



2017 Summer ~ Volume IV

**TFM**<sup>®</sup>

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Traffic Engineers  
Structural Engineers  
Land Surveyors  
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Scientists



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Chairman

## A MESSAGE FROM OUR PRESIDENT

## Civil/Landscape Trends &amp; Challenges



One significant trend in land development projects these days is towards “**mixed-use development**”, that is, an integrated mixture of residential, commercial, cultural, institutional, or industrial uses in close proximity. Recently seen primarily in large urban centers, the concept of mixed-use development is now moving into smaller cities and towns across New England.

The advantages of integrated development can be substantial. Among other benefits, traffic volumes, parking needs, and stormwater flows can all be reduced by taking advantage of the interaction between related uses. For example, apartments and offices located in close proximity will tend to reduce vehicle trips because some tenants will be employees of the office; thus, some of the vehicle trips usually expected become pedestrian trips. Likewise, parking inventory can also be reduced through shared parking. Using the same example, peak apartment parking demand falls outside of regular business hours, thus fewer total spaces can be provided for the same amount of development.

Also, where multiple properties can be combined into a single development, greater land use density can be achieved by avoiding internal

lot line setbacks. This results in more efficient parking layouts and elimination of unnecessary pavement, further reducing needed land area, construction costs, and the burden of excess runoff on stormwater infrastructure.

Landscape Architecture plays a significant role in making mixed-use development work. First of all, each building must be placed so that it allows convenient, safe, and attractive pedestrian connections between all other major uses. It is generally taken that “walking distance” in New England is approximately 1400 feet or about a 7 minute walk. This is largely dependent on establishing a clear, direct path and an attractive walking environment. Of course, the concept of mixed-use development is not new – many of us remember when it was simply called “downtown”.

Today, more community planners understand the benefits of mixed-use development and revitalizing city centers, particularly older, under-utilized manufacturing or commercial areas. As more communities embrace mixed-use development in their zoning codes, we can expect this healthy trend to accelerate, returning a large measure of prosperity and vibrancy to New England cities and towns.

Robert E. Duval, PE - President



Architectural Rendering courtesy Prellwitz Chilinski Associates

## Encore Enterprises brings “Market and Main” Lifestyle Center to Macy’s Site

The former Macy’s site on South River Road in Bedford, NH will soon be a new “Lifestyle Center”, a high-end multi-use complex featuring a deluxe movie theater, office building, hotel, Trader Joe’s, and a variety of vibrant restaurants and retail shops. The 350,000 sf complex was approved in late 2016. Construction at the site began in March by **Hutter Construction** and is to be completed by late 2018. The complex includes seven new buildings and two new parking garages. TFM is responsible for the structural engineering of the garages, as well as civil/site and traffic engineering, permitting, land surveying and landscape architecture services. The project architect is **Prellwitz Chilinski Associates** of Cambridge, MA. The owner, **Encore Enterprises**, is from Dallas, TX.





**Structural Engineer Robert Vida receives Professional Engineer License**

Robert Vida, PE recently passed the Structural Engineer (SE) exam and received his Professional Engineer license. Mr. Vida serves as a Structural Engineer for TFMoran, his experience includes the design and analysis of commercial and residential buildings. Mr. Vida is a 2016 Autodesk Revit® Structure Certified Professional and attends the annual Revit® Technology Conference North America. He has a Masters of Engineering degree in Structural Engineering, a Bachelor of Science degree in Civil Engineering and a minor in Economics from Rensselaer Polytechnic Institute.

The SE exam is an optional two-day exam for structural engineers which is the next level beyond the PE exam. Although not mandatory for New Hampshire, the trend is that it will become the standard for structural engineers in the future.



Under construction photo taken August 1, 2017

TFM provided civil/site, structural and traffic engineering, permitting, land surveying and landscape architectural services for the site redevelopment of the former Weathervane Seafood Restaurant along NH Route 101. The new Irish restaurant, Murphy's Taproom and The Carriage House, will include a 142 seat restaurant, a 240 seat banquet facility, and two patios; one for outdoor dining patrons and the other for use with the banquet facility. **Warrenstreet Architects** of Concord, NH designed the new facility to resemble a farmhouse with an attached barn. The General Contractor is **NorthPoint Construction Management**. Opening is expected for late summer.



