

RECEIVED

NOV 26 2012

Town of Acton
Planning Department

The Church with The Golden Dome¹
Original poem by Edmund Delaney Roche (1989)

*Across from my shop stands a lovely old church,
The church with the golden dome.
Like a beacon it stands through the day in the sun,
To welcome the wayward back home.*

*Charisma to me is a small country town
With a white clapboard church on the Green.
A bell in the steeple, and quiet within,
As I open the doors and go in....*

Proposal for
Master Plan

November 26, 2012

¹ West Acton Baptist Church

West Acton Baptist Church
592 Massachusetts Avenue
Acton, MA 01920

Community Preservation Committee
Planning Department, Town of Acton
472 Main Street
Acton, MA 01720

November 26, 2012

RECEIVED

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Town of Acton
Planning Department

Ladies and Gentlemen of the Committee:

Enclosed please find fifteen copies of an application, with supporting documents, from the West Acton Baptist Church for a 2013 Community Preservation Grant of \$25,000, 10% of which we will provide. It is a proposal to hire OMR Architects to create a Master Plan for restoring and rehabilitating the historic church building in West Acton Village. Our goal is to see the building restored, revitalized and updated to serve as a significant feature of West Acton Village for many more years in the future, with an expanded range of uses in the community.

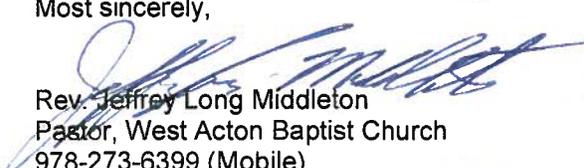
The proposal describes the structural and conceptual needs for restoring and rehabilitating this pre-civil war meetinghouse, re-built in 1854 after a fire, which boasts the only tin ceiling in West Acton. The proposal (which is for the original church building only and does not include the 1956 education wing) is to pay the cost of hiring an architectural firm with the expertise to analyze the needs and present a project plan in several phases, in order to preserve the building's historic integrity and beauty as well as to expand its usefulness to the community.

The exterior of the building with its gold dome steeple is a reference point and landmark for the Historic District of the West Acton Village. For many years, the people of the Acton community have used this New England designed church, and as times evolved the building is constant reminder of the rich heritage present in West Acton Village.

We are seeking assistance from the Community Preservation Committee to help us preserve this historical building by asking the Town of Acton's Board of Selectmen and Town Meeting to vote their approval for this project. We thank you for your consideration of our application.

If you require additional information, please contact either or both of the persons below by personal telephone or email, or through Nancy Dodge, Administrative Assistant of the West Acton Baptist Church, 592 Massachusetts Avenue, Acton, MA, Tel. 978-263-5902, wabcadmin@verizon.net.

Most sincerely,



Rev. Jeffrey Long Middleton
Pastor, West Acton Baptist Church
978-273-6399 (Mobile)
wabcjeff@hotmail.com

Nancy L. Hoover
Moderator, West Acton Baptist Church
978-466-7685 (Home)
nhoover7@gmail.com

enc.

PROJECT APPLICATION FORM – 2013

Applicant: West Acton Baptist Church **Submission Date:** November 26, 2012

Applicant's Address, Phone Number and Email **Purpose: (Please select all that apply)**
592 Massachusetts Avenue Open Space
Acton, MA 01720 Community Housing
978-263-5902 Historic Preservation
wabcadmin@verizon.net Nancy Dodge, Administrative Assistant Recreation

Town Committee (if applicable): Community Preservation Committee

Project Name: Master Plan for Church Building Restoration

Project Location/Address: 592 Massachusetts Avenue, Acton, MA 01720

Amount Requested: \$ 25,000

Project Summary: In the space below, provide a brief summary of the project.

The West Acton Baptist Church, built in 1854, is a historic landmark in the community, with a long history of availability and service to the Town of Acton. The exterior of the building features beautiful period detail and stained glass windows topped by a belfry and gold dome which replaced the original steeple. Our bell tower stands as a beacon at one end of the West Acton Village, and is such a meaningful part of the village that a neighbor wrote a poem about it (attached). The bell itself, cast in Boston in 1854 by a former apprentice of Paul Revere, is of significant historical value.

We seek to restore the beauty of this historic structure and to update the interior. We hope that this work will also allow us to expand the community uses of our handicapped-accessible church building for such functions as musical rehearsals and performances; meetings, lectures and discussion forums; art, photography, and talent shows; even perhaps a senior day care program in the ground floor fellowship hall. Community boards and committees have met here in the past and would be welcome in the future.

One of the significant historic elements of the interior is the sanctuary's unusually decorative tin ceiling, unique not only in West Acton but among all the churches in Acton. The sanctuary also features beautiful period woodwork, wooden pews, and stained glass windows. The tin ceiling and the entire interior of the sanctuary are in disrepair and in need of restoration work. This has to be done with an expertise that will preserve both the beauty and the excellent acoustics. In addition, the building has many other restoration and rehabilitation issues which need to be analyzed so solutions can be proposed.

Consistent with the Town of Acton's Community Preservation Plan, we seek funds to help us pay the architectural firm of OMR to develop a master plan for analyzing the options for restoring and rehabilitating the interior of the church building (not including the education wing). The estimated cost for the Master Plan is \$25,000 (which includes a contingency fund of \$5,000).

The restoration process itself ought to begin in 2014. Subsequent phases could extend over the next 5 years or more, and may entail sequential applications for CPC funds.

Estimated Date for Commencement of Project: May 1, 2013

Estimated Date for Completion of Project: October 15, 2013

NARRATIVE

Project Description

The West Acton Baptist Church is a blend of a historical 19th Century community meetinghouse with a vision of serving as a 21st Century community activities center for the Village of West Acton. There are some spaces in the building that are used at capacity, while others are empty much of the time. We seek to use what this facility as efficiently as possible—then determine how best to upgrade our building to improve its community appeal. The goal is to create a Master Plan that will showcase both the history of the West Acton Baptist Church and its innovative spirit.

Developing this Master Plan will involve performing a full code analysis to understand the issues involved in renovation for changing uses; analyzing what is and is not working in the current uses of the building; discussing the impacts of any potential restorations and rehabilitations in terms of structure, building systems, and sustainability, including long term operating costs; and considering budget and phasing stages to determine the feasibility of various options.

Background

In 1844 the railroad came through West Acton resulting in considerable community growth. Responding to this growth a group of lay people and a graduate from Newton Theological School formed a church in 1846. In 1847 a property was purchased and a church building erected. In 1853 the structured was destroyed by fire. The congregation determined to rebuild and in 1854 the current church was dedicated. Placed in the belfry of the church is the current bell cast in Boston in 1854 by a former apprentice of Paul Revere. In 1898 a renovation and redecoration was completed adding 18' to the church, relocating the organ and renewing the stained glass windows and pews. In 1934 the steeple was deemed unsafe and removed. In its place a gold dome was added to complete the belfry, and the bell wheel and fittings replaced. The gold dome is a reference point and landmark for the Historic District of West Acton Village as one crests the hill heading east on Route 111 or enters the village from the east.

Benefits to the Town of Acton and its Citizens

The West Acton Baptist Church has a long history of availability and service to the community of West Acton Village. The attached table titled "History of WABC Availability and Service to the Town of Acton, with Possible Future Community Uses" documents just the past 55 years of this pattern.

The historic character of the Village of West Acton has been anchored on its western extremity by our church since 1854. Through the years the church has met various community needs and added greatly to the cultural, educational, and moral development of the town's citizenry. By helping maintain the church's appearance and enhancing its ability to expand its community offerings, the town helps to both preserve the church's long tradition of meeting the town's needs while helping to maintain this element of the church's program life.

Over the years the church has sought to enrich the town and has a history of engagement with the pressing issues facing the citizens of any given day. Recently the church has offered workshops on retirement, brain health and bullying to name a few. In addition, the church has served as the venue for musical recitals and a talent show. All these events were open to the public and deliberately non-sectarian. This grant will help the church continue that tradition and expand its community service by helping preserve this valued treasure.

Timeline and Scope of Project

- May 1, 2013 Resume weekly meetings with OMR Architects to discuss values, goals and possibilities for restoration needs, keeping in mind our hopes for expanding the community's uses of the building in the future, as the architects begin to develop a Master Plan.
- Accompany OMR and consulted experts on walk-through's as they analyze building needs.
- June 2, 2013 Lunch and presentation by OMR to show the congregation how OMR and the Properties Team are approaching the long-term restoration project, followed by a forum to answer questions, solicit congregational input, and receive their feedback.
- June 12, 2013 At the regularly scheduled meeting of the Church Council, consisting of representatives of all the boards and committees, provide an update on this project's emerging restoration needs and potential costs.
- June – August Continue weekly meetings with OMR, reviewing our goals, providing them with our feedback on the actions and options they might propose, and advising against any that are inconsistent with our mission or not feasible.
- August 15, 2013 Publish a report in the September WABC Newsletter on emerging OMR Master Plan options and the Properties Team's initial evaluations of each.
- September 10, 2013 Present to Church Council the Properties Team's final recommendations and its costs, along with the rationale for rejecting some options and choosing another.
- September 15, 2013 Lunch, slide show, and OMR presentation of all phases of the restoration project, to update the congregation on the Properties Team's final recommendations in the Master Plan's proposals, to answer questions, and to receive congregational feedback, especially on the proposed Phase I of the Master Plan..
- September 29, 2013 Special called business meeting of the congregation to vote on the Properties Team's recommendation for Phase I, and to authorize both our application for CPC funding and our 10% financial contribution to the project for 2014.
- October 8, 2013 Present at the Church Council meeting the Properties Team's budget and CPC funding proposal for 2014's Phase I of the restoration process.
- October 15, 2013 Apply for 2014 funding from the Acton Community Preservation Committee, and request time on their agenda for our slide show presentation of an overview at a scheduled CPC meeting before the application deadline.

WABC Plans for Funding Master Plan and Future Restoration Work

West Acton Baptist Church understands it will be our responsibility to 1) pay for 10% of total project costs and 2) raise funds for initial outlays for restoration work, since Town of Acton Community Preservation Grants are paid as reimbursement for payments already made (following terms of the grant).

For the initial funding of Master Plan for Church Building Restoration work, we have confirmed with Middlesex Bank that the bank is willing to grant us a loan with the Town Meeting approved CPC grant as the primary collateral. Our plan to raise WABC's 10% of the estimated \$25,000 includes special fund-raising drives to appeal both to our membership and to townspeople and others interested in historic preservation or supporting improved community activity and entertainment space. Given the uniqueness of the sanctuary tin ceiling and the unusually superb acoustics, especially outstanding for musical performances, we are hopeful of interesting non-church donors if the Town of Acton supports our request for CPC funding.

As a non-profit, all lay volunteer organization, West Acton Baptist Church operates on a limited budget which does not allow for significant restoration and rehabilitation work, in spite of the fact that aging buildings bring ever-increasing costs.

West Acton Baptist Church is prepared to cover 10% of the estimated cost of this initial Master Plan project up to \$2500 by reserving available funds, fund-raising events, and congregational contributions.

Urgency and Priority

Although the Restoration of the Belfry is the most urgent and therefore of highest priority, the Master Plan is essential before further restoration work can be done. The sooner the later phases of the overall West Acton Baptist Church restoration project are completed, the sooner the building will be suitable and available for expanded uses by the larger community.

Attachments

Table: History of WABC Availability and Service to the Town of Acton, with Possible Future Community Uses (2 pages)

Poem: "The Church with the Golden Dome," by Edmund Delaney Roach (1989) (1 page)

Blueprint Showing Side View of West Acton Baptist Church (1 page)

Map: West Acton Baptist Church in the center of the West Acton Historic District (1 page)

Deed of Ownership of the West Acton Baptist Church properties by the West Acton Baptist Church, Inc. (3 pages)

Map: A Portion of the Tax Assessor's Map of West Action, centered on the West Acton Baptist Church (1 page)

Proposal for Master Planning Services by OMR Architects (76 pages, with photographs)

History of WABC Availability and Service to the Town of Acton, with Possible Future Community Uses

The West Acton Baptist Church is a historic landmark in the community, with a long history of availability and service to the Town of Acton. After restoration, we seek to expand the community uses of our handicapped-accessible church building.

Hall, E = Education Wing, L = Library)

(key: S = Sanctuary, F = Fellowship

| Locations & Dates | Historical Community Uses | Possible Future Community Uses |
|---|--|---|
| S October 2011 | Photography slide show on the theme of "Darkness to Light," by amateur photographer Rev. Jeffrey Long Middleton. | Painting and photography shows, hanging or in other visual media. |
| S March 2010 | Community-wide talent show with 14 acts by people aged 5-86. (The choir and pulpit areas, with moveable furniture, are designed to be adapted for different uses.) | Talent shows, gymnastic and dance exhibits... |
| S March 2004 March 11, 2005 & Sept 23, 2004 Feb 21, 2004 Mar 9, 2002 October 1991 | Musical performances (recent years only): <ul style="list-style-type: none"> • Billy & Guy – vocal & instrumental • Phil Argiris & Wendy Nottenham (instrumental group) • Firehouse Band • Covenant Players • Organ Recital – Charles King • Katherine Geller, soloist | Dances, auditions and rehearsals for musical concerts, paid performances open to the public. |
| S On-going | Ecumenical Services <ul style="list-style-type: none"> • Interfaith Thanksgiving service • Christmas Eve Candles and Carols • Maundy Thursday (The Last Supper) • Good Friday community services • Community Holiday Sing • Annual State-Wide Ecumenical Choir rehearsal (3rd Saturday in October) | All are annual events that will continue. Cherished by many West Acton area residents. Led by many local pastors |
| S, F 1990's-Present | Community interest group meetings and open forum regarding overrides, and other such meetings, have continued here through the years. The Acton Forum met here several times in the past few years. | Community meetings as needed; political and educational lectures, debates, and forums (<i>a la</i> Ralph Waldo Emerson) are possible expanded uses for both the sanctuary and the fellowship hall, depending on audience size. |
| S, F 2005 - present | A Brazilian congregation shares our worship space on Wednesdays and Sundays and uses our fellowship hall for dinners and special events. | Igreda Batista Renovada de Acton expects to remain and continue both its own worship and shared services and functions with WABC. |
| E 1957 (a historical note; no restoration proposed) | A significant population increase occurred in Acton. The existing school system was unable to house all students. The church opened its newly-built education wing to provide class-room space for the growing student population and a Community Cooperative School. | Fifty-five years later, the educational wing is still home to the Acton Cooperative School – the building is alive on weekday mornings with the sound and songs of preschoolers. The school has significantly invested in its space and expects to remain for the foreseeable future. |
| F 1970's – 1990's | WABC hosted a Boy Scout troop with leadership provided by church members. | Scouts would again be welcome, should they need the space. |
| F 1980 - 1994 | Fellowship hall was the site for Senior Citizens' lunches and programs for several years before construction of the senior center. | A senior day care program might be possible, adjacent to the preschool, to their mutual benefit in stimulation and story-telling. |

| | | |
|---|--|--|
| <p>F 1964 – 1970</p> | <p>During the pastorate of the Rev. David Hirano, a coffee house for teenagers was opened at the church during evening hours. It proved so popular a "place to go" for young people that it led to the establishment of a youth center which later became incorporated and relocated at a facility of its own. With seminarians from Andover Newton leading the senior and junior high youth and under the guidance of Rev. Hirano the social and spiritual nurture of teenagers was addressed.</p> <p>The Acton Jaycees honored Rev. Hirano in January 1968, with the presentation of the Distinguished Service Award. Rev. Hirano was the chairman of B.A.C.K Inc., a group that sponsored the newly established teen center.</p> | <p>With perhaps a more flexible and adjustable lighting and sound system, another coffee house might even attract the grown-up generation of those same youth—along with their children and grandchildren. Not to compete with the fine musical offerings of the Acton Jazz Café, this coffee house might host poetry and author readings, murder mystery meals, comedy shows, and similar entertainments.</p> |
| <p>L 1988-2003</p> | <p>A Single Parents group formed and met for 15 years – until their children grew up.</p> | <p>We will continue to identify a community need and provide a service or function to meet it.</p> |
| <p>F Several decades</p> | <p>Six AA groups (veterans, women, & open) currently meet on Saturdays and evenings, not only in the Fellowship Hall but also in the Library (off the Fellowship Hall) and in a non-Coop School space in the Educational Wing. A women's group provides child care in that same space, so mothers of young children can focus for that time on their own recovery. Overaters Anonymous, and Al-Anon and Alateen have also met in our building in the past.</p> | <p>The AA groups have always been welcome and will continue to be; other self-help support groups would also be welcome if they should need space to meet.</p> |
| <p>F March 14th & 22nd 2011 Oct 18, 2011 Nov 16, 2010 Dec 13, 2010 April 14, 2009 March 2, 2008 June 14, 2007 AM & PM</p> | <p>Specialist Presentations Slowing Down in a Hurried World Rev. Cheryl Harris Healthy Relations: Tools for Resolving Conflict Michael Landers Five Ways We Grieve – Susan Burger Male Grieving – Support follow-up Whole Health Fair – Many Local Businesses Bullying – w/ Network for Women's Lives Healthy Eating & Living for a Healthy Brain - Dr. Nancy Emerson Lombardo</p> | <p>Several of these presenters are still available and their offerings could be repeated or followed up with sequels. More are possible, in response to perceived or identified community needs.</p> |
| <p>F, L 11/9/06 & 8/30/07 9/2010- 5/2011 Nov 18, 2006 2007 - 2010 Mid-1980's Feb-June 2009</p> | <p>Other Occasional Uses: Lifeline Screening Violin Lessons – Suzuki Music School Community Craft Fair – Annette Lockery ESL every Monday Emerson Hospital Auxiliary – Made puppets for pediatric unit every 3rd Thursday Fox Moms Exercise Group</p> | <p>Flexibility is characteristic of the building's uses.</p> |
| <p>Various Rooms (recent years only) Feb-Mar 2008 Oct-Nov 2008 March 2009 Oct-Nov 2009</p> | <p>6-week Workshops (Nancy Hoover, Rev. Jeffrey Long Middleton, Bob Williams, Nancy Emerson Lombardo) Reconciliation The Non-Financial Aspects of Retirement Parenting, Transitions & Stress Living with Afflictions</p> | <p>Participants were consistently about 50% community members and 50% church members. The workshop leaders are currently shepherding the church through a transition period, but later, as we identify more community needs, we would like to resume offering similar workshops.</p> |
| <p>L Nov 2009 - present</p> | <p>The Sharing and Caring community group, an outgrowth of the 'Living with Afflictions' series, has sponsored guest speakers which several community members have attended.</p> | <p>Sharing and Caring, part of WABC's mission to church and community members alike, will continue meeting monthly and inviting occasional guest speakers.</p> |

The Church with The Golden Dome¹

Original poem by Edmund Delaney Roche (1989)

Across from my shop stands a lovely old church,
The church with the golden dome.
Like a beacon it stands through the day in the sun,
To welcome the wayward back home.

Charisma to me is a small country town
With a white clapboard church on the Green.
A bell in the steeple, and quiet within,
As I open the doors and go in.

I sit in a pew thinking thoughts of the past,
The sermons on Sunday at dawn,
Of the glory of Christ rising up from the dead,
Giving hope on that first Easter morn.

