Dickinson
DEVELOPMENT

June 30, 2005

Cochecho Waterfront Development Advisory Committee
City of Dover
RFQ Response
288 Central Avenue
Dover, NH 03820-4169

Gentlemen,

Enclosed you will find Dickinson Development's qualification information in connection with your RFQ for the Cochecho waterfront redevelopment opportunity. We are a 25 year-old development firm located in Quincy, Massachusetts.

Most recently we have completed the project known as "The Crossing at Walkers Brook" in Reading, Massachusetts. This is a 475,000 square foot retail re-development of the former Town landfill, featuring Jordan's Furniture flagship store and a Home Depot. This was an incredibly complicated project on 33.5 acres surrounded by a brook, which took about 6 years to develop.

We recognize that this opportunity in Dover is quite different in its challenges, but both projects require/required much interaction with the host community, including their land use committees.

As a note of information, we have worked in New Hampshire, having developed the corporate headquarters for MedSource Technologies in Laconia in 1999. More information about this and other projects can be found on our website: www.dickinsondev.com.

We are very interested in proceeding to the next step. Thank you for this opportunity.

Sincerely,

Mark Dickinson

MCD:sjsm

DICKINSON DEVELOPMENT CORP. Commercial/Industrial Real Estate
Corporate Office: The Willard Building, 1266 Furnace Brook Parkway, Quincy, Massachusetts 02169
Phone: (617) 770-1955 Fax: (617) 770-1630 Email: ddcdev@aol.com
Regional Office: Orlando Executive Center, 2611 Technology Drive, Orlando, Florida, 32804, (800) 272-5786

Dickinson Development Corporation
RFQ -- Cochecho Waterfront Re-development

Dickinson Development's vision for the Cochecho Waterfront development project closely mirrors the community's stated purposes for this redevelopment. Clearly, this is a superb residential mixed-use location which will take advantage of river proximity, elevation differences of the site for interesting architectural opportunities, and a vibrant location adjacent to downtown Dover. A mix of residential products including townhouse condominiums, over 55 and/or senior housing, some "Garden" style apartments available to lower income residents, and even a bed and breakfast facility coupling Dover's tourism efforts and the river amenity.

Public access to the river will be respected, encouraged and included in the final design. A strong connection, both vehicular, pedestrian and visual to the downtown will be a part of the urban design necessary to link the two sides of the river, creating one more vibrant and larger community.

The riverfront will be developed into a marina, restaurant, and perhaps other waterfront related uses. If the market conditions are supportive, a small conference facility could be included adjacent to the restaurant that could also house community groups and events.

Dickinson Development's approach to the project is to listen to the needs of the community and try to match the projects' product composition and design, considering market conditions, to the community goals. Market research, detailed traffic analysis, geotechnical/site considerations, including topographical features, zoning analysis, and comprehensive master planning are the processes we will go through and the approach we take on every project. During the entire process, meetings with stakeholders will take place for their input during the design review and approvals process.

Ownership entities affiliated with Dickinson Development and its principal, Mark Dickinson, have generally been long-term holders of their developments. As an example, we have owned Merrimac Plaza in Methuen, Massachusetts, since redeveloping this 175,000 square foot neighborhood shopping center in 1984. Our corporate headquarters are located in the historic Willard Building in Quincy, Massachusetts, a project we have also owned since 1984. More recently, we developed the headquarters for MedSource Technologies (now Accellent Corporation) in Laconia, New Hampshire in 1999 and still own the property. We also have owned the headquarters for Hyster New England in Billerica, Massachusetts, since 2000.

Developer Identification and Credentials

Developer:

Dickinson Development Corporation
1266 Furnace Brook Parkway
Quincy, MA 02169
(617) 770-1955
(617) 770-1630 (fax)

Authorized Contact: Mark C. Dickinson, President
mark@dickinsondev.com

Web Site: www.dickinsondev.com

Officers/Owners:

Mark C. Dickinson
President
Percentage: 100%
Address:
c/o Dickinson Development Corporation
1266 Furnace Brook Parkway
Quincy, MA 02169
(617) 770-1955

Final Ownership Entity:

A new limited liability company will be formed to take title to the property.

Affadavit:

Commonwealth of Massachusetts
Norfolk County

Now comes Mark C. Dickinson, and on oath deposes and states as follows:

1. That I am the President of Dickinson Development Corp.
2. That I have authorized the submission of the response to the Request for Qualifications on behalf of Dickinson Development Corp.

Subscribed and sworn to before me this 30th day of June 2005.

MASSACHUSETTS ALL-PURPOSE ACKNOWLEDGMENT

Gov. Exec. Ord. #455 (03-13). §5(d)

Commonwealth of Massachusetts
County of Norfolk } ss.

On this the 30th (Day) day of June (Month), 2005 (Year), before me, Margaret T. Bjork (Name of Notary Public), the undersigned Notary Public, personally appeared Mark A. Dickinson (Name(s) of Signer(s)),

proved to me through satisfactory evidence of identity, which was/were known to me (Description of Evidence of Identity),

to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose(.)

☐ as partner(s) for _____ (Name of Partnership), a partnership.

☑ as President (Title of Office) for Dickinson Development (Name of Corporation), a corporation.

☐ as attorney in fact for _____ (Name of Principal Signer), the principal.

☐ as _____ (Type of Capacity) for _____ (Name of Person/Entity), a/the _____ (Type of Entity)

MARGARET T. BJORK
Notary Public
Commonwealth of Massachusetts
My Commission Expires Oct 30, 2009

Margaret T. Bjork
Signature of Notary Public

Margaret T. Bjork
Printed Name of Notary

Place Notary Seal and/or Any Stamp Above

My Commission Expires 10/30/09

OPTIONAL

Although the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Right Thumbprint of Signer
Top of thumb here

Description of Attached Document

Title or Type of Document: Affadavit

Document Date: 6/30/05 Number of Pages: 1

Signer(s) Other Than Named Above: none

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Development Team

Developer:
Dickinson Development Corporation
1266 Furnace Brook Parkway
Quincy, MA 02169
(617) 770-1955
Contact: Mark C. Dickinson

Architect:
Sheskey Architects
14 Franklin Street
Quincy, MA 02169
(617) 770-2010
Contact: John Sheskey, AIA

Environmental/Geotechnical Services:
Haley & Aldrich, Inc.
465 Medford Street
Suite 2200
Boston, MA 02129
(617) 886-7400
Contact: Steven R. Kraemer, P.E.

