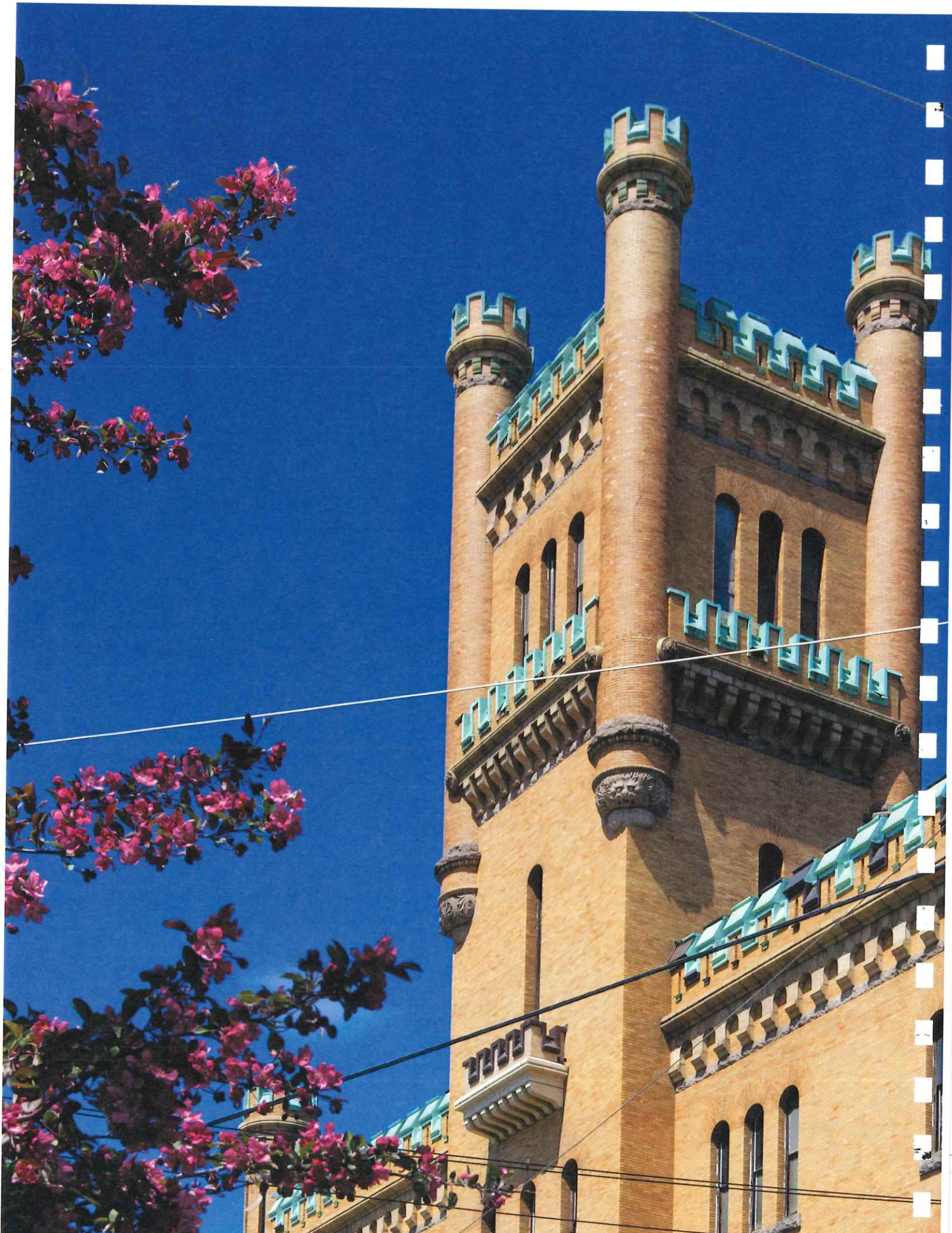
At some point in its century-long life, the Westerly Armory lost the crenellation that originally crowned this majestic building. Reconstructing this important historic feature involved determining its original configuration and detailing from historic photos and developing methods for re-creating it in a structurally sound way. Original brick and granite were matched and the crenellation was carefully reconstructed on top of the head house and tower.

THE TABERNACLE AT OAK BLUFFS ASSESSMENT & RECOMMENDATIONS FOR RESTORATION, OAK BLUFFS, MA

The Tabernacle, which is an extremely prominent landmark in the island community of Oak Bluffs, Massachusetts, is beloved by both residents and tourists. Prior to beginning construction documents for the restoration of the Tabernacle, DBVW completed a Design Development Report that outlined restoration recommendations and included a professionally prepared cost estimate. Creation of the Design Development Report included developing a full set of existing condition drawings and a complete structural analysis (performed by a consulting engineer). Restoration of this late nineteenth century wrought-iron structure has included restoring the cupola to its original configuration; restoring deteriorated wrought iron; stabilizing the structure; restoring colored glass windows; and adding architectural illumination. The project is being completed in multiple phases that are tailored to the owner's fundraising capabilities. DBVW was recently hired to complete phase V of the Tabernacle restoration.

ST. GEORGE'S SCHOOL CHAPEL (MIDDLETOWN, RI) - EXISTING CONDITIONS REPORT & RECOMMENDATIONS FOR PHASED RESTORATION

In order to develop a prioritized restoration plan that St. George's School could use for long-range planning and fundraising, the project began with a full assessment of this prominent Gothic Revival chapel by Ralph Adams Cram. Development of this report included digitizing original drawings by Ralph Adams Cram, which were subsequently used to identify problem areas. Multiple phases of restoration work are being undertaken to address water infiltration and stone deterioration issues. To date, the batten seam, lead-coated copper roof has been carefully replicated, and the limestone at the east wall has been fully restored, including reconstruction of two fifty foot tall buttresses using new Indiana limestone. Future phases will restore the other elevations, as well as the interior of this highly-ornamented limestone Chapel.



CONDITIONS ASSESSMENT EXPERIENCE



HERRESHOFF MARINE MUSEUM (BRISTOL, RI)

The CAP Assessment involved evaluating several buildings for the Herreshoff Marine Museum, including their main museum facility, a sail loft and the original, early 19th-century Herreshoff House.

MUSEUM OF YACHTING (NEWPORT, RI)

Completing a condition assessment for the Museum of Yachting in Newport, RI included evaluating existing interior and exterior conditions at this 1860's brick building. Formerly used as an animal barn, the building is part of Fort Adams State Park. Recommendations and priorities for addressing building deficiencies were developed as part of the assessment.

GLASTONBURY HISTORICAL SOCIETY: MULTIPLE BUILDINGS (GLASTONBURY, CT)

The CAP Assessment involved evaluating and developing recommendations for several buildings owned and operated by the Glastonbury Historical Society. The buildings included the Welles Shipman Ward House (c. 1755), the Museum on the Green (c. 1840), and the Welles Chapman Tavern (c. 1776). Detailed analyses of historic properties that typically lead to the development of comprehensive construction documents have been completed for the following historic properties. These analyses involve conducting thorough inspections of properties, developing appropriate scopes of work to restore the properties, and often conducting feasibility studies for re-use. This work is often done in conjunction with structural, mechanical, electrical and/or plumbing engineers.

HUNT'S MILLS PUMP HOUSE (EAST PROVIDENCE, RI) - REUSE STUDY

A feasibility study was commissioned by the City of East Providence to determine an appropriate use for an abandoned 3,000 square foot historic pump house located in a beautiful park on the banks of the Ten Mile River. DBVW Architects has proposed a Sustainable Technology Education Center that re-captures the hydro-electric power that was once generated on site and adds other sustainable features such as photo voltaic panels, green roofs, geo-thermal heating and cooling, and green building design elements. This educational facility is envisioned as a sustainable demonstration project at the heart of a park that will include a bike path, walking trails, and other historical, interpretive sites.

ROYAL MILL (WEST WARWICK, RI) - STRUCTURAL ASSESSMENT & HISTORIC PRESERVATION CONSULTING

DBVW Architects has been involved in two distinct phases of work at Royal Mills, a 500,000 square foot historic mill complex. In 2002, DBVW was hired by the town of West Warwick to complete a structural assessment of the very deteriorated Royal Mill Building. Working with Yoder + Tidwell, Ltd., structural engineers, DBVW determined the magnitude of structural failure and approximate costs for structural stabilization. DBVW was subsequently hired as the historic preservation consultant for the complete rehabilitation of the mill complex that was converted into a mixed-use redevelopment by Struever Bros. Eccles & Rouse.

