



Summary of Qualifications

Multi-Family/Residential



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FIRM QUALIFICATIONS

About A&M



Allen & Major Associates, Inc. (A&M) is a multi-disciplinary firm specializing in civil engineering, land surveying, environmental consulting, and landscape architecture. Established in 1973, A&M has three offices that provide services throughout the Northeast. The firm is overseen by Principals, Timothy J. Williams, PE, and Robert P. Clarke, PLA, ASLA.

The A&M team has extensive knowledge in planning, designing, and permitting throughout New England. We understand the need to have projects completed on time and on budget, while still maintaining a high level of quality to our clients. With over 40 dedicated engineers, landscape architects, land surveyors, and support specialists, our team brings a wide range of expertise that comes from decades of service and experience within the following industries:

- **Academic & Student Housing**
- **Commercial & Industrial**
- **Healthcare**
- **Hospitality & Entertainment**
- **Master Planning & Landscape Architecture**
- **Multi-Family Residential**
- **Public, Municipal & Government**
- **Retail & Mixed-Use**
- **Senior Housing & Assisted Living**
- **Sports & Recreation**

Our goal with each project is to provide you with technically sound advice and practical design solutions that go beyond your expectations without exceeding your budget. It is our commitment of offering consistent, responsive, and reliable service that has kept A&M in business for nearly five decades.

Civil Engineering



Allen & Major Associates, Inc. (A&M) offers civil engineering design and project management for site development and infrastructure projects within both the public and private sectors. We offer services for the built environment from conceptual design, to design development, through construction completion. At A&M, our goal is to provide our clients with a single source for all of their project design and development needs.

A&M's Civil Engineering Services include:

- **Construction Consultation**
- **Due Diligence & Feasibility Studies**
- **Federal, State & Local Permitting**
- **Grading & Drainage Design**
- **Master Planning**
- **Peer Review Services**
- **Parking & Roadway Design**
- **Septic Design**
- **Site Development & Re-Development**
- **Soil Evaluations**
- **Utility Design Services**

A&M's professional engineering team has the experience and capability to help our clients see their visions come to life. A&M strives to provide innovative and technically sound development solutions while preserving our role as environmental stewards. We are proud members of the U.S. Green Building Council and support sustainable construction, Best Management Practices, and renovation initiatives.



Environmental Consulting

Environmental services are crucial for the successful development of a project, while at the same time protecting our human and natural environment. A&M knows that environmental compliance can be the biggest challenge to any project and having a thorough and complete understanding of the ever changing regulations and requirements is the most valuable tool to a successful project. A&M applies an interdisciplinary team approach to the design of a project while stressing the avoidance and minimization of adverse impacts to the environment. This approach has allowed A&M to establish and maintain excellent working relationships with resource and permitting agencies, while also saving our clients critical time and money.

A&M's Environmental Consulting Services include:

- **Chapter 91 Applications**
- **FEMA Elevation Certificates and Letter of Map Amendments**
- **Local, State, and Federal Permitting**
- **Massachusetts Endangered Species Act (MESA) Filings**
- **Massachusetts Environmental Policy Act (MEPA) Filings**
- **Massachusetts Natural Heritage & Endangered Species (NHESP) Review**
- **National Pollutant Discharge Elimination Systems (NPDES) Filings**
- **Stormwater Pollution Prevention Plans (SWPPP)**
- **Wetland Replication Design**
- **Wetland Delineation**



Land Surveying

Allen & Major Associates, Inc. (A&M)'s Land Surveying Division offers comprehensive land surveying services to meet the needs of our various clients. With Land Surveyors licensed in Connecticut, Massachusetts, New Hampshire, and Rhode Island, five survey field crews, and in-house project managers and support specialists, our team has the resources available to effectively provide land surveying and consulting services to our clients for a successful project completion.

Our hands on approach to each project is what drives the success of A&M's Land Surveying Division and gives our clients the reassurance and guidance necessary to successfully begin their construction project, obtain project financing, or simply understand their property boundaries. We can assist you at each stage in the process, providing the following services to meet various project needs:

- **ALTA/NSPS Land Title Surveys**
- **As-Built Surveys**
- **AutoCAD Services**
- **Construction Layout**
- **Existing Conditions & Topographic Surveys**
- **FEMA Flood Certification**
- **Interior Building Survey for Fit-up or Expansion**
- **Property Line Surveys**
- **Roadway & Right-of-Way Surveys**
- **Site Planning**
- **Subdivision & Condominium Surveys**
- **Utility Location Surveys & Layout**
- **Zoning Board & Variance Support**



Landscape Architecture

Landscape architecture encompasses all elements of the design, restoration, and preservation of outdoor spaces. Our projects range from small urban parcels to large scale projects within both the public and private sectors. A&M integrates the power of the aesthetic with our civil engineering sensibilities giving us the ability to shape and reshape the physical environment to meet the ever changing needs of the communities in which we live.