Civil Engineering/Permitting:
Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02471
(617) 924-1770
Contact: William J. Roache, P.E.

RELEVANT DEVELOPMENT EXPERIENCE

Developer: Dickinson Development Crop.
1266 Furnace Brook Parkway
Quincy, MA 02169
Phone: 617-770-1955
Fax: 617-770-1630
Mark C. Dickinson - Principal

Company Background

Dickinson Development Corporation is a commercial real estate development and project management consulting firm located in Quincy, Massachusetts with a regional office in Orlando, Florida. The firm was founded in 1980 by Mark C. Dickinson who has twenty five years of experience in the real estate development business. Dickinson Development's headquarters are located at 1266 Furnace Brook Parkway in Quincy, the former Willard School Building which the company sensitively and successfully redeveloped into a first class office building in 1984.

Dickinson Development is a full-service development firm comprised of development, construction, leasing, and property management professionals. Dickinson Development has a reputation for integrity and skill in the real estate development business, and has built numerous innovative commercial properties including urban high-rise office buildings, suburban office buildings, mixed-use retail/office properties, neighborhood retail centers, industrial properties, and build-to-suit projects. The company has built in excess of 1.5 million square feet of commercial in the last seventeen years. On each of these projects, Dickinson Development has served as developer for its own account or others, overseeing all aspects of the development process from initial site acquisition through construction administration and property management.

Relevant Skills and Experience

Dickinson Development Corporation has the qualifications and experience necessary to meet the challenges for the Chochecho Waterfront. Dickinson Development has developed numerous high quality office, retail, and other commercial projects since its inception in 1980. Its credentials include a successful track record in the following important tasks:

- negotiating scores of site acquisitions on behalf of its own, and clients', accounts
- coordinating large, multi-disciplinary teams of professionals
- collaborating with municipals, public/private entities and other third party clients in accomplishing joint development goals
- creatively financing large-scale, urban projects

- working cooperatively with neighborhood and community-based groups and individuals
- securing local zoning approvals for numerous projects
- developing architecturally attractive buildings which are sensitive to site concept, municipal/civic objectives, and tenant needs
- ensuring that large-scale construction projects are completed on time and within budget
- providing state of the art financial reporting and property management services for our own and other accounts

Description of Relevant Projects

Dickinson Development has developed properties primarily for its own account yet has also compiled a significant portfolio of development management projects with third - party entities including municipalities, private corporations, financial institutions, pension fund advisors, and others.

Dickinson Development was selected by the Town of Reading to develop the Town's former landfill into Walkers Brook Crossing, a 495,000 square foot retail center including a Home Depot, Jordan's Furniture, Staples, Linen's 'N' Things, and Macaroni Grill. Phase I of the project opened in the Fall of 2004, with Phase II opening in the Summer of 2005.

In partnership with the City of Quincy, Dickinson Development developed 200 Newport Avenue, a 150,000 square foot, eight-story office building in North Quincy. This was a unique and complicated project involving the sub-leasing of air rights to Dickinson by the City who had acquired them from the MBTA at the North Quincy MBTA station. Later that year, Dickinson Development sold the building to State Street Bank. With this UDAG-assisted transaction, the City of Quincy, which had made no cash investment in the project, received $2,000,000 profit from Dickinson Development. 200 Newport Avenue was truly an example of successful "public/private partnership". A selection of current and recent development assignments are included in our brochure.

REFERENCES

1. Peter Hechenbleikner, Town Manager
   Reading, Massachusetts
   Phone: (781) 942-9043

Dickinson Development has worked closely with the Town of Reading over a 5-year period (2000-2005) to cap the Town's former landfill and complete a significant commercial project in conjunction with the closure including a Home Depot, a Jordan's Furniture, and 70,000 square feet of additional space. Phase I is complete and open while Phase II is fully leased and all tenants will open by August, 2005.

2. Mayor William Phelan, City of Quincy, Massachusetts
   Former Mayors James Sheets and Francis McCauley
   Phone: (617) 376-1990

In 1991 and 1992, Dickinson Development and Home Depot worked together on a successful Home Depot project in Quincy that had hazardous waste and access issues. Additionally, Dickinson worked closely with former Mayor and current City Councilor Frank McCauley to build a 150,000 square foot office building at the North Quincy MBTA Station in 1985 and has been active in other Quincy developments since that time.

PROJECT TEAM CONSULTANTS

Dickinson Development has assembled a multi-disciplined team of experienced professionals to assist with the development of the Chochecho Waterfront. Each team member was selected for its depth and breath of experience.

Listed below are brief qualifications for each of the team members:

ARCHITECT:

Sheskey Architects
14 Franklin Street
Quincy, MA 02169
(617) 770-2010
Contact: John Sheskey, AIA

Sheskey Architects is a full service Architectural and Interior Design Firm providing fully coordinated design and construction services. The firm offers Pre-Design services, Conceptual Design, Building Design, Interior Design, and Construction Services.

Form information on our projects and firm please refer to our brochure and web site www.SHESKEYARCHITECTS.COM.

ENVIRONMENTAL/GEOTECHNICAL ENGINEER

Haley & Aldrich, Inc.
465 Medford Street, Suite 2200
Boston, MA 02129
Contact: Steven R. Kraemer, P.E., Phone#: (617) 886-7400

Haley & Aldrich, Inc. has nearly 50 years of national experience in geotechnical engineering and environmental consulting on thousands of development projects. They will provide Environmental/Geotechnical Engineering services for the project.