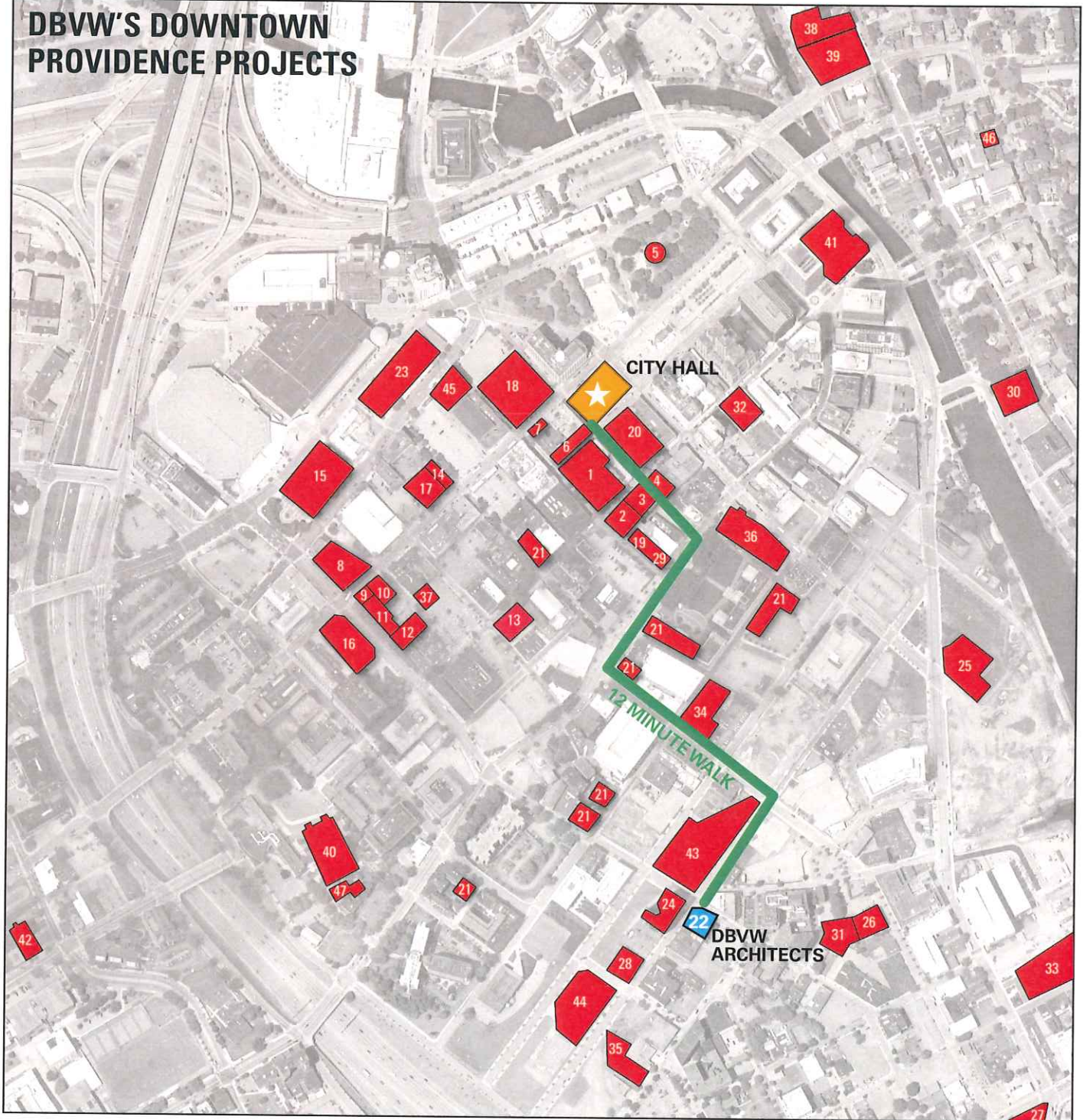
KNIGHT MEMORIAL LIBRARY ASSESSMENT, PROVIDENCE, RI

DBVW has been working with the Providence Community Library to assess the historic Knight Memorial Library to determine the preservation needs of the building. By creating a prioritized preservation plan, DBVW is providing the Library with the information they need to seek funding to restore the building for continued use.

GOVERNOR HENRY LIPPITT HOUSE, PROVIDENCE, RI

The CAP assessment of this high Victorian brick and brownstone house museum included an assessment of deteriorated brownstone and brick, and developing recommendations for treatment. The highly ornate interiors have been adversely affected by moisture infiltration from the masonry building envelope. Remedies for the moisture infiltration problems are addressed in the CAP assessment.

DBVW'S DOWNTOWN PROVIDENCE PROJECTS



- | | | |
|--|---|--|
| 1. Peerless Building | 19. Gourmet Heaven | 32. 146 Westminster Street |
| 2. Alice Building | 20. Old Projo/ Kresge Building - Feasibility Study | 33. South Street Landing |
| 3. Burgess O'Gorman Building | 21. Johnson & Wales University - Interior Design Services | 34. 101 Friendship Street |
| 4. Lerner Building | 22. 111 Chestnut Street | 35. JWU Bassett St Parking |
| 5. Bajnotti Fountain | 23. Providence Journal-Interior Design Services | 36. JWU Yena Center Library Learning Commons |
| 6. Smith Building | 24. 95 Chestnut Street | 37. AS220 / Main Stage |
| 7. Earle Building | 25. Brown University - School of Professional Studies | 38. Edge College Hill |
| 8. Lederer Theater Center | 26. 233 Richmond Street | 39. Edge College Hill II |
| 9. Packard Building | 27. Brown University - 10 Davol Square | 40. The Cathedral of Saints Peter & Paul |
| 10. Harkness Building | 28. Johnson & Wales University - Center for Physician Assistant Studies | 41. RISD Foundation Arts & 3-D Sound Studio |
| 11. AS220 / Perishable Theater | 29. RISD - Co-Works | 42. 755 Westminster Street |
| 12. Pell Chafee Performance Center | 30. 121 South Main Street - Feasibility Study | 43. District Crossing |
| 13. Kinsley Building - Feasibility Study | 31. G-Form | 44. Parcel 35 |
| 14. Dreyfus Building | | 45. Fountain Street-Interior Design Services |
| 15. 15 LaSalle Square | | 46. RISD Pendleton House |
| 16. 1 Empire Street | | 47. Cathedral Residence |





RHODE ISLAND STATE HOUSE RESTORATION, CLEANING, AND EMERGENCY REPAIRS

A century of deterioration left the grand marble terraces and plazas of the Rhode Island State House, and their underlying structures, in need of extensive (and specialized) repair. Over the course of four years, DBVW disassembled and rebuilt damaged walls that enclose two levels of office, storage and mechanical space; integrated a modern drainage and roofing system; and reconstructed a monumental staircase. In addition to structural work, the four-year, \$8.2 million project called for the removal of thousands of pieces of damaged marble balustrades, pavers and handrails. The firm measured, catalogued, and replaced each deteriorated marble component with exact replicas, using marble from the original Georgia Quarry.

The Restoration Report detailed the four stages of work that were completed over a six year period, including the investigative phase. Construction costs for each phase were also summarized. Recommendations for continued future maintenance of the State House were proposed as a means of preserving this important landmark for future generations.

DBVW is currently working on comprehensive cleaning of the exterior marble and developing scope of services for emergency repairs to the cupola and statue on the top of the dome.

2002 - National Trust Award for Historic Preservation

1998 - Providence Preservation Society Public Policy Award



Project: Rhode Island State House **Location:** Providence, RI **Completion Date:** 2010; Ongoing **Client:** State of Rhode Island
Client Contact: Simidele Mabray, 401.626.1585



DBVW Architects was hired by the state of Rhode Island to restore the elevated marble terraces that surround the State House, as well as the North Plaza between the State House and Smith Street. The need for restoration was precipitated by the fact that some of the balustrades surrounding the terraces were significantly out of plumb and the resultant cracks and open joints in the masonry were allowing water to penetrate the terraces as well as the exterior walls that support them.

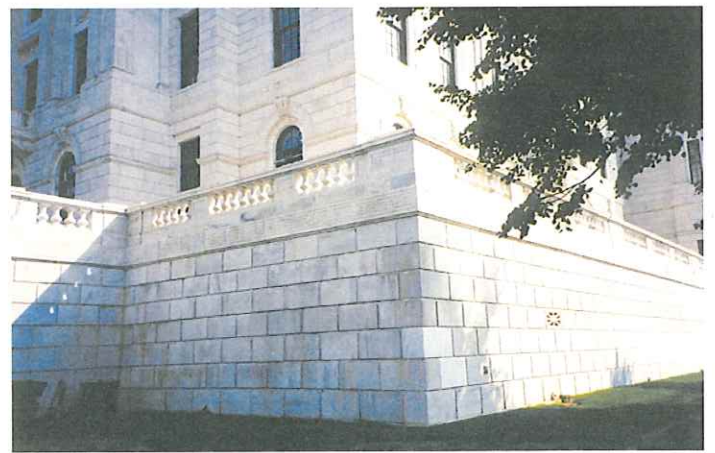
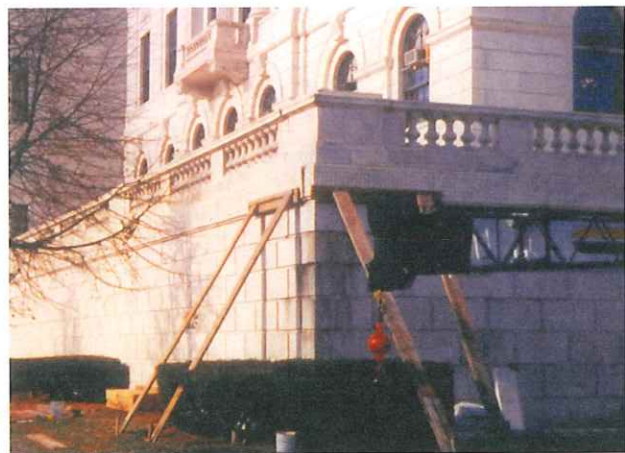
The restoration of the terraces and plaza was planned as a multi-phased project, so that the scope of work for each phase reflected the amount of funds available in a given fiscal year. The bid documents for each phase of work included alternates, so that a contract could be awarded for the specific amount of funds available.

