

A Spec of Granite

A quarterly publication of the New Hampshire Chapter of the
Construction Specifications Institute Vol. 3 No. 1



The Best Project is (Sometimes) the One You Don't Win

By Ken Lambert, CSI

I think that anyone that has been around longer than 5 years in the AEC community has walked past a half-complete project or heard some tantalizing rumor and thought to themselves, "Wow, I'm glad we lost that project!". While it's unrealistic to think that every project you are awarded will be a "success", it certainly is very prudent to try to minimize those kinds of disappointing projects- which can often result in financial and resource losses.



Intuitively, any owner/ President/ CEO of a company as well as anyone in sales/marketing/ biz development wants to win the project they are bidding on and chasing. That, of course, is the whole point. Without contracts and projects there is no revenue- and we know what happens from there.

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Passing the Design Ball Delegated Professional Design

By Kevin O'Beirne, PE, FCSI, CCS, CCCA, CDT

Few things in design and construction are so misunderstood as delegation of professional design: what it is, its legality, how to do it, how to review delegated design submittals, and other matters. Darn it, I'm tired of this ignorance, so I'm sharing some information about it.



When it's done properly and with care, delegation of professional design can be a useful tool to optimize project costs and encourage innovation in selected areas of the work. On the flipside, when it is done incorrectly, or when the project's design professional exceeds its authority relative to reviewing delegated design submittals, the lines of professional liability can become blurred, which is no good for the project architect or engineer's professional liability insurance premiums, and it might help to get your name published in the licensing board's quarterly listing of violations.

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NHCSI Chapter Meetings

March and April Meetings: Cancelled due to the Corona-virus.

Future Chapter Meetings:

- *Continuous Insulation: Code Compliance and the NFPA 285 in Commercial Wall Assemblies* by Bob McEachern, CSI, CCPR, CDT of Roof Tech Sales.
- *State-of-the-Art/State-of-the-Practice in Specifiable Chemicals and Coatings* by Cole Stanton, CSI at the ICP Group, Andover, MA.
- Summer outing in the Portsmouth area.

Virtual Meetings

- *Building Enclosure Systems Avoiding Failures*, Boston CSI Chapter meeting. For additional information and to register, please click [here](#).
- Please check our [calendar](#) for upcoming virtual meetings by others.



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Member Highlights

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Vice President: Program Chair	Rich Saklad, RA, CSI Property Manager Wentworth-Douglas Hospital Dover, NH saklar@comcast.net
Secretary / Treasurer: Website / Newsletter Editor	Wayne Wheeler, PE, CSI, CDT 2 Winsor Avenue Concord, NH 03303 wadowheels@icloud.com
Chapter Director:	Bob McEachern, CSI, CCPR, CDT Roof Tech Sales, LLC 17 Holiday Lane Hampstead, NH 03801-0395 603.494.3757 bmceachern@rtsreps.net
Chapter Director:	John Gant, CSI, CCS, CCPR, CDT, AHC Allegion 2 Madeline Lane Cape Neddick, ME 03902 781.775.5010 john.gant@allegion.com

New Members 2020

Brian Olas, CSI—February, [Exterus Furniture](#)
Doug Sargent, CSI, ASCE —March, [Wright-Pierce](#)

Sponsorships Available!

Contact the Editor for further details.

Sizes and Cost

One year = 4 Issues

Business Card	\$60 Per Year
1/8 Page	\$80 Per Year
1/4 Page	\$165 Per Year
1/2 Page	\$250 Per Year
Full Page	\$375 Per Year

Editor: Wayne Wheeler, PE, CSI, CDT
info@nhcsi.org

A Forgotten Frank Lloyd Wright House is Preserved for the Benefit of the Public Forever

With the help of a donor, the Currier Museum of Art acquires a rare "Usonian Automatic" house by America's most important architect.



The Currier Museum of Art has acquired a second Frank Lloyd Wright house in Manchester, New Hampshire. It is one of only seven Usonian Automatic houses to survive. The museum now has two outstanding houses by America's most important architect, making possible exciting new experiences for visitors.