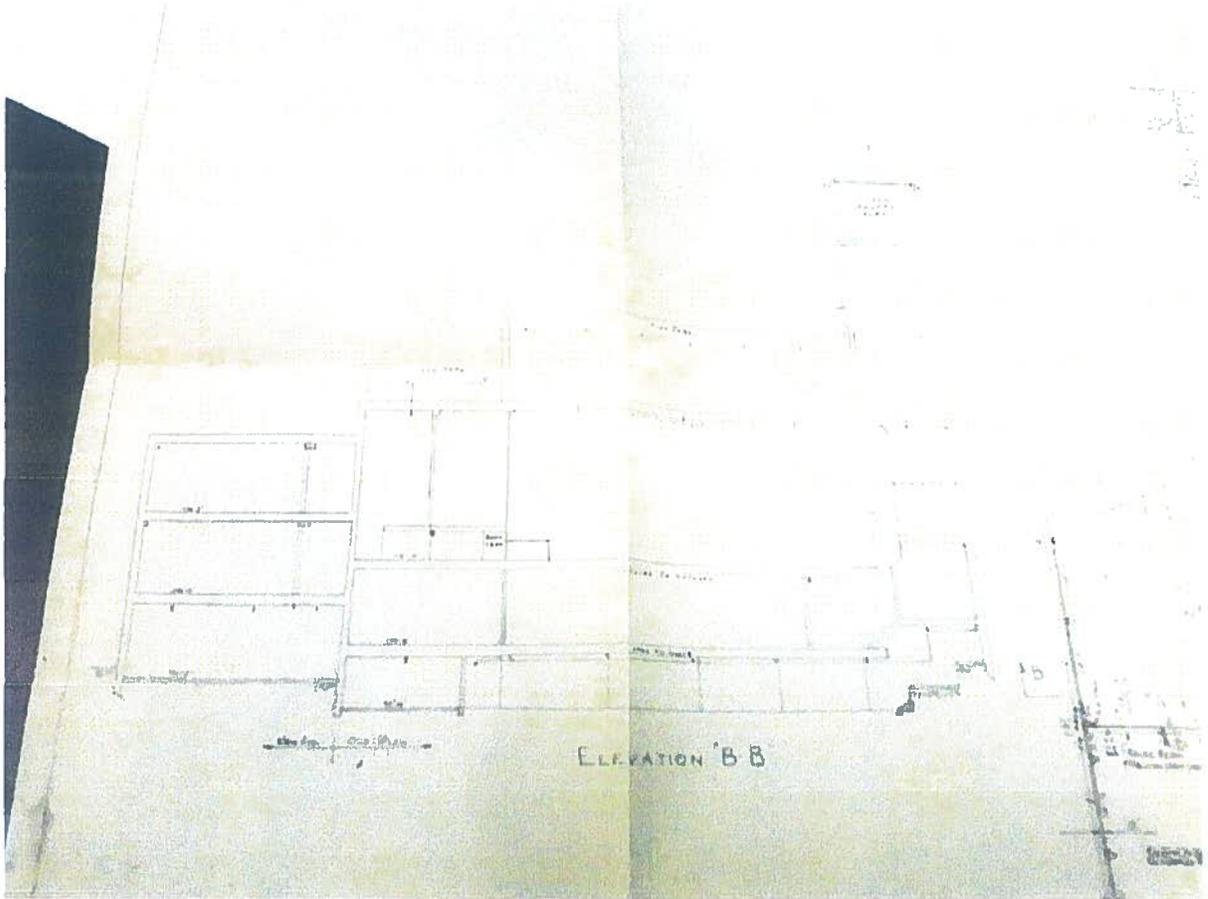
Yes, hope there will be for you and for me
If we yearn not for riches on earth.
Rather bask in the peace and the love of our God,
As did Christ on the day of his birth.

These thoughts come to mind as I look 'cross the road,
At the church with the golden dome.
Like a beacon it stands through the day in the sun,
To welcome the wayward back home.

¹ Set to music by Katherine Gellar (2012) Music dedicated to Robert Peabody on the occasion of his retirement from the West Acton Baptist Church Choir

ATTACHMENTS

Blueprint Showing Side view of West Acton Baptist Church



Belfry at right
Original building at right center
1898 addition at left center
1956 education wing addition at the left end

West Acton Historic District



**Local Historic District
Map of the
Town of Acton,
Sheet 3 - 1990**

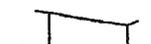
**Adopted: Nov. 28, 1990
Effective:**

 **Buildings**

 **Stone Walls**

 **Streets**

 **Private Ways**

 **Lot Lines**

 **West Acton
Local
Historic
District
Boundary**



**Scale
1" = 350'**

**Town of Acton
Planning Department
1992**

Deed of Ownership of the West Acton Baptist Church properties
by the West Acton Baptist Church, Inc.
(1st of 3 pages)

W 8636 Ps 492

W. Donald Feltus, Eugene Hall, Harry Holt, H. Benjamin Smith,
and Edward Bailey, as Deacons of the West Acton Baptist Church,

DEC 20 11 AM 08:33 2013

of Acton, Middlesex County, Massachusetts

for consideration paid, grant to The West Acton Baptist Church, a
corporation established under the laws of the Commonwealth of
Massachusetts and having a principal place of business in said Acton,

XXXX

with warranty covenants

the land in that part of said Acton known as West Acton, with the buildings

thereon, bounded as follows: ^(Description and encumbrances, if any) Easterly by Central Street; northerly by
Massachusetts Avenue; westerly by land of one Stevenson; and southerly
by land formerly of Tasker and now of Flora Beach.

For our title see deed from Sam Wilbur to James M. Brown et al.,
Deacons of the Baptist Church in Acton dated September 5, 1846, recorded
with Middlesex South District Deeds, Book 493, Page 128.

Also the land in the westerly part of said Acton, with the buildings
thereon, bounded and described as follows: Beginning at a stake and
stones at the southwesterly corner of the premises on the old road
leading from West Acton to Stow, and at land now or formerly of George
Hager; thence running northerly by said Hager land about forty-six (46)
feet to a stone bound; thence northerly by said Hager land about seventy-
four (74) feet to the County road; thence S. 71° 17' E. one hundred
forty-six and 5/4 (182 1/4) feet on said County road to the junction of
said County and Stow Roads; thence S. 85° 46' W. on said Stow road
one hundred and forty-nine and 1/4 (149 1/4) feet to the point of beginning.
Containing about eighty-five hundred (8500) feet of land, more or less.

Being the same premises conveyed by Delette H. Hall to Anock Hall et
al., Deacons of the Baptist Church in West Acton, dated November 13,
1881, recorded with said deeds, Book 1500, Page 396.

Deed (2nd of 3 pages)

Ms 636 Pg 404

At a meeting of the parish of the West Acton Baptist Church, duly called, it was

Voted:

That the Deacons, ^{a.} Donald Feltus (list names) ^{b.} Legend Hall Harry Holt H. Benjamin Smith Edward Bailey be authorized to sign, execute, and deliver a deed to all real estate now standing in their names to the West Acton Baptist Church, a Corporation.

The above motion was carried.

Minetta D. Lee
Clerk of the Parish.

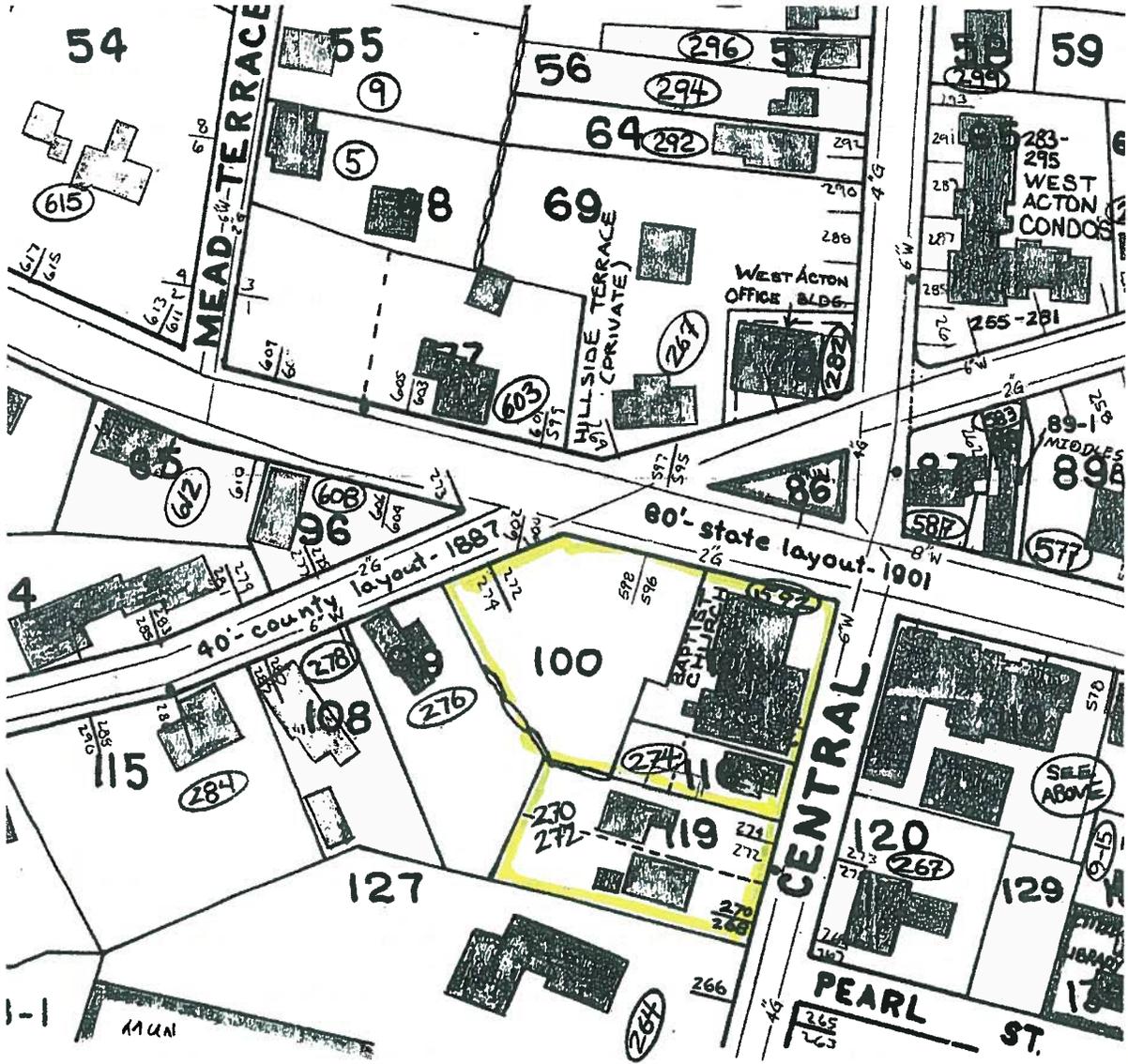
Then personally appeared the above named Minetta D. Lee and made oath that the above is a true copy taken from the records of a meeting of the Parish held Dec 14, 1955.



Harlow E. Tuttle
Notary Public.

My Comm Expires March 2, 1956.

Section of Town of Acton Tax Assessor's Map



Proposal for Master Planning Services by OMR Architects
(76 pages, with photographs)

West Acton Baptist Church

Historic Resource Built in 1854



592 Massachusetts Avenue • 978-263-5902 • www.westactonbaptistchurch.org

We have a long history...



Igreja Batista Renovada
(Brazilian church, 7 years)



Acton Coop School
(88 years)

... of sharing our spaces with the Acton community.



Fellowship Hall

- **Senior Citizens** (until they had their own center)
- **AA meetings**
- **Workshops** forgiveness, retirement, stress, brain health...
- **Boy Scouts**
- **Youth Coffee Shop**



- Christmas Eve Candles & Carols Services
- Organ, Vocal & Instrumental Concerts
- Community Talent Show (2010)
- Photography Slide Show (2011)
- Seats 200, excellent acoustics

Our Community Preservation Goals



- To restore the interior structure of the bell tower, a historic landmark
- To restore and preserve WABC's beauty as a community resource
- To develop a master plan for the restoration process
- To make our building available for still more community uses

Sanctuary Restoration Needs



Cracked & bulging plaster walls

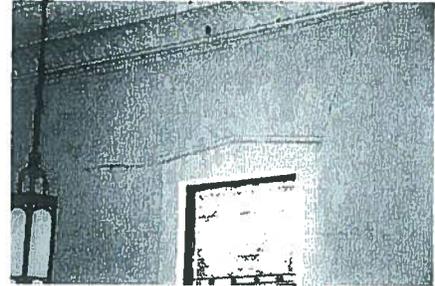
Painting has to wait...



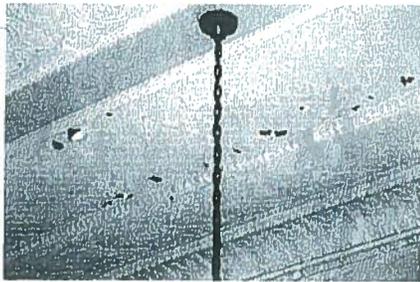
until we fix the plaster walls – do we

- cover them?
- remove and redo the plaster?

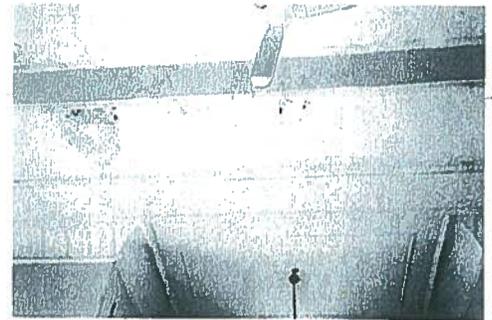
If we cover the plaster, what happens to ceiling molding & window frames?



Sanctuary Restoration Needs



Restore and preserve the historic tin ceiling

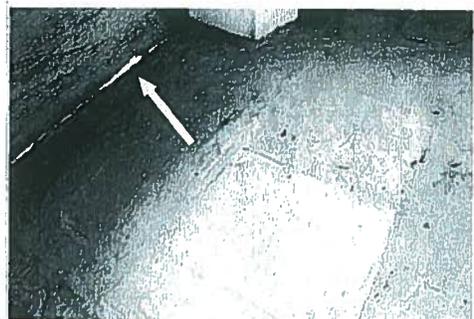


Water damage to tin ceiling from prior roof leaks (already repaired), but there may be a new risk of more damage from the bell tower.

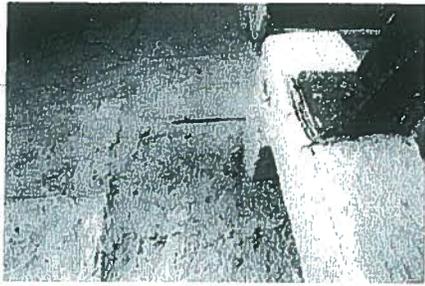


BELFRY

Underside of bell tower floor showing water damage



Bell tower floor deteriorated and open to outside



Bell tower floor & beam

WABC Funding Request



1. Restore the interior structure of the bell tower
2. Hire an architect to prepare a master plan for a program of restoration work
3. Ultimate goal: preservation of beauty and expanded community uses of building

Our Values



Members of the West Acton Baptist Church represent different communions, but one fellowship; varied beliefs, but one faith; many viewpoints, but one Christ; we agree to differ, resolve to love, unite to serve. (on web site & Sunday bulletins)

Our Vision Statement:

To be an inclusive and diverse community, centered in Christ, that fosters the spiritual vitality of its members and the community, and supports each individual's faith journey and discipleship, emphasizing intentional outreach to youth and families.

Our Community Mission includes offering healing and caring for the whole person, and emphasizing the wisdom of adults and inspiration of youth.



West Acton Baptist Church

proposal for

Master Planning Services

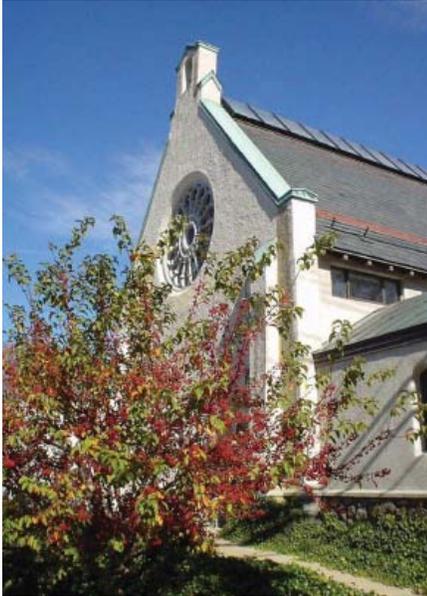
November 26, 2012

omr architects

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| Relevant Project & Master Planning Experience | 6 |
| Historic Renovation Experience | 7 |

History and Description of the Firm



OMR Architects, Inc. - (restored former Catholic church)

All is One

Everything & everyone
belong together
in relationship and in context
at once being whole
and part of a whole.

OMR Architects (OMR) is an award-winning architectural firm dedicated to the design of high-quality, cost-effective, functional, and sustainable projects. We believe in a collaborative approach to architecture in which every building study and design is a unique response to our client's particular goals, concerns and needs.

Our practice is dedicated to finding holistic sustainable design solutions in all our work. Our projects are varied and include independent and public schools, municipal, religious and residential projects. Our 30 person office is located in a former church in West Acton, Massachusetts.

Our work is based on an understanding that everything - all parts of a building, all aspects of a project, indeed all aspects of a community- are connected. We express this in our philosophy "All is One." In our architectural work we strive to reinforce this sense of connection at every level: by integrating every detail into the whole of the building, every building into its surroundings, and every project into its community.

This philosophy infuses not only the architecture but also our design process, our interactions with people, and the way our firm is run.

Our process is centered on learning about our clients and applying that knowledge in a design process which provides a clear path from concept to construction where you always know what to expect, and what lies ahead.

At the beginning of the project **we listen** carefully to you to understand your goals and values, your programmatic needs, and your site. We then work with you to develop and refine a wide range of options. For the options you prefer, we compare relative costs and benefits. We remain fully engaged through bidding and construction to ensure that the resulting building truly manifests your goals and values for the project.

The resulting designs are integrated, transformative, and harmonious; reflecting each client's unique history, culture, community, and vision.

Firm Overview



Daylighting Principles: our teams work in bright open studio spaces, which help foster creativity and a sense of well being.

In every project, budget constraints and economic considerations are fundamental concerns. Our design solutions maximize value for our clients and we have an excellent track record of completing projects within budget and schedule requirements.

OMR has completed more than three hundred projects, most of which have a community focus, be it educational, cultural, religious, or recreational. We are committed to an architecture that serves its community as broadly as possible.

The places we design are:

- Elegantly simple
- Well engineered and resource efficient
- Well adapted to current and future technological requirements
- Full of natural light even in their most recessed spaces
- At one with and integrated into the built or natural environment
- Thoroughly conceived, logically ordered and intuitively easy to navigate
- Respectful of their abutters and neighbors
- Scaled to the outside and scaled for the inside
- Fully-tailored to their program, occupants, site, culture, and aspirations
- Comfortable and nurturing

We have developed a straightforward and sequential process for doing this work and believe there is a logical progression to the development of all design solutions. It is an important and integral part of our practice to make the logic of the process transparent and easy to follow and absorb.

Together, the clarity of the work, the openness of the process, and the focus on community produce a sense of well being that is tangible in each project and which can be felt by the community that inhabits these places.

Working with West Acton Baptist Church

Our Qualifications:



The West Acton Baptist Church has a long traditions of community involvement in West Acton.



The steeple is a landmark for all of West Acton Village.

One of our strongest qualifications for the proposed work at West Acton Baptist Church is our interest in learning about your mission, your church, and your vision for the future. Our entire process is built around listening and understanding what will make a project successful for our clients.