- Walkers Brook Crossing (former Reading Landfill, 2000 to present) was a Dickinson Development Project where Haley & Aldrich's geotechnical and landfill closure design expertise has been a key force in the most complex and significant landfill redevelopment project in New England to date. Haley & Aldrich designed ground improvements, the landfill cap, building foundations, gas protection for buildings, and mechanically-stabilized fill walls using MSW in the reinforced zones, and was the primary force for landfill closure and reuse

permitting. The resulting design successfully integrated the landfill reuse and closure while protecting public health, safety, welfare and the environment.

Information on other projects can be found on their web site www.HaleyAldrich.com.

LAND PLANNING
CIVIL ENGINEER
TRAFFIC ENGINEER

Vanasse Hangen Brustlin, Inc.
101 Walnut Street
Watertown, MA 02172
Contact: William J. Roache, P.E. Phone: (617) 924-1770

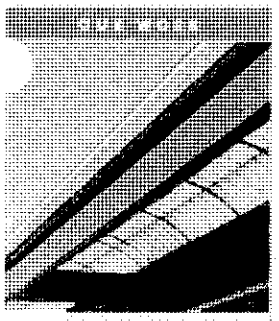
Vanasse Hangen Brustlin, Inc. (VHB) has developed an integrated sector engineering practice that combines the development of public infrastructure improvements with private site development. As planners, engineers and scientists, VHB provides nationally recognized experts to plan and design mixed-use commercial, office and residential developments and integrate these developments with the regional infrastructure and environment for the benefit of the owners and the community.

With a staff of more than 650 professional engineers, planner, and scientists in 13 East Coast Offices, VHB's project experience and demonstrated abilities make them the firm of choice to execute large, complex, public/private projects in a way that exceeds expectation. Some recent experience includes:

- Walkers Brook Crossing, Reading, Massachusetts - VHB provided survey, land planning, wetlands permitting, MEPA permitting, civil/site design and landscape architecture design services for the capping and redevelopment of the former Town of Reading landfill. VHB worked with Haley & Aldrich and other consultants to develop a cap grading plan that maintained all the solid waste on-site, provided clean corridors for utilities allowed development to occur above the cap. This design satisfied DEP that the integrated cap and development would meet their requirements landfill capping requirements. In addition, VHB worked with Dickinson Development to help the Town or Reading secure a $1,800,000 Public Works Economic Development (PWED) grant to provide the necessary roadway improvements to accommodate the development and enhance the redevelopment potential for the areas surrounding the landfill. VHB designed and permitted the area roadway improvements and provided full-time construction inspection services.

- Former Industri-Plex Superfund Site, Woburn, Massachusetts – VHB was instrumental in bringing together a diverse group of local, state and private stakeholders and in developing a conceptual framework for reuse of the site. VHB's involvement continued through design, permitting and construction of the office and retail developments. an integral team member in bring to fruition a redevelopment of the former superfund site. VHB designed and permitting much of the office and retail development, as well as, the regional transportation center. VHB also designed and permitted the new interchange from Interstate 93 that services the Regional Transportation Center (RTC) and new developments, including the award-winning fly-over bridges. VHB worked closely with the environmental/geotechnical engineer to redesign the cap for the waste site, providing clean corridors and proper drainage to allow construction of the RTC. The successful completion of this project caused the area to experience a transformation from one of the most challenging superfund sites in the country to a thriving hub of commercial, office and transit development.

Information on other projects can be found on their web site www.vhb.com.



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INTERIORS
INSTITUTIONAL

OUR SERVICES FIRM PROFILE WHAT'S NEW CONTACT US

FIRM PROFILE

Sheskey Architects is comprised of experienced professionals, who as a team, practice architecture which is buildable, and approach each design from that basis without compromising the "art" of architecture.

Our broad experience, demonstrated in our multiple categories of building types with many repeat clients, illustrates our strong commitment to the "art" of building as well as attention to providing the services needed by our clients to get projects built.

JOHN M. SHESKEY, AIA, CHIEF EXECUTIVE OFFICER

John M. Sheskey formed the firm Sheskey Architects, formerly named, John M. Sheskey & Associates, Inc., in 1981 to practice architecture. As Chief Executive Officer and managing director, he is the principal client contact and directs all phases of work within the firm.

John holds a particular interest in recreation projects and participates in conceptual planning for all office design projects.

Education
Pennsylvania State University, Bachelor of Architecture
University of Florence, Urban Studies

Affiliations
American Institute of Architects
Boston Society of Architects
Director, South Shore YMCA
Director, Quincy Mutual Fire Insurance Company
Director, Patrons Oxford Insurance Company
Trustee, Eastern Savings Bank
Trustee, Hingham Public Library
Hingham Public Library Building Committee
Former Chairman of the Board, South Shore YMCA
Former Director, The Hingham Savings Bank
Former Trustee, Quincy Historical Society

KENNETH J. HAGAN, AIA, PRESIDENT

Kenneth J. Hagan is a lead project architect for major projects, responsible for design, development, execution and administration. He is also managing director of the firm, participating in the direction of work and supervision of other major projects within the firm. Ken has been with the firm quantity origin in 1981.

Ken's recent experience includes direction of major residential, office, institutional and commercial projects.

Education
Rensselaer Polytechnic Institute, Bachelor of Science and Bachelor of Architecture

Affiliations
Member, American Institute of Architects
Member, Boston Society of Architects

GARRY W. GARDNER, AIA, VICE PRESIDENT

Garry W. Gardner is a lead architect for major projects, responsible for design, development, execution and administration. He is also a managing director of the firm, participating in the direction of work and supervision of other projects within the firm. Garry has been with the firm since 1985.

Garry's recent experience includes lead participation in office relocation/marketing, research & design facilities, residential and healthcare design.

Education
Wheaton College, Norway, Germany
Boston Architectural Center, Bachelor of Architecture

Affiliations
Member, American Institute of Architects
Member, Boston Society of Architects
Member, Canadian Common Research Lab of Commission
Theosophically, Boston Architectural Center

ALAN R. STATES, AIA, SENIOR ASSOCIATE

Alan R. States is a lead project architect for major projects, responsible for development, execution, and administration on a day to day basis. As a Senior Associate, he also participates in management, direction of work, and supervision of projects within the firm. Alan has been with the firm since 1984.

