



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Robert W. Healy, City Manager

Date November 19, 1981

From Board of Assessors

Reference

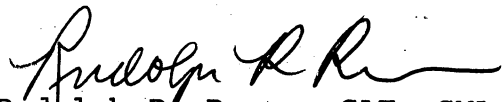
Subject Council Order No. 7 - 11-9-81
Re: Bids for revaluation process


Dear Mr. Healy:

In response to the City Council order of November 9, 1981, we have enclosed pertinent information regarding System Technology Associates of Concord who are presently under contract to revalue the City of Cambridge.

It is the understanding of the Board of Assessors that there were no public advertisements or bids taken for this revaluation project.

Very truly yours,


Rudolph R. Russo, CAE, CMA
Chairman


Abigail A. Burns, SRA, MRA


Kevin T. McDevitt, MAA

encl.
AAB:kw

OFFICE OF THE
CITY MANAGER

NOV 19 4 23 PM '81

RECEIVED

SYSTEM TECHNOLOGY ASSOCIATES, INC.

DIRECTORS

Arthur W. Dickson
Arthur W. Dickson, Jr.
Mary S. Dickson

OFFICERS

President	Arthur W. Dickson
Vice President	Arthur W. Dickson, Jr.
Vice President	Danilo V. Missio
Clerk	Eugene A. Weibel
Treasurer	Arthur W. Dickson

November 17, 1981

SYSTEM TECHNOLOGY

ASSOCIATES, INC.

P. O. BOX 713
9 MAIN STREET
CONCORD, MASS. 01742

EXPERIENCE AND PERSONNEL
OF
SYSTEM TECHNOLOGY ASSOCIATES, INC.

Rev. 10 June 1981
Rev. 11 August 1981

1.0 System Technology Associates, Inc., was founded in 1967. Initially the company performed systems analysis and simulation studies for the U. S. Navy and Air Force.

In 1969 STA initiated a program of specialization in urban technology which included development of a municipal information system and town and city growth model (MAPTACS). Also at this time consulting services in municipal management systems and data processing were offered to cities and towns.

In 1971 and 1972, seeing the need for better municipal data systems for management purposes and to supply inputs to MAPTACS, STA started development of a town census system (CENTAC), and an assessment management system (TAMS), which are designed to share data bases.

From 1971 to the present, STA has been providing consulting and data processing services to cities and towns. Since 1973 one of the main areas of concentration has been computerized valuation. The TAMS system is now available to municipalities for reliable achievement of full fair market valuation.

STA maintains field teams qualified in inspection and appraisal methods. The field teams are supported by a data processing group experienced in the latest computer assisted appraisal techniques.

2.0 PROJECT EXPERIENCE

2.1 Revaluation Programs

Town of Athol, Massachusetts

Complete revaluation program including field inspections, aerial digitizing, three-way residential valuation, commercial and industrial valuation, personal property and utilities valuation; updating and maintenance system.
Robert S. Horrigan, Chairman, Board of Assessors.

Town of Ayer, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.
John Horgan, Chairman, Board of Assessors.

City of Cambridge, Massachusetts

Complete revaluation program including residential, commercial and industrial valuation; implementation of CRT terminal on-line to STA's computer for maintenance and updating.
Rudolph Russo, Chairman, Board of Assessors.

City of Chicopee, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, exempt, personal property and utilities valuation; maintenance and updating system.
Richard C. Desmarais, Chairman, Board of Assessors.

City of Everett, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial and industrial valuation; maintenance and updating system.
George Desiderio, Chairman, Board of Assessors

City of Holyoke, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial and industrial valuation; maintenance and updating system; installation of ADVAL microcomputer for maintenance and updating.
Victor Provost, Chairman, Board of Assessors.

Town of Hubbardston, Massachusetts

Complete revaluation program including field inspections, residential (cost approach), commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

Ronald A. Stark, Chairman, Board of Assessors.

Town of Johnston, Rhode Island

Complete revaluation program including field inspections and residential (cost approach), commercial and industrial valuations. Computerized data base and maintenance system.

Elaine Ricciardelli, Tax Assessor.

Town of Longmeadow, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, exempt, personal property and utilities valuation; maintenance and updating system.