The following phases occurred over a six-year period:

Stage I	Restoration of the West Terraces and Lower South Steps
Stage II	Restoration of the East Terraces and Lower Terraces
Stage III	Restoration of the North Plaza, Cobblestone Drives and South Brick Walkways
Stage IV	Restoration of the South Plaza

STAGE I: RESTORATION OF THE WEST TERRACES AND LOWER SOUTH STEPS





STAGE II: RESTORATION OF THE EAST TERRACES AND LOWER TERRACES



STAGE III: RESTORATION OF THE NORTH PLAZA, COBBLESTONE DRIVES AND SOUTH BRICK WALKWAYS



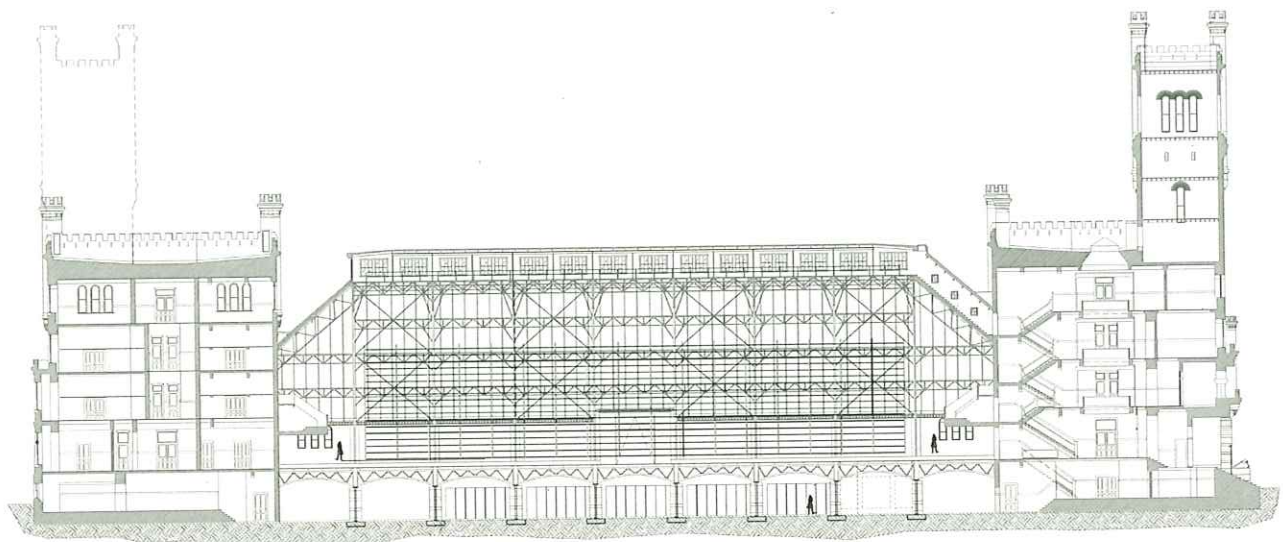


CRANSTON STREET ARMORY

CONDITIONS ASSESSMENT & PHASED RESTORATION

Working for the State of Rhode Island, DBVW has completed several phases of work at the Cranston Street Armory, including exterior building assessments, a re-use study, and multiple phases of exterior restoration. Restoration work has involved replicating copper ornamentation, reconstructing deteriorated masonry elements, and installing a new slate roof over the 40,000 sf Drill Hall.



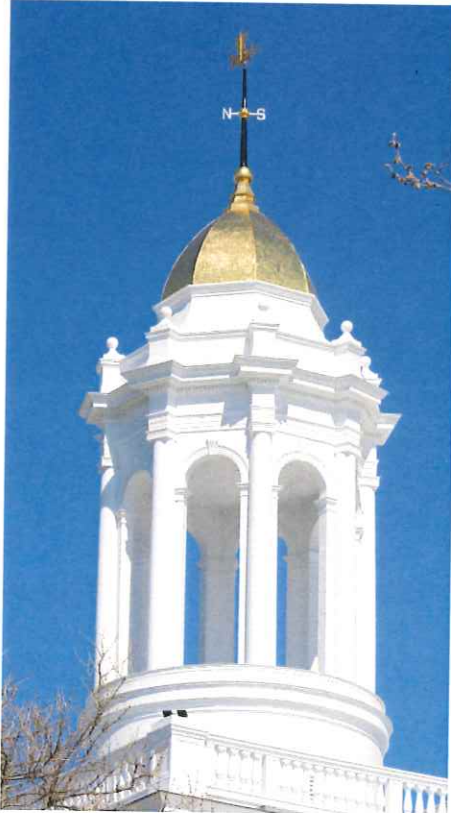


Project: Cranston Street Armory **Location:** Providence, RI **Size:** 165,000 sf **Completion Date:** Ongoing
Client: State of Rhode Island **Client Contact:** Cecelia Hallahan, Cecelia.Hallahan@doa.ri.gov



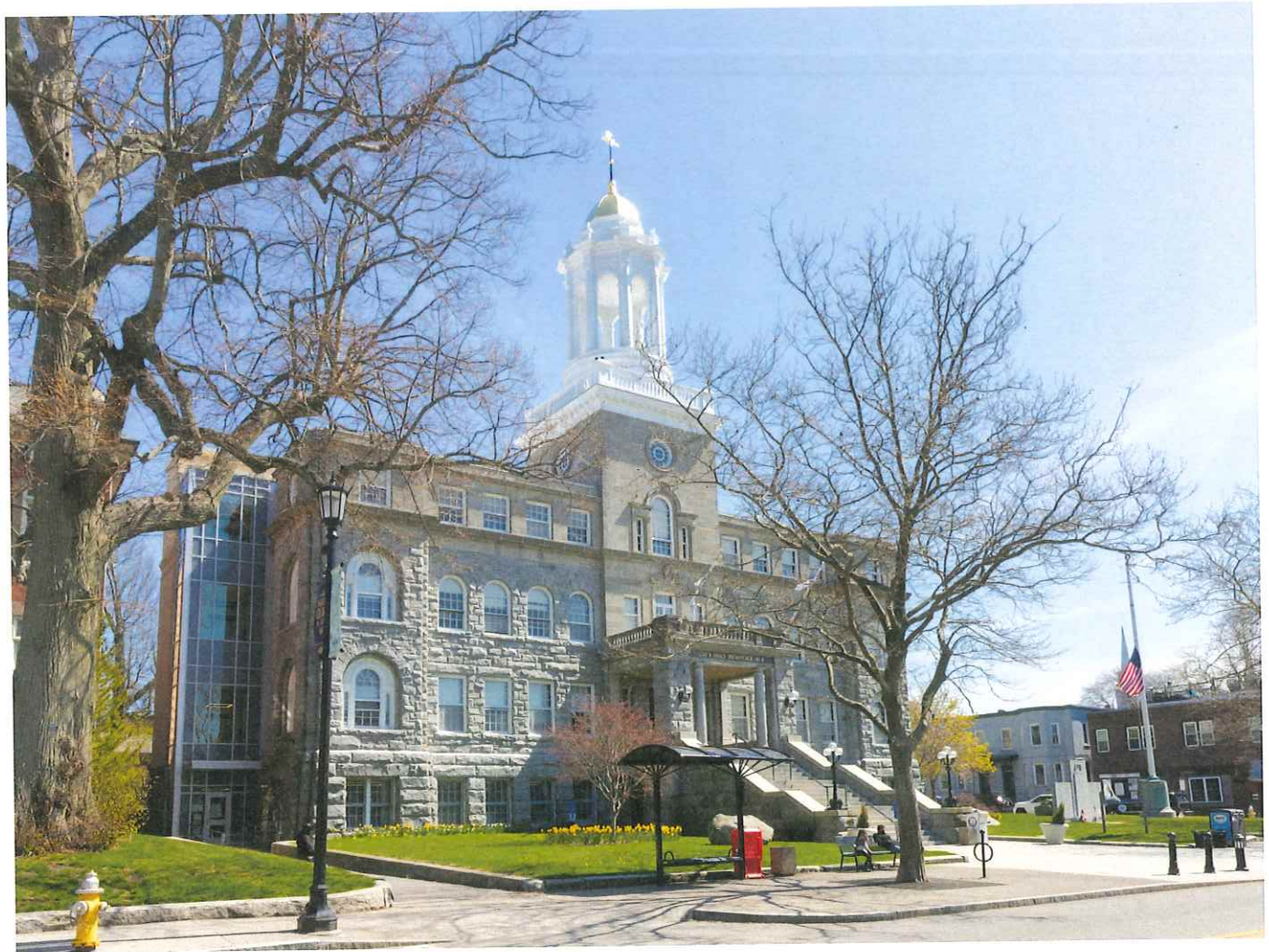
NEWPORT CITY HALL

HISTORIC PRESERVATION AND INTERIOR RENOVATION



DBVW Architects was hired by the City of Newport to perform an exterior envelope assessment of the historic Newport City Hall in 2020. DBVW completed a detailed report that identified areas in need of repair and provided recommendations for restoration. DBVW was subsequently hired to address the most pressing preservation needs of the building. This first phase of work involved the replacement of the main roof and the restoration of the central tower, including regilding the domed roof of the cupola.