**SNHU's newest dorm "Monadnock Hall" ribbon cutting event planned for the new school year.**

TFM provided survey, permitting, civil/site engineering, and landscape architecture for this new 4-story dormitory at Southern New Hampshire University, located on East Side Drive in Hooksett. The 103,440sf building contains apartment style dormitories made up of single and double bedrooms, in total there are 300 beds. Included are many amenities not typical to a college dorm, such as: a full kitchen, living room, and a separate shower off from the bathroom. Located on

the first floor of the building will also be a fitness center, game room, and a common "Main Street". The project architects are **Mackey Mitchell** of St. Louis, MO and **Lavallee Brensinger** of

Manchester, NH, and the general contractor is **Whiting Turner** of Framingham, MA. The exterior of the structure is a new design for SNHU, made up of natural stone and metal panels. A ribbon cutting event is planned for early September, after students get settled into their new home.





## Recently Completed Projects...



Neshamkin French Architects and TFM complete **The Armory** in Charlestown, MA



**Neshamkin French Architects** and **TFM Structural Engineers** provided architectural and structural engineering services for the renovation of the former Armory building in Charlestown, MA into 42 luxury condominiums with underground parking. Construction was completed by **East-ridge Construction Management** and the project was developed by Pat Keohane of **C-Town Ventures, LLC**.

Previously underutilized, the Charlestown Battalion Armory has been revitalized through a sensitive program of historic restoration and innovative interior design. The architectural design preserved the exterior while the interior, including the structural system, was gutted and four new floors were sensitively inserted to create 42 residential units. The design provides a variety of unit types, including duplex penthouses

featuring tremendous downtown Boston and Mystic River views. A central, two-story, interior atrium allowed the design to take full advantage of building's depth and provides natural light to the building interior.

The original building, built in 1907, was an A-frame style main structure surrounded on three sides by conventional two-story wood framed structures supported on masonry walls. The new design required infilling the space with 4 new residential levels and new inset exterior balconies. To maintain the structure and allow the new levels to be installed without replacing the roof, the new residential levels were designed to support the roof and when completed the existing steel trusses were removed. This method of integrated construction, shoring and demolition required close coordination between the design team, contractor and developer.



**Civil Engineer Jason Hill receives Professional Engineer License**

Jason Hill, PE recently received his New Hampshire

Professional Engineer license. Mr. Hill works in TFM's Bedford office as a Project Manager in the Civil Engineering Department. He has over 15 years of experience including site planning and design of private land development projects, public works projects, stormwater management systems, and design of piped utilities. Mr. Hill is experienced in civil/site, roadway design, and permitting. He has a Bachelor of Science degree in Environmental Engineering from Syracuse University.



## Photos of Recently Completed Projects



**TFM Civil & Structural Engineers for Chunky's Cinema Pub – Manchester, NH**  
ARCHITECT: HENDREN ASSOCIATES GENERAL CONTRACTOR: NORTHPOINT CONSTRUCTION



**TFM Structural Engineers for Wamesit Lanes – Tewksbury, MA**  
ARCHITECT: GAVIN AND SULLIVAN ARCHITECTS GENERAL CONTRACTOR: PERFORMANCE BUILDERS

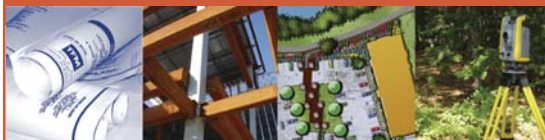


**TFM Structural Engineers for Sullivan Office Building – Bedford, NH**  
ARCHITECT: UDELSMAN ASSOCIATES GENERAL CONTRACTOR: SULLIVAN CONSTRUCTION



**TFM Structural Engineers for Milton Fire & Rescue – Milton, NH**  
ARCHITECT: COWAN GOUDREAU ARCHITECTS GENERAL CONTRACTOR: ECKMAN CONSTRUCTION





## PROJECTS in Progress

■ **Woodmont Commons, Londonderry, NH:** Civil and site engineering services for a phased multi-use development including retail, commercial, and residential on approximately 600-acres located near Route 102 and I-93.

■ **The Gardens at Winnepesaukee, Laconia, NH:** Civil engineering services for an 87 residential unit cluster subdivision consisting of single-family homes, twin homes and duplexes on Endicott Street East. Highway design on NH Route 11-B for exclusive left turn land for development.

■ **Holiday Inn Express & Suites, Boston, MA:** Landscape architecture design services for a new 5-story hotel addition. The design includes patios, walking paths, plantings and lighting selections.

