

**VALERE**

ARCHITECTS, INC.

**FIRM QUALIFICATIONS PACKET:  
CANNABIS**

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*Exterior Rendering, Aurum Botanics*



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# WHO WE ARE



**Matthew O'Boyle,**  
**RA, AIA**

CEO + Founder



**James Sowell**

Vice President



**Andrzej Skonieczny**

Marketing Manager

Established in 2021 in Westfield, MA, our design studio prioritizes a client-centric approach. We deliver thoughtful design solutions meticulously crafted to deliver exceptional design solutions for diverse clientele. Our team excels in architectural services, project management, and interior design across various sectors, including **cannabis facilities, hospitality, mixed-use, multi-family, and commercial projects.**

VALERE's mission is to deliver value at every stage of the design process; we seek to grow together with our community, employees, and clients through inspired designs and uncompromising quality.

# WHAT WE DO

## CANNABIS

- Retail Dispensaries
- Cultivation Facilities
- Consumption Lounge
- Laboratories
- Manufacturing Facilities
- Delivery Service

**1,500,000+**  
square feet of designed  
facility space

## HOSPITALITY

- Restaurant
- Bar
- Café
- Hotel
- Brewery
- Consumption Lounge

**77**  
ongoing projects at  
various stages of  
design / construction

## MULTI-FAMILY

- Apartments / Condos
- Mixed-use
- Senior Housing
- Student Housing

**6**  
states with active or  
completed projects  
CT, MA, NC, NJ, NV, TX

## COMMERCIAL

- Retail
- Healthcare
- Office Space
- Mixed-use

**50%**  
average actualization  
rate for space  
dedicated to  
cannabis cultivation

# AFFILIATES & TESTIMONIALS

Ahava, LLC  
Apotho Therapeutics  
Armstrong Flooring  
Assa Abloy  
Aurum Botanics  
Bay State Hemp  
Benjamin Moore Paints  
CCLASH, LLC  
Carefully Curated LLC  
CC Bloom  
Doobie Delivery & Storage  
Eagles Landed LLC  
Elysium Farms Cannabis  
Green Delta Holding  
James Hardie  
Kawneer  
Linares Capital  
Mapes Industries  
Material Bank  
Merida Capital  
MINT Dispensaries  
Optimum Window Manufacturing Corp.  
PermaTherm  
Phat Panda  
Pella Windows  
Pioneer Valley Trading Company LLC  
Primus  
Reflex Lighting  
Rockwool  
Royal M LLC  
RS Operations LLC  
Rust-Oleum  
Sapphire Risk Advisory Group  
Sherwin-Williams  
SIKA Group  
Tarkett  
Tenax Strategies  
THC Hartford Cannabis  
The Hub Craft  
TileBar  
Valiant-America  
Vault Holding  
Vise Texas Group LLC  
Wilsonart  
Zyp Run

Mike Albert,  
Owner,  
Pioneer Valley Trading Co.

When choosing an architect, it's important to find someone with the experience and the eye for design, and with **VALERE**, it's the complete package.

Greg D'Agostino,  
Partner,  
Tenax Strategies

**VALERE** is a phenomenal resource to work with in the industry.

Rich Ferrara,  
Founder,  
Greenside Dispensary

**VALERE** really did cover all the bases and took everything into consideration that we wanted and didn't add anything we didn't, which to me is almost even more important.

Aaron Marks,  
Owner,  
Aurum Botanics

We rely on **VALERE** to not only bring our architectural vision to reality but also to identify things which we would otherwise not have thought to consider.

# CANNABIS

VALERE Architects specializes in cannabis facility design.

Our cannabis industry projects include cultivation, manufacturing, and retail environments with projects ranging from factory building renovations, to new construction retail facilities.

Whether you are looking to build new, renovate, or a combination of the two, VALERE can assist in your cannabis facility project.