In 2023, DBVW was hired by the City to redesign the interior office space in part of the first and the entire third floors of City Hall to streamline efficiencies and retain the building's historic character.



Project: Newport City Hall Cupola Restoration and Roof Replacement **Location:** Newport, RI **Completion Date:** 2020 ; Ongoing
Client: City of Newport, RI **Client Contact:** William Riccio Director of Public Services, 401.845.5841

“ DBVW Architects were extraordinarily thoughtful in preserving the history of our city hall and the character and really understanding the values of our community in designing the building... DBVW’s attention to detail has been outstanding and truly captured the essence of our community.”

-Shauna O’Connell, Mayor of Taunton, 2020 Ribbon Cutting Ceremony



TAUNTON CITY HALL

HISTORIC EVALUATION AND DESIGN SERVICES

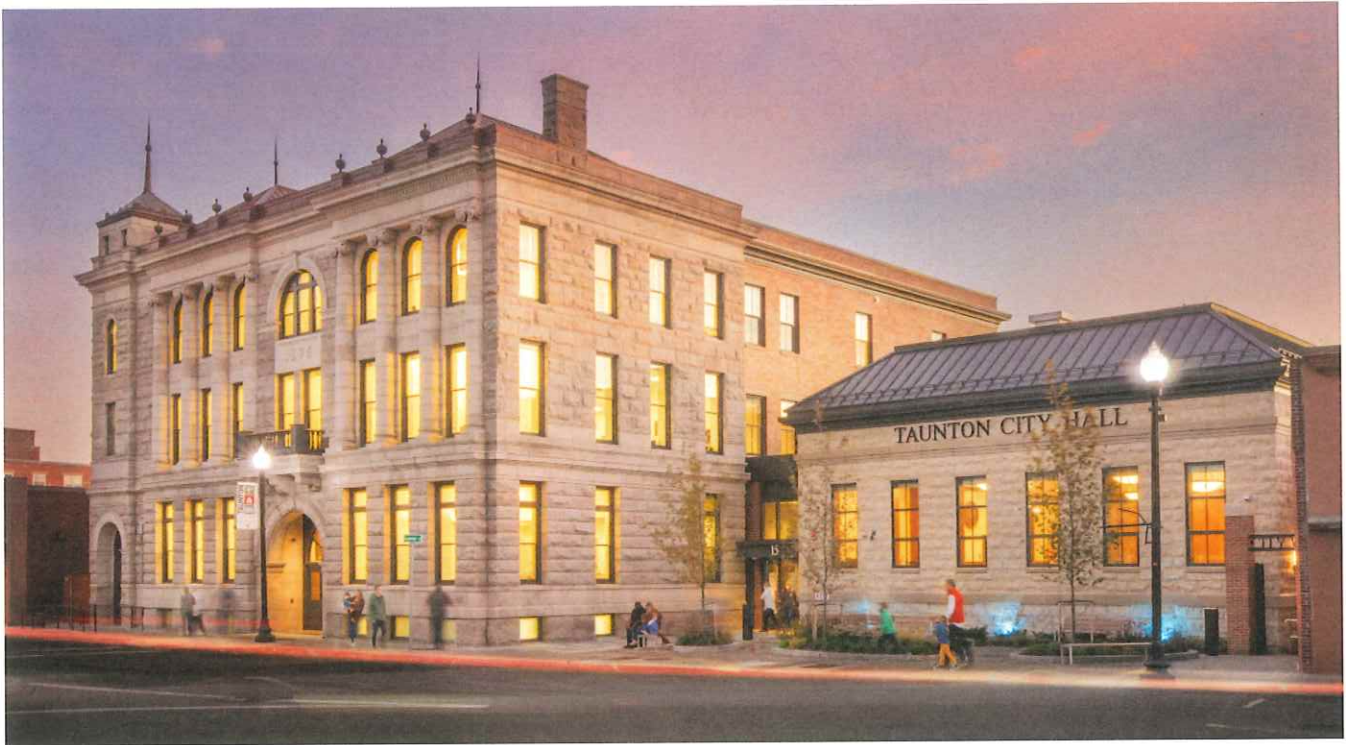


In 2012, the City of Taunton hired DBVW to perform an evaluation of their historic City Hall, along with surrounding properties, and study the feasibility of reusing the fire-damaged historic building as a new City Hall. The project area included Taunton City Hall, the City Hall Annex building and several parking areas. DBVW conducted an exterior and interior condition assessment of the historic buildings, participated in an extensive programming exercise with City departments, and developed conceptual designs for four different re-use options.

The selected reuse option involved the restoration of the historic City Hall building and two compatible additions respectful of the original build’s historic character. One of the additions, which contains the Municipal Council Chamber, has its own identity and is set back from Main Street to create a small public plaza for public meetings to spill out onto. The larger addition, which is on the back of the historic granite building, steps down the hill and forms a new front entrance facing a river and public parking. Both additions are designed to be compatible with and to complement the historic building, while having design identities of their own.

2020 - AIA RI Citation Award

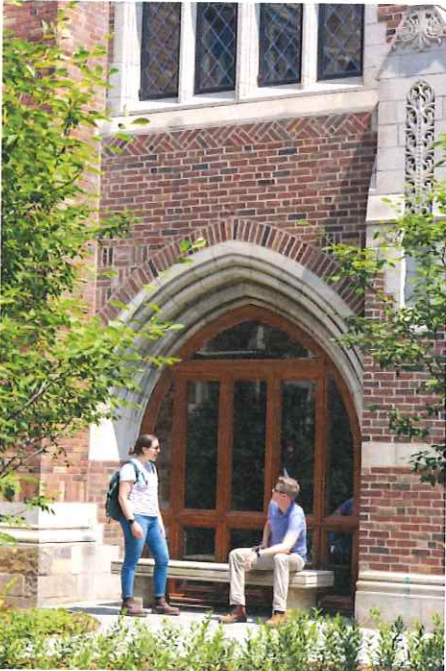
2022 - Preservation Massachusetts Mayor Thomas M. Menino Legacy Award



Project: Taunton City Hall **Location:** Taunton, MA **Size:** 44,323 sf **Completion Date:** 2020
Construction Cost: \$22 Million **Client:** City of Taunton **Client Contact:** Rick Ames, 781.636.8656, rames1027@gmail.com







YALE UNIVERSITY THE WHITNEY HUMANITIES CENTER

EXTERIOR RESTORATION AND ADAPTIVE REUSE

Formerly known as the Hall of Graduate Studies, the Yale University Whitney Humanities Center is a complex of buildings designed by James Gamble Rogers in the 1930s. These Gothic revival buildings surround two interior courtyards and feature a fourteen-story tower and ornate Gothic details. Following the completion of an existing conditions assessment of this 208,284 sf building, DBVW went on to serve as the Exterior Envelope Architect on the Annum Architects-led Design Team that oversaw the adaptive reuse of this building into the intellectual hub for the teaching and research of humanities at Yale.

2023 - Boston Society for Architecture Design Award

2022 - AIA Connecticut Excellence Award for Commercial, Industrial, Educational, and Multi-Family Residential Design (over 25,000 sf)

2022 - Society for College and University Planning Excellence in Planning for a District or Campus Component



Project: Yale University 320 York Street **Location:** New Haven, CT **Size:** 5 building complex, 208,284 sf **Completion Date:** 2020
Client: Yale University **Client Contact:** James Elmasry, Yale University Senior Program Planner (203) 432-3875

“ ... I could not be more pleased with the creativity, effectiveness, and thoughtful design and oversight provided by the firm of DBVW ... They not only respected the historic nature of this Town, they also designed a facility that is a focal point of our downtown area.”

