



INTRODUCTION

On behalf of the Green City Team, we respectfully submit the following modified response to the Public Facilities Dept. RFQ for BCH and Plaza Study, project #7074. We believe the present RFQ has challenges and shortcomings that do not fully support the Mayor's intent. We list these challenges below and suggest modifications to the original RFQ process that will better serve Mayor Walsh and the City of Boston, whose intent was outlined on page 7 of the RFQ. We are thrilled with the Mayor's visionary language in the RFQ and look forward to engaging in this creative and inclusive effort.

SUMMARY OF ISSUES WITH THE PRESENT RFQ

1. Misplaced order of tasks at hand within the RFQ
2. SPRING BOARD to address immediate BCH & Plaza issues with facility upgrades
3. Inclusiveness of community input and RFI in the RFQ
4. Opportunity for a Green Task Force within the City to guide these projects
5. Qualification requirements that hamper a creative and efficient process

PROPOSED MODIFICATIONS TO THE CURRENT RFQ

1. VISIONING WITH INTEGRITY

The first and most important step should be the Strategic Planning and Visioning process, which is currently embedded in the RFQ as a second step. We also believe that this process should be contracted and administered as an independent and transparent process, unlike the RFQ outline. This visioning must engage all stakeholders periodically in the same room and in the same digital space. We see it being led by a Strategic Planner, with guidance from the architectural and urban design team and a "Green Task Force" (see #4 below). This ongoing effort will showcase the Mayor's leadership within the communities of Boston, and insure that all constituencies are engaged in an inclusive process that will stand the test of time.

With respect to Boston City Hall (BCH), we have begun this process – please see our BCH 2008 study – link follows: [Green City Team Presentation to the Boston City Council in 2008](#).

2. SPRING BOARD BCH

Boston City Hall has issues that are in need of attention. In the present RFQ, BCH is lost amidst all the large-scale urban planning requirements. As a team, we have studied and strategized this facility for up to 20 years. Public Facilities has studied this with us also. By coordinating BCH's deep design retrofit study with the visioning process (see above), we can insure harmony with other modules of the project especially the plaza. As the Mayor put it so beautifully, BCH needs a front yard.

BCH as a building is in crisis. With our studies serving as a useful base, the design process can be spring boarded, and avoid the trappings of a long urban design undertaking. It is obvious to all that attractiveness, lighting, energy use, communications, municipal operations, space efficiency, social interaction, etc. are dysfunctional in the present building.

3. ENGAGE THE RESULTS OF COMMUNITY INPUT

The current RFQ does not engage the creative response embodied in the 35 serious proposals from the recent RFI. This underscores the need for a dedicated Green Task Force within BCH itself as mentor and guardian of this process (see 4. below). Please also see our RFI response citing the “Living Building Challenge” as a visionary template, and the Foundation for A Green Future submittal. We also understand the critical role inclusiveness must play in getting the support of the community, and engaging all stakeholders.

4. A GREEN TASK FORCE & A SUSTAINABLE FUTURE FOR BOSTON

To administer this project, Boston needs an independent Green Task Force. This Green Task Force can develop the required whole systems approach to achieve environmental and social sustainability. The Task Force must include representatives from the relevant city agencies and stakeholders of the city at large. Perhaps Greenovate with a staff including urban designers and architects could take a lead in this initiative. What could readily become an unmanageable process needs separate phases, modules, and contracts. The ongoing strategic planning and visioning process can coordinate all of the disparate pieces. Step one is guiding and mentoring. (see Step One Visioning and Strategic Planning , #1 above).

This Green Task Force can grow into a permanent Green Planning and Sustainable Urban Design Agency. An independent planning agency – a green agency that plans for a healthier, low energy, and socially sustainable future for all of Boston can use BCH and the Plaza as its first template. With an independent

planning agency, BRA can then focus upon parcel development and clearing titles, where appropriate, in harmony with the independently developed city plan. The BRA is funded by renewal funds. Planning funds, on the other hand, could be dedicated to the Green Planning and Sustainable Urban Design Agency.

