

**TOWN OF BRIMFIELD**  
**TOWN HALL / ANNEX ADMINISTRATION**  
**BUILDING PROJECT**

**REQUEST FOR OWNER'S PROJECT**  
**MANAGER**

**JULY 25, 2023**



Town of  
**BRIMFIELD**  
Massachusetts

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**SUBMITTED TO:**

Theresa Cofske, Chief Procurement Officer  
Select Board Office  
Town of Brimfield  
23 Main Street  
Brimfield, MA 01010

**SUBMITTED BY:**

TERVA Corporation  
Joe Naughton, Executive Director  
100 Main Street  
Whitinsville, MA 01588



**TERVA**



July 25, 2023

**Theresa Cofske, Chief Procurement Officer**  
Town of Brimfield - Select Board Office  
23 Main Street  
Brimfield, MA 01010

**RE: Request for Owner's Project Manager - Town of Brimfield Town Hall / Annex Administration Building Project**

Dear Ms. Cofske,

**TERVA CORPORATION** is pleased to submit our qualifications for Owner's Project Manager for the Town of Brimfield Town Hall / Annex Administration Building Project. **TERVA acknowledges receipt of and has read the Request for Qualifications and has no objections. TERVA certifies that it meets or exceeds the minimum requirements listed in your RFP.**

TERVA understands the importance and necessity of municipal buildings for the town, its government, and community members. The Town of Brimfield, in its endeavor to provide a quality, cost-efficient building to for management functions and to serve the community to meet the socio-economic factors for the Town and its future, deserves a partner who will get this accomplished. TERVA will take a hands-on approach, is diligent and professional, and will navigate the entire process from selecting the design team through site selection, design, construction, commissioning, and close-out. TERVA will identify potential risks and propose and lead solutions to deliver results for the Town and its community. TERVA understands the scope of services and is well-suited to be your partner for the following reasons:

**Company History:** TERVA Corporation, founded in 2010 by CEO/President Vamshidhar (Vamshi) Thakkallapalli, is a Massachusetts-based, MBE-certified firm providing project management services to public and private institutions. TERVA is built on the expertise, drive, and integrity of its people and has managed over \$1.4 billion in Massachusetts public and private projects.

**Depth of Experience:** TERVA has unique experience managing public projects and understands due diligence and communication strategies needed for successful project delivery. We recognize the importance and impact of this project and will work diligently to provide for the needs of the Town and its community developing solutions to align with objectives. We are experienced with all phases of a project, are fully knowledgeable of Massachusetts Building Codes and Regulations, and will protect the financial interests of the Town. We encourage you to review our project experience as we have included detailed information on several projects that will show the depth and range of our capabilities.

**TERVA Team:** Our Team is highly experienced, values partnerships, leads with skill and delivers excellent results. Our proposed Team is structured around industry professionals with substantial public project management experience and a proven project delivery track record.

Our Team of **Joe Naughton, Principal in Charge, Antonio Pina, Project Director, and Mia Ayers, Project Manager**, bring extensive knowledge and experience of public building projects. With their collective skills and expertise, this Team has managed dozens of public projects and will provide a strategic, forward-thinking approach managing priorities to align with the desired outcome. Depending on Brimfield's preference, we can provide an experienced Site Manager in **Anthony Leone** who has over 45 years of experience in the construction industry or lead the process of selecting an outside party.

Our core Team is strengthened with support by **TERVA Engineering's Christopher Davis, Director of Commissioning**, who would provide MEP review and commissioning oversight as needed. In addition, we would look to **Vamshidhar Thakkallapalli, President/CEO** of TERVA who has 20 years of experience in the management, design and construction of large and small-scale, public and private projects, and brings extensive knowledge to the Team. Vamshi is dedicated to

delivering exceptional results and has been instrumental in ensuring positive outcomes on TERVA projects. Please review our Team's complete resumes, included in this Proposal, for detailed information about each Team member.

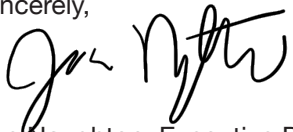
TERVA have been providing OPM services to long-standing clients prior to and since its inception in 2010. Our team members are known for developing strong relationships with our clients. TERVA Team members are so well regarded that it is common for many clients to be repeat customers and in some cases for our Team members to be embedded within Institutions to provide project management expertise. This is a testament to the respect we earn with our public and private clients as their trusted advisor.

The project team we have chosen for your project has deep public experience and specific scope experience to be an incredible resource to the Town. A few projects our team has managed include:

- The Foxborough Regional Charter School - Tony Pina, while with his previous company, served as Project Manager for the expansion / renovation which involved the Elementary School and conversion of an 80,000SF office building adjacent to campus to expand the Elementary School Program. The adaptive re-use was coupled with a new gymnasium building and a connector road to link the existing K-12 school site. TERVA was recently awarded a new project at the School involving a complete replacement of the Middle School Roof. Tony Pina is serving as Project Director and Mia Ayers is serving as Project Manager for this project.
- Norwood Municipal Light Department - Tony Pina, while with his previous company, served as Project/Site Manager. The project included a new combined facility with a 40,000SF vehicle/equipment storage space and a 22,000SF office space. The exterior scope included a complete replacement of the shell including new roofing, metal panel siding, and windows. The interior scope included a complete "gut" renovation of the existing spaces followed by the installation of new mechanical systems throughout and fit-outs of new administrative office spaces, line crew support facilities, and customer service spaces. An elevator was added to the building to provide accessible access to the second floor.
- UMass Amherst Totman School of Public Health - Tony Pina and Mia Ayers are managing the \$43M construction of a new administrative building and student success center.
- While with the UMass Building Authority, Joe Naughton led the site selection and build-out of three floors for the creation of a new administrative center for the UMass System Office. This programming, design, construction, and occupancy invested \$9.5M to provide space for the University leadership, department heads, function space, conference space, and classrooms. Joe also led the site selection, design, and build-out of a \$5M satellite center in Springfield for UMass that created a conference center and new nursing school facility.
- Joe and Vamshi led the \$7.5M gut renovation of a 19,600SF former dental school to create new offices and conference space for the UMass Foundation and the UMass Building Authority at the UMass Amherst Mount Ida Campus.
- TERVA's Engineering Group, led by Christopher Davis, has been selected to provide commissioning services on the Town of Middleton's new Public Facilities project which includes a 40,000SF public safety building and a 20,000SF Town Hall/Community Center.


We are confident the information in this response will provide you with an overview of TERVA's experienced team and our capabilities. We look forward to the opportunity to introduce you to our Team and discuss your project in more detail. Should you have any questions or require additional information, please do not hesitate to contact me at 774.813.4028 or [jnaughton@TERVACorp.com](mailto:jnaughton@TERVACorp.com).

Sincerely,



Joe Naughton, Executive Director  
TERVA CORPORATION


# MCPPO CERTIFICATIONS



**The Commonwealth of Massachusetts**

**Office of the Inspector General**

Massachusetts Certified Public Purchasing Official Program



**MASSACHUSETTS SCHOOL BUILDING AUTHORITY CERTIFICATION**

This certificate is presented to

## Joseph Naughton

For successfully completing

**Certification for School Project Designers and Owner's Project Managers**

**AIA**  
Continuing  
Education  
Provider

Provider ID#: 26  
100194015

Type:  
Elective

Total hours:  
26

**NASBA**

Sponsor ID#: 4 CPEs Business Law  
10 CPEs Finance  
10 CPEs Management  
services  
2 CPEs Regulatory ethics

As required by 963 CMR 2.03

Field(s) of study: Business law, finance,  
management services and regulatory ethics

Content area: Leadership and administration

Instructional delivery method: Group-live

11/12/2020 - 11/20/2020

Grade: Pass

Description of assessment: Formative assessments, including problem sets and case studies; summative assessment in the form of a 50 question test.

Objective: Apply statutes, regulations and best practices to public school building projects.

In accordance with the standards of the National Registry of CPE Sponsors, CPE credits have been granted based on the 50 minute hour.

Office of the Inspector General, One Ashburton Place, Room 1311 Boston, MA 02108 | (617) 727-9140



**The Commonwealth of Massachusetts**

**Office of the Inspector General**

Massachusetts Certified Public Purchasing Official Program



**SCHOOL PROJECT DESIGNERS & OWNER'S PROJECT MANAGERS  
CERTIFICATION**

This certificate is presented to

## Antonio Pina

Certification required by the Massachusetts School Building Authority (MSBA)

Regulations 963 CMR 2.11 (12) and 2.12 (6)

**This certification expires on March 21, 2026.**




**Jeffrey S. Shapiro**  
Inspector General

**AIA**  
Continuing  
Education  
Provider

Elective 6 LUs

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Alteration or misuse of this certificate is prohibited.



**The Commonwealth of Massachusetts**

**Office of the Inspector General**

Massachusetts Certified Public Purchasing Official Program



**SCHOOL PROJECT DESIGNERS & OWNER'S PROJECT MANAGERS  
CERTIFICATION**

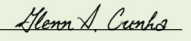
This certificate is presented to

## Mia Bianca Ayers

Certification required by the Massachusetts School Building Authority (MSBA)

Regulations 963 CMR 2.11 (12) and 2.12 (6)

**This certification expires three years from October 28, 2021.**



**GLENN A. CUNHA**  
INSPECTOR GENERAL

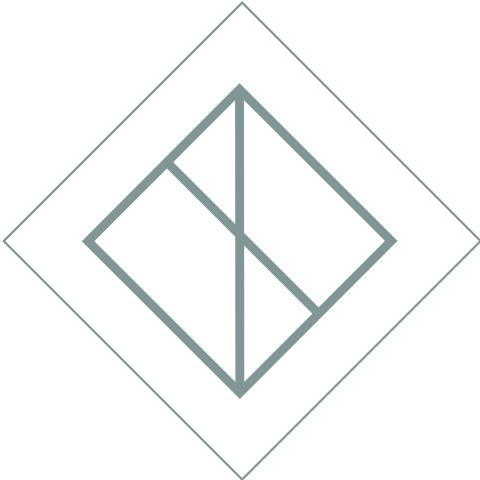
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## SECTION 1: ABOUT TERVA

Founded in 2010 by President/CEO Vamshidhar Thakkallapalli, TERVA is recognized across the New England region for delivering exceptional, value-based solutions in project management for K-12, higher education, life sciences, research, healthcare, and municipal sectors.

