



NOANNET

Request for Proposal

Redevelopment of Hadley School

Town of Swampscott, MA

December 21, 2023



Natalie Swanstrom
Designated Purchasing Agent/
Business Manager
Town of Swampscott
22 Monument Avenue
Swampscott, MA 01907

December 21, 2023

RE: Hadley School Redevelopment Proposal

Dear Ms. Swanstrom,

The Noannet Group and CambridgeSeven architects are pleased to present their vision for the redevelopment of The Hadley School in Swampscott, Massachusetts. Noannet and CambridgeSeven propose to redevelop the school and surrounding property into a boutique hotel featuring multiple food and beverage venues, a ballroom, meeting and function space, and a spa with fitness and wellness facilities.

The Noannet Group is a small, Boston-based development firm founded in 2011. Since its founding, Noannet has completed a variety of redevelopments, all in town center locations. Following its mantra “creating architecturally distinctive buildings that enhance their communities,” Noannet eschews “cookie cutter” development projects, and instead pairs with award-winning architects and interior designers to craft unique and beautiful buildings, inside and out. While a relatively recent entrant to the hotel development world (having started with a focus on mixed-use and residential projects), Noannet has developed and opened two high-profile local hotels over the past 18 months: Raffles Boston, the highest-end hotel ever built in Greater Boston, and Cambria Somerville (designed by CambridgeSeven), ranked after its first year of operations by Yelp voters as the #2 hotel in the United States.

CambridgeSeven has been providing award-winning, creative and sensitive hospitality design that engages the public for 60 years. We have a successful and ongoing relationship with many of our previous clients, continuing to design new and renovated hotel spaces to meet the ever-changing needs of guests. We have designed new and renovated buildings for The Charles Hotel, The Liberty Hotel—an award-winning adaptive reuse, the Ames Hotel, another historic adaptive reuse, the Hanover Inn at Dartmouth College, the Four Seasons One Dalton Boston, the Four Seasons NOLA, the Williams Inn at Williams College, the Hilton Garden Inn Brookline Boston and Revere Hotel, among others. As mentioned above, one of our most recent hotel projects was the successful collaborative Cambria Somerville project with Noannet. Brands for which we have designed hotels include Four Seasons, Hilton, Marriott, Sheraton and Choice Hotels. CambridgeSeven, an AIA Firm of the Year, has a diverse portfolio beyond hospitality and the projects, whether academic, museum or hospitality, share a level of design excellence and creativity that has been the firm’s signature since its first project.

Noannet and CambridgeSeven are partnering with a team of experienced professionals to help bring their vision to life, including:

- **Consigli** – construction management. Consigli is a fourth-generation company founded in 1905 that has grown to one of the largest employee-owned construction managers in the Northeast and mid-Atlantic. Consigli has extensive expertise in both landmark restoration and hospitality development and built Cambria Somerville for Noannet and CambridgeSeven.
- **Linchris** – hotel management and operations. Linchris is a 38-year-old innovative hotel management company that provides a unique blend of hospitality service and quality that is a direct result of valuing people first. Owners, managers, associates, customers and communities – people’s needs drive Linchris’

management style. Also family owned and operated, Linchris' portfolio of over two dozen hospitality properties includes multiple vacation traveler-oriented hotels across coastal New England.

- **Halvorson Design Partnership** – landscape architecture. Halvorson, now a Tighe & Bond Studio, is a Boston-based firm that was founded in 1980. A long-time collaborator with CambridgeSeven on hospitality projects, Halvorson counts many relevant projects in their portfolio, including waterfront and hotel development.
- **Nitsch Engineering** – civil engineering. Founded by Judy Nitsch in 1989, Nitsch has worked on a wide variety of infrastructure and site development projects, including multiple projects by both Noannet and CambridgeSeven. Nitsch's mantra is "building better communities", which it does by working to improve safety and increase sustainability and resilience on every project.
- **Odeh Engineers** – structural engineering. Founded in 1978, Odeh is a family-owned firm that has worked with both CambridgeSeven and Noannet. Odeh is experienced in preservation and adaptive reuse projects, as well as innovative solutions for ground-up buildings, and is a small enough firm to provide strong hands-on focus and attention to detail, but is large enough to address complicated structural issues.
- **Rist-Frost-Shumway (RFS) Engineering** – mechanical, electrical, plumbing and fire protection engineering. RFS was founded in New Hampshire in 1972, later expanding to offices in Boston and Main. RFS has been a "go-to" engineering firm for CambridgeSeven and Noannet, for their expertise in ground-up and adaptive reuse projects as well as their extensive LEED engineering focus. RFS was the MEPFP engineer for Cambria Somerville for Noannet and CambridgeSeven.

Jordan D. Warshaw, President of the Noannet Group, is authorized to execute documents on behalf of the Respondent team. All correspondence should be addressed to Katherine Ehler, Project Manager at the Noannet Group, at kehler@noannet.com.

On behalf of The Noannet Group, CambridgeSeven and our entire development team, we look forward to sharing our exciting vision for the redevelopment of the Hadley School site with the Town of Swampscott.

Sincerely,

The Noannet Group LLC



Jordan D. Warshaw
Manager

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- C Preliminary Development Budget and Comparable Budgets

2 Vision for Hadley School Redevelopment

Overview

Our team has studied the Hadley School building and grounds and has begun to explore how it could be transformed from an existing school building into a desirable and highly sought-after hospitality venue. The exciting location, with King's Beach and the ocean across the street and Linscott Park directly adjacent, offers exceptional views from many of the upper-floor existing classrooms and roof. These are all desirable qualities for a hotel building and its site, offering seaside vistas set in a beautiful New England coastal town. We envision a distinctive and welcoming hotel laden with amenities that is a destination draw for our guests. Visitors will come to explore Swampscott, relax by the ocean, enjoy fine dining in our restaurants, and use the hotel facilities for parties, weddings, and social gatherings.

We have looked at several possibilities for how the Hadley School could be re-imagined. Included in this proposal are two such ideas for the town's consideration as we dream big dreams about the opportunities that this project offers.

Both options, while having some material design differences as far as locations of program elements within the respective buildings, share a substantially similar program. Our vision is to make this hotel one that will attract guests and area residents beyond simply the peak summer season. As Noannet has done with its other recent hotels, we envision bringing in chefs and restaurateurs who will create food and beverage options that become favorite gathering places on a year-round basis for the local communities, as opposed to the traditionally mediocre "hotel restaurants." Our ballroom will be beautiful and will attract year-round events – one scheme overlooking the sea and the other Linscott Park. Both plans feature extensive spa and wellness facilities, with 12-month outdoor rooftop hot tub and pool, to delight families and couples for year-round "staycations". Both plans also feature retro-style game rooms and what will, without question, become the coziest bar on the North Shore.

Our two options are as follows:

Base Plan: Garden Option

The adjacency of the Hadley School to Linscott Park gives the new hotel two focal points – not just the ocean, but also a classic New England town green that is an urban planning centerpiece of the Town of Swampscott. The hotel would be designed to be surrounded by beautiful New England landscape that blends seamlessly with the park. This idea would envision Redington Street as the primary entry point for the hotel.

A vehicular drop-off on the property would connect guests to an addition northeast of the school, which will contain the new lobby at grade level. The new wing would contain guest rooms on upper floors while the ground floor, adjacent to the lobby, includes the ballroom component of the property. This event space would, in turn, open onto a new garden set within the grounds of the hotel. The garden itself overlooks the park, creating a beautiful vista across the park to The First Church and other buildings beyond. While the garden at the ballroom would be an outdoor terrace specifically for events, the remaining area around the property would be landscaped to create a lush arrival featuring new trees, flowering shrubs, garden paths, lawn areas and sustainable plantings as a setting befitting a fine hotel property.

The Garden hotel option would have guest rooms with high ceilings and many tall windows within the old school building and in the new northeast wing. This wing is offset from the existing school building to create a view for more rooms facing the sea. The roof of the Hadley School would feature a new structure that would contain a signature rooftop restaurant. With views of downtown Boston, the beach, and the Atlantic Ocean, this restaurant would offer a dining experience that hotel guests and town residents will want to experience over and over.

The diagrams that follow this description indicate how this pairing of new and old structures could be achieved.

Alternate Plan: Seaside Option

An inspiration that came to our team was how wonderful it would be for the town if the new hotel had direct connectivity to, and a welcoming presence on, Humphrey Street. As such, we reached out to the owner of the 140 Humphrey Street shops and are in discussions with the property owner to potentially work together and combine the two properties if our team is selected as the redeveloper of the school. We imagine a repurposed or new structure in that location that would be connected to the school and would provide ground-floor retail and restaurant opportunities facing the main town throughfare and with water views.

The attached sketches show, diagrammatically, how this interface of the two sites could work.

This scenario includes a dramatic ballroom for events and weddings on the second floor above Humphrey Street. Such a location would provide unparalleled views of the waterfront as well as a terrace overlooking the water, making it a highly desirable venue. The hotel's ceremonial front door would also face the street and be located directly across from the Town's proposed redevelopment of the Anthony's restaurant site. The hotel's primary restaurant would be located on Humphrey Street, slightly set back from the street to the south and west to allow for vibrant outdoor dining. The synergy of these two important projects could create the kind of pedestrian energy that can help infuse the town with vital economic activity.

Similar to the garden plan, the majority of the school building itself would be repurposed as hotel guest rooms. These rooms would have tall ceilings, in many cases large windows, and many would have beautiful views looking towards the sea and Linscott Park. A guest room addition is envisioned on the northeast end of the school building, replacing the current annex, to accommodate additional guest rooms. The rooftop of the existing school would be developed with a small new structure, staying at, or below, the proposed new zoning heights, to provide the hotel with signature guest suites with panoramic views. Over the top of the ballroom would be a second food and beverage venue: a "terrace bar" with a large terrace overlooking the ocean, as well as the spa, gym and rooftop pool.

The entire site area, including parking, is envisioned as beautifully landscaped grounds with trees, flowering shrubs, ground cover and sustainable plantings that convey a feeling of tranquility and welcome.

Functional Considerations

In both plans, the below-grade portions of the basement level would be used for back-of-house service spaces, mechanical and meeting rooms. Parking for both options would utilize the back playground area and would consist of approximately 52 parking spaces. We intend to make both our building and parking area “solar ready,” and to work with the town, our consultants and relevant agencies to minimize the environmental footprint of the redevelopment. A secondary entry into the hotel would face toward the parking for ease of access to the hotel.

Architectural Design Approach

It is the aspiration for both schemes that Hadley School becomes the hotel of choice for summer visitors, wedding, conference and function planners, and locals looking for a close-to-home “staycation” for its sensational setting. With beautiful grounds, attention to guest needs, exciting amenities, and historic restoration and adaptive reuse, this will be an exciting hotel. Combining clever design elements that merge the old with the new we expect to establish a fresh and exciting vocabulary of architecture for this important and vital project.

The architectural approach would be to restore the existing façade of the school and make its early twentieth century architecture the focal point of the development. All new building components are envisioned to be designed in a manner that is respectful of the school and Swampscott’s town center. Material selections would also be consistent with the local context and may include brick, wood, shutters, stone, and glass. The additions, while deferential to the school, would be more reflective of a contemporary approach, but one that feels appropriate in this town setting. We showcase some examples of recent CambridgeSeven work in the following pages of reference images, not as absolute imagery for the design, but rather as a pastiche of design elements that we see as fitting for this important locale and facility. We intend, if selected, to work closely with the town to explore different options for the exterior of the new hotel that the whole community will come to love as a new signature property for the Town of Swampscott.