## RETAIL DISPENSARIES

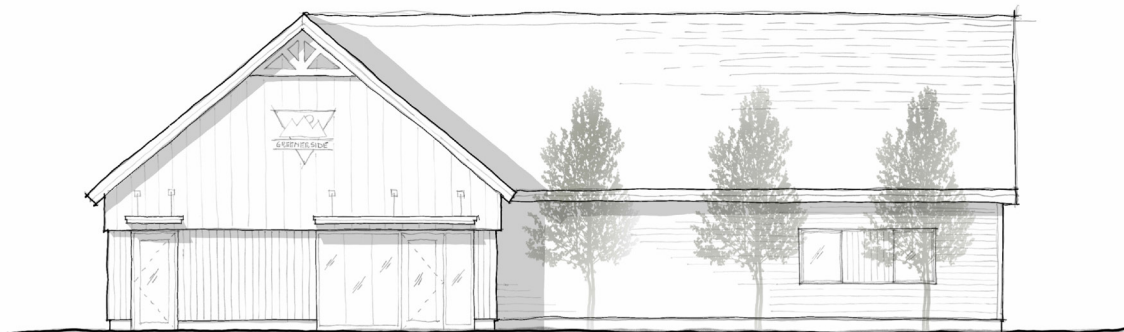
We'll help you every step of the way. Our team has designed dispensaries & retail spaces up to 5,000+ square feet. Whether you have an established brand or are crafting something new, VALERE can design an efficient plan that meets your goals.

- Boutique
- High-volume
- New construction & renovation
- Security coordination
- Efficient use of space
- Crafted retail experience

## CULTIVATION FACILITIES

VALERE's specialty! We've worked on over 900,000 square feet of cultivation facilities including renovations to mill buildings, and new construction new construction. We have experience with various systems and their needs including: aeroponics, hydroponics, and live soil cultivation systems.

- New construction / Renovation
- Tier I boutique facilities
- Tier II facilities
- 1-3 tier flower
- Multi-phase build outs
- Comprehensive planning





## CONSUMPTION LOUNGE

A consumption lounge is a place where people can buy and consume cannabis on the premises, similar to a bar or restaurant. These comfortable and inviting lounges offer a unique experience beyond a traditional bar setting. The VALERE team can help you navigate the unique cannabis regulations and the classic demands of a hospitality space.

- Regulatory compliance
- New construction / Renovation
- Interior design
- Private consumption rooms
- Prep kitchens

## MANUFACTURING FACILITIES

The professionals at VALERE have extensive experience in cannabis manufacturing facilities ranging from small 1,000 square feet testing laboratories to 30,000 square feet manufacturing facilities. Let us help you get started.

- Extraction rooms
- Commercial kitchens
- Packaging areas
- Efficient circulation design

## LABORATORIES

Cannabis laboratories play a crucial role in ensuring the safety, quality, and consistency of cannabis products for both consumers and businesses within the industry and are also at the forefront of product research and development. VALERE has the experience to ensure your lab space is efficient and meets compliance requirements.

- Testing and Biology labs
- R&D labs
- Environmental control
- Equipment coordination

## DELIVERY SERVICE

Whether you're creating a local cannabis delivery company in need of a new facility, or you're establishing a state-wide delivery network, VALERE knows how to ensure your facility doesn't slow you down.

- Regulatory compliance
- Strategic facility design
- Security-focused
- Climate controlled storage