Alan's recent experience includes participation in major office, institutional and healthcare projects.

Education
University of Cincinnati, Bachelor of Architecture

Affiliations
Member, American Institute of Architects
Member, Boston Society of Architects

DAVID P. STOCKLESS, RA, ASSOCIATE

David P. Stockless is a lead architect for major projects, responsible for design, development, execution and administration.

David's recent experience includes lead participation in recreation design and multi-family residential projects.

Education
Wentworth Institute of Technology, Bachelor of Architecture

Affiliations
Former member of Harvard Community Center Building Committee

STEPHANIE SEDGELEY BANDZAK, AIA, ASSOCIATE

Stephanie S. Bandzak is a lead architect for major projects, responsible for design, development, execution and administration. Stephanie has been with the firm since 1995.

Stephanie's recent experience includes and participation in renovation for lines, retail, and optical design.

Education
Roger Williams University, Bachelor of Architecture

Affiliations
Member, American Institute of Architects
Member, Boston Society of Architects
Member, South Shore & N. A Board, Quincy Branch

DOUGLAS A. BERG, SENIOR PROJECT MANAGER

Douglas A. Berg is a project manager for major projects, responsible for design, development, and execution of construction documents. He also directs and manages computer aided, for the office. Doug has been with the firm since 1995.

Doug participates in all major projects within the firm.

Education
New England College, Bachelor of Arts
Boston Architectural Center

Affiliations
R.C.A. of America

MARK LAHAM, RA, ARCHITECT

Mark Laham is project manager for various projects, responsible for design, development and execution of construction documents.

Education
Roger Williams University
Boston Architectural Center, Bachelor of Architecture

LEEANNE DELORY, PROJECT MANAGER

Leeanne DeLory is a project manager for various projects, responsible for design, development, and execution of construction documents.

Education
Wentworth Institute of Technology, Bachelor of Science, Management and Design

Affiliations
Member IFMA, International Facilities Management Association

GIANLUCA CORSETTI, ARCHITECT INTERN

Gianluca Corsetti participates in various projects, responsible for design, development and execution of construction documents.

Education
University of Rome, La Sapienza, Laurea in Architettura

CHAD ROGERS, ARCHITECT INTERN

Chad Rogers participates in various projects, responsible for design, development, and execution of construction documents.

Education
Pennsylvania State University, Bachelor of Architecture

JEFF ASHBURN, STUDENT INTERN

Jeff Ashburn assists in various projects, supporting design, development and construction documents efforts in the office and is a student in an Architectural Work/Study program.

Education
Student, Wentworth Institute of Technology, Architecture Program

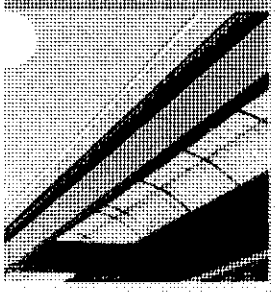
DENISE FEDERICO, OFFICE MANAGER

Denise B. Federico is responsible for administration support and manages everyday office functions. Her responsibilities include bookkeeping, purchasing, and management of the office and create and 401k retirement programs.

Denise has been with the firm since 1968.

Education
Copley Business School

Affiliations
Certified Notary Public



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OUR SERVICES

Sheskey Architects is a full service Architectural and Interior Design firm providing fully coordinated design and construction services. Working with consultants appropriate to the tasks presented, we address the needs of our clients through a comprehensive understanding of the issues involved in each project.

Our design process is arranged to suit the particular [illegible] and individual needs of the project at hand and will vary from client to client. Not all clients have the same design services. The most important part of our process is to fully understand our clients needs and to tailor our services accordingly.

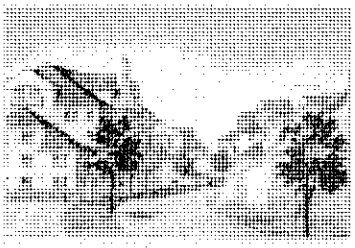
Design construction, we work with the builder and/or construction manager in a cooperative style, recognizing that the best interests of our clients are needed when all parties remain focused on the primary goal of completion of project on time and on budget.

Following are some of the services we offer:

PRE-DESIGN SERVICES

- site analysis
- site feasibility
- project permitting strategies and implementation
- goal definition
- program requirements definition
- existing facility evaluation and performance potential studies
- conceptual cost estimating

CONCEPTUAL DESIGN



- site and master planning
- building program analysis and testing
- design studies and alternative approaches
- identity definition
- project proforma data

The following is a list of Multi-Family Projects designed by Sheskey Architects:

Congress Group Ventures, Mr. Dean Stratouly
- Highpoint, Quincy, MA
  1080 units in ten hi-rise buildings, under Construction

Abbott Investments, LLC, Mr. James McAuliffe
- Munroe Place, Quincy, MA
  111 units in eight story building with retail and underground parking, under Construction
- Residences at Wellington Place, Medford, MA with Abbott Investments, LLC
  225 units in five buildings, in Schematic Design and Permitting
- Franklin, MA with Abbott Investments, LLC
  300 units in 12 buildings, in Schematic Design

Lincoln Property Company, Mr. Jarl Bliss
- Reserve I, Marina Bay, Quincy, MA
  136 units in six story building with above ground parking garage, just completed
- Reserve II, Marina Bay, Quincy, MA
  108 units in six story building, Construction Underway
- Presidents Place, Quincy, MA
  200 units in ten story building over two levels of parking, in Schematic Design and Permitting

Conroy Development, Mr. Terrence Conroy
- Two Hancock Street, Quincy, MA
  280 units in ten story building over two levels of parking, Zoning Approval Secured

Dickinson Development Corp., Mr. Mark Dickinson
- North Quincy MBTA, Quincy, MA
  183 units in two 10-story buildings over parking, in Schematic Design

Edward A. Fish Associates, LLC, Mr. Edward Fish or Mr. Daniel Hart
- Squantum Gardens with Senior Care, Quincy, MA
  223 units in three buildings, in Design Development