Request for Proposal

Redevelopment of Hadley School

Town of Swampscott, MA

Base Plan - Garden Option

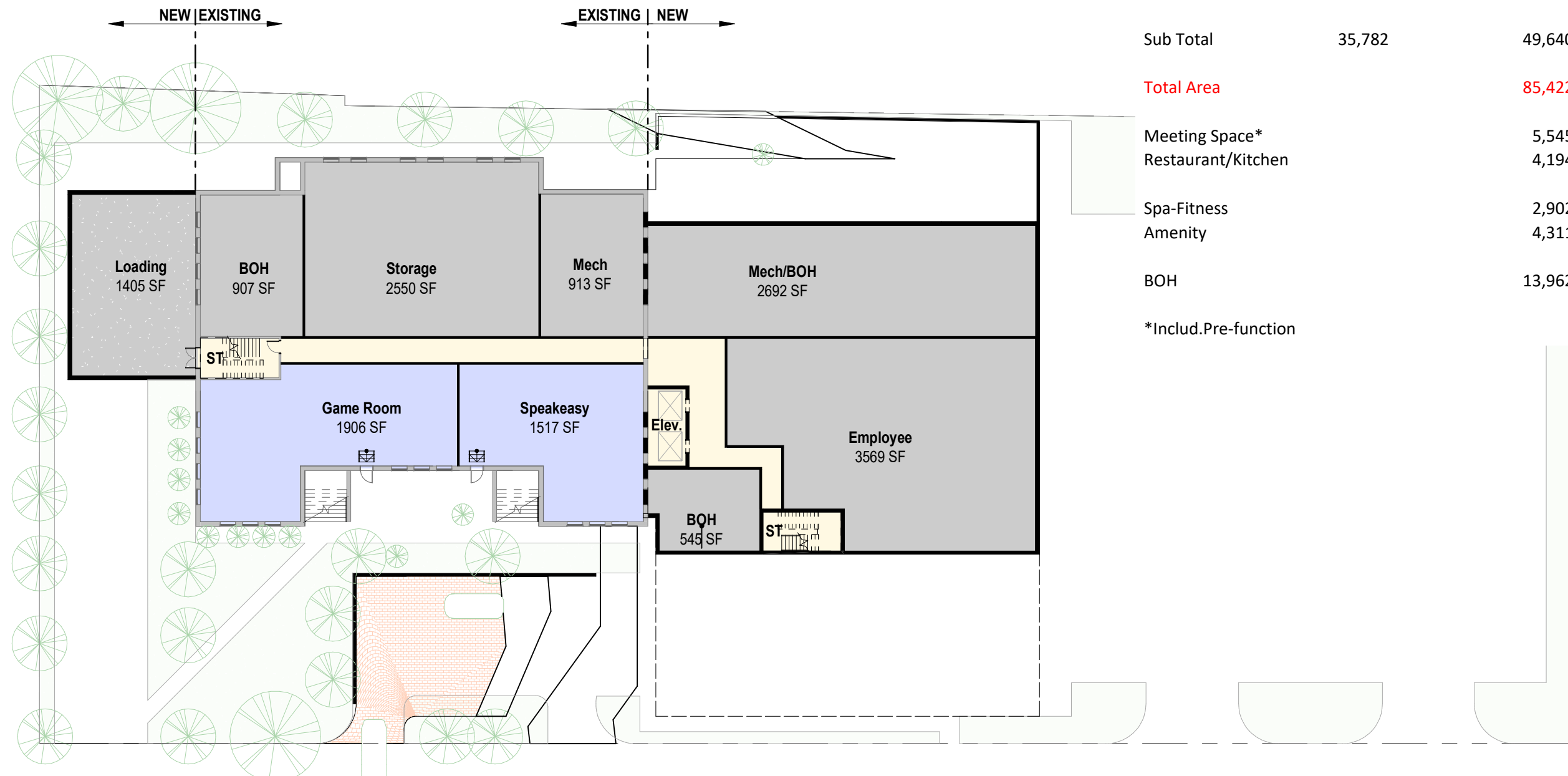
December 21, 2023

CambridgeSeven



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	Existing	New	Guestroom
Basement Level	9,252	8,399	
1st Level	9,252	11,330	
2nd Level	9,252	9,072	27
3rd Level	8,026	9,932	27
Roof Level		10,907	8
Sub Total	35,782	49,640	62

Total Area **85,422**

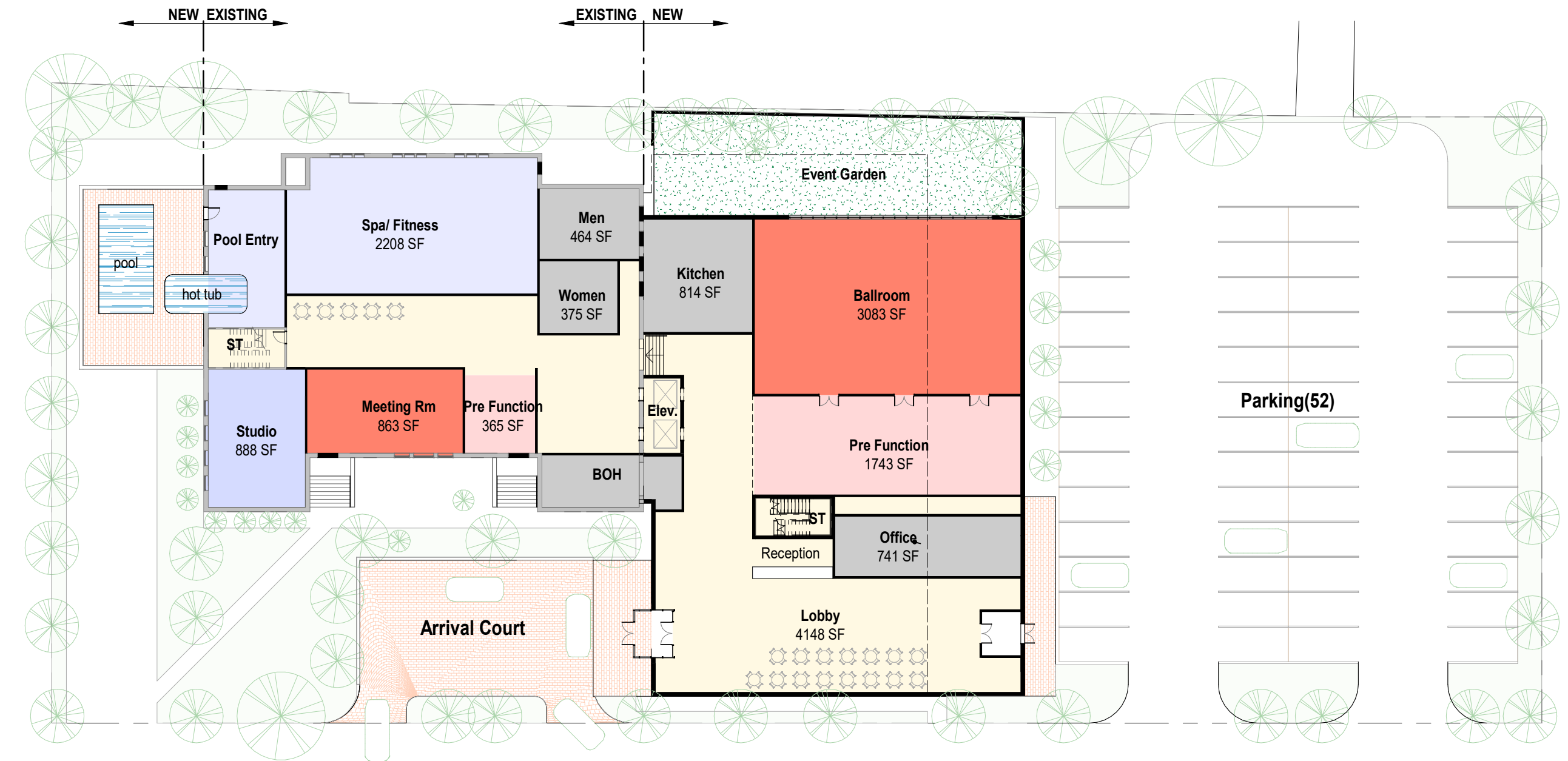
Meeting Space* 5,545
Restaurant/Kitchen 4,194