### OVERVIEW

TERVA Corporation is a Massachusetts-based firm comprised of industry professionals with backgrounds and degrees in construction management, architecture and design, and civil and mechanical engineering – working in tandem to ensure successful delivery of some of our clients highest priority projects. We understand every project is unique. By working closely and collaboratively and integrating our deep-rooted practices and understanding of building systems with our design and engineering specialty solutions, we move projects from A-Z with a 360-degree approach – often ahead of time and under budget while achieving the desired programmatic elements.

TERVA leads project teams by maintaining focus on the core project metrics while providing meticulous attention to detail.

### APPROACH

With a team-based approach, TERVA has the experience and culture of dedicated service to our clients to ensure Brimfield's goals are met to the highest degree. We invest in our people and build a collaborative team to represent the diverse and complementary expertise necessary to understand and excel in successful project delivery – financial analysis, design concepts, constructability matters, site and utilities impacts, and communications methods.

Earning your trust is essential. TERVA has a successful track record of managing new construction, renovation, and expansion of projects for municipalities, towns, universities, and medical centers. We understand the responsibility to turn a project concept into a reality and will strategically work with the Select Board, Town Officials, the Building Committee, Finance Committee, and Brimfield residents to deliver a new facility that will improve service delivery, staff comfort, and operating efficiency.

### MAKING A DIFFERENCE

TERVA's experienced team provides Project Management Administration and has the support of its Engineering and Design Teams to bring together industry knowledge and hands-on experience to make a difference. We run a streamlined process, provide strategic advice on all project aspects, and build a collaborative team environment.

### WHY TERVA?

**TERVA has unique depth of experience and is the right team to manage your project.**

- Proven experience in completing public projects with proposed team members
- Understanding and know-how to keep adjacent facilities operational during construction and to provide a safe environment
- Ability to develop solutions to complex challenges and provide insight for critical decisions throughout the process
- Successful track record of maintaining/improving budget and schedule
- Expert facilitation for streamlining and decision-making process
- Professional, goal-oriented, and enthusiastic team
- Skilled at timely close out for end-users and facilities management
- Highly skilled at structuring scope to manage budget pressure
- Extensive experience planning and managing hazardous material abatement



## SECTION 2: PROJECT APPROACH

### OVERVIEW

The proposed TERVA Team is highly-qualified for the Town of Brimfield Town Hall / Annex Administration Building Project (the “Project”). The Town of Brimfield (the “Town”) will be well-served to select TERVA as the OPM to oversee the feasibility study, schematic design, construction, and closeout phases of this Project. We have a solid background in accomplishing public projects with a strong record of very successful results. The core Team we are proposing of Joe Naughton, Tony Pina, and Mia Ayers, is available to immediately jump into managing the Project for Brimfield.

### TERVA'S COMMENCEMENT PERIOD

- Listen to the Town on critical aspects for success of project
- Intake and review of programming documents
- Develop a realistic schedule that factors in the Commonwealth’s designer selection process and aligns with Brimfield’s timing of funding approval
- Facilitate meeting to discuss scope, schedule, budget, and process
- Manage Team assembly
- Prepare detailed master budget and a schedule with milestones
- Provide cost control management
- Identify potential risks including hazardous materials in the existing buildings and geotech conditions of the potential building areas
- Create a game plan for quickly onboarding the design team and coordinating meetings with the Brimfield user departments

### PROJECT KICK-OFF

Joe Naughton and Tony Pina will begin the OPM engagement by gathering all pertinent information and will quickly get immersed with the goals, needs and critical values of the Town. After drafting and establishing an approved agenda, TERVA will schedule a Project Kick-Off meeting where the baseline project documents will be reviewed, all questions explored for project start up and will set the project process. TERVA will get buy-in on the process and launch the designer selection process. An emphasis will need to be on selecting a design team that is available, responsive, and understanding how to design an affordable building that will proudly serve Brimfield for generations. TERVA will set up the project for successful decision-making and collaboration. The communication protocol and the project document controls will also be established.

The DSB process will delay how quickly the design work can begin but TERVA will use the opportunity to get a jump-start on the project implementation by evaluating the previous studies, existing conditions, and potential project schedules. While waiting on the designer selection, TERVA will create a



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## SECTION 2: PROJECT APPROACH

matrix of the advantages/disadvantages of the potential locations for the new Town Hall. Our first thoughts are that it makes sense to remain within the 21-23 Main Street properties given the central location, parking, adjacency to the Library, and sidewalks.

### **GETTING STARTED**

To ensure all project team members are aligned with the goals of the Town, we will start by clearly defining the project objectives that will capture those major aspects of the project including scope, total project budget, schedule, quality, communications, collaboration, design goals, code requirements, building systems, and building operations. The objectives will be utilized for project controls that will guide all team members. We will use a Lean process approach to confirm the schedule by conducting a planning event. This is done to clarify the steps in the project process, the durations, and that each team member is in alignment. Expediently confirming the departmental space requirements and identifying how most efficiently to lay out the new offices is a key process that will yield new approaches and develop consensus on a path forward - aligning the needs of the end users with the budget and schedule. There are numerous code requirements around accessibility, structural, energy efficiency, and fire protection that will dictate aspects of the new building.

### **SCHEMATIC DESIGN**

Working off of the approved program, the schematic design process should move to identify architectural preferences, building envelope options, site improvements, the mechanical system, and the structural system that will be used.

TERVA will lead the evaluation of the best construction delivery method for the new Town Hall/Administration Building. While our initial take is that the Chapter 149 design/bid/build process will produce the most value for Brimfield, it is important to evaluate how the selected site, project risks, desired schedule, and long-lead items would be handled under the Chapter 149a, CM-at-Risk approach. Our proposed TERVA Team members have extensive experience in both delivery methods and know how best to take advantage of each one.

A collaborative effort of the Town, TERVA, and the design team will be used to present the options to the community and to review with Town Departments and Building Officials.

With the layout and core building elements identified, it will be critical to develop a cost estimate that captures all construction elements, OPM and design fees, commissioning costs, testing/inspections, and furniture/equipment.

This budget will be utilized to bring a plan forward to Town Meeting for approval.

### **DESIGN PHASE**

During design, we will work with the design team to follow a target value design approach avoiding time-consuming, late value engineering and rework. The design process will focus on cost-conscious options with a menu of design solutions. The TERVA Team will be a participating facilitator in design to ensure the project objectives, goals, and program are followed. We will utilize our experienced Team and our Resource Team to manage design and technical reviews, and ensure the design remains within budget, captures all required building infrastructure elements, and that the drawings/specifications are in accordance with the Massachusetts public bidding process.

TERVA will support the Town in driving the process of permitting and regulatory approvals and coordination with the relevant Town and State agencies. We will help establish an organized and comprehensive permitting strategy that tracks sequencing, and reviews durations and approvals. This will critically inform the schedule and cost and the ultimate success of the project. Significant phase planning upfront will be key to this process that TERVA will facilitate with expert leadership.



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## SECTION 2: PROJECT APPROACH

### PROJECT CONTROLS

Our Team will establish project controls to ensure the Project remains on track from a schedule, budget, program, and quality perspective. One example of a tool utilized by TERVA is called the Risk Matrix. This document will identify and track potential cost, risk, or schedule impacts to the project. This tool will be updated weekly and shared with the Town to ensure potential risks are identified early and the project team works to prevent and mitigate risk.

### SCHEDULE DEVELOPMENT

Our proposed TERVA team has the experience and dedication to work with the Town to establish a project schedule that will ensure quality, timeliness, and safety. We will develop and maintain the master project schedule throughout the Project and factor in Brimfield's operational requirements. We will also consistently review and analyze the contractor's schedule to best protect Brimfield.

### PRECONSTRUCTION

TERVA will facilitate and guide the project team through critical preconstruction exercises to ensure the project is ready for construction. The items most critical to review in the preconstruction phase are:

- Building permit procurement including environmental approvals
- Review and finalize construction schedule, highlight key milestones
- Develop cost control methods and present for approval
- Site specific logistics and safety documentation
- Develop process for notifying the Town of upcoming work
- Present reporting strategies to the Town
- Flag long lead items for early procurement tracking
- Develop an impact analysis to account for scheduling requirements
- Establish a phasing plan that aligns with the Town's operating requirements

### REPORTING AND DOCUMENTATION

TERVA uses detailed, in-depth electronic reporting systems throughout the project which appropriate members of our Team will oversee and provide:

- Weekly project status update emails to the Town and desired owner representatives.
- Written and oral presentation and facilitation at meetings; special presentations or reports as required for key decision points.
- Weekly, on-site job meetings and review and publish meeting minutes.
- Regular meetings with the Town and representatives including departmental coordination and public meetings. Our proposed Team members are heavily experienced at presenting before boards and committees and working to gather public input.



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## SECTION 2: PROJECT APPROACH

### **CHANGE MANAGEMENT**

TERVA will lead the process on managing changes to the scope of work. Should unforeseen conditions arise that need to be addressed, TERVA will facilitate review with the design team, coordinate with contractor on proposal/cost information, and make recommendations to the Town for appropriate decision-making. With a comprehensive tracking log coded with how changes are initiated, our Team will have a thorough understanding of any change events associated with the Project and will be able to advise on budget and time implications at any point in the Project.

### **BIDDING AND PROCUREMENT**

TERVA's services during the procurement and bidding phases include but are not limited to the development of the procurement strategy, coordinating a pre-bid conference, assisting with the issuance of addenda or bid clarifications, evaluate bids and advising the Town on any other matters during the bid process. TERVA Team members have thorough knowledge of Commonwealth construction procurement laws, regulations and procedures. TERVA will review submitted bids and assist the Town in making a well-informed award of the filed trade bids and the General Contractor.