Additional qualifications include:

- Experience with design and planning of churches, community spaces, and music performance spaces.
- Extensive experience working with independent churches to meet the goals of their master plans that provide clear evaluations of existing conditions and a strong design for the future
- Experience with working with religious communities to develop spaces that support their needs - and a demonstrated interest in understanding how the built environment can serve their community vision
- A long history of commitment to sustainable planning, day-lighting, energy efficiency and preservation of natural resources
- Proven process for leading clients through to successful projects
- Experience with all the programmatic spaces and specialized needs involved in this project, as well as with planning issues such as traffic management, pick-up, drop-off, building systems
- Long history of successful experience working with local authorities and Historic District Commissions
- People-oriented design whose ultimate goal is the well-being of those who inhabit the spaces



The main meeting space at West Acton Baptist Church gives a good sense of the warm, historic, and welcoming character of the church. The acoustics are excellent for hosting various community musical groups.

Working with West Acton Baptist Church



The meeting hall can be useful for a wide variety of community uses.



The Acton Cooperative School has been a fixture in the community and fits well with the WABC mission.

Making the most of Existing Facilities

OMR has worked on over 45 master plans for a wide variety of communities. Each has its own mission, history and needs. Much of our work with you will be to analyze your existing facilities, and look for simple ways to strengthen connections and form a more integrated and unified experience. A good Master Plan considers how best to utilize what you already have as efficiently as possible while solving problems in simple ways.

From our discussions with your Properties Teams we understand that the key objectives for your Master Plan would be:

- To assess the function of the building as a whole to create a community place that is flexible, secure, and sustainable.
- To create a plan that celebrates the history and tradition of West Acton Baptist Church while also creating opportunities for its programs of community use to evolve and embrace innovative programs.
- To restore and upgrade the church building to celebrate the church's mission as a whole while giving the various users of the facility spaces that respond to their specific needs



The gold-topped bell tower is a landmark at the center of West Acton Village.

Working with West Acton Baptist Church



In some places the exterior envelope of the church is failing and has allowed water to leak into the historic interior and must be stopped to preserve the church.



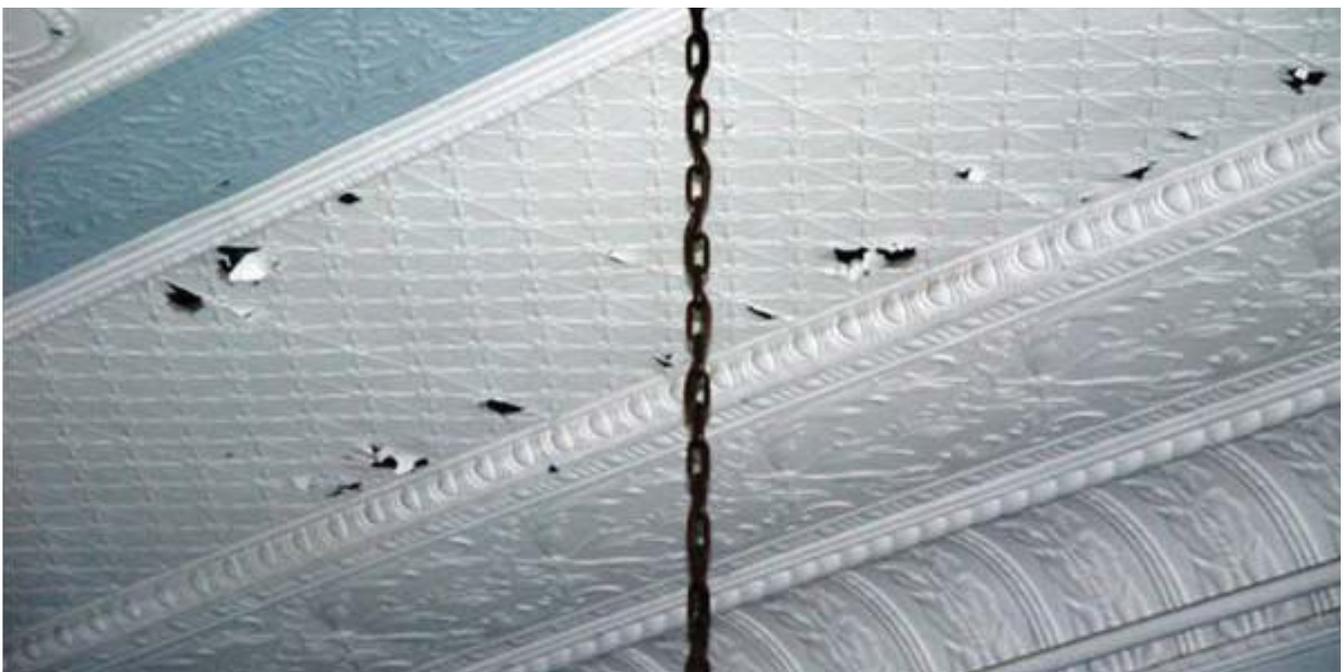
Repair of the interior must be carefully considered to avoid a negative impact on the excellent acoustics of the space.

Making the most of the Historic Fabric

The West Acton Baptist Church is a blend of the old and the new. There are some spaces that are at capacity and others that are empty. A key part of any plan should be to understand how the spaces are being used so that you can use what you have as efficiently as possible - then determine how best to upgrade them to improve their community appeal. The goal would be to create a plan that will showcase both the history of the West Acton Baptist Church and its innovative spirit.

In order to create a practical and realistic plan, we would need to:

- Research and understand the history of the church building
- Perform a full code analysis (including building and access codes) to understand the issues involved in changing use or renovation
- Understand the current uses of existing buildings including what is working and what is not
- Discuss the impacts of any potential renovations in terms of structure, building systems, long term operating costs, etc.
- Consider budget and phasing to determine the feasibility of various



The tradition and rich detail of the interior of the church are critical aspects of Church's history that could be captured in the new plan for the building.

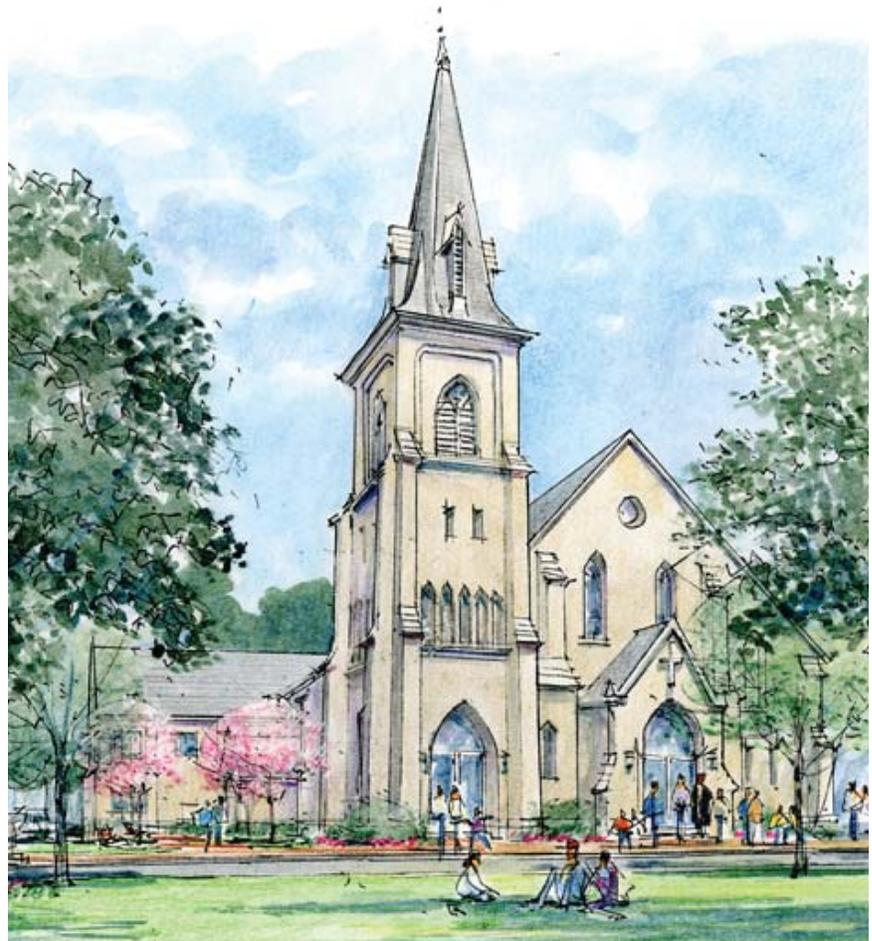
Working with West Acton Baptist Church

Fundraising & Development Support

We appreciate how difficult it can be to raise the funds and undertake the campaign necessary to win the support for any major construction project.

OMR can assist you in these matters in many ways, including presentations, renderings, drawings, charts, graphics, models, etc. Our goal is to explain each project in a manner that is clear, convincing, and credible, and to demonstrate that:

- the preferred solution was conceived and selected after careful consideration and comparative cost-benefit analysis of all options.
- the project is sound, appropriate, and makes sense.
- the preferred solution offers the most value for the least investment.



Rendering used to support fundraising efforts for First Baptist Church, Jamaica Plain, MA

Sustainable Planning & Design

Sustainable Planning & Design



Photovoltaic solar roof panels in use at the Willard School, Concord, MA

Sustainability, energy conservation and environmental sensitivity are key considerations in the development of all OMR design solutions. They have been fundamental tenets of OMR's approach since Michael Rosenfeld started the practice over 35 years ago. OMR is a member of the U.S. Green Building Council and 75% of our employees are LEED® Accredited Professionals.

We recognize the need to help each client thoughtfully and practically balance the many elements of sustainability. As appropriate, we will review LEED® criteria with our clients, determine the strategies to be employed, and decide whether to seek full certification. Currently, we have an Army Reserve National Guard facility under construction in Methuen, MA, that is targeting a LEED® "Silver" certification. The recently completed Willard Elementary School in Concord, MA was designed as a LEED® certifiable project and received an excellent rating of 42 in the MA-CHPS program.

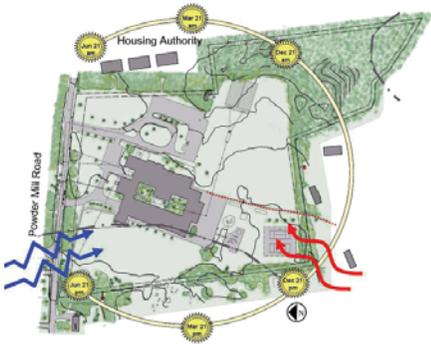
Sustainability Study for the Pomfret School Science Center

1. Saves Monell and eliminates the needs for temporary classrooms
2. Frees up space in the library and under the dining hall
3. Uses Centennial infrastructure
4. Turns to south as it connects to lower parking and event center
5. Predominant southern orientation
6. Green Roof:
 - Maximizes open space
 - Reduces Heat Island Effect
 - Improves storm water collection
 - Increases thermal properties
7. Building wraps around deciduous tree
 - Reduces cooling loads in the summer
 - Allows light in the winter
8. Clerestory Day lighting
9. Good location for wind turbine and photovoltaic's



Presentation board calling out green and sustainable features of the Science Center at Pomfret School Science Center, Pomfret, CT

Sustainable Planning & Design



Careful site analysis was the first step in developing a sustainable design for the Willard School in Concord, MA. This elementary school building was designed to meet LEED® Silver and MA-CHPS certification.

Programming

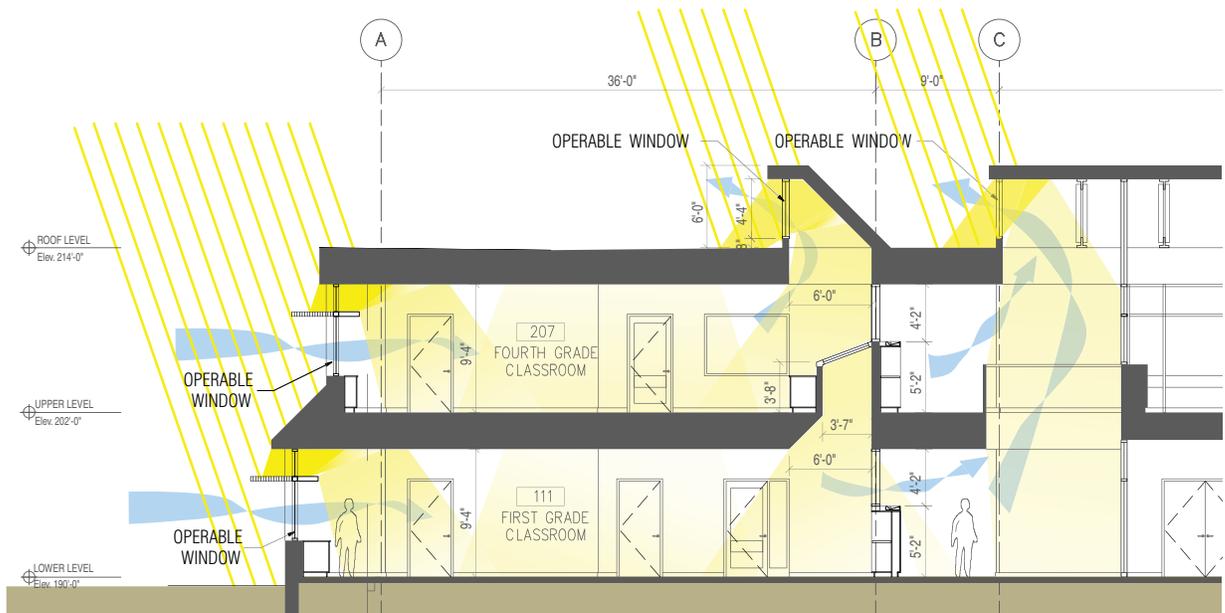
The role of programming in the design of a building cannot be over-estimated. The program defines the size of building spaces, when and how they are used, the activities that are performed therein, and how various functions relate to each other. We work with our clients to explain opportunities that could streamline the program and reduce the initial cost of the building and long-term operational expenses.

Building Controls and Equipment

In all our projects we endeavor to create a compact footprint, conserve area on the site, and in so doing, ensure that operational loads on the building, and human use ‘loads’ on the earth, are minimized. The engineering community plays a large role in the design of building controls and equipment. OMR works with our consulting engineers to balance the infinite realm of possibility and imagination with practical economic realities.

Structural Efficiency

Our vocabulary of structural materials includes a wide variety of engineered products and recycled materials. Structural efficiency can be used to reduce building volume which allows us to reduce initial material costs and long term operating expenses.



Willard Elementary School - Concord, MA (Completed 2010) - Building cross section depicting sustainable, high performance design elements such as daylighting and “displacement air” ventilation.

Daylighting

OMR's creative and practical solutions to daylighting are a keystone of our practice and epitomize our routine integration of sustainable principles into our design solutions. A single window can provide light, heat, cooling, view, safety, security, and privacy - and the placement, geometry, quantity, size, operation, shading, and number of windows has a profound impact on the environmental performance of a building. Numerous studies have shown a direct link between daylighting and positive attitudes and performance. We use computer modelling to study the effects of light and sun on the spaces we design in an effort to make that positive link noted in the studies a reality for the building's future inhabitants.

Learning Elements

True sustainable design involves not only using materials and energy efficiently but also educating people to be more aware of their environment and how their actions impact their larger community and ecosystems. For our school projects in particular we seek to include learning elements that will make the students and community more aware of their surroundings and more sensitive to the impact of human activity on the local environment.



“Learning Element” Plaques found throughout the building and site.

Sustainable Design - Learning Elements Plaque for the Willard Elementary School

1. Sustainable Site Features
The new Willard School is conceived as a School in a Park. Site design strategies include:

- Maximizing open space
- Maintaining the building footprint and paving
- Preserving existing trees
- Maintaining the building's southern exposure
- Shielding from winter winds

2. No Development near Wetlands
Development on this site maintains a 50 foot buffer zone from nearby wetlands. Wetlands provide habitats for plants and animals and help replenish our water supply.

3. Preserve Existing Trees
Great efforts were made during the design and construction phases of the school to preserve mature trees on the site.

4. Recycle Demolition Waste
After the new school was built, the old school building was demolished. The demolished materials were sorted for reuse or recycling. Materials like brick, metal, gypsum wall board, asphalt, and ceiling tiles have been reused or recycled, preserving our natural resources. The new building uses materials that have been recycled from other demolitions.

5. Pedestrian and Bike Access
Stairwells connect with and provide safe access to surrounding neighborhoods and provide students with the option of walking or biking to school.

6. Bioretention Swales
The plants in these bioswales were selected to naturally filter out pollutants like oil and soil from the storm water running off from the parking areas and roadway.

7. Joint Use of Parks
Locating teen recreational facilities on school land reduces the need for future recreational development and the associated costs for our town.

8. Sustainable Play Area
This play area was designed to include shade trees, drought tolerant plantings, and the minimal use of asphalt.

9. Outdoor Classroom
This recently landscaped area is surrounded by native perennial shrubs to attract birds and butterflies. Butterfly watch, New England Aster, Conardvine, and Columbine.

10. Drought Tolerant Plantings
The plantings that were selected for this site are native to the area and do not require irrigation. This minimizes demand on our precious water supply.

Sustainable Design
Everything from the placement and orientation on the site, the shape of the simple footprints, the arrangement of the cross sections, the substructural programming for each space, the mechanical and electrical systems, and the architectural details and aesthetics are all about sustainability.

September 2009

Site Plan

Building Plans

11. Walk off Mats
Located at all the major entry points to the building, walk off mats capture and prevent dirt and moisture from entering the building. Reducing moisture conditions improves indoor air quality.

12. Green Cleaning
Cleaning products used in the building are made from safe, natural and non-toxic ingredients. Use of these products prevents exposure to harmful chemicals and contributes to a healthier school environment.

13. Water Fountains
Fresh drinking water is provided at strategically placed locations throughout the building and in every classroom. This reduces the waste associated with plastic water bottles.

14. High Efficiency Fixtures
Toilets and sinks in this building use the least water possible, conserving our precious drinking water.

15. Recycled Content
These wall surfaces contain a high level of recycled materials such as paper, plastic and metal.

16. Recycled Content
The panels on these walls are made of 100% post consumer, recycled paper and are certified by the Forest Stewardship Council, a global non-profit organization that promotes responsible forestry practices.

17. Limestone Floors
The flooring is a natural material made from crushed limestone and sand that is a waste-product of the lumber industry. The combination of these products makes a floor that is durable, healthy, and easy to clean.

18. Daylighting
Natural light reduces reliance on artificial lighting, minimizing energy costs and improving student performance.

19. Recycling Areas
Designated areas for the collection of recyclable materials such as paper, plastic and metal are conveniently located throughout the building.

20. Shade off Face
An awning can be raised by pivoting the position of the Sun, we reveal from it shade position on Earth, at the same time every day for a year.

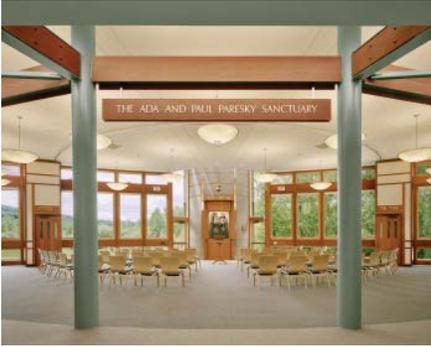
21. Daylighting
Natural light improves student performance and saves energy. Light entering through the window wall is shaded on the interior. Light at the back of each classroom enters through skylighting and light monitors. Lower wall classrooms borrow natural light from the classrooms above through the use of exterior light shafts.

