



LAMOUREUX · PAGANO
ARCHITECTS PROJECT MANAGERS

108 Grove Street, Suite 300 Worcester, MA 01605

11 January 2017

Mary Delany
Chief Procurement Officer
City of Fitchburg
166 Boulder Drive
Fitchburg, MA 01420

Re: Qualifications for Fitchburg City Hall
Feasibility Study
Fitchburg, MA

Dear Ms. Delany and Committee Members:

It is with great pleasure that we submit our proposal to provide design services for the Fitchburg City Hall Feasibility Study described within your recent RFQ and Addendum No. 1. Your project is alluring to us because it is a perfect fit with our resources and availability, an interesting design challenge, and compatible with our public historical building renovation experience.

We commend you for deciding to remain in the prominent Main Street location and renovate a historically significant structure that is important to the residents and city leaders. The study will bring forward the opportunities for improving and strengthening City Hall to better serve the needs of city administrators and the community. We understand your primary objectives are to study the existing building and site and provide the city with a full range of options including space programming, conceptual design options and cost estimates for city leaders to make informed decisions.

Review of the following pages of our proposal will confirm that LPA offers the City of Fitchburg key credentials in the following areas:

- Award-winning experience with renovations and additions of historic properties.
- A design team with unparalleled credentials for this work including equally qualified consulting engineers.
- Significant public building experience including Chapter 149 and 149A delivery methods.

LPA considers its responsibility as a good communicator to be paramount among all the skills required of the architect. Providing owner representatives with accurate information to assist in decision-making is a critical skill that we bring to every project. Forms of communication we typically use on building projects span the full spectrum from written/printed reports and handouts at meetings through production of design graphics in both print and electronic forms. Design presentations frequently include a range of techniques from hand drawn and scanned renderings through 3D videos of the finished design.

Michael A. Pagano
Kathryn Crockett
Richard J. Lamoureux, Jr.
Eric D. Moore
Robert Para, Jr.

With decades of municipal project and historic renovation experience, Lamoureux Pagano Associates has the expertise, interest, and availability required for the Fitchburg City Hall Feasibility Study project.

Our recent municipal building experience includes studies of multiple buildings for the towns of Sturbridge, Hubbardston, and West Boylston, and renovations of four historic town buildings in Holden. We were also the architects for the award winning restoration of the Hanover Theater and on-going renovations at historic Mechanics Hall of Worcester, among many other historic properties.

As a seventeen person firm, we offer a team of in-house registered architects, construction professionals, and support personnel experienced with a wide range of building types from small renovations through large new structures. Our team is experienced with analyzing site options, space needs assessments, and development of alternative graphics and models.

As architects and project managers we have expertise in developing and maintaining schedules, managing the budget, and careful oversight of the construction. Because of our quality designs, accurate estimating and scheduling, past clients return to us as their building needs change.

LPA recently completed a comprehensive study of Fitchburg's eight public schools for use in a Strategic Long Range Master Plan. We look forward to the prospect of working with the city as opportunities for school and other building projects come forward.

I look forward to the prospect of an interview and the opportunity to discuss our qualifications and interest in the City Hall project in greater detail.

Sincerely,



Michael A. Pagano, AIA
President
Lamoureux Pagano & Associates, Inc.
108 Grove Street, Suite 300
Worcester, MA 01605
(508) 752-2831
mpagano@lamoureuxpagano.com

DESIGN TEAM

KEY PERSONNEL

Michael A. Pagano, AIA, MCPPO
Principal in Charge

William S. Senecal, Architect
Project Architect/Manager

Eric D. Moore, AIA, MCPPO
Project Manager/Support

Lamoureux Pagano proposes to staff the Fitchburg City Hall Feasibility Study with team members who offer the greatest experience in historical building feasibility studies of this type. Our proposed team is available to start immediately upon being awarded this project. Michael Pagano will serve as Principal-in-Charge and William Senecal as Project Manager. Eric Moore will support Bill with managing the study and consultants. Both will work with you and the entire team to clearly identify the key project objectives and the means required to serve the best interests of Fitchburg in achieving the vision of the mayor and city representatives.

Having completed over 100 public projects, LPA is well versed in all aspects of construction delivery methods. Both Michael Pagano and Eric Moore hold MCPPO Certifications in Massachusetts. All who are proposed for the City Hall study are greatly experienced with Massachusetts Procurement Laws, Regulations, Policies and Procedures.

As Principal-in-Charge, **Michael Pagano**, LPA President, will oversee contractual and overarching management issues. He has over 40 years of municipal building experience and is committed to providing the highest quality design and client satisfaction. Having twice been recognized by Preservation Massachusetts for his exemplary work with historic structures, his sensitive approach to this project will be invaluable to the City of Fitchburg.

Bill Senecal and Eric Moore will begin working with you immediately to create a strategy for achieving your goals. Bill Senecal's extensive technical and code knowledge combined with historical building restoration experience will be an asset to the City Hall project. Eric has substantial municipal experience and understands the unique constraints and attributes of your project. In particular, his recent experience with the City of Fitchburg on the Schools Strategic Facilities Planning Study will be beneficial to the Fitchburg City Hall Study.

The consultants were carefully selected for this project and are highly experienced and qualified for this work. We have established good working relationships, ensuring smooth coordination necessary for a successful project. Please see firm information and resumes for our consultants in Section 2. Designer Application Form.

Structural Engineering:

Bolton & DiMartino, Inc.

Mechanical Engineering:

Seaman Engineering Corp.

Electrical Engineering:

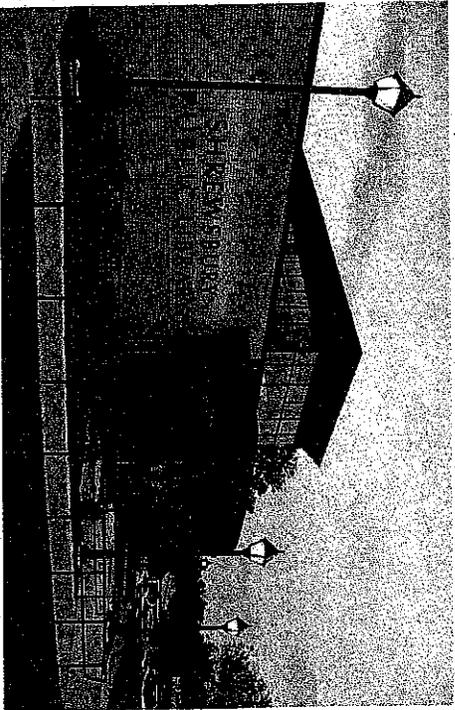
ART Engineering Corp.

