

# FORMER FOXBOROUGH FIRE STATION PURCHASE PROPOSAL



**DOUGLAS A. KING BUILDERS, Inc.**  
115 Main Street, Suite 1D  
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February 14, 2019



**DOUGLAS A. KING BUILDERS, INC.**

115 Main Street, Suite 1D  
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FAX (508) 238-1648

February 12, 2019

William G. Keegan, Jr., Town Manager  
Town of Foxborough  
40 South Street  
Foxborough, MA 02035

**RE: Downtown Mixed-Use Project**

Dear Mr. Keegan:

We are excited to submit this proposal for the Town's former Fire Station and 21 Market Street. Our goal is to develop, build and manage our properties in a manner the whole community can be proud of. We have put together a project team that has done a thorough investigation of the existing conditions and formulated a comprehensive redevelopment plan.

The former Fire Station will be renovated and converted into a restaurant/brewery with 4 apartments above. Shovel Town Brewery committed to expanding their successful business model in Foxborough. A key part of the expansion is to open a restaurant style pub brewery at this location by forging partnerships with local farms to provide farm-to-table meals.

The former funeral home at 21 Market Street will be demolished and a new 15 unit apartment building with underground parking will be constructed. This building will be similar construction to our existing 15 unit apartment building with underground parking located within the former Foxborough State Hospital.

This redevelopment of both properties will generate an estimated real estate tax of \$76,800 per year plus meals tax. The Brewery will create 20-25 new jobs.

One of the biggest challenges is the environmental condition of the buildings and site. Boston Environmental, who abated the former State Hospital Power Plant, conducted a preliminary investigation and issued a "Rough Order of Magnitude" cost estimate. This estimate is worst case without testing but was a large factor on our bid price of \$405,000.

Thank you for the opportunity to present this proposal for the redevelopment of the former Foxborough Fire Station and 21 Market Street. If you have any questions please do not hesitate to give me a call.

Sincerely,

Douglas A. King  
Douglas A. King Builders, Inc.

**Town of Foxborough**  
**Proposal for Downtown Mixed-Use Project**

Below please find responses to each item within the “*Town of Foxborough Development Opportunity Requests for Proposals for Downtown Mixed-Use Project*” from Douglas A. King Builders, Inc.

**Item #7. SUBMISSION REQUIREMENTS:** This Proposal complies and/or fulfills each of the submission requirements detailed in item #7, letters “A” through “J” in the RFP. Each item is listed followed by a detailed response:

**A. Statement of Interest:** Douglas A. King Builders, Inc. proposes to redevelop the former Foxborough Fire Station and abutting funeral home property into a mixed commercial and residential development. The former fire station building will be maintained and converted into a restaurant/brew pub with residential apartments on the second floor. The former funeral home will be demolished and a new residential structure with fifteen (15) one-bedroom rental apartments and off-street parking constructed thereon. Most importantly, the plan will retain all of the significant portions of the former fire station; most notably the character-defining tower and red brick facade.

***Highlights of Developer’s Qualifications:*** Douglas A. King Builders, Inc. is uniquely qualified for this project having completed similar successful restoration/renovation activities at the former Foxborough State Hospital, downtown Easton, MA and at the well-known and highly successful *North Easton Village Properties* in Easton. These and other projects are discussed in more detail below.

***Compliance with RFP Objectives:*** This proposal retains the unique and iconic fire station building facing the Town Common. A local restaurant/brew pub will lease the first floor of the renovated building. The garage portion of the building and the abutting abandoned funeral home will be demolished and replaced by a 15-unit multi-family dwelling. Each of these actions is not only in compliance with the RFP but fulfills all six (6) of the Purposes of the *Foxborough Center Overlay District* by-law. This Proposal also fulfills the Purpose of the “*Design Review Overlay District*” which states: “*To preserve and enhance the cultural...resources of the Town of Foxborough...*”. Even further, it meets five (5) of the seven (7) standards listed therein. All are discussed in more detailed below.

***Project Team:*** Owner and President, Douglas A. King is joined by site engineer William Buckley, Jr., P.E. President of the Bay Colony Group and Foxborough land use attorney Frank Spillane, Esquire. The architectural team is led by Annino Incorporated, a well-known local firm. Any environmental remediation will be performed by the Boston Environmental Corporation which has a long history with successful work under the Massachusetts Contingency Plan (MCP). The curriculum vitae for each team member is included in Exhibit “A”.

**B. Applicant Qualifications:** Douglas A. King Builders, Inc. is uniquely qualified for this project having completed similar successful projects in Foxborough, Easton, Norton, Raynham and Walpole; all involving the renovation of significant buildings. Examples include the “*Village Town Homes at Chestnut Green*” in Foxborough where 22 single-family homes and 92 townhouses/apartments were an important component of the overall campus redevelopment. The former superintendent’s residence was also retained and renovated into three (3) residential units (Exhibit B). (It should be noted that Mr. King has been the recipient of the “Paul E. Tsongas Award for Historic Preservation” for the former Foxborough State Hospital improvements.) The Easton projects involved the renovation of the historically significant “Handle Shop” and “Steadfast Rubber Factory” buildings at the former Easton Shovel Shops complex. A plan of the redevelopment highlighting the work by Mr. King is attached as Exhibit C. Major renovations were also made to multiple buildings within the North Easton Village Town center (Exhibit D). “*Queset Commons*” 40R Smart Growth Overlay District a mixed use development in Easton has been well received in the marketplace and is entering phase II (Exhibit E). An organizational chart of key personnel for this project is attached Exhibit F.

**C. Developer Project Experience:** Douglas A. King Builders, Inc. has been in business for over fifty (50) years and is a highly respected developer on the South Shore. Mr. King has redeveloped portions of the “*North Easton Village Properties*” into a vibrant, mixed use development as well as the rehabilitation of multiple structures in Easton’s Central Business District (CBD). Awards include; Metro South Chamber of Commerce Economic Development Impact Award 2003, 2015 & 2018, the Paul E. Tsongas Award for Historic Preservation, the 2013 Man of the Year, Crohn’s & Colitis Foundation of Greater Boston, the 2013 Builder of the Year, Builders Remodelers Association of Greater Boston, the Easton Chamber of Commerce “Outstanding Business Citizen Award” also in 2013 and the Massachusetts Historical Commission 2003 Preservation Award for the reuse of the former Oliver Ames High School. The Company is well known for completing highly successful, mixed-use developments as well as for its historic preservation work. As noted above, one of his most notable accomplishments is the development at the former Foxborough State Hospital.

**Development Examples:** Douglas A. King Builders, Inc. has successfully completed several large mixed-use developments. A few key projects include:

- The redevelopment of the former *North Easton Village Properties* into a vibrant downtown area of mixed use buildings. This re-development includes 20 properties, 60 apartments along with 110,000 SF feet of commercial, office and retail users (Exhibit C). The projects supported the construction of a sewage treatment facility owned and operated by the Town of Easton. The Shovel Shop Brewery, a key commercial tenant in that development, wishes to expand and is the proposed commercial tenant for the fire station project.



- Redevelopment at the Foxborough State Hospital included 70 new units of attached dwellings, 22 new units of single-family dwellings and 22 apartments. A highlight of the project was the renovation of the former Superintendent's house into three (3) residential condominiums (Exhibit B). This project also involved the demolition and removal of several substantial concrete & brick structures.
- Queset Commons, Easton, MA was one of the Commonwealth's first developments under the Section 40R Smart Growth regulations. This mixed-use development consists of 280 residential units in five (5) separate buildings, a restaurant (the Stone Forge Tavern) and 116,000 SF of commercial space. It required the construction of a privately developed and managed waste water treatment facility. The Town of Easton purchased 50,000 gpd of usage from Queset Commons as part of the Easton's Master Plan and the new Queset Commercial District. Two (2) aerial photos and a plan of the development are attached as Exhibit E.

**Total Development Costs:** A detailed pro forma is attached as Exhibit G. A funding commitment letter from the North Easton Savings Bank is attached as Exhibit H.

**Development Team Members:** As noted above, the curriculum vitae and references for the project team members are included in Exhibit A.

#### **D. Conceptual Project Description:**

**Development Program:** The majority of the former fire station building will be retained and renovated. The first floor will become a 4,600 square foot (SF) restaurant with approximately 80 seats for indoor dining, 36 seats in an outside patio (seasonal) and 28 seats at a u-shaped bar. A small addition will be added to the Rockhill side of the structure for a new staircase and elevator to comply with ADA requirements. The proposed building layouts, restaurant/brew pub floor plan and building façade are attached as Exhibit I.

The rear garage area and former funeral home structure will be demolished. A new, free standing, 15-unit apartment building with fifteen (15) parking spaces under the structure will be constructed as shown on the accompanying building façade, site plan sketch and proposed internal layout (Exhibit J). The new residential building will be serviced by an elevator. There will be an eleven (11) space surface parking lot between the two buildings. The new apartment building will be 'stick built' with a façade of brick, hardi-board and molded trim designed to compliment the abutting structures and to blend into the historic nature of the neighborhood.

Prior to any substantial demolition work commencing, Massachusetts Contingency Plan (MCP) Phase I and Phase II studies will be completed. This will include subsurface testing to confirm the previously released fuel oil has been entirely remediated. Internal abatements measures (lead paint & other regulated materials) will be identified and

removed pursuant to MCP requirements and procedures. A copy of the proposed work schedule and estimated costs is attached as Exhibit K.

**Project Unit Mix & Dimensional Details Information:** The gross floor area of the renovated restaurant/brew pub will be 4,600 (+-) square feet (SF). There will be a total of nineteen (19) new market-rate apartments within the two (2) buildings. There will be four (4) one-bedroom units in the former fire station building and fifteen (15) one-bedroom units in the new building. The units in the existing building will range from 450 SF to 765 SF. The units in the new structure will range from 740 SF to 940 SF.

Existing lot coverage of the two buildings is 90% (+-). The proposed coverage will be reduced to 85% (+-). The new residential structure will be four-stories high serviced by an elevator. Both structures will fully comply with the Americans with Disabilities Act (ADA). No so-called “affordable” units are proposed; all units will be rented at market rates. Scaled drawings of both buildings and interior layouts are attached as Exhibits I and J.

**Relation to Surrounding Uses:** As noted above, the iconic former fire station building will be retained and renovated. The commercial entity on the first level will be a restaurant/brew pub. It will face the Town Common with outside seating and will be highly visible for passing motorists and pedestrians. The establishment will compliment the Marylyn Rodman Performing Arts Center. Patrons are expected to come into the area to dine and drink at the facility both before and after events. The growth of the micro-brew industry in Massachusetts over the last five to ten (5-10) years has been profound. As such the new restaurant/pub will attract a wide range of patrons. It is also expected to become a local meeting place for visitors attending events at Gillette Stadium.

The proposed 15-unit residential apartment building on Rockhill Street will generally match the building height of the former fire station and the adjacent Judy’s Flower shop buildings (Please refer to Exhibit J). Given the slope down Rockhill Street from the Town Common (fourteen feet +-), the building will be in scale with the existing streetscape. As noted above, the use of hardiboard siding and wooden shingles will aesthetically blend it into the neighborhood. Fifteen (15) parking spaces (in compliance with the By-law) will be created under the building while a new eleven (11) lot surface parking area will be constructed between the two buildings. These are illustrated on a schematic drawing as attached as Exhibit L.

**Proposed Design & Improvements:** As noted above, the majority of the existing fire station building will be retained, substantially upgraded and modernized. The lower level garage bays and abutting former funeral home will be demolished. A new four (4) story apartment building will be constructed to the rear of the fire station building. There will be fifteen (15) off-street parking spaces under the new building and eleven (11) surface spaces adjacent to it (Exhibit L). The use of red brick, hardiboard siding and wood shingles with molded trim will aesthetically blend the building into the neighborhood. The conceptual plans for each building are attached as Exhibits I and J respectively.

**E. Project Schedule:** The project time line is dependent upon the closing date with the Town. Permitting will commence immediately after the sale is finalized. Preliminary demolition and environmental testing/remediation activities will follow directly after the appeal periods for the necessary permits have expired. Construction will commence shortly thereafter. A proposed construction phasing schedule and time line is attached as Exhibit M.

**F. Financial Information:**

- **Anticipated Financial & Management Interests:** It is the intent of Douglas A. King Builders, Inc. to add these two (2) buildings to the company's portfolio by owning and managing both. The company currently owns and manages 400,000 +/- SF of commercial/mixed use/office space and leases 486 residential units in the South Shore area with less than a 5% vacancy rate.
- **Strategy for Securing Equity & Financing:** As noted above Douglas A. King Builders, Inc. currently owns and manages 400,000 +/- SF of commercial/mixed use/office space and leases 486 residential units. Several other large projects are currently under construction. The company has over a fifty (50) year relationship with local banks and a commitment letter from the North Easton Savings Bank is attached as Exhibit H. If necessary, financial Statements are available for viewing upon request but must be kept confidential.
- **Banking:** As noted above, a commitment letter from the North Easton Savings Bank is attached as Exhibit H. Correspondence from Eastern Bank is included in Exhibit R.
- **Pro Forma:** A draft Pro Forma is attached as Exhibit G.

**G: Financial Proposal:** Douglas A. King Builders, Inc. offers \$405,000 for the purchase of the Project Site. A signed copy of the "*Financial Proposal For Foxborough Downtown Mixed Use Project*" is attached as Exhibit O.

**H. Request For Proposal Security:** \$2,500.00 cash for security accompanies this Proposal.

**I. Disqualification Disclosure Document:** An affidavit declaring that Douglas A. King Builders has not been dismissed or disqualified from any bid contracts within the past five (5) years is attached as Exhibit N.

**J. Financial Disclosure Documentation:** An affidavit declaring there are no conditions of bankruptcy, pending litigation, office closures, impending mergers or other financial problems is also included in Exhibit N.

**Item #9. PROPOSAL MINIMUM REQUIREMENTS:** Douglas A. King Builders, Inc. has fulfilled the minimum requirements of the RFP as follows:

**A. Complete Proposal:** Per the requirements of Section 7 within the RFP there are an original and nine (9) copies of this Proposal. It is also on a USB flash drive in a pdf format.

**B. Previous Experience:** Douglas King Builders, LLC has completed several similar mixed-use developments as detailed in the response to item #7. SUBMISSION REQUIREMENTS, Letter “C” above.

**C. Development Team References:** Please find references for the following team members attached as Exhibit A: Douglas A. King, William Buckley, Jr. P.E., Boston Environmental Corporation and Annino Architects & Planners Incorporated in Exhibit A.

**D. RFP Security:** \$2,500 in cash accompanies this Proposal.

**E. Financial Capacity:** Douglas A. King Builders, Inc. has the proven capacity to complete the proposal. Please refer to Exhibit P which is a compilation of some of the most recent projects undertaken by the company and their estimated costs.

**F. Non-Collusion:** Please refer to Exhibit Q.

**G. Attestation:** Please refer to Exhibit R.

**Item #10. EVALUATION OF PROPOSALS:**

In an effort to assist the Town in its review, each of the five (5) *Comparative Evaluation Criteria* (items “a” through “e”) found in item #10. *Evaluation of Proposals* within the RFP are noted and followed by detailed responses. We believe each response fulfills or exceeds the “*Highly Advantageous*” criterion.

*a. Consistency with Project Vision Described in Section 2:* This Proposal is not only in compliance with the RFP but fulfills all six (6) of the Purposes of the *Foxborough Center Overlay District* by-law. This Proposal also fulfills the Purpose of the “*Design Review Overlay District*” which states: “*To preserve and enhance the cultural...resources of the Town of Foxborough...*”. Even further, it meets five (5) of the seven (7) standards listed therein. The key attributes of this signature building - the tower and the red brick façades facing the Town Common and Rockhill Street will be retained. The building has been a fixture on the Common since 1928 and will continue to remain as such under this



Proposal. The new apartment building will be four (4) stories high with a façade of red brick and hardiboard. Given the slope down Rockhill Street from the Common (fourteen feet +/-), this building will blend into the streetscape. The result will be a project which will be in harmony with the scale and architecture of the surrounding uses.

In compliance with the zoning, the proposal is for a mixed use development. A 4,600 SF commercial restaurant/brew pub will be situated on the first floor of the building. Four (4) units of rental apartments will be on the second floor. The proposed new building on Rockhill Street will have fifteen (15) one-bedroom apartments with parking for fifteen (15) vehicles under the building. Surface parking for eleven (11) vehicles is proposed between the two buildings. Adding new residents to the downtown fulfills one of the primary goals for enhancing the Central Business District (CBD) and will provide an economic stimulus to the area.

*b. Consistency with Downtown Vision and Downtown Strategy:* The proposal meets all four (4) of the Purposes of the *Foxborough Center Overlay District* by-law. Beyond the additional tax revenue to the Town, the proposed restaurant and nineteen (19) new apartments will be a financial and visible benefit to the downtown area. The new residents will patronize existing establishments as well as the new restaurant/brew pub. The proposed fifteen (15) new parking spaces under the residential building should virtually eliminate the need for these new residents to park on abutting streets.

Local brew pubs, once ubiquitous in city neighborhoods, are becoming extremely popular in the suburban landscape. The vast majority are found in commercial business parks and other isolated areas due to significant start-up and site rental costs. Still, they are thriving as they bring in visitors from outside the community. These visitors will be brought into the CBD with the opportunity for spin-off benefits to other businesses.

*c. Qualifications of Project Team:* Douglas King Builders, Inc. and his team have successfully completed multiple mixed-use projects. As the Selection Committee is aware, Mr. King has recently developed 114 residential units at the former Foxborough State Hospital. This familiarity with the community is a huge benefit. Summaries of several of similar projects recently completed or under construction are included in Exhibit P. The assembled team includes key professionals with the experience and skill sets to successfully design, permit and complete the proposed development. They are all detailed in Exhibit A.

*d. Project Feasibility, Including Ability to Obtain Financing:* A key to the success of the project is leasing the first floor of the building. The local Shovel Town Brewery, Inc. has committed to leasing 4,600 SF to open a restaurant/brew pub. Shovel Town has a highly successful brew pub in nearby Easton, MA in a similar environment – a rehabilitated mill building. They are seeking to expand and are excited to enter the Foxborough market. They will seek the full liquor license currently reserved for this site. A draft Business Plan is attached as Exhibit S.

As noted above, the residential phase of the project involves the creation of four (4) units above the commercial space and fifteen (15) units in the proposed adjacent building. Mr. King has a waiting list for renters seeking such apartments. Further, Schneider Electric, one of the community's largest employers, recently noted to the Economic Development Committee that they plan to add up to 700 new engineers to their local work force. This will significantly increase the demand for new one (1) bedroom rental units in the area.

North Easton Savings Bank will finance the project. This bank has financed multiple residential, commercial and mixed use projects for Mr. King over the past fifty (50) years. As noted above, a draft commitment letter is attached as Exhibit H.

*e. Project Timing:* It is the intent of Douglas A. King Builders, Inc. to begin the project as soon as the closing with the Town is complete and the buildings and property are under control. A remediation contractor has performed a preliminary investigation of the site, developed a scope of work and has been retained to address the environmental issues (Exhibit K). A detailed schedule for the phased completion of the project is attached as Exhibit M.

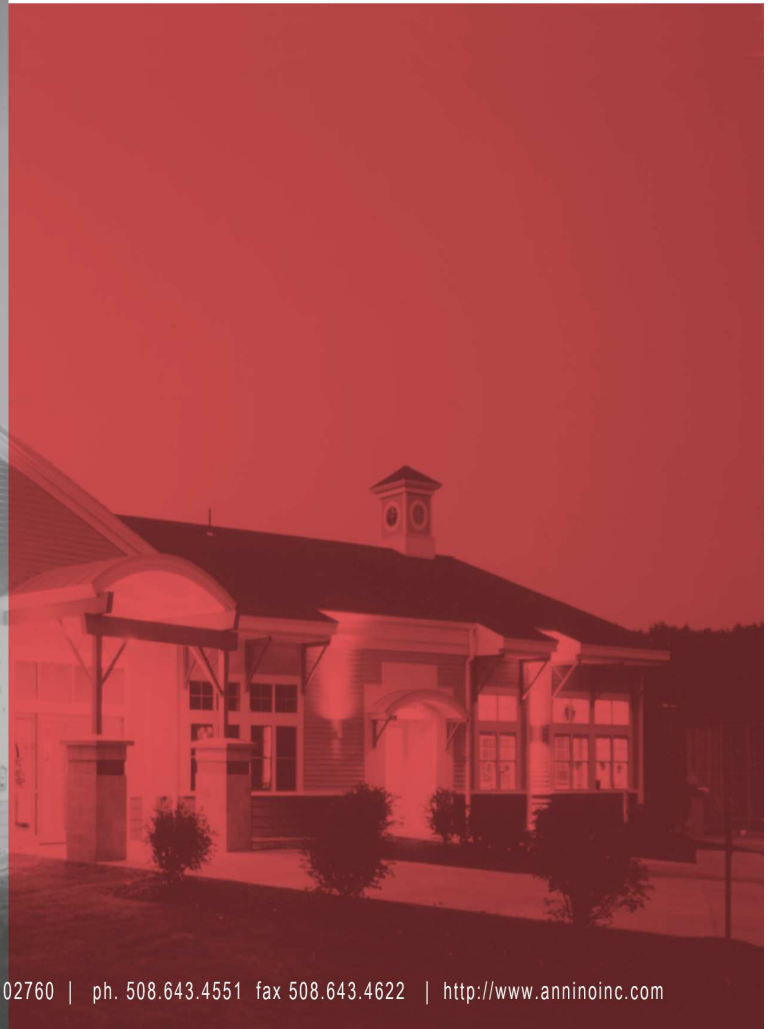
We trust this information will adequately address the Town's needs and we look forward to discussing the next steps in this exciting project.