An anonymous donor has provided the funds to purchase the house. The donor states: "It is a real privilege to be able to help the Currier Museum of Art acquire this house designed by Frank Lloyd Wright, known as the [Kalil House](#). This is an important piece of American architecture and the public's enjoyment of this house will be increased immeasurably by having the [Zimmerman House](#) just three doors down for comparison and contrast."

[Tara Ikenouye](#) and [Bill Waterston](#), [WJE Enclosure](#) consultants and CSI Members, performed a condition assessment and designed roofing replacements and concrete repairs for the house prior to transfer of ownership.

Together with the museum's Zimmerman House, also by Wright, the new house establishes Manchester as a significant center of Wright's residential architecture, while also offering immersive experiences beyond the museum's walls.

[Read More.](#)

Spring 2020 CDT Certification Registration

Exam Window: April 20 - May 22, 2020
Early Registration: February 19 - March 19, 2020
Late Registration: March 20 - May 20, 2020
Results Notification: June 2020 via email*

Registration Opens February 19, 2020

	Member Rate		Non-Member Rate	
	Regular	Late	Regular	Late
CDT Certification	\$375	\$545	\$625	\$795
Student Registration	\$165 with valid ID/transcript stating current term			

Who's that Kid Holding the Wrench? How to Resolve Defective Work

By Kevin O'Beirne, PE, FCSI, CCS, CCCA, CDT

One day at the office—that of a sizable engineering firm—about ten years ago, the phone rang. Our client was on the other end and after the usual pleasantries asked, almost curtly, “Who was the kid at the site spotted today holding a wrench?”

“Um...” I tried to think quickly. “I honestly don’t know. It couldn’t have been our guy.”

“Yeah, well, if it was, he’d better not do it again!” snapped the client.

When the very-bright young engineer we had assigned to serve as the onsite construction observer returned to our office later that day, I asked, “Did you tighten some bolts or something today at the plant? If so, you were spotted with a wrench in your hand and the client called me about it.”

“Yeah,” he said, visibly annoyed. “I’m guilty as charged. I tried to help on that issue where the contractor dug in his heels about fixing few simple loose nuts and the client’s people refused to do it as well. You know—the one that’s keeping us from starting up the whole new pumping system. All I did was tighten up a half-dozen nuts so we could start up the thing and finish this job!”

[Read More](#)

Where Did the Good Drawings Go?

By Jeff Potter, CDT, Specifications Writer,
HMC Architects

I recently was listening to a construction podcast where one of the topics briefly discussed was how terrible drawings have become. More like copy and paste, drag and drop type documents. This isn’t the first I have heard this, but this time, I stopped to think why. Why has an industry that was known for perfection and being detailed oriented now being referred to by a Contractor of almost the opposite? Well, personally I think it comes down to several areas where Architecture has failed.

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My Asbestos Encapsulation Experience

By Wayne Wheeler, PE, CSI, CDT

Our house, located in Concord, New Hampshire, is a cape constructed in 1941 which has steam heat. Since we moved in 1985, I was concerned about the asbestos insulation on the basement steam pipes but was not sure exactly which direction to take.

In order to have a new boiler installed, as the homeowner, I was required to have a portion of the asbestos insulation removed in order for Irving Energy to install the boiler about 10 years ago. Due to the immediacy of the work to be done, I removed the insulation myself, bagged it, and hired an asbestos abatement contractor to properly dispose of it. The cost was approximately \$200 for the disposal of two bags.



In 2016 the asbestos was deteriorating to the point where I knew I had to deal with it so I contacted the [Regional Sales Manager](#) of [Fiberlock Technologies](#).

He recommended using two products, 6-inch wide [Serpi Wet-Wrap 'N' Seal](#) and [High Temperature Encapsulant SerpiMastic \(Sprayable\)](#).

After purchasing the two products, I proceeded to wet wrap our asbestos pipe insulation. I felt as though I was putting a cast on a broken arm. It was easy to install and I felt that I had accomplished a great feat. After allowing the wrap to dry, I brushed on a coat of the encapsulant and let it dry.