Cost Estimating:

AM Fogarty Inc.

RELEVANT EXPERIENCE

SHREWSBURY PUBLIC LIBRARY ADDITION & RENOVATION SHREWSBURY, MASSACHUSETTS



The Town of Shrewsbury Library Building Committee selected Lamoureux Pagano Associates as its architect for the study and design of an addition and renovations to the historic Shrewsbury Public Library.

The original building dates back to 1903 when the town's population was under 2,000. Even with two additions, one in 1923 and another in 1980, it is too small for current and future library needs. The project includes preserving original windows, slate roof and interior and exterior ornamental features. In addition, several of the major building systems are in need of replacement or repair. Given the library's historical significance, the design is sensitive to the building's features and Shrewsbury's historic district.



Client/Owner: Town of Shrewsbury, MA
Project Title: Library Addition & Renovation
Contact Reference: Ellen Dolan, Library Director (508) 841-8537

PROJECT INFORMATION BRIEF

Project Description: Feasibility Study and Design for Restoration, Renovations and Additions to Historic Library
Area: 32,000 sf addition, 6,000 sf renovation
Construction Cost: \$17,000,000
Completion Date: 2016

Historic Preservation services:

- Historical Research
- Conditions Assessment
- Original Material Sourcing
- Historic Paint Analysis

"LPA's design for our renovation/expansion is both smart and beautiful. Their designs don't come out of the box; they don't use a cookie cutter approach you see with some architects. If you look at the variety of their work you see that they evaluate the needs of each individual customer and come up with a design that works for the specific situation. Although our building is quite elegant, our project is about \$2 million under budget right now. As you can imagine, town officials are extremely happy."

Ellen Dolan, Director
Shrewsbury Public Library

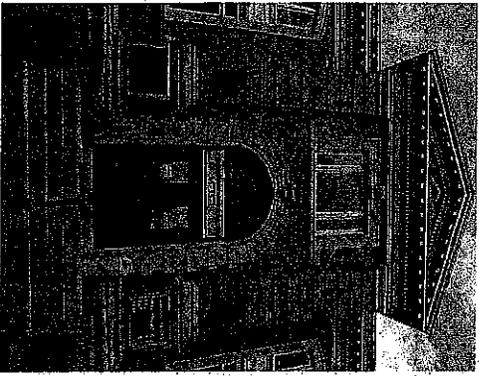
RELEVANT EXPERIENCE

WESTBOROUGH PUBLIC LIBRARY WESTBOROUGH, MASSACHUSETTS

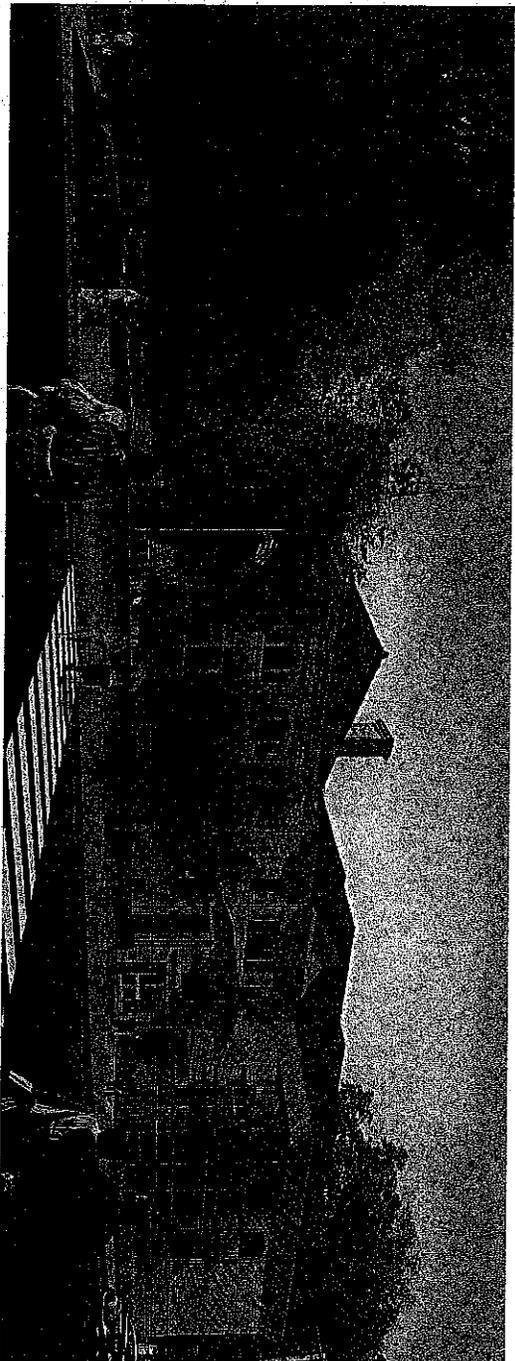
LPA was selected to conduct a feasibility study for the Town of Westborough's Public Library Project. LPA will undertake an assessment of the current building conditions and provide several options, to include potential renovation options as well as alternative site options for possible new construction.

Located in the heart of downtown Westborough, the historic public library building serves as a hub for the community and has seen both circulation and program attendance trending upward in recent years. The current library building was originally built in 1908, with an addition in 1980 that doubled its size to 20,000 square feet. With changes in technology and shifts in the ways in which public libraries are used today, the Westborough Library is looking to bring services into the 21st Century to better meet both current and future community needs.

The proposed program includes a total of 32,000 square feet with public meeting rooms, dedicated teen and maker spaces, and improved efficiency for staff areas.