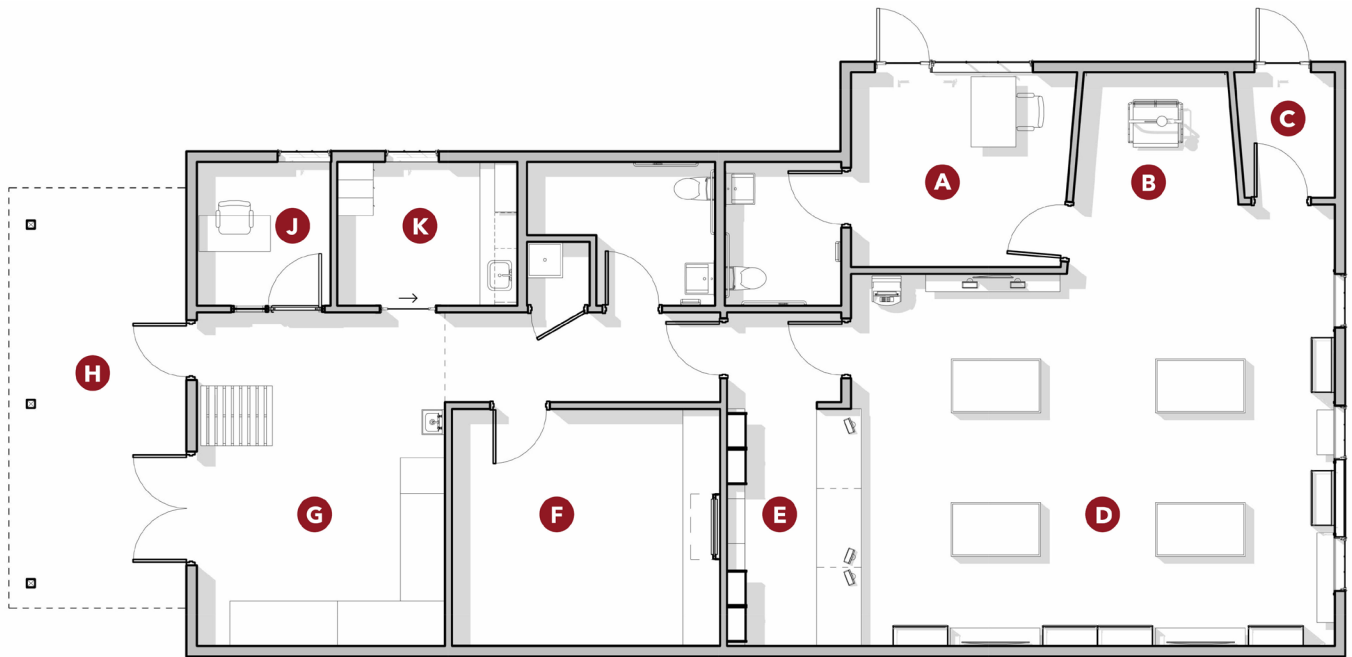
Retail / **GREENERSIDE  
DISPENSARY**



Nestled in Greenfield, Massachusetts, Greenside Dispensary promises a unique cannabis shopping experience. From the timber-clad entryway resembling a cozy ski lodge to the soaring beams overhead reminiscent of alpine chalets, the 2,000-square-foot space reimagines the dispensary through a modern ski lodge aesthetic.

With natural color palettes, steep roof lines, and even a repurposed chairlift adding a touch of whimsy, Greenside embraces the outdoors and invites you to relax and explore.

<b>Name</b>	Greenside Dispensary
<b>Location</b>	Greenfield, MA
<b>Year</b>	2023
<b>Status</b>	Design Phase
<b>Program</b>	Adult-Use Cannabis Retail
<b>Size</b>	2,000 GSF
<b>Scope</b>	New Construction



- |                                  |                         |                         |                            |                     |
|----------------------------------|-------------------------|-------------------------|----------------------------|---------------------|
| <b>A</b> ENTRY LOBBY             | <b>C</b> EXIT VESTIBULE | <b>E</b> SALES COUNTER  | <b>G</b> DELIVERY          | <b>J</b> OFFICE     |
| <b>B</b> CUSTOM EXPERIENCE SPACE | <b>D</b> SALES FLOOR    | <b>F</b> SECURE STORAGE | <b>H</b> COVERED WORK YARD | <b>K</b> BREAK ROOM |