5. QUALIFICATIONS

The present RFQ, as a cornucopia of separate projects, is bound to become unmanageable and unwieldy. Setting priorities will be challenging. Geared to the largest of traditional firms, this format would likely overshadow the intentions and priorities of the Mayor and City for an inclusive and creative planning process. Instead we propose that it be structured into separate phases, projects, and contracts, while using the ongoing Strategic Planning and Visioning process to coordinate all of the disparate pieces.

We are a small nimble joint venture with extensive experience in environmental and socially green design (net zero, deep energy retrofit, sustainable and community planning awards). After reviewing the Shortlist Evaluation Criteria, it is clear that only large historic firms will be eligible for the entire project. We are eligible however for parts of this very ambitious agenda. We have complex project experience at all scales, and a long history of addressing the serious problems in BCH, the building. We can address the functioning and design of BCH immediately and effectively. This can begin with an analysis of the buildings systems and required programming for government functions, and grow to include the future potential of reclaimed spaces as well, saving money and time in this phased approach.

We have highly qualified consultants in our network of like-minded green building professionals. We also have a long history of addressing the serious problems in BCH the building, that began with our Wentworth Study presented to Mayor Menino's Cabinet in 1997, generated in concert with the PFD and Property Management in BCH. These efforts continued with our team presentation to the 2008 Boston City Council Hearing, the Plaza study for the Foundation for A Green Future, and the most recent RFI, Greening Boston BCH Plaza, A Place for Renewal. (see attached Affiliations and links)

Please accept this proposal with charity – it comes from the heart –

and ambitious green *design intentions*....

The Green City Team

Please see Attachments:

A. TEAM AND CONSULTANTS QUALIFICATIONS

B. AFFILIATIONS AND LINKS

A. TEAM AND CONSULTANTS QUALIFICATIONS

1. Prime Design Firm, Green City Team[Greening of Boston City Hall](#)*(Joint Venture w/ architects Gerry Ives, Franziska Amacher, and Henry MacLean.)*

GCT Joint Venture was established in preparation for the Special Committee on Boston City, Boston Council Hearing, Nov, 18, 2008. The Team has been working together for over 25 years as collaborative leaders in the Boston green design movement since 1989, individually chairing the Boston Society of Architects Committee on the Environment (ASR/ COTE) , & teaching courses at the Boston Architectural College and Wentworth Institute of Technology Architecture Dept., beginning in 1991.

Gerry Ives

Ives Architects

<http://www.ivesarch.com>

Gerard Ives, LEED AP works closely with educational, non-profit and other clients to solve their long term planning and facility needs. His designs include keystone public and environmental projects including new and renovated visitor centers, education facilities, private residences, and other unique projects. His work has also included design guidelines for historic districts, urban planning advocacy, master planning, and consulting. Since starting his firm in 1985, Mr. Ives has provided clients with environmentally sensitive design, including designs appropriate with the climate, nature, and his clients' sustainable design vision.

Franziska Amacher

Amacher & Associates Architects

<http://amacher-associates.net>

Franziska Amacher, FAIA, LEED AP, WBE has received several awards for cohousing communities, deep energy retrofits, net zero buildings and historic building renovations. She was a student of both original BCH Architects while completing her MArch at Harvard. She helped conceive the Boston Greenfest and was commissioned to design the plaza for this community's use of the building and space for large events and every day use. As Board Member of ADPSR she is promoting social and environmental sustainability nationally, & as past board member ARC-Peace internationally & the Assoc. for Public Transportation.

Henry MacLean

Timeless Architecture

<http://timearch.com>

Henry MacLean AIA, LEED AP, architect and educator has been actively promoting Green Design w/ civic and educational institutions in the northeast since 1987. He has taught and developed curricula at the Boston Architectural College's Sustainable Design Institute, and as the Chair of the Milton Alternate Energy Committee, he has helped the Town of Milton secure over \$500 K in DOER and Federal Green Community funding since 2008. His work has been published in the Boston Globe, Architecture Boston Magazine, Preservation Magazine, Builder Architect Magazine, Cape Cod Islands Home and the Milton Times.

The following consultants have been associated with the Green City Team efforts on Boston City Hall going back to our presentation to Mayor Menino's Cabinet in 1997.