■ **Land Rover, Bedford, NH:** Civil/site and structural engineering, permitting, survey and landscape architecture services for a new approx. 20,000sf auto showroom/garage and associated parking on the corner of South River Road and Autumn Lane.

■ **Sturdy Memorial Hospital Office Building, Plainville, MA:** Structural engineering services for a new 30,000sf two-story medical office building designed by Mauge Architects.

■ **Southern New Hampshire University, Hooksett, NH:** Civil/site engineering for a 3-story, approximately 60,000 sf Engineering Building on campus.

■ **I-93 Widening Project, Exit 4 Windham-Derry, NH:** Stormwater monitoring services for RS Audley.

## Congratulations!

► **Cassi Beroney** was recently promoted to Accounting Assistant at TFM's Bedford office. Cassi has been with the company for five years, previously serving as Administrative Assistant/Receptionist. She



received an Associate's degree in Accounting from Mount Washington College (formerly Hesser College). Cassi's new tasks include payroll, billing, and other accounting duties.



◀ **Robert Hoover, LA, ASLA** recently joined TFM's Portsmouth office serving as a **Project Manager**. Rob has a Bachelor of Science degree in Environmental Design from the University of Massachusetts and a Masters Degree from Harvard

University Graduate School of Design. He has over 35 years of professional experience in the practice of Landscape Architecture. Rob founded HBLA, Inc. in 2001 and has received over 50 awards or special recognition for his projects, including therapeutic garden design. One of his many affiliations includes the American Society of Landscape Architects.

## TFM Featured Projects Under Construction...

### 58,000 sf Elliot Health System Medical Center completes Multi-use Development ~ Bedford, NH



Under construction photo taken July 26, 2017

TFM provided site design and civil engineering, permitting, surveying and landscape architecture services for a new 58,000 square foot Elliot Health System's Medical Center located at the Hillside Shops at Bedford on Leavy Drive. The medical office building broke ground in December 2016. This is the final phase of this multi-use development designed by TFM and originally developed by **AV Bedford, LLC**. Also, included in this pedestrian-friendly development is the Copper Door restaurant, Bellwether Credit Union, Dunkin' Donuts and a State Liquor Store, which are all connected by a common green. Located at the signalized intersection of NH Route 101 and Old Bedford Road, the Hillside Shops at Bedford will offer patients convenient access and parking. This new 3-story, state-of-the-art medical center will house three Elliot primary care practices. **Lavallee Brensinger Architects** designed the exterior to have traditional New England forms and materials accenting the entrances and corners. Constructed by **A W Rose Construction**, this new facility will be completed in two phases, the first of which includes two levels and is expected to be completed by January 2018. The second phase includes a third level.



Courtesy Photo

### Contemporary Chrysler

~ Milford, NH

TFM Structural Engineers are part of the team with **Warrenstreet Architects**, and **Turnstone Corporation** providing design for this 25,000 sf new automotive dealership. Located on Hammond Road, the new facility has great visibility and accessibility from NH Route 101 and Route 13. In comparison to their current dealership on Elm

Street, the new modern facility will allow the dealership to increase inventory, offer more services, and better accommodate the needs of their clients. Contemporary Chrysler is also a Jeep and Fiat dealership.



Rendering courtesy Warrenstreet Architects





## Washington Mills Apartments II

~ Lawrence, MA ~

TFM provided civil/site engineering, permitting and landscape architecture services to **SMC Management Corporation** of Watertown, MA for redeveloping the former Lawrence Packaging/Newark Atlantic Paperboard site at 240 Canal Street. Once warehouse and manufacturing space, this 7-story iconic riverside mill property is being converted to a combination of multi-family residential and commercial uses featuring 198 loft-style apartments, 19 studio units, and a self-storage facility, with covered parking on the first-floor level. The site was opened up for additional parking and landscaping by removing three single-story masonry buildings, allowing for a new, more efficient parking layout and safer vehicle circulation. The Riverside Park was designed to create a space for various age groups to enjoy both passive and active recreational activities, including a gazebo, horseshoe pits, a bocce court, walking paths and a dog park that surrounds a large brick smokestack. **Market Square Architects** of Portsmouth, NH is providing architectural services. The Construction Manager is **PC Construction Company** of Manchester, NH.