**FLOOR PLAN**



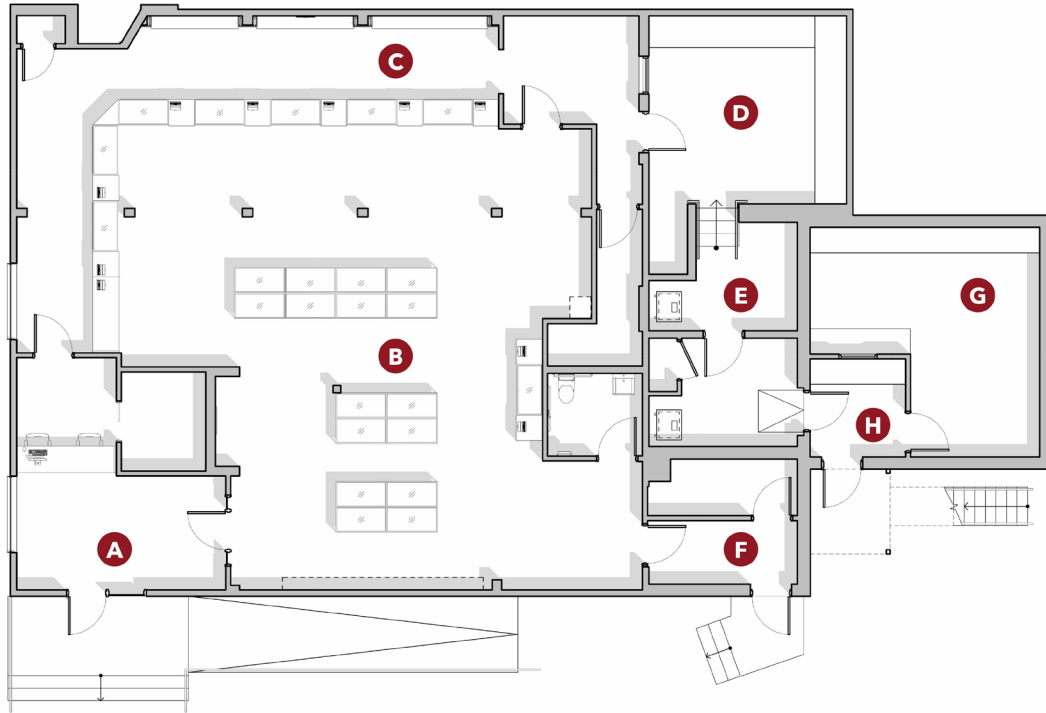
Retail / **AURUM  
BOTANICS**



This project involves renovating a previously existing two-story bar and grille. The redesign aims to harmonize various architectural styles and periods, creating a cohesive structure that complements the historical surroundings of the neighborhood

Although the exterior will maintain a modest and traditional appearance, the interior is planned to showcase the sophistication and luxury of the art deco period, featuring opulent tones and gold embellishments.

<b>Name</b>	Aurum Botanics
<b>Location</b>	Pemberton, NJ
<b>Year</b>	2023
<b>Status</b>	Construction Phase
<b>Program</b>	Adult-Use Cannabis Retail
<b>Size</b>	5,050 GSF
<b>Scope</b>	Renovation