- Melissa Grabau Arrighi, Former Town Manager, Plymouth MA



PLYMOUTH TOWN HALL

RESTORATION OF 1820 COURTHOUSE & NEW BUILDING



DBVW Architects has designed a new municipal complex for the Town of Plymouth consisting of the restoration of a historic Courthouse and a large new addition that will serve as Plymouth Town Hall. The challenge of locating a new building attached to a historic Courthouse and within a historic neighborhood was met by employing a New England vernacular style that is reminiscent of both New England meeting houses and the industrial architecture of the region. Breaking up the massing of the large new building was accomplished using an H-shaped plan and roof forms that complement the historic courthouse. The Courthouse, which was fully restored and functionally integrated with the new addition, is connected to the new building with a two-story glass atrium.

*2019 - Preservation Massachusetts
Paul E. Tsongas Award*



Project: Plymouth Town Hall **Location:** Plymouth, MA **Size:** 76,048 sf **Completion Date:** 2017 **Construction Cost:** \$30M
Client: Town of Plymouth **Client Contact:** Melissa Grabau Arrighi, Former Town Manager, 508.889.5683



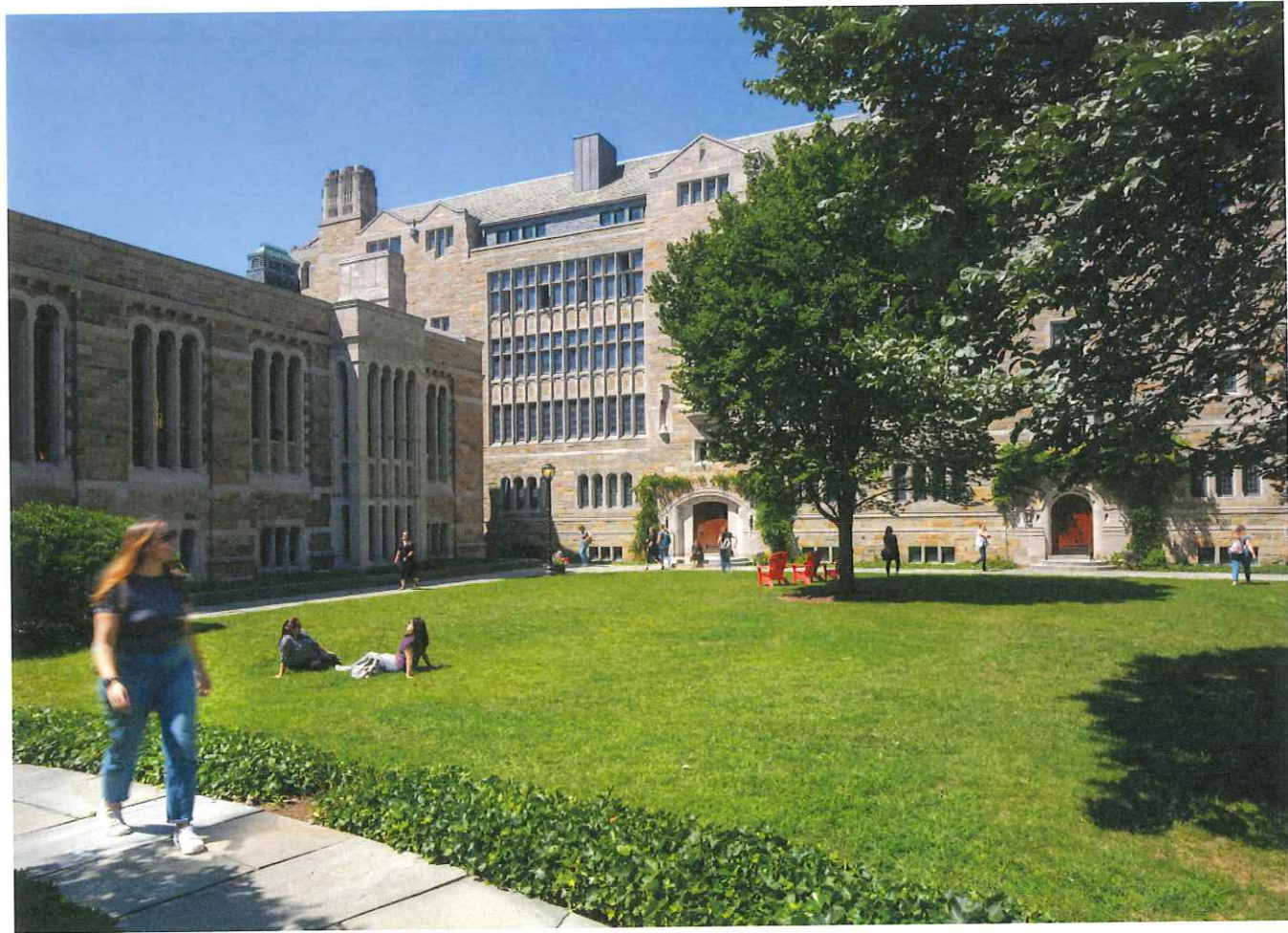
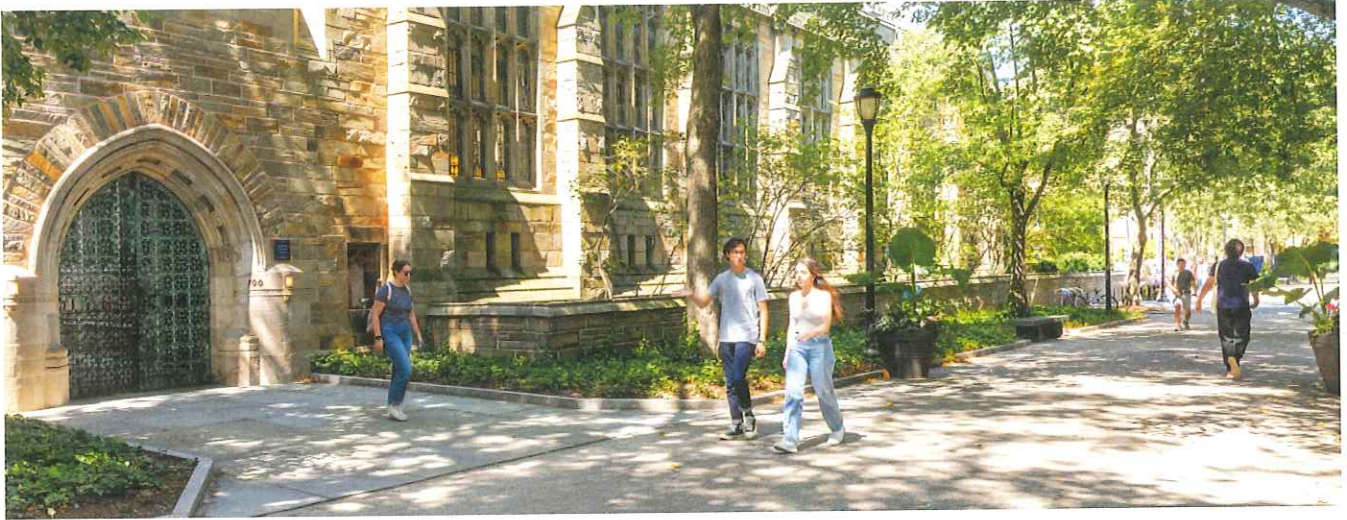




YALE UNIVERSITY TRUMBULL COLLEGE HISTORIC PRESERVATION



DBVW restored the exterior building envelope and completed interior upgrades of this gothic revival residential college in the heart of Yale's campus. Exterior restoration work included slate and sheet metal roof re-pair and masonry restoration. Inside, finishes at residential suites, common areas, offices, and student amenity spaces were upgraded, and life safety and building system improvements were implemented.



