

City of Concord, New Hampshire

OFFICE OF THE MAYOR

CITY HALL • 41 GREEN STREET • 03301

JIM BOULEY
MAYOR

TO: Members of City Council

FROM: Mayor Bouley

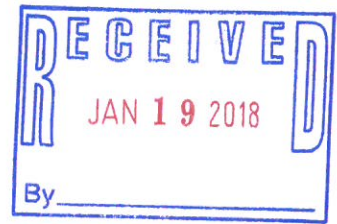
DATE: April 27, 2018

RE: Transportation Policy Advisory Committee Appointments

I propose the appointment of the following individuals to the Transportation Policy Advisory Committee, each appointee to serve as an At-Large Representative for a three year term that will expire May 31, 2021.

- Rebecca J. McWilliams, 192 Silk Farm Road, Concord. Ms. McWilliams letter of interest is enclosed.
- Gregory L. Bakos, 29 Misty Oak Drive, Concord. Mr. Bakos letter of interest is enclosed.

In accordance with Section 15 of the City Council Rules, these proposed appointments are being distributed to City Council as information in advance of formal action at the May 14, 2018 City Council meeting.



Rebecca J. McWilliams

192 Silk Farm Road – Concord, NH 03301 – rebeccamcwilliams@gmail.com – Home: 603.226.8111

Mayor Jim Bouley & City Council
Concord City Hall
41 Green Street
Concord, NH 03301

September 25, 2017

Re: City of Concord Transportation Policy Advisory Council

Dear Mayor Bouley & Council,

I'm writing to add my name for consideration as an At Large Representative for the Transportation Policy Advisory Council.

I recently completed the City of Concord's two-month Civics Academy Course and the NH Women's Foundation's Vote Run Lead training. Running for School Committee in MA inspired me to get involved politically, and I want to help make NH a better place for future generations. I teach at the Boston Architectural College, which involves identifying hypothetical projects and helping students reach creative solutions, often involving safety and transportation planning challenges similar to some of the projects you have been working on with the TPAC.

I bring a unique perspective from living in both the suburbs and cities over the course of my professional career. Much of my architectural work in Boston, Cambridge and Quincy has been focused on walkability and transit-oriented development, whereas my focus in Concord has been largely car-focused parking and retrofitting historic buildings within the existing neighborhood fabric, but I still focus on universal design principles. As an avid walker with twins in a stroller, I care deeply about everything from curb cuts to integrating alternative modes of transportation. I would like to be a part of adding greater emphasis to walkability, bikeability, stroller and wheelchair access in our public spaces.

As a contract attorney and former Director of Policy for MA State Representative Chris Walsh, I have significant experience in researching and drafting policy and legislation. I've also worked extensively with the City of Quincy MA to issue and implement a city-wide solar RFP, manage the Solarize Quincy outreach program, and Chaired the city Climate Change Committee for 4 years. For the past 13 years I have run an architecture firm focused on historic buildings and urban planning. I am a consensus builder with over 10 years of project management. These skills will be useful for working with TPAC's research and recommendations.

I look forward to working with you to ensure that Concord is accessible to people with all forms of mobility.



Rebecca J. McWilliams
Independent Design, LLC | Lewis Farm, Inc.
(603) 228-6230

Enclosure: Resume

INDEPENDENT DESIGN, LLC

ARCHITECTURE | INTERIORS | HISTORIC BUILDINGS

REBECCA J. McWILLIAMS

PRINCIPAL ARCHITECT

401.451.4642

Rebecca@IndependentDesign.com

BECKY MCWILLIAMS

LEWIS FARM & GREENHOUSES
FARMER'S WIFE

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Concord, NH 03301
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Rebecca J. McWilliams, Esq., AIA, LEED AP