Joseph R. Mullins Company, Mr. Joseph Mullins
- Union Street, Holbrook, MA
  315 units in five buildings, in Schematic Design

The Welch Company, Mr. Stephen Warner
- Scituate Harbor Condominiums, Scituate, MA
  24 units with retail in two buildings, under Construction

National Development, Mr. John J. O'Neil
- Plantation Heights, Worcester, MA
  330 units in three buildings, Construction Mobilized

INTRODUCTION TO HALEY & ALDRICH, INC.
HISTORY OF CLIENT SERVICE

Haley & Aldrich has over 45 years of experience in providing professional services in the areas of underground engineering and environmental consulting. Although the firm's early practice was concentrated in underground engineering, nearly half of the firm's project assignments since the mid-1980's have involved environmental consulting. We have participated in more than 18,000 projects nationally and internationally and have 16 offices located in Arizona, California (3), Connecticut, Kansas, Maine, Massachusetts, Michigan, New Hampshire, New Jersey, New York, Ohio (2), Rhode Island, and Washington, D.C.

CORPORATE ORGANIZATION

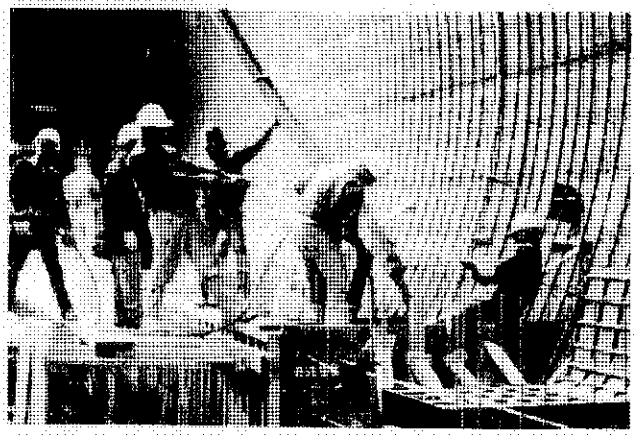
Haley & Aldrich's staff encompass a wide range of disciplines, offering our clients a broad spectrum of underground engineering and environmental services. We are organized with one goal in mind: provide creative solutions for our clients' success. Our offices and service groups share resources across the firm as necessary to meet client needs. Every project manager has access to the resources of the corporation, enabling us to respond to client needs throughout the United States in a seamless fashion. The following chart illustrates the states we have worked in, with current project locations indicated by a star:

GEOGRAPHIC DISTRIBUTION OF PROJECTS (U.S)			
Alabama*	Indiana*	Nevada*	Tennessee
Alaska	Iowa	New Hampshire*	Texas*
Arkansas*	Kansas*	New Jersey*	Utah
Arizona*	Kentucky*	New Mexico*	Vermont*
California*	Louisiana*	New York*	Virginia*
Colorado*	Maine*	North Carolina*	Washington*
Connecticut*	Maryland*	North Dakota*	West Virginia*
Delaware*	Massachusetts*	Ohio*	Wisconsin*
Distr.of Columbia*	Michigan*	Oklahoma	Wyoming*
Florida*	Minnesota*	Oregon	Haley & Aldrich has provided services on projects in all 50 states and Washington, DC; currently working in 40 states (*)
Georgia*	Mississippi	Pennsylvania*	
Hawaii	Missouri*	Rhode Island*	
Illinois*	Montana	South Carolina*	
Idaho	Nebraska*	South Dakota	

SERVICES

Underground Engineering Services

- Site characterization
- Foundation engineering
- Tunnel engineering
- Construction management
- Ground improvement
- Environmental issues resolution
- Geosynthetics engineering
- Seismic design and earthquake evaluations
- Waste containment
- Soil and rock stabilization
- Blasting and vibration control
- Underpinning
- Excavation support systems
- Trenchless technology
- Dam engineering
- Forensic engineering
- Laboratory rock and soil testing
- Instrumentation
- Construction and post-construction monitoring
- Claims consultation



© Luis Marin, Central artery/Tunnel project

Environmental Services

- Site characterization
- Remedial investigations and feasibility studies
- Remedial design and construction
- Environmental, health & safety management
- Remedial life-cycle assessment
- Environmental site assessments
- Due diligence
- Risk assessment
- Landfill closure, remediation and redevelopment
- Groundwater containment
- Remedial efficiency auditing
- Expert witness and litigation support
- "Brownfields" contaminated site development
- ISO14000 conformity consultations
- Procedure development and training

© Christopher Barnes

NATIONAL OFFICES

BOSTON, MASSACHUSETTS
465 Medford Street
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Boston, MA 02129-1400
Tel: 617.886.7400
Fax: 617.886.7600

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5755 Granger Road
Suite 320
Cleveland, OH 44131-1463
Tel: 216.739.0555
Fax: 216.739.0560

DAYTON, OHIO
Omni Office Centre
9039 Springboro Pike
Miamisburg, OH 45342-4418
Tel: 937.384.9940
Fax: 937.384.9946

DETROIT, MICHIGAN
Haley & Aldrich of Michigan, Inc.
44808 Helm Street
Plymouth, MI 48170-6026
Tel: 734.454.1100
Fax: 734.454.1233

HARTFORD, CONNECTICUT
800 Connecticut Blvd.
Suite 100
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Tel: 860.282.9400
Fax: 860.282.9500

KANSAS CITY, KANSAS
8700 Monrovia
Suite 310-AD
Lenexa, KS 66215-3500
Tel: 913.599.5802
Fax: 913.599.5822

LOS ANGELES, CALIFORNIA
500 South Kraemer Blvd.
Suite 370
Brea, CA 92821-6723
Tel: 714.985.3434
Fax: 714.985.3433

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Tel: 973.263.3900
Fax: 973.263.2580

PORTLAND, MAINE
500 SouthBorough Drive
Suite 10
South Portland, ME 04106-6935
Tel: 207.772.5439
Fax: 207.871.5999