### **CONTRACT AND CONSTRUCTION MANAGEMENT**

The following is a list of activities/duties included in TERVA's project services, which will be managed by appropriate Team members:

- Provide the Town with updated cash flow projections
- Monitor construction activities - issue reports and identify action items
- Weekly review and evaluation of construction schedules
- Monitor primary contracts for A/E, GC, and 3rd parties
- Monitor safety programs and OSHA standards safety compliance
- Recommend 3rd party specialty inspection and/or reporting
- Manage change, conflict resolution, construction issues, and other disputes
- Provide certified payroll reporting oversight
- Review application for payments and schedule of values
- Coordinate construction activities with the end-user's staff and administration
- Assist in project completion tasks relating to owner occupancy such as substantial completion, certificate of occupancy, etc.
- Help procure furniture and manage the move-in process

### **FIELD SUPERVISION - OVERSIGHT, REVIEW and ACCOUNTABILITY**

TERVA will establish guidelines for communication and pre-task planning. A rigor in communication will be established early and closely monitored to ensure the Project runs smoothly and limits the impact on school operations if applicable. As a team, we will ensure that subcontractors are performing their work in an expeditious manner and recommend courses of action to resolve situations that do not comply with safety regulations, schedule, or budget milestones. The TERVA Team will develop a thorough testing and inspection schedule, and coordinate with the selected contractor and third party agencies as required.



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## SECTION 2: PROJECT APPROACH

### **COMMISSIONING**

As the complexity of buildings continue to increase, appropriate building turnover becomes even more critical. TERVA's experienced MEP and Controls Specialists and in-house Commissioning Agent will enable a smooth commissioning process with early drawing, shop drawing and construction reviews. TERVA will manage the closeout process, ensure the punch list is completed, the facility staff are trained, the systems and building are commissioned, and as-builts and manuals are turned over to the Town.

### **CLOSEOUT**

Before construction is over, TERVA will begin implementing strategies to ensure closeout documents are accurate and received in a timely manner. Once construction is complete, our focus will shift to supporting the Town in collecting comprehensive closeout documents. TERVA will support all aspects of closeout and will not leave until every punch list item is completed to the satisfaction of the Town.

### **MASSACHUSETTS STATE BUILDING CODES, AMERICANS WITH DISABILITIES ACT, MAAB AND RELEVANT REGULATIONS**

The TERVA Team includes seasoned professionals with years of experience who understand the Massachusetts Building Code requirements and related codes and regulations including the IECC (Energy Code). Our team will lead the inspections to assure all issues are addressed and plan accordingly with the inspectional authority. TERVA has been involved with permitting projects throughout municipalities and state agencies.

### **CONSTRUCTION PROCUREMENT, BIDDING, CHAPTER 149**

TERVA has extensive experience managing public construction projects in Massachusetts with a strong record of successfully delivering public education projects under M.G.L. Chapter 149. Our Team has knowledge of and understands the construction procurement laws, regulations, policies and procedures as amended by the 2004 Construction Reform Laws. We support the process of permitting and regulatory approvals through an organized and comprehensive permitting strategy that tracks sequencing, and reviews durations and approvals. A value-add for TERVA is our extensive experience in public procurement and we utilize that experience to push bidder outreach, M/WBE participation, and bid selection.



# SECTION 3: PROJECT TEAM & RESUMES

On the following pages we have included the resumes of TERVA Team members to provide you with an overview of their skills and credentials. We look forward to the opportunity to meet and further discuss our qualifications and experience. The TERVA Team works as a collaborative and supportive group readily available as needed. Our Team will provide clear lines of communication, detailed project management and project control oversight.

## TERVA PROJECT TEAM



**JOE NAUGHTON** MBA, MCPPO  
Principal in Charge



**ANTONIO PINA**, AIA, MCPPO  
Project Director



**MIA AYERS**  
AIA, MCARB, LEED AP, BD+C, MCPPO  
Project Manager



**ANTHONY LEONE**  
Available Site Manager if desired  
by Brimfield

## TERVA RESOURCE TEAM

**VAMSHIDHAR THAKKALLAPALLI**  
LEED, MCPPO  
President / CEO



**CHRISTOPHER DAVIS**  
CCP, CBCP, LEED AP  
**TERVA ENGINEERING**  
Director of Commissioning





**JOE NAUGHTON, MCPPO, Principal in Charge**  
jnaughton@tervacorp.com | 774.813.4028

Joe serves as Executive Director of the Owner's Project Management division of TERVA. Joe has a service-oriented approach to work objectives and is highly skilled at managing priorities to align with desired client outcomes. He has an effective, hands-on approach and excellent communication skills which create a collaborative and positive environment for the entire team.

With a diverse background in capital and finance program management, financial oversight, contract negotiations, client relationships, sustainability initiatives, diversity programs, procurement, quality control, consultant management and human resources, Joe has the knowledge and expertise necessary for successful project management.

Joe has a broad range of program experience including higher education academic and research buildings, residence halls, dining facilities, site improvements, athletic facilities, landscaping and campus utility infrastructure and transportation upgrades. He has provided leadership on all phases of project implementation for over \$2.7 billion of capital projects and managed more than 120 procurements and subsequent projects.

**KEY SKILLS**

- Client and regulatory approval processes
- Programming, options analysis, and scope reviews
- Sustainability planning and LEED Certification
- M/WBE and Workforce Compliance
- Contract negotiations and dispute resolution
- Schedule and budget control
- Task prioritization
- Public procurements
- Development opportunities and Public-Private-Partnerships
- Staffing plans and management to achieve highest ROI

**PROJECTS**

**Boston Collegiate Charter School, Boston, MA** Project Director for project involving middle and lower school campus renovations. The Project is using a phased approach, based on school schedule, for the completion of the work over a period of one and a half years. The scope of the exterior work includes significant repointing, roof repair and window replacement and mechanical upgrades to the HVAC system.

*Currently wrapping up the completion of three projects for BCCS - converted former residential property into a parking lot and outdoor learning space; installed new HVAC System in the Middle School; and replacement of the roof/fixing the masonry on the Elementary School.*

**EDUCATION |  
AFFILIATIONS**

UMass Amherst, MBA  
Boston College, B.S.  
Management

**LICENSES |  
CERTIFICATIONS**

MCPPO Certified

**YEARS OF EXPERIENCE**

18 years

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**Mt. Ida Campus of UMass Amherst Advanced Technology Center** Gut renovation of the now modern, high-end Advanced Technology Center at the University of Massachusetts Amherst Mt. Ida Campus. Roof replacement, upgrade of mechanical and electrical systems, extensive envelope repairs including brick re-pointing and mortar wash fully revitalizing the building with beautiful new office and conference spaces.

**\*UMass Boston, P3 Residence Hall & Dining Facility** Point person for this public-private partnership which brought the first residence hall to UMass Boston. The 260,000 sf high-rise buildings established a new gateway to campus with two buildings with residence halls, a 500-seat dining facility, student affairs offices, and classrooms. The project was constructed after extensive site evaluation and selection processes. The project utilized design-build as an alternative procurement and was completed under budget with \$4 million of savings.

**\*UMass Lowell, North Campus Master Plan Projects** Four projects completed in densely occupied spaces on the north campus of UMass Lowell. Projects include the \$50 million renovation of Perry Hall (LEED Gold), the \$16 million renovation of floors 2-4 in Pasteur Hall, the \$17 million North Quad Modernization project, and the \$10 million renovation of floors 2-3 in Olsen Hall. All four projects involved major renovations while spaces within the building or in connected corridors remained fully occupied which required significant communication planning and system shutdown coordination.

**\*UMass Amherst, South College Expansion & Renovation** Gut renovation and expansion of the historic masonry building from 1887 in the center of the Campus. All ME/FP systems were replaced. The new South College was brought up to full ADA compliance, features a 4-story, 60,000 addition, and is LEED Gold certified.

**\*UMass Boston, Master Plan Implementation** Collaborated with the campus leadership to both expand and rebuild major portions of the campus. His work included the repurposing of the Bayside Property, construction of the \$70 million Kennedy Institute, design and construction of the \$71 million New Parking Garage, management of the \$252 million Utility Corridor & Roadway Relocation Project, and construction of the \$137 million University Hall Academic Facility.

**\*UMass Lowell Coburn Hall Renovation** Abatement and demolition were timed to start immediately after summer classes concluded. Bidding was timed so that the construction could follow in sequence with the demo activities. The classroom spaces were opened for the start of the spring semester prior to project completion. Faculty and staff moved in over spring break. The full historic renovation of Coburn Hall, originally constructed in 1897, created consolidated space for the College of Education and Psychology. For accessibility requirements, city sidewalks were re-sloped, the front entrance was moved out to install an elevator and to regrade the front side for full accessibility, An extension off the back added 14,000 sf and now provides easy access to new classroom areas. There were numerous historic elements to the project including facade repairs, chimney and roof repairs, and millwork maintained in key areas, Structurally, Timber reinforcement was required under the roof to handle the increased load of the new mechanical equipment and increased framing was placed throughout the upper floors to ensure the long-term structural integrity.

*\* Projects managed while serving as the Director of Capital Projects for the UMass Building Authority.*





**ANTONIO (TONY) PINA, AIA, MCPPO, Project Director**

apina@tervacorp.com | 617.306.6090

Tony has over 30 years of experience in the design and construction industry. With a thorough and detail-oriented work ethic, he is focused on project success through strategic team-building and technical expertise. Tony is a licensed Architect who relishes the potential that place-making can have for the built environment. He brings a unique understanding of the entire process of project planning through execution and commissioning. Tony is such a well-regarded manager and leader that he has numerous repeat clients and the ability to run significant capital projects on his own.

Tony is also a consummate volunteer who rides the Pan Mass Challenge annually and has served in the Peace Corps, on the Boston Architectural College Alumni Board and numerous Boards and Committees.

**EDUCATION**

Suffolk University, Center for Public Management  
Graduate Certificate

Boston Architectural College  
Bachelor of Architecture with Honors

**LICENSES |  
CERTIFICATIONS**

Licensed Architect, MA

LEED Certified

MCPPO Certified

**ASSOCIATIONS**

Boston Society of Architects

American Institute of Architects

**YEARS OF EXPERIENCE**

30 years

**KEY SKILLS**

- Leadership
- Communication
- Detail-Oriented
- Organizational
- Task Prioritization
- Team Building
- Technical Expertise
- Budget and Schedule Controls

**PROJECTS**

**University of Massachusetts Amherst Totman School of Public Health & Health Sciences** - Manage study, oversee development of conceptual design approach, and renovation/Addition of SPHHS for enhanced programming, flexible team-based learning classrooms, research space for intervention data collection and focus groups, office space, time-shared cubicles, conference facilities, and open work and collaboration areas.