192 Silk Farm Road – Concord, NH 03301 – rebeccamcwilliams@gmail.com – Home: 603.228.6230

PROFESSIONAL & COMMUNITY ENGAGEMENT

- Co-Owner, Lewis Farm Inc., Concord NH, 130 acre Produce Farm** August 2016 – Present
Marketing Services – Manage Social Media, design and execute all print and web marketing material, execute press releases, run Farm Stand and coordinate on-site events.
Commercial Kitchen & Cafe – Renovating Farm Stand to provide pre-made meals and host Farm to Table Dinner Events using seconds produce from the farm.
- Adjunct Professor of Contracts & Laws, Boston Architectural College** September 2015 – Present
- AGC of America BIMForum, ConsensusDocs BIM Addendum Committee** June 2012 – Present
- Real Estate Bar of Massachusetts** December 2012 – August 2016
- Quincy Access Television Volunteer Producer** January 2014 – August 2016
- Boston Society of Architects (BSA), American Institute of Architects** July 2007 – August 2016
Renovate for Recovery Committee – Provided Pro Bono review of legal contracts for design services for victims of Boston Marathon bombings.
Membership Committee, Past Co-Chair & Chair – Created the annual Student Design Showcase competition to highlight the work of university students at the BSA.
Common Boston Volunteer, Past Co-Chair – Received a \$7,500 AIA 150 Blueprint for America Grant for engaging emerging professionals in the Boston community.
Government Affairs Committee – Passed the First MA Architect’s mechanic’s lien law and Green Communities Act legislating a 20% energy use reduction in participating communities’ public facilities.
Ethics Committee – Drafted a proposed amendment the AIA Code of Ethics regarding human rights and the design of prison facilities. Endorsed by the Boston Society of Architects President and Board in 2014.
- Political Campaign Volunteer Experience** 2008 – 2015
Doug Gutro, Quincy Mayor (2015); *Anne Mahoney*, Quincy Mayor (2011);
Rebecca McWilliams, Quincy School Committee (2009); *Chris Walsh*, MA State Rep. (2008)
- Roger Williams University School of Architecture – Alumni Board & Mentor** 2007 – 2015

CIVIC EXPERIENCE

- October 2012 – August 2016** **City of Quincy, Climate Change Committee**
- Communicate with citizens, city and installers as the community Solar Coach for Quincy’s Solarize Massachusetts program. Responsible for oversight of 15 volunteers for 20+ events and collaboration with the Quincy Planning Department.
 - Assisting the Quincy Planning Department with drafting Quincy Climate Resilience Plan.
 - Assisted in drafting the Request for Proposals for city solar Power Purchase Agreement to install panels on 27 public building rooftops. Reviewed voluminous applications, interviewed, and selected installer. Solar panel installation is currently 90% complete.

- Worked with Mayor's office to set criteria for hiring a city energy manager to assist in meeting the Green Communities Act 20% energy use reduction commitment. Reviewed resumes and interviewed candidates to fill position.

March 2012 – August 2016 **Chair, Vice Chair, Quincy Climate Action Network (QCAN)**

- QCAN's goal is to educate the public about the benefits of reducing home energy use to improve energy performance, reduce cost, and mitigate climate change in Quincy.
- Manage QCAN intern responsible for social media, event planning, and website.
- Successfully drafted and awarded a grant from the New England Green Environmental Fund for QCAN's social media outreach and growth.
- Participated in a planning meeting with Quincy city and MBTA officials to discuss neighborhood implications of installing solar panels over the subway tracks between Quincy Adams and Quincy Center Stations.
- Planned, organized, and moderated the first annual Quincy Leadership Summit with 40 community leaders discussing the future of Quincy from a grassroots organizing perspective.
- Worked with city councilors to review the city solar ordinance to determine whether residential ground-mounted solar should be subject to a height restriction.

December 2011 – March 2013 **Director of Policy, State Representative Chris Walsh**

- Summarized constituent concerns, policy research, and wrote adverse or supporting positions on pending legislation.
- Drafted proposed "Chapter 149B Design/Build Alternative Procurement" legislation for public bid projects to allow design professionals to partner with contractors during the Design Development phase on public projects, allowing proprietary specifications and removing the requirement to produce a 100% CD set prior to contractor selection.
- Drafted "Mandatory Greywater Recycling for New Multifamily Construction" legislation. Sent to the Joint Committee on the Environment, Natural Resources and Agriculture as H.774 in March 2015

June 2010 – June 2011 **United First Parish Church, Quincy MA**

- Assisted the grant writing team in drafting and administering grants to restore the historic bell tower. Grantors include: the Quincy Community Preservation Committee, Save America's Treasures by the National Parks Service, and AMEX Partners in Preservation.

EDUCATION

Suffolk University Law School, Boston, MA

Dean's List: 2009-2012

Candidate for New Hampshire Law Reciprocity in December 2017

insurance Producer License in MA, PA, and NH for Mutual Fund Series 6 and 63 Securities Licenses

Juris Doctor, 2012

Massachusetts BBO #686048

Rhode Island BBO #8888

Roger Williams University, Bristol, RI

Honors Thesis: Portsmouth Abbey Wind Turbine

Leadership in Energy & Environmental Design (LEED) Accredited Professional

Bachelor of Architecture, cum laude

Massachusetts Architect #31194

LEGAL EXPERIENCE

January 2014 – Present

McWilliams Law, Quincy MA

- Business owner and attorney for general law practice focused on small business, estate, financial planning, construction, and transactional matters.
- Perform legal contract review services, business formation, zoning and land use analysis, building code review, real estate closings, title research, and estate planning.
- Collaborate with business owners and entrepreneurs to develop contract terms and employment agreements.
- Advise design professionals on Risk Management strategies for construction and BIM contracts including Execution Planning, Level of Development, and custom contracts.
- Collaborate with a municipality, solar energy vendor, and contractor to negotiate a 3 Megawatt solar power purchase agreement for 27 public building rooftops.