PROVIDENCE, RHODE ISLAND
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Providence, RI 02903-4755
Tel: 401.454.0048
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Haley & Aldrich of New York
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Suite 220
San Diego, CA 92108-5860
Tel: 619.280.9210
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Suite 201
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Tel: 805.899.9224
Fax: 805.899.8365

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326 South Wilmot Road
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Tucson, AZ 85711-4060
Tel: 520.326.1898
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7921 Jones Branch Drive
Suite 550
McLean, VA 22102-3306
Tel: 703.356.8490
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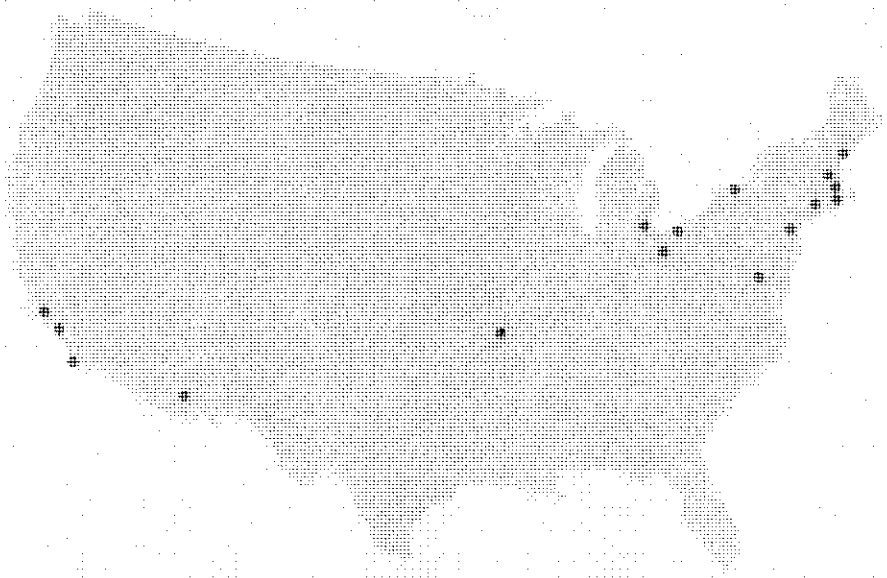


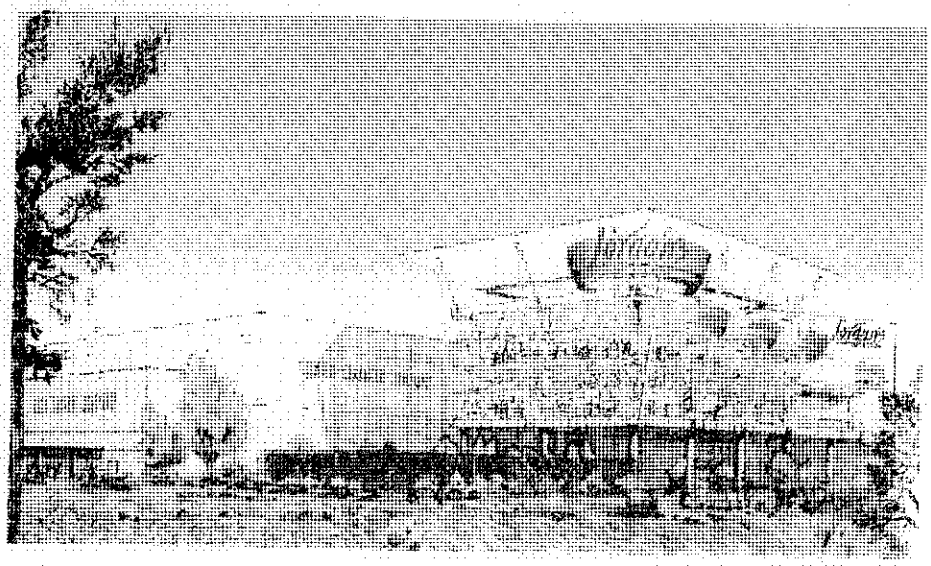
Walker's Brook Crossing, Former Reading Landfill
Reading, Massachusetts

Owner

Town of Reading

Project Features

- Closure and redevelopment of landfill into retail complex
- Landfill capping and closure design
- Landfill and differential settlement analyses
- Mechanically-Stabilized-Fill retaining walls
- Methane gas protection systems

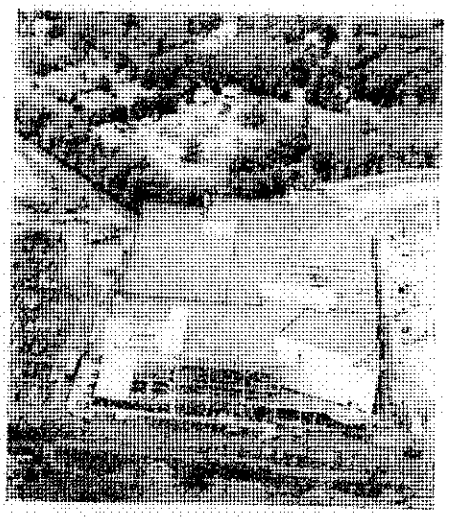


Walker's Brook Crossing, located on the former Reading, MA municipal landfill, is the most complex and significant landfill redevelopment project in New England, and one of the most significant landfill projects in the United States. Along with the developer, Dickinson Development Corp., Haley & Aldrich has been a key force in making this project a reality.

Haley & Aldrich faced significant geotechnical design challenges using cost-effective, innovative solutions to assist its client, a developer of a retail complex on a former solid waste landfill, in achieving the site program goal. The resulting design integrated the landfill reuse and closure while protecting public health, safety, welfare, and the environment.

The Town of Reading, MA selected Dickinson Development Corp. to transform the 30-acre former Town Landfill into a retail and office complex. The property was used for disposal of municipal solid waste from ca. 1930 until 1984. Within a year of waste disposal cessation, Haley & Aldrich began early redevelopment feasibility evaluations, hydrogeologic investigations, landfill assessments, and geotechnical aspects preliminary design as part of an earlier landfill reuse plan.