Courtesy BHDP

### Saint Anselm College Student Center Complex ~ Manchester, NH

TFM engineers worked with **Derck & Edson** to provide civil/site design services for the expansion and renovations of the Saint Anselm College Student Center. Currently under construction, the existing

Cushing Center will connect to the gym and expand by 12,575 sf creating a new complex. Located in the center of campus, this dynamic new gathering place will be named the Roger and Francine Jean Student Center Complex.

Originally built in 1960, the existing building will undergo a transformation. New features will include a campus store/bookstore, a café, a second floor glass-windowed function room, and a 250-seat auditorium. The project architect, **BHDP Architecture**, maintained the Georgian architecture design elements featured throughout the campus. **Eckman Construction** expects to complete construction in early 2018.



## COMMUNITY *Events*

### TFM Hosts NH CIBOR Awards Cookout



NHCIBOR board members welcome guests to TFMoran.

On Thursday, June 8<sup>th</sup> TFM hosted the Annual NH Commercial Investment Board of REALTORS® Awards Cookout at the Bedford office. Over one hundred NHCIBOR members were on hand to network and enjoy grilled meats and summer salads by the Wine'ing Butcher.

TFM President, **Robert Duval**, started off the presentation by welcoming the members and thanked TFM staff for their efforts in making the event a success. NH CIBOR President **Kathy DeMello** presented **Bob Marchewka** of One Commercial Real Estate with the REALTOR-of-the-Year award, and **Bill Jean** of Fulcrum Associates with the Affiliate-of-the-Year award. The traditional "Awards Cake" was presented to Bob and Bill, who did the honors of cutting the first pieces. TFM is proud to have partnered with NHCIBOR for the past twenty years.



Bob Marchewka - ROTY and Bill Jean - AOTY

### TFM Staff Volunteer for Adopt-A-Block



Matt Mullen, Rob Vida, Jeremy Belanger, Maureen Kelly

InTown Manchester's Adopt-A-Block is an event to help keep Downtown Manchester clean and green. It is usually held near Earth Day, but due to the persistent springtime rain, it was rescheduled to June 2nd. This year four TFM Engineers helped with picking up trash, raking, and mulching near the Mill Girl statue on Commercial Street. With several other groups assigned to the large swath of green space, there was just enough work to go around. TFM is proud to be active in the local communities where we work and live.



## ORGANIZATIONAL INVOLVEMENT



MHA presentation by honorary co-chairs Dick and Alex Anagnost

### Manchester Historic Association Preservation Awards

TFM's Chief Operating Officer **Dylan Cruess** attended the 25th Annual Manchester Historic Awards held at the Masonic Temple in May. The awards ceremony is an annual event put on by the MHA, whose mission is to collect, preserve and share the history of Manchester, NH. The awards program recognizes the efforts made by individuals, businesses, and organizations that have contributed significantly to the preservation of historic resources, buildings, and traditions in the Queen City. This year's event featured honorary co-chairs **Dick and Alex Anagnost** who have a successful and long track record of preserving and restoring historically significant buildings throughout the City. The event was very well attended, seating more than 400 guests. For more details visit: [www.manchesterhistoric.org](http://www.manchesterhistoric.org)  
A Big Congratulations to All Award Recipients!

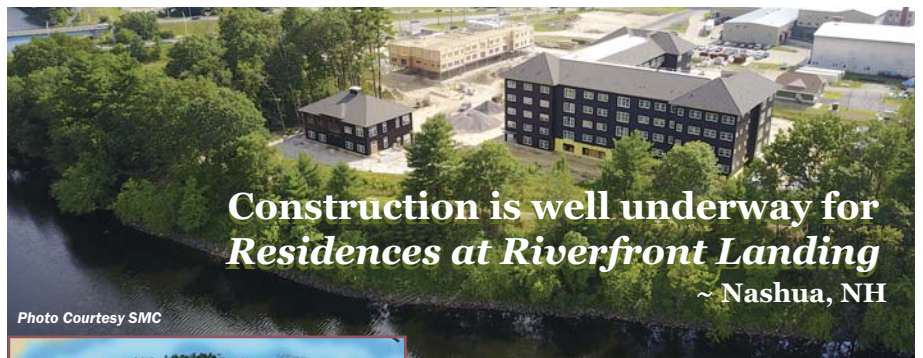


Courtesy Photo

### MPAL - Building on Hope Project receives PlanNH Merit Award

In June, Manchester Police Athletic League (MPAL) Michael Briggs Community Center, a 2016 "Building on Hope" project received a PlanNH 2017 Merit Award for Honorable Mention for Excellence in Planning, Design, and Development. Building on Hope Chair and project architect **Jonathan Halle, AIA** of Warrenstreet Architects in Concord, NH designed all the renovations including two existing floors (total 16,500 sf). This was a community funded "extreme makeover", where many local companies donated their services, time and materials. **Paul Sbacchi, PE**, TFM's Chief Structural Engineer, donated his structural design services. Building on Hope helps non-profits build their dreams. To learn more, visit: [www.buildingonhope.com](http://www.buildingonhope.com)

MPAL is a non-profit after school athletic organization that connects cops and kids, offering numerous recreational and academic programs to all kids free of charge.