**A** ENTRY LOBBY

**C** SALES COUNTER

**E** FLEX

**G** SECURE STORAGE

**B** SALES FLOOR

**D** ORDER FULFILLMENT

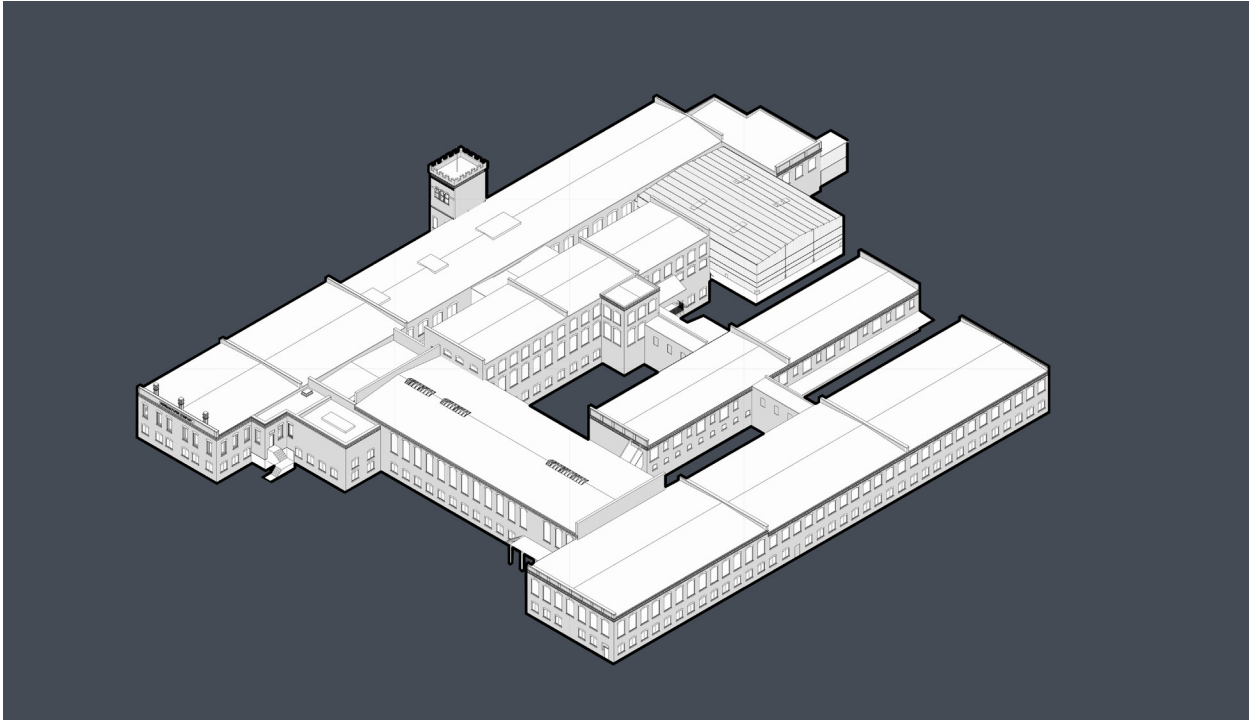
**F** EXIT VESTIBULE

**H** RECEIVING

**FIRST FLOOR PLAN**



Cannabis  
Cultivation / **5 APPLETON STREET,  
HOLYOKE, MA**

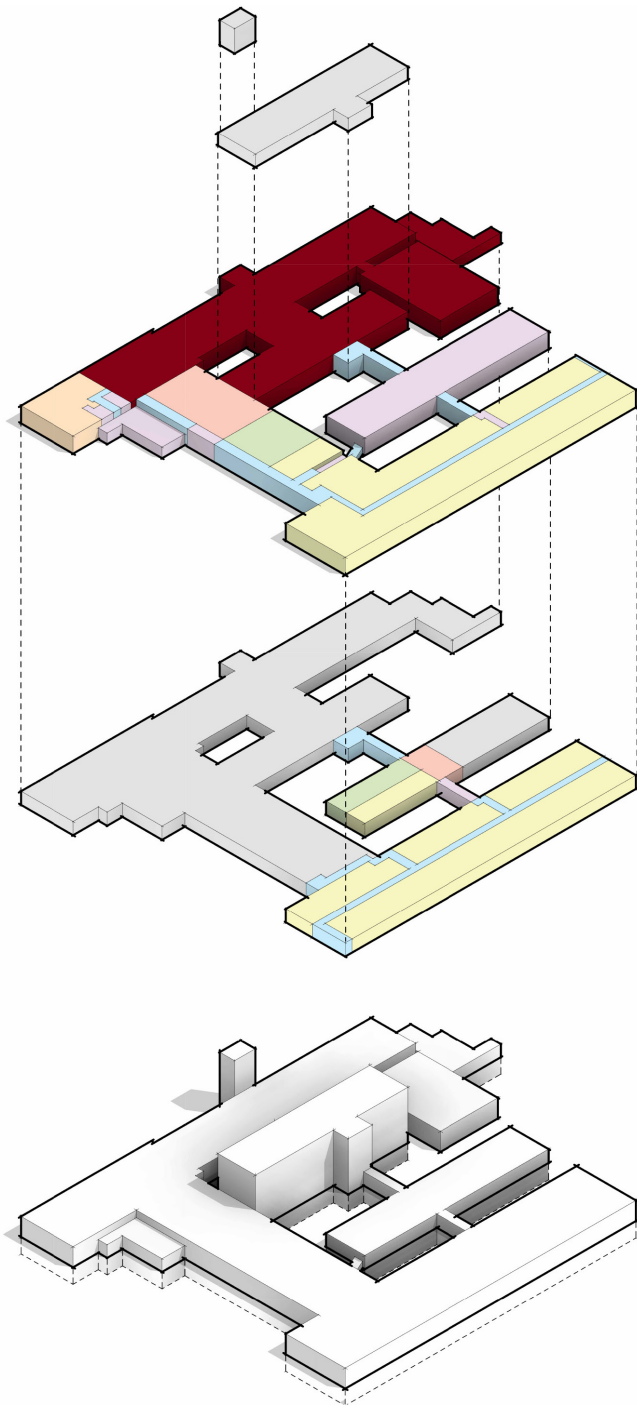


Construction is underway on the multi-phase renovation that will transform the 144,500-square-foot space into a state-of-the-art adult-use cannabis cultivation and manufacturing facility.

The classic New England mill offers the perfect canvas for innovation. High ceilings and a well-planned column grid optimize the space for cultivation, while a double-loaded corridor approach minimizes wasted area.

Overcoming the unique challenges posed by the building's scale and varied levels, the project is breathing new life into this riverside icon.