Spa-Fitness 2,902
Amenity 4,311

BOH 13,962

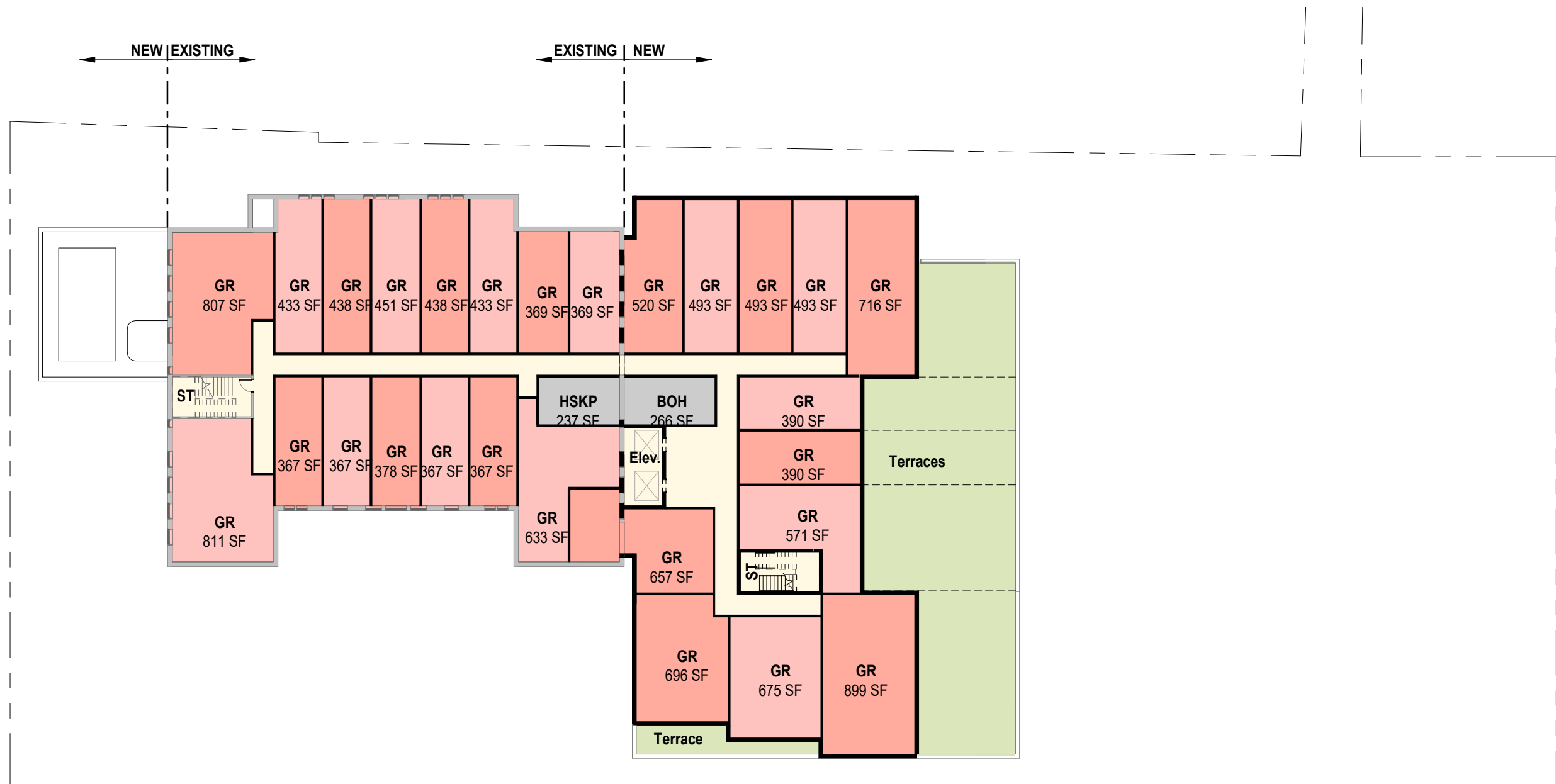
*Includ.Pre-function

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL



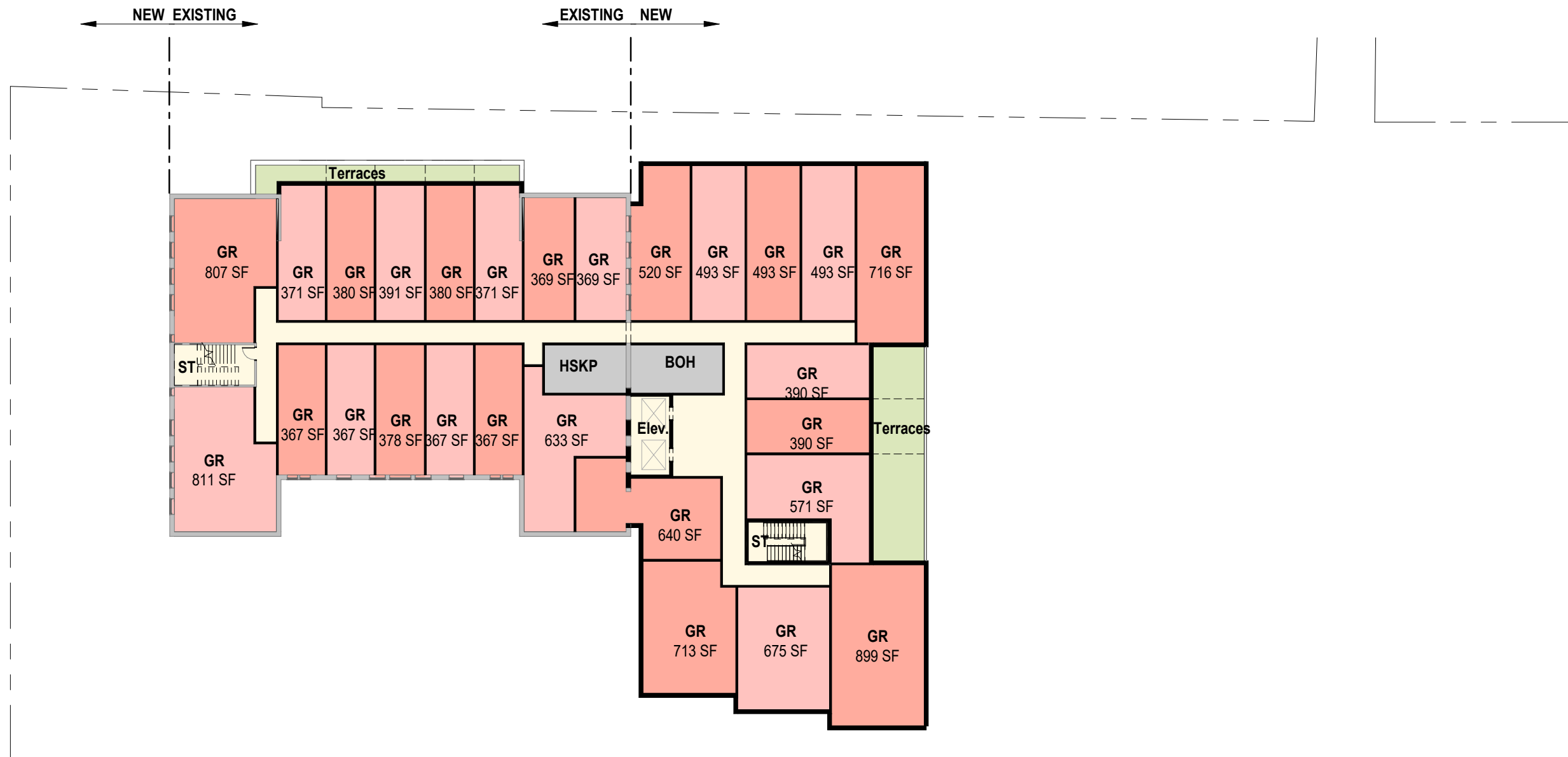
1 First Floor
1" = 30'-0"

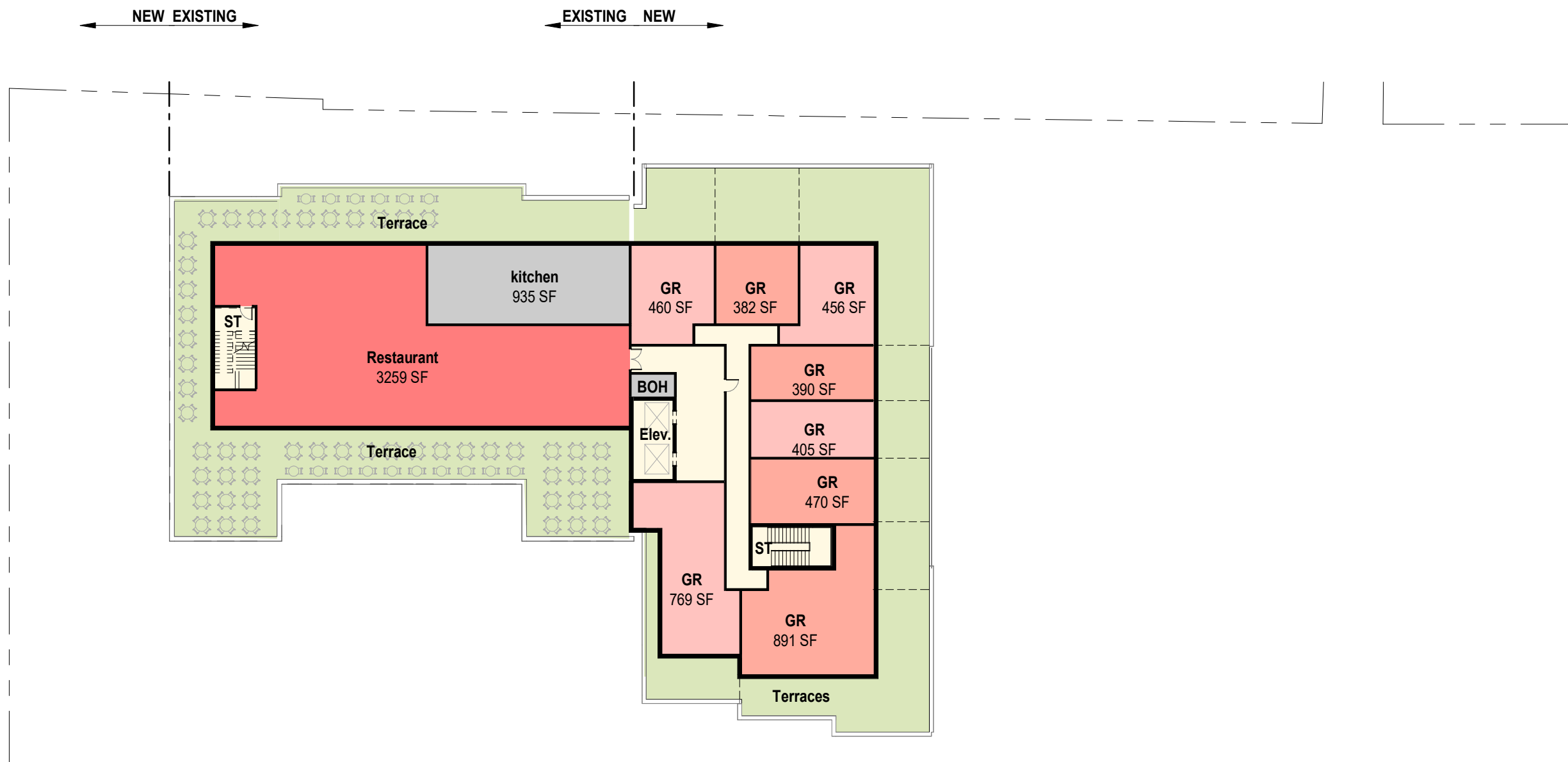
- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
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1 Second Floor
1" = 30'-0"

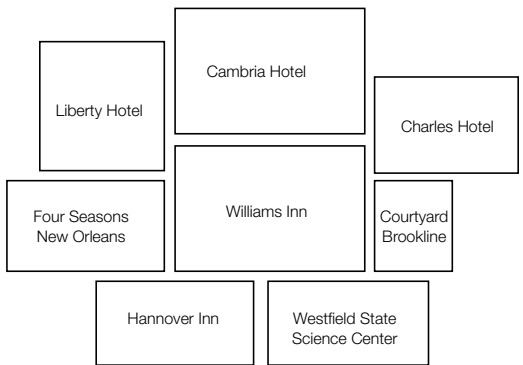
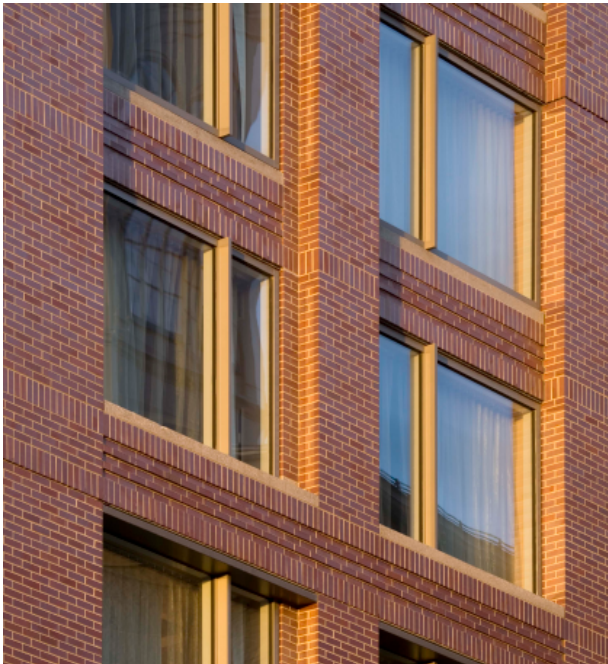
- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL





1 Fourth Floor
1" = 30'-0"

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL



Request for Proposal

Redevelopment of Hadley School

Town of Swampscott, MA

Alternate Plan - Seaside Option

December 21, 2023

CambridgeSeven



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1 Site Plan
1" = 40'-0"

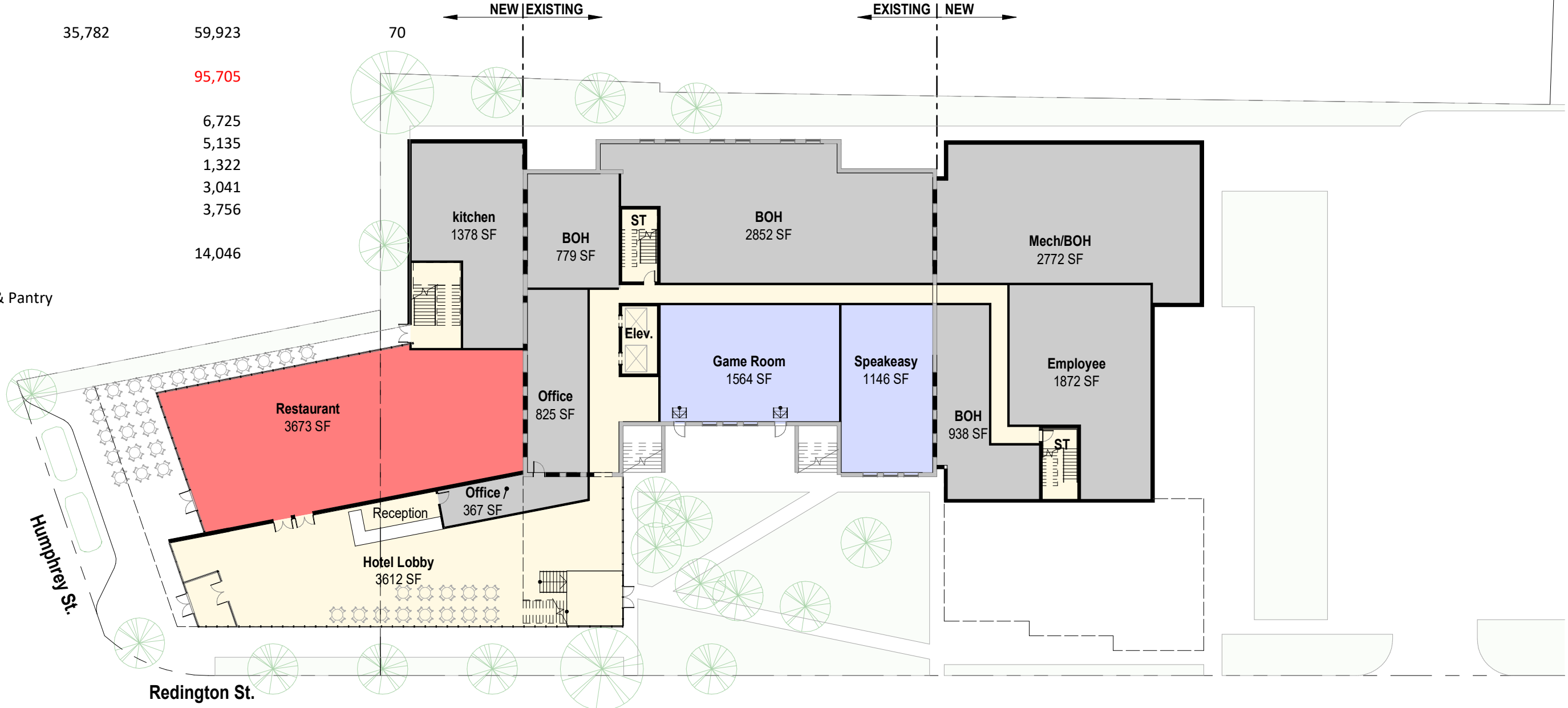


	Existing	New	Guestroom
Basement Level	9,252	17,281	
1st Level	9,252	18,742	23
2nd Level	9,252	9,072	16
3rd Level	8,026	9,932	26
Roof Level		4,896	5
Sub Total	35,782	59,923	70