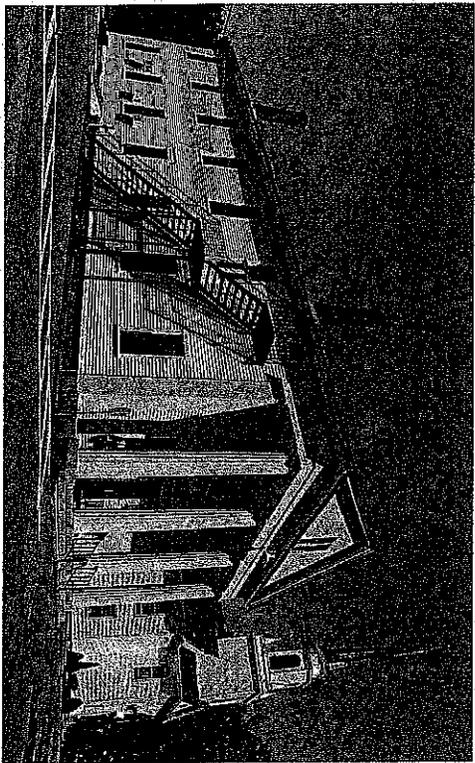
▲ ENTRANCE



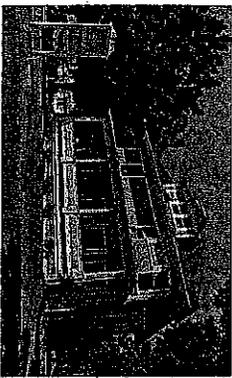
▲ RENDERING

RELEVANT EXPERIENCE

FOUR HISTORIC BUILDINGS HOLDEN, MASSACHUSETTS



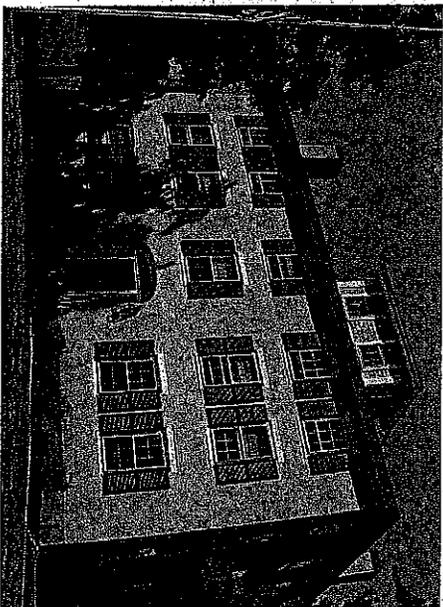
▲ HOLDEN TOWN HALL



▲ DAMON HOUSE (OFFICES)



▲ HENDRICK'S HOUSE (HISTORICAL SOCIETY)



▲ STARBARB BUILDING (MUNICIPAL OFFICE BUILDING)

Lamourreux Pagano was contracted by the Town of Holden to oversee the design and construction of four town owned historical buildings. LPA worked with the town to reduce the cost to meet the town's limited budget. Through a grant from the Massachusetts Historic Commission the exterior envelope of the buildings were repaired and new paint was applied. Repairs included slate roofing, clapboard replacement, window glazing, paint and caulking.

Services provided

- Contract administration
- Scope development
- Bidding and construction phase services
- Project budget reduction
- Site inspections
- Quality monitoring

Client/Owner: Town of Holden, MA
Project Title: Four-Historic Buildings Renovations
Contact Reference: Gary Kaczmarek, Building Superintendent
(774) 345-0995

PROJECT INFORMATION BRIEF

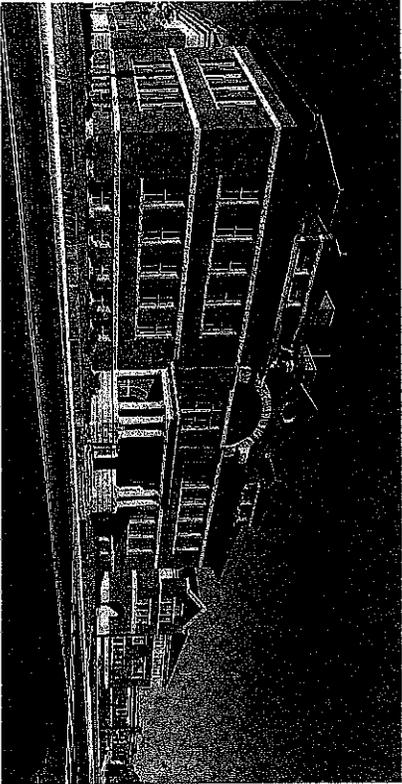
Project Description: Architect & OPM Services for Historic Buildings Renovations
Project Cost: 60,000
Completion Date: 2009
Public Regulations: MGL Ch. 149

RECOGNITION

U.S. Department of Interior
National Registry of Historic Places

RELEVANT EXPERIENCE

QUINSIGAMOND ELEMENTARY SCHOOL WORCESTER, MASSACHUSETTS



Recognized by the Massachusetts Historical Commission for sensitive design within a significant historic context, the Quinsigamond former library and salvaged portion of the school were granted relief for stair/handrail dimensions, door clearances, and grade access at some of the entrances/exits.

Client/Owner: City of Worcester
Project Title: Quinsigamond School
Contact Reference: Mr. Paul Mooney
Commissioner, Public Works Dept.
(508) 929-1300

PROJECT INFORMATION BRIEF

Project Description: Renovation and Addition
Area: 112,600 square ft
Estimated Cost: \$14,000,000.00
Actual Cost: \$14,200,000.00
Completion Date: August 1997