Jeffrey Reynolds, Chairman, Board of Assessors.

City of Marlborough, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

Frank Bicchieri, Chairman, Board of Assessors.

Town of Milton, Massachusetts

Valuation of all property, including three-way residential valuation, after in-house data collection program; maintenance and updating system.

Henry Bertolon, Chief Appraiser.

Town of Needham, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

Herbert Dodge, Chairman, Board of Assessors.

City of Newport, Rhode Island

Complete revaluation program including field inspections, aerial digitizing, three-way residential valuation, commercial, industrial, estate and personal property valuation.

Installation of CTAMS software on City's D.E.C. PDP 11/70.
Richard S. Weiss, Tax Assessor

Town of Northborough, Massachusetts

Revaluation program utilizing residential data collected in-house; valuation of residential parcels (three-way) and land parcels.

Arthur Cole, Chairman, Board of Assessors.

City of Norwalk, Connecticut

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial and personal property valuation. Installation of CTAMS and CTACS software on City's Univac 9040 computer.

Frank Kelly, Tax Commissioner.

Town of Royalston, Massachusetts

Complete revaluation program including field inspections, residential (cost approach), commercial, industrial, exempt, personal property and utilities valuation; maintenance and updating system.

Barney A. Stearns, Board of Assessors.

Town of Stoneham, Massachusetts

Complete revaluation program including random sampling of existing data quality, three-way residential valuation, commercial, industrial, exempt and personal property valuation; maintenance and updating system.

John Doyle, Board of Assessors.

Town of Tolland, Massachusetts

Complete revaluation program including field inspections, residential (cost approach), commercial, industrial, personal property and utilities valuation; maintenance and updating system.

John Clark, Chairman, Board of Assessors.

Town of Westfield, Massachusetts

Complete revaluation program utilizing existing property data with exterior inspections; three-way residential valuation; maintenance and updating system.

Philip Beattie, Chairman, Board of Assessors.

Town of Leicester, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

Roger Hunt, Chairman, Board of Assessors

City of Somerville, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

John Howe, Chairman, Board of Assessors

Town of Hudson, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

Arthur Roche, Chairman, Board of Assessors

Town of Braintree, Massachusetts

Complete revaluation program including field inspections, three-way residential valuation, commercial, industrial, personal property, exempt and utilities valuation; maintenance and updating system.

Joseph Kazanowski, Chairman

3.0 KEY PERSONNEL

STA's personnel are experienced in municipal real estate valuation and assessment, municipal planning, computer systems engineering and general business management. The backgrounds of members of the staff are summarized below.

President - Arthur W. Dickson

Mr. Dickson is President of STA and has designed the CTAMS, MAPTACS and CENTAC systems. He is a graduate of Massachusetts Institute of Technology, where he received his Master of Science Degree in Electrical Engineering, and of Tufts University, where he received a Bachelor of Science Degree in Electronics Engineering.

Mr. Dickson has been a consultant on municipal and commercial data systems since 1969. Prior to that time he was Manager of Advanced Systems at Raytheon Company, Missile Systems Division, and an Instrument Engineer at E. I. duPont de Nemours.

Vice President - Danilo V. Missio

Dr. Missio joined STA after operating his own company. He is a graduate of Padua University, Italy, where he received his Doctorate Degree in 1948. Dr. Missio has had 25 years of experience in analysis at Raytheon Company, where he was a department manager, and in his own company. At STA, Dr. Missio is responsible for overall operations including sales, financial management and administration.

Chief Appraiser - Douglass J. Kennedy

Mr. Kennedy is a Professional Civil Engineer with over twenty years of appraisal experience. His valuation experience includes: ad valorem appraisals, allocation of purchase price appraisals, investment tax credit studies, land damage appraisals (private and public), right-of-way studies, industrial accident analyses, redevelopment analyses, and land use studies. Mr. Kennedy's court experience (appraisal and engineering) includes: qualified expert witness - District, Probate, Superior, Housing Courts; Massachusetts Tax Appellate Board; and U. S. Court of Appeals. Prior to joining STA, he operated his own fee appraisal service, and before that he was an employee of American Appraisal Company.