After looking at my brush work, I applied second and third coats to thoroughly cover the asbestos pipe insulation in areas where I had missed.

It has been almost 4 years since I encapsulated our asbestos pipe insulation and we have not had any problems with the encapsulation. It looks the same as when we installed it.

The total cost of encapsulation of our asbestos pipe insulation was approximately \$750 which is considerably less than the cost of having an asbestos abatement contractor remove and/or dispose of the asbestos insulation.

During our January 2020 NHCSI meeting held at the [ICP Group](#) in Andover, I had the pleasure of relating to [Cole Stanton](#), our presenter and fellow NHCSI member, how happy I was with their products.

"We have built a generation of 'distraction machines' that make great feats of concentrated effort harder instead of easier.... Perhaps a single rule is enough: our computers should never make us stupider."

—Tim Wu (the Julius Silver Professor of Law, Science and Technology at Columbia Law School)

First LEED Platinum Office Transitions to Solar



Bedford, N.H. --- New Hampshire's first LEED Platinum office building has transitioned to solar power. ReVision Energy recently installed an 80-panel rooftop solar array at Sullivan Construction in Bedford. The 25.2-kilowatt array will generate nearly 28,000 kilowatt hours of solar electricity and offset 29,000 pounds of carbon pollution per year.

The Leadership in Energy and Environmental Design (LEED) standard is the current benchmark for the design, construction, and operation of high-performance, sustainable buildings. The rating system was created to promote environmentally responsible building practices that focus on decreasing annual operating costs through optimal energy use, reduction of fossil fuel dependence, and the promotion of a safe, healthful facility.

The facility's transition to solar power will offset nearly half of its electric load. The clean energy produced by the solar array is equivalent to offsetting the burning of seven tons of coal per year or 31 barrels of oil or the carbon sequestered by 16 acres of forests.

The renewable energy project precedes Sullivan Construction's celebration of its 50th anniversary next year. "We are always looking for ways to enhance our capabilities and improve our efficiencies," according to company owner Tom Sullivan. "The solar array will allow us to demonstrate our commitment to energy efficiency and to share a commitment to our next 50 years!"

Sullivan Construction has been at the forefront of sustainable construction technologies and is active in all major segments of commercial construction. The company specializes in healthcare, education, retail, office, banking, manufacturing, and biotech facilities.

ABOUT REVISION ENERGY

ReVision Energy is the region's most experienced solar company and is ranked #1 Rooftop Installer in New England by Solar Power World Magazine. ReVision Energy has also been named a "Best for the World" company by B Labs. Learn more at revisionenergy.com.



Coastal Flood Risk Science and Technical Advisory Panel Releases Science Summary

Portsmouth, NH – On behalf of the 2019 New Hampshire Coastal Flood Risk Science and Technical Advisory Panel (STAP) Steering Committee, the New Hampshire Department of Environmental Services (NHDES) is pleased to announce the publication of the [New Hampshire Coastal Flood Risk Summary, Part I: Science \(Part I\)](#), as well as a request for input on the [DRAFT New Hampshire Coastal Flood Risk Summary, Part II: Guidance for Using Scientific Projections \(Part II\)](#).

Pursuant to RSA 483-B:22, NHDES has convened representatives of the NH Department of Transportation, NH Division of Homeland Security and Emergency Management, NH Office of Strategic Initiatives, NH Department of Administrative Services, NH Fish and Game, NH Department of Natural and Cultural Resources, Rockingham Planning Commission, Strafford Regional Planning Commission, and the University of New Hampshire to supervise an update of storm surge, sea-level rise, precipitation, and other relevant projections originally summarized in the 2014 report to the New Hampshire Coastal Risk and Hazards Commission, Sea-level rise, storm surges, and extreme precipitation in coastal New Hampshire: Analysis of past and projected future trends.

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Join the CSI Northeast Region Board

Get more CSI experience, meet people outside of your chapter, get leadership experience and training, and have fun.