While many projects that we undertake are strictly about landscape design, A&M's landscape architecture team applies its artistic and technical design standards to enhance almost all of the designs that A&M produces. By partnering our landscape architecture division with our civil engineering division we are able to provide planning, design, preservation, and rehabilitation of the natural and built environments within both urban and rural settings. Through our team approach, all of our projects are not only technically sound, but aesthetically beautiful.

A&M's Landscape Architecture Services include:

- Accessible Design
- Athletic Field Design
- Healing Gardens
- Multi-Modal Transportation
- Native Plant Landscapes
- Neighborhood Development & Planning
- Pedestrian Connectivity
- Rain Gardens & Bioretention
- Site Planning
- Streetscape Design
- Sustainable/Native Landscape Design
- Wetland Replication & Mitigation



Why A&M?

Why choose the A&M team for your next project?

With nearly five decades of industry experience throughout New England, A&M employs a team of professionals with a proven level of expertise that our clients can trust. This is demonstrated through the number of high-profile clients, public agencies, and small businesses that have repeatedly entrusted the A&M team to handle their project needs.

Commitment to Quality

We understand that each project is unique. That's why we approach every site knowing that one design does not fit all. With each project we will provide technical expertise, creative planning, and innovative design solutions to meet your specific needs. We pride ourselves in our ability to take your vision and bring it to life with a design that goes beyond your expectations.

Exceptional Service

We focus on the details, both large and small, so that you don't have to. Whether we are the lead engineer or providing consultant services, our team of professionals is here to assist in the overall success of your project. What does that mean for you? We will coordinate directly with the development team, regulatory agencies, and others as necessary to ensure all design elements remain on-track for the approval and completion of your project; taking the guess work out of the next steps in the process.



REPRESENTATIVE PROJECTS

Project Profile

PROJECT STATS

Wood Partners

Multi-Family Residential
& Retail

116 Units, 4-Story Building
w/ Underground Parking

Completed in 2013



Brigham Square Apartments

Arlington, Massachusetts

Allen & Major Associates, Inc., in partnership with Wood Partners, provided land surveying, civil and structural engineering, environmental consulting, and landscape architectural services for Brigham Square Apartments in Arlington, Massachusetts.

- Extensive local and State permitting approvals were obtained including Conservation Commission, Architectural Redevelopment Board, Zoning Board of Appeals, and the Massachusetts Water Resource Authority.
- Landscape architectural features in the courtyard and the upper retail plaza connected to the bike path include numerous wooden pergolas, stone veneer sitting walls, unique plantings, a fire pit and barbeque grill area, exterior furniture, and interesting stone paving patterns.
- Environmental design included a planted wet water quality swale to capture and treat stormwater runoff. The swale is specifically engineered to perform pollutant removal functions but is uniquely designed so it also becomes a landscape feature.
- The structural design services included the building design and an analysis of the existing site retaining walls. The design was accomplished with a free standing structural steel frame and elevated concrete slab "podium", which supports the 4-story wood framed building.

Project Profile

PROJECT STATS

Hometown America

55+ Active Adult Community

950+ Acres

Project is On-Going



Oak Point

Middleborough, Massachusetts

Allen & Major Associates, Inc. (A&M) in partnership with Hometown America is currently providing land surveying and civil engineering services for the nearly 1,000 acre 55+ community known as Oak Point in Middleborough, Massachusetts.

- A&M is providing master planning, permitting, site and roadway design, and construction administration, which has included stormwater management, grading, and underground utilities.
 - Seven and a half miles of roadway have been constructed to date, as well as nine and a half miles of driveways.
- One of the most coveted assets of this development are the million dollar Clubhouses, which together contain over 36,000 SF of interior space for homeowner and guest use, 3,600 SF of office space for the management team, three swimming pools, one basketball court, a billiards room, fitness center, crafts room, media room, library, and 5 separate meeting rooms. Outside of the clubhouse, homeowners can enjoy tennis, bocce courts, shuffleboard, walking trails, and a putting green.
- Survey crews performed topographic surveys to establish the existing grades of the site, which allowed A&M engineers to design the eight phases of the project. As-built surveys were completed on all constructed project features for occupancy permits and an ALTA/NSPS Land Title Survey was provided in order to complete the sale of the property in 2012, which served as the largest land transaction in Middleborough history.