Dickinson selected Haley & Aldrich to plan, design, and permit the landfill reuse under the new development plan which included capping and closure of the landfill, and development of a 150,000 sq ft retail building housing The Home Depot on a lower level and Jordan's Furniture on an upper level. Access to both stores takes advantage of a grade change between the southern, lower level portion and northern upper portion of the site. Retaining walls are utilized for major grade separations. Phase I of the site redevelopment also includes construction of a restaurant, as well as other site infrastructure such as utilities and storm water management systems.



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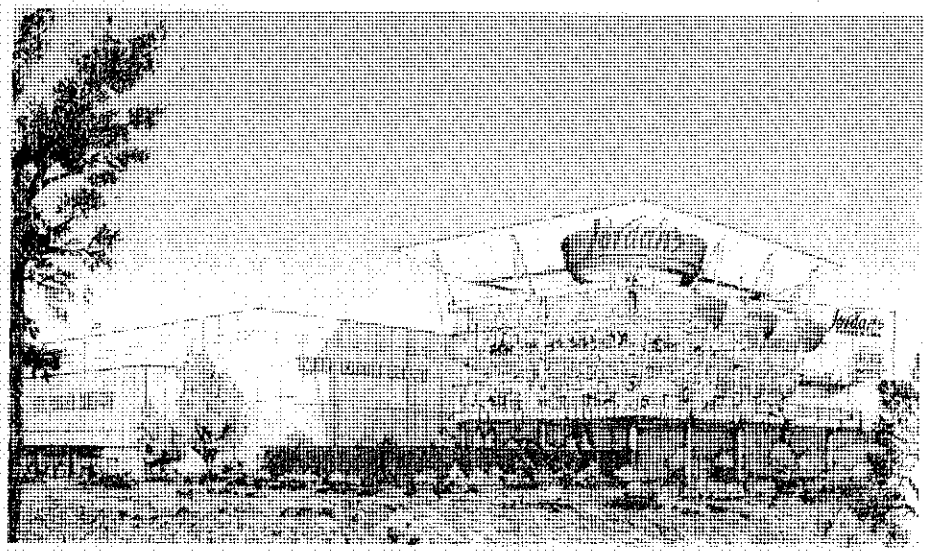

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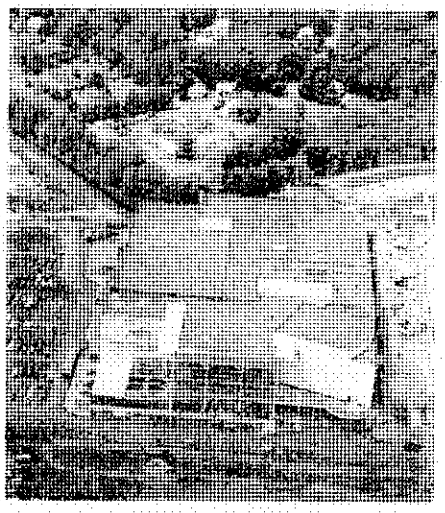

STEVEN R. KRAEMER, P.E.
Senior Vice President

Summary of Qualifications

In his 28 years of experience with Haley & Aldrich, Mr. Kraemer has been principal-in-charge and project manager on a broad range of constructed projects including low and high-rise buildings, major transportation facilities, landfill redevelopments, athletic facilities, industrial and commercial structures, bridges, liquid storage tanks, industrial parks, shopping centers, sewage treatment and conveyance facilities, water supply systems, pipelines and other developments. Other project experience includes deep instrumented excavations in sensitive clay and varved clay, tunnels, embankments over soft ground, excavation support systems and hydrogeologic investigations, and management of significant multidisciplinary projects involving geotechnical and environmental services.

Mr. Kraemer has extensive foundation engineering experience on hundreds of building projects including major urban buildings involving deep excavations such as 500 Boylston Street, 222 Berkeley Street, Millennium Place, 10 St. James Avenue, Trinity Place, Parcel P2 at Park Square and One Financial Center in Boston; 770-790 Memorial Drive, Lotus Development, Polaroid, Genetics Institute, 300 Third Street and the J.F. Kennedy School of Government in Cambridge; Fleet Center in Providence, RI; and the Centrum in Worcester, MA.

His experience includes large suburban site developments such as the Massachusetts Biotechnology Research Park in Worcester, Forge Park in Franklin, Westborough Business Park, NEC Information Systems and Cisco Systems in Boxborough, Highpoint in Quincy, Sun Microsystems and Oracle in Burlington, and Fidelity Corporate Park in Smithfield, RI. He has participated in several waterfront developments including Pier 4, World Trade Center and Battery Wharf in Boston.

Mr. Kraemer has been responsible for multi-disciplinary designs for major redevelopment projects on municipal landfills involving specialty foundations, ground improvement, lightweight fills, large-scale mechanically stabilized earth structures, landfill gas control and settlement mitigation.

Mr. Kraemer has provided consultation on legal cases involving contractor claims and differing site conditions. He has given testimony to numerous municipal boards and agencies in connection with proposed developments. Mr. Kraemer has served as an expert witness in civil and legislative hearings on geotechnical and hydrogeological aspects of projects including a major regional shopping mall in New York.

He is currently the Service Delivery Leader for the firm's Real Estate Business Unit, and has served as a member of the Haley & Aldrich Board of Directors and its Corporate Operations

Committee. He has held the position of Corporate Quality Officer and managed the firm's Computer Services Group.

Mr. Kraemer currently serves as a member of the Commonwealth of Massachusetts Board of Codes and Regulations Geotechnical Advisory Committee. He is also a member of the University of Massachusetts, Amherst, Department of Civil and Environmental Engineering Advisory Counsel.