Sustainable Design
Windows, doors, light monitors, elevators, transom glazing, light shafts, and interior glazing of all early design elements were incorporated to create light functioning and sunny daylight spaces throughout. Even an awning and screen are integrated into the design.

Sustainable Design at the New Willard School

Plaque calling out green and sustainable features and locations of the “learning element” plaques at Willard Elementary School, Concord, MA.

Sustainable Planning & Design



The sanctuary and main meeting space at Congregation Beth Israel, North Adams, MA feature moveable partitions that increase the flexibility of the available space.

Healthy Building and Finishes

Selection of appropriate finishes is critical in creating a sustainable project and a healthy interior environment. Paints, coatings, and adhesives have made the transition from some of the most environmentally unfriendly materials to some of the most responsible ones. Part of our commitment to sustainable design is to research new materials and understand where they can be applied. We understand the implications of material and finish selection and we work with our clients to balance the first costs, maintenance costs, and general durability requirements.

From the initial structural materials, building envelope, and mechanical systems to the selection of sustainable woods, low VOC paint and appropriate materials OMR will work with you to create the healthiest solution for your project.



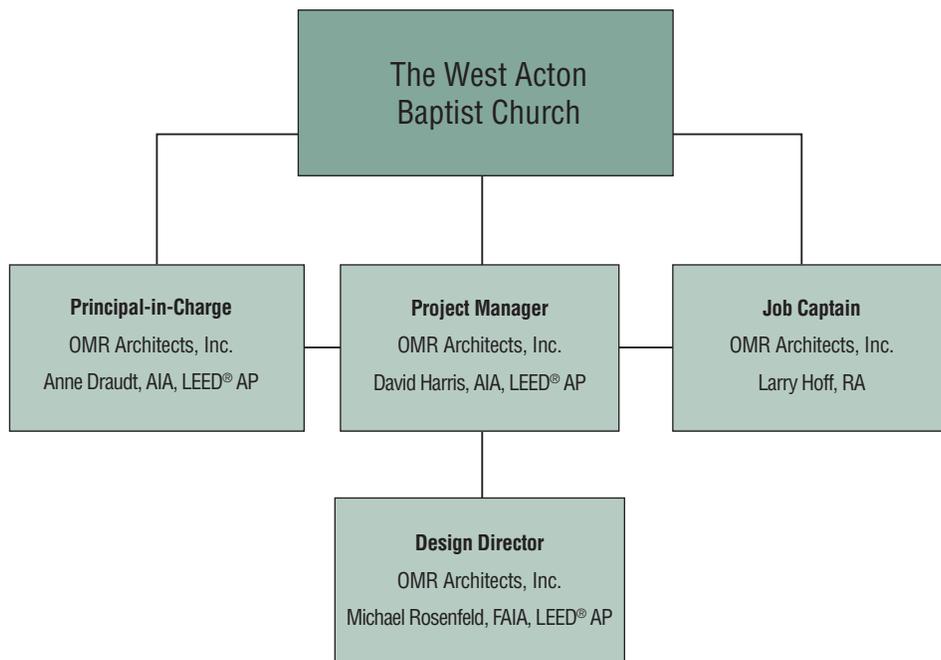
Daylighting, shared spaces, and connection to the outdoors - Salisbury School Visual Arts Center, Salisbury, CT.

Key Personnel

Design Firm (OMR) Team

Anne Draudt, AIA, LEED® AP; David Harris, AIA, LEED® AP; Larry Hoff, RA; and Michael Rosenfeld, FAIA, LEED® AP are key members of our experienced, integrated team.

Organizational Chart



Potential Key Consultants (to be used as needed for the Master Plan)

Structural Engineering

Foley Buhl Roberts & Associates, Inc.

Mechanical/Electrical/Plumbing/FP

Garcia Galuska DeSousa, Inc.

Cost Estimating

D G Jones International, Inc.

Accessibility

Kessler McGuiness, Inc.

Code

Harold Cutler

Key Personnel

Principal-in-Charge

Anne Cook Draudt, AIA, LEED® AP, Principal, is an architect who brings over 25 years of experience in architecture and design including a wide variety of project types including churches, schools, adaptive reuse projects, library/media centers, and residences. Her role is to oversee the project as a whole, and to ensure that your needs are being met. She will help to establish the vision and give direction to the team. She will also work with you to help define the projects goals, values and program and then to align these findings and the projects design with your mission. Ms. Draudt is immediately available to work on your project.

Ms. Draudt has worked with various independent schools including being the Project Architect for the Centennial Athletics and Wellness Center for Ethel Walker School in Simsbury, CT; as Lead Architect for the Waldorf School of Lexington Master Plan; and as Project Manager on a new “combined” middle school for the Brighter Choice Foundation in Albany, NY. She is currently working with The Albany Academies in Albany, NY on the programming and visioning for their Bicentennial Master Plan, as well a Master Plan for Louisville Collegiate School in Louisville, Kentucky.

Ms. Draudt has extensive experience working with communities to develop their educational program and visions. She also works closely with clients to develop and design projects which support their mission and exceed their expectations. She can also assist with creating strong materials for fund-raising programs and community presentations. She is currently an officer on her local Cultural Council.

Ms. Draudt’s educational credentials include a double BA from Tufts University in Drama and English in 1984 and a Masters Degree in Architecture from the Harvard University Graduate School of Design in 1988.

Project Manager

David B. Harris, Jr., AIA, LEED® AP, will serve as Project Manager, directly overseeing all aspects of the project.

Mr. Harris will attend all relevant committee meetings and will be the primary point of contact between your committee, team consultants and OMR. He will oversee and coordinate each phase of work from start to finish, assuring that the design is being implemented faithfully and that work is being done in a timely and efficient manner.

Mr. Harris is an experienced Project Manager and is currently serving as such for the John F. Kennedy Middle School, Hudson, MA; and has been project manager for the Springfield Technical Community College, Springfield, MA, and the Methuen Army National Guard Training Center, Methuen, MA.

Mr. Harris was Job Captain/Project Manager for Congregation Beth Israel in Andover, MA during the years of 2005 and 2006. The project documents were completed, but the project was not built. He sat on the Facilities Committee at his own church in Bolton, MA, and is Project Manager for the new church project there, which is currently on hold.

Other OMR school projects that Mr. Harris has worked on include: Willard Elementary School, Concord, MA; R.J. Grey Jr. High School, Acton, MA; Lincoln-Sudbury Regional High School, Sudbury, MA; Parker Damon Twin Elementary School, Acton, MA; Hopedale Jr/Sr High School, Hopedale, MA; Timony and Marsh Grammar Schools, Methuen, MA; and Newburyport High School, Newburyport, MA.

Mr. Harris' educational credentials are: Bachelor of Architecture, Roger Williams University, 1991.

Key Personnel

Job Captain

Larry Hoff, RA, will serve as Job Captain and lead the Construction Administration efforts required on your project. Mr. Hoff has been working in the architectural field in Canada and the United States for over 40 years, bringing a wealth of technical experience to any job.

Mr. Hoff has served as Job Captain and lead the Construction Administration efforts on a multitude of OMR projects over the past 12 years, including the Salisbury School, Salisbury, CT Athletic Center, math and science building, library and humanities building, visual arts addition, dormitory, and miscellaneous projects on the campus. He was also Job Caption/CA at the Fay School Root Building math and science wing, Southborough, MA, and Wellesley Congregational Church, Wellesley, MA.

He led the Construction Administration at Greens Farms Academy, Westport, CT; Vermont Academy, Saxtons River, VT; Good Shepherd Day Care Center, Milford, CT; and performed Master Planning work at Kimball Union Academy, Meriden, NH; Northfield Mount Hermon, Northfield, MA, and the Salisbury School, Salisbury, CT.

Mr. Hoff's educational credentials are:

B. Science, Aeronautical/Astronautical Engineering, Northrup Institute of Technology, Los Angeles, CA 1968

B. Architecture, Boston Architectural College (BAC), Boston, MA, 1985

Design Director

Michael Rosenfeld, FAIA, LEED® AP, is the founder and president of OMR. As design director of the firm, Mr. Rosenfeld will work to understand your vision, overall direction, and will serve as the primary designer for your project. *He is involved in the direction of every project at OMR.* Mr. Rosenfeld is immediately available to work on your project.

Mr. Rosenfeld has more than 35 years of experience as a planner and designer of educational, athletic, community, residential and religious facilities. He has been the recipient of numerous awards and honors, and his work has been published in many periodicals and journals.

Mr. Rosenfeld's educational credentials are:
Master of Architecture, Harvard University GSD, Cambridge, MA, 1972;
Bachelor of Architecture, University of Wisconsin, Madison, WI, 1968.



Ruger Fine Arts Center, the new "Signature" building for a revitalized campus - Salisbury School, Salisbury, CT

Architectural Planning & Design Process

Our Approach & Process

OMR has developed an efficient, effective, and flexible process for feasibility studies, master planning, and preliminary building design based on five steps. This work centers on the following tasks:

Groundwork is set before our first meeting with the client – we gather all available and pertinent documents, and create a draft schedule and work plan.

Goals and Values



Inventory



Analysis



Options



Design

Goals, values and priorities as they relate to your mission, culture and traditions are critical touch points that guide our process with you. We listen to understand your goals, values and any aspect of significance that defines the project in your estimation. Goals for sustainable design are introduced at this point. Additionally, we review budget and schedule parameters, and agree on the project scope.

Inventory of the existing and proposed project's spaces and uses is taken, and documented to identify potential areas for improvements. A draft program is then prepared with your committee and the users.

Analysis of the site and building concept options is the third set of tasks. Comparative preliminary building concept options help to define the character and identity of your project.

Preliminary design options are developed and discussed in the context of previously established criteria (including cost). Each design option is evaluated against the project's Goals and Values Statement. Preliminary schedules, estimated costs, and phasing are also reviewed. Options are revised and further developed based on the Owner's review of preliminary options.

Final conceptual design is the result of the prior four steps, and sets the stage for Schematic Design, Design Development, and Construction Documents phases to follow. Cost estimates, schedule information, and implementation strategies are reviewed and agreed upon.

Architectural Planning & Design Process



Actual dates will be determined with the Church

Sample Master Planning Work Plan - Assumes 4 formal meetings/visits to the church

Groundwork

- Prepare contract
- Obtain all available/pertinent documents and codes
- Prepare draft of schedule and work plan
- Review existing conditions and begin audit of buildings
- Review long range plan

Step # 1 Project Start-Up

Objectives

- Review budget, schedule and process
- Discuss program, goals, values, priorities, and other issues
- Discuss sustainability goals

Follow-up

- Prepare existing conditions drawings
- Meet with committee and community representatives
- Work with Church to prepare draft program and inventory existing space
- Discuss mission

Step # 2 Develop Draft Program & Existing Conditions

Objectives

- Review Goals & Values
- Discuss space needs and deficiencies
- Review draft of program and existing conditions
- Review sustainable approach for building and landscape

Follow-up

- Prepare program assessment
- Prepare existing building analysis
- Finalize program
- Develop organizational options
- Develop systems/maintenance plan

Step # 3 Present Building Analysis & Organizational Options

Objectives

- Present Building analysis and potential organizational concepts
- Discuss planning/programming issues
- Present and agree on final Program

Follow-up

- Identify and prepare Master Plan options
- Prepare matrix to evaluate and compare options

Step # 4 Present Master Plan Options

Objectives

- Present/review Master Plan options
- Review, evaluate, and compare options
- Agree on approach/select best option

Follow-up

- Develop selected option into final Master Plan
- Prepare phasing and implementation strategies
- Prepare budget estimates
- Prepare final graphics and concept renderings

Step # 5 Present Final Master Plan

Objectives

- Review final Master Plan (and alternate)
- Review phasing, budgets, and implementation strategies
- Review final graphics and concept renderings

Follow-up

- Presentation to the Church Community
- Discuss next steps

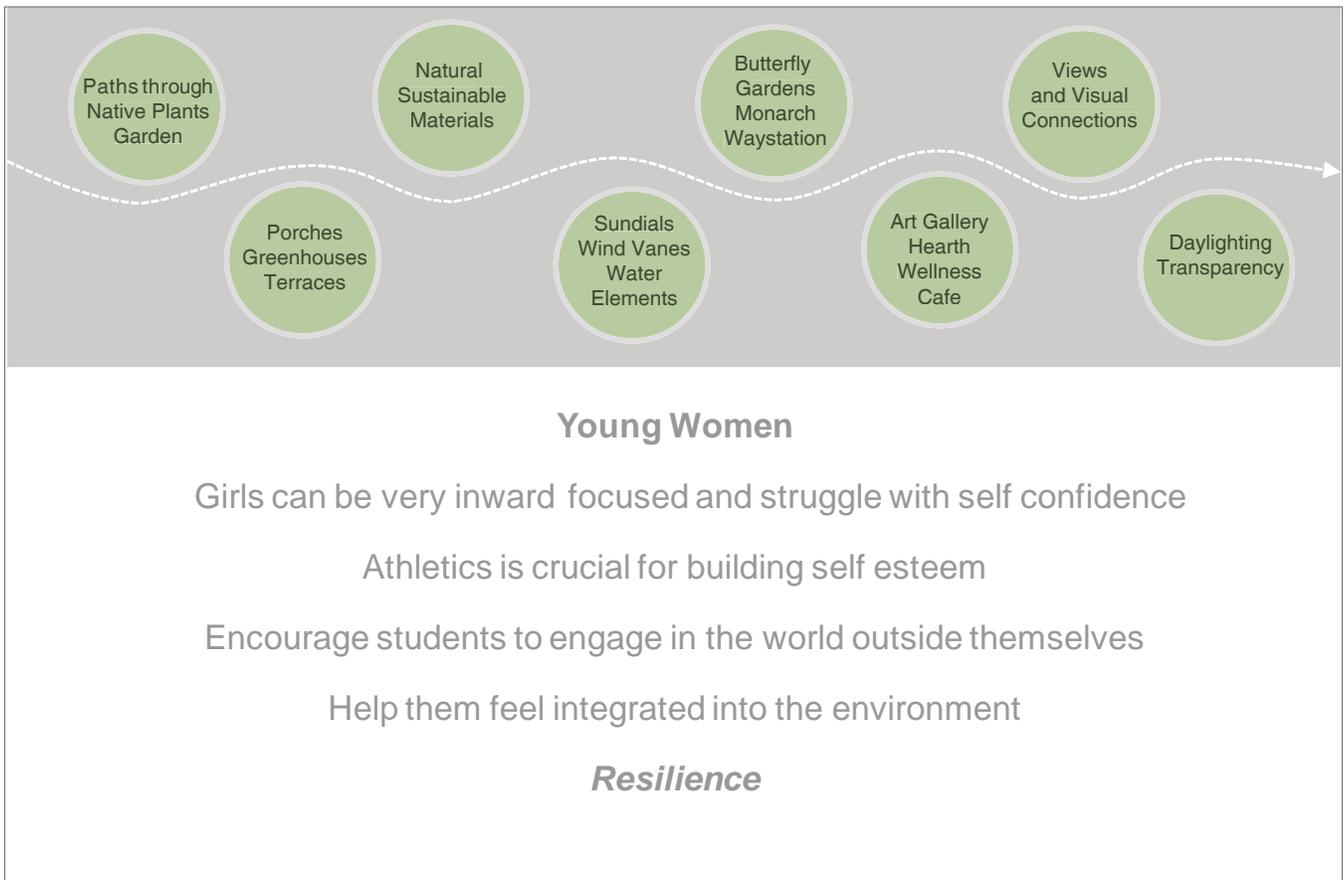
Collaboration

A Collaborative Process

OMR has developed an efficient and effective five step process for conceptual design, which applies both to Campus Plans and Building Design. Our team will work closely with your Committee to gather information, analyze existing conditions, and review options and costs to provide The West Acton Baptist Church with the information necessary to find the best possible solution. In the following pages we illustrate the steps with images from our recent work with the Ethel Walker School on the initial planning for their Centennial Wellness Center.

This process involves the following steps:

- Goals and Values
- Programming
- Site analysis
- Conceptual Options
- Selection of Conceptual Design



Understanding the needs of the users: At the Ethel Walker School (an all girls 6-12 school) one of the first questions we were asked was: "How would you design a facility for young women?" We researched what the challenges are facing young women in those grades and then developed ideas on how architecture could help.

Architectural Planning & Design Process

Goals and Values

Establishing Goals and Values

One critical factor for a productive collaboration is to clearly establish the criteria for success. We will meet with you and all relevant user groups to understand and identify the wants and needs for the project. We then create a clear and concise Goals and Values Statement that provides the benchmark for decision making throughout the process. Goals for sustainable design are introduced at this point. Additionally, we review budget and schedule parameters, and agree on the project scope.

Some of the goals and values for The West Acton Baptist Church might be:

- Create an efficient and cost effective plan for maximizing the programmatic use of existing spaces
- Create a compelling vision for the The Church's intention to increase community use
- Create a vibrant church that exemplifies WABC's commitment to community services

Community

- Create a **vibrant, magnetic social center** that will bring middle school students, day students, and boarding students together and give them a place **to relax**, a place **to study**, and a place **to entertain** other schools.
- Provide a diverse range of places and spaces (of various scales and feelings) that enhance each girl's **freedom to discover** who they are and who they want to be.
- Design this project to be a **gathering point and iconic beacon** for the Ethel Walker community and for the campus landscape.
- Weave together the project's places and spaces in a manner that celebrates Walker's **sense of togetherness**, sisterhood, family, and community. (Not a monument)

Sustainable Design

- **Integrate** the project into the surrounding landscape facilitating **connections** to the organic garden, the woodland trails, and long views over the fields.
- Use **sustainable strategies** such as compact planning, solar orientation, efficient fixtures, **daylighting**, and renewable, recycled, and local materials.
- Work to make the campus more **pedestrian friendly** and less auto-centric by rethinking the locations of vehicular traffic, parking and walkways.
- Develop this facility **as a teaching tool** to inspire the community to explore and **understand the environmental impact** of the choices we make in our daily life.

Development / Growth

- Create a project that will give admissions a **powerful selling tool** and that will unlock and **energize the donor base**.
- Consider phasing to **ensure the project can succeed** with various levels of fundraising.
- Develop ways the project can help to **generate mission related revenue** in the summer.
- Provide a **compelling story and dynamic campus tour** for visiting alumni, parents, and prospective students.

Inspiration

- **Open the campus to the views** of the beautiful landscape, life and vistas nearby and beyond (To give a sense of proportion and limitless horizons).
- Design a place that is warm, inviting, and which creates a **sense of home**.
- Include inspirational **images of excellence** that showcase the achievements of Ethel Walker student's, alumni and women in general.
- Provide elements that change over time (gardens, sundials, and fountains) and create a living environment that **reminds girls to actively engage in the moment** (and to enjoy it).

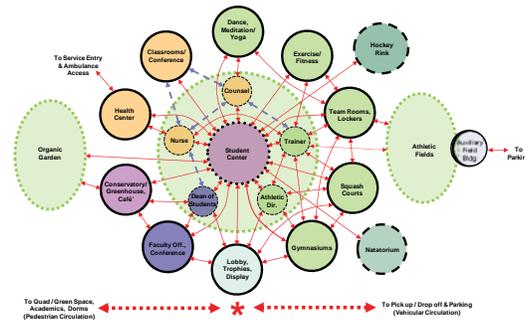
Goals and Values at Ethel Walker School were numerous - they were grouped by topic to make a clear document which became a road map for the design process.