2. Cost Estimator, Construction Administration Consultant**Kevin Cooke**

Senior Project Executive

Gilbane Building Company <http://www.gilbaneco.com/>

Kevin is a forward thinking construction executive on the leading edge of technology and project

delivery methods, with experience delivering construction projects up to 500,000 s.f. and contracts exceeding 250 million. His past cost estimating skills with the GCT were part of the data presented for the [Green City Team Presentation to the Boston City Council in 2008](#). Kevin has led significant construction programs for some of New England's leading higher-education institutions including MIT, Harvard UMass Boston, Wentworth Institute of Technology, Dartmouth College and Boston University.

3. HVAC and Sustainable Systems Team

Mark Kelley President of the Randolph Center,
Vt.-based Hickory Consortium

Mark Kelley, P.E., LEED AP specializes in whole-building integrated design, systems dynamics and sustainable building engineering. He is a nationally recognized authority on buildings as systems, building energy efficiency and sustainable construction. Mark's recent work includes the largest example of a deep-energy retrofit (DER) in the U.S, Castle Square Development in Boston. His 2008 Boston City Council testimony on "Measuring Energy Savings" with the Green City Team can be viewed here. [Green City Team Presentation to the Boston City Council in 2008](#).

Bart Bales Principal, Bales Energy Associates
<http://www.balesenergy.com/>

Bart Bales, PE, MSME is a registered professional engineer with a Master's Degree in Mechanical Engineering from the U MASS, Amherst. BEA is an Energy and Facility Advisor for the Commonwealth of Massachusetts under a state-wide contract and as such is pre-approved to provide energy advisory services to any state and municipal entity in Massachusetts. BEA is a regular provider of utility funded energy analyses, advises a number of towns and cities on Green Community projects, and brings a whole-systems approach to each project, informed by the most current building-science standards.

Ambrose Spencer NESEA Lifetime and past Board Member

Ambrose Spencer is a technician, independent researcher and a consultant in energy and housing. His background includes work for the Audubon weatherization assistance project, the Housing and Energy Department of the MASSCAP program. With the Beacon Companies, he assisted on energy renovations to the Digital Equipment Corporation headquarters building. He is a Lifetime was a technical coordinator on the Cambridge Sustainable Housing Demonstration project in 2000, Adjunct Instructor for environmental design on the Boston City Hall case study at Wentworth Department of Architecture.

4. Structural, Civil, Plumbing, Code Engineering, and Envelope

David Bliss Senior Project Manager,
Simpson, Gumpertz, & Hager <http://www.sgh.com/contact/david-bliss>

David Bliss, Architect (VT, MA, ID), AIA, LEED AP BD+C has 25 years of experience in architectural design for new construction and rehabilitation projects. He has been a Senior Project Manager at Simpson Gumpertz and Heger since 2007, a national engineering firm that designs, investigates, and rehabilitates structures, building enclosures, and materials. He was also project manager at Shepley Bulfinch for the \$30

million phase 2 Renovations of Boston Public Library, and specializes in sustainability, preservation, and design of new and existing building enclosures.

5. Sustainable Systems Integration, Indoor Air Quality and Living Building Challenge

Alex Wilson

Founder and Executive Editor

Building Green, Inc and Resilient Design Institute

Alex Wilson is the founder of [BuildingGreen, Inc.](#), in Brattleboro, Vermont, a leading provider of information on green building practices since 1985. He is also founder and president of the [Resilient Design Institute](#), a nonprofit organization working to advance practical solutions for enhancing the resilience of buildings and communities. Alex has led BuildingGreen's involvement with Boston Architectural College's [Sustainable Design Institute](#), the nation's most comprehensive online curriculum in sustainable design. He served on the board of directors of the [U.S. Green Building Council](#).

Wagdy Anis

Principal, Anis Building Enclosure Consulting

<http://www.anisbeconsulting.com>

Wagdy Anis is a principal with Anis Building Enclosure Consulting, providing high performance building enclosure and building science consulting expertise to the design and construction community. Mr. Anis is a past principal of Wiss, Janney, Elstner, Associates, Inc., and 40 years with Shepley Bulfinch Richardson and Abbott, the last 20 years as director of technical resources. Mr. Anis' professional focus is the integrity and performance of the building enclosure, from a research, design and troubleshooting perspective, as well as high performance, sustainable building design and indoor air quality.

