

Crescent Parcel

Book 1: Development Submission

Submitted by:



CassCrossing

A tribute to Melnea Cass 'The First Lady of Roxbury'





Community advocacy
Sustainable architecture
Beacon of strength

"If we cannot do great things, we can do small things in a great way"
-Melnea Cass



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COVER LETTER

Ms. Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
Municipal Protective Services Desk, First Floor
12 Channel Street
South Boston, MA 02210

Dear Ms. Polhemus,

OnyxGroup Development, on behalf of Cass Crossing, LLC is pleased to submit this proposal in response to the RFP for the Crescent Parcel site, at the corner of Melnea Cass Boulevard and Tremont Street in Roxbury.

As the first women and minority-owned real estate development company in Roxbury, we are uniquely positioned to lead the development of this parcel in a responsible and equitable manner.

In honor of Boston residential activist Melnea Cass, the residents of Roxbury, and the community at large, we are proposing a mixed-use development rooted in Melnea's work which seeks to extend her efforts as a tireless community advocate, by creating lasting pathways to personal and economic growth for community members.

Because we are from and residents of Roxbury it matters to us who develops our neighborhoods, what they build, how they build it, and how it benefits our community. Most importantly, we have learned that we have to rebuild trust with our neighbors, show genuine care & concern, and remain accessible, thoughtful, and accountable. We know by experience what it feels like to be displaced, without suitable replacement of housing options and community resources.

Our desire is to develop affordable housing. We also believe that such housing should be a stepping stone for building personal & sustainable wealth for individuals & families, AND we believe that can be done through conscious community building.

Like many of the First black women that came before us, we realize that solidarity in development is not something we can do alone. We need everyone in our community to make this happen. We are pleased to present the Cass Crescent core team.



MEET THE TEAM

Cass Crossing, LLC is a partnership among OnyxGroup Development, Novo Growth Partners, and Mark Woods.

OnyxGroup

OnyxGroup is the first minority and women-owned development and realty company in Roxbury. Shabnam Mashmasarmi and Roxbury resident Chanda Smart founded OnyxGroup to develop communities focused on equity and inclusion of local residences without displacement.

Novo Growth Partners

Novo Growth Partners (NGP) was founded in June 2020 by its Principal Kyle Wilton and Nick Johnson in Roxbury, MA. NGP members have over ten years of experience with over 150,000 square foot multi-site commercial real estate developed annually in medical lab and office, high rise office, specialized lab space, and R&D industrial.

As part of our proposal for the Crescent Parcel, we are also pleased to introduce the below partners, consultants and collaborators:

The Galante Architecture Studio (TGAS)

An innovative architecture studio pursuing excellence in design, construction, and urban planning. TGAS has become a specialist in respectfully integrating new projects into historic contexts.

LJV Development

LJV tackles complex construction projects. They are builders that bring years of military and construction experience. Founder, CEO and veteran Liseth Velez started LJV with a commitment to seeing beyond the imaginable, pushing construction forward, and implementing the latest technological advancements that boost efficiency.

OnyxGroup Realty

OnyxGroup Realty is a full-service real estate sales and leasing team rooted in Roxbury. The team's focus is on lifting people up, engaging the community, and helping families to build generational wealth.

Cass Crossing Management

We are creating a newly formed entity solely for the purpose of property management and facilities maintenance for Cass Crossing LLC. Cass Crossing Management will utilize state of the art property and facility management software and focus on hiring directly from the community and exceeding guidelines for minority and women employment.

Sullivan & Worcester

Taisha Sturdivant is a real estate associate at Sullivan & Worcester. Her practices focuses on affordable housing and community development issues, including low-income tax credits, civil rights and regulatory compliance matters.



Smart Security

After retiring from the Boston Police Department following 33 years of service, Jerry Smart began utilizing his experience in law enforcement and his extensive knowledge of Roxbury's neighborhoods to serve as a community consultant and civilian resource officer.