**Foxborough Regional Charter School**, Foxborough MA, Project Manager -

Roof Repair Project: A complete replacement of the entire FRCS Middle School roof. Full removal of @50,000 square feet of tar and gravel coverage and installation of a new PVC roof and insulation. This will include replacement of all roof edge metal, metal panels, as well as upgrades to the roof drainage system. Project will be fully complete by 10/30/23. TERVA has sequenced the project to have all classrooms ready for start of school in September, with balance of completion to follow in Media Center and service areas as required.

\*Existing office building transformation to elementary school and integration with existing campus. Fast track

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design process, bidding and full rehab of building including new BMS upgrade, new road from current campus, and new pre-manufactured gym building erection.

\***Massachusetts Maritime Academy Residence Hall**, Senior Project Manager / Senior Site Manager - MSCBA resilient designed building with great technical detail including mechanicals/electrical on roof for flooding, podium structure and reinforced upper floors to withstand high winds. Managed all aspects of construction including schedule reviews, payment processing, change order management, complete testing, coordinating commissioning and FM Global requirements, FF&E, LEED, Certified Payroll, MBE/WBE participation.

\***Bird Middle School**, Walpole MA, Senior Project Manager - New \$116M combined Middle School. Managed MSBA process from beginning architect selection to schematic design and town funding vote. Pioneered electronic submission process w/MSBA due to COVID to keep project on track; facilitated Design Programming, presentations and cost estimating, condition assessments. Received vote to move into DD/Bidding.

\***John F. Kennedy Middle School**, Natick MA, Senior Project Manager - Managed MSBA process from feasibility and architect selection through final design, bidding and town funding vote. High Tech facility with planetarium, 3D maker space, aquaponics lab, outdoor learning spaces. Facilitated Design Programming, presentations and cost estimating, condition assessments; SD/DD, bid process.

\***Patrick E. Bowe School**, Chicopee, MA, Project Manager - MSBA Accelerated Repair Project including new doors/windows throughout, masonry restoration, ADA upgrades.

\***Chicopee Academy at Selser**, Chicopee MA, Project Manager - MSBA Accelerated Repair Project including new roof and roof mounted MEP equipment, ADA upgrades.

\***Steward Elementary School**, Topsfield MA, Project Manager - MSBA Accelerated Repair Project including all new roof replacement, new windows, masonry restoration, new roof mounted HVAC equipment.

\***Proctor Elementary School**, Topsfield MA, Project Manager - MSBA Accelerated Repair Project including historic renovation of slate roof/bell tower and cupola, roof replacement all buildings, site grading, clerestory gym window replacement, new roof mounted HVAC equipment, ADA upgrades.

\***Marshfield High School**, Marshfield MA, Project Manager/GC - Managed from start to completion/move including every aspect on GC side - submittal processing, MEP coordination, LEED reporting, workforce management, commissioning and closeout.

\***Penn Brook Elementary School**, Georgetown MA, Project Manager/GC - Managed construction phase. New ground up custom design on site of existing school, clear trees on heavily wooded site through building inspections and substantial completion, including submittals processing, MEP coordination, LEED.

\***Cooperative Bank of Cape Cod**, Senior Project Manager / Senior Site Manager - Managed construction phase. Complete gut renovation of entire bldg interior and renovated with open plan, flex space work areas; New HVAC, lighting, kitchen and restrooms, exterior envelope work, new exterior terrace, expanding parking with 10' site retaining wall, new emergency generator and IT wireless infrastructure. Managed phased scheduling (I was successful in shortening construction timeline by 2 months); COVID protocols, managing occupied building.

\***Norwood Municipal Light** Project/Site Manager - New combined facility including 40,000sf vehicle/equipment storage space and 22,000sf office space. Complete replacement of exterior shell including new roof, metal panel siding and windows; complete gut renovation of interior; installation of new mechanical systems throughout and fit-outs of new administrative office space, line crew support facilities and customer service spaces.

\* *Projects managed while at previous firm.*







**MIA AYERS, AIA, MCARB, LEED AP, BD+C, MCPPO, Project Manager**  
 mayers@tervacorp.com | 781.956.3453

As a Project Manager at TERVA, Mia is responsible for managing a variety of projects for higher education and medical facilities and other institutional clients. She brings over 14 years of experience in both design and construction management to the Team. Mia is a licensed architect who has led design and construction administration teams on public projects including many K-12 educational facilities in Massachusetts that have achieved LEED Gold and Silver Certifications and has been a project manager and construction site manager on major capital higher education projects including historic and phased renovation projects. Mia is meticulous in document review and quality control and forms collaborative relationships with owners, designers, and contractors. She is an extremely effective communicator who prides herself on comprehensive reviews, logistics and construction mitigation.

**KEY SKILLS**

- Construction job site management
- Task prioritization
- Strong communication skills
- Community liaison
- Cost and change management
- Construction mitigation
- Quality control
- NFPA 241, project impairment plans Fire Prevention Program Manager

**PROJECTS**

- University of Massachusetts Medical School - New Education and Research Building
- Foxborough Regional Charter School - Roof Replacement
- Boston Collegiate Charter School - Lower School Roof Replacement and Middle School Roof, Masonry, and HVAC Upgrades
- Tufts Medical Center Boston Sleep Center Labs
- Harvard University Science Center Teaching Labs Transformation
- Harvard University 38 Oxford Street - Fire Suppression System Installation
- \*Boston University Goldman School of Dental Medicine
- \*University of Massachusetts Lowell Coburn Hall Expansion and Renovation
- \*Boston University Myles Standish Residence Hall
- \*University of Massachusetts Dartmouth Charlton College of Business
- \*Ai3 Architects - Hingham Middle School, Quincy Central Middle School, Christa McAuliffe Charter School, Sacred Heart School

*\* Projects managed while at previous firm.*

**EDUCATION & AFFILIATIONS**

Rensselaer Polytechnic Institute  
 Bachelor of Architecture  
 2009

**LICENSES & CERTIFICATIONS**

AIA, NCARB, LEED AP, BD+C  
 OSHA-10 Certified  
 MCPPO Certified

**YEARS OF EXPERIENCE**

14 years



## **ANTHONY LEONE, Construction Site Manager**

aleone@tervacorp.com | 401.431.2389

As a Site Representative at TERVA, Anthony brings over 45 years of collective experience in the construction industry from various roles in his career including carpenter foreman, site superintendent, estimator, clerk of the works and project manager. He is an effective communicator with owners/stakeholders, project managers, designers, engineers and subcontractors which ensures the project will run smoothly. Anthony is a versatile team player with a technical knowledge base for constructability review and means and methods analysis. He is capable of working in many different roles and specializes in large scale, multi-million-dollar complex projects that require attention to detail and a shared, common end-goal of completing the project on time and on budget. Anthony's excellent leadership skills and expertise make him an indispensable member of the project team.

### **REPRESENTATIVE PROJECTS**

- Mt. Ida Campus of UMass Amherst Advanced Technology Center Gut renovation of the now modern, high-end Advanced Technology Center at the University of Massachusetts Amherst Mt. Ida Campus. Roof replacement, upgrade of mechanical and electrical systems, extensive envelope repairs including brick re-pointing and mortar wash fully revitalizing the building with beautiful new office and conference spaces.
- \*Billerica Memorial High School. Full time Clerk/Site Representative for brand new high school with innovative design, a milestone for Town's commitment to education showcasing STEM-focused learning along with opportunities for students to excel in a business curriculum, robotics, drama, and sports. Responsible for review of project specs/drawings, submittals, RFIs, ASIs, Bulletins, SKs; observe workmanship deficiencies and advise appropriately; handle detailed reports and safety issues; assist with 3rd party testing and commissioning, building envelope testing, change orders, MSBA reporting and site visits.
- \*Dana-Farber Cancer Institute Merrimack Valley Cancer Center. Full time Clerk/Site Representative for conversion of 1970s office building into Dana-Farber's new Merrimack Valley Flagship Medical Oncology Center. Responsible for review of project specs/drawings, submittals, RFIs, ASIs; assist with testing schedule and commissioning, change orders; coordinate vendors; complete daily reports; observe workmanship.
- \*Estimator for higher education, pharmaceutical, Bank of America Call Centers, and special projects including Verizon locations throughout RI, MA, CT, NY, NJ. Superintendent/PM/Engineering: RISDI, Pfizer, Amgen, Genzyme, Bank of America, Verizon. *Experience while previously employed by Gilbane, Inc.*

### **EDUCATION & AFFILIATIONS**

Carpenters Union

### **LICENSES-CERTIFICATIONS**

OSHA 30

UBC Scaffolding Qualifications  
#2799

Certified 8-Hour Understanding  
MSDS

Smart Mark Standardized  
Safety and Health Course

AHA Certified Heart Saver First  
Aid

### **KEY SKILLS**

- Leadership/Management
- Communication
- Attention to Detail
- Safety and Quality Inspection
- On-site Coordination

### **YEARS OF EXPERIENCE**

45 years



**VAMSHIDHAR THAKKALLAPALLI, LEED AP, MCPPO, President/CEO**

vthakkallapalli@tervacorp.com | 401.481.5693

Vamshi founded TERVA Corporation in 2010 to provide exceptional project management services to clients in both the private and public sectors. Vamshi has over 19 years of experience in complex construction projects. His strategic forward-thinking approach, overall ability to see the big picture and attention to detail are just a few of the attributes which make him a leader in the industry and an integral member of the project team.

At TERVA, Vamshi invests in his people and created a team who represents the diverse and complementary expertise necessary to understand and excel in successful project delivery - financial analysis, design concepts, constructability matters, site and utilities impacts, and communications methods. TERVA has managed more than \$1.4 Billion in projects since its founding.

Vamshi utilizes his knowledge of complete building systems to implement functional environments for end-users, while providing owners with guidance on cost and schedule effectiveness with state-of-the-art design solutions. Since founding TERVA, Vamshi has worked with many clients including Harvard University, Dana-Farber Cancer Institute, University of Massachusetts Building Authority, Northeastern University, and Tufts Medical Center. He previously worked with high profile clients such as the United States Department of State, Schepens Eye Research Institute, and the City of Hartford, CT during his tenure at Fluor Corporation.