<b>Name</b>	5 Appleton Street
<b>Location</b>	Holyoke, MA
<b>Year</b>	2023
<b>Status</b>	Construction Phase
<b>Program</b>	Cannabis Cultivation
<b>Size</b>	144,500 GSF
<b>Scope</b>	Renovation



**SECOND FLOOR**

**FIRST FLOOR**

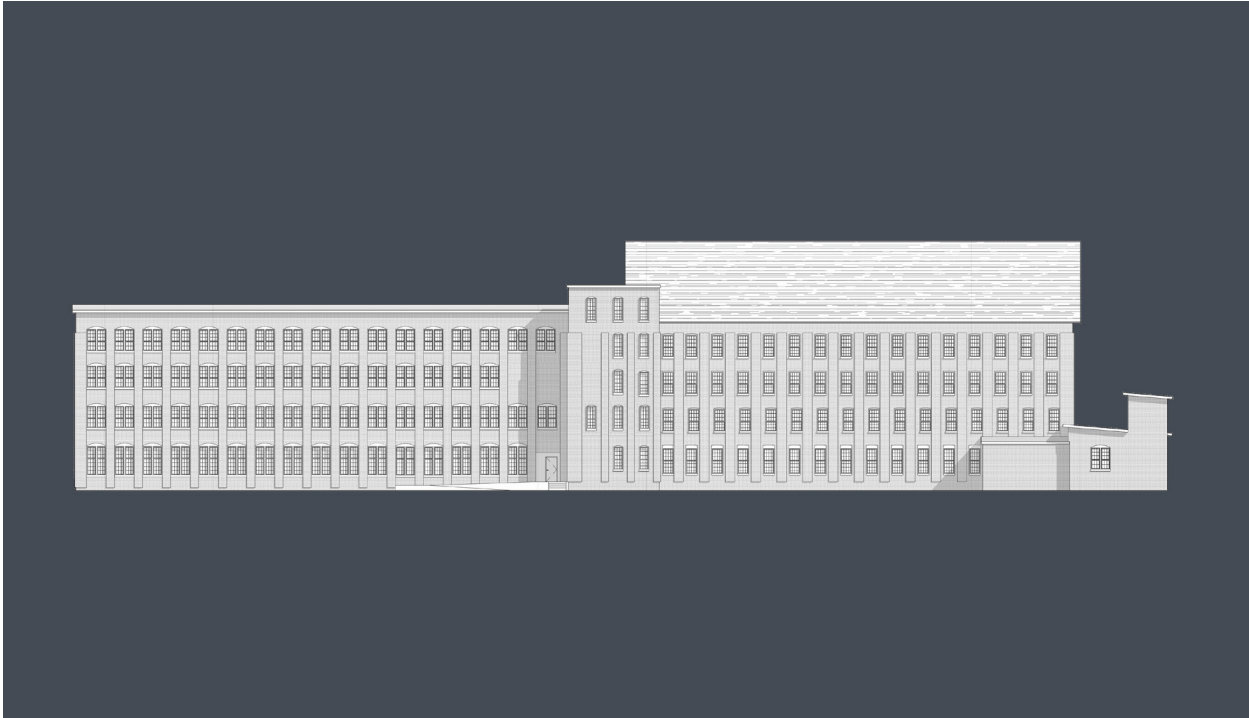
**LOWER LEVEL**

**BUILDING MASSING**

**PROGRAMMATIC DIAGRAM**

- FUTURE EXPANSION
- NOT IN SCOPE
- CULTIVATION
- HARVEST
- PRODUCT SUPPORT
- FACILITY SUPPORT
- PERSONNEL SPACES
- CIRCULATION