Gumption

Gumption is a creative content agency specializing in real estate lifestyle content production, and real estate sales and marketing strategy. The team at Gumption builds campaigns aimed at elevating voices that

Terri Lyne Carrington

NEA Jazz Master and three-time GRAMMY® award-winning drummer, producer, and educator, Terri Lyne Carrington started her professional career as a "kid wonder" while studying under a full scholarship at Berklee College of Music in Boston. To date, Ms. Carrington has performed on over 100 recordings and has toured or recorded with luminary artists. Ms. Carrington is an honorary doctorate recipient from Berklee, and currently serves as Founder and Artistic Director for the Berklee Institute of Jazz and Gender Justice.

ArtLifting

Chief Happiness Spreader and co-founder Liz Powers worked as a social worker running art groups in Boston, when the idea for ArtLifting was born. ArtLifting offers artists the chance to secure their own income through the sale of original paintings, prints, and products. ArtLifting is about creating opportunity, empowerment, and validation.

Artico

Artico is a development and design company founded and operated by Raber Umphenour. The team works on projects to strengthen designs and develop unique architecture, processes and policies necessary to foster collaborations and community, which otherwise might not have occurred.

Hood Fit

Thaddeus Miles, director of public safety for MassHousing created Hood Fit in 2014 in an effort to feature the most positive attributes of community building through a focus on health and wellness of the mind, body and soul.

Further information about our team can be found in the organizational chart and biographies in the pages following this letter. The team, with their collective experience and commitment to the Roxbury community, will work together to do more than build a residence.

Thank you for considering our qualifications and proposal for this exciting opportunity.

