

# CITY OF CENTRAL FALLS

## PLANNING AND ECONOMIC DEVELOPMENT

---



# ADMINISTRATIVE RECOMMENDATION TO THE REDEVELOPMENT AGENCY

PROFFESIONAL SERVICES RFQ – ISSUED NOVEMBER 1, 2016

Note: responses will be submitted to the Agency for qualification monthly. This document represents those submitted to the April 2017 meeting.

### *Discussion*

The Agency issued a Request for Qualifications from firms offering Architecture, Brokerage, Engineering, Land Surveying, Landscape Architecture, Legal Services, Property Maintenance and other professional services on November 1, 2016. The Director began receiving responses shortly thereafter.

Per the "Central Falls Redevelopment Agency Procurement Policy," a respondent a respondent may be qualified for some or all services.

The Assistant Director for Planning and Economic Development checked references and reviewed responses with the Director.

Responses were received from the following firms (in alphabetical order):

- All Island Landscaping
- Architectura
- [BETA Group](#)
- Blount Bennet Architects
- Bryant Associates
- Engineering Design Services
- EnviroTrac Ltd.
- Fuss & O'Neill
- Gardner & Gerrish

Gordon R. Archibald

[Jillian Finkle](#)

LLB Architects

Northeast Collaborative Architects

Pare Corporation

RGB Architects

Two Stars Property Management

Torrado Architects

Ultramoderne

Veri Waterman Associates

Vernon Project Management

William Starck Architects

Analysis of the responses is as follows:

All Island Landscape is a Middletown-based full service landscaping and contracting firm providing all season services including lawn, landscaping, treework, plowing, and other services. They serve a full spectrum of residential, commercial, and institutional clients on Aquidneck Island and beyond. References were provided by the municipalities of Middletown and Portsmouth as well as an operator of a large multi-unit residential housing complex- all favorable.

Pawtucket, RI based Architectura is a "multi-disciplinary firm that specializes in adaptive reuse and new construction projects." Most of the submitted experience is in Rhode Island and institutional in nature. They view design as a "good partnership." They pride themselves on "proficiency and accuracy." The team is represented as a Principal and several Designers. The architecture submitted in the response appears post-modern. References were excellent. Architectura was interviewed and although founding principal Paul Satas did not make a digital presentation, his command of the field and design philosophy effectively conveyed great depth and breadth of experience.

[Lincoln, RI based BETA group is a midsize engineering and landscape architecture firm. Submitted work of regional projects includes work in Central Falls, including Chocolateville Overlook. Two excellent references were confirmed. BETA group interviewed for their landscape architecture discipline, where they conveyed how they have incorporated design intent focus into the inception of their projects.](#)

East Providence, RI based Blount Bennet Architects is a small firm with several architects. They work to provide "the best design solution to meet the client's project budget and schedule." Submitted work is Rhode Island based, largely commercial, and post-modern in nature. Three references were received- all were excellent. BBA was interviewed and although founding principal George Bennett did not make a digital presentation, he effectively conveyed his depth of experience, as evidenced in particular with a small number of long-standing clients.

Lincoln, RI based Bryant Associates is a multidisciplinary civil engineering firm. Bryant prides themselves on their "commitment to quality, knowledge of [client] needs, standards and constraints, and our killed and thoughtful professional staff." The portfolio is comprised of "street and sidewalk reconstruction, utility relocations, rehabilitation and design of new water distribution and wastewater collection systems," as well as structural engineering, surveying, and transportation/traffic

engineering, and construction management. Two of three references responded with very good to excellent ratings.

[Boston, MA-based DGT Survey Group is a large surveying firm. Two excellent references were received.](#)

[Providence, RI-based DUAL is a two-person architecture firm that specializes in institutional architecture and urban design. Two excellent references were received. Their interviewed their commitment to “both ends of the design process.”](#)

Statersville, RI based Engineering Design Services provides HVAC, Electrical, Plumbing, Life Safety and Fire Protection engineering services. They are “guided by one principle: client satisfaction.” Leadership in Environmentally Efficient Design (LEED) is cited as a skill. A variety of building types in southern New England were cited as experience. The firm appears mid-size. 2/3 references provided excellent reviews. The third was not reached.

EnviroTrac Ltd. Features offices up and down the Eastern seaboard. The closest location is Sharon, MA. They describe themselves as “a highly qualified and dynamic consulting firm that provides turnkey environmental services.” They specialize in “developing and implementing comprehensive solutions to soil, groundwater, and indoor air contamination associated with petroleum, industrial and commercial facilities. Services include surveying, site assessment, and site design. This large firm has a specialized team. References were excellent.

[Faithful + Gould is a large construction management firm with a Rhode Island office. Three excellent references were received.](#)

**Fuss & O’Neill-** they are a 90 year old full service firm. They supplied three excellent references, and were interviewed in person because of their landscape architecture focus. They have large project experience in Pawtucket, including projects in the vicinity of the proposed train station, and gave an excellent presentation demonstrating a broad range of work, including in particular their landscape architecture practice.

**Gardner + Gerrish-** they are a small, relatively young firm with expertise in Landscape Architecture. They supplied three excellent references, and were interviewed in person because of their landscape architecture focus. They have worked on a number of landscaping municipal projects locally and utilize a very eco-system and materials-conscious approach to projects.