Positions open: Vice President and Treasurer
2 year Terms from July 1, 2020 until June 30, 2022

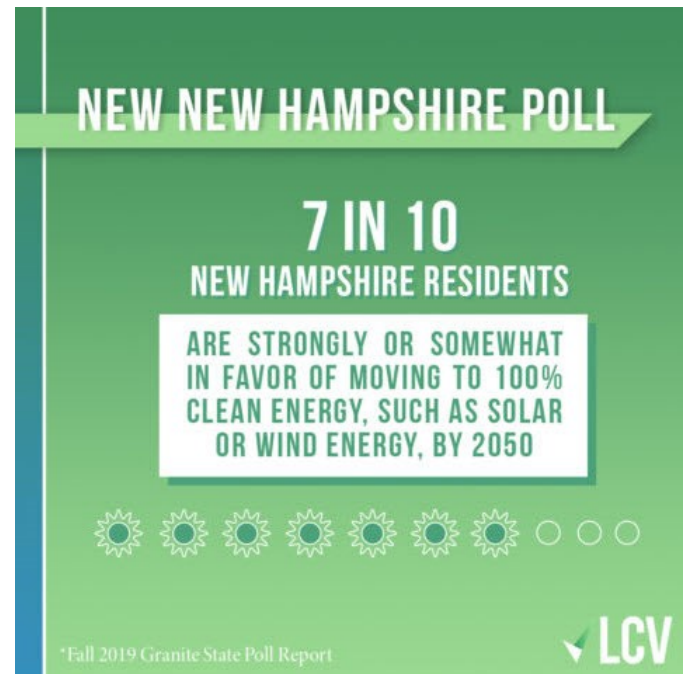
Qualifications required to serve as an officer of the Northeast Region:

“All members nominated to serve as an Officer must have been a CSI Member for at least 2 years and served in a leadership position at a Chapter or at the Region.”
A leadership position at the chapter or region level would be a director, officer, or committee chair.

For additional information, please click [here](#).



Boston harbor brings ashore a new enemy: Rising seas. Facing climate change, Boston must gird itself for an era of rising water — or be inundated. — February 19, 2020 | The Washington Post | By Steven Mufson



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What Makes You Cringe?

By Wayne Wheeler, PE, CSI, CDT

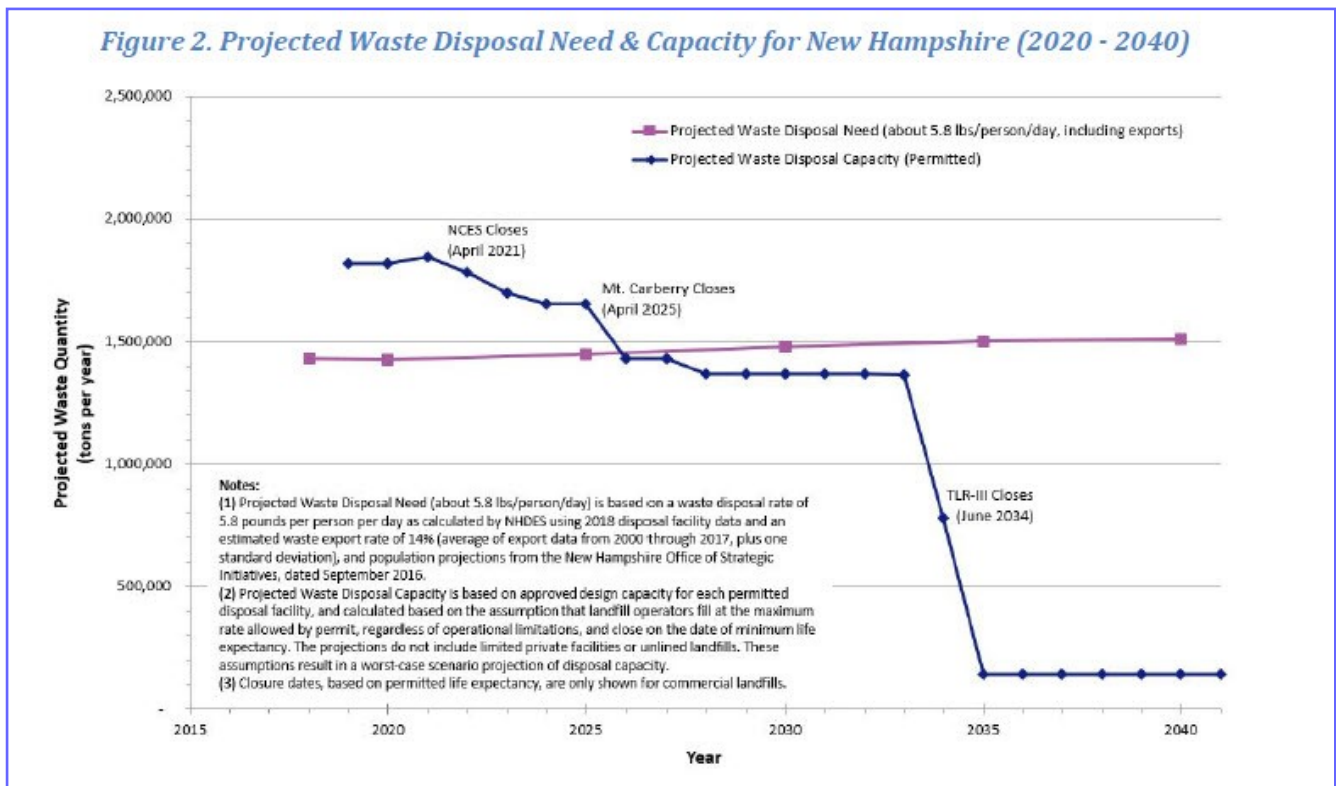
Every time I see a recyclable in the trash at home or paper or other recyclables in the trash at work, I **cringe**, reach into the trash, and rescue that piece of paper from a life inside a “huge plastic bag” in the NCES Landfill located in Bethlehem, New Hampshire.