Shawn Hesse

Living Building Challenge Consultant

<https://www.linkedin.com/pub/shawn-hesse/7/a08/b67>

Shawn is an expert practitioner and educator of sustainability and green building, and has consulted on over 30 LEED projects including emersion DESIGN's LEED Platinum certified office including multiple net-zero projects. Shawn leads the emersion DESIGN Cambridge office, where his work focuses on integrating sustainability into design and policy decisions for civic and cultural institutions throughout the country. He is also a Living Future Accredited Professional, a Regenerative Practitioner and a Living Building Challenge 3.0 Ambassador

6. Electrical and Lighting

Gary Nangle

Principal and Founder, Nangle Engineering Inc.

<http://www.nangleengineering.com>

Gary P. Nangle has over 25 years of experience in the electrical and related design fields in the building industry. During this tenure, he has both designed and managed projects, including retail, educational, residential, commercial, industrial, and transportation related. His experience includes designing high-end security systems for military sites worldwide, and designing, constructing, and commissioning a high power testing laboratory. Mr. Nangle also has experience in the electrical contracting industry, which allows him a "real-world" view of the installation of building systems.

7. Landscape Architecture Team

David Bartsch

Principal ,DBLA Landscape Architecture, Inc

http://www.dbla-boston.com/landscape_architecture.html

David has been Principal of DBLA since 2002, prior to establishing DBLA, David worked with The Halvorson Company, Martha Schwartz, Inc., Robert Shinbo Associates, and Atelier Allain Provost on mixed-use development projects, regional high schools, assisted living facilities, primary and second homes, garden cemeteries, roadway improvements, public parks, and streetscape design in Boston, Seattle and Paris. David's work ranges from simple property improvements to Master Planning and implementation of complex site improvements.

Ray Dunetz,

Principal, RDLA Landscape Architecture

<http://www.raydunetz.com/>

RDLA was founded in 2002 by Ray Dunetz. Ray has over 25 years of experience in the field of landscape architecture and worked with such notable firms as [Sasaki Associates](#), [EDAW](#), [Rhodeside and Harwell](#), and [Walker-Kluesing Design Group](#). Ray has worked on award-winning designs for historic, institutional, commercial, and recreational projects including the Greenways Master Plan in Buffalo, NY, Tisch Family Library at Tufts University in Medford, MA, and the Newport Hospital Courtyard & Main Entrance in Newport, RI, while with these other firms.

8. Urban Agriculture, Winter Gardens, and Green Roofs Team

John Todd

Founder , Todd Ecological

<http://toddecological.com/>

Dr. John Todd is has been a pioneer in the field of ecological design and engineering for nearly five decades. He is the founder and president of John Todd Ecological Design based in Woods Hole, Mass. John is a professor emeritus and lecturer at Univ. of Vermont's School of Natural Resources and a fellow of the Gund Institute for Ecological Economics. His numerous honors include the 2008 Buckminster Fuller Award for the best idea/concept to help save the planet/humanity among many others. Dr. Todd is the author of over 200 scientific, technical and popular articles and six books.

Greg Watson

Director of Policy and Systems Design

Schumacher Center for a New Economics

<http://www.centerforneweconomics.org/people/greg-watson>

Greg Watson served as the 19th Commissioner of Agriculture with the Commonwealth of MA, and Assistant Secretary for Science and Technology with the Massachusetts Executive Office of Economic Affairs. As executive director of the [Dudley Street Neighborhood Initiative](#), he made urban agriculture a major focus of the community's revitalization plan, which featured community gardens, a farmers' market, and a 10,000 square foot community greenhouse. He also chaired the state's Public Market Commission, which oversees the planning and construction of the [Boston Public Market](#), slated to open this summer.