ANNINO  
INCORPORATED



ARCHITECTURE | INTERIOR DESIGN | PLANNING





## PROJECT TEAM

### *Architectural*

President and Principal	Douglas R. Annino, NCARB
Project Architect	Erik L. Immonen, NCARB
Associate Architect	Richard P. Peterson, NCARB
Project Manager	Christine A. Walsh Deborah D. Balcarek
Draftsman	Jesse R. Jones

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## **DOUGLAS R. ANNINO, NCARB**

### **EDUCATION**

University of Detroit  
B.S. Architecture  
Boston Architectural Center  
Continuing Education  
Harvard Graduate School of Design  
Continuing Education

### **REGISTRATION**

State of Massachusetts  
State of Rhode Island  
State of Connecticut  
State of New Hampshire

State of Vermont  
State of New York  
State of Virginia  
State of Colorado

National Council of Architectural  
Registration Board

### **PROFESSIONAL AFFILIATIONS**

Former member - American Institute of Architects  
Boston Society of Architects  
New England Society of Architects  
United States Green Building Council  
Urban Land Institute

### **COMMUNITY**

Former member - Town of Mansfield Planning Board  
Town of Mansfield Board of Selectmen  
HABITAT for Humanity Planning  
Associate Building and Contractors Instructor  
North Easton Savings Bank Corporate  
Boston Architectural Thesis Advisor

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## **ERIK L. IMMONEN, NCARB**

### **EDUCATION**

Boston Architectural Center  
Bachelor of Architecture  
Certificate in Sustainable Design and Practices

New England Institute of Technology  
Associate in Science Degree  
Architectural Drafting Technology

### **REGISTRATION**

State of Massachusetts  
National Council of Architectural Registration Board  
LEED Green Associate

### **EXPERIENCE**

ANNINO, INCORPORATED  
1997 to Present

ADVANCED SIGNING INC.  
1995-1997

Project Architect  
Educational, Condominium, Retail & Office Design,  
Residential & Interior Design, Restaurant & Hospitality,  
Construction Documents, Construction Administration and Field Supervision

### **ACHIEVEMENTS**

Eagle Scout

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## **RICHARD PAUL PETERSON**

### **EDUCATION**

Rhode Island School of Design  
Bachelor of Architecture  
Bachelor of Fine Arts

### **REGISTRATION**

NCARB Certification  
State of Massachusetts  
State of Rhode Island

### **EXPERIENCE**

ANNINO, INCORPORATED  
1991 to Present

J. GLENN HUGHES ASSOCIATES  
1978 to 1981 and 1988 to 1991

SMETS-PETERSON ARCHITECTS  
1986 to 1988

ANTHONY A. NUNES, INC.  
1982 to 1986

KITE-PALMER ARCHITECTS  
1981-1982

Project Architect  
Condominium, Retail & Office Design  
Residential and Interior Design  
Construction Documents and Field Supervision

### **COMMUNITY**

Former Chairman of the North Attleboro Historical Commission  
North Attleboro Representative Town Meeting Member  
Vice Chairman, North Attleboro Planning Board  
Docent, Rhode Island Historical Society

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## CHRISTINE A. WALSH

### EDUCATION

Roger Williams University  
Bachelor of Architecture

### EXPERIENCE

ANNINO, INCORPORATED  
2005 to Present

KAESTLE BOOS ASSOCIATES INC.  
2001-2004

GOODY, CLANCY, & ASSOCIATES INC.  
1995-2001

ARCHDESIGN, INC.  
1995

ARCADD INC.  
1993-1994

Project Manager  
Educational, Public Service, Condominium, Retail & Office Design  
Residential and Interior Design, Historic Mill Revitalization  
Construction Documents, Construction Administration and Field Supervision

### PROFESSIONAL AFFILIATIONS

Former Associate member American Institute of Architects

### COMMUNITY

Former member of the Wrentham Historical Society  
Citizen participant of the new Master Plan for the Town of Wrentham

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## DEBORAH DE YONGE BALCAREK

### EDUCATION

Rhode Island School of Design  
Bachelor of Architecture  
Bachelor of Fine Arts

Cornell University  
Certificate, Introduction to Architecture

### EXPERIENCE

ANNINO, INCORPORATED  
2017 to Present  
1996-1997

DRL ARCHITECTS  
2016-2017

DEBORAH BALCAREK DESIGN  
1997-2016

STONEBRIDGE HOMES INCORPORATED  
1999 to 2014

LLOYD ARCHITECTS  
1994 to 1996

Project Manager  
Condominium, Bank, Retail & Office Design  
Residential and Interior Design  
Construction Documents and Field Supervision

### COMMUNITY

Member Town of Easton Planning Board  
Former Vice Chair Town of Easton Historic District Study Committee  
Former Member Town of Easton Cultural Council  
Coordinator Legacy Art Festival Easton, MA  
Coordinator PMC Kids Easton, MA

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## **JESSE R. JONES**

### **EDUCATION**

New England Institute of Technology  
Bachelor of Science in Architectural Building Engineering Technology

### **EXPERIENCE**

ANNINO, INCORPORATED  
2015 to Present

AHARONIAN & ASSOCIATES  
2010-2015

CVS/CAREMARK  
2007-2009

THOMAS LONDARDO & ASSOCIATES  
2006-2007

Design Drafter  
Condominium, Retail & Commercial Design, Wellness & Fitness Design  
Existing Conditions and Construction Documents

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Qualification Package for  
Former Foxboro Fire Station

Mr. Douglas A King  
Douglas A. King Builder  
115 Main Street  
Suite 1D  
North Easton, Massachusetts 02356





## **Boston Environmental Corporation**

Boston Environmental is a client focused; service orientated environmental company which provides a wide range of environmental consulting and contracting services to both private and public entities. Boston Environmental was established to assist clients in managing their difficult as well as their routine environmental issues. From the beginning, Boston Environmental has always focused on what our client's overall goals for a particular project or program is. Boston Environmental started as an environmental consulting firms specializing in asbestos management, soil disposal and remediation alternatives, from this beginning we have grown to providing our client with the wider range of environmental services. Many of our clients look to Boston Environmental as their single source for solving the environmental issues they need to deal with on a routine or unique situation. With a team of experience environmental professionals, Boston Environmental listens to and works with our client to determine what the environmental issue is and what alternatives are available to them to get the most cost effective and sustainable solution to their issue. Our clients look to us to make sense out of the complex environmental regulations. We pride ourselves in our ability to guide clients in a fashion so that they understand the issues and can make an educated decision on what alternative is best for their particular situation.

Through Boston Environmental history we have evolved into one of the premier environmental consulting and contracting firms in the New England area. This unique ability to provide both the hands on experience of the contracting side of the business combined with our consulting experience gives our clients a solution that is innovative and constructible.

Boston Environmental is affiliated with J. Derenzo Company, one of the premier Site Work Contractors in the New England area which has been in business for over 50 years. This affiliation gives Boston Environmental additional strength from both an operational and financial perspective. We have the ability to bond very large projects where other firms in the environmental industry would not be able to.

Much of our success has come from repeat clients. Once we have performed a project for a client they realize the value that we bring to a project and will call us on their next project. Many of our clients will use Boston Environmental as a sounding board for projects that they are considering getting involved with, to determine if the project would be feasible and what issues should they anticipate having to manage. Our experience and knowledge of the alternatives that are available have shown to be invaluable to our clients. Many of Boston Environmental's clients look at us as an extension of their own company. Boston Environmental is a true teaming partner where both of our needs and our clients' needs are aligned.



## Core Services

Boston Environmental routinely provides the following services to our client. Many of these services are performed in tandem with others or can be provided as a standalone service. Should you like specific details or project summaries for a particular service please feel free to contact us and we can provide you with greater details on a specific service.

- **Due Diligence Services**
  - Phase I Environmental Site Assessments
  - Phase II Subsurface Investigation and Geotechnical Evaluations
  - Asbestos, Lead Based Paint and Mold Management Services
- **Underground Storage Tank Removal and Installations**
- **Soil and Groundwater Remediation**
- **Project Management Services**
- **Soil Treatment**
- **Soil Transportation and Disposal**
- **Material Processing**
- **Beneficial Use Alternative for traditional Waste Products**
- **Asbestos Abatement**
- **Demolition Services and Management**
- **Landfill Operation and Closure services**
- **Temporary Dewatering and Groundwater Treatment**
- **Site Development**
- **Site Surveys and Cut and Fill Analysis**
- **Constructability and Value Engineering Analysis**



## Company Overview

Mailing Address	Boston Environmental Corporation 338 Howard Street Brockton, Massachusetts 02302 Phone: 508-427-6529 Fax: 508-584-3118
Email address:	toomey@bostonenvcorp.com
Web Site	<a href="http://www.bostonenvcorp.com">www.bostonenvcorp.com</a>
Date of Incorporation:	September 10, 2001
State of Incorporation:	Massachusetts
Federal ID Number:	04-3574897
Insurance and Bonding:	J. Driscoll Insurance Agency
Officers:	David Howe – President Anthony Loconte – Treasurer T. Michael Toomey – Executive Vice President



## **Asbestos Management Services**

One of BEC's core services is Asbestos Management. BEC has work for a large variety of clients on their asbestos management issue. From assisting a large residential apartment owner with managing the asbestos in their building through property training, notification and corrective actions to assisting developers in identifying and removing the asbestos containing materials prior to renovation or demolition of a structure. Our clients have come to rely on BEC as the firm that they go to when they have an asbestos question or issue. BEC's asbestos professionals have considerable expertise in managing and performing inspections related to asbestos-containing materials (ACM) at different types of facilities from large power plants to commercial buildings to property management firms with multiple locations. Our experience includes performing limited, as well as comprehensive surveys for renovation or demolition, preparation of abatement plans and specifications, bidding, contract negotiation, demolition, disposal, construction monitoring, and final clearance sampling.

BEC will take the time to fully understand the project we are performed the asbestos management services for to provide our clients with the exact services that will best meet our clients' needs. BEC believes that the better we understand our clients' needs and objectives that better asbestos management program we can prepare for our clients.

BEC asbestos personnel are accredited Project Designers, Building Inspectors, Project Monitors and Management Planners under the EPA Asbestos Hazardous Emergency Response Act (AHERA). BEC's personnel are certified / licensed to perform asbestos as required by individual state or local programs. To ensure the quality of our survey results and reports, BEC also has a time-proven Quality Assurance/Quality Control (QA/QC) Program where work plans and deliverables are reviewed by a senior professional prior to submittal.





## **Project Management Services**

One of the core services that Boston Environmental provides to our clients is Project Management Services for their projects. A significant portion of the services that we provide our clients involve Project Management review of Engineering reports along with corresponding cut and fill and cost estimates for potential projects. During the planning stages of a project, clients involve Boston Environmental in the planning phase of the project. Boston Environmental's Project Managers provides our Clients with critical advice and alternatives for managing environmental issues during the development phase of a project.

A large number of these projects we will then self-performed due to our extensive experience and equipment, however, many times due to pre-existing contracts or other constraints, Boston Environmental is called on by our clients to provide strictly the Project Management role the project. When Boston Environmental is called by a client to perform Project Management/Construction Management they receive the benefit of Boston Environmental's established Project Management and Cost Estimating Systems which provides them with the control over the project that they require in these tight economic times. Our Project Management includes expertise in technology, design, construction methods, cost estimates, schedules, and management systems. This allows our clients to bring organization, proven systems, field expertise, along with a proven management process to their project.

Our clients have come to expect the following benefits from using Boston Environmental in the Project Management Role:

- Improved communications
- Health and Safety Improvements
- Strong cost control and alternative analysis for "best value"
- Evaluation of design and constructability
- Improvement in quality and schedule
- Solutions to issues, not just the issue

Strong Project Management requires an accurate and complete cost estimate for the project. Boston Environmental's estimating department has the ability to develop detailed cost estimate for projects using our years of historical data to accurately predict the cost for a project. Our estimating department uses state-of-the-art estimating programs combined with real time GPS survey equipment to develop some of the most accurate project estimates in the industry. These estimates provide our clients with an estimate that they can rely on without a huge contingency built in to it. Our extensive estimating experience allows our clients to evaluate alternatives in many different facets of the project to develop the "best value" approach to their projects. We are continuously evaluating new and innovative approaches to projects which provide our clients with a strong assessment of probable costs and approaches.





Boston Environmental's Project Management system is state-of-the-art, with an industry leading cost accounting system along with the latest technology available to track the progress of projects in terms of cost and schedule. With all of the technology available today Boston Environmental is able to track projects and make mid project corrections to keep the project on track. All the technology available today is nothing unless it is communicated clearly and concisely, which is why Boston Environmental focuses making sure that this information is provided to the client as quickly and concisely as possible.

The key to strong Project Management is strong communication skills both written and verbal. At Boston Environmental, communication skills start with the pre-project meetings with the client. We pride ourselves in being good listeners first and foremost. We asked our clients their overall objectives for the project and develop a good understanding of our clients' needs.



## Corporate Health and Safety

From the personalized “Safety First” graphics on our equipment, to the operations in our yard and maintenance facility the Health and Safety of our employees and subcontractors is first on our mind. The graphics on our equipment were designed so that it is this is the first thing our operators see before entering the cab of their equipment. We have expended a significant amount of resources to ensure that everyone who works at Boston Environmental is aware of the Health and Safety concerns around them and the work that they are doing.

A core value at Boston Environmental is ensuring a safe workplace for our employees. The Health and Safety program is supported by all Corporate Officers as well as all field and operation employees. Boston Environmental understands the value of a strong Health and Safety program due to the increased productivity of our employees, reduced lost time absences, reduced insurance premiums and increased number of clients we can work for. At Boston Environmental we understand that “Safety Pays”. Boston Environmental’s Corporate Health and Safety Officer is involved with all pre-project meetings in order to assist in the planning of the project. Our Corporate Health and Safety Officer spends a significant amount of his time in the field on project sites, whether it is reviewing safety procedures for a particular activity or holding tool box safety meetings. Our Corporate Health and Safety Officer is a valuable resource for the entire company to use to prevent potential accidents from happening.

Our Health and Safety program is a working document, which is part of a continuous program of improvements and adjustments. Boston Environmental’s commitment to Health and Safety is also demonstrated by a state-of-the-art training facility at our Brockton, Massachusetts headquarters. This facility allows site supervisors, foreman and field personnel to attend site specific and general safety training programs on topics including excavation, confined space entry, and many other safety related themes. With the onsite facility, Boston Environmental employees are better equipped to follow the latest safety procedures on every job site and improve the safety of all individuals involved in Boston Environmental.

Boston Environmental is committed to the following safety goals:

- Provide safe and healthy working conditions for all company employees
- Provide adequate protection for the public and for others who may be exposed to or associated with the company’s operations
- Eliminate injuries to personnel, occupational illness, equipment, and property damage
- Reduce accident cost and related losses



- To act as a guide in interpreting and applying the current safety and health rules, regulations and codes which govern the industries with which the company is associated
- Certified Site Supervisors and field personnel have 40 hour OSHA Hazardous Waste training

These goals are based on our basic Health and Safety principle that accidents and injuries are preventable and that everyone in our Company is responsible for Safety.



Qualification Package for  
Former Foxboro Fire Station  
to Douglas A. King Builders

## **Personnel Resumes**



## **T. Michael Toomey**

**Executive Vice President**



*Due Diligence Services, Program and project management, Remedial designs and implementations, services, building demolition, asbestos, mold and lead abatement, soil re-use management, beneficial use alternatives, integration of remedial design into future site development*

As an Executive Vice President of Boston Environmental, Mr. Toomey responsibilities include working with clients on multiple technical disciplines to solve their environmental issues in the most cost effective and sustainable manner. Many clients rely on Mr. Toomey's 25 years of environmental and construction experience to assist them in developing specific solutions to their development challenges. Mr. Toomey has a wide range of experience in the environmental field ranging from the initial due diligence of a Site prior to an acquisition; to development of remedial cost estimates during the acquisition process; to the management and oversight of the demolition and asbestos and lead abatement of structures on Site. Once the Site has been cleared Mr. Toomey has assisted clients with the soil and groundwater cleanup during the redevelopment. Many of the projects that Mr. Toomey has been involved with are in urban areas where there are multiple issues that need to be addressed during the redevelopment.

Mr. Toomey's experience in hazardous and solid waste assessment and remediation, site civil development and alternatives evaluation has allowed his clients cost saving alternative to their projects. Mr. Toomey has worked extensive in the New England area and has been the program manager for several large national portfolio's of properties throughout the United States.

Mr. Toomey has specializes in innovative approaches to management of excess soils from urban construction/demolition projects in a cost effective and sustainable manner. Mr. Toomey has managed projects under TSCA, RCRA/Superfund programs as well and many individual State programs including a significant number of projects under the Massachusetts, Rhode Island and Connecticut programs. He has been able to negotiate favorable outcomes for his clients with the Region 1 EPA and along with many of the New England state agencies.

Mr. Toomey has been responsible for the overall project manager and direction of several large redevelopment projects including the demolition and remediation of the redevelopment of the former Boston Edison's Mystic and Edgar Station power plants, the demolition and the abatement of the former Boston Garden along with the demolition, abatement and soils management of the former Narragansett Brewery facility in Cranston, Rhode Island.

In addition to his technical role Mr. Toomey is responsible for the financial performance of Boston Environmental Corporation.

## **EDUCATION**

B.S. Business Administration, Stonehill College, 1982 - Magna Cum Laude

Graduate Level Courses, Boston College

## **REPRESENTATIVE EXPERIENCE**

Mr. Toomey has managed and directed a wide variety of projects through the United States with a significant concentration of projects in the New England area where he has been an active member of the environmental business community. Listed below are several representative project which highlight some of Mr. Toomey's experience. Additional project summaries are available upon request.

### **UMASS –Boston Due Diligence of Former Convention Center**

Mr. Toomey was the Project Executive for the due diligence and evaluation of the potential future uses of this former Convention Center. Mr. Toomey was responsible for the overall environmental due diligence of this property for the perspective purchaser of this property. Mr. Toomey's team evaluated the building interiors as well as the exteriors for potential asbestos and regulated materials associated with the project. The initial phase was a visual inspection of the buildings to determine if suspect asbestos containing materials were present in the building. Once it was determined that there were suspect asbestos containing materials, BEC developed a sampling program for asbestos and PCB materials in the building. Once the sampling was completed, BEC evaluated the data and developed a cost estimated for abatement of the identified materials which was used in the overall evaluation of the building and its potential future uses. The project was completed on time and within budget.

### **Various Properties (Confidential Client) Nationwide**

As the Project Executive, Mr. Toomey was responsible for the overall project management of this multi-site/multi-state environmental due diligence effort. There were a total of 74 Sites that ever evaluated within a 2 month period. These Site were in a total of 14 different states throughout the country. Mr. Toomey was overall responsible for gaining Site access, coordinating this effort between six (6) different offices and 14 different individual environmental professionals. Mr. Toomey was responsible for project scheduling, cost control, technical oversight and review of final reports prior to the issuance to ensure the reports complied with the ASTM standard and the clients specific requirements.

### **Boston Residential – Multi-Residential Development – Boston, Massachusetts**

Mr. Toomey was the Project Executive for the due diligence and redevelopment of this former Red Cross office building into a luxury condominium community in the South End of Boston. Mr. Toomey was responsible for the overall environmental due diligence of this property for the perspective purchaser of this property. Mr. Toomey's team evaluated the building and surrounding area for potential environmental impacts that would need to be managed due the redevelopment of this Site. During the due diligence process asbestos containing materials along with lead based paint and an fuel oil storage tank was identified as potential concerns. Mr. Toomey summaries the identified areas of concern and developed a cost estimate for managing these concerns during the redevelopment. Once the property was acquired, Mr. Toomey managed the remediation of the areas of concern for the developer and worked with the construction manager to ensure that the materials were abated and remediated prior to the renovation project. The project was a success for the owner and all of the environmental remediation work was completed on time and within the initial budget estimate for the work.

### **Sakonnet River Bridge Replacement Project – Tiverton, Rhode Island**

Mr. Toomey is the Project Executive for the soil disposal portion of the Sakonnet River Bridge Replacement project. As a prime subcontractor to Cardi Corporation, Boston Environmental is responsible for the disposal of contaminated soils from this project. Mr. Toomey is the interface between Cardi Corporation, the State of Rhode Island's Environmental engineer for the coordination of the classification and disposal of impacted soils from this project. It is anticipated that there will be in excess of 60,000 cubic yards of materials to be disposed of from this Site. Mr. Toomey will review the available data for the materials designated for offsite disposal and determine if additional analysis is required by the disposal facilities and then select the most cost effective alternative for disposal of the materials.

### **Narragansett Brewery Demolition and Redevelopment Project, Cranston, Rhode Island**

Mr. Toomey was the Principal in Charge of this multi-building demolish and abatement project in Cranston, Rhode Island. Mr. Toomey oversaw the initial asbestos and regulated materials survey of the 14 interconnected former brewery buildings, and worked on the development of the asbestos abatement and demolition specification and bidding process. Once a contractor was selected, Mr. Toomey and his team oversaw the complete abatement and demolition of the on-site buildings and foundation and cleared the Site for the redevelopment of the Site into a community shopping center. Through the project Mr. Toomey was the main interface between the owner, civil engineer, City of Cranston and the Contractor. The project was completed on time along with being on budget.

### **Blue Hills Cemetery – Alternative Soil Re-use Project**

Mr. Toomey was the Principal in Charge which developed an alternative to disposes on non-reportable impacted soils into landfills in Massachusetts. Through discussions with the MassDEP and local agency, Mr. Toomey developed a soils management programs to fill a former quarry area of a permitted Cemetery with urban soils which were not above the regulatory limits, however were not considered "clean fill". The advantage to this project is that



the soils typically would have gone into a landfill under the Massachusetts regulatory framework, however this alternative offered his clients a way to reduce their cost for disposal while saving the limited space in landfills for more impacted materials. This Alternative has been evaluated by the MassDEP as an acceptable method of placement of these urban soils. Mr. Toomey with his team developed a soils management plan including the testing requirements and acceptable levels which could be place in this former quarry area. The filling of quarries with soils is considered to be safer for the community than the traditional water closure.

### **Terminal A Redevelopment, Logan International Airport, East Boston, Massachusetts**

Mr. Toomey was the Project Executive for the LSP services, soil precharacterization and management of the soils disposal portion of the 300 million dollar redevelopment of the new Delta Terminal at Logan Airport in East Boston, Massachusetts. The project involved the coordination of precharacterization of soils from the new tunnel that was being built to connect the two portions of the terminal, soil management during the excavation and disposal of these soils, inspection of excavations, confirmatory testing, and reporting. Mr. Toomey's team was the General Contractors (Skanska) environmental representative on the project and coordinated environmental issues between Skanska, Delta and Massport (landowner). The team developed a Construction Release Abatement Measure (CRAM) for the control of the disposal of all excavation and disposal of materials from the Site. Within the plan was a Risk Characterization that was developed to establish soil and groundwater "Cleanup Criteria" which determined what levels would be safe for current and future workers/passengers at the Site. Within the plan there were provisions for Health and Safety, groundwater dewatering management, Storm Water Pollution Prevention plan.

### **Power Plant Developer, Weymouth, Massachusetts**

Mr. Toomey served as the overall Project Executive for the redevelopment of this power plant facility along the Weymouth River, in Weymouth, Massachusetts. This project involved the demolition of an abandon coal fired power plant along with the demolition of the Switch House and associated tanks and appurtenances. During the initial Phase Mr. Toomey coordinated the survey team to survey the existing buildings and structures for asbestos and regulated materials, once the survey was complete, Mr. Toomey developed the specification for the demolition and abatement of all on-site building and structures. Mr. Toomey managed the bid process and once the contractor was selected managed the abatement process along with the demolition of the buildings. Along with these tasks, Mr. Toomey coordinated the excavation of 75,000 yards of impacted soils which was disposed of at 4 different facilities. The impacts ranged from urban fill, to petroleum impacts to PCB impacted soils to the asbestos contaminated soils found in a former dumping area on Site. Due to the contractual natural of this project completing this project on time was the utmost importance. This project was completed on time and allowed the developer to turn over the Site to the EPC contractor within the required timeframe.