Relevant Project Experience

Reading Landfill Closure and Redevelopment, Reading, Massachusetts. Mr. Kraemer has been involved with planning and engineering for redevelopment of the Reading Landfill for multiple clients since 1998. As Haley & Aldrich's Officer-in-charge for the Corrective Action Design for the landfill closure and redevelopment by Dickinson Development Corp, he has had overall responsibility for the Landfill Closure and Reuse permitting as well as the design and construction of significant and complex geotechnical structures built above, within, and of, municipal solid waste. To achieve the project's financial, schedule, regulatory and constructability objectives, the design integrated numerous state-of-practice and innovative techniques.

Taft Elementary School, Uxbridge, MA. Underground engineering services were provided to arrest ongoing settlements within the addition of the wing section to the original school building which was constructed in 1960. Services included explorations, design criteria and recommendations; and construction monitoring of approximately 180 grout columns installed by the jet-grouting technique over an approximately 6,000 sq. ft. footprint.

500 Boylston Street, and 222 Berkeley Street, Boston, MA. Projects involved two high-rise office buildings with multi-level underground parking garage constructed adjacent to historic Trinity Church in the Back Bay area of the City.

Lahey Clinic, Burlington, MA. Project involved the construction of a major multi-story medical facility and parking garage.

Rhode Island Hospital, Providence, RI. Geotechnical design and construction of three medical complex facilities.

One Financial Center, Boston, MA. Project involved a 46-story office building with multi-level underground parking garage constructed adjacent to historic South Station.

STEVEN R. KRAEMER, P.E.

John F. Kennedy School of Government, and Belfer Center, Harvard University, Cambridge, MA. Projects involved construction of multi-story buildings in environmentally-sensitive Harvard Square.

Lotus Development Building and Parking Garage, Cambridge, MA. Project involved the construction of a six-story parking garage and a six-story office building.

Metropolitan Technology Park, Andover, MA. Geotechnical design and construction of five-building office and R&D facility.

Massachusetts Biotechnology Research Park, Worcester, MA. Geotechnical design and construction of multi-phase development involving multiple buildings and infrastructure.

Massachusetts Correctional Facilities, Westfield and Shirley, MA. Geotechnical design of multi-building correctional facilities including wastewater conveyance and treatment structures.

Education

Purdue University, M.S. Civil Engineering, 1976, Highest Honors
Purdue University, B.S. Civil Engineering, 1975, Highest Honors

Professional Registration

1980/Professional Engineer: Massachusetts (Reg. No. 30165)

Professional Societies

American Society of Civil Engineers,
Boston Society of Civil Engineers Section, ASCE
International Society of Soil Mechanics and Foundation Engineering
Design and Construction Quality Institute
Boston Society of Civil Engineers Section, ASCE
    Past Chairman, Computer Group Executive Committee
    History and Heritage Committee

Honorary Societies and Awards

Phi Kappa Phi
Purdue University Graduate Fellowship 1975
Outstanding Civil Engineering Alumni Achievement Award, Purdue University, 1997

HALEY & ALDRICH

STEVEN R. KRAEMER, P.E.

Invited Lecturer or Speaker

Transportation Research Board, January 1984
Assoc. of Engineering Geologists, October 1984
Boston Society of Civil Engineers Section, ASCE, March 1985; December 1986; March 1987; January 2004
Massachusetts Institute of Technology; May 1990, November 1992
Tufts University, April 1993, April 1994, April 1996, April 1998
Purdue University, February 1997
ASCE National Convention, Boston, October 1998
NNEC ERAPPA, October 2002
Harvard University, March 2003
Geopier Design Conference, October 2003

Publications and Papers

"Marine Foundation Engineering: A Review of the State of the Art", Purdue University, 1975.

"Linear Head Seepage Finite Element: Development and Examples of Use", Purdue University, 1976.

"Computer-Aided Processing of Instrumentation Data: A Case History", Bulletin of the Association of Engineering Geologists, Volume XXIII, Number 3, August 1986, pp. 243-248.

"Prefabricated Vertical Drains, Vol. I, II and III", with J. J. Rixner and A. D. Smith, Federal Highway Administration, DTFH 61-83-C-00101, 1986.

"Geocomposite Drains, Vol. I and II", with A. D. Smith, Federal Highway Administration, DTFH 61-83-C-00101, 1986.

"Creep Behavior of Geocomposites", with A. D. Smith, Geosynthetics '87, New Orleans, Louisiana, 1987.

"Spread Footings for Highway Bridges", with D. G. Gifford, J. R. Wheeler and A. F. McKown, Federal Highway Administration, DTFH 61-82-C 00075, 1987.

"Geotechnical Instrumentation for Deep Excavations in Boston", with C.M. Erikson and E. G. Johnson, Federal BSCES Civil Engineering Practice, 1992.

STEVEN R. KRAEMER, P.E.

"Testing of Anchor Piles for Hydrostatic Uplift Resistance of Boat Structures", with W. A. Davidson, Pennsylvania DOT, September 1994.

"Summary of Pile Adhesion and Creep Data From Central Artery/Tunnel Project Test Programs", with F. D. Leathers et al, Deep Foundations Institute, Proceedings of 19th Annual Conference, October 1994.

"Pore Water Pressure Measurements on Friction Piles In Clay", with William A. Davidson, Geotechnical News, International Society of Soil Mechanics and Foundation Engineering, December 1995.

"Seismic Design of the Central Artery Bridges across Charles River in Boston: Geotechnical/ Subsurface Aspects", with C. Soydemir, T. Zoli, K. LaPlante, W. Davidson, R. McCabe, Proceedings of the National Seismic Conference on Bridges and Highways, FHWA and Caltrans, Sacramento, CA, July 1997.

"Geotechnical-Earthquake Engineering Design of Charles River Bridges in Boston", with C. Soydemir, W. A. Davidson and K.E. LaPlante, Proceedings of the Specialty Conference on Geotechnical Earthquake Engineering and Soil Dynamics", Seattle, WA, August 1998.

"Engineering Properties of Boston Blue Clay From Special Testing Program", with C. C. Ladd, G. A. Young, and D. M. Burke, Proceedings of Special Report on Testing for Central Artery/Tunnel Project, ASCE, October 1998.

"Over The River and Through The Earth", with S. R. Bamford and C. S. Soydemir, The Military Engineer, July, 1999.