### Construction is well underway for Residences at Riverfront Landing

~ Nashua, NH

Photo Courtesy SMC



TFM

TFM provided civil engineering, permitting and landscape architecture services to **SMC Management Corporation** for this 228-unit residence located on Bridge Street along the Merrimack/Nashua River. The project includes three separate residential buildings consisting of four floors of apartments above a deck of structured parking. Also included within the development is a 7,200 sf two-story restaurant/retail store; and a one-story 3,390 sf community center. The project architect is **DeStefano Architects** of Portsmouth, NH and **Fulcrum Associates** of Amherst, NH is providing Construction Management. Project completion is expected spring of 2018.

### Ribbon Cutting at Chandler Place - Affordable Senior Living Apartments in Plaistow, NH



A ribbon-cutting ceremony was held in June for Phase I of Chandler Place Apartments on 18 Chandler Avenue. **Steven Lewis**, one of the three local developers, New Hampshire's **Governor Chris Sununu** and town officials were on hand to support this 62-and-older affordable senior housing project. Phase I of this two-phased project, consists of 25 one and two bedroom apartments, each averaging between 650-670 sf, and a community center and business center on site. Phase I was completed in-part from receiving \$330,000 through the state's Affordable Housing Fund and \$4 million through Federal Low Income Housing Tax Credits. Residential applicants had to be at or below a required income level to qualify. At the time of the ribbon-cutting event, occupancy was at capacity, with a waiting list. Phase II could add an additional 14 apartments.

The project team for Phase I of Chandler Place Apartments included **TFM Moran** for land surveying and civil/site engineering services, **Burnell-Johnson Architects** for architectural design, **Gary Chicoine Construction** for building, and **Jameson Excavation** for site work.



## Shooters Outpost is Expanding!

~ Hooksett, NH ~



Rendering courtesy Cowan Goudreau Associates

TFM provided survey, civil engineering and landscape architecture services for an addition to Shooters Outpost located on Hooksett Road (Route 3) in Hooksett, NH. The retail store offers a large selection of firearms, firearm accessories, ammunition, tactical apparel, safes, and more. The over-14,000 sf, three-level addition will double the size of the existing log cabin, and feature high-vaulted ceilings and exposed interior beams. The addition will be made of structural steel with real log siding and corners. The new space will provide a new display area, increased retail space, a café with commercial kitchen, employee offices, new bathrooms, and inventory storage. The project architect is **Cowan and Goudreau Architects** and the general contractor is **North Branch Construction**, both companies are in Concord, NH.



## Franklin Savings Bank Set to Open 8th Full-service Location in September

~ Merrimack, NH ~



Courtesy Rendering

TFM provided civil and structural engineering, landscape architecture and survey services for this new 2,161sf bank located at the Merrimack Village Mall Shopping Center on Dobson Way. The bank will feature a two lane drive-up area and two ATMs. The project team included development consultants **Paramount Partners** of Quincy, MA, building designer **Ron Reilly, DeStefano Architects** and **Sullivan Construction**. Established in 1869 in Franklin, NH, Franklin Savings Bank has served the NH community for over 147 years offering commercial lending, personal banking and investment services. This Merrimack branch will be their eighth full-service location.



Courtesy Photo

## Alene Candles ~ Milford, NH

TFM Structural Engineers provided design services for a 72,000 sf plant expansion which included about 4,000 sf of high end first and second floor office space for Alene Candles, a manufacturer of superior quality custom-designed fragranced candles. Alene's headquarters is in Milford, NH on 51 Scarborough Lane.

TFM worked as part of the project team with **Division 5 Metals** as the design consultant and **Jay Steel, LLC** as the structural steel supplier both from of Amherst, NH. The design-build team also included **Turnstone Corporation** of Milford, NH as the project's Construction Manager and **Lauer Architects** of Goffstown, NH.