Project: Yale University Trumbull College **Location:** New Haven, CT **Completion Date:** 2021 **Size:** 127,000 sf
Client: Yale University **Client Contact:** Joseph Schlosser, Yale University Project Planner (203) 432-0543



ROUGH POINT MUSEUM

HISTORIC PRESERVATION

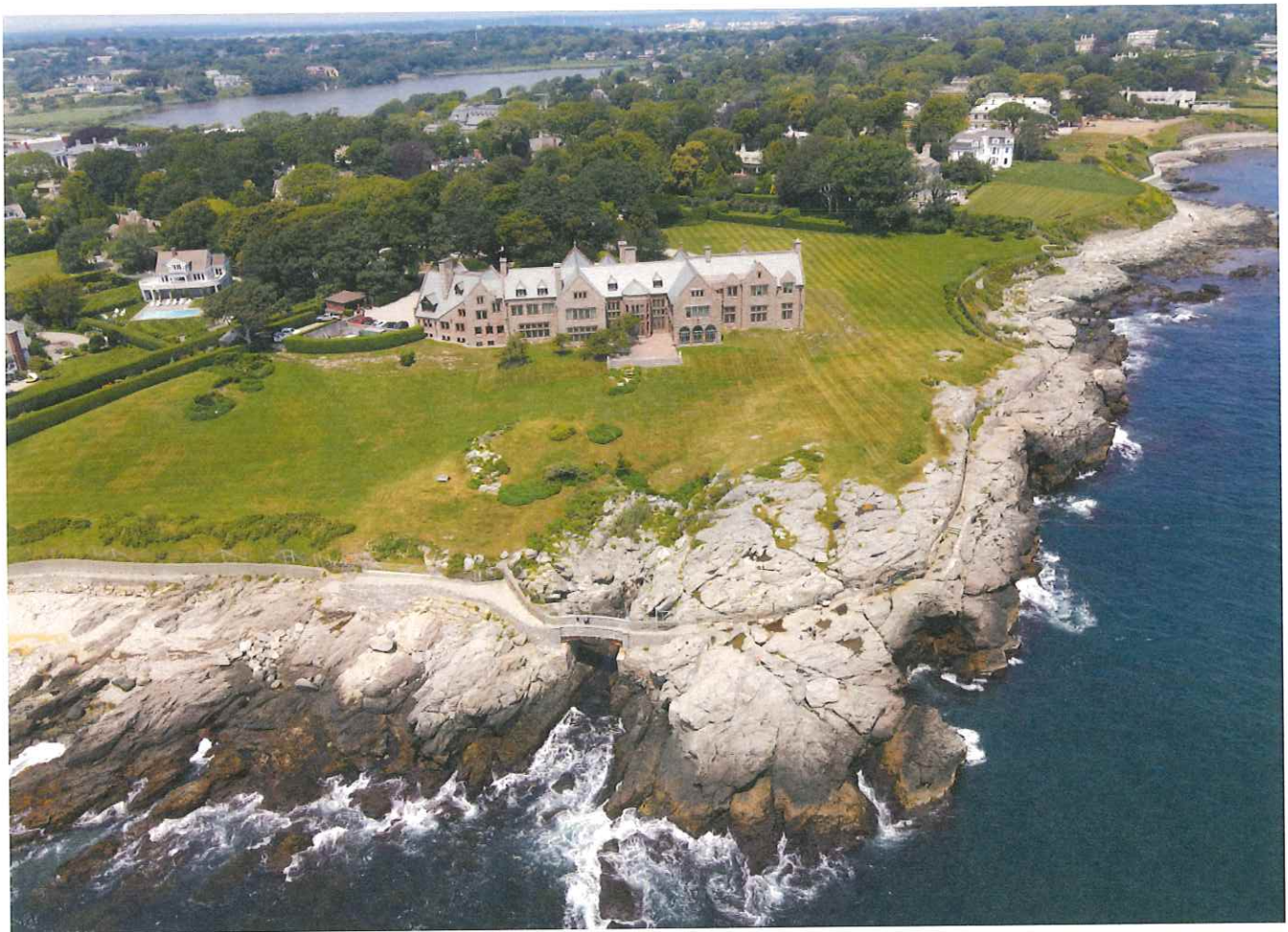


Originally designed in 1887 by Peabody & Stearns Architects for the family of Frederick W. Vanderbilt, and later altered by John Russell Pope and Horace Trumbauer, Rough Point is an expansive red sandstone and granite structure sited on a jagged promontory at the southern end of Newport, Rhode Island's Cliff Walk. A stunning example of the Gilded Age mansions that populate the Newport coastline, Rough Point was the summer residence of Doris Duke until the 1990s.



In 2019, the Newport Restoration Foundation hired DBVW Architects to perform an assessment of the building envelope, which had longstanding infiltration issues. To help the design team identify potential ingress points and understand building performance, both destructive and non-destructive examinations were conducted at select areas, including masonry probes and infrared thermography. This approach was especially important, considering the building's unique exposure on a bluff overlooking Block Island Sound. Based on the findings of these investigations, DBVW developed a phased plan for long term preservation and then completed construction documents for Phase I exterior envelope repairs.

2023 - AIA Rhode Island Award for Historic Preservation



Project: Rough Point Museum **Location:** Newport, RI **Completion Date:** 2021
Client: Doris Duke Charitable Foundation

This restoration is an amazing transformation. It was not easy or inexpensive, but it benefits more than just the people who use the cathedral. It is a monumental, community asset that uplifts the neighborhood. A very careful, high-level restoration with copious research. An incredible commitment to detail.” - Jury Comments, Faith & Form Awards



THE CATHEDRAL OF SAINTS PETER & PAUL HISTORIC PRESERVATION



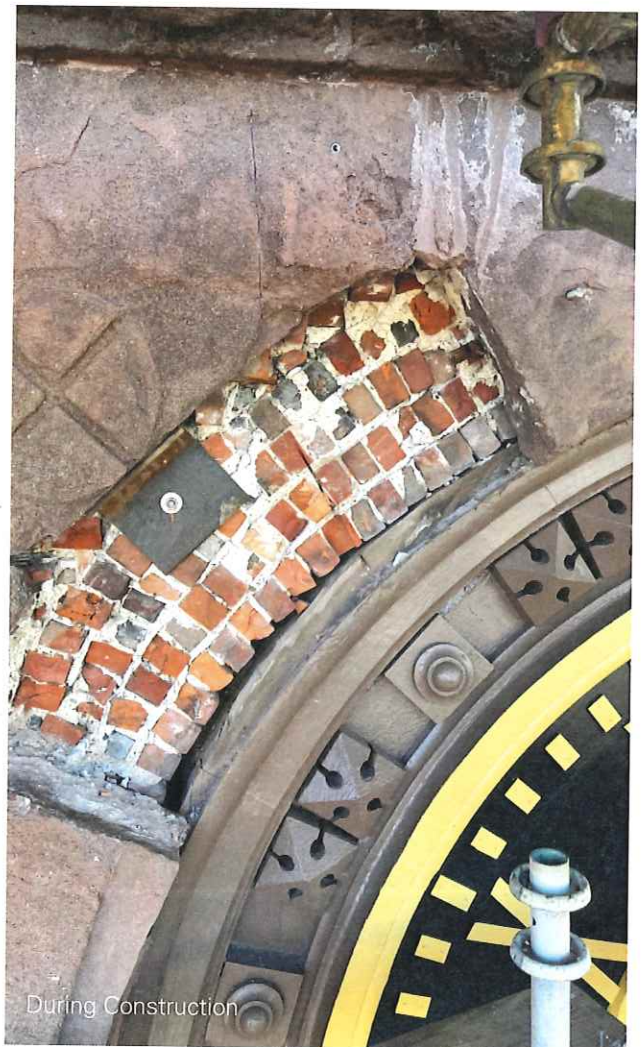
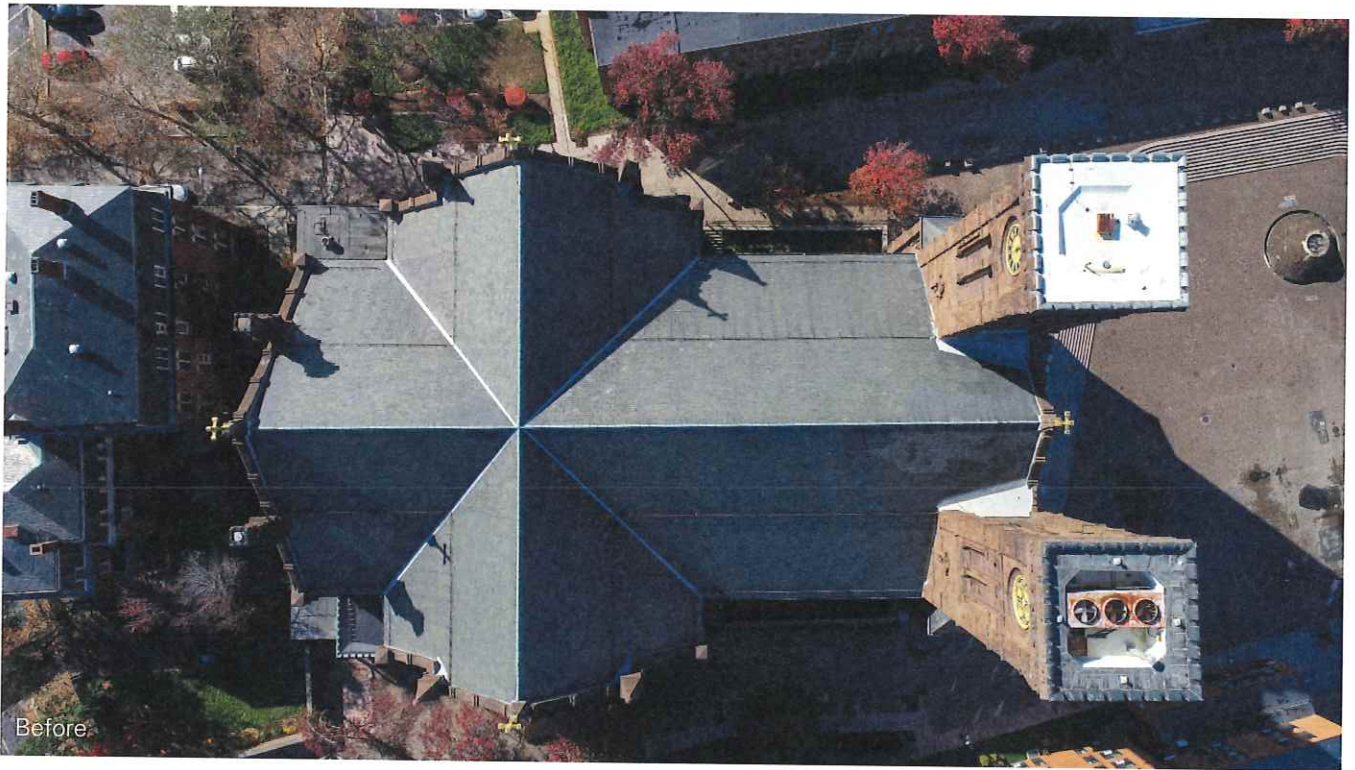
The Cathedral of Saints Peter & Paul was designed by Patrick C. Keeley and completed in 1889. Beginning in 2018, DBVW performed detailed assessments of the slate shingle roof and the two 156-foot brownstone masonry towers and developed construction documents. DBVW provided Construction Administration for a comprehensive in-kind replacement of the slate shingle roofing, which was completed in 2020, and completed a careful repair campaign at the masonry towers to extend their useful service lives in 2022.