Programming

We have extensive experience working with communities to understand and document their philosophy, and objectives. We work closely with all members of a congregation to understand all the church's programs, current configurations, and goals for the future. We then document and present these in clear and concise diagrams and charts to allow the stakeholders to make informed decisions about future goals and to understand the trade-offs involved. Establishing a clear, realistic program from the outset is the single most important cost factor in any project. We work with you to document current space use and determine future space needs. We also capture all relevant relationships in organizational charts like the one below. These form the basis for all design options.

Some of the key programmatic elements for West Acton Baptist Church might be:

- Possible uses for the main nave space
- Clear definition of needs for various community groups who use the facility
- Development of programmatic ideas for possible music programs



Organizational diagrams show the types of spaces and also the critical relationships between them.

| Ethel Walker School - Walker's Center | | | | | | Draft Program Summary | |
|---------------------------------------|-----------------------------------|---------------|---------------|---------------|-----------------|--------------------------|--|
| | | | | | | June 18, 2010 | |
| No. | Name | Existing | | Proposed | | Remarks | |
| | | No. of Spaces | Sub-Total | No. of Spaces | Sub-Total (nsf) | | |
| 1.000 | Walker's Center Entry | 2 | 460 | 6 | 1,240 | | |
| 2.000 | Administration | 5 | 1,630 | 14 | 2,730 | | |
| 3.000 | Athletics and Fitness | 12 | 12,260 | 40 | 34,504 | | |
| 4.000 | Health and Counseling | 15 | 2,180 | 20 | 3,670 | | |
| 5.000 | Student Center | 0 | 800 | 9 | 3,680 | | |
| 6.000 | Building Maintenance Services | 0 | 70 | 8 | 460 | | |
| Total | Walker's Center Net Area | 34 | 17,400 | 97 | 46,284 | Net Square Feet | |
| | Net:Gross Ratio | | | | 1.40 | Calculated | |
| Total | Walker's Center Gross Area | | | | 64,798 | Gross Square Feet | |
| Potential Future Projects | | | | | | | |
| 7.000 | Natorium | | | 11 | 13,128 | Gross Square Feet | |
| 8.000 | Auxiliary Fields Building | | | 8 | 2,640 | Gross Square Feet | |

We document all existing spaces and proposed spaces. The above chart is a summary of space needs for all components of the Ethel Walker Wellness Center.

Architectural Planning & Design Process

Building Analysis

A thorough building analysis will allow us to fully to evaluate existing buildings in terms of structure, mechanical, electrical, plumbing and code issues.

A careful analysis of the existing building will be essential to determine if the present buildings are capable of supporting the proposed new programming. This evaluation would include not only assessment of the existing conditions of the buildings, but also analysis of programmatic adjacencies, space planning issues, re-use opportunities, accessibility issues, structural, mechanical and electrical issues, and operating costs.

Some of the building issues that will be relevant to this project will be:

- Current conditions of existing buildings - particularly the historic structure and interior
- Acoustics of the existing spaces
- Evaluating the existing building systems to analyze condition and efficiency



Site analysis plan of environmental and natural features for the Ethel Walker School in Simsbury, CT

Conceptual Options

Evaluating Multiple Options

Using the goals and values, building analysis, and programming, we will develop a set of options that will show the possibilities and trade-offs for various approaches for The West Acton Baptist Church. By reviewing these and understanding the related costs, pros and cons for each option, you will be able to make an educated and informed decision. Cost estimating is an integral part of the entire design process and a cost estimator is a key member of the team. D.G. Jones International, Inc. has served in this role on our educational projects for well over a decade.

The goal of this process is to allow you to:

- Compare solutions in terms of program, goals and values, and mission
- Understand the trade-offs between different approaches and cost
- Understand the relationship of function, sustainability goals and cost
- Be able to form a vision for the future of the church which can become a blueprint for future work



Option A
Addition/Renovation to Existing Galbraith



Option B
New Wellness Center at Base of Hill



Option C
New Wellness Center into the Hill



Option D
New Wellness Center Integrated w/ Academics

Options often include very different solutions to the same problem. For each option we provide lists of pros and cons and information on costs as well.
Note: Examples from Ethel Walker School Study.

Architectural Planning & Design Process

Final Design Selection

Once the final concept is selected, our team will work with you to develop that design into a reality and to ensure that the final project will meet your educational, community and budgetary goals. We can also help with developing materials and making presentations as required to generate support from the church and local communities.

As part of this phase we will work with you to:

- Fine tune options to meet all programmatic and mission objectives
- Further define costs and phasing information
- Prepare presentations that can be used for the CPC and fundraising
- Define next steps in the process



Renderings like the one above showing the Ethel Walker Wellness Center circulation and gallery space are used to present the project and describe how it would work and feel.

West Acton Baptist Church Master Plan - Fee Proposal

Project Description

The work will include development of a master plan for the existing church building at 592 Massachusetts Avenue, West Acton MA - including evaluation of facility conditions and the use of the existing building. The work will also include concept sketches for ways to improve and expand the community use of the building.

Deliverables

- A master plan document including goals and values, program, site analysis, and concept options. This will also include discussion of historic aspects of the church building and possible areas for restoration
- An assessment of the condition of the existing building with documentation of needed and recommended repairs
- Cost estimates for the work proposed in the various phases

Fee Schedule

We estimate a fee of \$20,000-25,000 for Master Plan Services as described in the Scope of Work below - with the work to be charged on time and material basis or as a lump sum amount to be negotiated.

Scope of Work

- Meetings with the Building Committee as required
- Discussion and documentation of priorities, goals and values
- User Meetings to develop a program assessment
- Site and building analysis
 - Site visit by structural engineer for assessment of existing conditions
 - Site visit by MEP engineer for assessment of existing conditions
- Master Plan options with evaluation criteria
- Final Master Plans for both internal and external use
- Phasing/Implementation strategy with conceptual budgets for each phase

West Acton Baptist Church Master Plan - Fee Proposal

Reimbursable Expenses

Reimbursable expenses will be incurred on an as needed basis. The architect and/or consultants will charge on the basis of their verified costs plus a 15% mark up. These expenses shall include, but not necessarily be limited to: printing, copying, mailing, travel, lodging & meals, and telecommunications.

Information to be Provided by WABC

- Drawings of existing buildings and any existing facility studies
- Surveys, wetland documentation, past studies and reports (If the church does not have a complete survey, site information will be taken from existing maps and photographs, and will only reflect their level of accuracy)
- Most recent strategic plans, mission and self-evaluation documents

Possible Additional Services

- Additional meetings or presentations beyond those noted in the Scope of Work
- Preparation of measured drawings of existing buildings
- Preparation of conceptual level building plans beyond master plan diagrams
- Hand-built models or computer animations
- Professional engineering, traffic, civil, technology or energy studies
- Services required for permitting and approvals

Hourly Rates

Our typical hourly rates for additional services are as follows:

| | |
|-------------------|-------|
| Principal/Manager | \$190 |
| Project Designer | \$155 |
| Job Captain | \$130 |
| Senior Designer | \$105 |
| Junior Designer | \$80 |
| Clerical Staff | \$70 |

Relevant Project Experience

Collaborating with each client, we work to create innovative, practical, and cost-effective designs. In all of our work, we pay great attention to the organization, layout, scale, technological integration, daylight, materials, and character of our buildings and spaces. This focus is part of OMR's overriding commitment to create integrated buildings and spaces that are not only attractive, practical, and efficient, but also welcoming and uplifting to the people that inhabit them and supportive of the programs and activities for which they are intended.

The following projects have been selected to illustrate OMR's experience and capabilities as they can support your mission, programs, services, and plans for growth. We encourage you to visit our buildings to get a true sense of what design means to OMR. A photograph cannot give you the feeling of leaning on a wall warmed by the sun, the sound of voices coming from a balcony or the way daylight changes the feel of a space over the course of a day.



Wellesley Congregational Church, Wellesley, MA

Relevant Project Experience

Wellesley Hills Congregational Church, Wellesley, MA



Rendering of gentle slope and accessible entry

Built in 1905, Wellesley Hills Congregational Church sits gracefully in the center of Wellesley Hills, MA. Over the course of the century, renovations and additions to this historic stone building and town landmark have altered the sanctuary's original form and feeling. As a result, the congregation desired a design solution to expand their worship capacity and restore the spiritual identity of their sanctuary.



Portrait of church as seen from Route 16 in Wellesley

Reference

Geoff Jenkins
Building Committee
Chairman
617.899.1493 (c)

OMR's process holistically guided the congregation through many options to reveal previously undiscovered alternatives. The final design solution transformed the church by removing several walls and partitions added to the structure in a 1960's renovation. This liberated space to expand the chancel, accommodating the renovated pipe organ and increasing the choir area by fifty percent without an addition. Redesigned seating maintains the synergistic relationship between the chancel and the nave, encourages the feeling of community, and greatly improves site lines to the pulpit. Acoustic, lighting, and air-conditioning systems all received complete upgrades to complement the church's renewal.

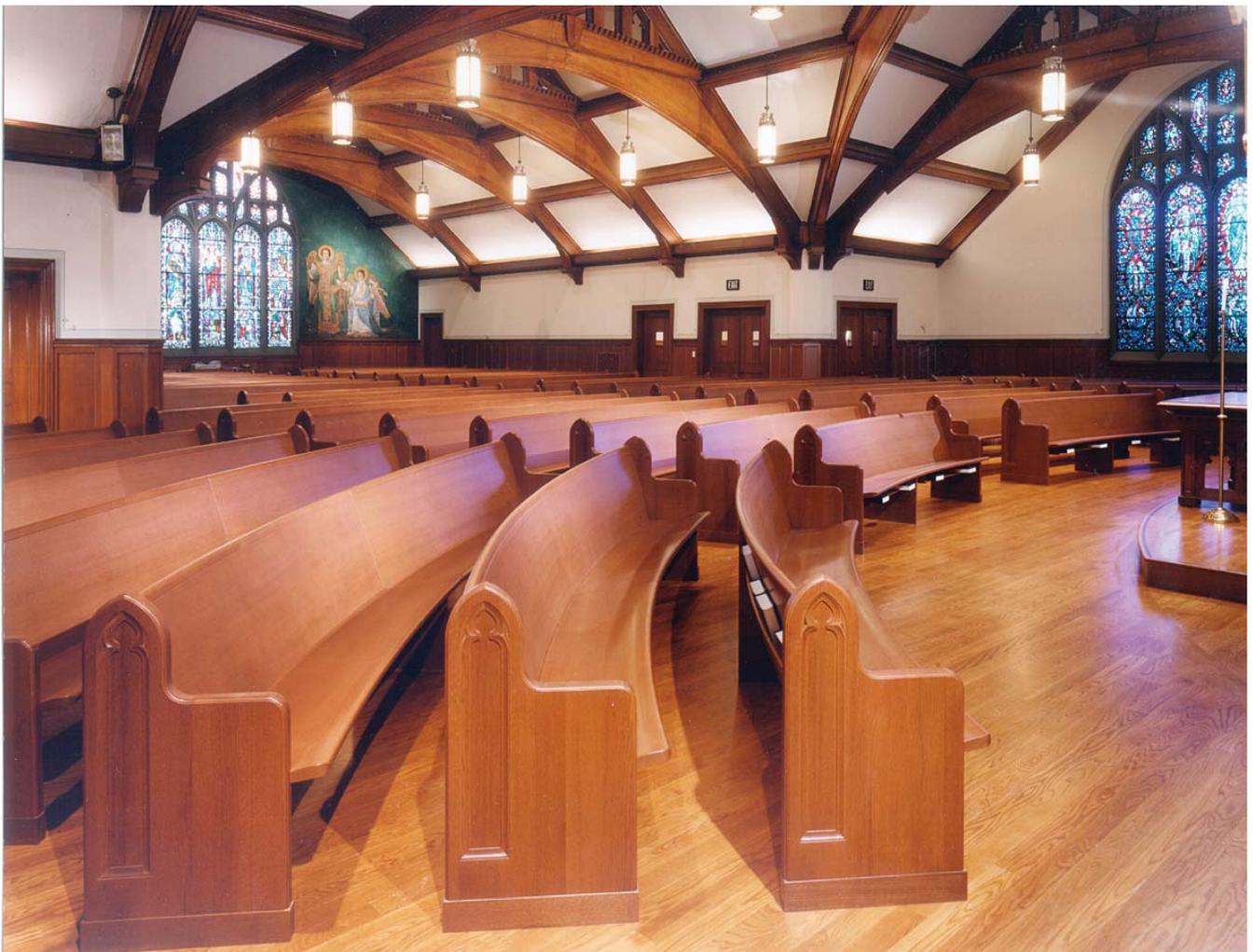


New accessible side entry with direct access to the sanctuary and stairs to lower level

Relevant Project Experience

Wellesley Hills Congregational Church, Wellesley, MA

The lack of clear circulation paths in and around the existing church created many access and orientation problems for congregants. Newly redesigned parking and footpaths now intuitively guide worshippers into the primary entry. New steps to the front door clearly signify the main entrance, while an added car loop provides direct vehicular access for weddings, funerals, and handicapped drop-off. New windows located at the entry bring in natural light to create a nurturing environment in which to worship, learn, and socialize.



New curved pews are restored to original plan



Re-designed chancel accommodates the renovated pipe organ and brings pastor and choir into closer connection to the congregation



Interior view facing main altar

Relevant Project Experience

Wellesley Congregational Church, Wellesley, MA



Front entrance to church welcomes community

Wellesley Congregational Church's 150-foot spire has marked the center of town since 1922. The existing 43,000-sf, three-story structure shares its site with a burial ground that dates from the late eighteenth century.

In response to the needs of a growing community, the congregation embarked on a year-long "visioning" process to establish goals for the transformation of the building to meet the mission and future of the church. At the end of the process, the church engaged OMR to add 7,000 sf to its classrooms and support spaces and provide for a larger fellowship hall. The program also included renovation of the existing structure and replacement of outdated building systems.



Southwest view shows library entrance

Wellesley Congregational Church

Reference

David Sheffield
Building Committee
781.237.2834 (h)

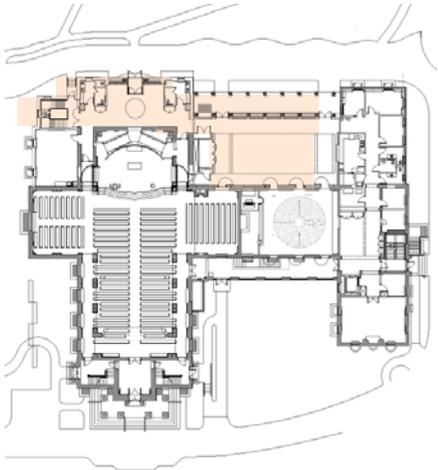
After exploring a broad range of options developed by OMR, the congregation chose to demolish a portion of a 1955 addition. In its place, a new fellowship hall adjacent to the renovated Sanctuary provides access through an exterior arcade and reopens the connection with the church burial ground.



Interior view from cloister hall

Relevant Project Experience

Wellesley Congregational Church, Wellesley, MA



Floor plan shows integrated addition to historic church

A new library looks out over the burial ground. Expanded flexible classrooms double as meeting space on the lower and upper levels. Skylights admit natural light into the lower level lobby. New, larger offices occupy the original Parish House, which parallels the Sanctuary.

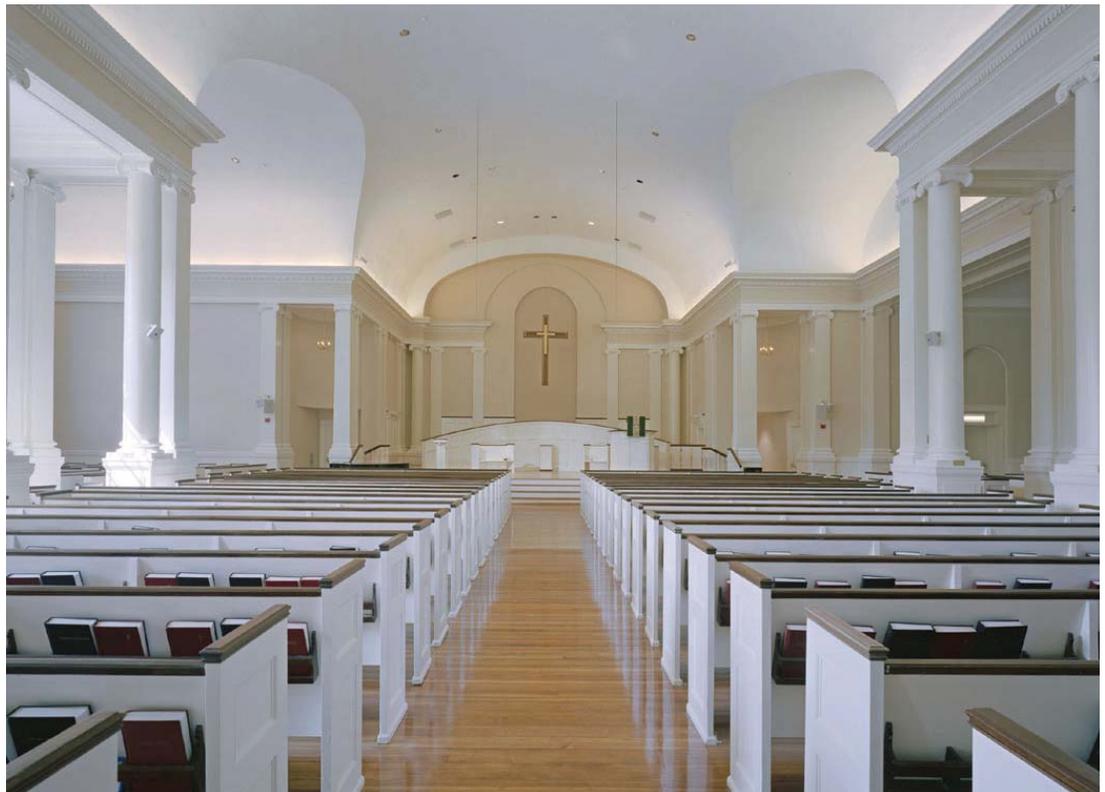
The renovated and expanded church, located in the heart of Wellesley Center, presents a new face to the neighborhood, reconnecting both with its own past and the broader community.