March 2013 – January 2014

Donovan Hatem, LLP, Boston MA

- Performed loss prevention services for design and construction professionals including drafting and negotiating owner-specific, AIA, and ConsensusDOCS contracts.
- Negotiated Owner Controlled Insurance Program terms with design/construct team and state owners. Notable clients included: The Oregon Department of Transportation, Washington State Department of Transportation, and Denver Colorado Public Schools.
- Resolved several multi-million dollar disputes through mediation on behalf of insurance company clients.
- Expertise in dealing with complex, multi-party claims disputes involving issues related to design/build, project delays, defective work, termination, site conditions and insurance.
- Prepared new cases for litigation by drafting case summaries and exposure evaluations, identifying experts to provide reports, responding to subpoenas, and corresponding with insurance claim adjusters.

March 2013 – January 2014

Robinson & Cole Attorneys, Boston MA

- Legal intern for the environmental and construction law division. Researched Massachusetts case law and drafted memoranda for pending litigation.
- Educated 20 Boston Land Law attorneys on building design delivery technology changes and the necessary contract risk shifting provisions in response.

January 2011 – September 2011

10 Taxpayers v. City of Quincy, Faxon Field Case

- Assisted lead counsel in representing citizen's group that aligned with the Quincy School Committee in opposition to the construction of a running track in a balance of powers suit between the Quincy Mayor and School Committee.
- Performed legal research, drafted legal memos and affidavits, and prepared Norfolk Superior Court briefs. Court ruled that the Quincy Mayor does not have the authority to overrule the Quincy School Committee's vote.

February 2011 – June 2011

Mayo Group Development, Boston MA

- Reviewed and revised mortgage refinance documents for nationwide building portfolio.
- Performed legality review of leases and subcontracts for existing portfolio and new projects.
- Researched local business law and performed business filings for 20 entities in 12 states.

ARCHITECTURAL EXPERIENCE

- November 2011 – Present** **Independent Design, LLC, Quincy MA & Concord, MA**
- Perform architectural design work for building owner clients, including commercial tenant fit-outs, historic adaptation, kitchen and bath renovations, multifamily to condominium conversions, and building additions. Focus on accessible and sustainable design solutions.
 - Provided consulting and training services as a contractor for mvCADD for design firms implementing new design software to projects and contracts, including software training for executive decision makers.
 - Advised building owner clients on software implementation strategies to improve facility management – effectively providing a 10% yearly time savings responding to work orders.
 - Notable local projects include: MGM Springfield State Armory renovation, Hurley & O’Neill Company office renovation, Quincy Masonic Temple masonry evaluation, and numerous private residences in New England.
- December 2012 – August 2016** **Quincy Housing Authority, Design Review Board**
- Interview competitive applicants to perform design and construction services for the Quincy Housing Authority on projects greater than \$1,000,000.
- June 2006 – November 2011** **Symmes Maini & McKee Associates, Cambridge MA**
- Supervised 85 staff encompassing 32 projects over 5 years, worth 50% of total net revenue, including change management, as the firm’s first Director of Building Information Modeling.
 - Implemented a “Lessons Learned” process to educate staff on best practices from completed projects, and provided software training to over 80 employees.
 - Tracked project metrics, wrote reports, and advised Board of Directors on best practices.
 - Drafted and implemented company standard BIM Release contract for software sharing.
 - Sustainable Project Architect for Blue Cross Blue Shield of RI (LEED Silver) and Quincy High School (US Green Ribbon School). Performed green project certification, from design documents through construction completion.
 - Quincy High School project work included reviewing city center plan, bylaws, and proposing wetlands replication on a complex, urban site.
 - Presented design concepts at planning, zoning, and community design review meetings and led moderated discussions.
 - Other project work includes: Wellesley High School, Grafton High School, Billerica Parker Elementary School, and Andover Bancroft Elementary School.

February 14, 2018

Mr. Dick Lemieux, P.E., Chair
Concord NH Transportation Policy Advisory Committee
Concord, NH 03301

Re: TPAC Letter of Interest

Dear Dick,

I am writing to express my interest in joining Concord's Transportation Policy Advisory Committee (TPAC). As a member of the community and as a practicing professional engineer with a focus in transportation I feel I would be able to assist the committee in addressing the transportation related issues and opportunities facing the community. I'm a firm believer that transportation plays a vital role in shaping the economic and social wellbeing of communities, and it would be exciting to contribute to Concord's continued success. Having attended a recent TPAC meeting as a guest I believe I would enjoy working with the individuals on the committee and would hopefully provide valuable input on technical issues.

Thank you for allowing me to show an interest in membership in TPAC. Please feel free to contact me with any questions.

Sincerely,



Gregory L. Bakos, P.E.
29 Misty Oak Drive
Concord, NH 03301

Email: glbakos32@gmail.com
Phone: 603 548 9813