Sincerely,

Chanda Smart
Chief Executive Officer

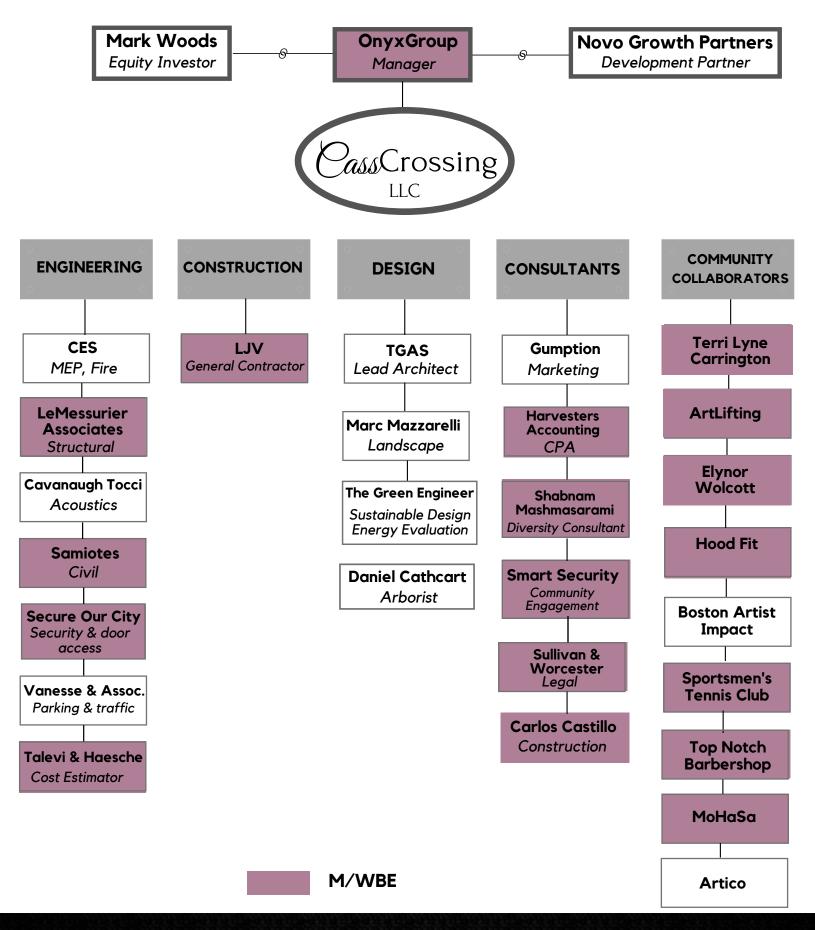
OnyxGroup Development

Shabnam Mashmasarmi Chief Operating Officer

OnyxGroup Development



ORGANIZATIONAL STRUCTURE



PROJECT TEAM LIST

Owner/Developer

Cass Crossing, LLC 50 Moreland Street Roxbury, MA 02119 617.792.2268

Developer Manager

OnyxGroup Development 50 Moreland Street Roxbury, MA 02119 508.846.6021

Development Partner

Novo Growth Partners P.O. Box 5835 Winter Park, FL 32793 801.888.9105

Equity Investor

Mark Woods 882 Main Street Falmouth, MA 02540 508.648.9300

Architect

The Galante Architecture Studio (TGAS) 146 Mt. Auburn St. Cambridge, MA 02138 617.576.2500

General Contractor

LJV 1760 Revere Beach Pkwy, Ste 438 Everett, MA 02149 617.637.3939

Structural Engineer

LeMessurier Associates 1380 Soldiers Field Road Boston, MA 02135 617.868.1200

Landscape Architect

Marc Mazzarelli Associates 284 Concord Ave Cambridge, MA 02138 617.227.2312

M/E/P/FA/FP Engineer

CES 124 Carnegie Row, Ste 204 Norwood, MA 02062 617.261.7161

Acoustics

Cavanaugh Tocci 327 F Boston Post Rd. Sudbury, MA 01776 978.443.7871

Civil Engineer

Samiotes 20 A Street Framingham, MA 01701 508.877.6688

Security and Door Access

Secure Our City 460 Totten Pond Rd. Ste 410 Waltham, MA 02451 508.966.7897

Traffic Engineer

Vanesse & Associates 35 New England Bus Ctr Dr. Andover, MA 01810 978.474.8800

Cost Estimator

Talevi & Haesche 21 Old Warren Road West Brookfield, MA 01585 508.867.3222

Sustainable Design

The Green Engineer 23 Bradford Street Concord, MA 01742 978.369.8978

Arborist

Daniel Cathcart 76 Stony Brook Rd Westford, MA 01886 978.764.6549

Construction Consultant

Carlos Castillo 2371 Washington Street Roxbury, MA 02119 617.594.7147

Legal Team

Sullivan & Worcester 1 Post Office Square Boston, MA 02109 617.338.2959



PROJECT TEAM LIST

Community Consultant

Smart Security 50 Moreland Street Roxbury, MA 02119 617.620.2506

Marketing Consultant

Gumption 1719 1st St. NW Washington, D.C. 20001 617.905.8651

CPA

Harvesters Accounting P.O. Box 28253 Birmingham, AL 35228 205.821.5377

WHO WE ARE

OnyxGroup is the first minority and women-owned development and realty company in Roxbury. Shabnam Mashmasarmi and Roxbury resident Chanda Smart founded OnyxGroup to develop communities focused on equity and inclusion of local residences without displacement.

We strive to provide affordable residential and commercial spaces in order to foster homeownership and entrepreneurship within our communities. We are intentional and strategic in our development plans and programming to create spaces and destinations as generational wealth creation corridors.

We believe developments can - and should - reclaim and preserve the integrity of our communities.

Our approach to development starts and ends with people. We bridge the communication and development gap between the community and the builder, forming partnerships to develop communities focused on inclusivity and tangible equitable growth, starting with local residents.

We're motivated by building communities that reinvest in themselves and aim to be a bridge to developing equity and opportunity. We strive to be a viable resource for the communities we develop, partnering with major industries to increase financial resources, job growth and educational opportunities.

We build with a purpose. We are building a community where local residents can live and work, have access to wealth building resources, and have an equitable stake in their cities and towns.