### **Waterfront Redevelopment – Hingham, Massachusetts**

Mr. Toomey was the Project Executive for the two significant environmental remediation project on this former shipyard redevelopment project. This site was developed by four separate entities each with their own parcels within the overall development. The overall development was



designed as a mixed use community with office, retail, marina, rental and owned residences along with a transit orientated center for commuters. On one portion of the Site was a former dumping area that was impacted with PCB, petroleum and lead impacted soils. The initial estimates from the consulting engineer were in excess of 7.5 million dollars for the initial cleanup. Mr. Toomey negotiated a contract with the owner of this parcel of land whereby there would be a shared cost saving component to the contract to assist in limiting the clients exposure and incentivize value engineering alternative. This project was completed and received closure from the State and cost the client just under 3.9 million dollars. The significant savings was found by the additional sampling that was performed to limit the areas that would require excavation. This additional sampling was part of negotiations between Mr. Toomey and the EPA TSCA coordinator for Region 1.

The other environmental project that was part of this development was a former dry cleaner area where Chlorinated Volatile Organic Compounds (CVOC) had been spilled and had impacted the soil and groundwater in this area. The consulting engineer had designed an excavation of the hot spot for this area. Mr. Toomey assist the engineer with the design of the excavation and Boston Environmental installed the sheeting for the excavation, and then excavated the non-impacted soils followed by the excavation and disposal of the “Hot Spot” soils. Mr. Toomey had offered several alternatives to the traditional excavation method but due to the timeframe of the project and the lack of certainty of the results within the required timeframe these alternatives were not selected.

### **Pastore Building – Providence, Rhode Island**

Mr. Toomey was responsible for the asbestos and regulated materials survey and abatement portion of the renovation of this Federal building in Downtown Providence, Rhode Island. Once the survey was completed, Mr. Toomey and his team prepared the specifications for the abatement that would be required prior to the renovation of the building. Once the abatement was awarded, Mr. Toomey was responsible for managing the Asbestos Abatement contractor and delivering the building fully abated to the General Contractor in the required timeframe.

### **Power Plant Developer – Everett, Massachusetts**

A Power Plant Developer acquired an active power plant along the Mystic River in Everett, Massachusetts and planned to develop the area behind the existing Station as a combined cycle natural gas turbine power generating facility. The area where the plant was to be located was the former fuel storage tank farm and waste water treatment facility for the existing plant with significant petroleum impacts from the years of use as a fuel tank farm. As the Project Executive for the project Mr. Toomey was responsible for the abatement of the fuel lines and tanks, demolition of the tanks and foundations in the tank farm, installation of a temporary water treatment facility, and excavation of soils to the proposed elevations of the new facility’s foundations. There was also a significant dewatering and treatment component to this project which during certain times required operation of the groundwater treatment system on a 24/7 basis. During this project there was over 175,000 yards of contaminated soil excavated and disposed of off-site which required a significant amount of coordination between the excavation contractor, project environmental engineer and landfills. Mr. Toomey was responsible for the overall coordination of these efforts.

## **PROFESSIONAL HISTORY**

Boston Environmental Corporation	Executive Vice President,	August 2008 to present
LFR, Inc,	Vice President, Principal,	May 1994 to August 2008
OHM Corporation,	Client Director, Division Manager,	September 1989 to May 1994

# RICHARD STROMBERG, CPG, LSP

## Senior Project Manager



### PROFESSIONAL SUMMARY

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Mr. Stromberg has 30 years of environmental consulting experience including site assessment, remediation, risk characterization, legal support, project and program management, vapor intrusion investigation and mitigation, groundwater modeling, and site remediation waste management. Mr. Stromberg specializes in MCP assessment and remediation programs, ASTM environmental auditing and facility compliance evaluations; water resource evaluations; Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) Superfund Sites; Resource Conservation and Recovery Act (RCRA) Part B and solid waste management, and TSCA PCB Regulation programs.

Mr. Stromberg's geo-environmental experience includes emergency response, conducting site investigations and remediation; hydrogeologic assessments, including groundwater flow modeling; performance evaluations; site planning and development; risk assessments, underground storage tank (UST) closures; facility closures; and environmental impact assessments, including large geo-hydrological investigations and remediation. Mr. Stromberg also has experience in groundwater supply investigations and permitting community and non-community water supplies in Massachusetts and New York State.

In Massachusetts, Mr. Stromberg's primary area of expertise as an LSP is the assessment and remediation of oil and hazardous materials (OHM) releases in various environmental/cultural conditions. Mr. Stromberg has executed various risk-reduction (RAM and IRA) measures and Phased Comprehensive Response Actions leading toward RAOs since the inception of the LSP program in 1993. Solutions were tailored to the site conditions, receptors, client needs and schedule and MCP compliance together with various MassDEP Guidance and Policy documents. Client and representative project experience is available upon request.

Mr. Stromberg also specializes in the creative management of excess soils from construction/demolition projects in eastern Massachusetts in accordance with the MCP "anti-degradation" requirements in the MCP. Mr. Stromberg is responsible for review and approvals of candidate soils for acceptance into several on-going "<RCS-1" soil re-use sites and MassDEP permitted landfills in the Boston Area.

Mr. Stromberg is responsible for providing senior review and oversight of projects in the Sharon Massachusetts office. He is also responsible for client management, technical quality, scope development, cost estimating, project management, technical and regulatory strategy development, project schedule compliance, budget management, and regulatory agency interface.

Mr. Stromberg also has other project and regulatory experience throughout New England, as well as Michigan, New York, Ohio, and Pennsylvania.

### PROFESSIONAL EXPERIENCE

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- **Terminal A Redevelopment, Logan International Airport / East Boston, MA** Project Licensed Site Professional (LSP) for Delta's Terminal A Redevelopment Project at Logan International Airport in East Boston, Massachusetts. Coordinated environmental materials management, inspections, and reporting on behalf of Delta and their contractor Skanska USA Building, Inc. Reported to the owner (Massport). The project included coordination with the Massachusetts Department of Environmental Protection (MassDEP), Massport, and Making Projects Work (MPW) on behalf of Delta. Site activities included dismantling a prior terminal fuel distribution system (FDS), as well as construction of a new terminal and satellite terminal buildings.

Responsible for preparing a Construction Release Abatement Measure (CRAM) Plan for Massport and Delta for submittal to the MassDEP as required under the Massachusetts Contingency Plan (MCP). The plan was reviewed and approved by Delta MPW and their consultants, Burns & McDonnell (B&M) and Ambient Engineering along with Massport.

The plan included a Risk Characterization for the project, to determine soil and groundwater "Cleanup Criteria,"

which would be safe for current workers and future workers/passengers at the Site. The plan identified key roles and responsibilities for Massport, Delta, Skanska, and its subcontractors. In addition, the plan included provisions for Health & Safety, groundwater de-watering management through a National Pollutant Discharge Elimination System (NPDES) Permit granted by EPA Region I, and a Storm Water Pollution Prevention plan (SWPPP) also approved by EPA. ARCADIS coordinated groundwater testing and reporting under NPDES for the project and trained Skanska to implement the SWPPP.

The plan provided provisions for "Pre-characterization Studies" to be conducted in-situ for soil and groundwater so that soil stockpiling was minimized and demolition/construction efforts were conducted efficiently. Once data was received and reviewed, reports were prepared for the team specifying the appropriate off-site disposal/recycling facilities that were utilized for soil management. These facilities were approved by Massport and Delta AIG for the project. Shipping documents known as MCP Bills-of-Lading (BOLs) were also prepared for the T&D of soils. It plan was utilized as the document-of-record to conduct field testing, inspection, and materials management/spill response for the project. Maintained a staff of 2-5 trained professionals at the Site to coordinate all aspects of the program through the LSP to Massport, DeltaIMPW, and Skanska.

- **Re-use Management Plans and Approvals / Eastern Massachusetts** Project manager responsible for preparing Soil Re-use Management Plans of MCP "<RCS-1" soils for 10 re-use sites in eastern Massachusetts in accordance with "anti-degradation" provisions in the MCP. The plans were prepared for property developers and input/comments were received from MassDEP. Provided periodic review and approvals of certain candidate soils from various on-going construction/demolition projects in eastern Mass for these sites. Also conducts LSP review of candidate soils for two MassDEP permitted landfills in eastern Mass under MassDEP's "COMM97-001" soil disposal/re-use policy.
- **Diesel Oil Spill near Community Supply Well / Southeastern Massachusetts** Project LSP to coordinate the emergency response and establishment of site control for a 1,000-gallon diesel spill within 500 feet of a community water supply well that serves 2,700 people. Coordinated excavation and recycling of 1,000 tons of soil, installation of soil borings, wells, sampling and coordination of results to stake holders and MassDEP on a continuous basis. An acceptable Immediate Response Action (IRA) Plan and Completion Report was prepared that summarized emergency response, sampling, and pump test planning to further evaluate the direct area of recharge to the supply well, ambient groundwater conditions, soil attenuative capacity, and plans /contingencies to re-start the well. An RAO was submitted in 2011 for closure.
- **No.2 Fuel Oil Spill in Residence Back Bay / Boston, MA** Project Manager for emergency response for a 100-gallon oil spill occurred below a multi-family condo unit in a densely populated area of Boston. Emergency response measures included tank removal, excavation, recovery well installation and pumping, and monitor well installation/LNAPL absorption as part of a MassDEP-approved IRA plan. An IRA Plan Modification was submitted and approved to conduct chemical reagent treatment of residuals in deeper areas consisting of sodium percarbonate and oxygen –release compound and was approved by MassDEP. Program completion and RAO expected in 2013.
- **Lighting Manufacturer / Fall River, MA** Project LSP responsible for preparing an initial Class A-3 RAO/AUL in 1996 for a solvent release to groundwater. The RAO was audited by MassDEP in 2000. An Audit Response Plan was approved by MassDEP. Conducted Supplemental Phase II investigations and demonstrated that plume was stable or decreasing, was discharging to nearby brook and Taunton River at safe levels, and posed no significant risk to on-site workers and downgradient facilities in the industrial park. MassDEP approved the Supplemental Phase II Report. The report concluded that no further monitoring was needed and an RAO/AUL submittal made in winter 2004. Continues to serve as LSP-of Record for an on-going hydraulic oil release at this site. Phased Reports have been submitted and Remedy Operation Status (ROS) Reports have been submitted until 2012. The latest ROS Status Report provided a technical basis to demonstrate that recoverable LNAPL has been extracted to the maximum extent practicable and is preparing for a regulatory closure submittal (RAO) in 2013.
- **Resident Developer / Hingham, MA** LSP-of-Record managing a program to assess and remediate a contaminated fill area slated for residential development at the Hingham Shipyard. The fill area contained PCBs and plans were prepared for submittal to MassDEP and U.S. Environmental Protection Agency (U.S. EPA) TSCA PCB



Coordinator for approval. Several thousand tons of soils were delineated and excavated for off-site disposal at pre-approved facilities. Air samples were collected to protect residents nearby. An RAO Report was submitted to MassDEP and U.S. EPA and was approved. Another solvent release from a former storm drain was found on the site and an RAO is currently being prepared to demonstrate that there is no on-going source and that residuals in bedrock will decline as part of an irrigation/treatment system designed in a Phase III/IV submittal based on modeling conducted in the Phase II program and performance monitoring with time due to anaerobic degradation. An RAO will be submitted in late 2012 for the deeper bedrock system.

- **Industrial Metal Manufacturer / Worcester, MA** As project LSP prepared a modified Phase II, III, IV, and V Report in accordance with an ACO negotiated by the owner and MassDEP based on a prior consultants report. Results indicate that previous remedial measures were appropriate and that limited NAPL removal and natural attenuation monitoring is sufficient to prepare an Activity and Use Limitation (AUL) filing and a Class C RAO with Post-RAO-C semi-annual monitoring and reporting until 2014. An Exposure mitigation system was installed for a solvent release in lieu of costly excavation and disposal in the plant area.
- **City Housing Authority / Boston, MA** As project LSP developed an Imminent Hazard Evaluation, and an Immediate Response Action (IRA) plan to address lead contamination at a housing development. Also completed Phase I/fier classification and IRA Status Reports. Completed a Phase III feasibility study in consort with architect for landscaping as remedy. Finally, Worked with the landscape architect to prepare a Phase IV Final Design that included site re-landscaping as a feasible remedy. Prepared technical specifications and design drawings for the plan. Coordinated work with a tenants group to disseminate information. Prepared RAO with an AUL for final closure.
- **Automotive Repair Facility / Brookline, MA** Project LSP for delineated gasoline plume on site and separated waste oil plume for remediation by facility tenant. Prepared Phase I/fier Classification. Conducted Imminent Hazard/Critical Exposure Pathway evaluation for vapor migration to residences. No complete indoor air exposure pathway from release found. Completed Phase I Report. Evaluated in-situ aerobic biodegradation/chemical oxidation and natural attenuation as feasible remedial alternatives. Completed pilot scale studies to assess oxidation and it was found to be infeasible. Prepared Phase IV/V Remedy Implementation/OMM Plan and submitted Remedy Operation Status (ROS) opinion for continued monitoring. ROS for monitored natural attenuation (MNA) as the feasible alternative and monitoring is ongoing through 2012. Worked closely with MassDEP to coordinate access to nearby residences for testing of indoor air as a potential Critical Exposure Pathway. ROS was audited by MassDEP in 2010 and filed a response in an ROS Report that stated MNA continues to be a viable strategy with LNAPL decreased to minimal levels for 10 months. Currently preparing Class A RAO for submittal in late 2012.
- **Electronics / Lighting Manufacturer / Watertown, CT** Project Manager providing Phase I and II investigations for solvent release to overburden and bedrock with potential migration to residential wells. Prepared environmental condition assessment form (ECAF) for submittal to CTDEP. CTDEP approval granted for investigation and remediation under RSRs.
- **AlliedSignal / West Hartford, CT** Project Manager providing Phase II and III comprehensive site assessments and supplemental Phase III investigation for solvent DNAPL release to overburden and dissolved phase migration to bedrock. Completed ECAF for LEP oversight of remediation, which was approved by CTDEP. Prepared Phase III Remedial Action Plan (RAP) which consisted of shallow soil excavation, covering with a RCRA-compliant asphalt parking lot/cap, limited DNAPL recovery, and monitored natural attenuation in this industrial/commercial area. Solicited CTDEP approvals throughout process.
- **Office Building / Hartford, CT** Project Manager providing site investigation under voluntary remediation program and approved ECAF. Conducted monitoring program and solicited CTDEP approval to terminate compliance monitoring with no post remediation monitoring required. Demonstrated upgradient contamination was not responsibility of site owner to remediate. Submitted LEP Verification of Remediation in January 2004.
- **TSCA PCB Program / Multiple Sites** Project Manager evaluating PCB releases from discrete and mixed fill sources at many sites and has provided "Self-implementing Cleanup and Disposal" Plans to USEPA Region 1 under TSCA 671.61 for review and approval. The sites were located in Lawrence, Hingham, Weymouth and Chelsea MA



and Warwick, RI. Sampling, evaluation, decontamination, and removal/disposal provisions were provided in the plans. A Completion Report was then provided to the owner and USEPA for final approval. Performance –based Removals were also completed on some simpler sites that did not require notification to USEPA. Management of bulk-product waste has also been conducted in accordance with TSCA requirements.

## **PROFESSIONAL REGISTRATIONS**

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- Massachusetts Licensed Site Professional #1008, 1993
- Certified Professional Geologist (AIPG) #8367, 1987
- Professional Geologist, ME #276, 1996
- Professional Geologist, TN #TN1797, 1987
- Licensed Environmental Professional, CT (1996 -2012-voluntary)

## **EDUCATION**

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B.S. Studies, Geology, University of Massachusetts, 1983

## **TRAINING AND CERTIFICATIONS**

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- OSHA Certification, 40-Hour Health & Safety Training at Hazardous Waste Sites
- OSHA Certification, 16-Hour Supervisor Health & Safety Training at Hazardous Waste Sites
- OSHA Certification, 8-Hour Refresher Health and Safety Training at Hazardous Waste Sites (yearly)
- API Service Station Worksafe Key# 99966703

## **PROFESSIONAL REGISTRATIONS**

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- Licensed Site Professional Association, Full Member
- AIPG



Qualification Package for  
Former Foxboro Fire Station  
to Douglas A. King Builders

## **Company Brochure**





BOSTON  
ENVIRONMENTAL



Boston Environmental is uniquely qualified to provide the complete array of specialized services needed to effectively meet the challenges that environmental issues can pose. From initial site investigation to final site development and everything in between, we're the full-service source for all your environmental services needs.

## WE'VE GOT WHAT IT TAKES

Boston Environmental has the equipment, skilled manpower, state-of-the-art methods, dedicated facilities and more, necessary to get the job done right on time and on budget. And, Boston Environmental's team demonstrates the unmatched ability to specifically understand the work that needs to be done, together with the outstanding service practices that our clients deserve.

## DELIVERING OUR BEST — ONE PROJECT AT A TIME

Since our inception, an impressive list of clients including developers, site owners, engineers, consultants and contractors have relied on Boston Environmental for large and small scale projects throughout New England and beyond. We're known for consistently giving each job our all - and that's why, project after project, our clients choose Boston Environmental again and again.



At Boston Environmental, we're the environmental services specialists you can count on to provide the most cost effective and efficient solutions customized for all your environmental services needs.



For more information, visit our website at [www.bostonenvcorp.com](http://www.bostonenvcorp.com).



## BOSTON ENVIRONMENTAL

Backed with our extensive experience plus the equipment, facilities and know-how to get the job right, Boston Environmental provides superior soil management services for projects, large and small throughout New England. Whether utilizing a company-operated facility or an independent site, we identify the appropriate location for any number of contaminated or clean materials and provide the turnkey services that fit your needs and budget.

We presently operate two facilities for the disposal of contaminated soils. The Haverhill Landfill is an unlined former municipal solid waste landfill that is accepting soils for shaping and grading under the MA DEP's Policy numbered COMM 97-001. We have an operating agreement that allows us to accept up to 500,000 tons of soils at this facility.

Second is the Blue Hills Cemetery soils handling site – a two-phase filling project designed to develop additional area for cemetery uses. Phase One, consisting of 340,000 cu yd of <RCS1 soils and various site improvements, was completed in 2003. Phase II, currently underway, involves the placement of an additional 1,500,000 cu yd of similar soils.

In addition, we have preferred pricing agreements with other disposal facilities, including lined Sub-title D and Subtitle C landfills, asphalt batch plants, and soil treatment facilities.

Call us today for more information on Boston Environmental's soil management services and competitive pricing estimates.





Relying on our highly experienced team of professionals, extensive industry and regulatory knowledge, the most up to date methods and technologies, a dedicated fleet of trucks and equipment and much more, Boston Environmental is uniquely qualified to handle all of the hazardous waste management needs of public and private sector projects large and small.

From testing and remediation to transportation and disposal and everything in between, we're the single source you can count on for the cost-effective and benefit-rich answers that get the job done right and in a safe and responsible manner.

For more information on Boston Environmental's complete line of hazardous waste management services, please call today.



## BOSTON ENVIRONMENTAL

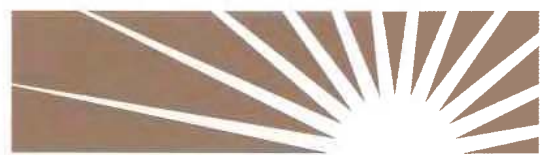
Boston Environmental, under a Technologies License Agreement, uses the patented FESI-BOND™ Technologies process to treat soils with leachable levels of heavy metals such as lead, cadmium, chromium, mercury and arsenic. This patented process completes a molecular-level conversion of these soluble metals to in-soluble non-hazardous materials. The FESI-BOND™ process was designed to be ecologically safe, thermodynamically stable, non-toxic, non-hazardous and compatible with production equipment and the environment. All systems used are OSHA compliant, safe, simple user friendly, and have received numerous state and federal approvals.

The process methods used include wet, dry or slurry applications to meet the needs of the project. It can be applied in tank, in-situ or ex-situ. Applications of the FESI-BOND™ technology typically result in a weight increase of about 1 percent, resulting in lower disposal costs when compared to other treatment methods.

Depending on the waste characteristics, target lead metals such as chloropyromorphites are formed instantaneously during treatment, resulting in extremely insoluble, nontoxic and stable crystal appetite.

Call Boston Environmental today to discuss the applicability of bench-scale testing of the FESI-BOND™ process on your particular waste stream.





## BOSTON ENVIRONMENTAL

According to EPA estimates, Americans generated approximately 136 million tons of building-related construction and demolition debris including concrete, asphalt, wood and metals in 1996 alone. Finding ways to reduce this construction and demolition waste has many cost-saving and environmental benefits: it avoids disposal costs and generates revenue from material sales; it diverts waste from landfills and reuses valuable materials – thereby reducing the environmental impact of producing new materials; and it helps contractors and building owners comply with local and state regulations.

Boston Environmental, together with our affiliated company, J. Derenzo Corporation, operate a material processing facility at our Brockton yard. This facility can accept and process clean asphalt, brick and concrete materials for reuse. Operating this facility allows us to provide a valuable service to our clients and cost-effectively reuse what would otherwise be waste material. This operation also provides materials for our site development services, again allowing us to offer cost savings to our clients while operating under environmentally positive practices.

It's cost effective for you and an important contribution to environmental protection, so call today to learn more about Boston Environmental's material processing services.



## BOSTON ENVIRONMENTAL

If you're in need of landfill operation or closure services, you can turn to Boston Environmental with confidence. Boston Environmental presently operates two facilities for the disposal of contaminated soils. The company and our key personnel exhibits a notable record of decades of experience operating soil and solid waste landfills throughout New England. Through our experienced managerial and operational staff, we offer economical landfill operations while maintaining excellent environmental standards.

In addition, Boston Environmental offers soil and solid waste landfill closure services for landfills that pose hazards to public health and the environment along with the accompanying remediation services required for existing hazards.

To explore your landfill operations and/or closure options with Boston Environmental, please call us today.





## BOSTON ENVIRONMENTAL

Boston Environmental can meet your hauling-related site management needs by providing low-cost transportation of both contaminated and clean materials including soils and other construction and demolition materials throughout the New England area. With access to an extensive fleet of trucks, including 10-wheelers, tri-axels, trailer dumps, pin trailers, dumpsters and vacuum trucks, Boston Environmental can provide the most appropriate, timely, and effective solutions to meet your schedule, budget and specific site demands.

Boston Environmental can expertly haul all materials, including contaminated soils, hazardous materials and solid and construction wastes. We integrate our transportation services with the end disposal sites, and track your materials from the job site to the final disposal location.

With our unique understanding of the industry and immediate access to the vehicles and equipment to get the job done on time and on budget, we're the materials transportation team you can count on. Call today for more information.