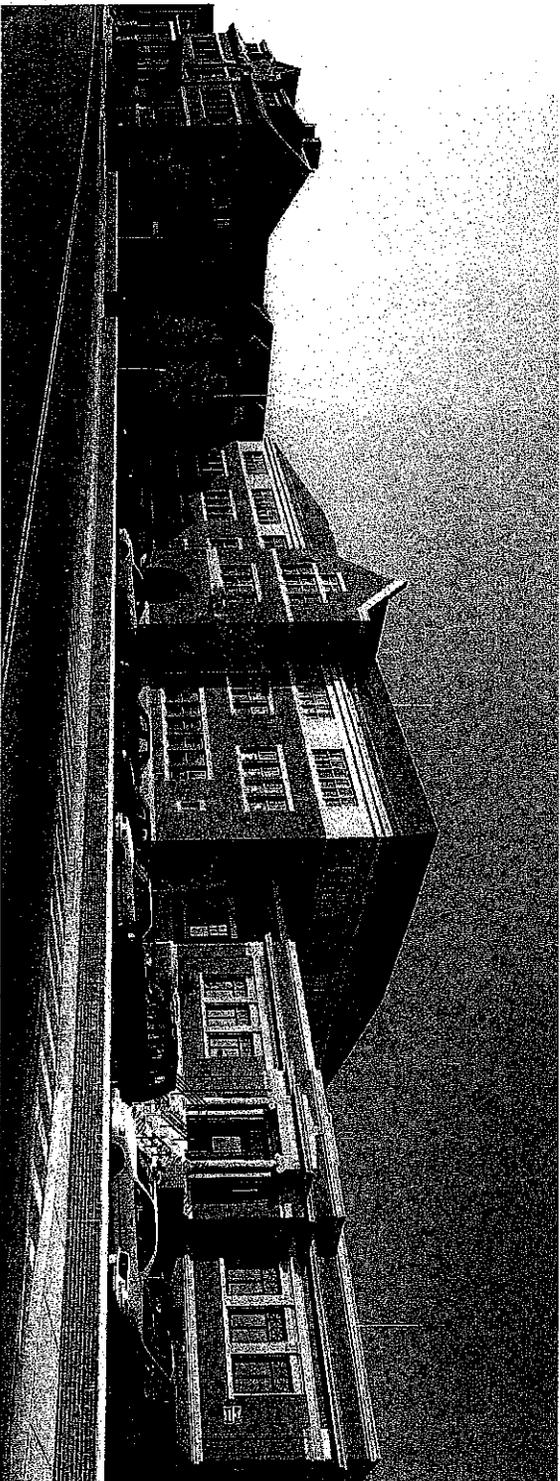
AWARDS

Massachusetts Historical Commission Preservation Award
Massachusetts Senate Preservation Citation
Preservation Worcester Excellence In Design Award

RECOGNITION

U.S. Department of Interior National Register of Historic Places
"Quinsigamond School is a perfect blend of historic preservation and new construction that serves as the jewel of this south Worcester neighborhood."

Neil Collins, Construction Coordinator
Worcester Public Schools



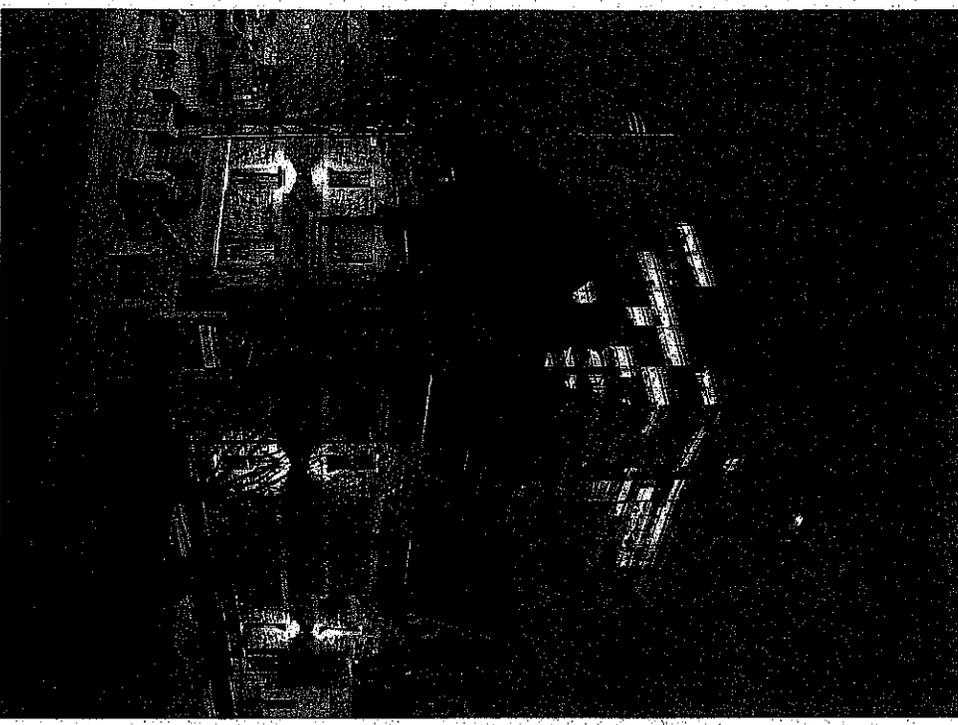
▲ RESTORED QUINSIGAMOND SCHOOL

▲ NEW SCHOOL ADDITION

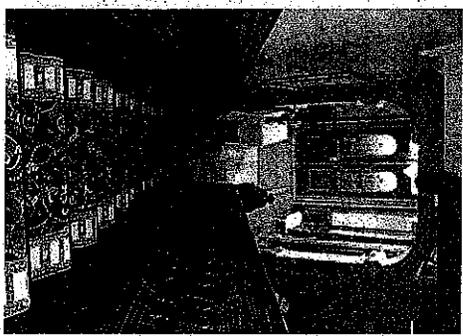
▲ RESTORED LIBRARY

RELEVANT EXPERIENCE

G.A.R. HALL RESTORATION WORCESTER, MASSACHUSETTS



▲ BUILDING ELEVATION



▲ STAIRWAY

Built in the 1800's as a residence, the G.A.R. Hall is located in the heart of downtown Worcester. An assembly hall was added when G.A.R., the building's second owner, acquired the property. LPA was hired by the City of Worcester to design masonry, slate roof, and infrastructure improvements to restore and stabilize the structure. More recently, LPA was commissioned to design the conversion to an upscale restaurant featuring a variety of dining spaces, bar and commercial kitchen. The design highlights the historic and unique features of the building while adding accessibility and all the contemporary appurtenances required for a restaurant. The project received a preservation award from the Massachusetts Historical Commission.