Project Profile



PROJECT STATS

JPI

Multi-Family/Residential

244 Units

Completed in 2017



Paddock Estates at Boxborough

Boxborough, Massachusetts

Allen & Major Associates, Inc., in partnership with JPI and Sheskey Architects, provided civil engineering and landscape architectural services for Paddock Estates at Boxborough, formerly known as the Jefferson at Beaver Brook, in Boxborough, Massachusetts.

- The project features 11 buildings with 244 multi-family units, a clubhouse, pool, and numerous site amenities for residents, with on-site surface and covered parking.
- A&M's civil engineering division provided the design services for all site improvements, grading and drainage, and stormwater management. The design also features a fire pump house and pond, an on-site wastewater treatment plant, and a water treatment plant for on-site wells.
- Landscape architectural design amenities around the clubhouse include a heated pool, cabana with outdoor showers, and an outdoor bar. Nearby are a barbeque and dining area with a wooden pergola. Active recreational amenities include a basketball court, multiple fire pits, children's playground, winding walking paths connecting the campus, a dog park, and bocce court.
- Plantings throughout the site were carefully selected and placed to enhance the setting.

Project Profile

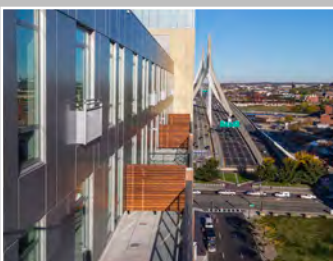
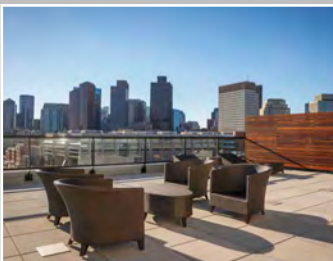
PROJECT STATS

Simpson Housing, LLLP
Heitman, LLC

Urban Revitalization
Multi-Family & Mixed-Use

286-Units with 17,000 SF of
Retail on Ground Level

Completed in 2014



The Victor by Windsor

Boston, Massachusetts

Allen & Major Associates, Inc. (A&M) provided land surveying and civil engineering services as part of an urban revitalization project within the Bulfinch Triangle area of Boston, Massachusetts.

- Located on Beverly Street, The Victor boasts 286 apartments, including 56 penthouse apartments and 17,000 SF of retail space.
- The parcel was formerly occupied by the elevated portion of the Central Artery (I-93).
 - As part of the Boston Big Dig Project, the Central Artery was relocated into a tunnel under the subject parcel and runs parallel with the existing tunnel of the MBTA Green Line, with The Victor straddling both tunnels.
- A&M's Civil Division coordinated the relocation of a 30-inch water main operated by the Boston Water & Sewer Commission, which served as part of the main transmission system for portions of Boston.
- Design components included sidewalk and lighting improvements and site infrastructure engineering for ADA accessibility, sewer collection systems, and telecommunications layout.
- Land survey services included the preparation of existing conditions and easement plans to allow the proposed building to bear on the newly constructed Central Artery Tunnel, as well as layout for footings and foundation walls of the proposed building, and layout for site utilities, as well as the preparation of final as-built plans.

Project Profile



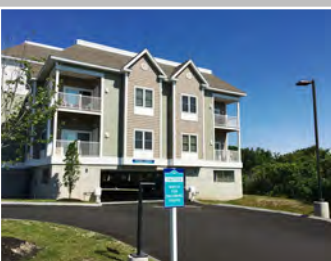
PROJECT STATS

Fulcrum Associates, Inc.

Multi-Family/Residential

210 Units

Completed in 2016



Tidewater at Salisbury

Salisbury, Massachusetts

Allen & Major Associates, Inc., in partnership with Fulcrum Associates, Inc., provided land surveying, civil engineering, and structural engineering services for the Tidewater at Salisbury development, situated on an abandoned go-cart track in Salisbury, MA.

- The development features 4-residential buildings with a total of 210-units, a clubhouse, and an in-ground pool.
- Each building consists of 3-wood framed floors supported by a steel and concrete framed first floor "podium" over a below-grade parking garage.
- The foundations for the buildings, pool, and site structures feature conventional reinforced concrete elements supported by grouted and ungrouted ram aggregate piers drilled through the unsuitable soils.
- Civil site design and permitting included a Fill Permit Application with the Salisbury Board of Selectman, MassDOT State Highway Access Permit Application, and a National Pollution Discharge Elimination Systems Construction General Permit.
- A&M provided construction administration services throughout the duration of the project.