## BOSTON ENVIRONMENTAL

Boston Environmental, together with our affiliated company, J. Derenzo Corporation, offers the complete line of specialized construction related services necessary to ensure that your project will be completed on time and on budget. For services ranging from site evaluation to development, on projects large and small, including site prep, underground utility installations, excavation and much more, we're here to meet the site development challenges that can determine the level of a project's ultimate success.

To see how Boston Environmental's one-source approach to site development can make a difference for your project, give us a call today.





Boston Environmental has the experience, equipment and state-of-the-art approach necessary to provide timely, cost-effective solutions for all of your underground storage tank (UST) removal and/or installation needs. We've coordinated and managed the complete array of UST services for a wide variety of public and private sector clients across New England, and our record of success speaks for itself.

From permitting and regulatory requirements, testing, cleaning, removal, closure and any required remediation - in the case of a leaking tank - to the installation of a new UST including proper placement and below ground and surface level finishes, we do it all! In addition, we can team with your Licensed Site Professional or provide subcontracted LSP services to assist you through the regulatory process.

Our experienced staff can mobilize quickly to help you assess your needs. Call us today to get your UST project underway.



## BOSTON ENVIRONMENTAL

For years, stringent environmental regulations and cleanup costs have caused many developers, investors and lenders to steer clear of environmentally impaired properties. But, the EPA has undertaken a Brownfields Initiative to “empower States, communities, and other stakeholders in economic development to work together in a timely manner to prevent, assess, safely cleanup, and sustainably reuse brownfields.”

Boston Environmental is a recognized leader in the development of brownfields sites – converting contaminated urban sites into usable, economically viable areas. We can work with your environmental professionals to assist in recommending how to best clean up your site for redevelopment. In addition have the demonstrated ability to subcontract directly with a proven network of experienced Licensed Site Professionals to provide you with the full complement of needed environmental services.

From initial site investigation to site development, Boston Environmental can assist you the entire way. For more information, call us today.



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## **Project References and Summaries**

Available Upon Request





# DOUGLAS A. KING BUILDERS, INC.

*115 Main Street, Suite 1D, North Easton, Massachusetts 02356*

*Phone 508-238-2038 / 781-828-6230*

*Fax 508-238-1648*

*[www.dakbuilders.com](http://www.dakbuilders.com)*

Douglas A. King Builders, Inc. has been one of the leading developers in eastern Massachusetts for more than 50 years. Over 1,460 custom, single-family housing units, including condominium and rental homes, as well as commercial developments have been built in Avon, Brockton, Canton, Easton, Foxborough, Mansfield, Marion, Milton, Norton, Quincy, Raynham, Scituate, Sharon, Taunton and Walpole. Commercial developments vary from luxury office buildings and a medical center to major historic rehabs and shopping plazas. The company has been largely responsible for the revitalization of the charming town center of North Easton. Numerous deteriorated, yet historically significant, buildings have been rehabilitated in a program notable for its public service orientation.

Our expertise in development, construction, and management has resulted in a fine reputation among owners, state and local government, banks, and prospective purchasers. We have earned awards from the Town of Easton, Dow Chemical, Boston Edison, Massachusetts Historical Commission in 1985 and again in 2003 with the Massachusetts Preservation Award for The Schoolhouse Apartments. The Builders Association of Greater Boston awarded Douglas A. King Builders, Inc. with the PRISM (Prestigious Results in Sales and Marketing) Award for River Crossing Condominium located in Norton in 1990, presented for layout, livability, architectural design, construction quality, and relationship to the Project as a whole. We were also awarded the PRISM award in 1999 for Best Remodeling/Restoration over \$250,000 for 620 Mountain Street, Sharon and again in 2005 for Most Creative/Re-use of Space for the rotunda at the Schoolhouse Apartments in North Easton. In 1991 Douglas A. King Builders, Inc. designed and built a Model Home located at 135 Bay Road in Easton. This Northeast Classic Home created an environment for contemporary living. An award for design was presented for this timeless home by both the American Wood Council and *Better Homes and Gardens Magazine*. The Massachusetts Historical Commission Preservation Award for the renovation of the former Easton High School to the Schoolhouse Apartments was awarded to Douglas A. King Builders, Inc. in 2003.

Douglas A. King has been very grateful for the success of Douglas A. King Builders, Inc. and related entities. Major contributions have been given to Children's Hospital, Easter Seals, Main Spring House, Caritas Communities, Old Colony YMCA, Easton Conservation Commission, Brockton Caring for Kids, the Anti-Defamation League of Massachusetts, Inner City Kids Scholarship Foundation, Curry College and the Foxborough Recreation Department. In the Town of Norton, we completed an historic renovation to the former Norton Town Hall and also constructed a 23,000 square-foot mall, Norton Crossing; an 11,000 square-foot strip mall, Pelican Crossing; and the North Easton Savings Bank, a 5,000 square-foot bank located at 172 Mansfield Avenue; we have constructed or renovated six banks over the years.

In addition to our condominium home communities, Douglas A. King Builders, Inc. has completed ten historic rehabilitation projects in North Easton center whereby converting deteriorating, yet valuable, properties into much needed commercial, office, retail and residential units which have given new life to North Easton center. Douglas A. King Builders, Inc. developed and owned the Easton Fitness Center at 25 Elm Street, featuring nautilus, aerobic, cardiovascular programs along with an indoor pool. The Easton Fitness Center was donated to the Old Colony YMCA by Douglas A. King Builders, Inc. in 1997 along with a 10,000 square-foot building being donated to the Brockton Old Colony YMCA in 2003 and the 8,000sf former North Easton High School gymnasium in August 2008 to the Old Colony YMCA.

Our major goal in development and marketing is to promote the best use of the property with the most compatible design and construction. With that goal in mind, Douglas A. King Builders, Inc. will continue to build properties which result in developments it can be proud of and which the residents and towns can see as a valuable asset to their community. It is our goal to plan and construct housing and business property to meet market needs and offer unique practical designs. The organization's growth in the past few years has proven this to be a logical, successful approach in a field often victimized by economic and other external pressures.

We have experienced all aspects of the cyclical nature of our industry in the past 50 years. There have been peak years when literally we could not bring enough properties on line to satisfy the demand for residential and commercial development. In the 1990's our area had to work within the constraints of an across-the-board economic downturn. We have geared ourselves to return to the basics of the business, analyze proven conservative measures and work more competitively in the restrictive market conditions to get our share of the market.



In all past, present, and those projects still on the drawing board, Douglas A King Builders, Inc. gears toward the best use of the property with dedication to retaining the natural charm of either a wooded lot or a parcel of land for residential construction or the careful restoration of the unique aspects of an existing structure. Douglas A. King Builders, Inc. takes pride in being a team of exacting professionals committed to excellence in custom design and construction. We are a company that cares. From the initial planning, architectural design and construction, to attentive follow through, our in-house staff handles it all with total dedication to quality and detail. Our design-ability, workmanship, and reliability for follow through results in repeat business from families for whom we have previously built custom homes. Integrity, experience and commitment make up the framework upon which we build.

One of our main goals is to provide the most professional presentation of the best product to people who we can add to our base of satisfied customers, not only today, but tomorrow as well. The 2000's were interesting times that rewarded those companies dedicated to working harder, smarter, and more creatively. Douglas A. King Builders, Inc. is one of *those* companies.

The following developments represent the range of undertakings in both residential and commercial sectors.

### **Rolling Pines Condominium, South Easton, MA**

The first condominium development constructed by the company bears a reputation of being unique in the variation of floor plans available in the 163 units, ranging from 950 square-foot garden-style units to 2,400 square-foot townhouse and bi-level units, with finished attic lofts and basement family rooms.

### **Willow Farm Condominium, South Easton, MA**

Willow Farm was designed to meet a market which had not been previously addressed in condominium design. This 48-unit complex features garden-style units with 1,100 square feet of open, airy living space. Most residents are professional singles or couples, many of whom desired an attractive living space within close proximity of their employment while holding either vacation or additional property elsewhere.

### **Village Gate Condominium, South Easton, MA**

Set on 26 acres of wooded land and located one mile from the Route 24 interchange, Village Gate was the first condominium development to offer a desirable setting within an easy commute to points on the south shore. The 60 units were designed to offer attractive landscaping, low density and affordable options to buyers wishing to customize their individual unit. These units included

the concept, according to the Boston Globe, of “flexible condominiums that can expand to fit the buyer.” (May 14, 1983)

### **Bay Village Condominium, North Easton, MA**

Begun almost simultaneously with Village Gate Condominium in late fall of 1982, Bay Village offered a different setting, an established North Easton residential area, a smaller scale development of 38 units and a variation of floor plans. This community seemed to appeal more to second-time home buyers looking for larger units with more customized options. Through the phasing designs were altered to meet those needs.

### **Indian Cove Condominium, South Easton, MA**

This 15-acre, 60-unit development boasts a quiet, rural setting while offering convenient access to Routes 24 and 495. Indian Cove offers unique, flexible floor plans and includes such features as attached and detached garages, Jacuzzi whirlpool tubs, cathedral ceilings and the popular greenhouse design.

### **Elm Court Condominium, South Easton, MA**

Totally renovated in 2007, this project was a conversion of three 8-unit apartment buildings into three 8-unit, garden-style condos with garage spaces available.

### **Washington Green, East Walpole, MA**

The first major venture out of the Easton area involved the renovation of an existing 40,000 square-foot school building into 24 modern, energy- and design-efficient apartment units. The second phase of this complex includes 55 townhouse, cape, and garden-style condominium units situated on the remaining nine acres.

### **River Crossing Condominium, Norton, MA**

This condominium project consists of 30 duplex buildings; elegantly styled homes that afford a lifestyle uncomplicated by life’s routine chores. The distinctive floor plans will spark anyone’s imagination. Whether buyers are seeking a lofted townhouse or a stately manor with a first floor master suite, River Crossing’s residences encourage the expression of a lifestyle and environment uniquely their own. The complex, located on a pond and river close to Route 495, received the 1990 PRISM Award for the best attached home between \$150,000 and \$200,000. This award is bestowed on a select group of building industry professionals whose projects meet stringent criteria for design and market excellence set by the Sales & Marketing Council of the Builders Association of Greater Boston. The final phase of 18 units was completed in 2002.

### **Bixby Building, North Main Street, Brockton, MA**

In 1986, as part of the revitalization of downtown Brockton, Douglas King fully restored the rich architectural detail of the exterior building and converted the interior into 27 subsidized apartments. Several of the units were designed to be fully handicap accessible while other units were set aside for single parents in need of affordable housing. This development and management venture was an example of joint cooperation of area banks, local agencies, Brockton Officials, YMCA, the Brockton Police Department, Brockton Central Committee and various community groups in a deteriorating neighborhood. The ever-increasing crime over the last several years has hampered marketing and management of the building. Douglas A. King has taken all possible measures to stabilize and improve management and the safety of the building for tenants.

### **Ellis Brett, Belair Street, Brockton, MA**

This structure, formerly an elementary school, was converted into 23 charming apartments. Each unit boasts a different floor plan and provides the residents with unique, luxurious designs including wooden spiral staircases and sky-lit lofts with cathedral ceilings.

### **People's Savings Bank, Brockton, MA**

This branch, which served as the corporate headquarters of People's Savings on Main Street was renovated to include a new addition.

### **Riverview Meadows, Raynham, MA**

A distinctive SHARP funded development with Phase 1 totaling 91 units conveniently located on thirty gently rolling acres along the banks of the Taunton River. Here, warmth and fine quality are conveyed by colonial architecture with exterior clapboard siding, professional landscaping, multi baths, washer/dryer hookups, ample storage space and private entrances. Six floor plans consisting of one-, two-, and three-bedroom models are designed for comfortable living. Single persons, apartment mates, couples and families feel at home here. This development successfully blends low-income families with market tenants into a suburban south shore community. There is also a clubhouse with function rooms, kitchen and restrooms available for special occasions. Conveniently located near major commuter Routes 24, 106, 495 and 44, traveling to work or destinations in any direction could not be more accessible.

### **Raynham Health Center, Raynham, MA**

Located at 1215 Broadway, this 32,000 square-foot medical office building, now occupied by Bridgewater Goddard Park Medical Associates, was built and is currently owned and managed by Douglas A. King Builders, Inc. and related entities.

### **Handleshop Square, 18 Oliver Street, North Easton, MA**

Formerly a masonry factory, this historically significant structure has been rehabilitated into a 22,000 square-foot commercial site housing both business and retail tenants and is also the home of the Frothingham Division of the Old Colony YMCA, King Campus. A 12,000 square-foot addition houses the 75' x 32' tiled pool, one of the many features available at this fitness facility.

### **Village Place, 448 Turnpike Street, South Easton, MA**

This charming 18,000 square-foot office/professional building, located near the intersection of Routes 138 and 106 and one mile from Route 24, is Colonial in design to compliment the surrounding condominium units at Village Gate. Local planning agencies have complimented our efforts of blending this commercial building into the surrounding residential neighborhood.

### **North Easton Center, Main Street, North Easton, MA**

The Town of Easton has been the home base and bulk of the inventory of the Company's developed property. Douglas A. King Builders, Inc. has been firmly committed to working within the community, and for the community, by undertaking major rehabilitation work on historic buildings that had fallen into disrepair.

Four of which were rehabilitated under the guidelines of the Massachusetts Historic Commission, the Town of Easton saw the heart of their community transformed back in exterior design to original facades. Historic renovations were successfully completed at 51, 66, 68, 93, 95, 97, 100 & 101 Main Street, 106-108 Main Street, 115, 122, 134 and 156-158 Main Street, along with 5 Sullivan Avenue and 8 Lincoln Street.

### **Stedfast Building, 50 Oliver Street, North Easton, MA**

This location of the former Stedfast Rubber Factory has been remodeled into a 60,000 square-foot office building consisting of professional office and warehouse rental space. This property was the main office for Douglas A. King Builders, Inc. for over 20 years until we moved to 115 Main Street, North Easton in 2006.

### **Plymouth Crossing, Route 138, South Easton, MA**

Plymouth Crossing, located on the corner of Washington Street and Plymouth Drive in Easton consists of 18,000 square-feet of prime rental space offering excellent visibility for its tenants.

### **The Marketplace at Easton, South Easton, MA**

This building is a two-story brick, hexagon building comprised of 35,000 square feet of prime retail space. The flexible floor plans allow for 500-8,000 square-foot

spaces and the highly visible location along Route 138 and Route 123 affords excellent exposure.

**Wrentham Warehouse, 475 Washington Street, Wrentham, MA**

Conveniently located on Route 1 and just one mile from Route 495, this 42,000 square foot masonry building was constructed on five acres of land, and is comprised of 30,000 square feet of warehouse space on the first floor with modern loading dock facilities and 12,000 square feet of office space on the second floor. This building was designed to allow up to six individual tenants or one larger tenant.

**Sharon Industrial Park, One Merchant Street, Sharon, MA**

This 37,205 square-foot two-story, brick structure consists of flexible floor plans for maximum use for office and industrial space. Loading docks are available on both levels of the building and its highly visible location along Route 1 affords excellent visibility for its tenants along with easy access to I95 and 495.

**Norton Crossing, Norton, MA**

A charming 23,000 square-foot shopping plaza that gives the appearance of small country stores is a sharp and dramatic break from the harsh, impersonal “strip store” construction. This plaza offers prime retail space.

**Old Norton Town Hall, Norton, MA**

This 9,000 square-foot structure, formerly the Norton Town Hall, is located on Route 140, close to Wheaton College and currently the College’s bookstore. This building was authentically restored to maintain its quaint, historic charm.

**Attleboro Savings Bank, West Main Street, Norton, MA**

This 4,000 square-foot branch office for Attleboro Savings Bank was constructed on Route 123 in Norton, adjacent to the Norton Crossing Shopping Center.

**Pelican Crossing, Norton, MA**

An 11,000 square-foot mall consisting of a restaurant, sports bar, hairdresser, video store, donut shop and two apartments constructed on Route 140.

**North Easton Savings Bank, Norton, MA**

This 5,000 square-foot Bank branch is located on Route 140 at 172 Mansfield Avenue. In 1997 we constructed a 6,000sf branch at **547 Washington Street, Easton.**

**Quail Ridge Subdivision, North Easton, MA**

Located off Bay Road in North Easton, close to Borderland State Park, this subdivision, consists of 27 custom-built homes and new roadways.



### **Rockland Bay Estates, North Easton, MA**

Located off Bay Road in North Easton, this development includes 70 custom-built homes and approximately one mile of new roadways and recreational facilities. At the entrance to this development is 135 Bay Road, the Better Homes and Gardens award-winning Northeast Classic Home.

### **North Washington Estates, Norton, MA**

This development consisting of nine custom-built homes on Cherry Tree Drive, off North Washington Street, was completed in 2000.

### **Lincoln Street School, N. Easton**

This historic school building was renovated into 30 apartments for adults 55 years and older and also houses the Old Colony YMCA's gymnasium. Now known as the Schoolhouse Apartments, this property was the recipient of The Massachusetts Preservation Award by the Massachusetts Historical Society in 2003 and the 2005 PRISM award for its "Most Creative/Re-use of Space" for the Rotunda. The 8,000sf gymnasium was donated to the YMCA in August 2008.

### **Jennifer Estates**

Located on Jennifer Way and Turnpike Streets in South Easton, these ten duplex-style townhouse condominium units on one acre lots are nestled among the pine trees on a private cul-de-sac.

### **Union Village Estates & Union Village Estates Extension**

Located off Union Street in North Easton, this development is comprised of 32 custom homes on one-acre plus lots. These homes sold between \$450,000 and \$1,400,000 from 2001 to 2006. Union Village Extension consist of 3 estate lots and will be underway in the near future.

### **Queset on the Pond**

This active adult community consists of a 99-unit apartment building with all the amenities: dining room, fitness center, billiards room, game room, library, theater.

### **Village Estates & Village Estates II Foxborough, MA**

Former Foxborough State Hospital land, Village Estates consists of 35 new single-family homes on Chestnut & Baker Streets and Payson Road along with the historic renovation of the former Director's house into three condominium units, along with 18,000sf of retail office space. This project also consists of a new cul-de-sac, Neff Drive, off Payson Rd, and a new cul-de-sac, Shea Lane, off Chestnut Street. 27 townhomes have been constructed as part of the new condominium

community, The Village Townhomes. Recreation space and athletic fields have also been constructed for the community.

**Queset Commons off Washington Street, South Easton, MA**

A State approved 40R Smart Growth Development. 280 Units of residential includes 59 affordable units and 110,00Sf of commercial/office space.

**Build To Suit Projects:**

- Churchill Linen, Station Avenue, Brockton, MA. Douglas A. King Builders, Inc. extensively remodeled and renovated this company's corporate headquarters and production area.
- A custom addition was constructed for the main branch of People's Savings Bank in Brockton to house its corporate offices, lending division, and life insurance department.
- A corporate office for Mattapan Cooperative was constructed at Blue Hill Ave. in Boston, MA
- A 5,000 square-foot addition was constructed for the Canton Institution for Savings.
- Conversion of the former Leonard's Restaurant into a 65,000 square-foot office building and 2,500 square-foot assembly room.
- A new 5,000 square-foot office building was built for Lopes Construction in Taunton, MA.
- A 12,000 square-foot building was constructed for CVS at 555 Washington Street, South Easton, owned and managed by Douglas A. King related entities.
- A 6,000 square-foot building was constructed at 547 Washington Street, adjacent to the CVS, for North Easton Savings Bank, owned and managed by Douglas A. King related entities.
- A 10,000 square-foot occupational health facility was built for Good Samaritan Medical Center in Avon, MA.
- A 5,000 square-foot building was also constructed for North Easton Savings Bank at 172 Mansfield, Avenue, Norton, MA.

- The current Stoneforge Grille- Easton was constructed in 2006 on Roosevelt Circle, North Easton.

Douglas A. King Builders, Inc. has performed numerous build outs and remodeling jobs on the many buildings that Douglas A .King and his various entities own totaling approximately 400,000 square feet.

Since 1982 Douglas A. King has directed a majority of his charitable campaign efforts toward the Children's Hospital in Boston. Doug's philosophy on this subject is, as quoted in the 1987 Children's World Publication, "In the United States most people have an opportunity to obtain what they want through vision, hard work, and good luck. However, many sick children will not be able to carve their niches in tomorrow's society unless we help them today. By giving to Children's Hospital, we offer hope for a brighter future to the next generation. This is why my organization, my family, and I support The Children's Campaign and many other worthwhile endeavors."

From 1986- 1988 Douglas A. King Builders, Inc. raised enough funds from fellow colleagues, friends, and employees and fully matched that figure to exceed the \$500,000 goal to pay for the Premature Infant Facility at Children's Hospital. In 1990 Douglas A King was nominated to be an overseer for Children's Hospital and is still an overseer today.

Over the years Douglas A. King Builders has supported various local activities such as softball leagues, senior citizen functions, and scholarship support for Oliver Ames High School students in the town of Easton. Douglas A King has been actively involved in the Easter Seals Campaign as the Greater Brockton Chairman and has participated in the yearly telethons to help raise funds for this very worthwhile organization.

In 1987 Douglas A. King was nominated as a Director to the National Council of Northeastern University. Mr. King graduated from Northeastern in 1969.

In 1991 Douglas A. King was nominated and elected to the Board of Directors of the CARITAS COMMUNITIES, INC., a non-profit housing company known for its caring and helping people receive housing they would otherwise not be able to afford. Their main goal is to improve the lives of the working poor men and women in our community by providing housing for them. Mr. King has shown his commitment by serving as an active contributing member in his support of this commendable organization by donation of the following:

- A townhouse condominium at River Crossing in Norton was donated to Easter Seals.

- The profit from the sale of a single-family home at Rockland Bay Estates in North Easton was donated to Caritas Communities.
- The Newborn Intermediate Care Nursery at Children's Hospital was named in honor of Douglas A. King.
- The Main Spring House, a battered women's shelter in Brockton, MA, was contributed by Douglas A. King.
- The Easton Fitness Center, along with the 10,000 square-foot office building at 18 Oliver Street in North Easton, was donated to the Old Colony YMCA by Douglas A. King.
- 40 acres in Easton, adjacent to Flyaway Pond, was contributed to the Easton Conservation Commission.
- In August of 2008 Douglas King donated the 8,000sf renovated former North Easton high school gymnasium to the Old Colony YMCA.

#### Other Awards:

In 2003, 2015 & 2018 Metro South Chamber of Commerce awarded Douglas A. King Builders, Inc. the Economic Development Impact Award for making significant investment and contribution to the economic development of the Metro South region.

In May, 2012 Douglas A. King Builders, Inc. was presented with the Paul E. Tsongas Award by Preservation Massachusetts as a project team member for their extraordinary role in promoting the preservation of our Commonwealth's past for the benefit of our future for Chestnut Green in Foxboro, MA.

On January 31, 2013 Douglas King was honored with the 2012 Outstanding Business Citizen Award by the Easton Chamber of Commerce with an Official Citation from the State Senate for his support of the community and its citizens.