Total Area 95,705

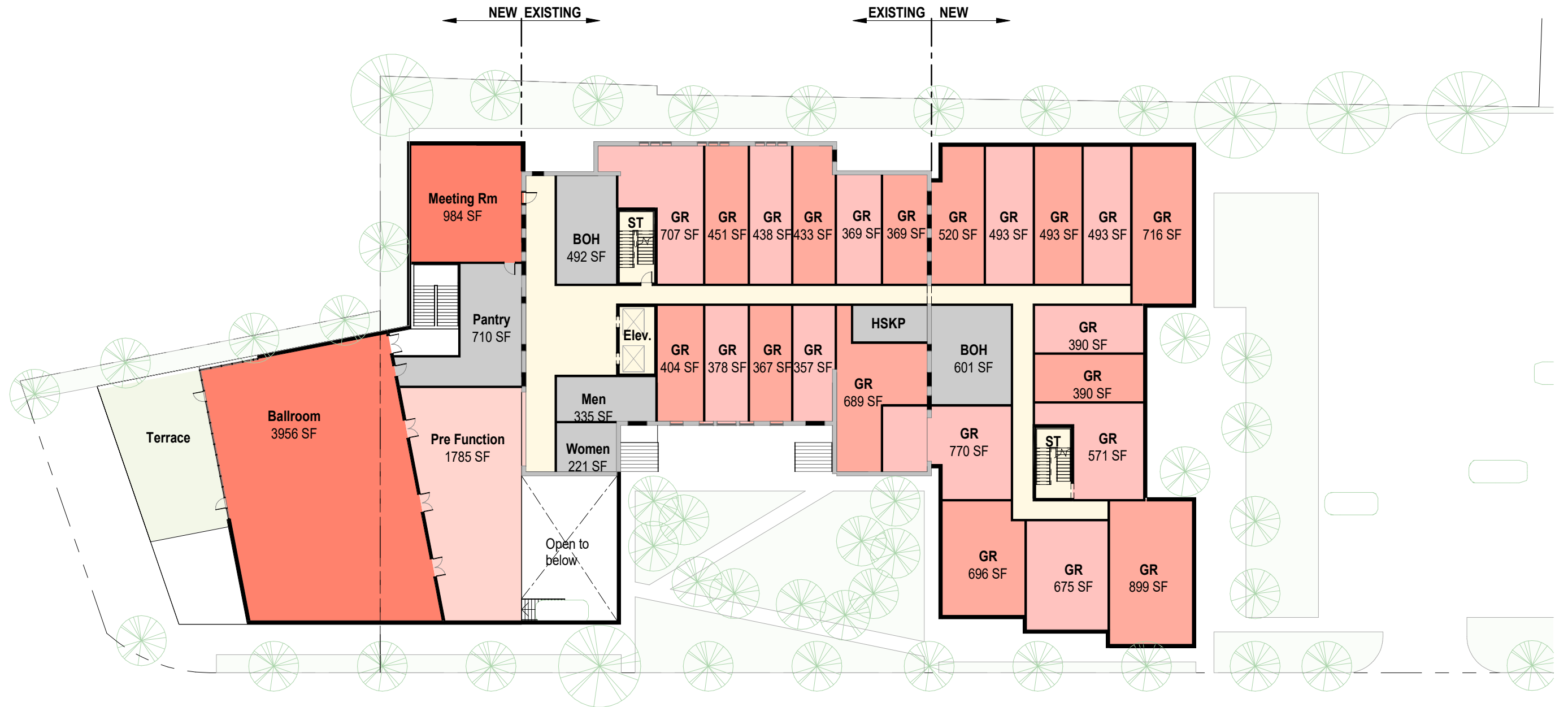
Meeting Space*	6,725
Restaurant/Kitchen	5,135
Terrace Bar	1,322
Spa-Fitness	3,041
Amenity	3,756
BOH	14,046

*Includ.Pre-function & Pantry



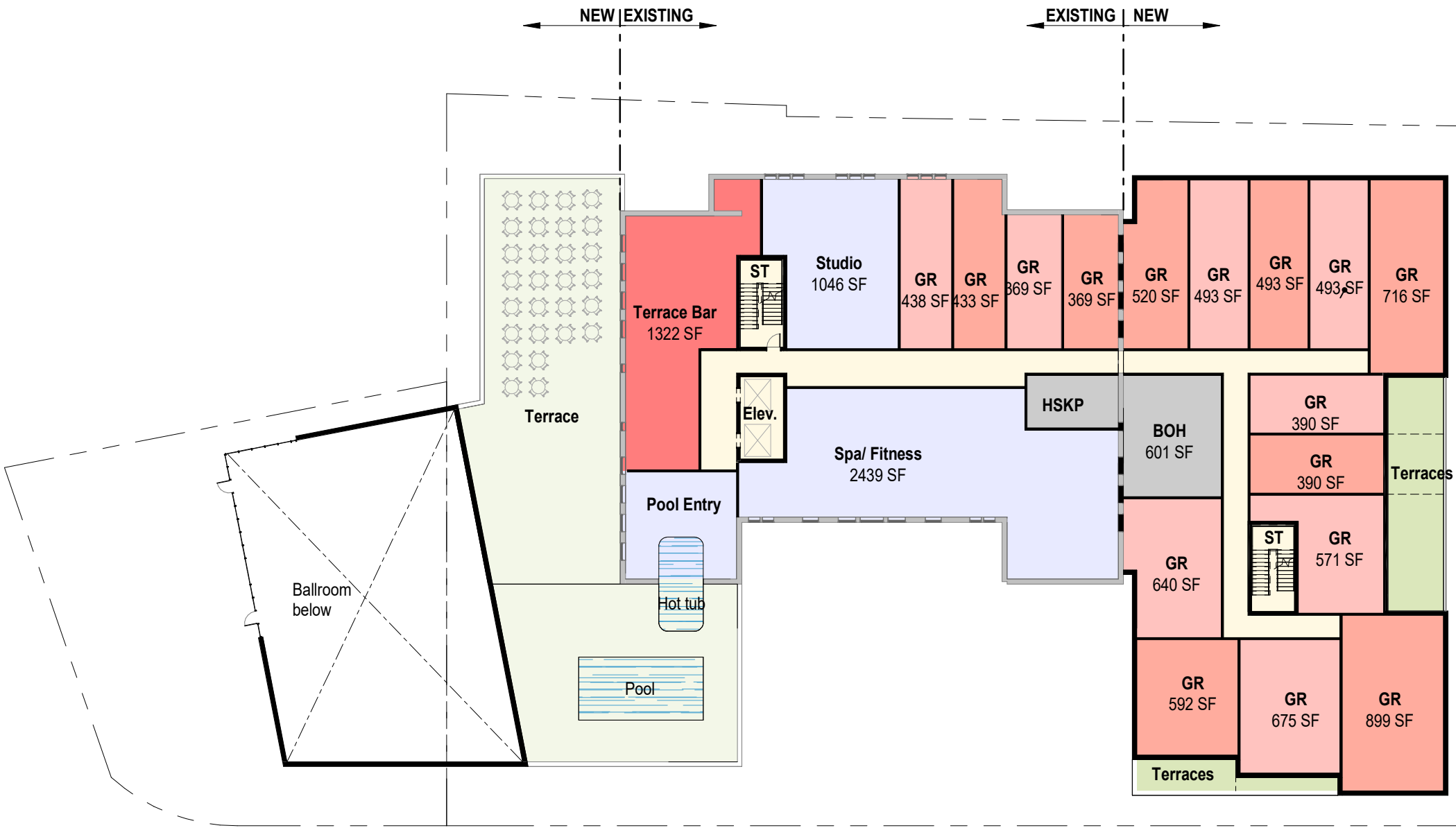
1 Lower Floor
1" = 30'-0"

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL



1 First Floor
1" = 30'-0"

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL



1 Second Floor
1" = 30'-0"

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL

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1 Third Floor
1" = 30'-0"

- GUESTROOMS
- MEETING / EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL

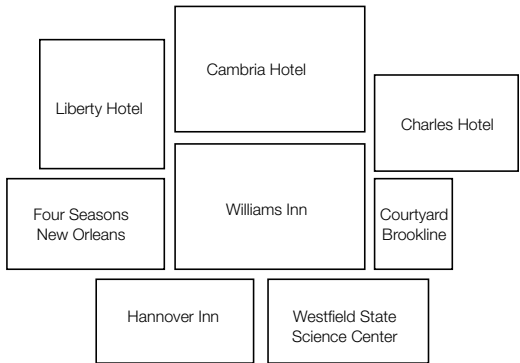
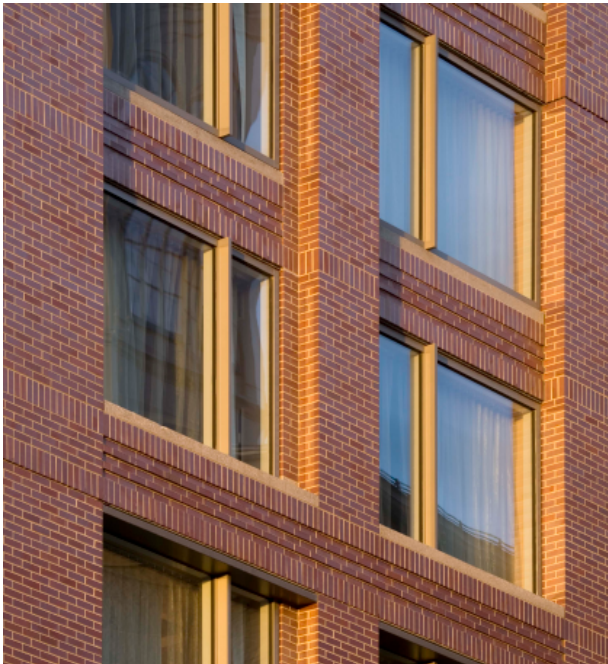
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1 Fourth Floor
1" = 30'-0"

- GUESTROOMS
- MEETING/ EVENT SPACE
- AMENITY
- FOOD & BEVERAGE
- LOBBY / CIRCULATION
- BOH / MECHANICAL



3 Relevant Experience

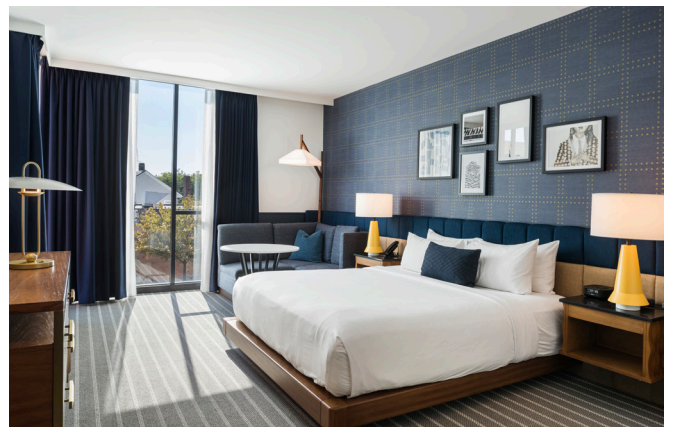
The projects on the following pages illustrate the combined achievements of The Noannet Group and CambridgeSeven, from projects that we have completed together to other projects each of us has done that show our strengths in the development and design of hotels, residential venues, adaptive reuse, and historic preservation. Most importantly, these projects are all buildings that are architecturally iconic within their respective locales. We believe these projects demonstrate that our team has the experience and vision to drive the success of the Hadley School's repurposing as a new destination hotel.