PROJECT INFORMATION BRIEF

Project Description: Renovation

Area: 14,000 square feet

Actual Cost: \$1,412,515.00

Completion Date: 2005

AWARDS

Massachusetts Historical Commission
Preservation Award

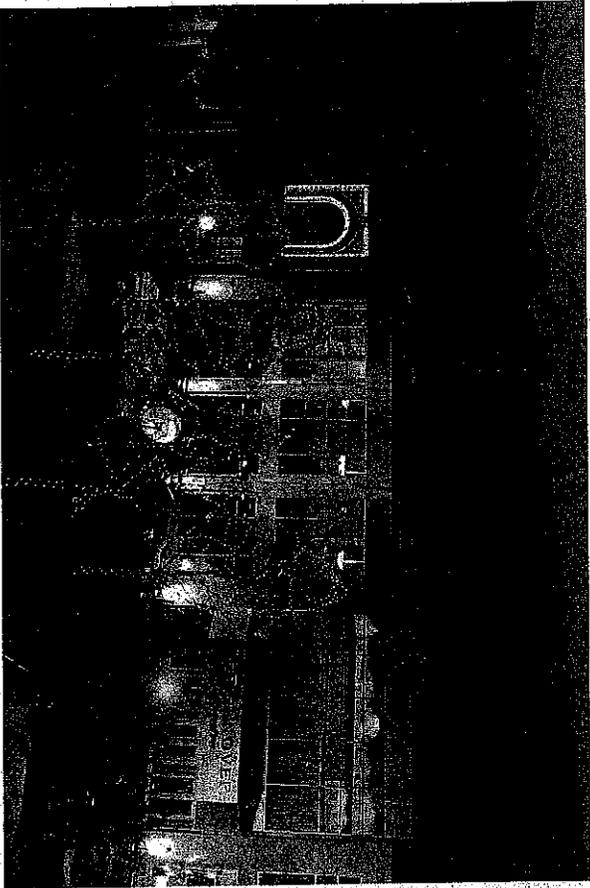
Worcester Chamber of Commerce
Silver Hammer Award

RECOGNITION

U.S. Department of Interior
National Register of Historic Places

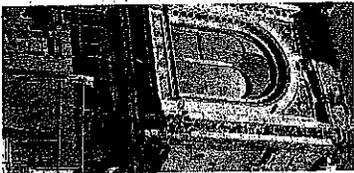
RELEVANT EXPERIENCE

HANOVER THEATRE FOR THE PERFORMING ARTS WORCESTER, MASSACHUSETTS

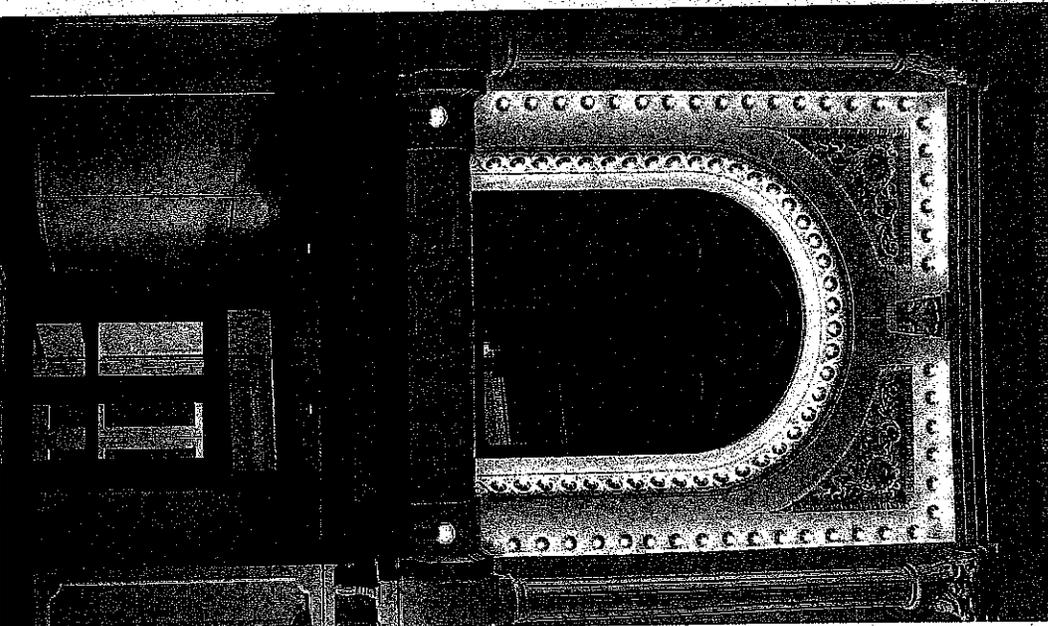


▲ OPENING NIGHT FACADE

The restoration of this early twentieth-century Thomas Lamb theatre required a complex network of public and private partnerships with a shared vision of the possibilities. LPA's challenge was to recapture the original grandeur of the former Poli Palace while integrating the modern systems that make it possible to host Broadway shows and other major productions. In the 1970s, the building had been carved into four movie theaters. LPA's design included restored signature features of the 1926 design such as the stage proscenium, chandeliers, and ornate plasterwork while seamlessly integrating state-of-the-art electrical, air conditioning, sound and lighting systems. Today, the Hanover Theatre for the Performing Arts is a major performance venue, a cultural icon, and a cornerstone of the revitalization of downtown Worcester.



BEFORE



▲ SECONDARY ENTRY

Client/Owner: Hanover Theatre for Performing Arts
 Project Title: Hanover Theatre for Performing Arts
 Contact Reference: Edward Madaus
 Founder (508) 757-5548

PROJECT INFORMATION BRIEF

Project Description: Restoration/
 Renovation
 Area: 80,000 square feet
 Actual Cost: \$21,550,000.00
 Completion Date: 2008

AWARDS

National Trust for Historic Preservation Honor Award
 National Housing & Rehabilitation Assoc
 J. Timothy Anderson Award for Excellence in Historic Preservation
 Massachusetts Historical Commission Preservation Award