On April 12, 2013 Doug King was honored with the Contractor of the Year Award by the Greater Boston Area Builders and Remodelers Association.

**William R. Buckley, Jr., P.E.**  
***Bay Colony Group, Inc.***  
***4 School Street***  
***Foxborough, MA 02035***  
***Phone: 508-543-3939***  
***E-mail: billbuckley@baycolonygroup.com***

**QUALIFICATIONS:** A proven leader with experience planning and executing complex, multi-disciplinary projects from conception through turnover to owner. A team builder with the ability to coordinate stakeholders, engineers, architects and construction managers to bring a project to completion within timeline and budget. A project manager with 33 years of experience in dealing with governmental agencies from the local to federal level and ensuring that the myriad review process is fully coordinated in a manner that minimizes the risk to the client. Experience in dealing with international and non-governmental organizations in austere operating environments. Secret clearance.

**EDUCATION AND CREDENTIALS:** BS, United States Military Academy, West Point, 1981  
Major, US Army (Retired)  
Professional Engineer: State of Maine, State of New Hampshire, Commonwealth of Massachusetts, State of Rhode Island, Commonwealth of Virginia, Commonwealth of Pennsylvania, and State of New Jersey.  
Certified Soil Evaluator – Commonwealth of Massachusetts  
Certified Title 5 Inspector – Commonwealth of Massachusetts  
Class III Septic System Designer – State of Rhode Island

**ACCOMPLISHMENTS**

**ENGINEERING,  
PROCUREMENT &  
CONSTRUCTION  
LEADERSHIP**

President of Bay Colony Group, Inc. (BCG), a 56 year old multi-disciplinary civil engineering firm that specializes in infrastructure, commercial and residential development site design. Average annual cost of construction under design is \$20 million. Responsible for approximately 15 engineering and field personnel that operate in the northeast United States.

Recalled to Active Duty in 1996 as a Transportation Infrastructure Team Leader, Combined/Joint Civil Military Task Force in Sarajevo, Bosnia-Herzegovina. Responsible for coordinating civil-military projects in Croatia and Bosnia that involved roadways, bridges and railways. Coordination was required between factions that had just recently ended their war as well as the national governments of Bosnia and Croatia. Other stakeholders requiring coordination included international organizations such as USAID, UNHCR, OSCE, and the World Bank. The projects involved preparation and execution of the Civil-Military component of projects which included a bridge reconstruction program and an international railroad construction program. Developed for the World Bank a program to inspect and track the construction of 52 World Bank funded projects throughout the country in the following sectors: Education, Government Buildings, Social Fund, and War Victims. Conducted initial inspections and trained international personnel to implement program. Prepared a system for the review, and conducted a review of bid documents for the World Bank and Sarajevo Sewer Department for the \$15 million rehabilitation of the Sarajevo sewer system. Personally requested by the Special Representative of the President of the United States, Claude Ganz, to develop a program to return the maximum number of displaced persons as quickly as possible in a manner that complements, and is integrated in to, other reconstruction efforts within the Brcko Supervisor's area. Prepared the Civil-Military briefing for Secretary of State Madeline Albright during her visit to Bosnia in May 1997.

**PROGRAM  
MANAGEMENT:**

As President of Bay Colony Group responsible for the planning, design and execution of all projects. The firm specializes in large land development project that must be brought from the conceptual phase through design, governmental approval, construction and hand-off to the client. Project construction budgets up to \$100 million on multi-use sites with multiple owners have been successfully executed through the use of solid planning and controls to ensure that the owners' vision is executed.



Currently Project Manager for the redevelopment of the Foxborough State Hospital, which includes the renovation of about 300,000 gsf of existing buildings into offices, condominiums and apartments. The construction includes, 100,000 sf of office, 55,000 sf of retail, 5,000 lf of new roadway, and 203 single and multi-family residences. Also included is the construction of a new recreation complex that will contain football, soccer, baseball and softball fields as well as a 45,000 gpd wastewater treatment facility. Estimated project cost is \$100 million. Project involved extensive coordination with the community, state transportation and historical officials, as well as the local Planning Board and Conservation Commission. The design was modified due to deteriorating market conditions and successfully brought through the permitting process and is now under construction with an estimated completion date of 2019.

**INTERNATIONAL:** Close coordination with US, International Organizations and Non-governmental Organizations such as US Agency for International Development, US Embassy (Sarajevo), US Embassy (Zagreb), World Bank, Routinely interfaced with multinational forces, USAID, the UN, the World Bank, UN High Commissioner for Refugees, Organization for Security and Cooperation in Europe and the international community during peacekeeping operations in Bosnia and Croatia. Operations included the reconstruction of roadways, railways, bridges as well as the reconstruction of homes to facilitate the return of internally displaced persons. World Bank operations included the monitoring of construction activities to ensure that donor dollars were properly spent.

Coordinated multi-national, nuclear weapon Command Post Exercise, TURENNE BLEU, as VII (US) Corps primary action officer. Involvement included II (French) Corps, US Army Europe and Central Army Group Headquarters. Coordinated VII (US) Corps participation in NATO special operations exercise FLINTLOCK. Liaison officer with Canadian Forces Base at Baden-Baden, Germany.

#### **WORK HISTORY**

1998-Present President, Bay Colony Group, Inc. Foxborough, MA  
1996-1997 Transportation Infrastructure Team Leader, Combined/Joint Civil Military Task Force. Sarajevo, Bosnia  
1989-1996 Vice President, Bay Colony Group, Inc. Foxborough, MA  
1986-1989 Project Manager, Bay Colony Surveying, Inc., Foxborough, MA  
1986-2002 U.S. Army Reserve; various units Massachusetts & Rhode Island  
1981-1986 Active Duty as U.S. Army Officer; Ft. Knox, KY, Ft. Benning, GA, Federal Republic of Germany

#### **ADDITIONAL INFORMATION**

##### **Publications:**

"Engineer/Civil Affairs Teams Enhance Peace Support Operations" by LTC Christopher J. Toomey and MAJ William R. Buckley, Jr., Engineer Magazine, March, 1999.

Member, National Society of Professional Engineers

Member, American Society of Civil Engineers

Member, Massachusetts Association of Land Surveyors and Civil Engineers

Member, Society of American Military Engineers (Past President West Point Student Chapter)

##### **Public Service:**

Finance Committee; St. Mary's Roman Catholic Church – Foxborough, MA

Board of Trustees Foxborough Regional Charter School

Hockomock YMCA Board of Incorporators – North Attleboro, MA

Sturdy Memorial Hospital Board of Directors – Attleboro, MA

Town of Foxborough Advisory Committee

Town of Foxborough Landfill Repermitting Committee

**FOXBOROUGH STATE HOSPITAL  
MASTER PLAN  
FOXBOROUGH, MA**

03/03/10

VILLAGE ESTATES II  
NEFF DRIVE  
(6 HOUSE LOTS)  
HOUSES NOW AVAILABLE

HIGHLAWN FARMS  
(9 HOUSE LOTS)

BANK/OFFICE BUILDING  
25 CHESTNUT STREET  
22,000 S.F.



For GPS directions use  
22 Payson Road  
Foxborough, MA 02035

CHESTNUT GREEN  
(30 TOWNHOUSES)

BUILDING 5 DEXTER ROAD  
(5 TOWNHOUSES)  
TOWNHOUSES NOW AVAILABLE

SUPERINTENDENTS HOUSE  
29 CHESTNUT STREET  
(3 CONDO UNITS)  
UNITS AVAILABLE

MODEL HOME

VILLAGE ESTATES I  
SHEA LANE  
(7 TWO UNIT TOWNHOUSES)  
TOWNHOUSES NOW AVAILABLE

Douglas A. King  
President

**DOUGLAS A. KING BUILDERS, INC.**

www.dakbuilders.com  
115 Main Street, Suite 1D  
North Easton, Massachusetts 02356  
(508) 238-2038 (781) 828-6230  
Fax: (508) 238-1648  
Cell: (508) 509-5667  
E-mail: dking@dakbuilders.com

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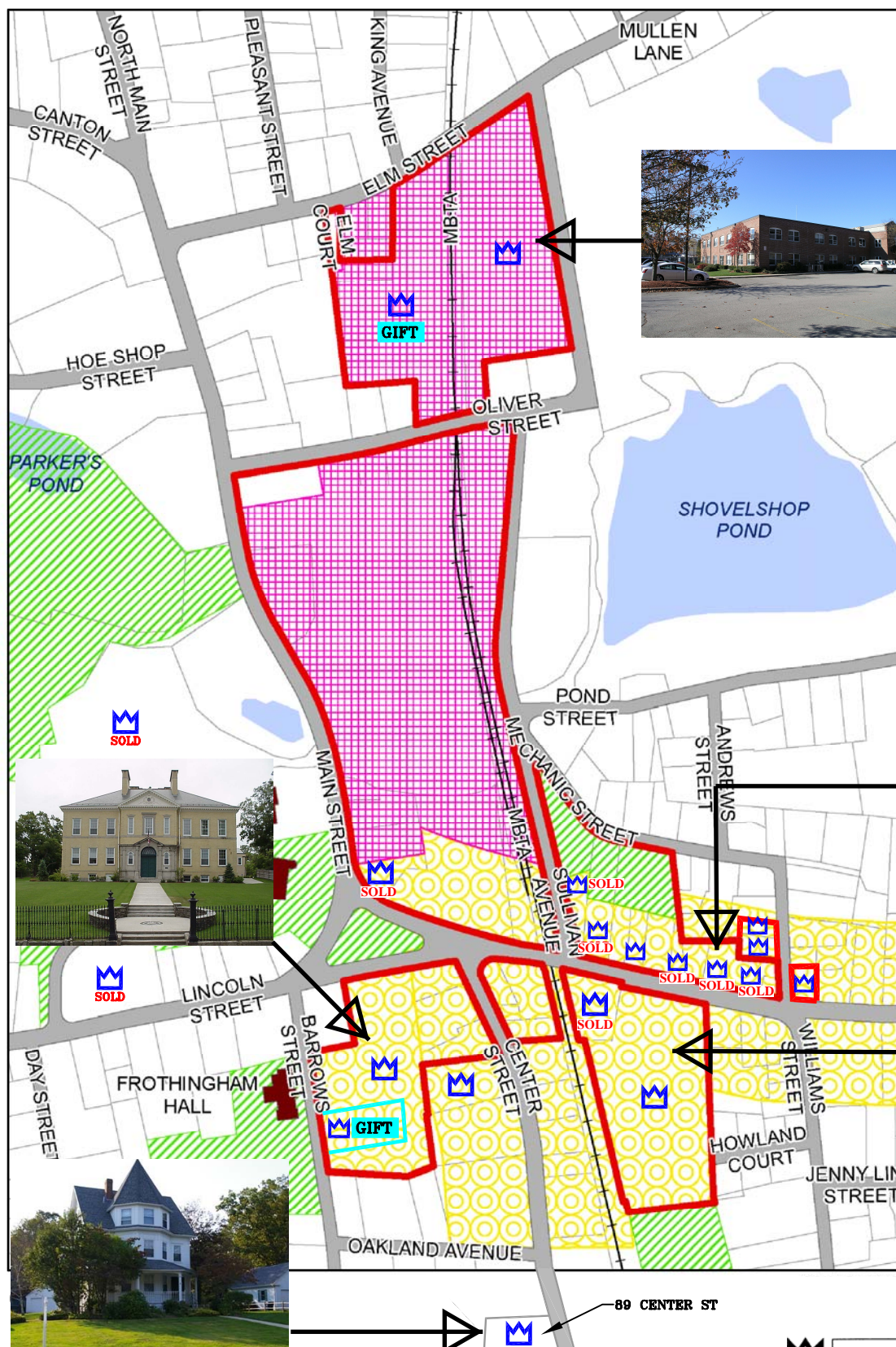


## VILLAGE TOWNHOMES AND APARTMENTS





# NORTH EASTON VILLAGE PROPERTIES DEVELOPED & OWNED BY DOUGLAS A. KING BUILDERS, INC.



20 VILLAGE PROPERTIES  
DEVELOPED BY DAKB:

2—GIFTED TO THE YMCA

12—HISTORICALLY RESTORED

60 APARTMENTS  
110,000± COMMERCIAL,  
RETAIL & OFFICE



Urban Center Housing  
Tax Increment Financing  
Program Application Map

  Easton UCF-TIF Zone

Current Zoning:

- Business
- Industrial
- Municipal & Open Space

Douglas A. King  
President



**DOUGLAS A. KING BUILDERS, INC.**

[www.dakbuilders.com](http://www.dakbuilders.com)

115 Main Street, Suite 1D  
North Easton, Massachusetts 02356  
(508) 238-2038 (781) 828-6230

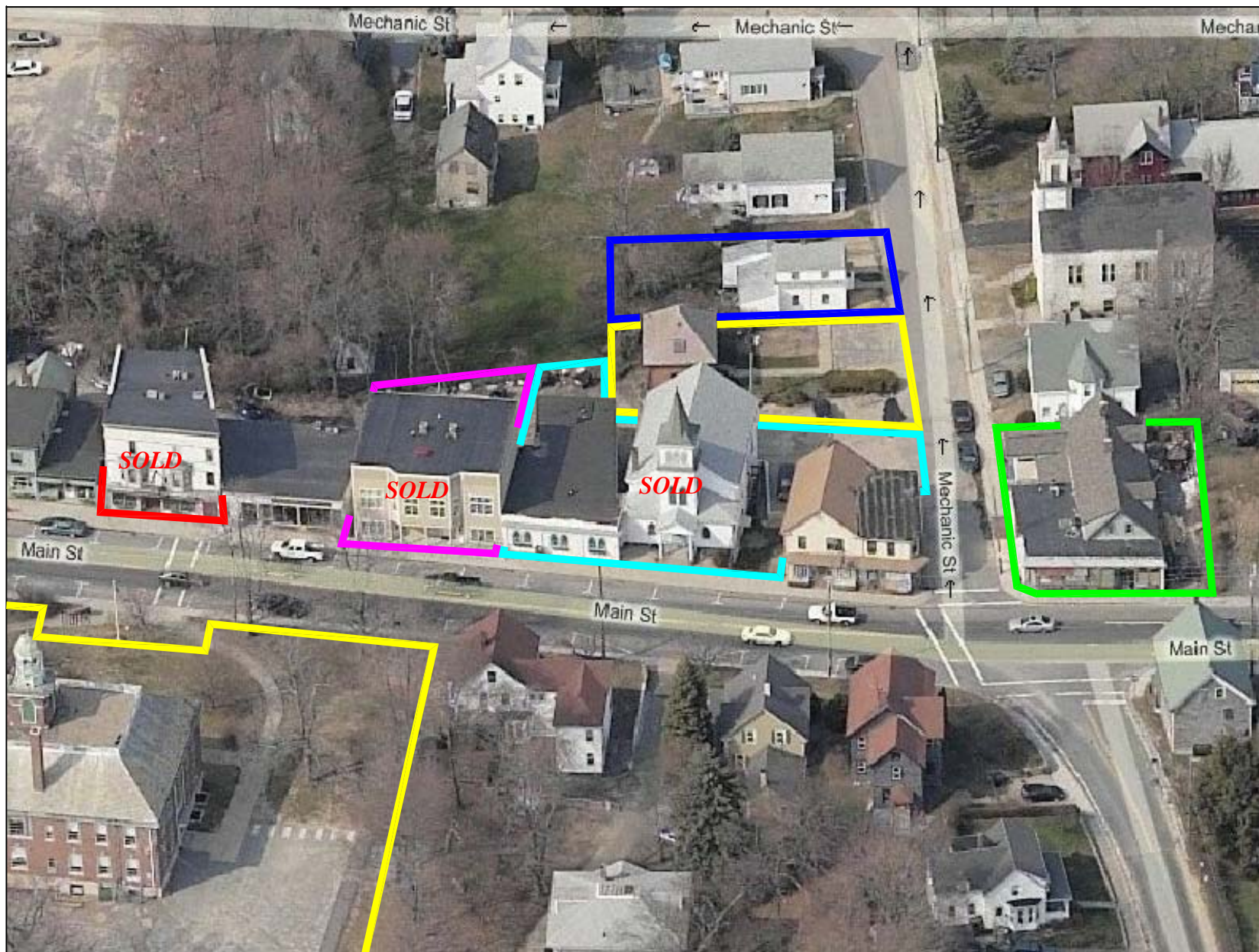
Fax: (508) 238-1648

Cell: (508) 509-5667

E-mail: [dking@dakbuilders.com](mailto:dking@dakbuilders.com)

QC/DAKB/PHOTO





## NORTH EASTON VILLAGE

### Property Key

- 115 Main Street
- 122 Main Street
- 134 Main Street
- 140 Main Street
- 156 Main Street / 1-3 Mechanic Street
- 6 Mechanic Street
- 10 Mechanic Street

Douglas A. King  
President



**DOUGLAS A. KING BUILDERS, INC.**

[www.dakbuilders.com](http://www.dakbuilders.com)

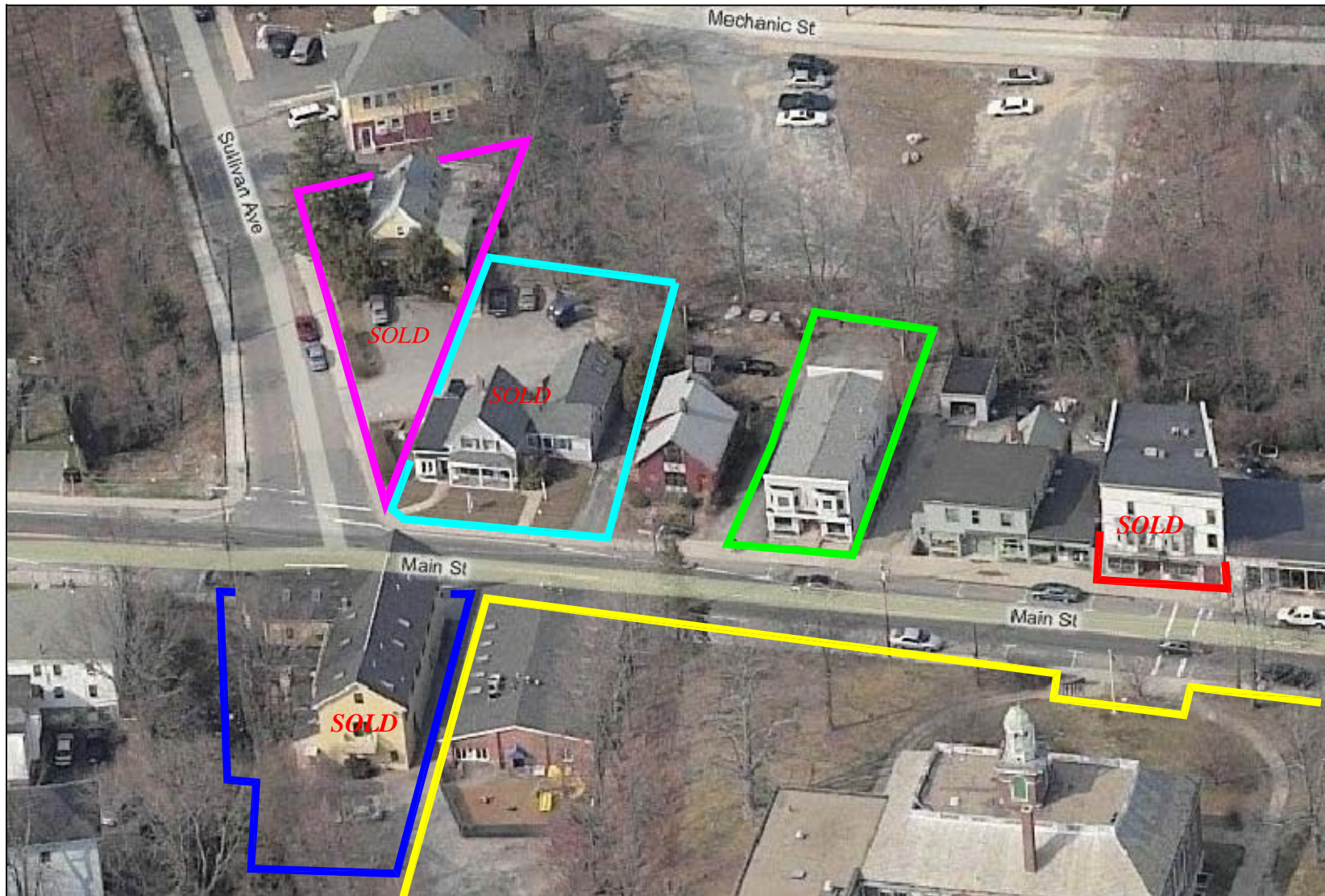
115 Main Street, Suite 1D  
North Easton, Massachusetts 02356  
(508) 238-2038 (781) 828-6230

Fax: (508) 238-1648

Cell: (508) 509-5667

E-mail: [dking@dakbuilders.com](mailto:dking@dakbuilders.com) "NEV\main-1"





*NORTH EASTON VILLAGE*

Property Key

- 115 Main Street
- 99 Main Street
- 100 Main Street – Sold
- 106 Main Street
- 122 Main Street
- 5 Sullivan Avenue – Sold

Douglas A. King  
President



**DOUGLAS A. KING BUILDERS, INC.**

[www.dakbuilders.com](http://www.dakbuilders.com)

115 Main Street, Suite 1D  
North Easton, Massachusetts 02356  
(508) 238-2038 (781) 828-6230

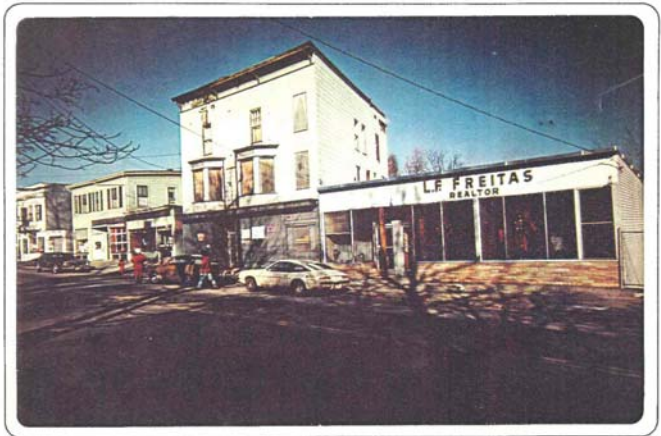
Fax: (508) 238-1648

Cell: (508) 509-5667

E-mail: [dking@dakbuilders.com](mailto:dking@dakbuilders.com) "NEV\main-2"



122 Main Street Easton



95-101 Main Street, Easton





WATER POINTE  
8 ISLAND CT  
60 CONDOMINIUMS  
(NO AGE RESTRICTION)

QUESET ON THE POND  
7 ROOSEVELT CIR  
99 APARTMENTS (55+)

3 ROOSEVELT CIR  
PERMITTED  
12,900SF OFFICE/RETAIL

CONSERVATION  
LAND

STONEFORE GRILL

NORTH EASTON  
SAVING BANK

CVS

EDGEWATER  
11 ROOSEVELT CIR  
50 APARTMENT  
(NO AGE RESTRICTION)