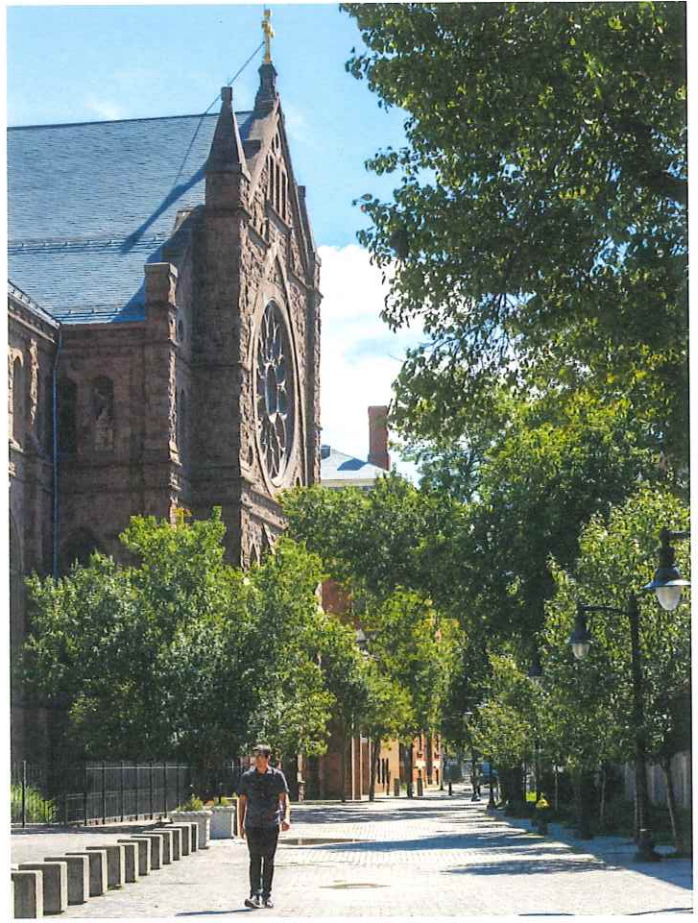
2022 - AIA RI Award for Historic Preservation

*2022 - Faith & Form Award for Religious
Architecture: Restoration*



Project: The Cathedral of Saints Peter & Paul **Location:** Providence, RI **Size:** 26,000 sf
Completion Date: 2022 **Client:** Diocese of Providence **Client Contact:** Michael Sabatino; msabatino@dioceseofprovidence.org

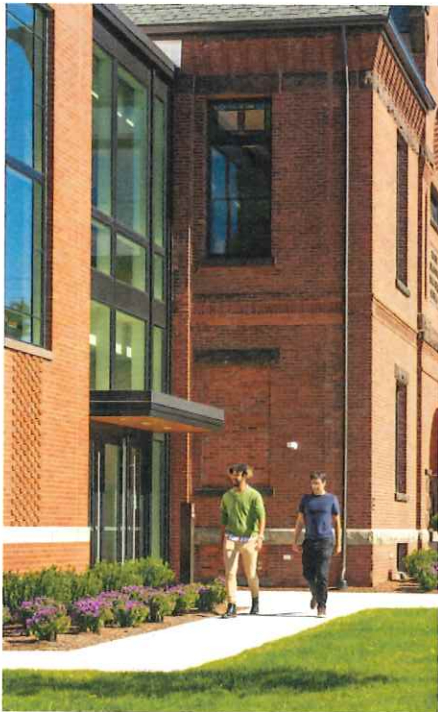




" I can't say enough good things about DBVW Architects... their work, their dedication to the project, and excellence is second to none. Their efforts and conscientiousness saved the town a significant amount of money as they were on site regularly. To the entire team at DBVW --- thank you!" - Ralph Mollis, Town Manager, North Kingstown, RI



NORTH KINGSTOWN TOWN HALL RENOVATION & ADDITION



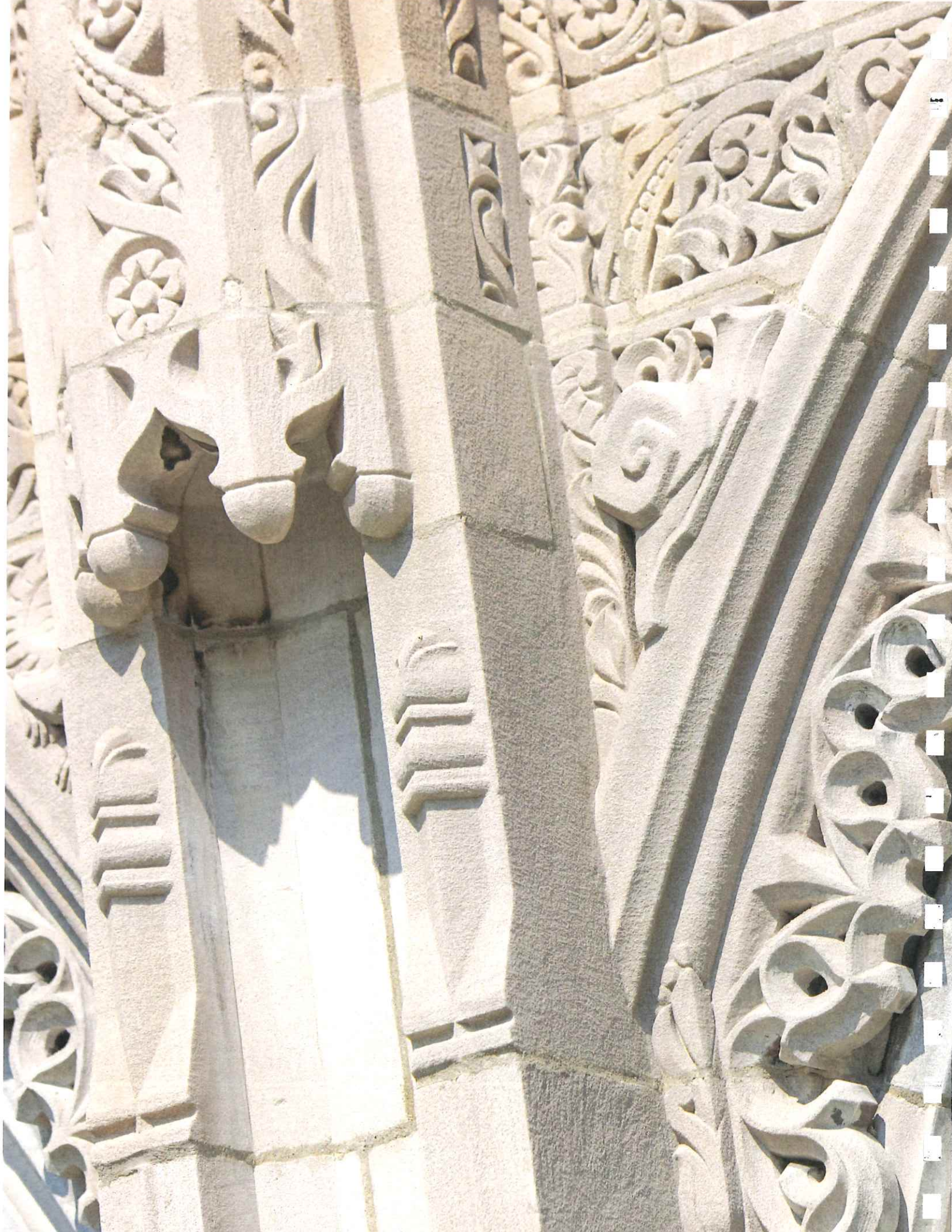
The North Kingstown Town Hall is a c.1884, largely intact, two-story landmark historic structure located in the beautiful village of Wickford, in the town of North Kingstown, Rhode Island. The exterior of the building includes a gabled frontispiece with a brick archway that forms the main entrance. Brownstone lintels, sills, and quoins, and a variety of brick textures employed above the entrance and at the cornice, create a public building with an attractive and substantial appearance.