Worcester Chamber of Commerce Silver Hammer Award

Preservation Massachusetts Paul E. Tsongas Award

Massachusetts Senate Preservation Citation

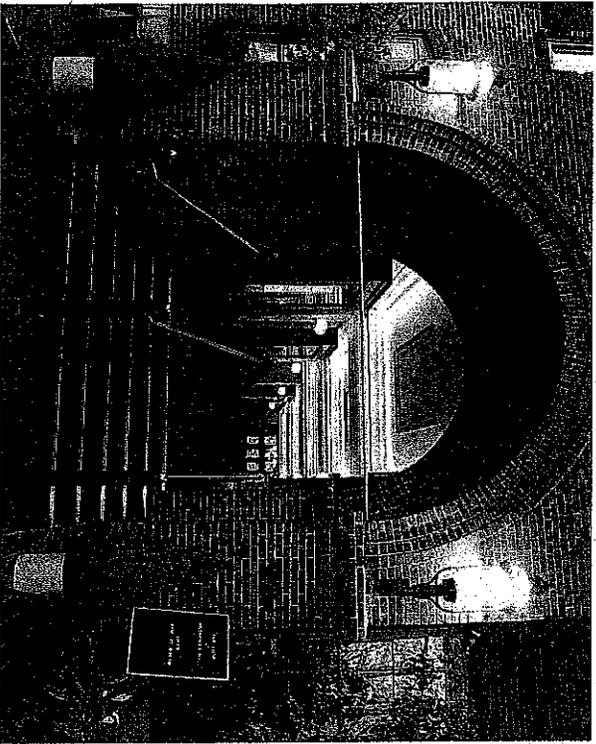
New England Theatre Conference Regional Award for Outstanding Achievement in the American Theatre

RECOGNITION

U.S. Department of Interior National Register of Historic Places

RELEVANT EXPERIENCE

MECHANICS HALL WORCESTER, MASSACHUSETTS



▲ ENTRANCE FROM WALDO STREET

Considered one of the world's finest concert halls, Mechanics Hall was constructed in 1857 to provide a gathering place for local artisans and tradesmen. The Selective Renovations were part of a long range plan to complete a restoration project begun on 1976. Originally used for service access, the Promenade is now a heavily traveled corridor connecting two streets. Using period design references in woodwork, ceiling details and display cases, the Promenade now provides a seamless link through the building.

"We have been impressed with their insight and sensitivity in planning such work on a significant historic building with the result of not only preserving the elegance of this unique structure, but also enabling extensive use by the community."

Erwin H. Miller

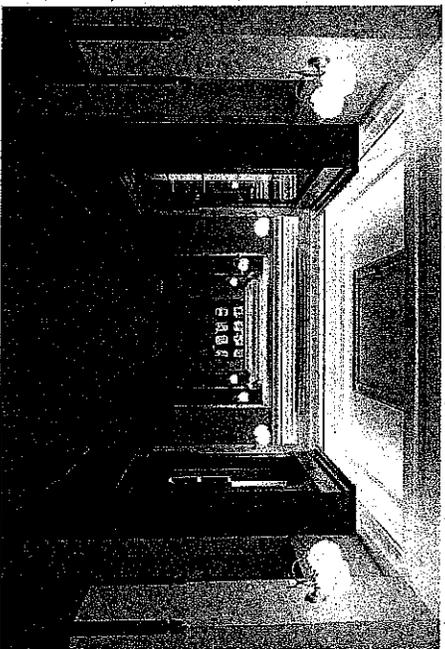
Former Board President

Client/Owner: Worcester County
Mechanics Association
Project Title: Selective Renovations
Contact Reference: Mr. Erwin Miller
Building Committee Chairman
(508) 791-3511

PROJECT INFORMATION BRIEF
Project Description: Historic Building Renovations
Actual Cost: \$3,000,000.00
Completion Date: Fall 2000
Original Construction: 1857

RECOGNITION

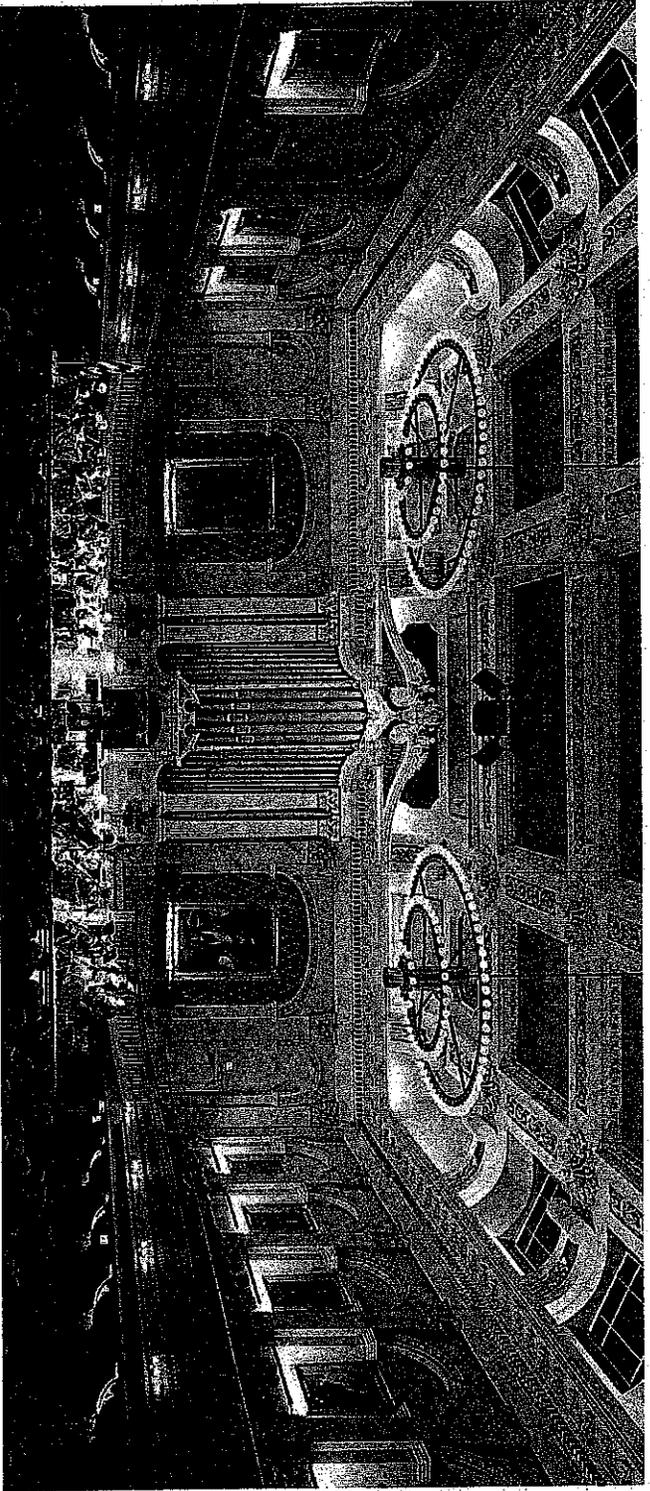
U.S. Department of Interior
National Register of Historic Places



▲ INTERIOR PROMENADE

RELEVANT EXPERIENCE

MECHANICS HALL WORCESTER, MASSACHUSETTS



▲ GREAT HALL INTERIOR

Built in 1857 by highly skilled tradespeople, Mechanics Hall is one of Worcester's most significant landmarks and is on the National Register of Historic Places. The Capital Improvement Program incorporates historical restoration design with sensitive integration of modern amenities and code requirements. Plans for Washburn Hall include carefully researched ceiling reconstruction, period lighting fixtures, and appropriate window treatment. Updated performance lighting and sound systems are designed to blend with the Great Hall's impressive original ambience. Exterior restoration included repair and paint to replicate the original surface treatment. Details coordination with specialized consultants and the Mechanics Hall Property Committee and Staff resulted in extensive working drawings and specifications tailored to this unique project.