Cannabis  
Cultivation / **94 MAIN STREET,  
HARDWICK, MA**

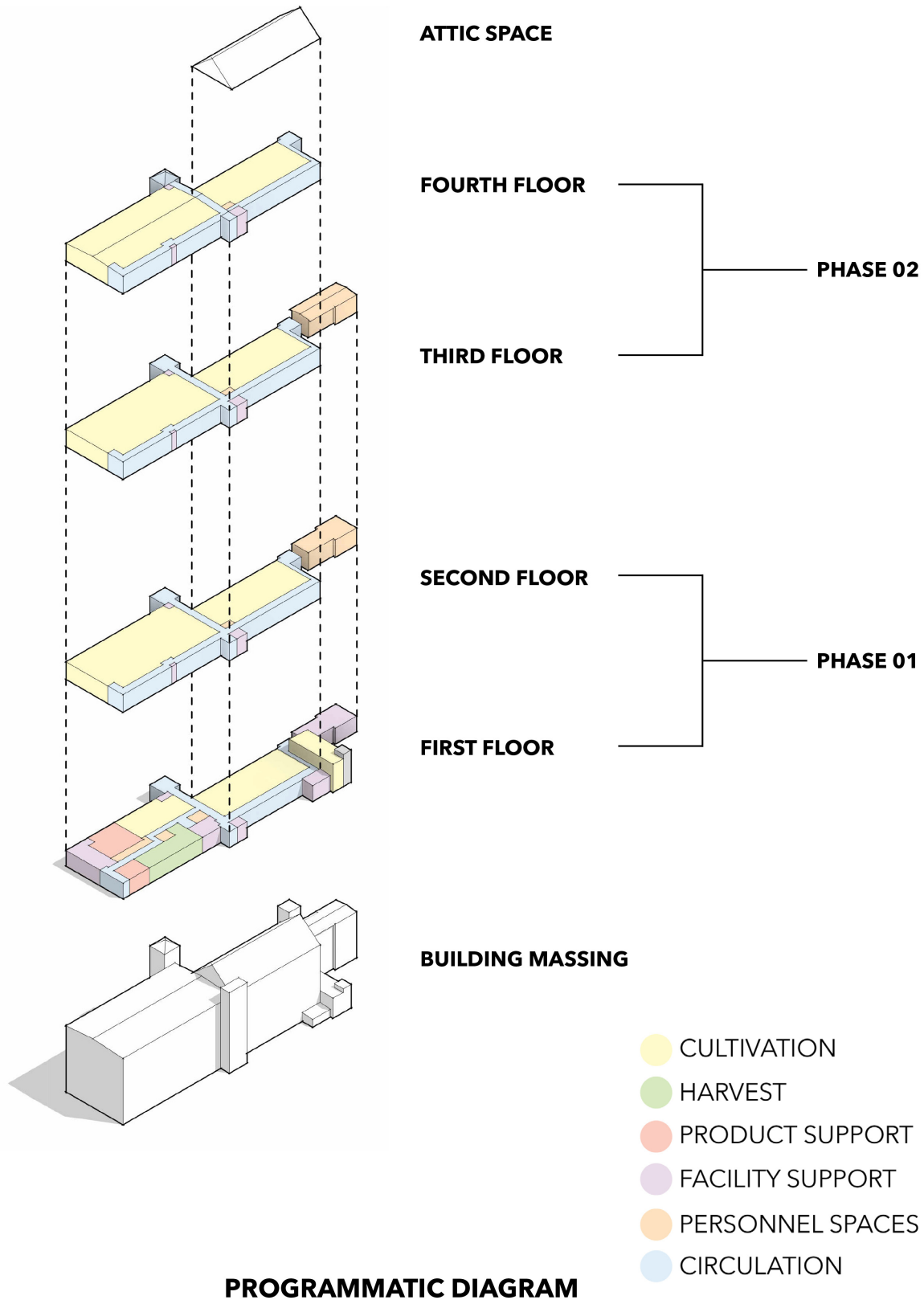


With a total of 112,500 square feet of space throughout the complex of buildings, the main building will be phased into two projects with the first two floors being renovated in the first round of construction. These floors will include 23,700 square feet of cultivation space resulting in a 51% cultivation efficiency ratio.

Upon completion of phase two, the area to cultivation percentage will more than double as the majority of the facility support spaces are located on the first floor.

<b>Name</b>	94 Main Street
<b>Location</b>	Hardwick, MA
<b>Year</b>	2022
<b>Status</b>	Construction Phase
<b>Program</b>	Cannabis Cultivation and Manufacturing
<b>Size</b>	112,500 GSF
<b>Scope</b>	Renovation





# THANK YOU

At VALERE we are passionate about exceeding expectations through inspired designs and uncompromising quality. Our in-depth understanding of regulatory requirements and meticulous attention to detail ensure we navigate the intricacies of specialized projects seamlessly.

From cutting-edge cannabis facilities to inviting commercial spaces, VALERE is dedicated to delivering value throughout the design process. Partner with VALERE Architects and turn your vision into reality with our proven track record and expertise.

Thank you for your consideration in choosing VALERE Architects.

Please feel free to contact us to discuss your project, our experience, and how we can work together to see your idea become reality.

Sincerely,



**Matthew O'Boyle, RA, AIA**  
**CEO + Founder**

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***Let's Grow Together***



Interior Rendering, Greenside Dispensary



Interior Rendering, Cloud 9 Dispensary



Interior Rendering, Wizzy's Dispensary

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