Newly renovated library overlooking church burial grounds



Burt Chapel showing floor labyrinth



Main sanctuary view of chancel

Relevant Experience

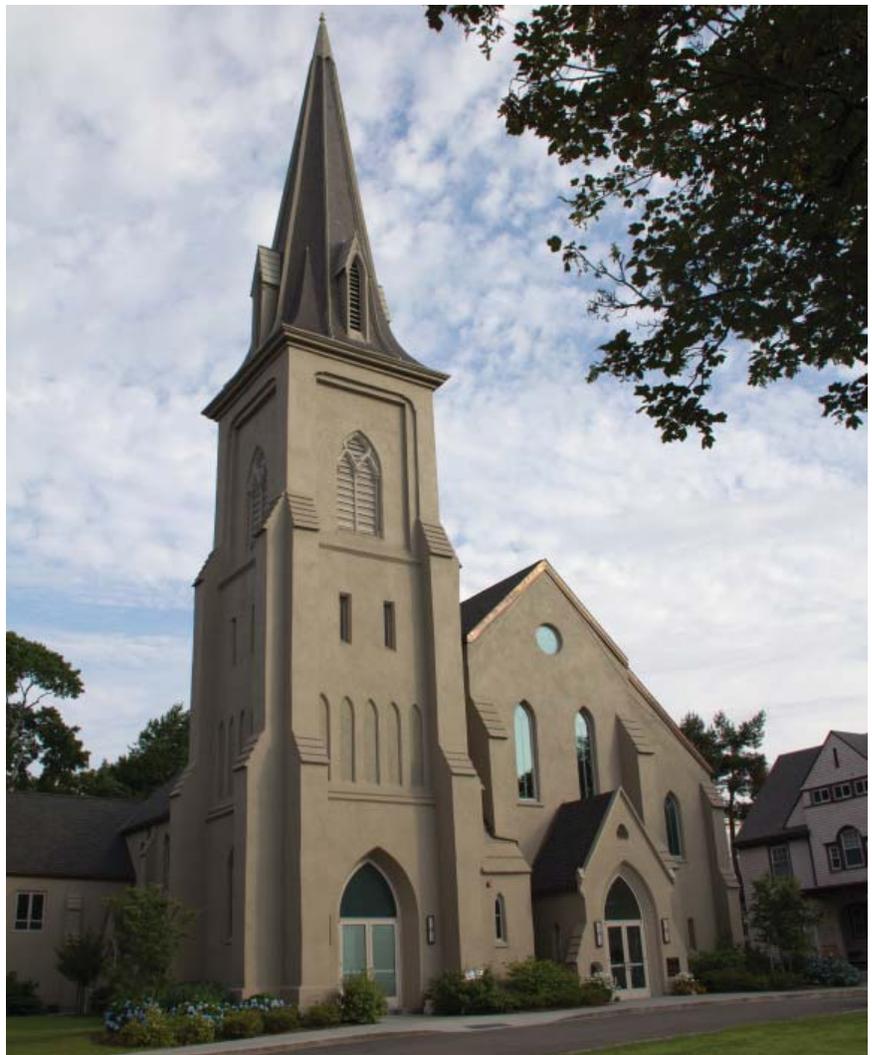
First Baptist Church Jamaica Plain, Jamaica Plain, MA



Burned out skeleton of the sanctuary

On the evening of January 28, 2005, most of the First Baptist Church in Jamaica Plain burned to the ground. As floodlights shined through the sub-zero darkness, illuminating the roofless shell of the pre-Civil War building that was home to the congregation for more than 165 years, the remains were completely coated in ice. Fortunately, the bell tower and portions of the original heavy masonry exterior walls of the building survived largely untouched by the fire.

The congregation moved quickly to shed their image as “the church that burned” to become the “church that rebuilt”. OMR has collaborated with the congregation to develop a carefully phased reconstruction that realizes the congregation’s goals and mission in the context of their fund-raising campaign.



The exterior restoration of original church captures the building with only minor differences

Reference Pastor Ashlee Weist-Laird
617.524.3992

The congregation today is smaller than it was at the time the original church was built, and community outreach is a key mission for the church. As a result, the area rebuilt occupies approximately the same square footage and volume, but the new finished spaces are reconfigured to be more oriented to social, educational and community programs.

Phase 1 entailed a complete reconstruction and restoration of the exterior with new finishes for the lower level or about 50% of the interior space to provide economical, highly flexible spaces that can support the congregation's educational, social, and worship programs. The main floor, accessible at ground level, includes a social hall that also serves as a temporary sanctuary until the main sanctuary on the floor above is completed at a future date. This level also accommodates several classrooms, administrative offices, and a kitchen. The upper level exists as shell space in Phase 1 and will be finished off in subsequent phases as permitted by fundraising. These future spaces are identified as the main sanctuary, baptistery, library and a large meeting room.

The reconstructed main building integrates seamlessly with the surviving bell tower to form a new, transformed church that is now a home to a revitalized congregation and a center for many community programs.



The Social Hall is used for community events

Relevant Project Experience

St. Thomas's Church and Day School, New Haven, CT



Original historic front entrance to the church

Recipient of the Religious Architecture Design Award, AIA in 1994, St. Thomas's Church and Day School was also chosen to be featured as one of several projects selected for an AIA publication, that exemplify an ideal architect/client relationship.

The addition and renovation of this historic building required a design that would integrate well with the existing church, while simultaneously creating a separate identity and character appropriate to both the school and surrounding residential neighborhood.

OMR's solution consolidates the school's classrooms and offices into a one story, L-shaped addition that inconspicuously wraps around the corner of the church. The addition embraces and expands the existing building without significantly increasing its footprint or perimeter. Its unimposing simplicity and low profile complement the church without obstructing daylight or blocking views from the second floor. Daylight is admitted to the first floor through a skylit corridor that links new and old. At night, light fixtures hidden within the skylight dramatically illuminate the stone exterior.

The contemporary detailing, human scale, flat roof, and low profile of the addition contrast with the grand proportions, soaring pointed arches, and steep gable roof of the original building. This contrast was softened by the use of granite that matches the stone used in the historic church.



This image captures the relative transparency of the new addition as it relates to the existing gothic church architecture

St. Thomas's Church and Day School

Client Testimonial

"On behalf of St. Thomas's Day School, I am proud to be able to write this letter in support of The Office of Michael Rosenfeld, Inc. We know the firm well, and highly recommend them to you.

Throughout our experience with Rosenfeld's firm, we found them to be extremely professional, honest, and hard working. They were good listeners and good problem solvers, and were able to capture our vision and translate it into an award winning building.

The St. Thomas's project was extremely complicated....In my opinion, the uniqueness of the Rosenfeld firm is its ability to solve architectural problems in a cost-effective, pragmatic way while maintaining an artistic flare. I believe that Rosenfeld is able to create and design spaces that people enjoy being in. He takes hard spaces and makes them soft with ample, natural light. It is the integration of the pragmatic with an artistic "eye" that makes the Rosenfeld approach special. He is able to create spaces where people can feel good."

Fred Acquavita, School Head
St. Thomas's Church and Day School, New Haven, CT

Reference Fred Acquavita
Head of School
203.776.2123 x11

Award AIA Award for Design
Excellence, 1994



View of the new entrance to the day school



The new addition as viewed from Cliff Street

Relevant Project Experience

OMR Studios, West Acton, MA



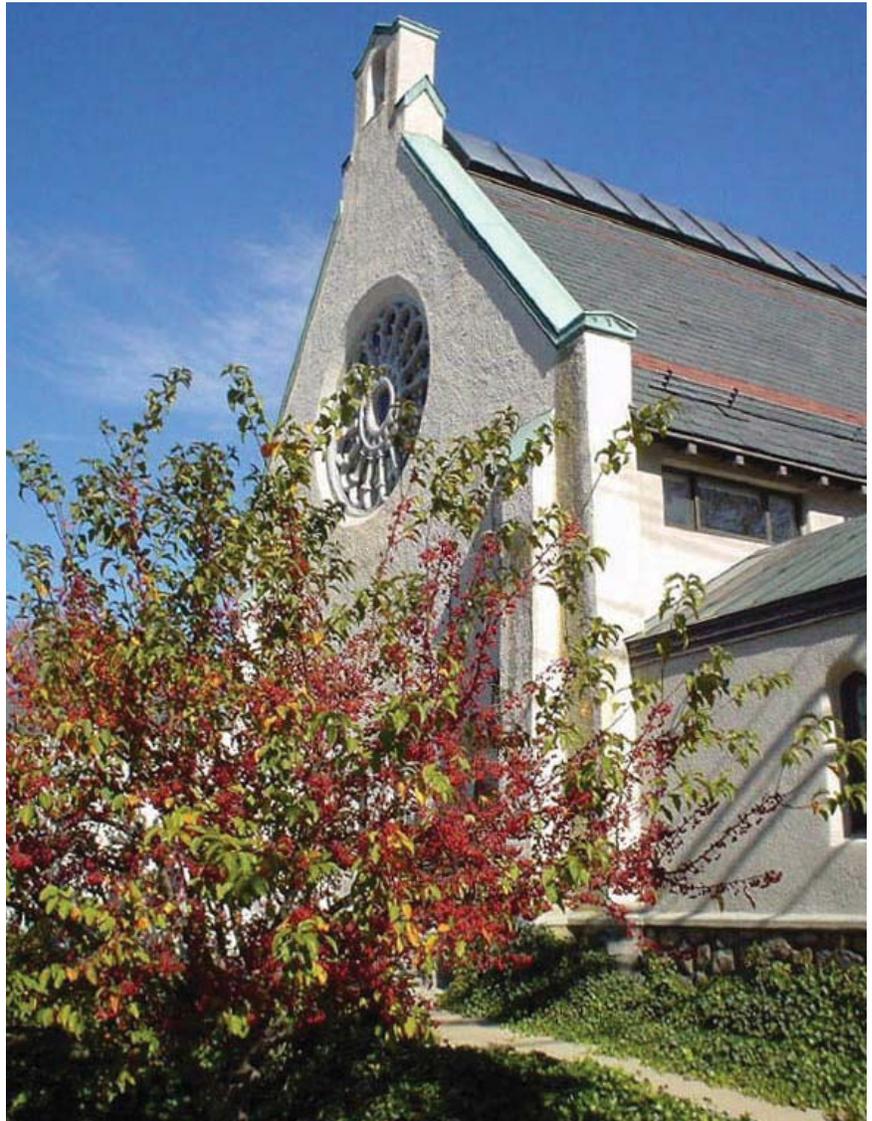
Sanctuary of the original church

In 1983, OMR purchased a decommissioned church in West Acton's historic district to house new architectural studio space. The historic preservation/renovation occurred in three phases as the company grew over the course of several years.

Phase I doubled the amount of usable space available by dividing the sanctuary into two levels. On the main floor, an enclosed staircase screens offices in the altar space from the main studio. A conference room located near the front entry separates the reception area from the rest of the first floor.



Excavated lower level and inter-floor provide additional floor area



West facade and continuous ridge skylight above second floor studio

Phase II dropped the floor of the basement to create a lower level full of usable offices. New windows placed in the stone foundation flood the space with fresh air and natural daylight.

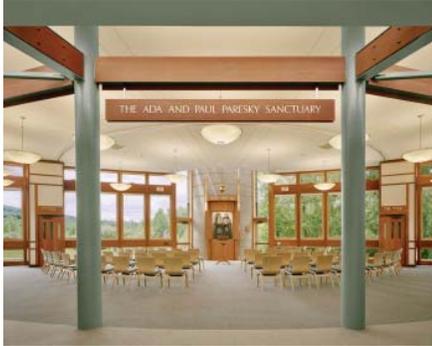
Phase III transformed the new upper level into a large, open studio. A continuous roof ridge skylight runs the length of the ceiling. Indirect lighting techniques form a high-quality, glare-free, bright, and naturally lit workplace. Morning and evening light filters through original stained glass windows, casting a beautiful spectrum of color across the studio.



OMR's teams work in bright open studio spaces, which help foster our creativity and sense of well being

Relevant Project Experience

Congregation Beth Israel, North Adams, MA



Sanctuary with partition panels open to accommodate larger services and events

After selecting a quiet, residential site surrounded by valleys and beautiful views of the Berkshire Mountains, Congregation Beth Israel determined they needed a new facility to house a sanctuary, social hall, religious school, and functional support space. Remaining within the budget was of high importance.

OMR's design for the facility conforms to the set budget parameters, meets the congregation's needs, and responds harmoniously to its surrounding contexts. Upon entering the building, visitors encounter a low entry that gives way to a soaring, high-ceilinged sanctuary. Light streams through high windows while a façade of glass exposes the sanctuary to the surrounding mountain vistas. This connection between the building and its site invokes a palpable sense of peace and harmony. Only the Ark, which serves as both the spiritual and structural center of the building, interrupts this expanse of glass in order to support the roof and form the focal point within the sanctuary.



Congregation Beth Israel sits harmoniously in its mountain surroundings, echoing the form of the hills

Reference

Jeffrey Goldwasser
Rabbi
772.286.1531

The synagogue's design hinges on moveable partitions that increase the flexibility of the available space. These low-maintenance, retractable walls easily fold to merge the library, social hall, and sanctuary into a single large space capable of accommodating 150 tables at banquets or 230 people for High Holiday services. This easily configured floor plan efficiently accommodates the congregation's religious, educational, and social needs, while the building as a whole embodies the goals, philosophy, and aspirations of the Congregation Beth Israel Community.



The sanctuary and main meeting space offer the community an experience of the surrounding landscape

Relevant Project Experience

Congregation Kerem Shalom, Concord, MA



At dusk, a side entry is elegantly lit from within as well as outside – welcoming its members and the community

Thirteen years after designing the original synagogue for Kerem Shalom, OMR was rehired to guide the congregation through an expansion process to accommodate rapid increase in this community, which has grown from 100 to 350 families. This major renovation and addition provides a larger sanctuary, more social, and administration space as well as a permanent educational component.

Kerem Shalom is sited on a raised terrace overlooking a wetland meadow. The faceted, semicircular building wraps and protects the new sanctuary, deflecting noise from an adjacent highway, but still opens graciously to the wetlands and fields to the north.

From the parking area, one ascends to a raised terrace; continues through a new vestibule and lobby space, daylit from above by a clerestory on all four sides. First the entrance and then the lobby lead directly into a spacious reception area located between the social hall and the sanctuary. A series of glass panels, with mahogany doors at the center, are frosted with patterns reminiscent of the Tallis, the Jewish prayer shawl. This transparent wall acoustically separates, while visually connecting, the reception area with the new sanctuary. At the protected heart of the building sits the sanctuary with the Bema and Ark floating in the foreground surrounded by pastoral views to the north.



“Creation” Panel”, created in collaboration with artist Diane Palley, received the Religious Art Award from the AIA in 1994



Natural daylight fills the new vestibule and lobby space from a clerestory on all four sides

Six new classrooms in addition to three existing classrooms provide much needed educational space. The three existing classrooms have movable panels that quickly roll aside, providing additional space for the High Holidays and other large events.

Careful integration of permanent and multi-use spaces allow this building to accommodate the congregation's diverse religious, educational, and social needs in one efficient facility that functions as both a house of worship and a community center. Subtle manipulation of light, juxtaposition of textures, and simple detailing all develop an abstract vocabulary of metaphorical religious symbols.

Reference George Peabody
President
978.314.7455

Awards Religious Architecture
Design Award;
*American Institute of
Architects, 1994*

Religious Art Award;
*American Institute of
Architects, 1994;*



New larger and more flexible sanctuary

Master Planning Experience

New Hampton School, New Hampton, NH



The new Math and Science building is integrated into historic “Academic Row”, along the main street of New Hampton, through careful use of materials, scale, and proportion

New Hampton School is a 9-12 independent boarding school located in New Hampshire’s lake region. In 2006, OMR prepared a Campus Master Plan which integrates the school mission, program needs, site improvements, and facility upgrades into one document. The Master Plan has recently been updated with a focus on student and faculty housing and athletics. The outcome is a multi-phased work plan that will transform the campus and create distinct academic departments.

The initial phase was the construction of a new 28,000 sf math and science building. Located along Main Street in New Hampton, this building became an integral part of “Academic Row” and act as a gateway to the inner campus. Designed to fit the existing character of brick and granite facades, the building is sensitive in scale and materials to its context.

The interior is efficient and well organized, but is and naturally lit to promote student and faculty interaction. A two-story science gallery will display math and science concepts, with interactive exhibits that monitor energy use within the building and teach sustainable/environmental science to the students and visitors.



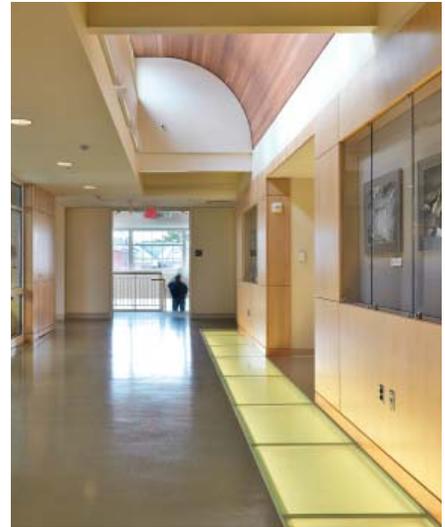
A Facilities Master Plan includes hockey rink, locker, and support facilities

Client Testimonial

“Michael Rosenfeld and his staff have continued to impress us with their ability to listen and then turn it into a vision for our campus. They think outside the box but inside our heads. They challenge our thinking while including all of our objectives. They have retained the historical importance while providing state of the art features. Put them on your list to interview - you won't be sorry.”

Jill A. Duncan, Director of Finance
New Hampton School, New Hampton, NH

Reference Andrew Menke
Headmaster
603.677.3426



Daylit interior with natural materials



The newly constructed Pilalas Math and Science Center

Master Planning Experience

Greens Farms Academy, Westport, CT



Integrated Master Plan

Greens Farms Academy, located on a beautiful 40-acre campus on Long Island Sound in Connecticut, has undertaken a transformative program of significant campus and facilities revitalization. The improvements are being implemented in four phases. The first phase includes construction of four new Upper School Science labs and drama and music teaching spaces; the second phase is construction of new Upper School classrooms and Middle School Science rooms, which are integrated with the historic mansion. The third phase will include construction of a Performing Arts Center; and a fourth phase is planned to include new athletic fields, an addition with squash courts, aerobic and fitness room, and an expanded visual arts program.

Currently, Phase I and II are complete, Phase III awaits funding, and Phase IV is currently in the permitting process.

These building projects are based on a Master Plan prepared by OMR that include goals to create distinct Upper, Middle, and Lower schools in one building while also engendering a strong sense of community and an integrated campus.



New Middle School Science & Academic classroom building transformed the architecture by reflecting the architecture of the original Vanderbilt mansion, it frames the ceremonial "Front Lawn"

Client Testimonial

“Beginning the project with a detailed master planning process for the whole school, the design and management team of Michael Rosenfeld, and Whitney Granger were meticulous, comprehensive, and inclusive of the school community. The faculty who were involved with this process enjoyed their interactions with OMR, felt heard, and very much part of the process for designing the spaces in which they were to teach and work, and are very happy with the results.”

Janet Hartwell, Head of School
Greens Farms Academy, Westport, CT

Reference Janet Hartwell
Head of School
203.256.7551



Exterior Gallery provides connection and unity throughout the campus



Upper School Science building exits to gardens, incorporating the natural world into the classroom

Master Planning Experience

Greens Farms Academy, Westport, CT

The new facilities encourage departmental cohesiveness as well as support an efficient, well-organized use of new and existing spaces.

Internally, and at the first phase of construction, a newly created circulation “node” transformed the pedestrian traffic flow, easing both horizontal and vertical travel and helping to clarify Upper and Middle School identities.