▲ GREAT HALL EVENT

Client/Owner: Worcester County
Mechanics Association
Project Title: Great Hall Renovations
Contact Reference: Mr. Erwin Miller
Building Committee Chairman
(508) 791-3511

PROJECT INFORMATION BRIEF

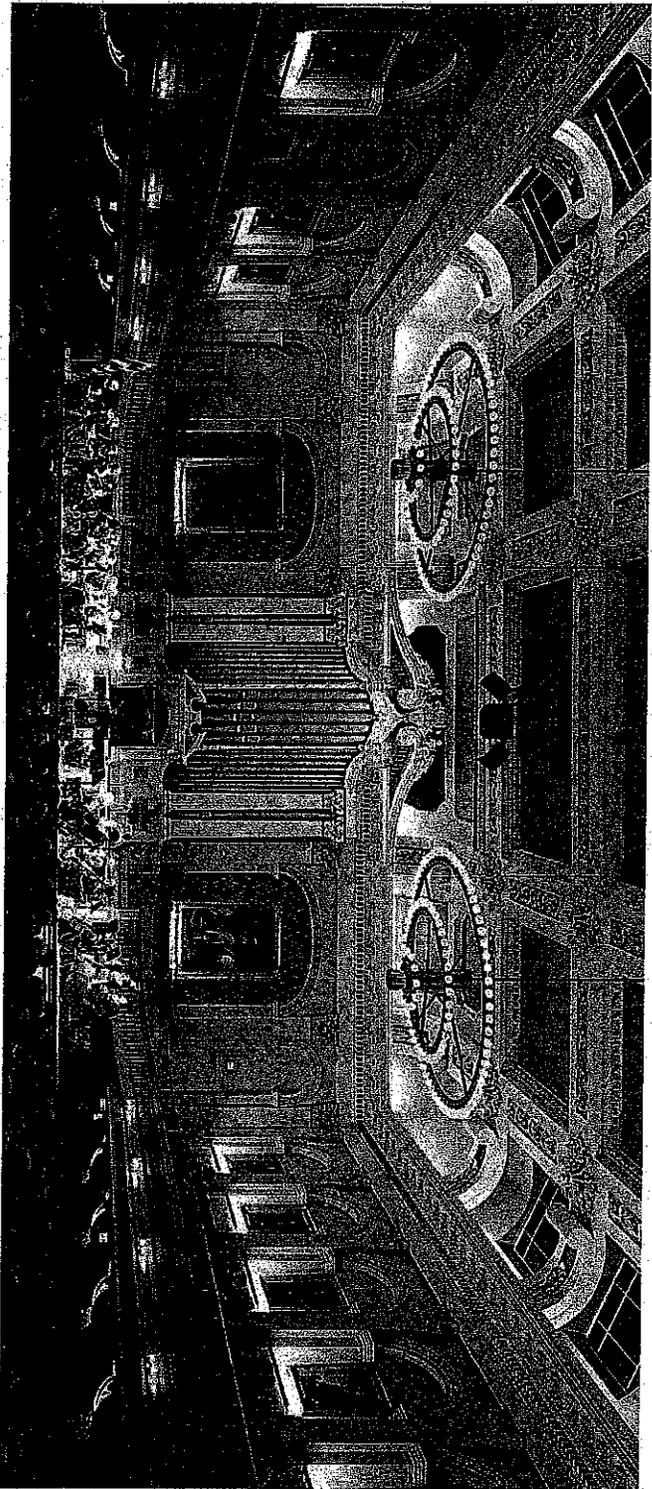
Project Description: Renovation
Actual Cost: \$500,000.00
Completion Date: 1991

RECOGNITION

U.S. Department of Interior
National Register of Historic Places

RELEVANT EXPERIENCE

MECHANICS HALL WORCESTER, MASSACHUSETTS



▲ GREAT HALL INTERIOR

Built in 1857 by highly skilled tradespeople, Mechanics Hall is one of Worcester's most significant landmarks and is on the National Register of Historic Places. The Capital Improvement Program incorporates historical restoration design with sensitive integration of modern amenities and code requirements. Plans for Washburn Hall include carefully researched ceiling reconstruction, period lighting fixtures, and appropriate window treatment. Updated performance lighting and sound systems are designed to blend with the Great Hall's impressive original ambience. Exterior restoration included repair and paint to replicate the original surface treatment. Details coordination with specialized consultants and the Mechanics Hall Property Committee and Staff resulted in extensive working drawings and specifications tailored to this unique project.



▲ GREAT HALL EVENT

Client/Owner: Worcester County
Mechanics Association
Project Title: Great Hall Renovations
Contact Reference: Mr. Erwin Miller
Building Committee Chairman
(508) 791-3511

PROJECT INFORMATION BRIEF

Project Description: Renovation
Actual Cost: \$500,000.00
Completion Date: 1991

RECOGNITION

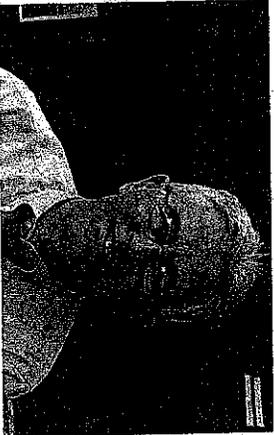
U.S. Department of Interior
National Register of Historic Places

RELEVANT EXPERIENCE

MUNICIPAL PROJECTS (other than schools)