As Somerville's Union Square neighborhood undergoes transformation with the extension of public transit and the subsequent growth of business and residential property, Noannet saw an opportunity to introduce an upscale hotel to a stretch of road that connects Union Square with the more established Porter Square neighborhood.

CambridgeSeven's design for the 6-story, 163-bed hotel responds to its urban context by angling the façade elements to respond to the oblique views up and down Somerville Ave. Situated close to the street, the hotel fills a gap in the streetscape and helps to unify the connection between the two neighborhoods. Further, the interiors, designed by Bill Rooney Studio, create a level of finish and warmth that surpasses other Boston hotels in its class.

The concept of the design is to open up the first floor restaurant and meeting room functions to activate public engagement along the street edge. The landscaping elements at the street contribute shading and comfort at the outdoor seating areas. The façade features high density laminated wood panels and a high performance glazing system.



Raffles Boston Hotel & Residences

Boston, Massachusetts



In September 2023, The Noannet Group, in partnership with hotelier Gary Saunders and capital partner Cain International, opened the doors of the first Raffles Hotel and Residences in North America at the corner of Stuart Street and Trinity Place in the heart of Boston's Back Bay. Dating back to 1887, Raffles is one of the most iconic hotel names in the world, and Raffles Boston now joins Raffles Hotels in locations such as Singapore, Paris and the Seychelles as welcoming oases of refined elegance. Featuring warm, intimate spaces, multiple lounges and socializing areas, a Guerlain spa, 20-meter pool and 5 food and beverage outlets, Raffles Boston is a world-class hotel with a uniquely Boston flair.

Raffles Boston's uniqueness and character are driven in large part by the 5 design firms that collaborated in its creation. The building's elegant exterior design is by Boston's The Architectural Team, the dramatic hotel interiors by acclaimed hotel designers Stonehill & Taylor, the beautiful residences and wellness amenities by the world-renowned Rockwell Group, a spectacular sky lobby bar by iconic designer Paolo Ferrari, and a two-story restaurant by legendary restaurant designers AvroKo. Food and beverage is helmed by Michelin-starred chef George Mendes and two-time James Beard Award-winning chef Jody Adams.

Raffles Boston Hotel & Residences

Completion: 2023



Belclare Wellesley

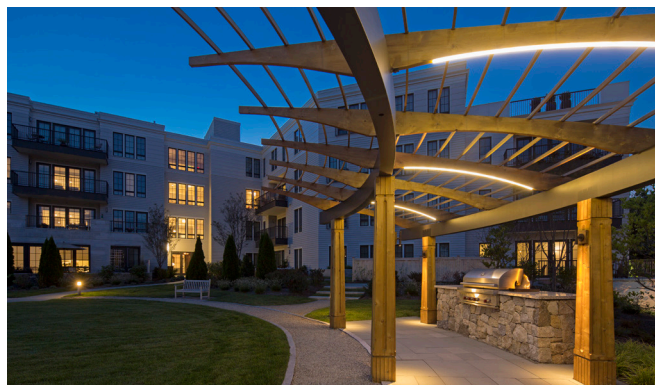
Wellesley, Massachusetts



At the site of the landmark Wellesley Inn in Wellesley Square, MA, Noannet worked with prominent Boston architectural firm CBT and acclaimed interior designers Jacqueline McGee and John Haley to create a new landmark to fill the hole where the beloved inn once stood. CBT took inspiration from the historic context of the heart of Wellesley to create a structure that seamlessly integrates with the surrounding environment and hearkens back to the elegance of the old Inn, but in a distinctively modern manner.

With retail stores and condominium homes surrounding a serene and private Stantec-designed garden court, Belclare, completed in 2015, has become a new focal point for Wellesley Square.

Belclare Wellesley
Completion: 2015



Gatehouse 75

Charlestown, Massachusetts



At the entrance to Boston's historic Charlestown neighborhood on the site of the former Knights of Columbus building, Noannet, in partnership with principals of Metric Construction and ELV Associates, re-permitted and re-designed a stalled condominium development into a new "gatehouse" to the neighborhood.

Designed by the late Charlestown architectural legend Jack French with interiors by Dennis Duffy, this contemporary take on a contextual brick and bay building was completed in 2013 and adeptly bridges old and new.

Gatehouse 75
Completion: 2013



Atelier | 505

Boston, Massachusetts



Prior to founding Noannet while working for legendary Boston developer Ron Druker, Noannet's principal managed the redevelopment of a decrepit block at the heart of Boston's South End. This Machado & Silvetti and Add Inc.-designed building won the industry's most prestigious award, the Urban Land Institute Award for Excellence, for the revitalization of its site and surrounding community.

Its mix of residences, retail stores, restaurants was created as part of a public-private partnership with the Boston Center for the Arts and Huntington Theatre Company that built the first new performing arts theatres in Boston in over 70 years. The energy created by Atelier|505's theatres, restaurants and retail continues to make this building the heart of the South End.

Atelier | 505
Completion: 2005



Lubin-O'Donnell Center Winsor School

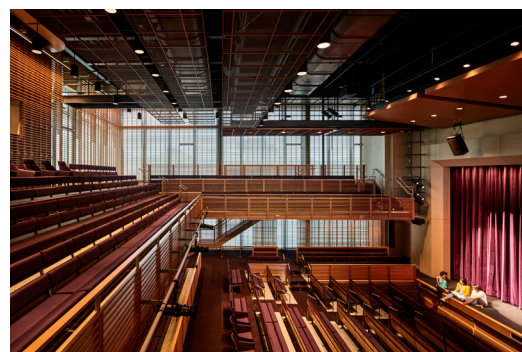
Boston, Massachusetts



As the Chair of the Facilities Committee for Boston's Winsor School, Noannet's principal managed the design and construction of this new center for performing arts, athletics, and wellness as well as renovations of existing facilities and creation of a new visual arts floor.

Designed inside and out by famed architects William Rawn Associates and completed in 2015, the Lubin-O'Donnell Center masterfully integrates theatres, a double gym, squash courts, performance studios, practice rooms and more all within one structure. Since its completion, this dramatic building continues to stand out in Boston's Longwood Medical Area as a stunning work of architecture in a constrained urban site.

Lubin-O'Donnell Center, Winsor School
Completion: 2015



The Liberty Hotel

Boston, Massachusetts

CambridgeSeven



This historically significant and storied structure has been reborn as a vital commercial development featuring 298 guest rooms, a conference facility, ballroom, health club, lounge, restaurants, and high-end guest amenities.

Through restoration, reuse, and reinvention, the abandoned Charles Street Jail has been transformed by developer Carpenter & Company and architect CambridgeSeven into a new four-star luxury hotel overlooking the Charles River in Boston's Beacon Hill neighborhood. This historically significant and storied structure has been reborn as a vital commercial development featuring 298 guest rooms, a conference facility, ballroom, health club, lounge, restaurants, and high-end guest amenities.

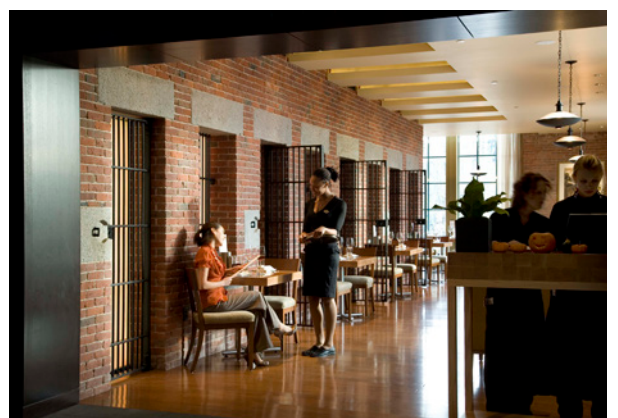
The hotel's focal point is the restored jail building. Constructed in 1851, the building is considered to be the best example of Boston's "Granite School of Architecture". Fully restored, including the reconstruction of the cupola, the jail contains the lobby, restaurant and conference areas as well as guest rooms. CambridgeSeven worked with Ann Beha as Associated Architect for Preservation on this portion of the project. To complete the hotel, a new 16-story tower was built adjacent to the existing jail to house guest rooms and hotel service functions. The two buildings are joined by a courtyard garden reminiscent of the hidden gardens of Beacon Hill.

The 261,000 sf development has been integrated alongside the Massachusetts General Hospital (MGH) campus and surrounding neighborhoods. Adjoining MGH's new Yawkey Center for Outpatient Care, and linked to the MBTA's Charles/MGH Station, the Hotel will have a significant impact on the city and its future.

The Liberty Hotel

Completion: 2007

Construction Cost: \$70,000,000



Four Seasons Hotel and Private Residences One Dalton Street

Boston, Massachusetts



The Four Seasons Hotel, One Dalton contains 215 guestrooms as well as a variety of program elements, including meeting rooms, ballrooms, a restaurant, café, pool & fitness center.

This award-winning, LEED Silver hotel and luxury residence development was a collaborative design effort of CambridgeSeven and Pei Cobb Freed & Partners. The 61-story high-rise, resting at the western edge of Boston's high spine and tree-lined Back Bay neighborhood of townhouses, features a full-service hotel with 180 luxury condominium units on the upper floors.

Designed to fit within a three-sided parcel in the Christian Science Plaza, One Dalton's gently curved triangular form complements the neighboring buildings and has been described as "graceful, sculptural and site appropriate." The building features a 290,000 SF, 215-key Four Seasons Hotel on its lower levels with approximately 422,500 SF of residential space above, with operable windows—a rarity in tall buildings. The tower is designed to provide residents and guests with extraordinary views. Residential units span both sides of each corner, affording owners on the upper 40 floors uninterrupted views through curved glass.

Restaurants, lobbies and service access are strategically arranged at the base of the building to optimize pedestrian and vehicular access in an effortless and graceful manner. A café along Belvidere Street spills out onto the sidewalk to enliven the street edge, while the dedicated hotel and residential lobbies have their primary entries on Dalton Street, away from traffic and facing a new park. The ground floor is open to the public and provides access to the hotel lobby, café and restaurant amenities.

**Four Seasons Hotel and Private Residences,
One Dalton Street**
Completed: 2020

CambridgeSeven



Four Seasons New Orleans Hotel and Conference Center

New Orleans, Louisiana



This 33-story, mixed-use project includes a 347-key Four Seasons Hotel on the lower floors as well as 98 luxury condominiums on the upper floors.

Developers Carpenter & Company and Woodward Interests commissioned lead architect CambridgeSeven, Woodward Design+Build, and Trapolin-Peer Architects for the historic redevelopment of the former World Trade Center in New Orleans into the Four Seasons New Orleans Hotel and Residences.