**EDUCATION & AFFILIATIONS**

Birla Institute of Technology  
B.S. Civil Engineering

**LICENSES & CERTIFICATIONS**

MCPPO Certified | LEED AP

**YEARS OF EXPERIENCE**

19 years

**KEY SKILLS**

- Programming management
- Budget and schedule conformance
- Awareness of university structures and decision making
- Understanding and prioritization of varying stakeholder needs at all levels
- Leads with effective communication
- Risk mitigation to limit impact within occupied buildings
- Well versed in MEP systems and all low-voltage system designs & implementation

**PROJECTS**

**University of Massachusetts Building Authority | University of Massachusetts Medical School | New Research and Education Building** - This project is part of the University's strategic plan and future for the institution. The new, 9-story, 350,000sf biomedical research and education facility will support laboratory research growth and the educational enterprise. The addition of this building provides expansion space and consolidation of programs to accelerate research into new therapeutics for some of the most challenging diseases humans face. This new building will allow UMass to expand class sizes to meet the growing workforce needs in health sciences. With the intent to meet sustainability goals including Net Zero Energy and LEED Gold Certification, the new building is designed to integrate high-performance systems, including a double-skin façade and geothermal heat pumps along with natural daylighting and transparency, and interactive spaces for an environment of discovery and innovation.

**Northeastern University, Hastings Hall** TERVA managed an emergency project to repair and rebuild a collapsing terra cotta parapet on the oldest YMCA in the country. TERVA was able to take charge of the complex coordination required across the various stakeholders to create a successful result. The \$12.3 million Project rebuilt the historical terra cotta parapet requiring significant structural bracing and shoring to support the roof load during the demo and rebuild. The project also installed a new roof system on the structure, removing the old tar and gravel roof.

**Town of Plymouth Library Roof, AHU, Skylight Replacement** Replacement of (3) rooftop air handlers, roof membrane, and skylights all of which were original to the building and approximately 30 years old. Other work included window replacements, stucco repairs, new wall cladding, new access ladders and guardrails, and replacement of non-functioning HVAC equipment for a climate-controlled room within the library.

**UMass Amherst, Isenberg Management School** The 74,000 SF new iconic building in the heart of the campus was constructed to accommodate the growing needs of the School. Designed by world-renowned architect Bjarke Ingels and his team at BIG, this building includes a challenging envelope structure with copper panels. The new building hosts cutting-edge classrooms, a recruitment center, and offices for the faculty and Dean's suite. The \$62 million scope also included renovating 10,000 SF within the original building, as well as tying chilled water and power systems between both buildings.

**Harvard University Godfrey Lowell Cabot Science Library Renovation LEED Gold** The Science Center is a central location connecting the Law School with Harvard Yard as well as science and engineering buildings. With this iconic building, the challenge was to transform the space while maintaining the spirit of the original architecture. The plan for the Godfrey Lowell Cabot Science Library renovation follows national trends by reducing the footprint for stacks and print storage and increasing the footprint for interactive, collaborative spaces and flexible furniture and space arrangements. The project included transformation and renovation of key common areas: the main entrance, arcade, cafe and courtyard along with the science library, entry level and lower level. This project team was committed to sustainability and followed the Harvard Green Building Standards to make more informed decisions. The project achieved LEED-CI Version 4 Certification. It was also the second LEED-CI Version 4 project to be certified both at Harvard University and within the state of Massachusetts.

**UMass Amherst, Central Campus Core Utilities, Landscaping & Accessibility** \$32 million project to bring steam, water, sewer mains and electrical/tel-data duct banks spread over 6 acres, the project included the restoration of Ellis way, a brick paved thoroughfare which connects North Pleasant Street to the Student Union. Work also included upgraded mechanical infrastructure in the Lincoln Campus Center. TERVA was instrumental in planning the phases of the project with the construction manager to mitigate disruption to the central core of the Campus. The Project was completed \$1.5 million under budget even after broadening the scope to include additional utility infrastructure upgrades when deficiencies were identified.

**Harvard University, Tozzer Library Renovations** TERVA managed the 36,000 sf project to consolidate the Archaeology and Social Anthropology departments into one building. The project involved increasing the building size by 10,000 sf with the addition of two floors. Due to mold and hazmat issues, the entire envelope was replaced. The project was certified LEED Gold and the scope included a 3-story atrium and all new mechanical, electrical, fire protection, and plumbing systems.

**Harvard University, Sherman Fairchild Project** 107,000 sf gut renovation for new Stem Cell Regenerative Biology Program. The Project involved emptying the occupied building and moving various labs and researchers into 5 other buildings on campus. Extensive move coordination and logistics planning helped vacate the building in 3 months. The renovated facility is a world-leading research facility achieving LEED Platinum certification for commercial interiors while densifying the space by up to 200% to maximize space utilization and energy savings.





## **CHRISTOPHER DAVIS, Director of Commissioning**

cdavis@tervaengineering.com | 617.279.9474

As Director of Commissioning at TERVA, Chris provides leadership to the firm's commissioning strategy and team, serves as Project Manager for all commissioning projects and manages client relations. With over 20 years of experience, he is a skilled and resourceful engineer with proven capabilities and deep engineering field knowledge necessary to effectively execute complex projects. Chris has a hands-on approach and is engaged in all projects on a day-to-day basis to ensure a positive outcome for each project. He is an excellent communicator and excels at building successful relationships creating a positive team-oriented environment.

Chris is an advocate of engineering and commissioning and has given multiple presentations on the value of the process. He enjoys mentoring new engineers and professionals entering the industry. Chris initiated the Monitoring Based Commissioning Group for fellow commissioning providers, owners and vendors to participate and collaborate.

### **EDUCATION & AFFILIATIONS**

Porter and Chester Institute  
Electrical and Mechanical  
Engineering

### **LICENSES & CERTIFICATIONS**

OSHA-10 Hour Training  
Leadership in Energy and  
Environmental Design  
LEED AP  
Certified Building  
Commissioning Professional  
Reg #:666  
Certified Building  
Commissioning Professional  
Reg #: 1191

### **YEARS OF EXPERIENCE**

22 Years

### **KEY SKILLS**

- Effective Communicator
- Team Oriented | Team Builder
- Critical Thinker
- Hands-on Approach
- Creative Problem Solver

### **ORGANIZATIONS | COMMITTEES**

Association of Energy Engineers (AEE)  
United States Green Building Council (USGBC)  
Building Commissioning Association (BCxA)  
Northeast BCxA board member  
Monitoring Based Commissioning Group, Founder

### **PROJECTS**

**Wesleyan University** New Science Building and Office renovation: TERVA, is currently performing commissioning services for Wesleyan University that will embark on one new building and central plant upgrades to support this state-of-the art new science center. The new Science Building shall be the catalyst project for the university. With progressive goals on energy efficiency and sustainability. LEED v4 Fundamental and Enhanced Commissioning, Monitoring Based Commissioning and Gold Certification is being pursued.

**Harvard University** American Repertory Theatre: Project included full building commissioning on 79,000GSF state-of-the-art studio theater. LEED v4 new construction. Gold and LBC Core Certification are the sustainability goals for the project.

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**Harvard University Peabody Terrace Children's Center:** Commissioning services for HVAC, Electrical, Security, IT for all buildings included in overall project.

**180 Old Colony:** Providing MEP commissioning services for a renovated special education center, therapy rooms and life skill classroom.

**Mary Baker Restoration Project:** Providing full building commissioning on this historical building restoration project.

**Town of Devens, MA New Public Safety Building Police and Fire:** Providing MEP and Building enclosure Commissioning Services on the renovated building and new equipment and apparatus bays.

**Harvard University:** multiple projects including MEP commissioning of new and renovated buildings and engineering project support.

**\*Massachusetts School Building Authority K-12 school commissioning projects:** 22 projects over 11 years ranging from accelerated repair projects to new construction.

**\*Essex 911 Regional Emergency Communications Center:** Provided design and commissioning services of the MEP services for this state-of-the-art emergency call center. Features a range of mission critical systems that are required to ensure continuous operation. The commissioning team followed the Level 5 commissioning process on the Project.

**\*Shire/Takeda:** Hired by Shire/ Takeda Pharmaceuticals to be their Owner's Project Subject Matter Expert (SME) on two critical, strategic projects; built relationship over several years (2019-2021) to allow SMMA to continue as selected vendor with Takeda Pharmaceuticals. Assisted and managed each projects commissioning process and developed the commissioning requirements.

**\*500 Kendall Square:** SME on the newly renovated 13-story 349,325 sf commercial energy-efficient building, anchoring Takeda's presence in Massachusetts and now serves as a centerpiece in Takeda's interconnected network of buildings across their three main campuses in Kendall and Central Square in Cambridge, Massachusetts and suburban campus in Lexington, Massachusetts. In addition, 500 Kendall street was built in 2004 and was the first LEED Platinum office building of its size in the U.S. The project was recently awarded LEED Gold Certification and WELL Certification.

**\*125 Binney Street:** SME on 380,000-sf lab, office and Vivarium renovation and major relocation of their Lexington Vivarium to Cambridge.

**\*University of Rhode Island Smoke Control:** Commissioning agent for four complex, multiple story buildings estimating approximately 380,000 sf research laboratories and dormitories.

**\*University of Rhode Island Chiller Plant Commissioning:** Provided fully integrated M/E/P building commissioning services for URI. The project consisted of replacement of the entire condenser water plant, modifying control sequences, functional testing and performance verification.

**\*Millennium Bostonian Hotel:** The Millennium Bostonian Hotel is a high-rise hotel that, although extensively renovated in recent years, had never passed required smoke control acceptance testing with the Boston Fire Department. The Hotel enlisted SMMA to retro-commission its life safety and smoke control systems, to obtain both acceptance by the Boston Fire Department and a certificate of occupancy from the Boston Inspectional Services Department. Chris worked closely with the Hotel and Fire Department to assess and resolve a range of complex technical issues that were limiting the proper operation of the building's smoke control systems. This effort included the design and approval of a City-mandated master smoke control panel in the Hotel's fire command station, for emergency control of the building's systems. It also involved developing a rigorous commissioning plan, based on National Fire Protection Association testing protocols, to perform the necessary operational acceptance tests, which were witnessed by the Boston Fire Department.