Finally, we aim to integrate change with culture, transforming the face of development. Boston is ready for a new paradigm, and we're here to lead.

www.onyxboston.com





Chanda Smart CEO, OnxyGroup



Shabnam Mashmasarmi COO, OnxyGroup

Shabnam Mashmasarmi is the owner and founder of Mashmasarmi Law, P.C., a Massachusetts based law firm with offices in New York and Florida, specializing in the areas of Bankruptcy, Business Formation, Estate Planning, Real Estate and Personal Injury. In 2015, Regional Counsel Minard Culpepper designated Shabnam to serve as a Foreclosure Commissioner for the U.S. Department of Housing and Urban Development. Shabnam additionally serves on the board of the National Bar Association Region 1 as Treasurer, Co-Vice Chair of the Real Estate and Probate Section and the Vice Chair of the Programming Committee for the Bankruptcy Section.

Appointed by the Governor of Massachusetts to the Black Advisory Commission for her work and commitment to diversity and inclusion. Shabnam went on to receive a Certificate in Diversity and Inclusion from Cornell University. In 2014, Shabnam partnered with Suffolk University Center for Real Estate as Program Consultant and developed five certificate courses, 1) a case study of Suffolk University 62M -20 Somerset Project, 2) Architecture, 3) Construction, 4) Sustainability, and 5) Property Management. Shortly after, Shabnam entered the commercial space, representing local developers acquiring off market properties and partnering with local developers such as Castillo & Company, Contemporary Home Remodeling, and L&M Real Estate Investments, LLC to provide quality & affordable homes. Shabnam received her undergraduate degree from Boston College and received her Juris Doctorate from Suffolk University Law School and is a member of the Massachusetts Bar, New York Bar, Florida Bar and the United States District Court of Massachusetts.

Chanda Smart is a long time resident of Roxbury, MA, after living in Belo Horizonte, Brazil, studied (pre)law at University of Massachusetts and most recently served as an Executive Administrator to Lani Guinier and Yochai Benkler, at Harvard Law School. Her experience with executing operational strategy and delivering results included employers such as Deloitte & Touche LLP, The Gillette Company, American Express, Andersen Consulting and the Ritz Carlton (Atlanta, GA).

Mrs. Smart formally entered into the Boston Real Estate market in August 2016, with a focus on the residential market, assisting local residents realize homeownership and creating local partnerships with businesses such as The Law Offices of Donald E Green to create Estate planning series for local Roxbury residents. After commercial space, acquiring off market properties and partnering with local developers, including, but not limited to General Air who are building 4-6 Townhomes at 6-6a - 8 Howland St Dorchester, MA and projects such as: 53 Hutchings St & the Condominiums located at 101 Heath Street.





April 20, 2021

Ms. Chanda Smart Onyx Development Group, LLC 50 Moreland Street Roxbury, MA 02119

Dear, Ms. Smart:

The Equity and Inclusion Unit of the Office of Economic Development is pleased to inform you that, as of April 20, 2021, **Onyx Development Group, LLC** has been certified as a **Minority Woman Business Enterprise** in the category of **Real Estate Development**. Small and local businesses are the lifeblood of Boston's vibrant economy -- we are delighted for this opportunity to partner with you.

Onyx Development Group, LLC will be listed in the City of Boston's SLBE/MWBE Directory, which is available on-line at https://data.boston.gov/dataset/certified-business-directory. It is updated regularly. The Directory is used by general contractors, City departments, and various organizations, which are interested in utilizing small, small local, minority owned and woman owned vendors.

We also encourage you to utilize the City of Boston's On-Line Supplier

Portal www.cityofboston.gov/procurement. On the Supplier Portal you can apply for a City of Boston vendor I.D. number, and.also sign up for automatic email notifications of future bid opportunities in any category of your choice. For detailed instructions on how to apply, please email Paul McCormack, the Vendor Support Specialist for the City of Boston, Paul.McCormack@boston.gov.

Onyx Development Group, LLC will be sent notification from the Equity and Inclusion Office at least once every three years requesting that you provide an information update to the Office. You will be required to submit the company's most recent Tax Returns (all schedules, including Form 1120 or 1120S for corporations; Form 1040 and Schedule C for sole proprietorships; and Form 1065 for partnerships), most current financial statements, and a notarized letter stating whether there have been any changes in the company's legal structure, ownership or control.

Congratulations on your successful certification with the City of Boston. We look forward to working with you, and please let me know if I can assist you in any way possible.