Having worked at the New Hampshire Department of Environmental Services' (NHDES) Solid Waste Management Bureau for 16 years, I realize the importance of recycling.

“Figure 2 in the October 2019 Biennial Solid Waste Report by the New Hampshire Department of Environmental Services illustrates NHDES' projections for the quantity of solid waste generated in New Hampshire needing disposal compared to available permitted disposal capacity at New Hampshire's landfills and incinerators.”

“Based on a review of Figure 2, NHDES predicts a limited shortfall in disposal capacity between 2025 and 2034, ranging between about 20,000 and 120,000 tons per year. In 2034, assuming that TLR-III Refuse Disposal Facility in Rochester, NH closes, the Wheelabrator Concord Company L.P. waste-to-energy plant in Concord, NH remains operational, and there are no changes in current solid waste diversion rates, the state will experience a shortfall in disposal capacity of about 1.35 million tons per year thereafter. Although some landfills may have physical space to accommodate future expansions, NHDES' projections do not consider hypothetical capacity, but are based solely on permitted capacity as of the date of this report. As disposal facilities seek approvals for additional permitted capacity, the projections made herein are subject to change.”

So does it go in the trash? We have another 5 years to change our solid waste habits before the cost of disposing our solid waste makes **us all cringe!**.



Conference: May 28-May 30, 2020
Hotel 1620
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“Rewrite and revise. Do not be afraid to seize what you have and cut it to ribbons ... Good writing means good revising.”

—William Strunk, Jr.

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March Test Your Knowledge

Be one of the first three to answer the following CSI CDT study questions correctly to be eligible to have a 1/2 page ad published in the next edition.

- Which of the following is not a management expertise that contractors bring to the project delivery process?**
 - Knowledge of factors that influence cost, time, and quality
 - Identifying codes and regulations applicable to the design
 - Ability to manage multiple subcontractors and suppliers
 - Experience with managing a construction budget in a risk-based setting
- Which of the following is not a construction schedule milestone?**
 - Submittal approval
 - Project delivery and team selection processes
 - Procurement (bidding/negotiating/purchasing) activities
 - Contract completion
- Products can be categorized into the following types:**
 - Standard products, custom products, natural products, manufactured products
 - Materials, commodities, products, assemblies, equipment
 - Materials, standard products, custom products, assemblies, equipment
 - Standard products, custom products, commodities, equipment