Bruce Fulford

Principal City Soils

<http://citysoil.org/index.html>

Throughout his thirty year career, Bruce Fulford has worked extensively with federal and state agencies on research, development and regulation of technologies and best practices for composting, bioenergy, sustainable agriculture, and storm water management. He works closely with community-based organizations in land remediation, agricultural business development, fund raising, and job training. He is currently working in Mattapan w/ the Mass Dept of Agricultural Resources a future centerpiece of the educational missions of the Boston Public Schools and the Massachusetts Audubon, creating year-round employment opportunities in one of Boston's most underserved neighborhoods.

Karen Weber

Founder , Earth our Only Home

<http://earthouronlyhome.net/greenrooftheory.html>

***Karen Weber, PHD, LEED AP** Founder , Earth our Only Home earthouronlyhome.net , is also the Director of Boston Greenfest, Boston Greenfest.org and Executive Director for the Foundation for a Green Future. She earned both a Ph.D. in Law, Policy and Society and an MA in Social Anthropology from Northeastern University. Karen has also completed a Certificate in International Law from the Institut des Hautes Etudes Internationales (IHEI), at the Université de Paris and a B.A. in Humanistic Studies from McGill University in Montréal, Canada where she received the coveted Scarlet Key Award.*

9. Interiors and Programming Municipal Office Operations**Abby Suckle**

President, Culture Now

<http://www.culturenow.org/map&zoom=13&latLng=42.3498,-71.0766>www.abbysuckle.com<http://www.abbysuckle.com/site-archive/index.php?page=projects>

Abby Suckle , FAIA is an architect with over 30 years of experience at Pei Cobb Freed & Partners where she has led the programming and interiors of many large civic buildings including the San Francisco Main Library, Los Angeles Convention Center and more recently, the Harvard Center for Government and International Studies in Cambridge. As President of cultureNOW.org she celebrates our vast cultural environment as a gallery that exists beyond museum walls through cultural tourism and arts education. She created a digital Museum Without Walls which overlays Boston's art architecture and history and is accessible via the iPhone.

B. AFFILIATIONS AND LINKS

The Green City Team efforts began through the assistance of the Public Facilities Dept and Basic City Services in 1996, continuing through to our efforts with the Office of the Mayor and submittal for City Hall Plaza RFI in 2015.

1. Green Team RFI on City Hall Plaza

<https://www.dropbox.com/s/s8e2jkajwywzxku/Final%2C%20Greening%20Boston%20City%20Hall%20Plaza%20.pdf?dl=0>

2. Foundation for a Green Future, Boston Greenfest, 2014

<http://bostongreenfest.org/>

http://www.foundationforagreenfuture.org/boston_city_hall_plaza_-_green_design

3. Boston Architectural College Gateway Initiative

<http://www.the-bac.edu/education-programs/practice/gateway-initiative>

http://timearch.com/assets/Gateway_Project- A_Museum_in_Boston_City_Hall_rev..pdf

4. Boston Society of Architects, Unbuilt Design Award Program, 2013

<http://www.basea.org/GreenBCH/GreenCityTeamBSAUnbuiltArchitectureSubmission2013.jpg>

5. Boston City Council Hearing, 2008

http://www.basea.org/GreenBCH/Green_Team_Presentation_November_2008.pdf

6. Boston Solar Energy Association, Northeast Sustainable Energy Association.

<http://www.basea.org/GreenBCH.php>

7. National Trust for Historic Preservation, Do co mo mo New England,

<http://www.preservationnation.org/magazine/2009/march-april/boston-city-hall.html>

http://www.docomomo-us.org/chapters/new_england

8. BSA Committee on the Environment

<http://www.architects.org/committees/committee-environment-cote>

http://timearch.com/assets/Whole_Systems_Practice%2C_BSA%3ACOTE%2C_10-10-12.pdf

9. BSA Urban Design Committee, Build Boston/ ABX

<http://timearch.com/assets/BCHBuildBostonTitlePage.pdf>

10. Architecture Boston Magazine

<http://timearch.com/assets/BA-PastFutures.pdf>

11. Boston Globe, Focus Section Article, 1999

<http://www.timearch.com/Assets/PDF/CH-Reenvision.pdf>

12. Public Facilities Department, City of Boston Property Management

http://www.basea.org/Presentation_1.pdf