Data Operations Manager - Webb Dickson

Mr. Dickson is responsible for data validation and report programs and currently maintains the operations CTAMS software. He received his Bachelor of Science Degree in Mechanical Engineering from the University of Maine and is experienced with data management software and data base management methods.

Operations/Marketing - Craig R. Baum

Mr. Baum has eight years' experience in the mass appraisal field including four years as a County Assessor. His primary areas of expertise are property valuation and installation of manual or computer assisted assessment management system. Mr. Baum is a senior level project manager with extensive appraisal experience, including the valuation of over 6,000 industrial properties in Erie County (Buffalo), New York.

Marketing/Public Information - Stephen L. Ballew

Mr. Ballew has been involved in the direction of marketing and public relations programs for private firms specializing in municipal consulting. He is a published author and has written a variety of articles for newspapers and magazines. Mr. Ballew has been responsible for the design and production of brochures, slide shows, displays and T. V. presentation. Previous experience includes the marketing of photogrammetric and property mapping programs.

Project Manager - John L. Hocking

Mr. Hocking is an experienced appraiser and expert on construction methods. He is a graduate of Rensselaer Polytechnic Institute, where he received a Bachelor of Science Degree in Civil Engineering. Mr. Hocking is also a Naval Engineering Officer, holding a Lieutenant's commission in the U. S. Naval Reserve. He has had over five years' experience supervising field teams both in appraisal and construction businesses.

Director of Municipal Systems - Frank Orchard

Mr. Orchard has over 10 years experience as a consultant to towns and cities for municipal computer systems. He has served as Director of Data Processing for the Town of Wayland, MA where he was responsible for the installation and operations of NCR equipment for the Town and school system. As Director of Data Processing for the Town of Arlington, he was responsible for the conversion of an NCR batch system to an on-line Burroughs system, as well as the installation of a DEC PDP 11/34 and Radio Shack micros for the school system. Mr. Orchard is responsible for design and development of STA's Municipal Software and Systems group.

Systems Installation - Charles Bodemuller

Mr. Bodemuller is head of Systems Installation Services for STA. He has been instrumental in the configuration design and software development for STA's ADVAL micro-computer, as well as the graphics and coordinate transformation software for aerial digitizing. Mr. Bodemuller is a graduate of Texas A & M, where he received a Bachelor of Science Degree in Electrical Engineering. Mr. Bodemuller has over 26 years experience in systems research, development and analysis.

Systems Development - Frank B. Counihan

Mr. Counihan has had over 15 years experience in programming, manufacturing and financial systems. His experience includes functional analysis, design, programming, documentation and the design of over 200 COBOL programs for financial, production planning, operations, marketing and inventory control functions. Prior experience includes management and systems development for U. S. Steel and Honeywell Information Systems. Currently, Mr. Counihan is in charge of the development of the fee appraiser version of our ADVAL microcomputer series.

Project Manager - George Lempke

Mr. Lempke is a senior level project manager with STA. He has fifteen years' experience in real estate appraisal and investment analysis. Mr. Lempke is a past Vice President of the Community Savings Bank of Holyoke, Massachusetts, and is experienced in all aspects of real estate appraisal.

Project Manager - Melissa Snow

Ms. Snow is a project manager for STA with five years of experience in computer assisted mass appraisal systems. Prior to becoming a manager Ms. Snow was supervisor for data base management and documentation and was responsible for data transcription and key entry. Ms. Snow has designed STA's data entry forms. She is certified in both Connecticut and Rhode island to work on mass appraisals. Ms. Snow has a B.A. degree in Sociology from Boston University.

Commercial Appraiser - Raymond Boly

Mr. Boly joined STA after 5 years of experience of appraisal and cost estimating as a fee appraiser and building inspector. His mass appraisal experience has encompassed a variety of complex greater Boston cities including Cambridge, Needham, Marlborough and others. Mr. Boly has completed the I.A.A.O. appraisal courses and is a member of the S.R.A., the American Association of Certified Appraisers, the Massachusetts Board of R. E. Appraisers, and holds a Massachusetts Real Estate Brokers License.