Submit your answers and contact info to info@nhcsi.org

December Test Your Knowledge Answers

- Prior to BIM the following drawings required specialized skill to produce and were used rarely in construction drawings:**
 - Non-scaled views and plans
 - Plans and reflected ceiling plans
 - Perspectives and isometrics [PDPG 11.2.9]**
 - Sections and perspectives
- As a result of the widely held misconception that a contractor's responsibility for defective work lasts only for the one-year guaranty period:**
 - The supplementary conditions should state that the period last a specific additional length of time
 - EJCDC and AIA documents state correction period instead of guaranty period [PDPG 16.10.3]**
 - The owner accepts any repairs after that date
 - The courts relieve the contractor of his responsibility
- It is important to establish the site conditions prior to:**
 - Notice to Proceed
 - Mobilization [PDPG 14.7]**
 - Negotiating Procurement
 - Signing the contract

Answer Ref.: PDPG is CSI's *Project Delivery Practice Guide*

Why a Well Edited Specification Matters

By Jeff Potter, CDT, Specifications Writer,
HMC Architects

In an era where Drawings are just not as good as they used to be, specifications need to be better and tighter. The Contractors know where to look to make their money, they have it down to a science. Yet, is the Architecture industry adopting to this? In my mind, no.

The industry is more focused on technology to help production and save cost on the front end than producing quality construction documents to save costly change orders on the backend. I believe they think this effort will save time on production and thus create the time needed for better coordinated documents. This isn't the case. As I have heard several times, "They will just figure it out in the field." Well that mentality produced a \$40,000 dollar change order because the team did not want to spend the time to figure it out, which would have been a fraction of the cost if they would have figured it out. So when the Drawings are lacking, I feel it's the responsibility of the spec writer to produce a project manual, to the best of THEIR ability, in order to help out other lacking areas.

[Read More](#)

Help Wanted

Members: Must be enthusiastic, willing to learn something new, fun loving, and sympathetic to engineers. Click [here](#) to join.

Directors and Committee Chairs: Must be willing to work for free; periodic planning meetings with meal included; become eligible for 2 CEUs for [architects](#) and [engineers](#).

Dinner Meeting Venues: Willing to offer office conference room for a group of engineers, architects, product representatives and contractors. No registration fees or dinner charges for staff attendees.

Sponsors: In order to keep meeting registration costs low, we need website, newsletter, and meeting sponsors.

Newsletter Articles: We need your articles for the newsletter; business card ad included at no charge.

Letters to the Editor: We would like your comments and suggestions for future articles, etc.

Please email us at info@nhcsi.org.

Specs + Data = ?

By Jeff Potter, CDT, Specifications Writer,
HMC Architects

The AEC industry is finally recognizing their treasure chest of data. It's like the explosion of analytics with baseball, it took over 100 years for baseball to realize what data chest they had and how to implement it.



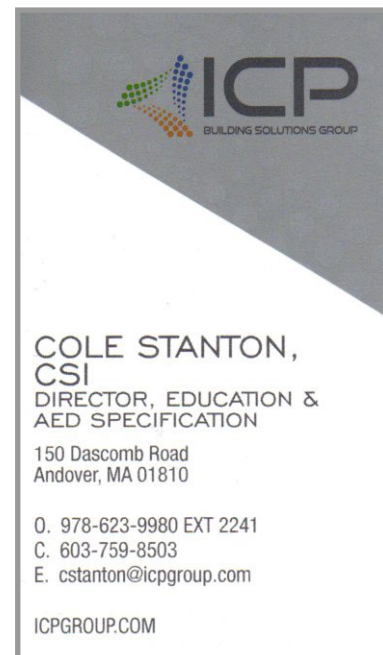
The same event is happening within the AEC industry and you better hop on the train now because it's moving fast. Everything from the design of the building to the construction of the building is using data now in some capacity, but what about the specs? How can data assist or improve the role of specifications? The answer is probably not what you think...

When I realized the treasure chest of spec data I was sitting on (I work with a software where everything is stored on a server), my mind literally had one of those light bulb moments.