Science lab with view of the greenhouse



New connections



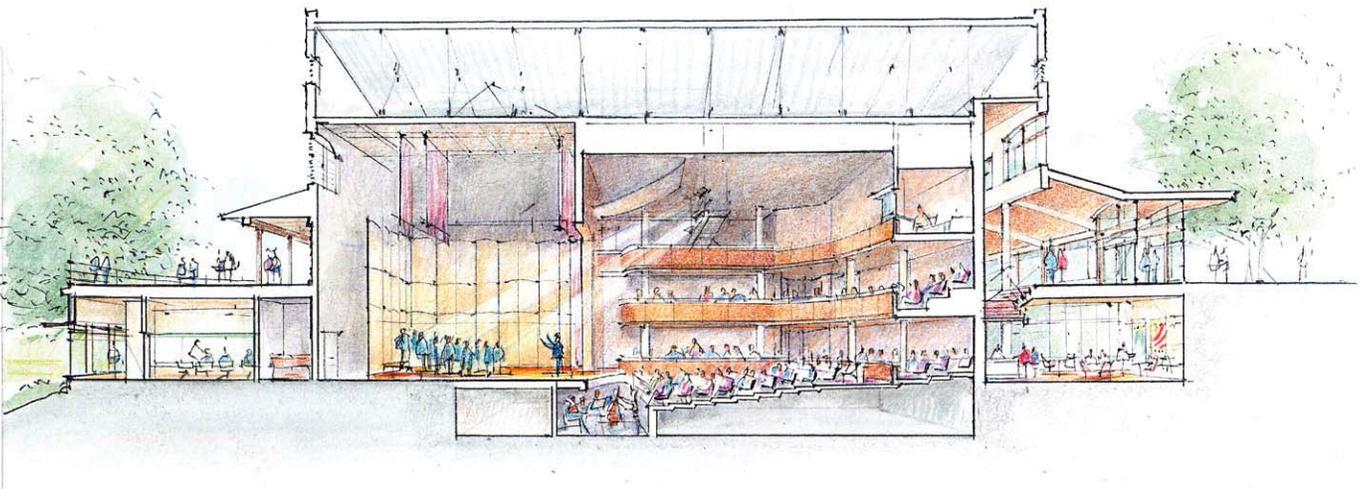
Instrumental room



Daylit classroom with views to the lawn



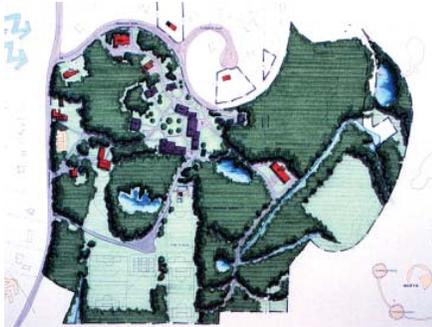
The rooftop terrace of the Upper School Science classrooms provides an extension for learning and dining



Section of the Performing Arts center showing the relationship to all of the participants

Master Planning Experience

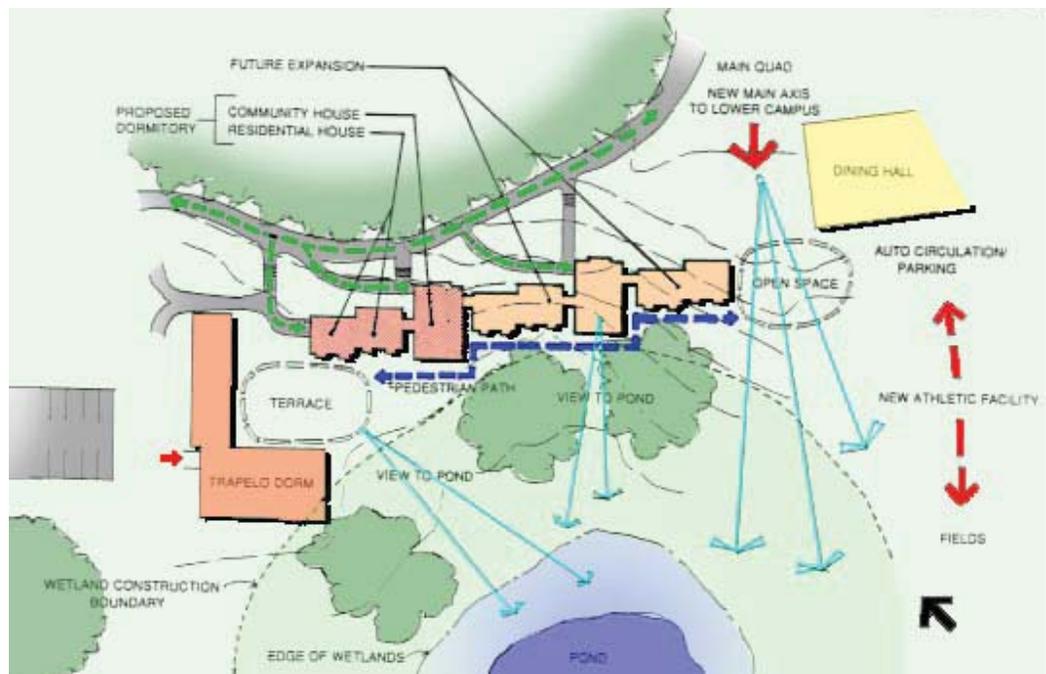
Cambridge School of Weston Master Plan, Weston, MA



Existing Site Plan

Located in the affluent community of Weston, MA, the Cambridge School of Weston is an independent school serving grades 9-12. The existing campus's rambling pathways and randomly situated buildings comprised a scattered and informal setting for education. A facilities analysis, followed by the development of a new Master Plan, helped tie the campus into a more formal, coherent whole, and set a clear direction for the school's future development.

The study of the campus grounds and facilities identified several key problems requiring a comprehensive solution. Such issues included the lack of an identifiable entrance, poorly developed and conflicting vehicular/pedestrian circulation, inappropriate and disorganized classroom sizes, and inadequate athletic facilities.



New Facilities Analysis

The new Master Plan enlarged and realigned a primary access road to create a well-defined entrance that leads directly to parking and the main campus buildings. Other roadways were removed or rerouted in order to establish a safe, pedestrian-only zone at the campus's interior, and to create sufficient space for additional playing fields. A reconfiguration of academic departmental locations provided more appropriate space allocations, enabling each program to flourish without infringing on other activities. Future locations for academic buildings and a new gym, dining hall, dormitory, and day care were also mapped for the school's phased expansion.



New Master Plan

Master Planning Experience

Salisbury School, Salisbury, CT



A holistically formed campus with the student center and visual arts center nestled into the hill, a sweep of open lawn on the south side for gathering and relaxing amid the hills and woods

The Salisbury School sits on 700 scenic acres in the mountains of northwestern Connecticut. The aging and disjointed campus consisted of several academic buildings that were loosely grouped on a hilltop surrounded by tremendous foliage-covered ridges. In 1995, OMR, working closely with the school community, developed a bold new master plan that called for a complete campus transformation. The key focus was to coalesce the educational community into a cohesive and unified whole with a true academic center, while maintaining the history of a top tier prep school for boys ages 14-19.

Based on detailed analysis and discussions of goals and priorities, the efficiently phased 1996 Master Plan resulted in several new facilities and significant improvements in flow and campus integration.



The Salisbury School Master Plan completely redefined the school's campus into a cohesive environment

Client Testimonial

“...Salisbury School made one of the most important decisions in the School’s 100-year history. A major facility reconstruction plan had been adopted by the Board of Trustees, and the challenge next required the best possible architectural services. Following a six-month search period, The Office of Michael Rosenfeld was selected.

The future success of Salisbury School in the independent school world will bear the vision, sensitivity and wisdom of an outstanding architectural firm. The Office of Michael Rosenfeld initially captured the heart and soul of Salisbury School and has continued to place this as the central driving force in their architectural design work. The results have dramatically exceeded the School’s expectations when this formidable building undertaking began in the fall of 1997. Salisbury School and The Office of Michael Rosenfeld have marched strongly and supportively together ever since.”

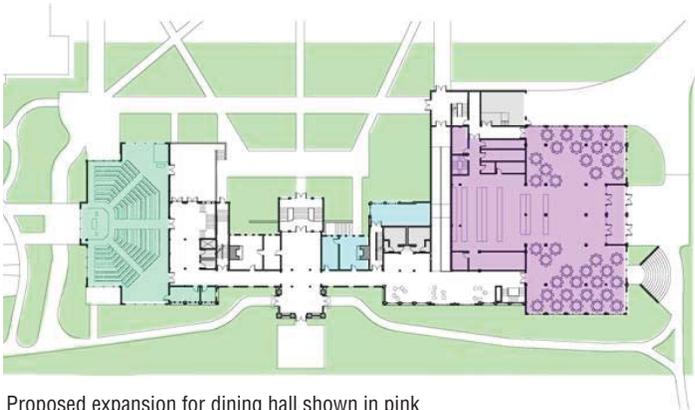
Richard T. Flood, Jr., Former Head Master
Salisbury School, Salisbury, CT

Reference John Magiera
Business Manager
860.435.5700



Existing Dining hall

OMR completes the vision for the main quadrangle with the new Science/Math building and the Centennial Library & Humanities Building



Proposed expansion for dining hall shown in pink

Master Planning Experience

Salisbury School, Salisbury, CT



View from playing fields

The Salisbury School required **new dormitories and faculty housing** to attract students and staff to campus. This innovative and efficient 25,000-sf dormitory with attached faculty housing adds 43 dorm rooms and six faculty housing units to the school's stock of housing.

The new dorm sits on the quiet side of campus and near space available to develop a necklace of dorms in the future. Built into a steep embankment, the northern facade retains the scale of a two-story house, while the three-story southern exposure opens to the sun's warmth. Clapboard siding, a traditionally residential New England material, responds to the existing dining hall and infirmary across the fields.



The housing has the scale, material and feel of a New England farm house

Client Testimonial

“OMR’s imaginative design has expanded our expectations of residential living and presented wonderful opportunities for mentoring and enhanced interaction between students and faculty.”

Chisolm Chandler, Head Master
Salisbury School, Salisbury, CT

The dorm keeps a residential feel despite its institutional nature. The main entrance opens into a naturally lit, two-story living room. A balcony visually connects the living room and second level. Corridors lined with dorm rooms extend in both directions. Each room contains at least two windows, space-saving furniture, and durable doorless closets. Frosted glass transoms bring natural light into the hallway without compromising privacy. The faculty housing includes three 2-bedroom and three 4-bedroom units. The 2-bedroom’s are stacked in one wing so each 4-bedroom has three full levels and can function as a house. Oriented for maximum privacy, each features an individual basement and patio and has its own views and entries. Each unit also has cross-ventilation in every bedroom, a ground-level study/guest room with full bathroom, and offices adjoining the dorm through a glass connecting element. These offices face a large common room that facilitates student-faculty interaction and provide passive supervision of every hallway.



Open, flexible faculty living room



Typical student room with view toward main campus

Master Planning Experience

Salisbury School, Salisbury, CT



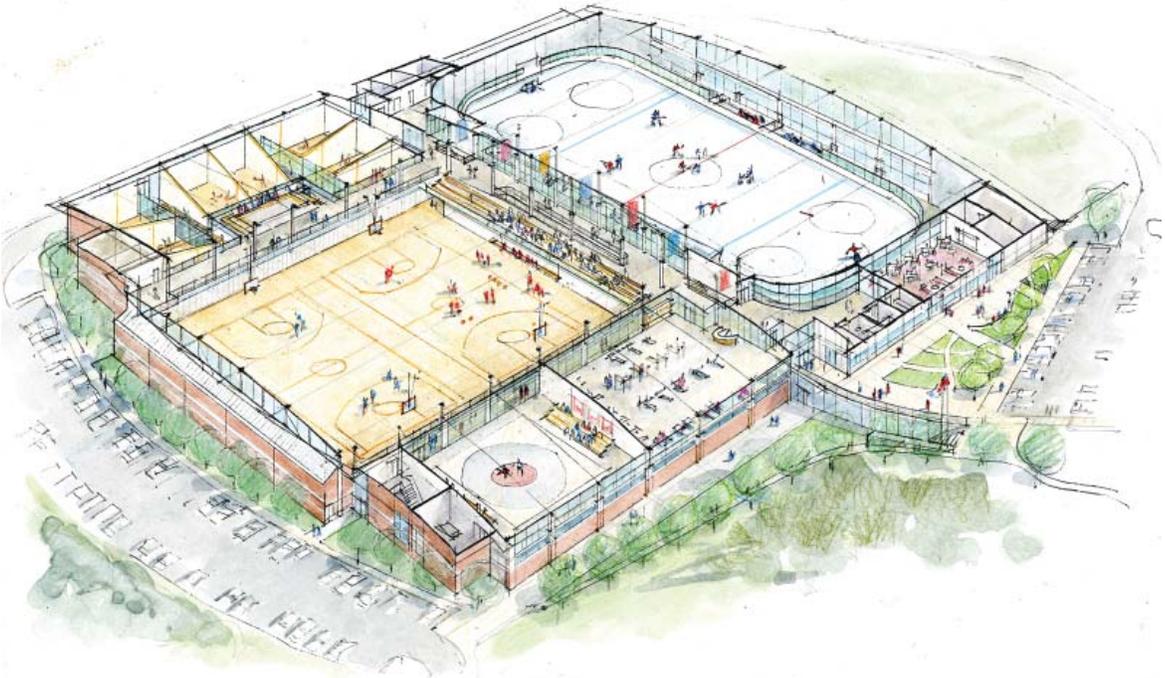
Students at the public entrance

Built on the existing hockey rink site and surrounded by wetlands, the new 106,384 sf athletic center includes a hockey rink and field house. A new brick and glass exterior skin joins these two components into an energized whole that integrates with the traditional vernacular and scenic rural contexts. A curved standing seam roof scales down the large recreation facility to match the rest of the campus. The extremely efficient floor plan utilizes all available space to accommodate this restrictive site.

The athletic center features two full size basketball courts, eight squash courts, a hockey rink, a general-purpose locker room, seven Salisbury team rooms, four visiting team rooms, a training room, fitness room, free weight room, and a wrestling room. Other amenities include a lounge, concessions, a youth hockey room for weekend community use, and rooms for video review, ski/skate tuning, and bike/tennis maintenance.



Respectful in scale and material - the Center is nestled in the existing landscape



Isometric view of the Athletic Center shows integrated basketball courts and hockey rink



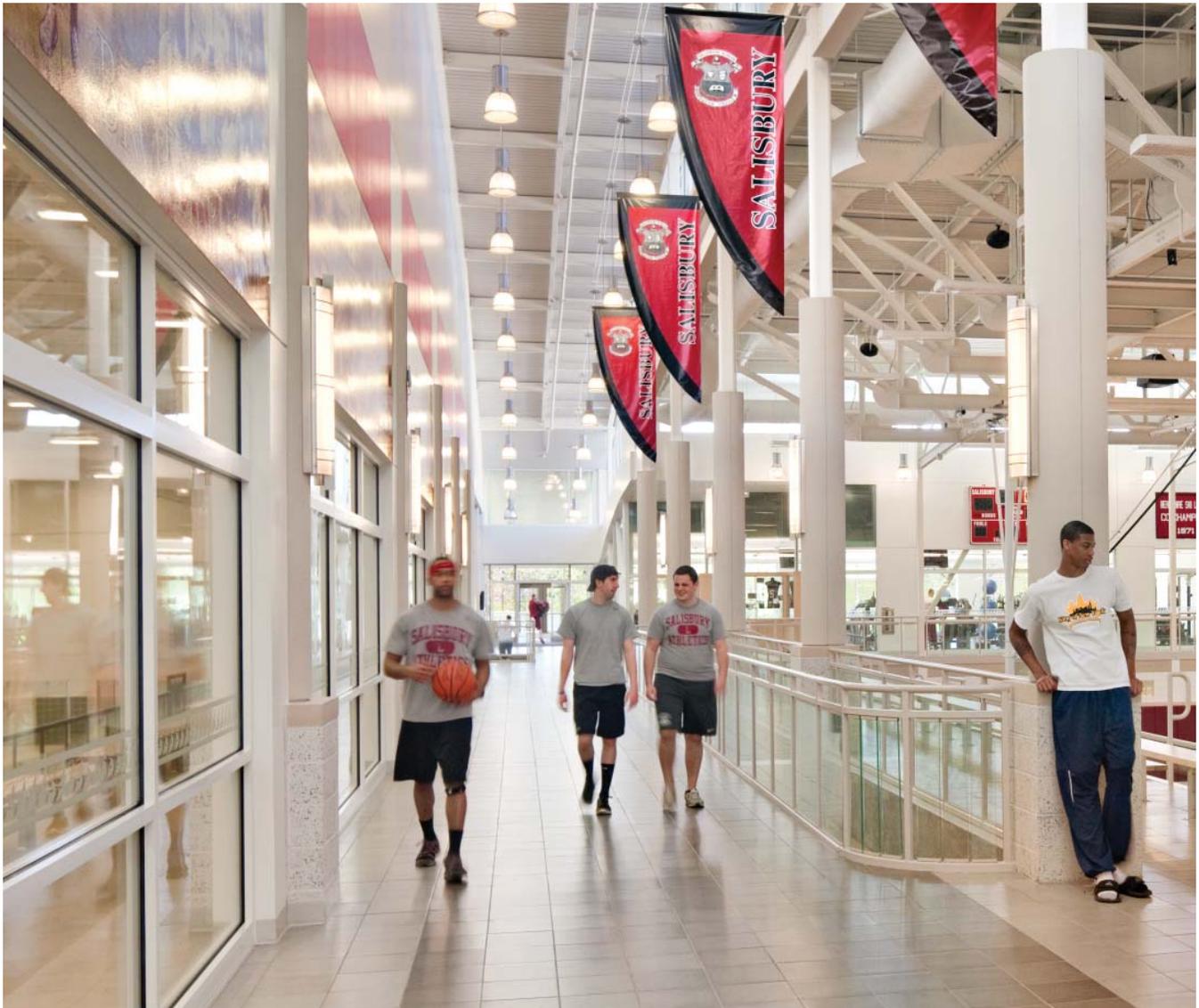
The entrance at dusk

Master Planning Experience

Salisbury School, Salisbury, CT

An airy central concourse physically and visually connects the multiple floors of the athletic complex, providing clear views into all public spaces. High glass transom panels infuse the entire space with bright natural light, reinforcing the school's strong relationship with the outdoors.

The center now serves as a focus for campus life bringing together athletes from all different sports. With this facility in place the school is now able to host more tournaments and public events as well.



The concourse connects the multiple levels of the athletic complex, with views in to all the major public athletic spaces



Students enjoy a pick up basketball game on one of the two full-sized day lit basketball courts

Master Planning Experience

Salisbury School, Salisbury, CT



Bringing natural light into our buildings in a passive 'thermally responsible' way is a core aspect of OMR's sustainable orientation

In 2001, OMR completed the new **Centennial Library & Humanities** building. Set into a hillside overlooking the Berkshire Mountains, this building welcomes visitors to campus and clearly defines the northern boundary of the new academic heart.

Situated on the first floor, the library boasts bright, open, and efficient educational space. A centrally-located, transparent workroom sits directly behind the circulation desk. This highly visible and functional workspace allows a small number of staff to oversee a large number of occupants. Glass walls diffuse soft natural light throughout the entire library and enable passive supervision of the front entrance, stacks, rear computer area, and reading room. Windows and high clerestories surrounding the computer and reading rooms feature the sweeping mountain vistas.



A new **Science & Math building** reinforces the school's historic nature and establishes the southern edge of a revitalized academic quad.

The three-story building's small footprint efficiently maximizes the limited available square footage. Short and wide day-lit corridors connect spacious biology, chemistry, physics, and earth science classroom laboratories. These open spaces encourage interaction and turn circulation into multi-purpose social/reading/studying areas.



Large windows in the Science & Math Building, and transom panels throughout the structure bring natural light, sweeping mountain vistas, and views of the foliage into classrooms, corridors, and open stairwells.



The Centennial Library and Humanities Building and the Ruger Fine Arts Center, the new “Signature” building for a revitalized school

The new **Ruger Visual Arts Center** adjacent to the library was completed in 2002.

The Salisbury Visual Arts Center addition complements the Centennial Library & Humanities Building while bringing a distinctly organic and artistic flavor to an otherwise linear campus. Recessed into a hill, the partially concealed metal and glass exterior radiates from the Library and Humanities Building without detracting from its dominant presence. The low profile also retains views through the quad and across the campus to open fields and forested hills.