Project Profile



PROJECT STATS

Orion UNH, LLC

Off-Campus Student
Housing

179 Beds in 52 Apartments
8,800 SF of Retail Space

Completed in 2016



University Edge Apartments Durham, New Hampshire

Allen & Major Associates, Inc. provided land survey, civil and structural engineering, and landscape architectural services for the design and permitting for this redevelopment project, providing much needed housing for students attending the University of New Hampshire.

- The goal was to provide enough units to make the project economically viable, while the development team needed to meet the challenges of designing a redevelopment project within a highly dense and historically significant area.
 - This encouraged the development team to incorporate Smart Growth Solutions not normally seen in a traditional residential development project.
- Walkability was the primary focus of the project and includes many attributes of a walkable community, including a mix of uses, street connections, and pedestrian links.
- The design and placement of the buildings allows for density as well as easy accessibility to any destination within town.
- Additional design considerations included covered bike storage areas and bike racks and widening the existing sidewalk along the entire frontage of Main Street to 8-feet, making room for multiple pedestrians.
- Best Management Practices utilized include rain gardens, roof drains, and porous pavers to infiltrate all of the on-site stormwater.

Winner of the 2016 Plan NH Merit Award



Additional Experience

Allen & Major Associates, Inc. (A&M)'s recent multi-family and residential experience also includes:

• 135 Wells Avenue – Newton, MA	300 Units
• 35 Rosebrook – Wareham, MA	65 Units
• 75 Armory Avenue – Jamaica Plain, MA	39 Units
• Broadstone Bare Cove – Hingham, MA	244 Units
• Cranberry Manor – Wareham, MA	64 Units
• Cushing Village – Belmont, MA	142 Units
• Elan Union Market Apartments – Watertown, MA	146 Units
• Everly Apartments – Wakefield, MA	186 Units
• Granite Knoll Condominiums – Wakefield, MA	34 Units
• Harvard Mills – Wakefield, MA	184 Units
• Independence Place – Cranston, RI	196 Units
• Jack Flats – Melrose, MA	273 Units
• Jackson Gardens – Cambridge, MA	45 Units
• L.B. Johnson Apartments – Cambridge, MA	117 Units
• Langwood Commons – Stoneham, MA	550 Units
• Lincoln Way – Cambridge, MA	59 Units
• Lumiere Apartments – Medford, MA	163 Units
• Mallory Ridge Apartment Homes – Bloomfield, CT	78 Units
• Modera Natick Center – Natick, MA	150 Units
• Noquochoke Village – Westport, MA	50 Units
• Princeton at Westford – Westford, MA	250 Units
• Quinn 35 – Shrewsbury, MA	250 Units
• Riverbend on the Charles – Watertown, MA	170 Units

Additional Experience



• Rolling Green – Andover, MA	224 Units
• Rumney Flats – Revere, MA	147 Units
• Salem Place Condominium – Woburn, MA	100 Units
• Shadowbrook Condominium – Milford, MA	360 Units
• Sphere Luxury Apartments – Medford, MA	42 Units
• Stonegate Condominium – Stoneham, MA	11 Units
• Summit Village – Reading, MA	132 Units
• Talia Apartments – Marlborough, MA	225 Units
• Taj Estates – Stoughton, MA	180 Units
• The Aberdeen – Brighton, MA	40 Units
• The Commons at Walpole Station – Walpole, MA	192 Units
• The Chocolate Factory – Mansfield, MA	130 Units
• The Exchange Street Apartments – Malden, MA	210 Units
• The Meadows at Marlborough – Marlborough, MA	290 Units
• The Melnea Residences Apartments – Roxbury, MA	50 Units
• The Residences at Great Pond – Randolph, MA	234 Units
• The Slate at Andover Apartments – Andover, MA	198 Units
• The Washingtons – Melrose, MA	364 Units
• The Westerly at Forge Park – Franklin, MA	280 Units
• Traders Village – Salem, MA	212 Units
• Villas at Old Concord – Billerica, MA	324 Units
• Washington Crossing – Woburn, MA	205 Units
• Windsor Station Apartments – Windsor, CT	130 Units
• Woburn Heights – Woburn, MA	168 Units
• Woodview at Legacy Farms – Hopkinton, MA	240 Units