Pawtucket, RI based Gordon R. Archibald, Inc. offers Traffic, Transportation, Structural, Environmental, and Civil engineering. Major clients are RIDOT, MassDOT, and other state agencies and municipalities in Massachusetts and Rhode Island. Their goal is “to provide quality services.” They believe their record shows through satisfied clients. Submitted projects are throughout southeast New England. The mid-size firm has a technically diverse team. Very good references were received.

[Jillian Finkle is a local independent contractor who has been leading the Broad Street Regeneration Initiative. Two excellent references were received.](#)

[Klopfert Martin Design Group is a Boston, MA-based landscape architecture firm. Two excellent references were received, including from an award-winning project with The Steel Yard. They conveyed a commitment to individualizing every design during the interview.](#)

Pawtucket, RI based LLB Architects is an architecture firm “built upon a tailored approach defined through comprehensive relationships with...clients.” They work with “projects of every size, scope, and

level of complexity.” Institutional projects are provided within driving distance of the firm. Further description of the team beyond name or their style of architecture is not provided. Three very favorable references were received rating them very good to excellent. LLB was interviewed and gave a polished presentation demonstrating an impressive spectrum of projects.

**Northeast Collaborative Architects-** NCA has more than 30 years of practice, and more than 130 of their projects featuring design, adaptive reuse, and preservation have earned awards. Much of their work is mixed use and multi-unit residential. Favorable responses were received from all three references; they were interviewed and gave a great presentation demonstrating their breadth of projects and clients.

**Pare Corporation** -Pare is a large, mature (47 years) professional engineering firm based in Lincoln, RI offering a broad range of professional services across all sectors and disciplines. We received two of three references requested, all very favorable, including the Town of Cumberland. They provided a comprehensive RFQ response package that details their many projects.

RGB Architects is a mid-size architecture firm with offices in Providence, RI and Taunton, MA. Description of the work style, team, and design ethos is not provided. They are notably working with the Pawtucket Redevelopment Agency. 2/4 positive references were received. They provided a well-considered presentation that illustrated their long and deep project experience and a particular strength in larger, complex projects requiring high levels of project management data reporting systems and oversight.

Two Stars Property Management is a Central Falls, RI-based property management enterprise serving a variety of commercial and residential properties in Central Falls and Pawtucket with maintenance services. Principals Luis Lee and Daniel Orellana provided favorable references attesting to their excellent customer service and strong work ethic.

North Kingston, RI based Vernon Project Management, Inc (VPM) offers construction services. VPM has experience with municipalities across the state. VPM has additional experience in Planning and Zoning matters. Their “‘world’ is the efficient and effective time management of projects to create budgets and schedules, with strict adherence to them, in all aspects of the project; planning, design, and construction. 2/3 great references were received.

William Starck Architects has offices in Providence, RI and Fall River, MA. They have “garnered a strong reputation for their outstanding customer service and commitment to delivering high quality work.” They advertise themselves as completing “public and private projects nationwide including the design, renovation and restoration of commercial, public safety, retail, interiors, and college and university spaces. LEED accredited professionals are described as part of the team. They are working with the City of Central Falls as the architect for the renovation at 115 Illinois St. Director Friedrichs has first-hand knowledge of the team and design ethos, which features modern and post-modern elements. They were interviewed and provided a comprehensive review of their expansive project portfolio, with many clients and projects based in SE MA.

**Torrado Architects-** withdrew themselves from consideration on February 20, 2017.

Ultramoderne is a rising Providence-based architectural firm with an impressive portfolio of cutting-edge design architectural projects. Principals Aaron Forrest and Yasmin Vobis are both RISD professors, and have re-established their small but growing firm in Providence from New York. They presented a

very well-articulated design philosophy and have received excellent reviews from their references, including the City of Providence.

**Veri Waterman Associates-** they are a mature firm with a focus on Landscape Architecture, well-known in the Rhode Island. They supplied three references, and were interviewed in person because of their landscape architecture focus. They have large project experience, including projects in Central Falls, and their design palette is more conservative in nature. They provided a professional presentation befitting their stature as a long-time local leader in landscape architecture projects.

### ***Recommendation***

Based on the above discussion, staff recommends that firms be qualified by the Agency as follows:

Architecture: (all firms have been interviewed)

Architectura

[Dual](#)

LLB Architects

Northeast Collaborative Architects

RGB Architects

Ultramoderne

Environmental Engineering:

Bryant Associates

EnviroTrac Ltd.

Fuss & O'Neill

Gordon R. Archibald

Pare Corporation

Landscape Architecture: (all firms have been interviewed)

[Beta Group](#)

Fuss & O'Neill

Gardner & Gerrish

[KMDG](#)

Veri-Waterman Associates

Mechanical/Electrical/Plumbing (MEP) Engineering:

Engineering Design Services

Pare Corporation

Civil Engineering:

Bryant Associates

[DGT Survey Group](#)

Fuss & O'Neill

Gordon R. Archibald

Pare Corporation

Surveying:

Bryant Associates

EnviroTrac Ltd.

Gordon R. Archibald

Construction Management:

Bryant Associates

EnviroTrac Ltd.

[Faithful + Gould](#)

Gardner & Gerrish

Vernon Project Management

[Project Management:](#)

[Jillian Finkle](#)

Property Management:

All Island Landscaping

Two Stars Property Management