MORSES  
POND

Douglas A. King  
President



**DOUGLAS A. KING BUILDERS, INC.**

[www.dakbuilders.com](http://www.dakbuilders.com)

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E-mail: [dking@dakbuilders.com](mailto:dking@dakbuilders.com)



1000 ft



## QUESET COMMONS SMART GROWTH SOUTH EASTON, MA

### 8 ISLAND COURT

▲ 60 Condos

### 11 ROOSEVELT CIR

★ 50 Apartments

### 7 ROOSEVELT CIR

✱ 99 Apartments 55+

Douglas A. King  
President



**DOUGLAS A. KING BUILDERS, INC.**

[www.dakbuilders.com](http://www.dakbuilders.com)

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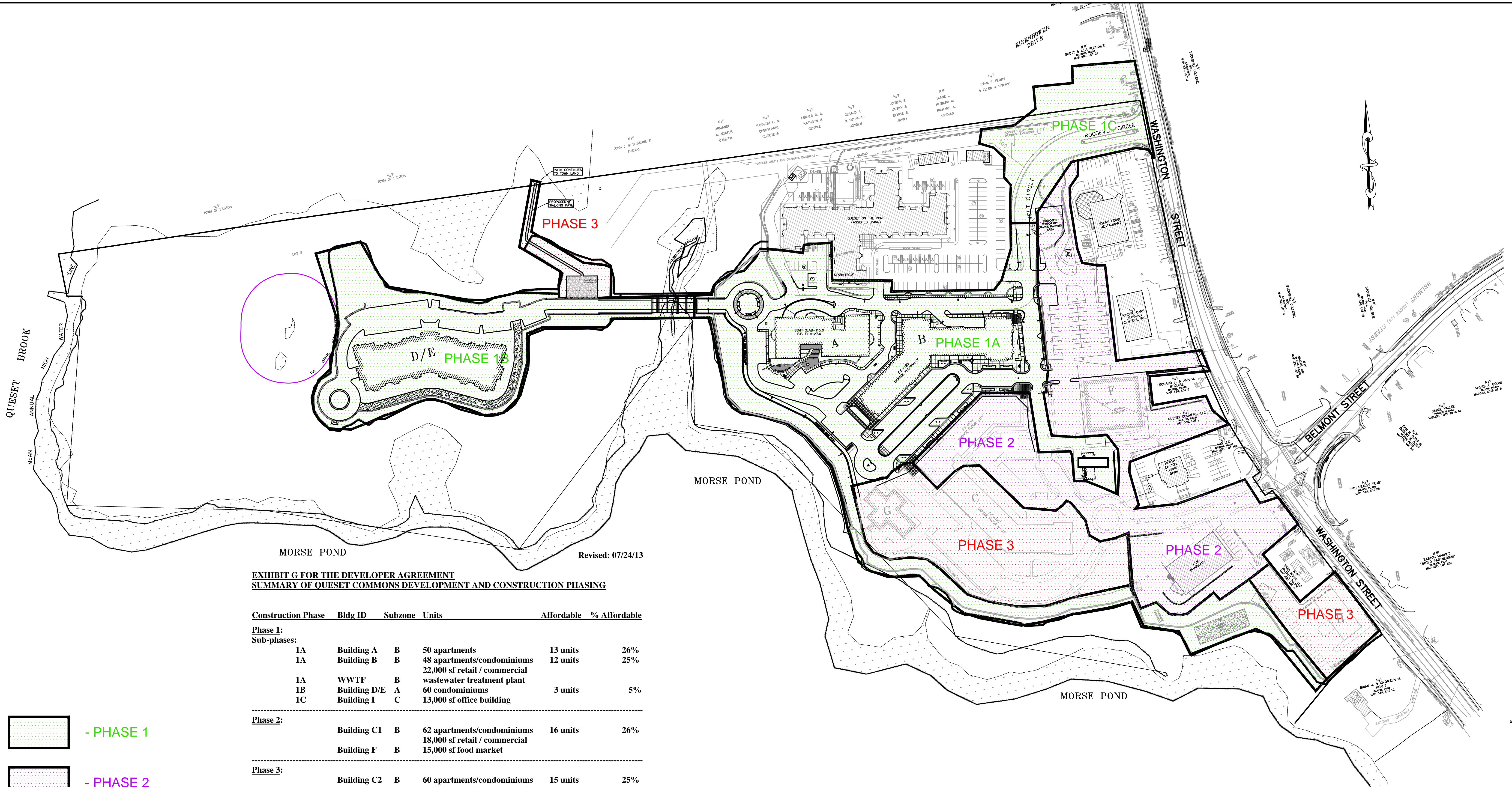


EXHIBIT G FOR THE DEVELOPER AGREEMENT  
SUMMARY OF QUESET COMMONS DEVELOPMENT AND CONSTRUCTION PHASING

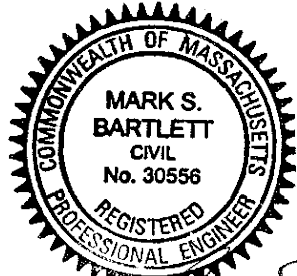
Construction Phase	Bldg ID	Subzone	Units	Affordable	% Affordable
Phase 1:					
Sub-phases:					
1A	Building A	B	50 apartments	13 units	26%
1A	Building B	B	48 apartments/condominiums	12 units	25%
1A	WWTF	B	22,000 sf retail / commercial		
1B	Building D/E	A	wastewater treatment plant		
1B	Building D/E	A	60 condominiums	3 units	5%
1C	Building I	C	13,000 sf office building		
Phase 2:					
	Building C1	B	62 apartments/condominiums	16 units	26%
	Building F	B	18,000 sf retail / commercial		
	Building F	B	15,000 sf food market		
Phase 3:					
	Building C2	B	60 apartments/condominiums	15 units	25%
	Building G	B	20,000 sf retail / commercial		
	Building H	C	16,000 sf conference center		
	Building H	C	12,000 sf office building		

On-going:					
Rte 123/138 Intersection Improvements					
Total Residential Component					
	60 Condominiums	A		3 units	5%
	220 Apartment Units	B		56 units	25%
Total	280 units			59 units	21%

223 units count towards Town of Easton's Affordable Units

Total Commercial Component					
	60,000 sf Retail / Commercial space				
	16,000 sf Conference center				
	15,000 sf Food store				
	25,000 sf Office Buildings				
Total	116,000 sf				

EXHIBIT I  
Rev 07/24/13



Date	Ch'ck	Revisions
Designed by: J.B.M.		Scale: 1" = 100'
Drawn by: L.K.H.		Date: 03/08/2013
Checked by: J.B.M.		
Approved by: M.S.B.		

OVERALL SITE PLAN  
QUESET COMMONS - PHASE 1A  
EASTON, MASSACHUSETTS



NORFOLK-RAM  
ENGINEERING SOLUTIONS  
FOR THE ENVIRONMENT  
ONE ROBERTS ROAD, PLYMOUTH, MA 02360  
PHONE: (508)747-7900 FAX: (508)747-3658  
WWW.NORFOLKRAM.COM

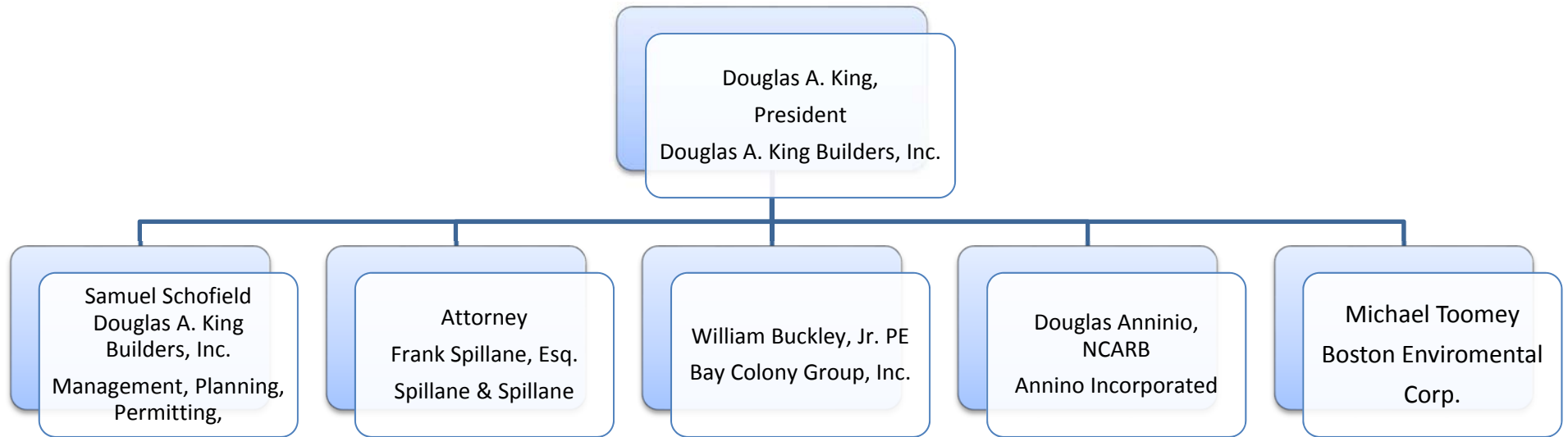
SHEET

PH-0

1090.003



# Organizational Chart





# DOUGLAS A. KING BUILDERS, INC.

115 Main Street, Suite 1D  
North Easton, Massachusetts 02356-1468  
(508) 238-2038 (781) 828-6230  
FAX (508) 238-1648

February 13, 2019

## **Foxborough Fire Station / Funeral Home Re-Use**

### Land Cost

Bid	\$ 405,000
Abatement / Demolition	300,000
Sewer / Water Fee	150,000
Architectural	60,000
Engineering	40,000
Legal	40,000
Financing and Bank Legal Fees for Construction Interest & Misc. Contingency	100,000
Bid Cost	<u>60,000</u>
Total Acquisition and Clean Up Cost	\$1,155,000

### Fire House Development Cost

Land Cost	\$ 450,000
Brewery 4,600sf x \$100/sf	460,000
(4) one-bedroom apartments	600,000
Overhead, Supervision, Insurance	100,000
Profit	<u>90,000</u>
	\$1,700,000

Loan: \$800,000 (4 Apartments \$400,000/Brewery \$400,000)

Rent from Brewery	4,600/mth
Rent from apartments (\$1400 x 4)	<u>5,600/mth</u>
Total Income	\$10,200/mth

### 15-Unit Building with Elevator and 15 Underground Parking Spaces

Land Cost	600,000
Demolition	50,000
Underground Parking 15 x \$25,000	375,000
Elevator	100,000
15 Apts. x \$150,000	2,250,000
Contingency	<u>25,000</u>
	\$3,400,000

Loan: \$113,000/unit x 15	\$1,700,000
Rents: 15 units x \$1,500/unit	\$22,500/mth

### Estimated Real Estate Tax:

19 Apartments (\$4,050,000 x 14.70 per 1,000)	60,000
Brewery (\$900,000 x 18.67 per 1,000)	<u>16,800</u>
	\$76,800 per year



ESTABLISHED 1864

"YOUR FAMILY FINANCIAL SERVICE CENTER"™

February 12, 2019

Douglas A. King Builders, Inc.  
Mr. Douglas A. King, President  
115 Main Street, Suite 1D  
North Easton, MA 02356

RE: Proposal for 40 School Street, Foxborough, MA  
Construction Permanent Financing - Residential and Retail Mixed-Use Project

Dear Mr. King:

Thank you for your interest in financing the above referenced credit facility with North Easton Savings Bank. In response to your request, and based on information provided to date, the Bank is pleased to indicate our interest and intent to finance the transaction subject to satisfactory completion of our credit investigation, appraisal of the proposed collateral, and environmental assessment and our internal approval process. Please be advised that these terms and conditions are for discussion purposes only and do not constitute a firm offer, agreement, or commitment to lend any amount. The actual terms and conditions upon which the Bank might extend credit to you would be conveyed in a formal commitment letter.

**Borrower**

Douglas A. King Builders, Inc. or an entity to be named later.

**Personal Guarantee**

Douglas A. King will provide his unlimited and unconditional personal guarantee.

**Loan Amount**

\$2,500,000. The loan amount would not exceed 70% of the North Easton Savings Bank appraised value of the collateral.

**Purpose**

The proposed loan would be to fund redevelopment of the Foxborough Fire House location as a retail space along with 15 residential units.

**Interest Rate and Fees**

The interest rate is proposed as 4.99% adjusting every five (5) years to the Five-Year Federal Home Loan Bank 5-Year Classic Advance Rate plus a margin of 195 basis points rounded up to the next 1/8<sup>th</sup>% with a floor of 3.875%. The proposed rate is subject to change until an application is accepted and the rate locked in writing by an officer of the Bank.

## **Terms**

The credit facility will require interest only payments during the twelve-month construction period, and then will convert to permanent financing with a twenty-five year amortization due in full twenty years after the initial closing date. If you would prefer that the interest only period be extended in order to phase the construction of the two buildings, please provide a construction timetable along with your request for an extended construction phase.

## **Repayment**

Twelve months of interest payments on the amount outstanding followed by 239 monthly payments sufficient to amortize the loan over twenty-five years plus one final payment of principal plus interest sufficient to retire the debt. The Bank will collect one-twelfth of the annual real estate taxes with each monthly payment.

## **Prepayment Penalty**

If you pay off the loan within the first sixty months for the purpose of refinancing with another financial institution, the Bank will be due an additional three percent (3%) of the principal balance of the loan.

## **Collateral**

The loan would be secured by first mortgage on the subject property and an assignment of rents and leases. An assignment of permits, plans, licenses, and a first lien all asset UCC filing will be required.

## **Commitment Fees**

One-half of one percent, or \$12,500.

## **Loan Application Fee**

An application fee covering the cost of an appraisal, plot plan, municipal lien certificate, and flood determination will be required with an application. Please contact us for the amount of these items.

## **Additional Terms and Conditions**

1. A satisfactory appraisal with a valuation that results in a maximum of 75% loan-to-value per plans and specifications.
2. Satisfactory review by the Bank of all items required to complete the underwriting of this application including, but not limited to, a pro forma income and expense statement, all federal and state income tax returns as filed for the borrowing entity and your personal returns.
3. An environmental assessment may be required.
4. The loan's permanent debt service must be covered at 1.2X according to a pro forma budget acceptable to the Bank and then annually thereafter.

## **Banking Relationship**

Tenant/Landlord accounts must be maintained at the Bank for the life of the loan.

## **Financial Information**

For our initial underwriting, please provide the following information with your application:

- Pro forma budget for the subject property post improvements
- Construction cost estimates spread on AIA Form G 703 (subject to Bank approval.).
- Construction schedule

## **Construction Draws**

During the construction phase, the Bank will release progress payments according to an AIA form submitted by you for work as completed or on-site. Mechanic's lien waivers will also be required prior to funding each requested advance. All releases will be solely at the discretion of the Bank and will be deposited into an account at the Bank designated by the Borrower. Prior to each advance, the Bank will have the title to the subject property examined to ensure that the title is clear of liens. The fee for each title examination is \$75. If an intervening lien has been filed, the Bank, in its sole discretion, may allow the lien(s) to be subordinated or may require they be satisfied prior to releasing any funds. The Bank will charge an inspection fee of \$400 to cover the cost of the Bank's engineer/architect's review and approval of the work in progress. The \$400 inspection fee and \$75 title rundown fee will be deducted from each construction advance.

## **Other Terms**

Prior to any approval of this credit facility, the applicant(s) will provide:

- A complete mortgage application with all necessary financial information.
- Copies of all permits, variances, and plans pertaining to the site.
- Copy of all plans and specifications
- Building permit prior to closing

Thank you again for the opportunity to provide this financing proposal to you for discussion purposes. If you wish to proceed under these terms and conditions, please contact me to finalize an application.

Respectfully yours,  
North Easton Savings Bank



Stephen T. Pike  
Senior Vice President  
Chief Lending Officer  
NMLS Number 509377





January 31, 2019

BEC Proposal No. 19-022

Mr. Douglas A King  
Douglas A. King Builders  
115 Main Street  
Suite 1D  
North Easton, Massachusetts 02356

RE: Rough Order of Magnitude Cost Estimate for  
Potential Environmental Remedial Work  
at Former Foxboro Fire House  
40 School Street  
Foxboro, Massachusetts

Transmitted via email: dking@DAKbuilders.com

Dear Doug:

Boston Environmental Corporation (BEC) would like to thank Douglas A. Builders (the "Client") (DAB) for this opportunity to present this preliminary Rough Order of Magnitude (ROM) potential costs for the remediation and renovation for the former Foxboro Fire Station located at 40 School Street in Foxboro, Massachusetts

BEC recently toured the building with Sam Schofield of Douglas A. King Builders to provide a preliminary ROM estimate of the potential environmental costs for the building. In addition to the Site visit BEC reviewed some of the available documents that were available on the EDEP database for the Site. These documents related to the spill in 2008.

The boiler room was inaccessible at the time of the survey with could be an additional cost that is not accounted for in this estimate. Although the Site has reached closure under the Massachusetts contingency plan there was impacted soils that was left on site and should the site require excavation and export of those soils there will be additional environmental cost for disposal of those soils



## Scope of Work

### Potential Environmental Cost Impacts

<b>Phase I Environmental Study</b>	<b>\$ 3,200</b>
<b>Regulated Materials Survey for Asbestos, Lead and Regulated Materials</b>	<b>\$ 7,800</b>
<b>Phase II Subsurface Investigation to confirm 2008 RAO</b>	<b>\$17,500</b>
<b>Potential Asbestos Abatement work base on visual inspection</b> (needs to be confirmed with a survey, ceiling were reported to be positive)	
1. 6,600 square feet of ceilings	<b>\$60,000</b>
2. 3,300 square feet of floor tile and Mastic	<b>\$16,850</b>
3. Paneling adhesive	<b>\$14,500</b>
4. Pipe Insulation 2,500 linear feet	<b>\$37,500</b>
5. Roofs 5,850 square feet	<b>\$35,100</b>
6. Windows frames with original caulking 24 windows	<b>\$ 3,400</b>
7. Boiler Room assuming tank removal boiler and piping abatement	<b>\$65,000</b>
8. Sheetrock and Joint compound assuming 15,180 sq ft	<b>\$53,130</b>
<b>Potential Lead Paint Abatement</b>	
1. Interior of front Lower Garage Space	<b>\$22,000</b>
2. Upper Living Quarters	<b>\$16,500</b>
<b>Potential Regulated Materials</b> Bulbs, ballasts, misc. paint and oils, oil tanks	<b>\$19,500</b>
<b>Potential Soil Containments Export</b> 1. 1,000 tons @\$65/ton	<b>\$65,000</b>
<b>Contingency 15%</b>	<b><u>\$47,825</u></b>
	<b>\$484,675</b>

Please note that this is simply a Rough Order of Magnitude (ROM) estimate of potential environmental costs for budgetary purpose only and is not a quote to perform the work. This ROM estimate is based on our experience with projects of this nature in the past.



**Mr. Doug King**  
**Douglas A. King Builders**  
ROM Estimate for Environmental Costs  
40 School Street  
Foxboro, Massachusetts  
Page |3

## Closing

BEC appreciates the opportunity to submit this ROM Budgetary Estimate for the former Fire Station located at 40 School Street in Foxboro, Massachusetts

We look forward to working with you on the successful completion of this project. Should you have any questions regarding this ROM Estimate or if we can be of assistance in any manner, please feel free to contact me at (508) 897-8062 or on my cell at 617-877-6648.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Michael Toomey", with a stylized flourish at the end.

T. Michael Toomey  
Executive Vice President

ZONE CLASSIFICATION: GENERAL BUSINESS (WITHIN FOXBORO CENTER OVERLAY DISTRICT)

AREA OF LOCUS: 19,444± sq. ft./0.45± acres

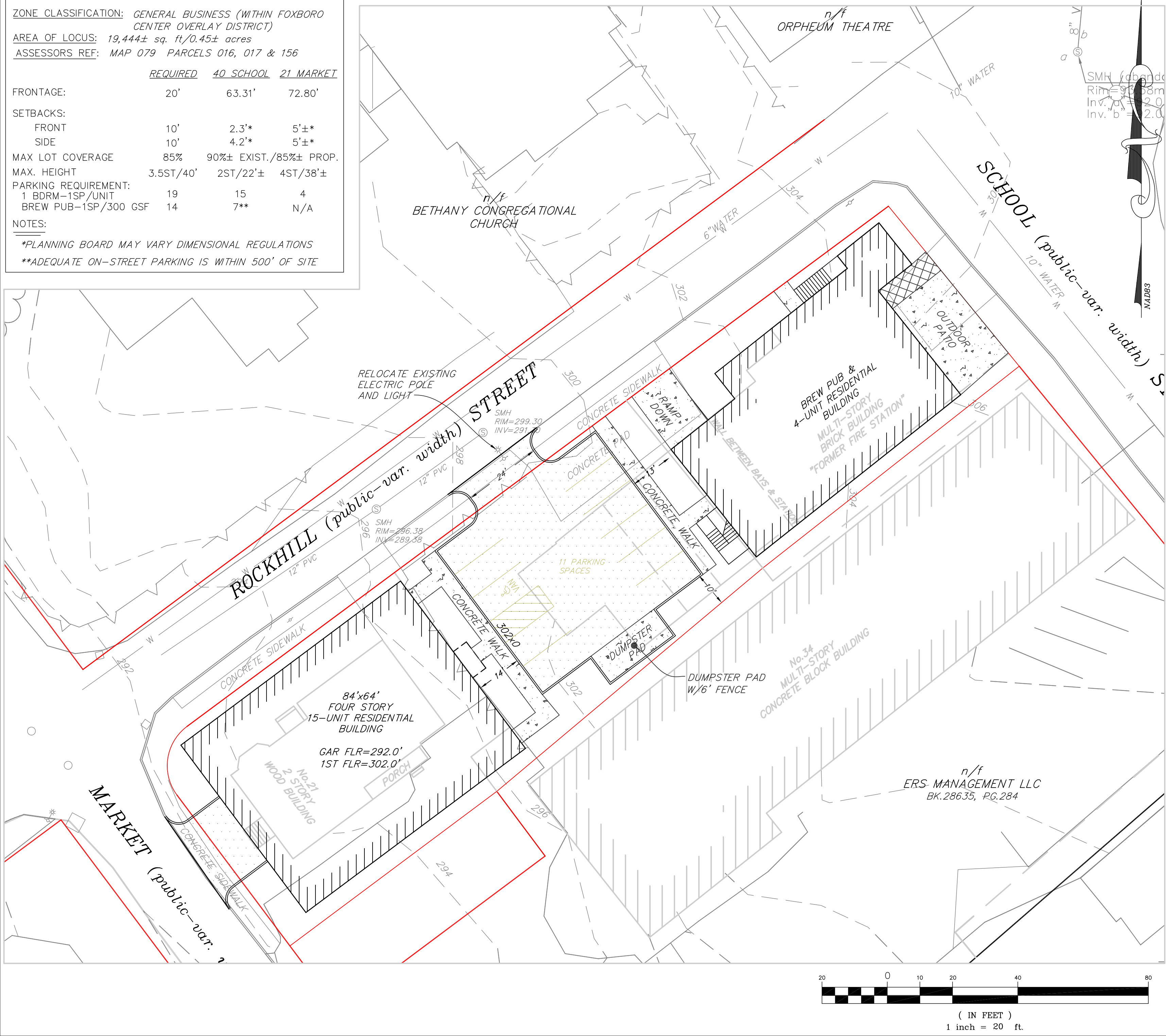
ASSESSORS REF: MAP 079 PARCELS 016, 017 & 156

	REQUIRED	40 SCHOOL	21 MARKET
FRONTAGE:	20'	63.31'	72.80'
SETBACKS:			
FRONT	10'	2.3'*	5'±*
SIDE	10'	4.2'*	5'±*
MAX LOT COVERAGE	85%	90%± EXIST./85%± PROP.	
MAX. HEIGHT	3.5ST/40'	2ST/22'±	4ST/38'±
PARKING REQUIREMENT:			
1 BDRM-1SP/UNIT	19	15	4
BREW PUB-1SP/300 GSF	14	7**	N/A

NOTES:

\*PLANNING BOARD MAY VARY DIMENSIONAL REGULATIONS

\*\*ADEQUATE ON-STREET PARKING IS WITHIN 500' OF SITE



PROJECT:

**Former Foxborough Fire Station Foxborough, MA**

PREPARED FOR:

**Douglas A. King Builders, Inc. 115 Main Street N. Easton, MA**

**Bay Colony Group, Inc.**  
Professional Civil Engineers & Professional Land Surveyors

FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

-INFORMATION HAS BEEN COMPILED FROM THE TOWN OF FOXBOROUGH GIS AND OTHER DATA. IT IS NOT A RESULT OF AN ON THE GROUND SURVEY.