This 33-story, mixed-use project includes a 347-key Four Seasons Hotel on the lower floors as well as 98 luxury condominiums on the upper floors. Hotel guests and residents benefit from Four Seasons' five-star services and amenities, including two signature restaurants, more than 200,000 square feet of meeting space, a spa and fitness center, a roof-top pool and deck area, and a separate roof-top bar.

A cornerstone of the Development includes a public cultural attraction, Vue Orleans, located on the second floor and in the two-story roof-top cupola, which highlights New Orleans' history and culture through unique mixed media interactives, augmented reality features, and gesture technology that immerses visitors in the NOLA lifestyle.



Hanover Inn at Dartmouth College

Hanover, New Hampshire



The Hanover Inn has a timeless quality, with brick walls, white pilasters, residential style dormers and a classic front porch.

CambridgeSeven worked with Dartmouth College, developer Carpenter and Company, and interior designer Bill Rooney Studios to update the Hanover Inn with a new Conference Center addition, two new restaurants, a full update to the existing guestrooms and 16 new guestrooms. The Hanover Inn has a timeless quality, with brick walls, white pilasters, residential style dormers and a classic front porch. The renovations, designed to integrate with the solid history of the building, create a fresh, updated look and feel that reinforces the visitor's feeling of being at Dartmouth College, in an environment deeply rooted in New England tradition.

A series of brick piers continue the rhythm of the existing arcade and form a new porch accessed directly off the new ballroom. The room is designed as a crisp glass box floating within the historic arms of the old building, allowing the new 3,500 sf ballroom to integrate into the existing context.

The project combines deep gray, taupe, black and white to create a crisp modern look and feel, with textures such as cable knit, woven fabric, sisal, stone, slate and brick that conjure a New England sensibility. Art has been introduced to the space, suggesting the flavor of New Hampshire with an edgy twist. The interiors play off the existing architecture, with textures of the existing brick, painted wood trim and moldings, and arched windows juxtaposed against the new furniture and art to create a truly memorable Inn.

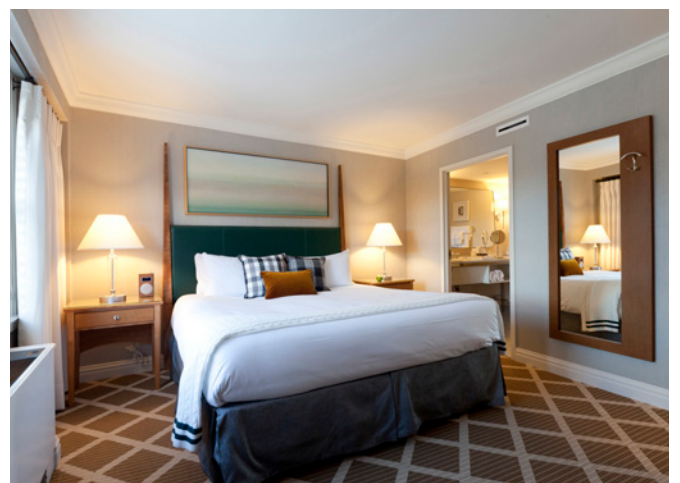
Hanover Inn Dartmouth College

Phase 1 completed: 2012

Phase 2 completed: 2013

Construction Cost: \$50,000,000

Number of Guestrooms: 109





Complementing the historic fabric of Williamstown's main commercial street, the Williams Inn is designed to bring energy, vitality, and a much-needed destination for Williams College and the community. CambridgeSeven worked closely with Williams College and the Town to guide the community and zoning process, planning, and programming of the Inn.

Celebrating the culture of the Berkshires, the Inn's detailing is inspired by the architectural vernacular of New England, with massing that respects context and cherished views of the surrounding mountains. The building takes inspiration from the New England "connected farm," distributing its 60,000 square feet of space between three components articulated by local stone and wood cladding. The stone main house is flanked by a porch overlooking a new town park. The adjacent "barn" houses a 50-seat restaurant, meeting rooms, and guestrooms. To the west of the main house, additional guest rooms and function rooms can host up to 200 visitors.

Interior spaces are convivial and refined, incorporating regional and traditional elements. Large farmhouse windows and extensive glazing at the restaurant and function rooms provide ample daylighting and views, helping to create a welcoming experience.

The Williams Inn achieved LEED Gold certification with careful attention paid to building orientation, exterior detailing, efficient mechanical systems, solar panels, and rainwater capture.

Williams Inn
Williams College
Completed: 2019
Construction cost: \$35,000,000



The Charles Hotel

Cambridge, Massachusetts



Blending the traditional charm of New England with the modern conveniences of a luxury hotel, the Charles Hotel is the focal point of the Charles Square mixed-use development, catalyst for the redevelopment of the southwest sector of Harvard Square.

Flanked by busy shops, restaurants, and courtyards, the red-brick Charles Hotel, with white-framed windows, injects new vitality in a centuries-old, yet continually changing, neighborhood.

An exclusive health spa with indoor pool, a locally renowned jazz club, shops, and restaurants are some of the amenities which attract the hotel's distinguished clientele. Needs of business travelers are accommodated by computers, telephone modems, and full teleconferencing and meeting facilities.

The hotel's 300 guest rooms, including 50 suites, were designed in a distinctive variety of sizes and types and were furnished in collaboration with Hirsch/Bedner Associates. The presidential suite atop the hotel commands magnificent views of Cambridge, Boston, and the Charles River.

From master planning to the design of graphics, signage and even restaurant logos, CambridgeSeven unified the hotel and its companion buildings of Charles Square in a consistent and harmonious expression. After completing the project in 1985, CambridgeSeven returned in 2009 to update the interiors.

The Charles Hotel

Originally Completed: 1985

Renovations: 2009

Construction Cost: \$23,800,000



The Foundry Building

Cambridge, Massachusetts



CambridgeSeven was selected to transform a retired industrial building in East Cambridge into a modern community destination. The Foundry is an adaptive reuse project designed to create a self-sustaining, accessible center for the Cambridge community. At the intersection of the Kendall Square Innovation District and the East Cambridge neighborhood, the project reflects both a progressive attitude and the industrial roots of area.

Residents were eager to preserve a pocket of the rapidly-changing neighborhood for public use. Through a series of neighborhood presentations and charrettes, workshops with local artists and performers, and meetings with City leaders, a program was devised to redevelop the abandoned industrial building into a center for community creation and collaboration. The resulting adaptive reuse provides equitable access to specialized spaces and equipment for all community members to use. Vacant nearly 20 years, the building is now a vibrant community hub with woodworking, metalwork and textile makerspaces, art and dance studios, food labs, STEAM classrooms, community meeting rooms, and performance spaces that meet the client's Zero Energy Ready requirements. Office spaces occupy the upper floors, generating public program-enabling income from market-rate tenants.

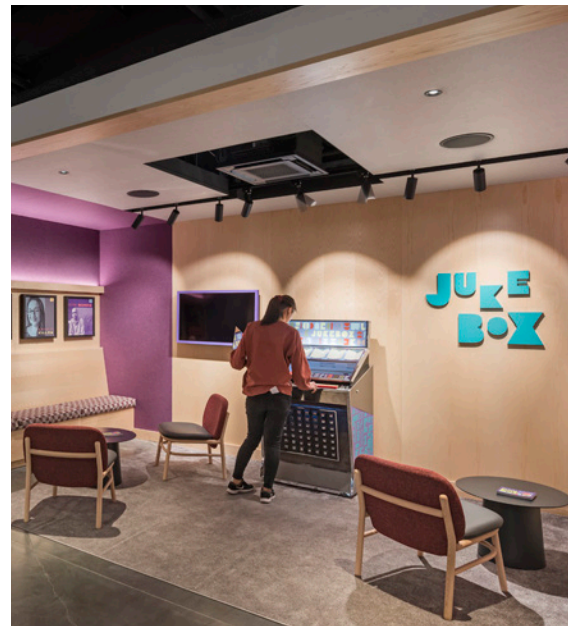
The Foundry connects to its neighborhood through a shared street that welcomes pedestrians and cyclists and a new linear park called the "Yard" that provides shade, seating, and bike storage.

This all-electric building with LEED Gold certification serves as a prime example of effective building reuse that preserves resources and urban heritage.

The Foundry Building

Completed: 2022

Construction Cost: \$37,000,000



Conductor's Building

Cambridge, Massachusetts

CambridgeSeven



Built in 1912 by the Boston Elevated Railway to serve as the headquarters for Division 7, the Conductor's Building featured a large lobby where conductors and motormen would gather, offices, the lost and found department, locker rooms, and storage. This two-story brick structure has a uniquely long and narrow footprint, measuring 144 feet by 20 feet, and is on the National Register of Historic Places.

CambridgeSeven restored the Conductor's Building to its former glory, with a new canopy and clock recreated using the original details. Missing windows and doors were replaced with new aluminum clad windows matching the original profiles and design. The brick facade was repointed, stucco panels replaced, and cast stone detail work patched with a matching cement/stone mixture. A new modern entrance door off Bennett Street and new exterior lighting were the only modifications to the original building design.

Conductor's Building
Completion: 2016
Construction Cost: \$6,000,000



Before



After



EXISTING CONDITION PHOTOMONTAGE



PROPOSED RESTORATION AT BENNETT ALLEY

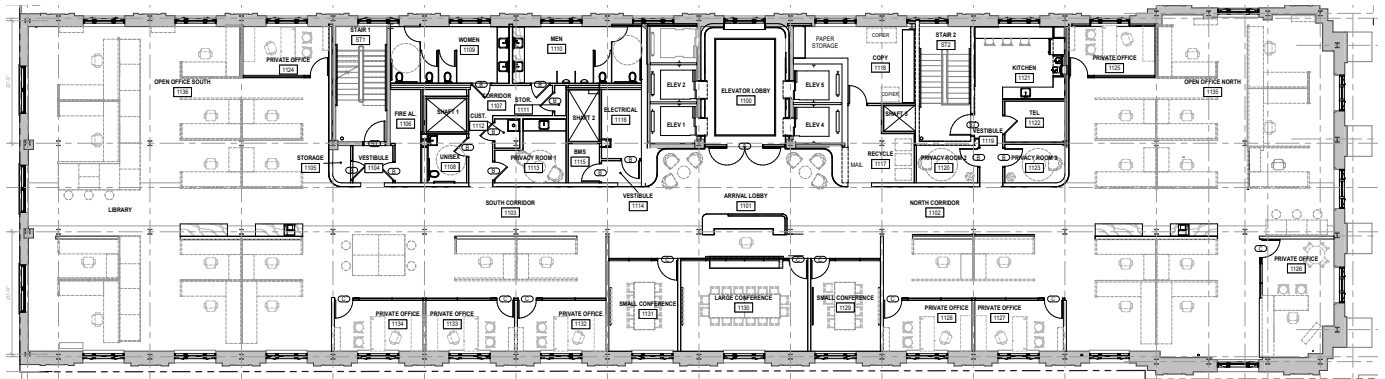
LINE OF EXISTING DOOR TO BE REMOVED

NEW/PROPOSED ENTRY DOOR

26 Court Street Historic Renovation

Boston, Massachusetts





Level 11 Floor Plan - New Office Layout



Office Reception



Public Meeting Room



Office Arrival Space

This historic city building has been home to numerous Boston City agencies and offices since it was built in 1912 and CambridgeSeven has been hired to restore the iconic structure and create modern, inviting workspaces for city workers. The limestone, brick and cast stone structure is a notable landmark in Boston's downtown and has welcomed city residents and visitors throughout its existence.

Through CambridgeSeven's restoration efforts the building's Neo-Classical Revival facades, cornices, stone ornamentation and windows will be replaced with new, energy-efficient systems and stay true to the original design. Two features of historic north facade – the metal entrance doors and the four statues – will be re-created with modern interpretations to celebrate the architecture. The plaza on Court Street will be reconstructed to provide a welcoming and universally-accessible approach to a new lobby.