Programmer/Analyst - Alexander McD. Davis

Mr. Davis joined STA after six months of intensive software instruction at the Cambridge Institute for Computer Programming where he graduated first in his class. During the training which is commensurate with one to two years of entry-level experience, he became proficient in COBOL, FORTRAN and BASIC languages through a variety of application. Mr. Davis is a graduate of Harvard University and has done graduate work at Clark University.

Programmer - Judy Thompson

Ms. Thompson joined STA in 1980 and has had three years programming experience. With STA she has been involved in a variety of programming assignments including land valuation formulae, generation of values, updating of property data, etc. Ms. Thompson has a degree in Liberal Arts from Boston University.

Commercial Property Inspector - Paul Kelley

Mr. Kelley joined STA in 1980 and has three years of experience in the real estate appraisal field. Originally hired as a residential lister, he has advanced to our commercial appraisal division. Mr. Kelley has taken a variety of real estate appraisal and investment courses including I.A.A.O. courses. He is a licensed Massachusetts Real Estate Broker.

Field Supervisor - Amy Pipitone

Ms. Pipitone has had two years experience with STA, beginning as a clerk and residential property lister. She has since been involved in project-start up, lister training and supervision, quality control and data sampling programs. Her experience on greater Boston revaluation programs such as Cambridge has produced an excellent background in commercial listing and pricing. Ms. Pipitone has most recently been field manager for our Stoneham data review program. Other background includes community organization, a B.A. degree in Political Science and Communications, and computer programming. She is currently taking courses in real estate sales.

Project Manager - Frederick Borys

Mr. Borys has three years' experience as head of STA's quality control operations. His duties include field data inspection and edit response.

Data Entry Supervisor - Marjorie Higgins

Mrs. Higgins has had over fifteen years of experience in keypunching and managing keypunching operations. She has worked for IBM, the City of Boston, and other companies in this capacity. Mrs. Higgins is in charge of our key entry operations.

Field Supervisor - Candice Martin

Ms. Martin has two years' supervision experience with STA. Her primary areas of expertise include project set-up, training and listing supervision.

Project Manager - Thomas J. Mulhern

Mr. Mulhern is a graduate of Boston State College with a B.A. degree in Urban Planning & Sociology. He has taken many courses through the I.A.A.O. and will soon receive his CAE designation. Mr. Mulhern has several years of management experience in large scale revaluation programs and also in training personnel to assist in revaluation programs. Three years of this experience was with the city of Boston.

Project Manager - Dennis Cornwall

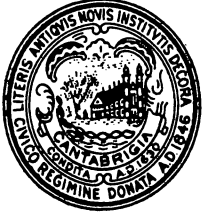
Mr. Cornwall is a graduation of Northern Michigan University with a B.A. degree. He has had many years of field supervisory experience and at least five years experience in mass appraisal, commercial listing and pricing, and has taken many courses in real estate appraisal.

Commercial/Industrial Supervisor - Jack Schatz

Mr. Schatz is a graduate of UCLA with a B.A. degree. He has had 2 years of experience with STA as a commercial property specialist. Prior to joining STA Mr. Schatz had more than 5 years experience in construction as a contractor.

Commercial/Industrial Supervisor - James Moriarty

Mr. Moriarty graduated with a B.S. degree from Westfield State College and is presently attending UMass Amherst part time studying for M A I designation. He has a year's experience as a commercial/industrial specialist and is also an Assistant Project Manager.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

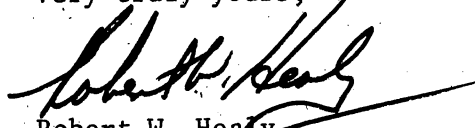
EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

November 23, 1981

To the Honorable, the City Council:

With respect to City Council Order No. 7 of November 9, 1981 relative to bids for the revaluation project and background information on System Technology Associates, enclosed please find copy of a report from the Board of Assessors.

Very truly yours,


Robert W. Healy
City Manager

RWH/mbf
Enc.

F-385

Agenda Item Number Four

Re: response to Council Order No. 7 of November 9, 1981 regarding the revaluation project.

In City Council,

November 23, 1981

11/23/81

Placed
on
File-

Keep in Accounting
Department