Art studios filled with natural light are open, elegant, and organized



Common space for display of artwork, with transparent connections to each studio

Master Planning Experience

Salisbury School, Salisbury, CT



View of interior filled with natural daylight

Set on Lake Washinee in Salisbury, Connecticut, OMR designed a new two story **Boathouse** for the Salisbury School to replace an existing metal structure on its original footprint.

OMR collaborated with a local timber frame company to create a building that is simple, elegant, and warm; all for a modest budget.

Looking out across the lake to the Berkshire Mountains beyond, the new post and beam timber structure houses canoes and rowing shells in three bays below the light filled mezzanine above. The approach to the boathouse, down a serpentine tree lined access road, engages the onlooker and allows the building to feel tucked into its natural setting.



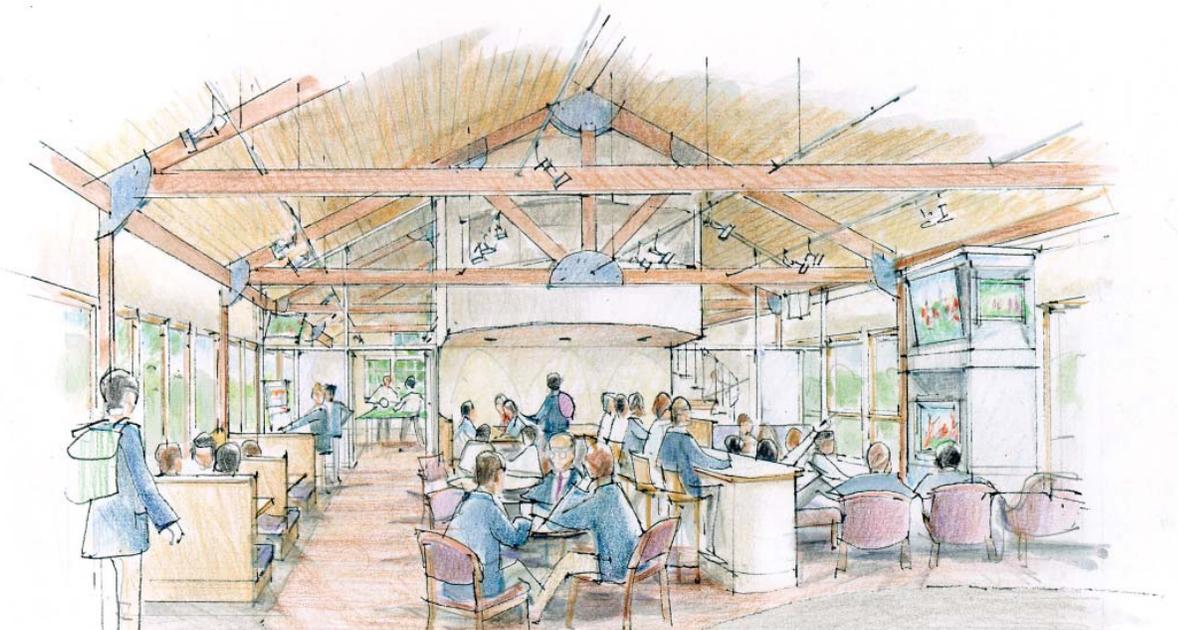
New post and beam boathouse building located on Twin Lakes

Belin Lodge Student Center is a building on the Salisbury School campus tucked into the hills near the dormitories. The 4,270-sf building has been used by Salisbury for many purposes over time. OMR first redesigned the building to accommodate the expanded visual arts program. With the completion in 2002 of the Ruger Visual Arts Center, the space has been converted into a student center — open to Salisbury students and their guests.

The upper floor follows an open concept with high ceilings and exposed girders and trusses. This level has game tables, restaurant-style booths and tables, a snack bar, a kitchenette and a flat-screen television viewing area.

The ground level has a more intimate atmosphere with lower ceilings and comfortable seating for watching a large-screen TV. There are a few tables on this level for eating, doing homework, or playing games. The glazing at this level is minimized to enhance TV viewing.

The successful implementation of the Master Plan united has redefined the Salisbury School campus. Individually, the new structures form advanced, nurturing learning environments. Together, they serve as the building blocks of a revitalized Salisbury School. The transformation of the campus that has occurred and continues today reflects Salisbury's and OMR's shared commitment to provide an increasingly enriching and nurturing experience for everyone who experiences the campus.



Belin Lodge Student Center - an open Snack Bar and casual eating area creates a meeting space for students to gather and relax in their free time

Master Planning Experience

Kimball Union Academy, Meriden, NH

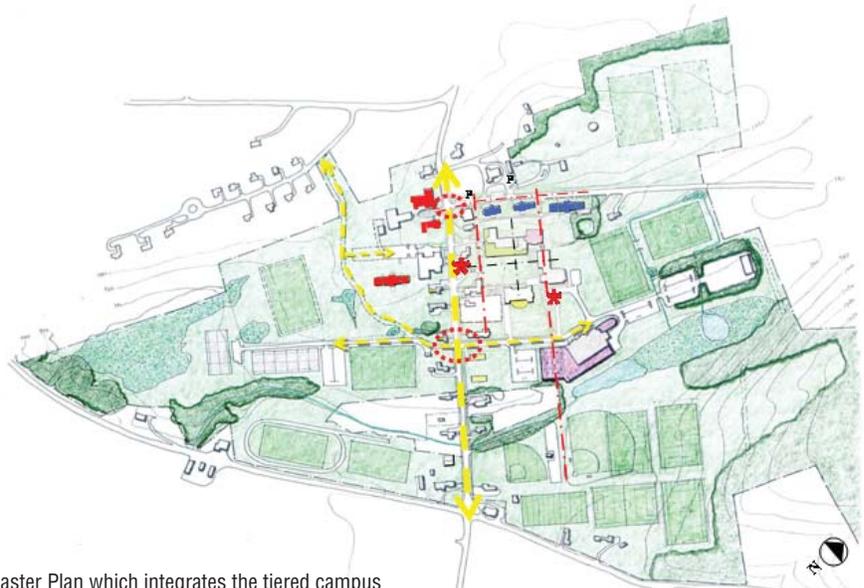


Aerial view of the campus and the town of Meriden nestled into the upper Connecticut River Valley

Founded in 1813, Kimball Union Academy is situated in the picturesque Upper Connecticut River Valley. OMR completed a Campus Master Plan with goals of integrating and better utilizing their tiered campus, and improving both pedestrian traffic and vehicular circulation. The Master Plan also supports the growth and reorganization of academic spaces, improves housing for both students and faculty, and encourages comprehensive facilities upgrades.

An important challenge for creating a more cohesive KUA community has been to manage traffic and circulation, including the town's Main Street which also runs through the middle of the campus. By significantly reorganizing program and housing spaces, the Master Plan provides focus as well as additional space for each study area, preserves existing buildings for adaptive reuse, and synthesizes the facilities into a coherent whole.

Among three high priorities identified in the Master Plan, OMR recently prepared conceptual designs for an addition and alterations to the existing science building. Taking advantage of the existing slope, the conceptual design includes six new science labs added under a south-facing "green" roof on the smallest possible footprint. The design supports KUA's goal of providing high-quality environmental education by demonstrating the school's commitment to sustainable design. Phase I of the design engages the Academic Quad by providing new science labs and a terrace that connects the building to the Quad both visually and physically. When Phase I is complete, students will occupy the new science labs and allow Phase II renovations to proceed. Phase II, primarily a renovation of the existing building, will complete interior and exterior circulation systems helping to knit together the upper and middle campuses.



Master Plan which integrates the tiered campus

Client Testimonial

“Working with you has been inspiring because you make the process collaborative. You make it a mindful process. You make it an honest process. What I appreciate most is that you make it an inspired process. Each time we are in the meeting room as a group, ideas are born, fostered, tested and evaluated. Your holistic approach is precisely what KUA has needed....”

Kevin Ramos-Glew, Teacher/Committee Member
Kimball Union Academy, Meriden, NH

Reference

Michael Schafer
Head of School
603.469.2113



View of proposed science facility addition showing the stepping green roofs and connection of the upper campus to the academic quad



Student and Faculty housing on a side street takes advantage of mountain views

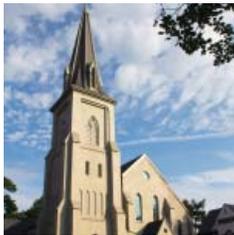
Historic Renovation Experience

Religious Projects



Wellesley Village Congregational Church, Wellesley, MA
originally built in 1922

This renovation/addition program included renovation of the main sanctuary, the existing structure and replacement of outdated building systems, the demolition of a portion of a 1955 addition, a new 7,000 sf addition holding the new fellowship hall, an exterior arcade, a new library, expanded flexible classrooms, and new offices.



First Baptist Church, Jamaica Plain, Boston, MA
originally built in 1858

In 2005, most of the First Baptist Church in Jamaica Plain burned in a fire. OMR collaborated with the congregation to develop a carefully phased reconstruction which included a complete reconstruction and restoration of the exterior with new finishes for the lower level. The reconstructed building integrates seamlessly with the surviving bell tower to form a new, transformed church.



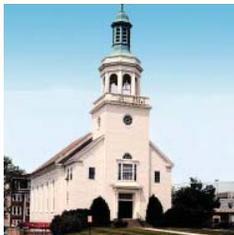
Wellesley Hills Congregational Church, Wellesley, MA
originally built in 1905

This restoration involved the removal of several unoriginal walls and partitions to open up space to expand the chancel to accommodate a newly purchased pipe organ and a larger choir loft without an addition. The design also included redesigned seating, complete systems upgrades, new windows, redesigned parking and new front steps.



Franklin Federated Church, Franklin, MA
originally built in 1938

This renovation included modifications to the chancel and choir loft, restoration of the original wood ceiling to increase the acoustical quality, updated lighting, new curved wooden pews to improve sightlines, removal of false panels, refurbishment of original metal and wood organ pipes for use with a new organ.



Park Street Baptist Church, Framingham, MA
originally built in 1855

After demolishing a 1950 addition, a reorganization and renovation of the original structure created a more functional layout. Replacing the addition with a garden terrace and business entrance minimized renovation costs and restored the historic building to its original condition.

Historic Renovation Experience

Independent School Projects



St. Thomas's Church and Day School
originally built in 1939

OMR's design included renovations to the historic building and also a one story, L-shaped addition that subtly wraps around the corner of the church. The addition embraces and expands the existing building without significantly increasing its footprint.



Cathedral High School, Boston, MA
originally built in 1926

Phase 1 has been completed and consists of three new science labs, prep room, chemistry storage and 40 replacement windows for the high school building. A new addition has been designed and through the approval process with the city's Landmark Committee.



Middlesex School - Eliot Hall, Concord, MA
originally built in 1901

This project involved the renovation and conversion of attic space in the school's main building, located on the historic oval quad designed by the renowned landscape architect, Frederick Law Olmstead. This included creating skylights and transforming idle space into offices and classrooms.



Salisbury School Welcome Center, Salisbury, CT

This Design/Build project takes the original historical, carriage sized, two story portico, and encloses the space to create a light filled living room extension for the families of the students, while adding two new, handicap accessible entry vestibules.



Greens Farms Academy, Greens Farms, CT
originally built in 1934

OMR has planned renovations and designed additions for this school to be sensitive to the existing campus, in particular to be fully integrated with the expansive historic stone mansion (a former Vanderbilt estate) that serves as the centerpiece of the campus.



Harvard University - Robinson Hall, Cambridge, MA

Within a tight budget and fast-track (6-month) schedule OMR reorganized and reclaimed under-utilized spaces by splitting a large mezzanine into a two-story space without need for modifying the historic shell.

Public Projects



Newburyport High School, Newburyport, MA
originally built in 1935

After conducting a feasibility study of the entire Newburyport school system, OMR undertook the largest public works project in the city's history to expand the program, reenergize space, and restore the architectural integrity of this beautiful building that overlooks the town's historic district.



Hopedale High School, Hopedale, MA
originally built in 1929

OMR's design solution for this project fused old and new to form a revitalized educational facility. Strategically placed behind the original 1929 structure, the addition restores architectural integrity to the original historic façade and respects the residential scale of the surrounding neighborhood.



John J. Doran Elementary School, Fall River
originally built in 1938

The original building, located on a tight site, was renovated and expanded with sensitivity to the historical character of the building and including detailing to celebrate the largely Latino neighborhood. Abundant day-lighting pervades the entire school and views of the river are possible from many classrooms.



Springfield Technical Community College - Building 11, Springfield, MA
originally built in 1808

The main goal was to provide long-term stability to the exterior façade while restoring and maintaining the building's original historic character. Re-use of existing materials and careful restoration and excavation were key issues. The interior renovation provided modern services for 21st century law enforcement training while retaining appropriate detailing and use of materials.



Meekins Public Library, Williamsburg, MA
originally built in 1897
listed on Massachusetts Historical Register

OMR restored the original library's integrity by repairing windows, structural weaknesses, and the original masonry while bringing the building up to current accessibility code. OMR also designed a new addition to the rear of the building to accommodate the expanding library which responds to the existing structure's form and stylistic elements.

Historic Renovation Experience

Residential Projects



Concord Home originally built in 1913

The owners wanted a bright and intimate house that responded to the site while creating a separate space for a small business. By cutting the existing building in two, and moving one section to an adjacent site the main house was opened to southern light and a separate structure was created for the business offices. The old foundation, now a terrace, records the history of the house.



Key West Home

OMR transformed this small cottage in the heart of the densely populated “Old Town” historic district. The restored facade faithfully recalls the cottage’s history, while recessed sidewalls lined with glass panels enlarge the interior into an open and bright living space.



Brookline Home

Carefully selected and treated building materials make the transition between the new addition and the existing structure practically indistinguishable. A complete renovation of the existing house transformed the dark rooms into open and naturally-lit spaces.



Concord Home

The purpose of this project was to economically transform a historic carriage house into an attractive and flexible rental unit. The structure was moved fifty feet from the wet ground on which it stood to a new foundation. The original exterior forms and materials were preserved.



Dedham Home

This English Country House overlooking the Charles River sits on grounds landscaped with flowering trees and brick walls. When the house was purchased by a young couple, they realized that their lifestyle did not fit the traditional plan of the house. Gutting the servants’ wing freed space to create a kitchen/family room that overlooks the refurbished walled garden.

Commercial Projects



OMR Offices, Acton, MA originally built in 1913

In 1983, OMR purchased a decommissioned church in West Acton's historic district to house new architectural studio space. The historic preservation/renovation occurred in three phases as the company grew over the course of several years. The amount of usable space was doubled by dividing the sanctuary into two levels and by dropping the floor of the basement to create a lower level full of offices.



541 Massachusetts Ave., Acton, MA

Glass doors line 541's ground floor to give a building a light, transparent feel, while exterior patio and walkways connect the building with 543 creating an integrated campus.



WAVE Phase 1, Acton, MA

OMR and New Habitat Partners are collaborating on The West Acton Village Ecology, a sustainable, mixed-use redevelopment of several vacant parcels along Massachusetts Avenue in West Acton Village. Phase I is now complete. WAVE is the result of many conversations with village residents, business owners, community groups, town boards and administrators.



Theater III, Acton, MA originally built in 1868

Theater III has undertaken extensive exterior renovations, and in order to satisfy Historic District Commission review, they hired OMR to consult on design.

Historic Renovation Experience

Studies



Emerson Umbrella Center for the Arts originally built in 1929

EUCA is a not-for-profit institution housed in the former Concord High School. OMR has performed a phased study for the center including recommendations intended to improve maintenance, reduce operating costs, and generally make the facility more inviting and comfortable. Also included were two options that accommodate desired program changes.



WAVE Phase 2

Following successful completion of the WAVE 1 project, this project continues with the renovation/restoration of the Brown House, Blue House and Barn on Mass Ave in West Acton.



Waldorf School of Lexington, Lexington, MA

OMR developed a Master Plan to help the Waldorf School of Lexington in Lexington, MA understand how to best utilize their existing campus which is located in a historic neighborhood in Lexington Center. The goal was to create a unified campus from their existing disparate collection of buildings, to upgrade and improve accessibility in all buildings, and to create a campus that would celebrate and facilitate their mission as a Waldorf School.



Friends of the Farm at Hilltop

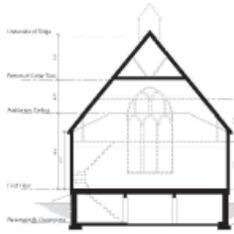
A study suggesting a two-phase overall barn restoration including: replacement of the existing barn roofing, selected barn windows with replicated new wood windows and wood trim, new roof gutters and downspouts, and re-pointing and repair of two brick chimneys.



New Hampton School - Meservey Hall, New Hampton, NH originally built in 1859

Study and schematic design for the renovation/addition of historic Meservey Hall, an integral element of the school's "Academic Row". The old Meservey addition will be removed leaving the original historic building, and a new addition will be constructed at the back creating a new face to the inner campus.

Studies



First Reformed Presbyterian Church, Cambridge, MA originally built in 1896

A Master Plan grounded in the congregation's goals, values and expectations for their spiritual experience and facility functionality. The Plan for the building takes into account the congregation's limited budget, tight site, zoning and code regulations, including those of the Cambridge Historic Commission.



Northfield Mount Hermon - Blake Building, Gill, MA originally built in 1879

Following the completion of the Master Planning effort, OMR performed a study specifically for ways to make the Blake Building more useable and efficient. One option considered was whether or not it would be suitable to house the Admissions program.



Northfield Mount Hermon - Holbrook Hall, Gill, MA originally built in 1879

This was the original work OMR performed for northfield/Mount Hermon. It entailed analysis and proposal to convert Holbrook Hall into the Admissions building for the school. In the course of doing this work, a general review and rework of the campus Master Plan was undertaken.



Smith-Baker Center Feasibility Study, Lowell, MA originally built in 1884

The smith-baker Center is a historically registered building that sits within two historic districts in densely populated downtown Lowell. Originally housing the city's first Congregational Church, the building was deeded to the city on the grounds that it would no longer be used for religious purposes. The City of Lowell hired OMR to conduct a feasibility study to determine how to creatively adapt the existing building into an integral element of its diverse and vibrant urban surroundings.



Harvey Wheeler Community Center Study, Concord, MA

The harvey Wheeler Community Center is a historic building that sits in a prominent location in West Concord, MA. Formerly home to the Town of Concord's Recreation Department and a private children's daycare center, the building needed adaptation to suit the changing needs of the town. Concord engaged OMR to conduct a feasibility study on converting the building into a facility shared by The Concord Council on Aging Senior Center and the existing daycare.

Historic Renovation Experience



L.D. Batchelder Elementary School Feasibility Study, North Reading, MA
Conceptual Design and cost estimating for renovation/addition to historic school building.



Trinity College - Library Feasibility Study, Hartford, CT
originally built in 1823

Feasibility Study for extensive reorganization and renovation and a 36,000 sf addition to the existing 92,000 sf college library located next to the most historic area on campus. New advanced library technology center was planned as part of the addition.



Marconi - RCA Wireless Receiving Station Feasibility Study, Chatham, MA
originally built in 1914

A National Historic Registry site composed of a number of parcels flanking Orleans Road and Old Comers Road. The Town of Chatham commissioned this study to examine the existing buildings for rehabilitation and to explore a variety of possible uses for both site and buildings.



Lincoln Town Offices, Lincoln, MA
originally built in 1892

This Building Needs Assessment Update and Comprehensive Planning Options Report provided the Town of Lincoln with information required to make decisions related to the use of Bemis Hall (built in 1892) and the Town Offices building (built in 1908, originally serving as the Center School).