-ELEVATIONS REFER TO NAVD88.

STAMP

DRAWING TITLE

**Conceptual Plan**

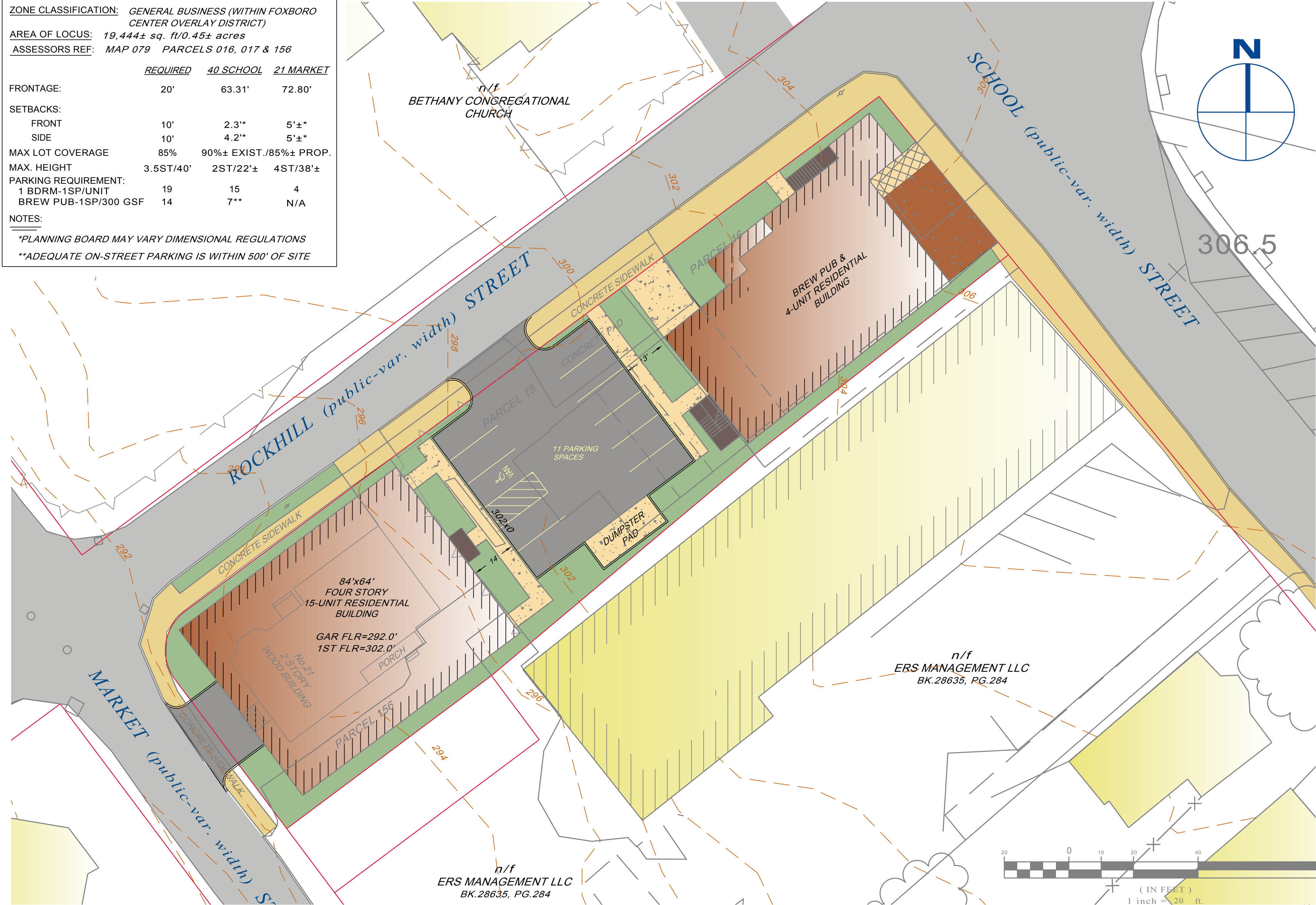
SCALE: 1" = 20'

FEBRUARY 11, 2019 SHEET NUMBER

**1**



ZONE CLASSIFICATION: GENERAL BUSINESS (WITHIN FOXBORO CENTER OVERLAY DISTRICT)			
AREA OF LOCUS: 19,444± sq. ft./0.45± acres			
ASSESSORS REF: MAP 079 PARCELS 016, 017 & 156			
	REQUIRED	40 SCHOOL	21 MARKET
FRONTAGE:	20'	63.31'	72.80'
SETBACKS:			
FRONT	10'	2.3'*	5'±*
SIDE	10'	4.2'*	5'±*
MAX LOT COVERAGE	85%	90%± EXIST./85%± PROP.	
MAX. HEIGHT	3.5ST/40'	2ST/22'±	4ST/38'±
PARKING REQUIREMENT:			
1 BDRM-1SP/UNIT	19	15	4
BREW PUB-1SP/300 GSF	14	7**	N/A
NOTES:			
*PLANNING BOARD MAY VARY DIMENSIONAL REGULATIONS			
**ADEQUATE ON-STREET PARKING IS WITHIN 500' OF SITE			



FORMER FIRE STATION SITE  
FOXBOROUGH, MA

FEBRUARY 12, 2019

BAY COLONY GROUP, INC.



## **List of Exhibits**

- Exhibit A: Curriculum Vitae & References for Team Members
- Exhibit B: Plans & Images of the Former Superintendent's House – Former Foxborough State Hospital
- Exhibit C: Plan of North Easton, MA Village Properties Development (Douglas A. King Builders, Inc. properties highlighted)
- Exhibit D: North Easton Village – Restored & Renovated Buildings
- Exhibit E: Queset Commons Mixed Use Development, Easton, MA
- Exhibit F: Organizational Chart for Team Members
- Exhibit G: Pro Forma for Former Foxborough Fire Station Redevelopment
- Exhibit H: North Easton Savings Bank Project Commitment Letter
- Exhibit I: Proposed Brew Pub & Restaurant – 1<sup>st</sup> and 2<sup>nd</sup> Level Layouts & Building Facade
- Exhibit J: Building Façade & Internal Layout for Proposed 15-Unit Residential Building
- Exhibit K: Summary of Environmental Remediation Activities & Cost Estimates
- Exhibit L: Schematic Drawing of Proposed Buildings & Off-Street Parking Area
- Exhibit M: Project Phasing Schedule & Time Frame
- Exhibit N: Five Year Disclosure & Financial Viability Disclosure Documentation
- Exhibit O: Financial Proposal for the Foxborough Downtown Mixed-Use Project
- Exhibit P: Douglas A. King Builders, Inc., Recent Projects Compilation
- Exhibit Q: Non-Collusion & Tax Compliance Document
- Exhibit R: Attestation Document & Eastern Bank Correspondence
- Exhibit S: Shovel Town Brewery, Inc. Business Concept/Proposal

EXHIBIT M


Project Schedule:

<u>Description</u>	<u>Start</u>	<u>Completion</u>
Environmental Study		
Materials survey/testing for regulated materials	3/20/19	4/12/19
Existing conditions survey	3/20/19	3/27/19
Environmental abatements & closeout documents	4/22/19	6/07/19
Start Firehouse construction	6/10/19	3/08/20
Start 15 unit apartment building	9/09/19	11/01/20

EXHIBIT N

Bid and Contract Disclosure

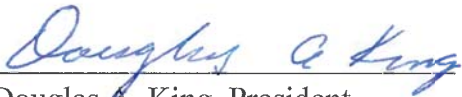
The undersigned certifies under penalties of perjury that Douglas A. King Builders, Inc. has not been dismissed or disqualified from a bid or contract within the past five years.

  
\_\_\_\_\_  
Douglas A. King, President  
Douglas A. King Builders, Inc.

02/11/19.  
Date

Financial Disclosure

The undersigned certifies under penalties of perjury that there are no conditions of bankruptcy, pending litigation, office closures, impending mergers or other financial problems.

  
\_\_\_\_\_  
Douglas A. King, President  
Douglas A. King Builders, Inc.

02/11/19.  
Date

## EXHIBIT P

### Douglas A. King Builders, Inc. Projects:

#### Queset Commons 40R Smart Growth Overlay District (Mix Use), Easton

7 Roosevelt Cir (2001 - 2002)

(100) 55+ apartment building 21,000,000

10 Roosevelt Circle (2005 – 2006)

Stone Forge Grill 4,500, 000

11 Roosevelt Cir (2013 - 2014)

50 apartments with underground parking 14,000,000

8 Island Court (2017 – 2018)

60 unit condominium 23,000,000

22 Roosevelt Cir (2013 - 2014)

Wastewater Treatment Plant 5,200,000

3 Roosevelt Cir (Fall 2019)

Permitted 12,000SF retail/office building

15 Roosevelt Cir (Fall 2020)

Permitted 48 apartments & 22, 000SF retail/office

#### Riverview Meadows, Raynham

Riverview Meadows Phase I (2015 - 2016)

Renovation of 12 buildings, 90 apartments 3,600,000

Riverview Meadow Phase II (2018 - 2019)

6 buildings, renovation existing house, 60 apartments 8,700,000

#### Memorial Drive, Avon (Mixed Use)

31 Memorial Drive

7,200SF O'Reilly's Auto Parts (Spring 2019) 2,400,000

59 Memorial Drive (Spring 2020)

Proposed 30 apartments

69 Memorial Drive (Spring 2021)

Proposed 50 apartments & 12,000SF retail/office





*The Commonwealth of Massachusetts*  
*Secretary of the Commonwealth*  
*State House, Boston, Massachusetts 02133*

William Francis Galvin  
Secretary of the  
Commonwealth

Date: January 30, 2019

To Whom It May Concern :

I hereby certify that according to the records of this office,

**DOUGLAS A. KING BUILDERS, INC.**

is a domestic corporation organized on **March 03, 1970** , under the General Laws of the Commonwealth of Massachusetts. I further certify that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156D section 14.21 for said corporation's dissolution; that articles of dissolution have not been filed by said corporation; that, said corporation has filed all annual reports, and paid all fees with respect to such reports, and so far as appears of record said corporation has legal existence and is in good standing with this office.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

A handwritten signature in blue ink that reads "William Francis Galvin".

Secretary of the Commonwealth

Certificate Number: 19010468450

Verify this Certificate at: <http://corp.sec.state.ma.us/CorpWeb/Certificates/Verify.aspx>

Processed by:

January 31, 2019

Douglas A. King Builders, Inc.  
Mr. Douglas A. King  
115 Main Street, Suite 1D  
Easton, MA 02356

Dear Doug,

Please forward this letter to any appropriate party, so this may serve as a reference to you and your company's expertise.

Eastern Bank and Douglas A. King Builders have enjoyed a long relationship together, starting back in the 1900's. Over the course of our relationship, Eastern Bank has provided Mr. King with numerous term and construction loan facilities. Our projects have included age-restricted senior housing in Easton, affordable and market rate apartments in Raynham, condominiums and single-family homes in Foxboro along with many other development projects across the Metro South. Mr. King has proven his ability to deliver and stand-by his projects even through difficult, recessionary times.

Doug King is a skilled developer, builder and property manager. His projects are constantly evolving to meet the tastes and trends of today's renters and home buyers. His approach to property management is also very hands on. Despite the fact Mr. King owns many properties he has a relationship with nearly every tenant.

Mr. King prides himself on treating everyone fairly and standing by his words. These qualities are so clearly highlighted in King's long-term relationships with his business partners across the spectrum. Mr. King is also a committed philanthropist, donating his time and money to several local organizations.

With over 45 years in the business, King and his staff "have seen it all". Eastern Bank has enjoyed a lending relationship with King for many years, and as a testament to our relationship Doug King is one of only a few featured clients in Eastern Bank's 2018 Annual Report. We look forward to continuing our relationship in the future.

If you would like to speak with me, feel free to call me directly at 617-897-1040.

Sincerely,



Matthew A. Osborne  
Senior Vice President  
Senior Commercial Banking Officer

January 31, 2019

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Mr. Douglas A. King  
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Sincerely,



Matthew A. Osborne  
Senior Vice President  
Senior Commercial Banking Officer

## Station One by Shovel Town Brewery, Inc.





## Business Concept Description

Shovel Town Brewery, Inc. currently operates a Brewery and Restaurant located at 50 Oliver Street, North Easton, MA and is looking to continue to grow and expand our business by establishing a presence in another local community.

The Fire Station in Foxborough Center represents an excellent and exciting opportunity for expansion for Shovel Town Brewery due to its location, the layout of the building and access to an additional customer base.

To leverage the Shovel Town brand and distinguish this location from our Easton location we plan to name this location "*Station One by Shovel Town Brewery.*"

The intention is for *Station One* to be a unique neighborhood gathering place where guests can relax and socialize in an environment of fresh, artisanal, craft beverages and cocktails, complementary food and good times.

Our initial plan indicates that we will have a showcase Brewing Facility, where customers can see the Brewing Equipment and process in action as well as an open kitchen area. In addition, our plan includes a centrally located U shaped Bar, with 28 seats around the parameter. The indoor dining area will have approximately 80 seats and there are approximately 36 seats plan for an outdoor patio dining area in the front of the building. We currently employ 15 people at our Brewery and Restaurant in Easton and estimate that we would employ 20-25 people at *Station One*.

While we plan to produce Beer/Malt Beverages on site at *Station One* under licenses from the Federal Tobacco Tax and Trade Bureau and the State of Massachusetts ABCC Farmer Brewer License, we also plan to pursue obtaining a full Liquor License so that we may offer a wider variety of locally produced craft beverages and unique cocktails to our customers. In addition, we would also plan to expand our business in the future to include Craft Distilling as allowed under the MA ABCC Farmer Distillery License.

The food menu at *Station One* will feature upscale gastropub fare with reasonably priced offerings intended to complement the beverage selections. We plan to introduce a gas assisted/wood fired oven to allow us to produce gourmet pizzas and other offering that will differentiate us from other restaurants in the area. We plan to open for breakfast, lunch and dinner during the week and for brunch and dinner on the weekends.

At *Station One* our emphasis will be using locally produced items in our offerings where possible, sourcing local vegetables and ingredients for our offerings. Our Foxborough location intends to address a growing consumer market for a mid to upscale environment to enjoy and purchase locally produced, artisanal craft beverages and complementary foods.

At *Station One*, the décor, beverage, food menus and community engagement will all be targeted toward this approach. Music and event volumes are planned to be kept to levels enhancing conversation and efforts will focus on supporting the local community. The Brewhouse and brewing operations will be visible to customers while the décor will showcase the historic aspects of the town,

the building and beer brewing to complement and reinforce the concept of the business. Shovel Town Brewery has a history of working together with other local, small business owners, charity and civic organizations to create events and offerings that benefit the community and other local small businesses.

All the Beer/malt beverages and soft drinks served will either be hand crafted on site or will be sourced from local producers. A wide variety of locally produced spirits are intended to be offered along with other up market brands.

It is our intention to provide an educational but unpretentious atmosphere, where all the serving staff will be trained Beer and Cocktail Servers, who will be eager to make recommendations and personalize the guest experience. We plan to offer tours of the Brewing Operations and hold complementary events that benefit local community organizations and community business marketing.

As is allowed under the above licenses, Shovel Town Brewery intends to sell malt beverages or malt beverage products for consumption on the brewery premises, at retail in cans, growlers and bottles to consumers for off premise consumption. In addition, any malt beverages that are produced in excess of the demand that is consumed or sold from *Station One* is intended to be sold at wholesale in kegs, casks, barrels or bottles to any person holding a license to sell malt beverages in accordance with MA State Statutes. We anticipate that this will be a very small percentage of our production volume and will not result in any significant vehicle traffic above what would be required for normal restaurant/brewery delivery traffic.

We believe that Foxborough is a great location for us to expend our business and we also believe that Foxborough will benefit from having *Station One* by Shovel Town Brewery in town. Benefits to the town would include increased tax collections, new jobs and a restaurant that draws residents and visitors.

*“According to a report compiled by John Dunham & Associates, more than 25,900 new jobs in the commonwealth could be directly attributed to the growing MA craft beer industry. Not only has craft brewing brought a rush of jobs into Massachusetts, it has generated over \$2.5 billion in sales and taxes for the commonwealth.”*

The report goes on to address additional benefits that the craft brewing industry brings to other business/industries:

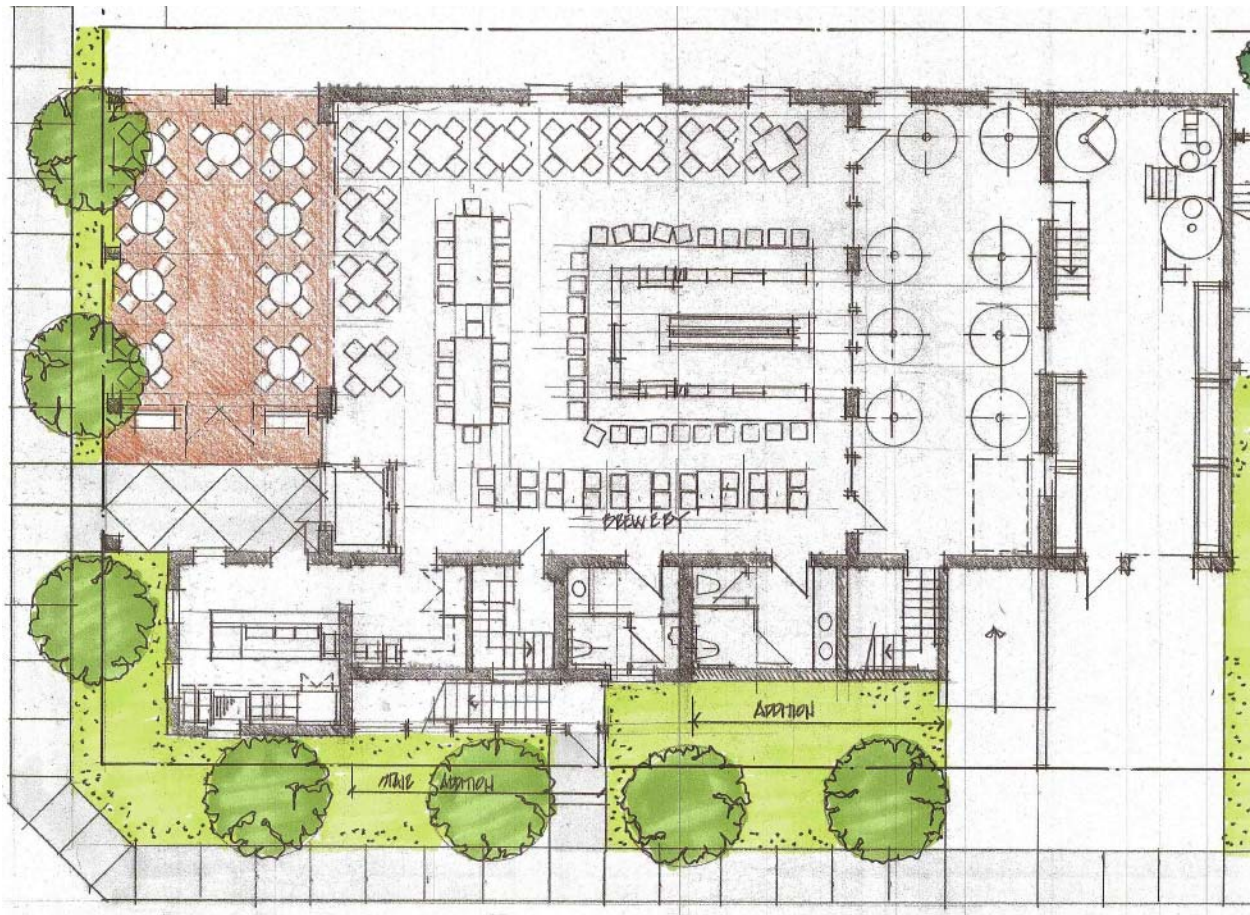
*“Craft brewing has had a ripple effect on other industries as well. The agricultural industry, for example, benefits from brewers’ incorporation of fruits, vegetables, spices, and other seasonings into their beers. This experimentation has catalyzed a flux of [new brews](#) that were previously unavailable. Construction companies and contractors have been hired to renovate old warehouses and abandoned buildings into breweries, like [Abandoned Building Brewery in Easthampton, MA](#). The [manufacturing industry](#) has benefitted from craft brewing’s bottling, canning, and labeling processes. In Massachusetts alone, brewing has created over 7,000 [supplier jobs](#).”*

[\(http://www.massbusinessblog.com/2015/09/04/craft-beer-industry-pours-money-into-the-massachusetts-economy/\)](http://www.massbusinessblog.com/2015/09/04/craft-beer-industry-pours-money-into-the-massachusetts-economy/).