*\*Projects completed with previous employer*

## SECTION 4: PROJECT EXPERIENCE



### FOXBOROUGH REGIONAL CHARTER SCHOOL

#### PROJECT 1: Expansion / Renovation

Project Budget: \$10.5M | Designer: Ai3 Architects | Contractor/CM: Agostini Construction | Completion: Fall 2017

The expansion / renovation project for the Foxborough Regional Charter School involved the Elementary School and a new gymnasium. FRCS purchased an existing 80,000SF office building adjacent to the current campus and renovated the facility to expand the Elementary School Program. The adaptive re-use was coupled with a new gymnasium building and a connector road to link the existing K-12 school site. Project included fast track design process, bidding and full rehabilitation of building including new BMS upgrade, new road from current campus, and new pre-manufactured gym building.

*Antonio Pina served as Project Manager while at previous employee. TERVA was recently awarded a new FRCS project noted below and Antonio Pina is serving as Project Director and Mia Ayers is serving as Project Manager.*

#### PROJECT 2: Middle School Roof Replacement

Project Budget: not to exceed \$5M | Designer: Studio Umbra | Contractor/GC: Northern Contracting Corp. | Completion: Fall 2023

A complete replacement of the entire FRCS Middle School roof. This project entails a full removal of @50,000 square feet of tar and gravel coverage and installation of a new PVC roof and insulation. This will include replacement of all roof edge metal, metal panels, as well as upgrades to the roof drainage system. TERVA came on board in February and was able to get the project to the bid market for a summer 2023 start. Mobilization began the day after school ended on 6/22/23 and will be fully complete by 10/30/23. TERVA has sequenced the project to have all classrooms ready for start of school in September, with balance of completion to follow in Media Center and service areas as required.

## SECTION 4: PROJECT EXPERIENCE



### BOSTON COLLEGIATE CHARTER SCHOOL RENOVATION | UPGRADE

21 Mayhew Site Improvements

Lower School Roof Replacement and Masonry Upgrades

Middle School Roof, Masonry, and HVAC Upgrades

Just as students at the Boston Collegiate Charter School energetically come to class ready to challenge their minds in the pursuit of higher education readiness, TERVA has its own ambitious syllabus - to execute a key assignment as owner's project manager with minimal disruption to the flow of learning.

#### A Timely Task

Following a phased approach based on academic schedules, the scope of work spans across the middle and high school campuses at 11 Mayhem Street as well as the elementary school at 215 Sydney Street. Significant improvements are underway and ongoing, including repointing and roof repairs—in addition to installation of a completely new mechanical system.

TERVA will complete the comprehensive undertaking, all while managing an adjacent project for the Boston Collegiate Charter School to convert a former residential property into a parking lot and outdoor learning spaces.

The phasing was implemented such that the 21 Mayhew Site Improvements Project was completed in June and the Lower and Middle School projects commenced immediately when school ended on June 18th.

**Client:** Boston Collegiate Charter School

**Project Cost:** \$8M

**Project Size:** 19,600 SF

**Architect:** Edgewood

**General Contractors:**

ANJ Construction (Site Improvements)

Greenwood Industries (Lower School)

Paul Rogan Company (Middle School)

**Delivery Method:** Ch. 149



## SECTION 4: PROJECT EXPERIENCE



### **MOUNT IDA CAMPUS OF UNIVERSITY OF MASSACHUSETTS AMHERST ADVANCED TECHNOLOGY CENTER (ATC)**

How does a dental school with deferred maintenance and problematic pre-existing conditions get transformed into a state-of-the-art technology facility in months? The remarkable gut renovation of the now modern, high-end Advanced Technology Center at the University of Massachusetts Amherst Mt. Ida Campus can be attributed to TERVA's swift and collaborative handling of the process.

#### **From Gut to Glory.**

From replacing the roof to upgrading the mechanical and electrical systems—to extensive envelope repairs including brick re-pointing and mortar wash, the complexity of the work was in familiar territory, but certainly not cookie-cutter. Today, the Center is fully revitalized with beautiful new office and conference spaces for the Mount Ida Campus to use for decades to come.

#### **CHALLENGES:**

- Fast-track project looking to complete the gut renovation in a 8-month time frame.
- Project includes converting the facility from a dental school to a conference and collaboration center.
- Facility is being renovated in the center of the Campus requiring safety measures and campus coordination.
- Budget constraints require scope prioritizations and careful management of bidding and contingencies.
- Deferred maintenance on the facility has resulted in problematic existing conditions to be resolved during the construction process.
- Water intrusion issues required brick repointing, EIFS restoration, window repairs, foundation sealing and landscape grading.

*“Even with budget constraints requiring scope prioritizations and careful management of the bidding and contingencies, we effectively incorporated all requested program components into one cohesive solution—without going over what we agreed upon.”—TERVA*

## SECTION 4: PROJECT EXPERIENCE



### NORWOOD MUNICIPAL LIGHT DEPARTMENT

The Norwood Municipal Light Department project included a new combined facility for the Department with a 40,000 sq ft vehicle/equipment storage space and a 22,000 sq ft office space. The exterior scope included a complete replacement of the exterior shell including new roofing, metal panel siding, and windows. The interior scope included a complete “gut” renovation of the existing spaces followed by the installation of new mechanical systems throughout and fit-outs of new administrative office spaces, line crew support facilities, and customer service spaces. An elevator was added to the building to provide accessible access to the second floor.

*Tony Pina served as Project / Site Manager while at previous firm.*

- \$14M project for new combined facility including 40,000sf vehicle/equipment storage space and 22,000sf office space.
- Complete “gut” renovation of interior space
- Installation of new mechanical systems, fit-outs of new administrative office spaces, line crew support facilities, and customer service space
- Repair of exterior shell
- Elevator added for accessibility

Square Footage: 62,000sf

Project Type: Renovation and Addition

Designer: Weston & Sampson

Contractor/CM: Colantonio, Inc.

Completion: December 2019

Project Cost: \$14M total / \$11M construction



## SECTION 4: PROJECT EXPERIENCE



**Client:** UMASS Building Authority  
**Total Project Budget:** \$62M  
**Project Size:** 74,000 SF  
**Completion:** January 2019  
**Architect:** Bjarke Ingels Group, Goody Clancy  
**Engineer:** Arup Engineers  
**Contractor:** Dimeo  
**Delivery Method:** CM at Risk

### UNIVERSITY OF MASSACHUSETTS AMHERST ISENBERG SCHOOL OF MANAGEMENT LEED Gold

With a mandate for an iconic building and a stringent project budget, the TERVA team successfully managed the project to completion on budget and on schedule. The project achieved LEED Gold Certification.

The new Hub brings together all Isenberg departments and offices and accommodates faculty, growth, career center recruiting, team-based learning and advising. The building is designed with flexibility in mind and centered around how people move through the space to best meet the needs of everyone and enable human interaction, discussion and collaboration.

TERVA's role as project manager assured the successful outcome of an iconic building executed on budget and on schedule. Excellent teamwork provided best in class results.

#### CHALLENGES:

- ◆ Unanticipated utility relocations to the tune of \$2-Million dollars
- ◆ Project estimate consistently over budget through conceptual, schematic and design development stages and subsequent value management at each phase
- ◆ Developing construction documents to ensure bids come in on budget with various adds and deducts

#### SOLUTIONS:

Worked closely with CMR to:

- ◆ estimate each phase of design and provide multiple options to value engineer to keep costs on budget
- ◆ procure design assist package through national search for world glass curtain wall contractor who was also economical
- ◆ introduce LEAN principles: build-once, reduce waste, continuous improvement, target value design solutions, limit change orders

#### RESULTS

- ◆ An iconic business school building showcasing the growing reputation of UMA's Isenberg School of Management. A new front door to the business school that will attract and retain world class faculty and students
- ◆ Project executed on budget and schedule
- ◆ Excellent teamwork between the Owner, Client, Design Team and CMR provided best in class results



## SECTION 4: PROJECT EXPERIENCE



**Client:** Town of Plymouth, MA  
**Total Project Budget:** \$3,100,000  
**Project Size:** 27,000 SF  
**Completion:** October 2019  
**Architect:** Gale Associates  
**Engineer:** GGD Consulting Engineers  
**Contractor:** Greenwood Industries  
**Delivery Method:** Chapter 149

### PLYMOUTH PUBLIC LIBRARY ROOF and HVAC REPLACEMENT

Certain municipal buildings are so integral to the community for the support they provide to citizens, they simply can't afford to be shut down. Plymouth's main library branch was no exception. Although thriving with locals day in-and-out, the roof was failing and faulty cooling equipment was making temperatures unbearable. TERVA together with its partners devised a look-ahead plan to address the necessary upgrades while ensuring business as usual. In addition to overhauling critical air-cooling system upgrades, TERVA accommodated sizeable, out-of-scope mechanical upgrades and maintenance within budget. The project was completed on plan and schedule with zero claims or disputes. For Plymouth Library patrons, this meant minimal disruption and an entirely new comfort level for enjoying the programs and offerings they depend on—especially during peak summer.

#### CHALLENGES:

- Failed roof system and building cooling equipment causing leaks and unbearable temperatures
- Upfront budget challenges including a subcontractor-favored bid environment which resulted in costly filed sub bid results
- Thriving library serving townspeople with little ability to shut down for extended period of time for project scope of work

#### SOLUTIONS:

- TERVA worked with Library Director and Prime Contractor to develop daily/weekly look ahead schedules to ensure the library and staff could operate business as usual
- Significant long-lead item tracking and pre-planning conducted to ensure air handlers were replaced in phased approach. Temporary supplemental cooling provided throughout "hot spots" of building.

#### RESULTS

- Clear communication and project status updates at monthly Town Building Committee Meeting
- Minimized disruption to daily operations and planned programs
- Executed on budget and schedule
- No claims or disputes
- Out-of-scope mechanical upgrades and maintenance accommodated within budget

*"Even with upfront budget challenges—including a subcontractor-favored bid environment, our long-lead item tracking and careful pre-planning proved to be key for getting air handlers replaced in a phased approach, and running supplemental cooling in the "hot spot" areas that needed it most." — TERVA*



## SECTION 4: PROJECT EXPERIENCE



**Client:** Harvard University  
**Total Project Budget:** \$12.1 Million  
**Project Size:** 55,000 SF  
**Completion:** December 2020  
**Architect:** Ann Beha Architects  
**Engineer:** RW Sullivan  
**Contractor:** Consigli  
**Delivery Method:** CM at Risk

### HARVARD UNIVERSITY HOUGHTON LIBRARY

The Houghton Library at Harvard University is a hub for research and learning. The building, originally built in the 1940's, needed renovations and upgrades to existing building systems. The scope of the project included a new elevator, front entry, restrooms, and reading room to make the building accessible for all. The results of the renovations provided museum-quality, modern spaces carefully interwoven with the timeless historic fabric of the building.