## Temco Tool Company

~ Manchester, NH

TFM provided surveying, civil engineering, and permitting services for Temco Tool Company, for the expansion of their existing manufacturing facility at 800 Holt Ave. The expansion includes 16,000sf of one story manufacturing space and 4,800sf of office space (two stories). The project also included additional parking, storm-water management and utility upgrades. The project architect was **Stone River Architects** and **Fulcrum Associates** provided construction management. Temco Tool has been machining precision piece parts and providing value-added services for the aerospace, defense, medical, space and other industries since 1963.



Civil Engineers  
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Scientists



TFMoran's  
Portsmouth  
Division

TFMoran, Inc., 48 Constitution Drive, Bedford, NH 03110

## Meet Jennifer Clark...

TFMoran welcomes **Jennifer Clark** as a Receptionist/Administrative Assistant in the Bedford office. Prior to joining TFMoran, Jennifer gained valuable experience working at a local environmental engineering firm. Her new position involves greeting clients, answering phones, and assisting TFM's engineers and surveyors with various administrative functions.



▲ L to R: Jack Watton, Kelsie Gagner, and Hannah Kelsey

## TFM mentors summer interns

TFM welcomes college students as summer interns. **Jack Watton** majors in Civil Engineering at *UNH* and works in TFM's civil department; **Kelsie Gagner** majors in Business Administration at *SNHU* and works in the marketing department; and **Hannah Kelsey** is majoring in Civil Engineering at *Smith College* and works in the stormwater department. **Josh Barr** majors in Environmental Studies at *UNE* working in the Portsmouth Survey and Environmental Departments.



# TFM Staff News



◀ **Dylan Erickson** joined the **Civil Engineering Department** serving as a Project Engineer. He has a Bachelor of Science degree in Environmental Engineering from the University of New Hampshire in Durham. Dylan's work experience includes civil/site design, stormwater management, drainage and utility design, and environmental site assessments for commercial and residential projects.



◀ **Maureen Kelly, EIT** joined the **Civil Engineering Department** serving as a Project Engineer. She has a Bachelor of Science degree in Civil and Environmental Engineering, and a Master's degree in Structural Engineering from the University of Massachusetts, Lowell. Maureen's experience includes watershed analysis, drainage assessment, stormwater retention, as well as calculations for residential and commercial structures.



◀ **Shaun Vando** joined the **Civil Engineering Department** serving as a Project Engineer with over 18 years of experience. He has an Associates degree from Middlesex Community College, and has studied Advanced Rendering at the Boston Architectural Center. Shaun's extensive experience includes site design for retail developments, transportation and multi-use projects.



◀ **Rollin Khaund** joined the **Survey Department** serving as a Survey Technician with over 30 years of experience in field and office surveying. He has a Bachelor of Science degree in Civil Engineering Technology and a Land Surveying Certificate from the University of Massachusetts in Lowell. Rollin is a certified Surveyor-in-Training in the state of Massachusetts. In addition to topographic and as-built surveys, his experience includes survey for roadways, utilities and drainage for municipalities, MassDOT and MBTA.



◀ **Scott Olsen, EIT** joined the **Civil Engineering Department** serving as a Project Engineer. He has a Bachelor of Science degree in Environmental Engineering from the University of New Hampshire in Durham. Scott's experience includes construction inspection, stormwater management, site and roadway grading, underground utility work for commercial and residential projects, and a \$35 million federal renovation project. His certifications include Army Corps of Engineers CQC, and OSHA 40 HAZWOPER.



◀ **Stephen Perley** joined the **CAD Department** serving as a CAD Technician. He has an Associates of Science degree in Drafting Technology from the New Hampshire Vocational Technical College at Manchester. Steve has 30 years experience in preparing plans for all facets of civil engineering and surveying projects.



◀ **Stephen Williams** joined the **Stormwater and Construction Inspection Department**. He has a Bachelor's degree in Mechanical Engineering from the University of New Hampshire in Durham. Stephen has over 30 years of experience including soils testing, monitoring infrastructure construction, water mains, sewer mains, and SWPPP Plans.



◀ **Evelyn Piccozzi** recently joined the **Civil Engineering Department** serving as a Project Engineer in the Portsmouth office. Evelyn attended Northeastern University and has over 30 years of experience in drafting and designing, civil engineering, AutoCAD and piping engineering on the east and west coasts.