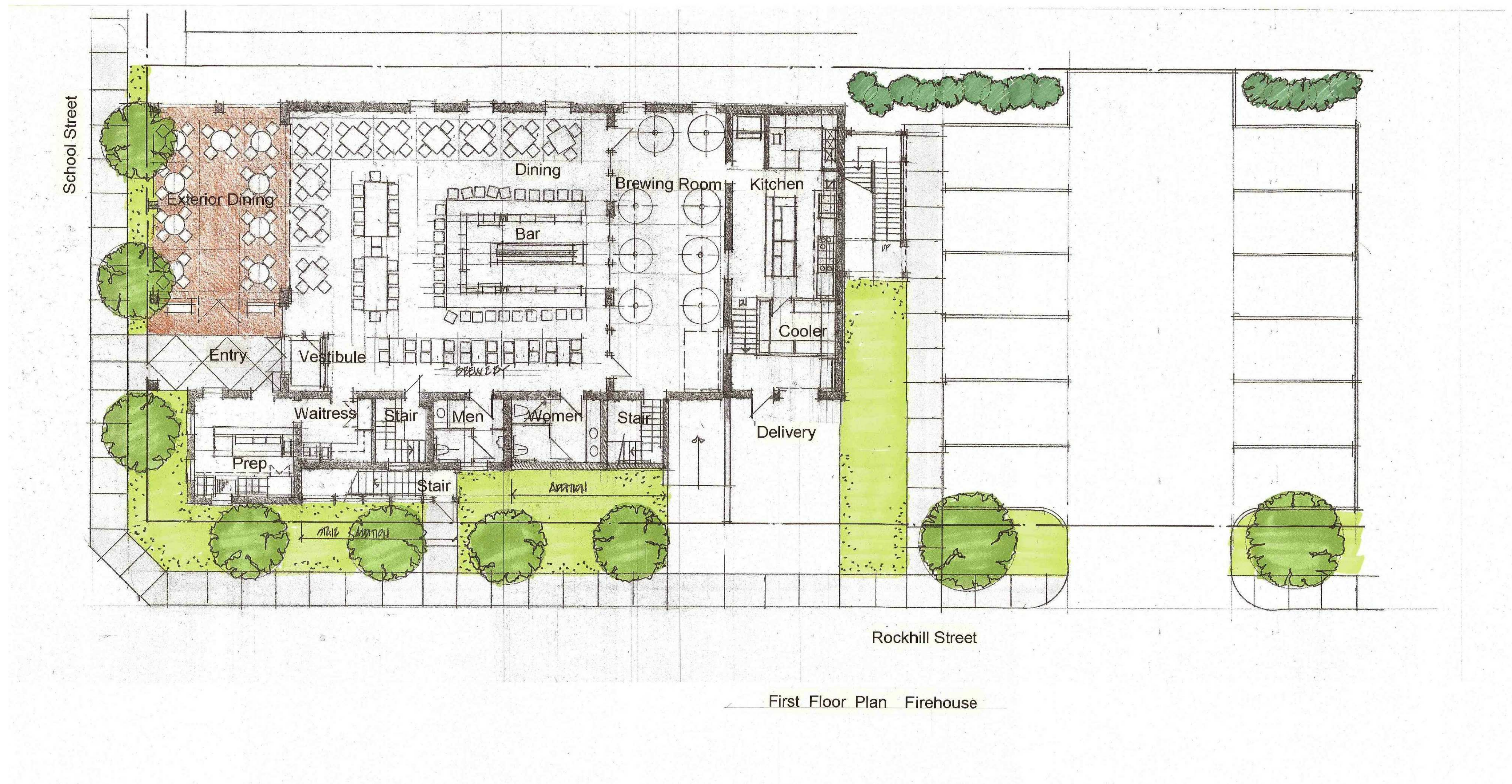
Shovel Town Brewery was established in November 2014 and has been operating at our location in Easton since February 2017. During this time the Brewery and Taproom has seen significant growth. Since we opened in February 2017 we have doubled the size of our Tap Room and tripled the capacity of our Brewing Operations. Our success has been through hard work, a focus producing extremely high-quality products and excellent customer service.

Shovel Town Beer can be found at over 175 Liquor Stores, Bars and Restaurants in Southeastern Massachusetts, the Cape and the Islands. We look forward to working with the Town of Foxborough, becoming part of the community and transforming *Station One* into a destination in Foxborough for great beverages, great food and great times. Shovel Town Brewery is highly rated on Yelp, Google Reviews and UNTAPPD.

### ***Station One – Initial Floor Plan***







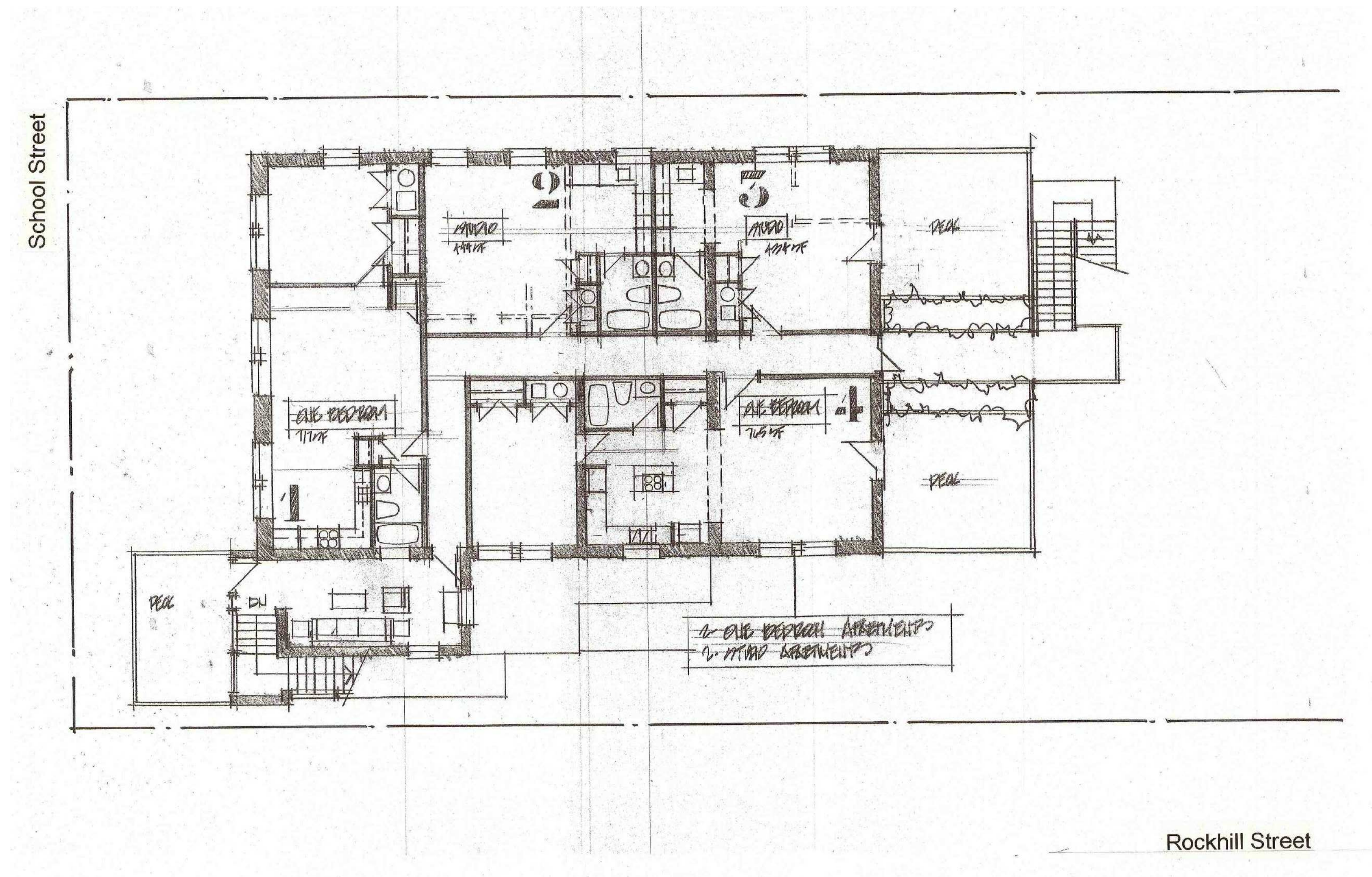
## FIRE STATION REHAB PROPOSED MIXED-USE

Schematic Design

Annino Incorporated · Architects & Planners  
125 North Washington Street · North Attleboro, MA

Rockhill & School Street  
Foxborough, Massachusetts





Schematic Design

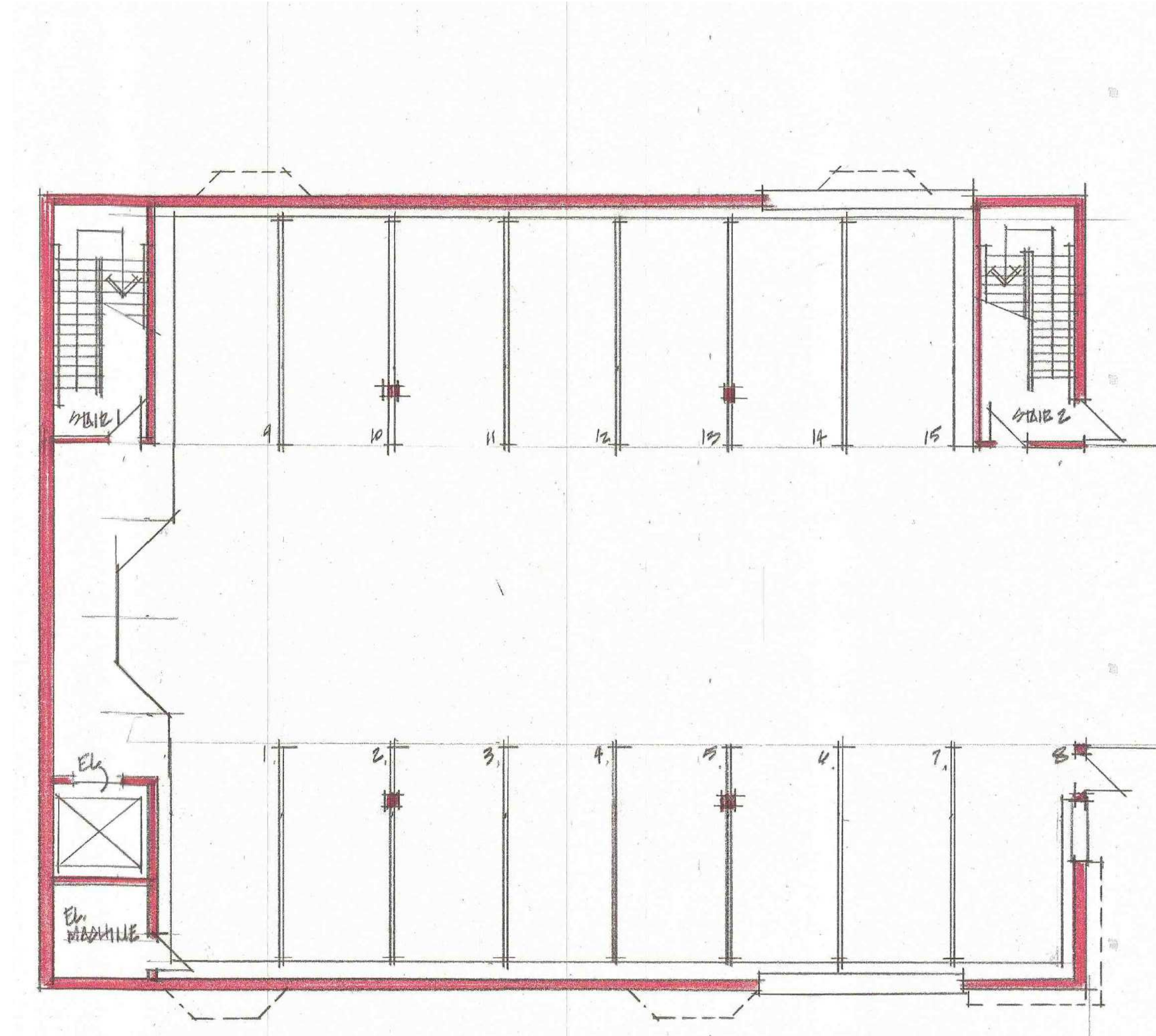
Annino Incorporated · Architects & Planners  
125 North Washington Street · North Attleboro, MA



FIRE STATION REHAB  
PROPOSED MIXED-USE

Rockhill & School Street  
Foxborough, Massachusetts





LOWER LEVEL  
1/8" = 1'-0"



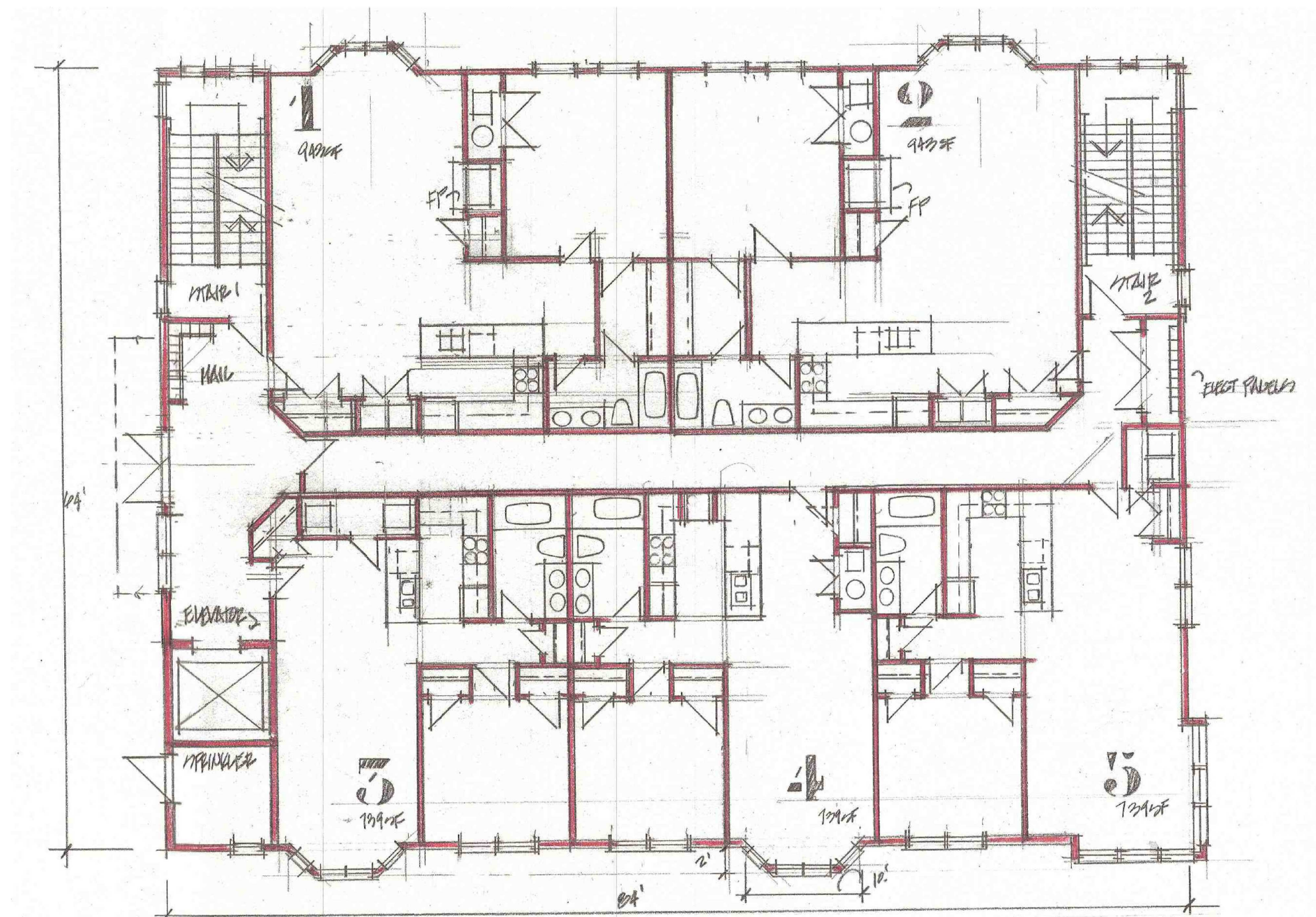
RESIDENTIAL BUILDING  
PROPOSED MIXED-USE

Schematic Design

Annino Incorporated · Architects & Planners  
125 North Washington Street · North Attleboro, MA

Rockhill & School Street  
Foxborough, Massachusetts





FIRST FLOOR  
1/8" = 1'-0"



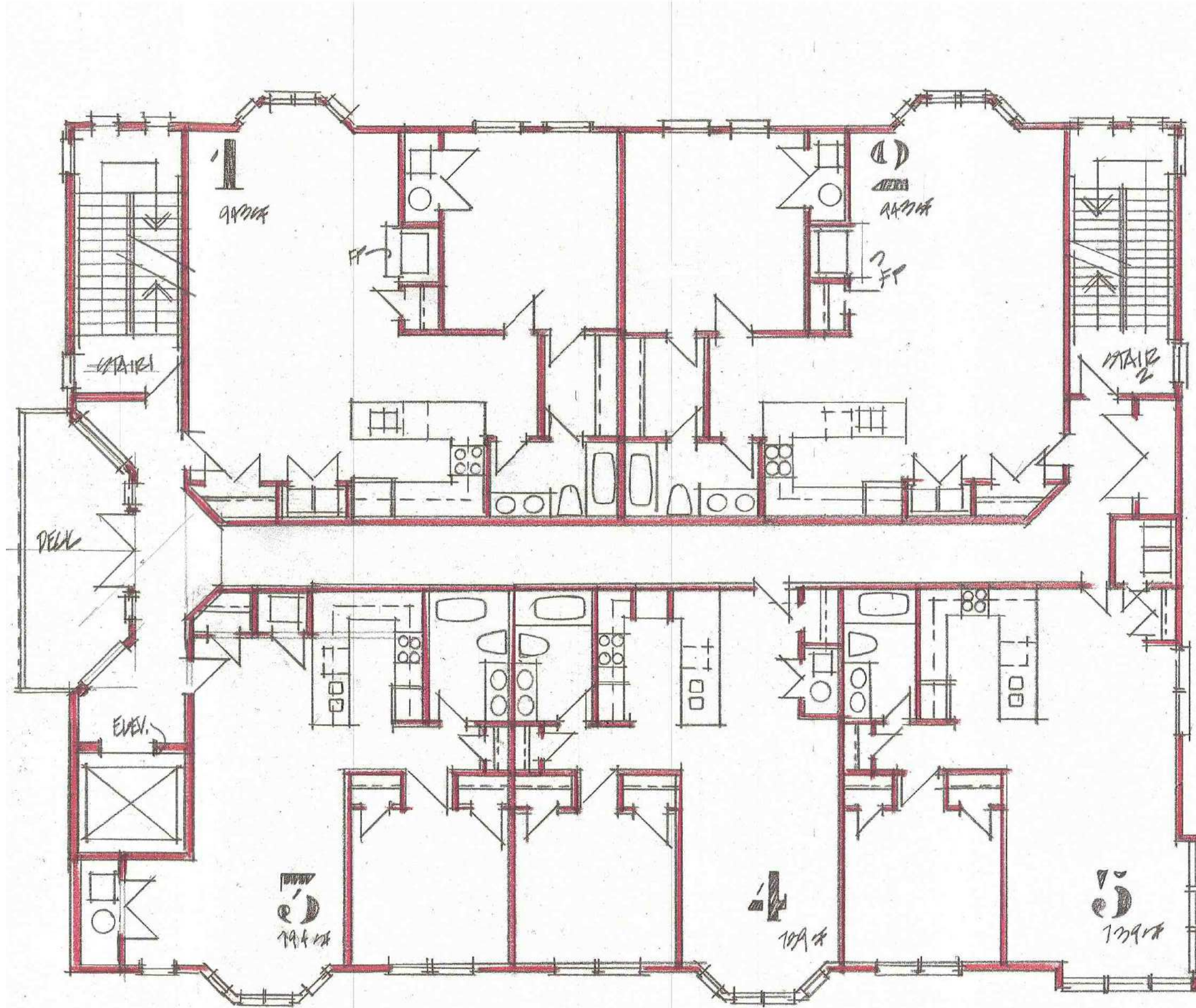
## RESIDENTIAL BUILDING PROPOSED MIXED-USE

Schematic Design

Annino Incorporated · Architects & Planners  
125 North Washington Street · North Attleboro, MA

Rockhill & School Street  
Foxborough, Massachusetts

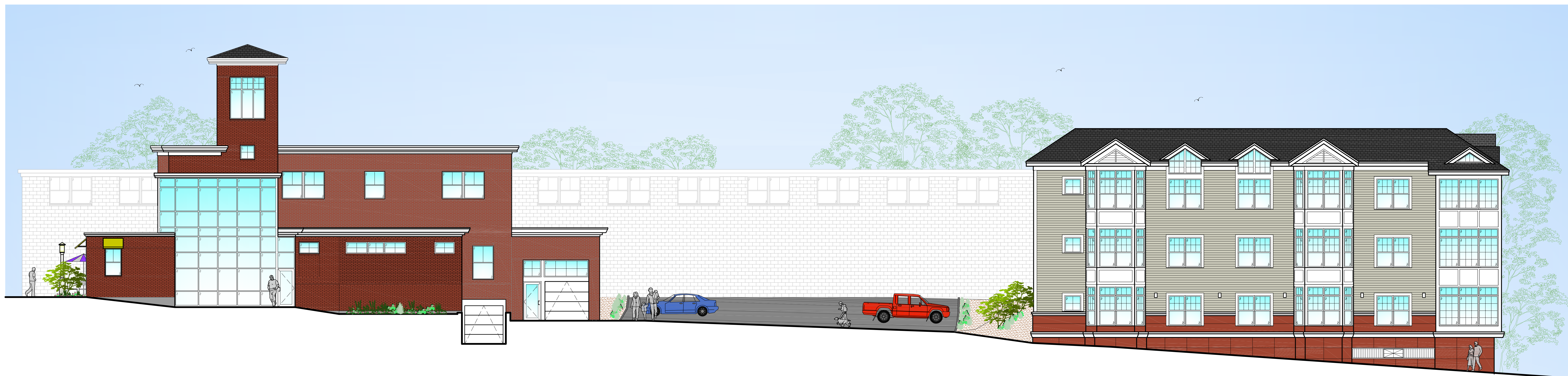




SECOND & THIRD FLOOR  
1/8" = 1'-0"







FIRE STATION REHAB

RESIDENTIAL BUILDING

ROCKHILL STREET ELEVATION  
1/8" = 1'-0"



Schematic Design

Annino Incorporated · Architects & Planners  
125 North Washington Street · North Attleboro, MA

PROPOSED MIXED-USE

Rockhill & School Street  
Foxborough, Massachusetts



FIRE STATION REHAB  
SCHOOL STREET ELEVATION  
1/8" = 1'-0"



RESIDENTIAL BUILDING  
MARKET STREET ELEVATION  
1/8" = 1'-0"