#### CHALLENGES:

- Constant volume air system with specific environmental parameters required temporary ductwork throughout construction as mechanical system remained on throughout to temper non-construction spaces within building.
- Existing building systems that were to remain in place were uncovered during demolition and identified as in conflict with new design.
- Significant schedule re-assessment and re-calibration to make up for 3-month work stop order due to COVID-19 Pandemic.

#### SOLUTIONS:

- Real-time problem solving including frequent visits to the site by all team members to ensure existing systems were carefully coordinated around to meet design intent.
- Detail oriented weekly owner-architect-contractor meetings to properly track progress and resolve issues.

#### RESULTS

- Fully accessible building for all patrons to enjoy.
- Museum-quality and modern spaces carefully interwoven with the timeless historic fabric of the building.
- Select MEP system maintenance work integrated into project timeline, delivering scope to owner that was planned as future projects.



## SECTION 4: PROJECT EXPERIENCE



**Client:** Harvard University  
**Total Project Budget:** \$11.7 Million  
**Project Size:** 36,300 SF  
**Completion:** April 2017  
**Architect:** Merrill Elam Architects  
**Engineer:** Arup  
**Contractor:** Shawmut Design & Construction  
**Delivery Method:** CM at Risk

### HARVARD UNIVERSITY GODFREY LOWELL CABOT SCIENCE LIBRARY RENOVATION LEED Gold

When an iconic academic building quickly becomes idolized for its interactive transformation, the backstory demands attention. Such is the case with the Harvard University Godfrey Lowell Cabot Science Library – a now futuristic hub connecting the renowned Harvard Yard with the Law School and Science and Engineering Buildings. Terva’s vision was twofold, to reinvent the space while preserving the spirit of the original architecture. These dueling desires gave way to a meticulous redesign.

#### Reshaping the rulebooks

Key common areas including the arcade and courtyard were remarkably enhanced, while specialized audiovisual and multimedia spaces boasted modern connectivity. Functional—yet fun interior features such as puzzle tables and study pods expanded opportunities for collaboration, including a discovery bar to make group presentations more inclusive and visible. Also significant is a green screen studio, putting technology front and center.

The completed renovation elevates the Library from a traditional, collections-based science center into an innovative, digitally focused teaching and learning destination – all while achieving LEED-CI Version 4 Certification. Notably, it was the second LEED-CI Version 4 project to be certified both at Harvard University and within the state of Massachusetts.

*“By reducing the footprint for stacks and print storage, it allowed us to incorporate state-of-the art collaboration areas with flexible furniture and space arrangements. This digitally-driven approach ultimately means connecting on a whole new level for students and faculty, with the heart and soul of the original library very much at the core.” – TERVA*

## SECTION 4: PROJECT EXPERIENCE



### UNIVERSITY OF MASSACHUSETTS SYSTEM OFFICE & CLUB AT ONE BEACON STREET

Relocation of the existing UMass System Headquarters from 225 Franklin Street to One Beacon Street. The program included 30,000 sf of renovations for office and conference space, 30,000 of renovations to build a restaurant and function facility, and the buildout of a classroom suite.

The scope focused on evaluating new location options, leading the programming with the numerous department users, and managing the design and construction process.

**Client:** UMass Building Authority | **Project Size:** 33,000 SF | **Completion:** November 2015

**Architect:** Gensler | **Contractor:** StructureTone | **Delivery Method:** CM at Risk

#### CHALLENGES:

- Implementing the renovation of the Club, office suites, and classrooms across 3 floors of a 34-story, fully-occupied building
- Project budget capped at \$200/SF
- Change of use permitting
- Renovation needed to be fast-tracked for completion to coincide with new lease date

#### SOLUTIONS:

- Noise mitigation, off-hour work, landlord coordination
- Flexible spaces to allow for many different types of events held throughout the day, increasing event revenue
- Ownership group created to review design and approve finishes
- High-end finishes in select areas

#### RESULTS

- New space increased membership by double
- Clean-lined design with distinct modern appeal by using neutral color scheme and creating a comfortable, warm, and inviting atmosphere

## SECTION 4: PROJECT EXPERIENCE

TERVA PROJECTS					
COMPARABLE					
NAME	DESCRIPTION	INITIAL BUDGET ESTIMATE	FINAL PROJECT COST	DATE OF COMPLETION (INITIAL / ACTUAL)	ISSUES ENCOUNTERED / POSITIVE OUTCOMES
Boston Collegiate Charter School PM: Joe Naughton	Management of 2 project. 1) 21 Maynew Site Improvements Project to convert a residential property into a parking area and outdoor learning areas. 2) HVAC & Envelope Repairs Project to install a new HVAC system, repair the roof, and repair the masonry at the Middle School and to replace the roof and repair the masonry at the Lower School.	\$8 m	\$8 m	21 Mayhew Completed in June 2023. HVAC & Envelope to be complete for school opening in August.	The 21 Mayhew Project was completed in June in a phased approach to allow the HVAC & Envelope scope to commence. Both the Lower School and Middle School renovations are scheduled as intense summer projects with work taking place from June 20th - August 28th.
Merrimack Valley Cancer Center + USP800 Pharmacy Upgrades, Dana-Farber Cancer Institute  Project Director: Vamshi Thakkallapalli	Dana-Farber hired TERVA to manage their new cancer facility construction and upgrading all Satellite Pharmacies to the latest federal mandate, USP 800 compliance. These projects include \$19M, 45,000 SF gut renovation of leased facility grew out of initial concept for additions/renovations to two existing DFCI facilities. The project team assessed cost/schedule/program and agreed to switch design intent when leased facility was chosen. The existing medical facility remained fully operational throughout construction. The team implemented LEAN processes to target key project milestones, new MEP/FP system integrations into base building, as well as maintained open avenue of communication for building tenants during construction. \$16M renovations of Pharmacies at Milford, South Shore and St. Elizabeth's Hospitals. All these projects involved working in an active hospital with patient flows and normal business.	\$41 M	\$41M	May 2020	ISSUES: Fast track project. Procurement of long lead equipment. OUTCOME: Early procurement packages. Early onboarding and collaboration.
Foxborough Regional Charter School PM: Tony Pina working for Compass	Expansion / Renovation involving Elementary School and new gymnasium. FRCS purchased existing 80,000SF office building adjacent to campus and renovated to expand Elementary School program. Adaptive re-use was coupled with new gymnasium building and a connector road to link existing K-12 school site.	\$10.5M	\$10.5M	Fall 2017	Project included fast track design process, bidding, full rehabilitation of building including new BMS upgrade, new road, new pre-manufactured gym building.



## SECTION 4: PROJECT EXPERIENCE

<p>Harvard University Cabot Library Project Director: Vamshi Thakkallapalli</p>	<p>Creation of futuristic hub connecting Harvard yard with Law School and Science and Engineering Buildings. Enhanced key common areas, updated specialized audiovisual and multimedia spaces with modern connectivity, created interior spaces for collaboration, discovery, presentations, and green screen studio elevating library from traditional space into innovative, digitally focused teaching and learning destination.</p>	<p>\$11.5M</p>	<p>\$11.7M</p>	<p>April 2017</p>	<p>The TERVA project team worked closely with the design team to ensure the University's vision of flexible space for students to discuss classroom lectures was carried out through design and into construction.</p> <p>The renovation was held in accordance to Harvard's Green Building Standards. TERVA used the standards to lead the inclusion of a number of design strategies to reduce water usage and meet energy savings targets. Low flow fixture and water efficient commercial kitchen equipment were used on the project.</p>
<p>Norwood Light Department PM: Tony Pina</p>	<p>New combined facility for Dept with 40,000SF vehicle/equipment storage space and 22,000SF office space.</p>	<p>\$14M</p>	<p>\$14M</p>	<p>Dec 2019</p>	<p>Exterior scope included complete replacement of shell, new roofing, metal panel siding and windows. Interior scope included complete gut renovation, installation of new mechanical systems and fit outs of new admin office spaces, line crew support facilities, and customer service spaces. Elevator added to provide accessible access to 2nd floor.</p>
<p>Plymouth Public Library</p>	<p>Roof and HVAC Replacement. Renovations took place while library remained open. Complete overhaul to air cooling system, mechanical upgrades and maintenance.</p>	<p>\$3.1M</p>	<p>\$3.3M</p>	<p>Oct 2019</p>	<p>ISSUES: Budget challenges, keeping building "business as usual". POSITIVE OUTCOME: TERVA devised look ahead plan to accommodate library remaining open. Pre-planning for long lead items. Phased approach for replacement of air handling units.</p>



## SECTION 4: PROJECT EXPERIENCE

<p>UMASS Amherst Isenberg School of Management (Leftfield was the OPM contract. Joe Naughton was the UMBA Capital Director and Vamshi Thakkallapalli was the Senior PM with Leftfield.)</p>	<p>Mandate for iconic building on stringent budget to bring together all Isenberg departments and offices and accommodate faculty, growth, career center recruiting, team-based learning and advising. Building created exciting new visual identity for Business Innovation Hub and showcases leading business school in Northeast and new front door to school becoming one of the top public business schools in the nation.</p>	<p>\$62M</p>	<p>\$62M</p>	<p>Nov 2018</p>	<p>ISSUES: Unanticipated utility relocations. Logistics and coordination with occupied building on congested site. High volume of traffic. OUTCOME: Iconic building. Project completed 3 months early allowing smooth transition. Teamwork for best results.</p>
<p>UMASS Amherst Mt Ida Campus Advanced Technology Center Project Director: Joe Naughton</p>	<p>Transformation of dental school into state of the art technology facility on expedited schedule. Construction included roof replacement, upgrade of mechanical/electrical systems, envelope repairs including brick repointing and mortar wash, fully revitalized interior spaces including new offices and conference room spaces.</p>	<p>\$7.5M</p>	<p>\$7.5M</p>	<p>May 2022</p>	<p>The 19,600 sf gut renovation had a target schedule completion of 8 months. The availability of mechanical equipment caused the project to be delayed by 2 months. Project was resequenced to align with material/equipment availability. To speed the construction activity, a separate demo bid was issued.</p>
<p>UMASS Lowell Coburn Hall (Compass was the OPM. Joe Naughton was the Capital Director and Mia Ayers was the Site Manager)</p>	<p>Full historic renovation and expansion; building constructed in 1897; create consolidated space for School of Education and Psychology; provide accessibility requirements.</p>	<p>\$48M</p>	<p>\$48.5M</p>	<p>Jan 2020</p>	<p>ISSUES: Maintain historic elements. Structure for increased load OUTCOME: Timing coordinated for start of spring semester.</p>
<p>UMASS One Beacon Street Project Director: Joe Naughton</p>	<p>Relocation of the Umass System Office. 30,000 sf buildout of new office spaces for university leadership, 30,000 sf gut renovation for a new dining/conference/event center, and 10,000 sf of new classrooms.</p>	<p>\$9.5M</p>	<p>\$9.5M</p>	<p>October 2015</p>	<p>Programming for the department heads and for the classrooms and new Umass Club. Renovation work completed across 3 floors of an occupied 33 story building in downtown Boston.</p>