Initially, from our project history in the server, I was able to figure the most commonly used sections and do two things:

- First, I cut down our 100 page specifications checklist to 40 pages, and finally to what is now 10 pages, of all the common sections for selections.
- Second, I created a historical archive where we keep those sections that have only been used once or twice in the past 4 years to be stored.

[Read More](#)



COVID-19 Response Checklist

The checklist was developed collaboratively with senior executives from 17 associations including professional societies, trade associations, and a global association management firm.

The purpose was to pull together a list of the primary areas the organization needs to be concerned with. The goal was to ensure the organization takes care of its members and itself while responding appropriately to the developing situation.

This framework is not meant to be comprehensive, just helpful. This does not replace legal advice, which is a necessity in these circumstances.

The checklist is divided into five categories, while acknowledging there is overlap between them all. The categories are: (1) Member Communication, (2) Meetings, (3) Vendors and Sponsors, (4) Business Model Impact and Revenue Hit, and (5) Disruptions/Silver Linings.

To download the checklist, please click [here](#).

Coronavirus and HVAC: ASHRAE Releases Guidance Material

ASHRAE has released information to help address coronavirus disease 2019 (COVID-19) as it relates to heating, ventilating, and air-conditioning systems.



In response to ongoing developments, ASHRAE has released proactive guidance to help address coronavirus disease 2019 (COVID-19) concerns with respect to the operation and maintenance of heating, ventilating, and air-conditioning systems.

The [ASHRAE COVID-19 Preparedness Resources webpage](#) provides easily accessible resources from ASHRAE to building industry professionals.

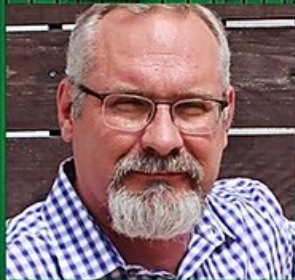
"The recent escalation in the spread of coronavirus disease 2019 is alarming on a global scale," said 2019-20 ASHRAE President Darryl K. Boyce, P.Eng. "While ASHRAE supports expanded research to fully understand how coronavirus is transmitted, we know that healthy buildings are a part of the solution. ASHRAE's COVID-19 Preparedness Resources are available as guidance to building owners, operators and engineers on how to best protect occupants from exposure to the virus, in particular in relation to airborne particles that might be circulated by HVAC systems."

New Hampshire Department of Health and Human Services

COVID-19

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NHCSI Chapter Director Appointed

NHCSI is pleased to announce the appointment of a new Director, John Gant, CSI, CCS, CCPR, CDT, AHC. John will fill one of the Chapter's vacant Director positions until the close of our fiscal year ending June 30.



John Gant

Project Coordinator, AHC, CCS, CCPR, CDT, FDAI

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Key projects specified

Mount Washington Hotel Addition, Bretton Woods, NH
K1 Base Lodge, Killington, VT
Northeastern University EXP Building, Boston, MA
National Coast Guard Museum, New London, CT
Boston Engine No. 42, Boston, MA
Dedham Public Safety, Dedham, MA
Wake Robin Retirement Community, Shelburne, VT
Reliant Medical, Various Locations, MA
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MIT Campus Fire Door Upgrades, Cambridge, MA
MIT Stata Center Renovations, Cambridge MA
Boston College Various Projects, Newton, MA
Phillips Exeter Academy Various Projects, Exeter, NH
Vermont Veterans Home, Bennington, VT
Woburn AvalonBay, Woburn, MA
Wilmington High School, Wilmington, MA
Windham Schools, Windham, NH
Pine Grove Elementary School, Rowley, MA
The Residences at Forest Hills, Boston, MA
The Residences at Alewife Station, Cambridge, MA
Manchester Municipal Complex, Manchester, NH
The Willows at Medway, Medway, MA

Specifier credentials key

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Certified Construction Specifier (CCS)
Certified Construction Product Rep (CCPR)
Certified Door Consultant (CDC)
Construction Documents Technologist (CDT)
Construction Specifications Institute Member (CSI)

Distinguished Architectural Hardware Consultant (DAHC)
Door and Hardware Consultant (DHC)
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