- CITY OF MARLBOROUGH, MA**
Senior Center Study
- CITY OF WORCESTER, MA**
Worcester Blackstone Visitor Center
Historic Museum Renovation Study
Taylor Building Renovations
G.A.R Hall Renovations
Shattuck Building Renovations
Former Home Federal Bank Study
- TOWN OF ANDOVER, MA**
Senior Center Study
- TOWN OF BOYLSTON, MA**
Historic Library Renovations
- TOWN OF HOLDEN, MA**
Historic Town Buildings Renovations
- TOWN OF HOPEDALE, MA**
Hopedale Town Hall Renovations
- TOWN OF HUBBARDSTON, MA**
Municipal Buildings Study
- TOWN OF LANCASTER, MA**
Historic Prescott Building Renovations
- TOWN OF LEICESTER, MA**
Historic Library Renovations
- TOWN OF MENDON, MA**
Taft Public Library Renovations
- TOWN OF MILFORD, MA**
Milford Town Hall Renovations
- TOWN OF PAXTON, MA**
Paxton Town Hall Study
- TOWN OF PETERSHAM, MA**
Historic Library Renovations
- TOWN OF SHREWSBURY, MA**
Public Library Restoration and Addition
Municipal Building Renovations
- TOWN OF STURBRIDGE, MA**
Municipal Buildings Study
- TOWN OF WEST BOYLSTON, MA**
Municipal Buildings Study
- TOWN OF WESTBOROUGH, MA**
Historic Library Renovations
Forbes Municipal Building Renovations

DESIGN TEAM



Michael A. Pagano, AIA
President/Principal Architect

FIRM

Lamouroux Pagano Associates, Inc.
Worcester, Massachusetts

EDUCATION

University of Massachusetts
Amherst, Massachusetts
Bachelor of Science, Magna Cum Laude
Department of Landscape Architecture
Honor Society: Phi Kappa Phi
Fulbright Scholarship Candidate

PROFESSIONAL REGISTRATION

Massachusetts Architectural Registration No. 5945
MCPPO Certified November 2010, Re-certified January 2014

HONORS

Preservation Massachusetts
Paul E. Tsongas Profiles in Preservation Award, 2010 & 2014

AFFILIATIONS

Member: LHAT (League of Historic American Theatres)
Member: The American Institute of Architects (A.I.A.)
Member: A.I.A. Central Massachusetts Chapter
Vice President 1988 - 1989
President 1990 - 1991
Member: Preservation Massachusetts
Member: Worcester Executives Council, Director 1990 - 1992
Member: National Trust for Historic Preservation
Incorp.: Boys and Girls Club of Worcester
Trustee: Notre Dame Academy, 1983 - 1991
Trustee: Higgins Armory Museum 1991 - 2001
President 1999 - 2001
Trustee: Edward M. Kennedy Family Health Center

Mike Pagano is president of Lamouroux

Pagano. He joined the firm in 1975, became a principal in 1987, and assumed the presidency in 2007 upon the retirement of founder Richard Lamouroux. In this capacity, he continues to grow the firm's reputation for outstanding design and exceptional service on projects ranging from K-12 school projects, to colleges and universities, performing arts venues, health care, religious, and recreational facilities. This commitment to quality and service, together with the LPA team's skill in design, engineering, systems, and site planning, are key reasons why the firm enjoys so many long-term relationships with clients. A magna cum laude graduate of the University of Massachusetts, Mike has served as president of the Central Massachusetts AIA, and as a director of the Massachusetts AIA. He has been active in the community, serving as a trustee of the Edward M. Kennedy Health Center, Higgins Armory Museum, Notre Dame Academy, and Tower Hill Botanic Garden.

DESIGN TEAM



William S. Senecal
Project Manager

FIRM

Lamouroux Pagano Associates, Inc.
Worcester, Massachusetts

EDUCATION

Syracuse University, Syracuse, New York
Bachelor of Architecture
Bachelor of Arts and Sciences

Pratt Institute, New York City, New York
Masters of Architectural Program

PROFESSIONAL REGISTRATION

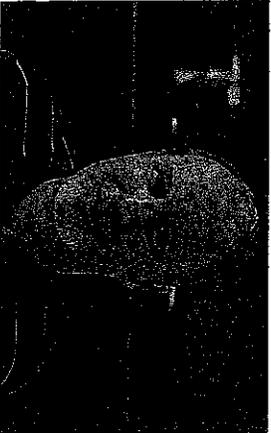
Massachusetts Architectural Registration No. 4522
NCARB No. 60181

AFFILIATIONS

Director: Preservation Worcester 1988-1990

Since joining LPA in 1998, Bill Senecal has been project architect for many significant buildings, including Shrewsbury High School, Hanover Theatre for the Performing Arts, Glenwood Elementary School in Rutland, The Haven Country Club in Boylston, Mountview Middle School in Holden, Community Healthlink, and Millbury Credit Union. He is also the project architect for several renovation projects at the College of the Holy Cross. With a career in architecture spanning more than 40 years, Bill is a graduate of Syracuse University where he was also an assistant design instructor, and studied in the Master's Program at Pratt Institute. He has been a director of Preservation Worcester and served on the zoning bylaw committee for the Town of Rutland.

DESIGN TEAM



Eric D. Moore, AIA
Principal Architect

FIRM Lamoureux Pagano Associates, Inc.
Worcester, Massachusetts

EDUCATION Rhode Island School of Design
Providence, Rhode Island
Bachelor of Fine Arts
R.I.S.D. Scholarship (five years)

PROFESSIONAL REGISTRATION Massachusetts Architectural Registration No. 7411
MCPPO Certified March 2013, Re-certified December 2016

AFFILIATIONS Member: The American Institute of Architects (A.I.A.)
Member: AIA Central Massachusetts Chapter
Vice President, 1994, President 1995-1997

Eric Moore joined Lamoureux Pagano in 1987 and became a principal ten years later. He has been project architect for a number of schools, municipal buildings, and other projects. These include Shrewsbury High School, Leonminster High School, the Shrewsbury Senior Center, Auburn Middle School and numerous feasibility studies for senior centers and educational projects. An architect with a diverse skill set, he has also served as OPM for the Burgess Elementary School in Sturbridge. A graduate of Rhode Island School of Design, he is a member of the AIA and past president of Central Massachusetts AIA.