The ground floor will welcome the public with a new and inspiring lobby space that brings back the historic entrance off Court Street. A gallery style corridor will allow visitors to use public functions easily to include the Boston Home Center, the Public Bid Room, and the Winter Chamber. The public hearing assembly space will be fully updated with state-of-the-art A/V and amenities, as well as improved visual site lines.

Levels 2-11 will house City of Boston office space and the core will be consistent from floor to floor, with the workspace layout following similar arrangements to allow for flexibility and economy in material selections. Working with the existing column layout and elevator locations of the narrow, rectangular building, organizing offices along the north-south corridor in the central structural bay. Enclosed spaces, such as conference rooms, will be centered within the floors for convenient access by staff and visitors, and open spaces at the north and south ends of the floors will take advantage of the daylight available from the tall windows and exposure to natural light on three sides.

Arcus Depot

Kalamazoo, Michigan

CambridgeSeven



The Arcus Foundation commissioned CambridgeSeven to redevelop an historic 1874 passenger depot station and warehouse into offices for non-profit organizations, community spaces, and café. The project's goal was to foster a sense of community among a diverse population of advocates for human rights, civil rights and animal rights through the creation of spaces which encourage interaction and communication among the groups.

The centerpiece of the project is a 1,500 square foot wintergarden which provides a much needed multi-function gathering space. The existing 10,000 square foot warehouse was converted into a café and office space with exterior breakout spaces for use during conferences and training sessions.

Listed on the Michigan Register of Historic Places, the site of the 5,000 square foot station has been carefully restored to its former grandeur. Working with the Historic District Commission, CambridgeSeven meticulously restored and recreated the window and large open porch details of supporting columns and elaborately carved wooden brackets for this charming Italianate structure.

Arcus Depot

Completed: 2005

Construction Cost: \$7,100,000



Boston Children's Museum Expansion and Renovation

Boston, Massachusetts

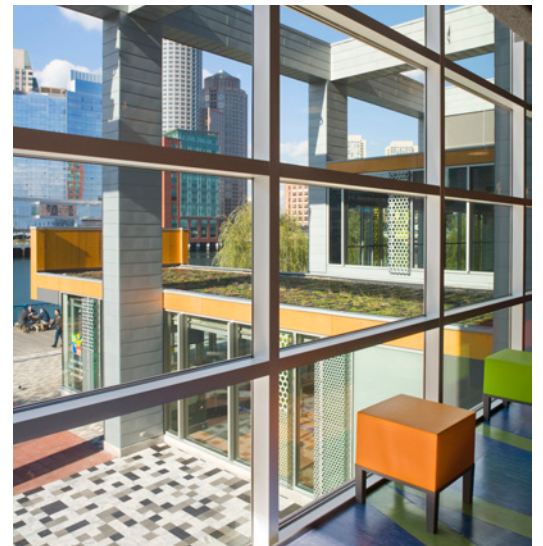


The Boston Children's Museum Expansion and Renovation is designed to transform the visitor experience for this important location in Boston's historic Fort Point Channel District. CambridgeSeven design is conceived to augment the strong, simple mass of the existing nineteenth century warehouse structure while creating a completely new look for the Museum. The scheme is also conceived to renew the entire Museum visitor experience both inside and out and to take full advantage of its dramatic waterfront site.

Key features in the project include a completely new circulation system, a dramatic new entry, lobby and site approach and new gallery exhibition spaces. The scheme reveals the high energy children's and family programs previously been hidden behind the heavy brick façade of the existing building while transforming the gallery circulation and visitor amenities. The new Museum work is also conceived to enhance the infrastructure elements of the building systems and to ensure a healthy and energy efficient environment.

The project is a LEED Gold certified building and incorporates many environmentally friendly features as an integral part of the design. When combined with new site and landscape amenities, the expansion and renovation project transforms the Museum connection and presence on the Fort Point Channel waterfront and act as a new gateway to the district.

Boston Children's Museum
Expansion and Renovation
Completion: 2007
Construction Cost: \$26,800,000



New England Aquarium

Boston, Massachusetts

CambridgeSeven



The New England Aquarium, which opened in 1969, was the first of its kind—a combination of aquatic zoo and natural history museum. It became a prototype for later aquariums; a phenomenal tourist draw in its urban waterfront setting; an educational resource serving its community and region with international distinction; and an early example of CambridgeSeven's ability to offer both entertainment and education through experiential design, integrating exhibits and architecture. Acclaim for the Aquarium included a design citation from *Progressive Architecture* the year it opened. This unique institution is credited with a major role in the redevelopment and accessibility to pedestrians of Boston's waterfront.

Designed in a joint venture with LeMessurier Associates, structural engineers, the Aquarium presents a varied viewing experience within a relatively small space. The life support system filters and recirculates 200,000 gallons of water.

Over the years, CambridgeSeven has worked with Aquarium officials to enrich and reinforce the original concept. An auditorium and a plaza with fountain and sculptures have been added, together with a floating marine mammal pavilion, where dolphin and sea lion shows are presented.

New England Aquarium

Completed: 1969

Construction Cost: \$8,000,000



Oceanario de Lisboa

Lisbon, Portugal

CambridgeSeven



As the centerpiece of Expo '98, the Oceanário is dedicated to the Expo's theme of preserving the Earth's oceans as a resource for future generations. The architecture and exhibit design for the 214,000 square foot aquarium, completed by CambridgeSeven, expresses the idea that all of the world's oceans are a single system.

The Oceanário is located on the Tagus River, dominating the Expo site. A system of stone piers, steel masts, and cables support a roof of glass sheets, suggesting a sailing ship at rest in the water.

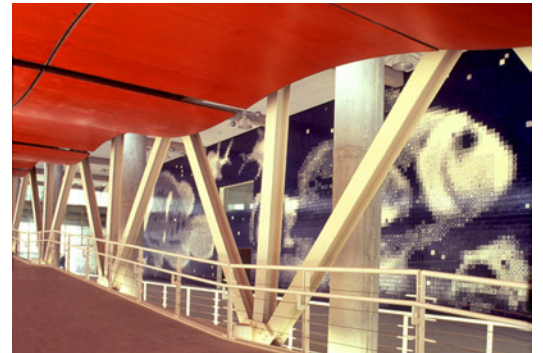
Visitors enter from a landside support building via a pedestrian bridge. Entering at the third floor level, visitors pass the vast 1.22 million gallon central tank and proceed into each of four coastal habitats representing specific portions of the four major oceans: the North Atlantic, the Antarctic, the Pacific and the Indian Oceans. The Pacific Habitat feature North Pacific sea otters.

On the second floor, the underwater portions of the habitats visually merge with the waters of the central tank, giving visitors the illusion of seeing a single vast ocean. Additional floors contain animal husbandry services and mechanical systems for the equipment required to sustain life support systems. It is anticipated that the Oceanário will become a leading environmental attraction and cultural institution in Europe.

Oceanario de Lisboa

Completed: 1998

Construction Cost: \$70,000,000



Honors and Awards

American Institute of Architects 1993 Architecture Firm Award

CambridgeSeven has received over 100 awards for design excellence. Above is the AIA's prestigious firm award, which is followed by awards for specific hospitality and historic projects.

The Foundry Cultural Center Cambridge, Massachusetts

2023 American Architecture Award - Restoration / Renovation
Chicago Athenaeum

2023 Architizer Masterprize - Restoration & Renovation
The Architecture Masterprize, Farmani Group

2023 Honorable Mention
Adaptive Reuse; Low Rise
retrofit's Metamorphosis Awards

2023 Preservation Award
Cambridge Historical Commission

Four Seasons Hotel & Private Residences New Orleans

New Orleans, Louisiana

2023 Best Firm Award - Renovation
LOOP Design Awards

2022 Award for Excellence in Historic Preservation
Louisiana Landmarks Society

2022 Global Project Award
International Hotel & Property Awards
Design.et.al

2022 Best Renovation/Restoration Project
ENR Texas & Louisiana

VUE Orleans - A NOLA Experience New Orleans, Louisiana

2023 Citation Winner - Interior, Exhibition & Museums
LOOP Design Awards

Hilton Garden Inn Boston Brookline Brookline, Massachusetts

2022 Winner for Architecture
Hospitality & Hotels
LOOP Design Awards

2021 Award in Architecture
Midscale & Lifestyle
LIV Hospitality Awards

2021 Excellence in Construction Award
Associate Builders and Contractors MA

Weston Residence Weston, Massachusetts

2021 PRISM Award - Best Living Space
Builders and Remodelers Association of
Greater Boston

Four Seasons Hotel & Private Residences One Dalton, Boston

Boston, Massachusetts

2022 Best in the World - Award for Excellence
200-299 Meter Category
Council on Tall Buildings and Urban Habitat

2022 Best in America - Award for Excellence
200-299 Meter Category
Council on Tall Buildings and Urban Habitat

2022 Winner for Architecture - High Rise Buildings
LOOP Design Awards

2021 Award in Architecture - Luxury Hotel
LIV Hospitality Awards

2021 Award in Architecture - City Destination
LIV Hospitality Awards

2021 Boston Section Honorable Mention
Illuminating Engineering Society

2020 Awardee - Housing, Over 5 Floors (Built)
Rethinking the Future Awards

2020 American Architecture Award
Chicago Athenaeum

2020 Master Prize Winner for Tall Buildings
Architecture Master Prize

2020 Gold Key Awards for Excellence in
Hospitality Design - Best Guestroom Luxury
Boutique Design New York (BDNY)

2015 BBJ Real Estate Awards
Residential Category
Boston Business Journal

The Williams Inn

Williamstown, Massachusetts

2021 Hospitality Design Award
Boston Society for Architecture

2020 Pinnacle Award of Excellence
Natural Stone Institute

2020 Honorable Mention in Mountain Destination
LIV Hospitality Design Awards

Williams College Bookstore

Williamstown, Massachusetts

2022 Interior - Retail Honorable Mention
LOOP Design Awards

2020 Building of the Year Finalist
ArchDaily

2019 Architecture Portfolio Special Citation
SchoolDesigns

2018 Illumination Awards
Illuminating Engineering Society

2018 Gold Winner
Brick in Architecture Awards

Conductor's Building

Cambridge, Massachusetts

2016 Cambridge Preservation Award
Cambridge Historical Commission

Ames Hotel

Boston, Massachusetts

2023 Best Firm Award - Renovation
LOOP Design Awards

2010 Preservation Achievement Award
Significant Rehabilitation / Restoration
Boston Preservation Alliance

2009 Preservation Award
Bostonian Society / Boston Historical Society

Boston Children's Museum Expansion

Boston, Massachusetts

2023 Best Firm Award - Renovation
LOOP Design Awards

2009 Sustainable Design Award
Boston Society of Architects

2009 Build New England Award
Association of General Contractors
2008 Merit Award for Excellence in Architecture
AIA New England

2008 Excellence on the Waterfront Honor Award
The Waterfront Center

2008 Recipient - Cultural Institution Category
Mayor Thomas M. Menino's Second Annual
Green Business Awards

"Boston's Greenest"
2008 AIA Convention and Mayor Thomas Menino
Boston, Massachusetts

2008 Preservation Achievement Awards
Boston Preservation Alliance

2008 Award – Honorable Mention
Industrial Perforators Association

The Liberty Hotel

Boston, Massachusetts

2023 Best Firm Award - Renovation
LOOP Design Awards

2012 Paul E. Tsongas Award
Preservation Massachusetts

Gold Key Award for Excellence in Hospitality
Design
2008 Award for Best Hotel Design, Lobby /
Reception
Interior Design and HOTELS Magazine

2008 IMI New England Regional Golden Trowel

Award
International Masonry Institute

Runner-Up: Best Business Hotels 2008
Wallpaper Magazine and Fortune Magazine

2008 Preservation Achievement Awards
Boston Preservation Alliance

2008 Preservation Award
Massachusetts Historical Commission

2008 J. Timothy Anderson Award for Excellence
in Historic Restoration – Judges Award
National Housing & Rehabilitation Association