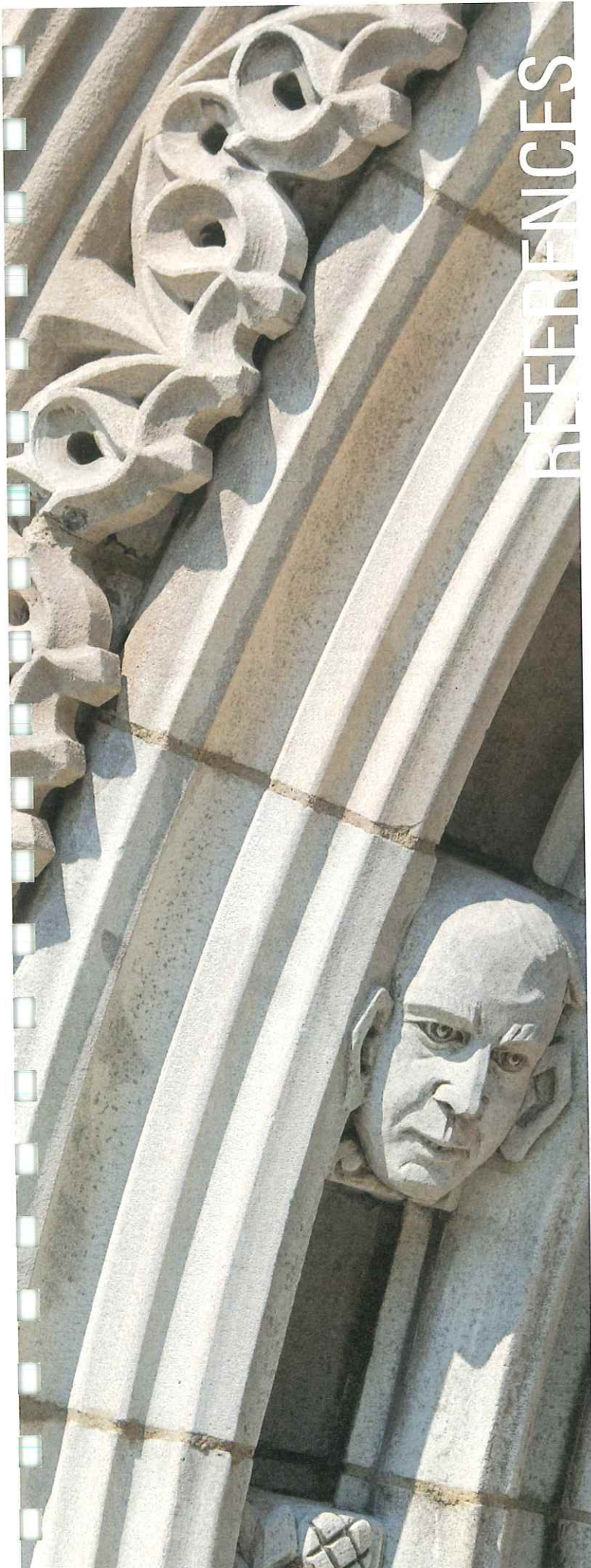
This project included the demolition of three non-contributing additions, complete restoration of the of the 4,800 sf historic portion of the building, and a new two-story, 2,600 sf addition. As part of the restoration, the Town Council Chambers was returned to the second floor. The addition features patterned brick facades and an accessible main entrance; a new stairway and a new elevator to serve the second floor Town Council Chambers; a small kitchenette; utility and storage spaces; and a conference room.

2022 - AIA RI Award for Architecture of Rehabilitation



Project: North Kingstown Town Hall **Location:** North Kingstown, RI **Size:** 7,400 sf **Completion Date:** 2022
Client: Town of North Kingstown **Client Contact:** Ralph Mollis, Town Manager, RMollis@northkingstown.org, 401.268.1501





REFERENCES

5





CITY OF NEWPORT

CLIENT

William Riccio
Newport Director of Public Services
43 Broadway, Newport, RI 02840
401.829.7799
wriccio@cityofnewport.com
Project Affiliation: Newport City Hall



CITY OF TAUNTON

CLIENT

Rick Ames
Former Superintendent of Buildings
City of Taunton
508.821.1015
781.636.8656
Rames1027@gmail.com
Project Affiliation: Taunton City Hall

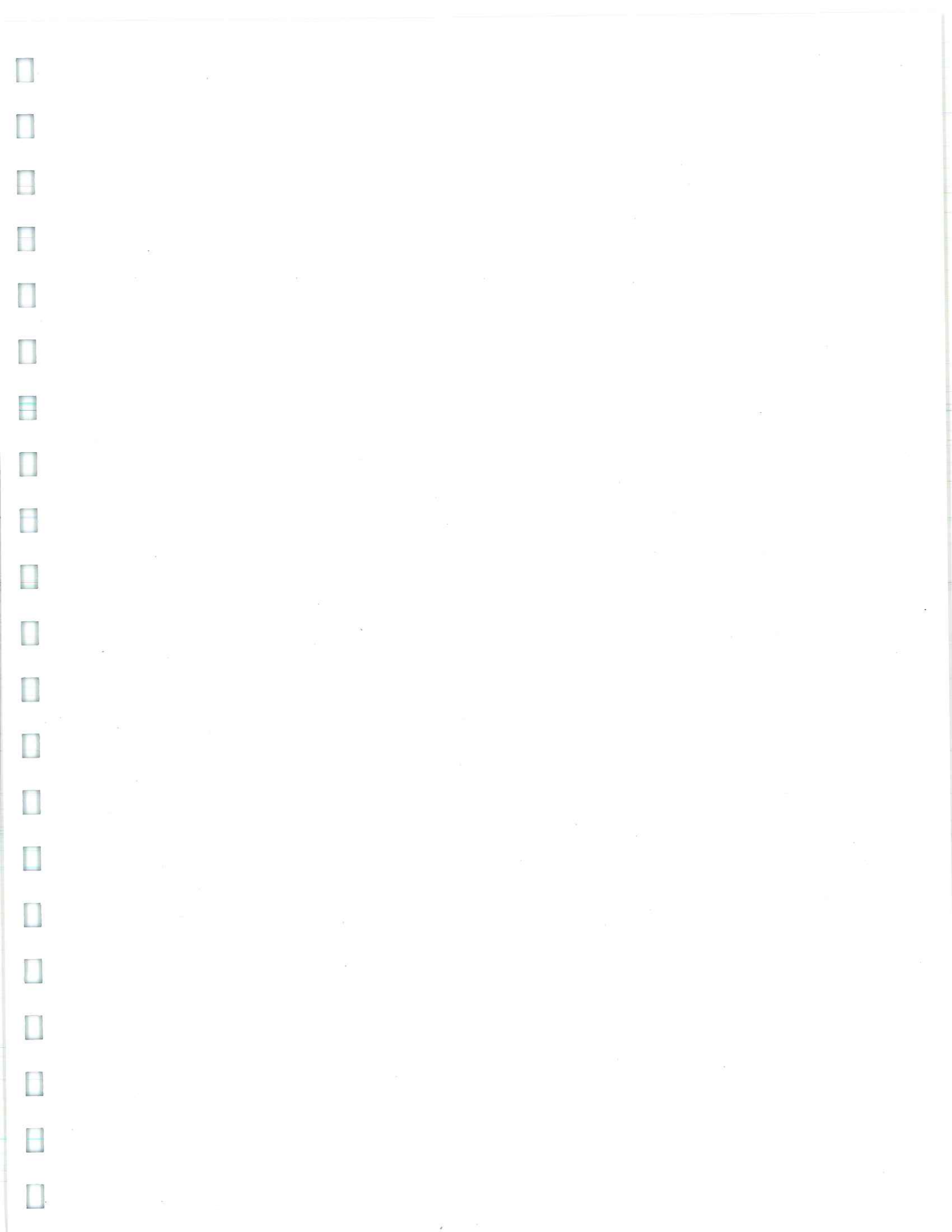


YALE UNIVERSITY

CLIENT

James Fullton III, RA, LEED AP BD+C
Yale University Planner
Office of Facilities | University Planning
2 Whitney Avenue, 7th Floor, New Haven, CT 06510
203.464.9621
james.fullton@yale.edu
Project Affiliation: Various work at Yale University





DBVW Architects
111 Chestnut Street
Providence, RI 02903
tel: 401.831.1240
www.dbvw.com