Sincerely,

Stacey R. Williams

Stacey R. Williams
Certification Manager
Stacey.Williams@boston.gov, (617)635-3720

ONE CITY HALL SQUARE | BOSTON, MA 02201 | BOSTON.GOV





Note: The continuation of your company's certification is contingent upon its compliance with the City of Boston's Certification Regulations. Pursuant to the Certification Regulations, this Office reserves the right to periodically monitor, review, and investigate any of its certified companies. Within thirty days of any change in the information contained in the original application, you must notify the Office of such change, and if such change is a material change which warrants further review, the Equity and Inclusion Office will notify you. If you would like to expand the scope of services your company is certified to perform, please submit a written request along with a list of work performed in that area of service and business references.

ONE CITY HALL SQUARE | BOSTON, MA 02201 | BOSTON.GOV

OnyxGroup References

Castillo & Co

Principal Contact: Carlos Castillo

Address: 2371 Washington Street, Boston, MA 02119

Email: carloscastillo@alumni.tufts.edu

Christian Carter, LLC

Principal Contact: Clayton Weston

Address: 4 Savin Street, Boston, MA 02119

Email: Claytweston2@gmail.com

General Air

Principal Contact: Leroy Alexander

Address: Boston, MA 02124

Email: lalexander@general-air.net

Law Offices of Donald E. Green

Principal Contact: Annette S. Green

Address: 330 Martin Luther King Blvd.

Washington Park Mall, Roxbury, MA 02119

Email: agreen@donaldegreen.com



Novo Growth Partners (NGP) was founded in June 2020 by its Principal Kyle Wilton and Nick Johnson in Roxbury, MA. Novo Growth members have over ten years of experience with over 150,000 square foot multi-site commercial real estate developed annually in medical lab and office, high rise office, specialized lab space, and R&D industrial.

As a member of the LGBTQ community, my biological family hasn't always been accepting of me. Over time I have learned that families come in all shapes and sizes, and I am grateful to belong in and love my Onyx family.

Kyle Wilton, Principal

Driven by core values, family, and the mantra of "Choose the Right" (CTR for short) Kyle has strived to foster and build positive and impactful relationships. In continuing the tradition of servitude, Kyle was a missionary in Guatemala for 2 consecutive years, during hurricane relief.

Kyle Wilton and Nick Johnson have partnered with OnyxGroup Development LLC to "change the real estate paradigm of the current affordable housing model as we know it." Novo's namesake derives from the company value of New thought. This framework instills a purpose of challenging the thought of traditional social and economic constructs to create a more dynamic and equitable future.

Specializations include Conceptual Project Development & Origination, Financial Modeling & Proforma Evaluation, Transactions & Commercial negotiations, Entitlements, Design & Planning Management, Permitting, Project Management, Construction Management, Stakeholder & Investor Relations and Communications, Portfolio Management, and Facility Lifecycle Management.





KYLE N WILTON

REAL ESTATE DEVELOPMENT & CONSULTING



I am a commercial real estate professional who has built and lead teams across a wide variety of asset class development, portfolio management, and transactions for over ten years. My approach is strategic and collaborative, keeping the end goal in focus at all times. I am a dedicated researcher and mentor.



ASSET CLASS EXPERIENCE

- · Multi-site retail medical
- Medical Lab
- Medical Office
- · R&D Industrial
- · High Rise Office
- Specialized lab space

SPECALIZATIONS

- Conceptual Project Development/Origination
- Financial Modeling & Proforma Evaluation
- Transactions & Commercial negotiations
- Entitlements
- Design & Planning Management
- Permitting
- Project Management
- Construction Management
- Stakeholder & Investor Relations/Communications
- Portfolio Management
- Facility Lifecycle Management

CONTACT DETAILS

Address: P.O. Box 5835 Winter Park, FL 32793

Phone: (801) 888-9105

Email: Kyle@novogrowthpartners.com **Website**: www.KyleWilton.com

WORK SUMMARY

Consultant

Commercial Real Estate Development Enterprises (CREDE) | February 2021 - present

• Commercial Real Estate consultant and advisor

Principle

Novo Growth Partners, Inc. | Januarry 2020 - present

- Partner with strong regional and national tenants, as well as entrepreneurial real estate investment and development companies to create successful and profitable ventures.
- Consulted a global tenant in the development of research facilities and labs.