2008 Preservation Award
Victorian Society in America

2008 Preservation Award
Bostonian Society

2008 Modernization Award
Buildings Magazine

2008 Project of the Year “Readers’ Choice”
Masonry Construction Magazine

The Liberty Hotel / Yawkey Center
Mixed Use Development
Boston, Massachusetts

2008 Best Practices in Development Finalist
Urban Land Institute

100 Westminster
Providence, Rhode Island

2009 Illumination Award – Merit
Illuminating Engineering Society

Landmark Depot
Kalamazoo, Michigan

2006 Historic Preservation Merit Award
Kalamazoo Historic Preservation Commission

Manchester Radisson
Manchester, New Hampshire

2005 Renovation Award - East Coast Projects
Under \$5 million - Radisson Hotels & Resorts

Hilton Boston Logan Airport
Boston, Massachusetts

2000 PCI Design Award
Precast/Prestressed Concrete Institute (PCI)

2001 Honor Award
Associated General Contractors
Build Massachusetts Awards Program

TBI River Villa
Bangkok, Thailand

2000 Housing Award
Boston Society of Architects

Beechwood Hotel
Worcester, Massachusetts

2010 Bowditch Award for Economic Development
Charles and Janet Birbara (Owners)
Worcester Business Development Corporation

1999 Honor Award
Associated General Contractors
Build Massachusetts Awards Program

CambridgeSeven

By the Numbers

1962

Year Founded

50+

Total Staff

31

Licensed Architects

15

LEED Accredited Professionals

3

Certified Passive House Consultants

1

Living Future Accredited Professional

4

In-house Graphic Designers



Since 1962, CambridgeSeven has provided our clients with provocative yet sensitive designs by recognizing and acting upon the unique opportunities inherent in every project. CambridgeSeven has received dozens of awards, including the prestigious National AIA Firm Award, AIA Emerging Professional designation and Just. Certification and is internationally acclaimed for its innovative work in architecture, planning, exhibit and interior design.

CambridgeSeven has achieved its high level of excellence by employing an integrated, multidisciplinary approach to seek innovative, intelligent design solutions in all areas of our diverse practice. Our design process is open, inclusive, non-linear, and informed by a wealth of experience in multiple market sectors, each contributing to our understanding of how the public moves, learns, and plays, how they can be engaged, and what it takes to create meaningful experiences.

CambridgeSeven has practiced throughout North America and in Europe, Asia and the Middle East. Clients have included federal, state, city and town governments, public agencies, private business, museums, schools, universities, investors and developers for both new construction and renovation. We understand and can share the experiences of a range of client types, and our design is informed by our exposure to the diverse set of cultures in which we've worked. At our core, we are committed to a continuing search for innovative and unique solutions to design problems based on a thorough analysis and understanding of each client's needs.

Services

Architecture, Graphic, Interior, Exhibit, and Urban Design, Planning, and Programming

Areas of Expertise

Museums & Exhibits, Aquariums, Educational Facilities, Retail, Mixed-use Developments, Adaptive Reuse, Corporate Offices, Hospitality, Interiors, Transportation Facilities, Convention Centers and Arenas

Principals

Justin Crane, FAIA
 Stefanie Greenfield, AIA, LEED AP
 Patricia E. Intrieri, AIA
 Gary Johnson, AIA - CEO | President
 Yongjoo Kim, AIA
 Timothy Mansfield, AIA
 Adam Mitchell, AIA, LEED AP
 Chris Muskopf, AIA
 Marc Rogers, LEED AP
 José Silveira - COO | CFO

[View our Firm Profile Video](#)



4 Technical Responses



4 Technical Responses

1. Summary of Hotel Management

As set forth in our Cover Letter, our intent is for our hotel to be managed by Linchris, a Boston-area dedicated hotel management firm. Linchris has been and will be working closely with the development team throughout the process from conception through operations. For example, Linchris has already been working with the team on the financial projections for the proposed project and will continue to work closely with the team during the design process to ensure that all the things guests don't see – from employee dining rooms to tel/data closets – are designed to make the hotel the best possible place for guests, employees, and all users of the property.

2. Due Diligence

On all Noannet Group projects, we conduct extensive due diligence to minimize the risk of “surprises” once a project moves forward. This includes detailed inspection of the physical condition of the existing building (including, but not limited to, structural, MEP/FP, asbestos, roofing, foundation and other physical review); environmental and geotechnical inspections of the project site; title and survey review; detailed legal review of state and local zoning and permitting considerations; review of all existing documentation for the existing building and site (inspection reports, appraisals, plans, capital expenditure reports, etc); and all such other due diligence as to satisfy the project team that the project can be developed as intended.

3. Organizational Chart

As a small company, Noannet does not have a complex organizational chart. Only taking on a limited of development projects at any given time, Noannet's principal, Jordan Warshaw, personally manages and leads all development projects. Three key internal team members report to Jordan on all projects:

- Steve Curbow – Finance
- Eileen Slora – Interior Design
- Katherine Ehler – Project Management

Biographies of Jordan, Steve, Katherine and Eileen are below. In addition to the internal team, Noannet works with a team of outside professionals and consultants, most of whom have worked together with Noannet team members on multiple projects dating back years, and in some cases, decades. An important part of Noannet's success is the cultivation of long-standing relationships with its outside team members, who enjoy working together repeatedly. This team includes various attorneys (documentation, zoning & permitting, environmental, hospitality; corporate; licensing, leasing, etc.), hospitality consultants, marketing, advertising, social media and public relations professionals, owners' project management firms, lighting designers, surveyors, accountants, capital markets advisors and others.

4. Comparable Facilities/Portfolio

A. Cambria Somerville

515 Somerville Ave
Somerville, MA

Opening Date: April, 2022

Respondent Ownership Period: full development period and since opening

Room Count: 163 guest rooms

Food & Beverage Outlet: Josephine Pizza; 130 indoor seats + 90-seat outdoor terrace; owned/operated by nationally renowned chef Michael Scelfo (Bon Appetit, Food & Wine, Conde Nast Traveler, multiple “Best Of” awards)

Function space: 1200 sf meeting room plus prefunction; rooftop “entertaining suite” with large city view terrace

Operator: Saunders Hotel Group

B. Raffles Boston

40 Trinity Place
Boston, MA

Opening Date: September, 2023

Respondent Ownership Period (with capital partners): full development period and since opening

Room Count: 147 guest rooms (plus 108 residential condominiums and 38 pied-a-terre condominiums)

Food & Beverage Outlets:

- Amar; 62 seats; high end dining operated by Michelin-starred chef George Mendes
- La Padrona; 220 seats on two levels with two bars; energetic dining operated by two-time James Beard award-winning chef Jody Adams (opening March 2024)
- Long Bar & Terrace; 74 seats plus 30-seat outdoor terrace; all-day restaurant and bar open from breakfast through midnight
- Blind Duck; 65 seats on two levels; speakeasy accessible from egress corridor open dinner hour through 2 am
- Café Pastel; 12 seats; patisserie/coffee shop open for breakfast and lunch (opening January 2024)

Function Space: 5,000 sf plus pre-function on 18th and 19th floors with panoramic views; includes ballroom and four board room/meeting room/breakout rooms

Operator: Accor (parent company of Raffles)

C. Linchris Portfolio

Linchris operates a portfolio of over two dozen hotels, from midscale to upper upscale. Included in the Linchris portfolio are over a dozen independent hotels, many of which are vacation and function-oriented hotels in locations such as Provincetown, MA, Hyannis, MA, Plymouth, MA, Westerly, RI, Long Beach, NY, Myrtle Beach, SC, Tybee Island, GA, and Lake Tahoe, NV.

5. Projects in Pipeline

Noannet does not have any other projects currently in pipeline at this time. Following the recent opening of Raffles Boston Noannet has begun turning its attention to new potential projects, but the Hadley School redevelopment is the first proposal Noannet is responding to following the Raffles opening.

6. Background on Key Employees

Jordan Warshaw

President

Jordan Warshaw is a 25-year+ industry veteran. He began his career as a real estate and zoning attorney and spent the next 15 years working at Boston real estate firms, The Druker Company and The Davis Companies, prior to founding Noannet in 2011. Mr. Warshaw is a current or past board member of The Winsor School, Boston Center for the Arts, Stop Handgun Violence, Topf Center for Dance Education, Voice of Reason and Westwood Girls' Softball, was the Chair of Winsor's Facilities Committee, a member of the Roxbury Latin Alumni Leadership Giving Council, and has coached more of his three children's youth soccer, softball and baseball teams than he can count. He is a member of various real estate-related professional organizations and has been a speaker on multiple occasions for ULI, NAIOP, REFA, CREW and Bisnow.

Mr. Warshaw is a graduate of The Roxbury Latin School, Yale University, and the University of Virginia School of Law. He lives in Westwood, MA with his wife Nicole and until recently his faithful golden retriever Lollipop, and when not in the office, he can usually be found running or mountain biking through Noannet Woodlands or around Noannet Pond, or banging away on his drum kit much to the dismay of all those around him.

Steve Curbow

Chief Financial Officer

Steve Curbow has spent nearly 25 years in the financial services industry, the majority of which were spent working in the investment management business in the Boston area. Steve started his investment career at Putnam Investments, where he covered global integrated oil companies. From 1999-2008, Steve was Partner and Director of Fundamental Research at Independence Investments, where he was responsible for global energy coverage. Steve re-joined Putnam in 2008, where he co-managed the Global Energy and Global Natural Resources Funds. In addition, he was responsible for global large-cap energy coverage, supporting the equity team, which managed \$58 billion in assets. After 20 years in investment management, Steve decided to step away and shift gears, and started consulting for local business owners, providing a variety of financial management and reporting services. Clients included The Noannet Group, and the rest, as they say, is history.

Mr. Curbow received a B.S. in Petroleum Engineering from The University of Southern California and an M.B.A. from the University of Chicago. He enjoys spending his free time with his wife Cathy and three adult children taking in activities in the city, hiking around Noon Hill, or just relaxing in the back yard.

Eileen Slora**Senior Design Director**

Eileen Slora has 30-plus years as an executive in the Hospitality Interior Design industry. Eileen spent three decades working as Executive Director of Interior Design for Fairmont Hotels and Resorts, FRHI, and ACCOR. During her tenure she was extensively involved in planning and executing successful designs for the internal development group, new hotels, and renovations globally. While working with FRHI, Eileen created and documented the design standards for Fairmont and Raffles Hotels. Over the course of her career, she has developed relationships and worked collaboratively with multiple designers, consultants, and ownership groups to achieve outstanding project results. Following Eileen's retirement from ACCOR, recognizing her value as one of North America's premier hospitality design managers, Noannet quickly brought Eileen on board to work on the ownership side for Raffles Boston. Not long thereafter, Eileen took over interior design management for all Noannet projects.

Eileen has a Bachelor of Science degree from the University of Massachusetts. Eileen now wisely lives in the nearly-always sunny hills of Laguna Beach, CA, and enjoys gardening year-round. She spends part of her summers in Northwest Montana enjoying the lakes and mountains with her husband and dogs.

Katherine Ehler**Project Manager**

Katherine Ehler has over fifteen years of experience as a project, office, development and administrative management professional. A Boston native, Katherine began her career in the Washington, DC, area as an executive assistant for former Senator George McGovern. She moved on to work as a program coordinator for the American Academy of Otolaryngology in Alexandria, VA, following which she worked as office manager for a real estate office in Annapolis, MD. When Katherine moved back to her hometown in 2013, she worked in a similar function for a financial services firm. Prior to joining Noannet, Katherine spent four years as an area development manager for the fundraising department of a global retail company. With her varied experiences and skills, Katherine does just about everything to keep everyone else at Noannet organized and all development projects running smoothly.

Katherine is a graduate of Archbishop Williams High School and earned her BA in English from Fordham University. Outside of work, she can be found cheering on her kids at a lacrosse field or hockey rink. She enjoys kayaking, hiking, crafting, antiquing and cross-country skiing in Wompatuck State Park when the weather cooperates.