# SECTION 4: PROJECT EXPERIENCE

<p>UMASS Boston P3 Residence Hall &amp; Dining Facility Project Director: Joe Naughton</p>	<p>First ever residence hall for UMass Boston and first public higher ed P3 project in MA; ground up construction of 1200 beds, student affairs offices, and 500 person dining facility</p>	<p>\$120M</p>	<p>\$117M</p>	<p>August 2018</p>	<p>ISSUES: Phasing and logistical challenges. Hazardous material in the soil. Fast paced programming and design to create an entire new program for residential life and student affairs. OUTCOME: Completed ahead of schedule and \$3 million under budget</p>
<p>Town of Topsfield Steward and Proctor Elementary Schools</p>	<p>Complex historic renovation of existing slate roofs and cupola/bell structure. Both schools also had significant portions of PVC roof replacement, along with various other trades, including roofing, window/door replacement, and masonry restoration.</p>	<p>Steward \$2.8M Proctor \$3.2M</p>	<p>Steward \$2.8M Proctor \$3.2M</p>	<p>September 2018</p>	<p>ISSUES: Very tight timelines OUTCOME: Projects completed on budget despite expansion of work by Owner to site drainage at Proctor</p>

## SECTION 4: PROJECT EXPERIENCE

ACTIVE					
UMASS Medical School New Education and Research Building PM: Vamshi Thakkallapalli	New 9-story, 350,000SF building to expand and consolidate medical programs. The new research and education facility will support laboratory research growth and education and allows for expanded class sizes to meet growing workforce needs in health sciences. Will meet sustainability goals including net zero energy and Leed Gold certification - designed to integrate high performance systems with double-skin facade and geothermal heat pumps.	\$350M	\$350M	June 2024	ISSUES: Construction on busy, urban site. Mitigating heat gain from exposure Program evolving and changing. OUTCOME: Develop program with School to work within budget. Manage logistics throughout project. Stay on schedule.
UMASS Amherest Totman School of Public Health PD/PM: Joe Naughton, Tony Pina	Construction of a 27,000 sf new facility for the School of Public Health & Health Sciences.	\$43M	\$43M	December 2025	Project duration of January 2023 to December 2025 will require the use of multiple early construction packages to allow construction to start in spring 2024.
Foxborough Regional Charter School PM: Tony Pina	Complete replacement of Middle School roof - full removal of 50,000SF of tar and gravel, installation of new PVC roof and insulation, replacement of all roof edge metal panels and upgrades to drainage system. Project to be completed for start of school in September.	\$5.1M	\$4.8M	November 2023	Design completed in 4 months to allow Spring 2023 bidding and Summer 2023 construction.



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## SECTION 5: REFERENCES

### REFERENCES - Joe Naughton

Dave Mullen, Deputy Director,  
UMass Building Authority  
E: dmullen@umassp.edu | D: 617.928.4602 | C:  
857.310.2099

Amanda Kay Loring, Chief Operating Officer, Boston  
Collegiate Charter School  
E: aloring@bostoncollegiate.org | C: 704.657.6417

### REFERENCES - Tony Pina

Kevin Heayden, Facilities Manager  
Foxborough Regional Charter School  
E: KHeayden@foxboroughrcs.org | M: 508.726.7746

Kevin Shaughnessy, GM  
Norwood Light Department  
781.389.2815

Ryan Stancill, Praxis3 Architects  
404.849.8114 | rstancill@praxis3.com

### REFERENCES - Mia Ayers

David Flynn, Assistant Vice President for Major  
Capital Projects  
Boston University  
617.353.2112

Doug Schultz, Project Executive  
Shawmut Design & Construction  
617.828.8417

Lonnie Ash, Project Architect  
CBT Architects  
617.646.5311

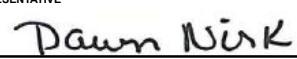
### REFERENCES - Vamshi Thakkallapalli

Kevin Sullivan, Vice President  
Shawmut Design & Construction  
617.622.7174

Anthony Consigli, President  
Consigli Construction  
508.962.2235



# SECTION 5: INSURANCE

<b>ACORD®</b>		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		DATE (MM/DD/YYYY) 07/07/2022			
<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p> <p><b>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b></p>							
<b>PRODUCER</b> Cross Insurance, Inc. - RI 376 Newport Avenue P. O. Box 4830 East Providence RI 02916			<b>CONTRACT NAME:</b> Dawn Nirk, ACSR <b>PHONE (A/C, No, Ext):</b> (401) 431-9200 <b>FAX (A/C, No):</b> (401) 431-9201 <b>E-MAIL ADDRESS:</b> dawn.nirk@crossagency.com				
<b>INSURED</b> Terva Corporation 184 NATHANIEL DR WHITINSVILLE MA 01588			<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> Continental Casualty Company NAIC # 20443 <b>INSURER B:</b> Graphics Arts Mutual Ins 25984 <b>INSURER C:</b> Lloyd's of London <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>				
<b>COVERAGES</b>		<b>CERTIFICATE NUMBER:</b> CL227602242		<b>REVISION NUMBER:</b>			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			5085235783	07/06/2022	07/06/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 Employment Practices \$ 10,000
B	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY			4965682	07/26/2022	07/26/2023	BODILY INJURY (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical payments \$ 5,000
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$			5085236030	07/06/2022	07/06/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A	5085235959	07/06/2022	07/06/2023	PER STATUTE   OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Professional Liability			ANE146332721	07/06/2022	07/06/2023	Each Claim 1,000,000 Aggregate 3,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>			
For Informational Purposes Only				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
				AUTHORIZED REPRESENTATIVE 			
ACORD 25 (2016/03)		The ACORD name and logo are registered marks of ACORD				© 1988-2015 ACORD CORPORATION. All rights reserved.	

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# SECTION 6: CERTIFICATIONS

TOWN OF BRIMFIELD



**CERTIFICATE OF NON-COLLUSION**

The undersigned certifies under penalties of perjury that this bid proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club or other organization, entity, or group of individuals.

FIRM TERVA CORPORATION

ADDRESS 184 NATHANIEL DRIVE, WHITINSVILLE, MA 01588

SIGNATURE 

NAME (print) VAMSHIDHAR THAKKALLAPALLI

TITLE PRESIDENT/CEO

TELEPHONE: 401.481.5693 DATE JULY 25, 2023



TOWN OF BRIMFIELD



**STATE TAXES CERTIFICATION CLAUSE**

I certify under the penalties of perjury that, I, to my best knowledge and belief, have complied with all laws of The Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

TERVA CORPORATION  
\_\_\_\_\_

\* Signature of individual or  
Corporate Name (mandatory)

27-3199386  
\_\_\_\_\_

\*\* Social Security Number or  
Federal Identification Number

\* Approval of a contract or other agreement will not be granted unless this certification clause is signed by the applicant.

\*\* Your Social Security Number will be furnished to the Massachusetts Department of Revenue to determine whether you have met tax filing or tax payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed, or extended.

By: VAMSHIDHAR THAKKALLAPALLI  
\_\_\_\_\_

Corporate Officer  
(if applicable)

TERVA CORPORATION  
\_\_\_\_\_

\* Signature of individual or  
Corporate Name (mandatory)

27-3199386  
\_\_\_\_\_

\*\* Social Security Number or  
Federal Identification Number

By: VAMSHIDHAR THAKKALLAPALLI  
\_\_\_\_\_

Corporate Officer  
(if applicable)

CERTIFICATE OF AUTHORITY

At a duly authorized meeting of the Board of Directors of

TERVA CORPORATION

\_\_\_\_\_  
**(Name of Corporation)**

it was VOTED that VAMSHIDHAR THAKKALLAPALLI

\_\_\_\_\_  
**(Name and Title)**

of this company is authorized to execute contracts and bonds of and on behalf of this company and affix its corporate seal hereto; and such execution of any contract obligation in this company's name and on its behalf, said obligation to be valid and binding upon this company.

A True Copy Attested,

Company Name: TERVA CORPORATION

Address: 184 NATHANIEL DRIVE, WHITINSVILLE, MA 01588

Name & Title of Signatory: VAMSHIDHAR THAKKALLAPALLI

\_\_\_\_\_  
PRESIDENT/CEO

Date: JULY 25, 2023

I hereby certify that I am the Clerk of TERVA CORPORATION

\_\_\_\_\_  
**(Name of Corporation)**

that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this contract.

Name of Clerk: VAMSHIDHAR THAKKALLAPALLI

**(Corporate Seal)**

**DEBARMENT DISCLOSURE FORM**

**PUBLIC CONTRACTS – DEBARMENT  
CHAPTER 550, ACTS OF 1991**

The said undersigned certifies under penalties of perjury that the said undersigned is not presently debarred from doing public construction work in the Commonwealth of Massachusetts under the provisions of Section 29F of Chapter 29 of the General Laws, or any other applicable debarment provisions of any other chapter of the General Laws, or any Rule or Regulation promulgated there under.

Date: JULY 25, 2023

Name of Bidder: TERVA CORPORATION  
(Company)

BY:   
(Signature)

VAMSHIDHAR THAKKALLAPALLI, PRESIDENT/CEO  
(Print Name & Title of Person Signing)

184 NATHANIEL DRIVE, WHITINSVILLE, MA 01588  
(Address)

(City, State, Zip)