Development Manager

DaVita Healthcare, Inc.. | August 2012 - January 2020

- Built and led a high functioning, collaborative, cross functional team through all phases of business development, due diligence, entitlements, design, development, construction management, and turnover.
- Developed and implemented a new multi-site design guide.
- · Developed a standardized ground up prototype.
- Opened 150,000 SF + of new or relocated dialysis facilities, office space, labs, and corporate training centers annually.

EDUCATION BACKGROUND

Middle Tennessee State University

Bachelor's degree, Liberal Arts and Sciences/Liberal Studies | Graduated December 2018

· Emphasis in business finance, accounting, and communications.



Novo Growth Partners References

Alex Roush Architects

Principal Contact: Alex Roush + Doug Mathies

Address: 2255 Cumberland Parkway S.E. Bldg. 100 Atlanta, GA 30339

Email: alex@aroush.com

Phone Number: 770.333.7878

DaVita, Inc.

Principal Contact: Brian Olsen, Senior Director of Development

Address: Salt Lake City, Utah Email: Brian.olsen@davita.com Phone Number: 801.824.4685

Genesis KC Development/Fourtuity

Principal Contact: Heath Kennedy, RE Development Manager

Address: Denver, Colorado Email: kennedy@fourtuity.com Phone Number: 303.981.5742

Cushman & Wakefield

Principal Contact: Wendy Dobreff, VP

Address: Tampa, Florida

Email: wendy.dobreff@cushwake.com

Phone Number: 586.604.1640



Onyx

THE GALANTE ARCHITECTURE STUDIO

Architecture Graphics/Wayfinding Site PLanning Permitting Process Project Closeout Lighting Design
Furniture Fixtures + Equiptment
MAAB Accessibility
Construction Administration

CES Consulting, Inc.

Mechanical Engineering (HVAC) Electrical Engineering Plumbing Engineering Fire Suppression Engineering

Samiotes Consultants, Inc. W/MBE

Civil Sanitary Environmental Permitting Zoning

Marc Mazzarelli Associates, LLC

Landscape Architecture

Secure Our City, Inc MBE

Data + Communications Security & Door Access

LeMessurier Associates

Structrual Engineering

The Green Engineer, Inc.

Sustainable Design Energy Evaluation

Vanesse & Associates, Inc.

Parking & Traffic

Cavanaugh Tocci, Inc.

Acoustics

Talevi & Haesche, LLC WBE

Acoustics



THE GALANTE ARCHITECTURE STUDIO

FIRM PROFILE



The Galante Architecture Studio, Inc. (TGAS) is a LEED® accredited, professional design studio, offering services in architecture, urban planning, and design. Theodore Galante, Founding Principal, established TGAS in 1997 after ten years' experience as a Project Architect and Architect's Site Representative.

TGAS has been operating out of Harvard Square for 23 years delivering design services to clients like Harvard University, MIT, Boston University, and many other institutions. Our work in the City of Boston has won international design awards, and we have been noted by NYC for Design and Construction Excellence for buildings designed for FDNY, a long standing client. The firm also works with various property developers and managers through greater Boston and specializes in complex, multi-agency review processes.

The firm is now fifteen members strong. Contemporary architecture is the focus, and to date we have completed many Institutional, Commercial, Municipal, and Residential projects. Through active listening, focused responses, and unequivocal attention to detail, we produce needs-based design results, while balancing design complexities with site pragmatics, program and budget. By utilizing a broad knowledge of construction methods, TGAS is able to deliver projects on time and on budget. Our cost estimating results are in the range of 5% above and below actual costs. As LEED® Accredited Professionals, TGAS' methodological approach to all projects extends beyond energy and material conservation, but to larger planning issues potential and environmental effects of the project as a whole.

TGAS is fully equipped with computer aided design systems, including Revit, AutoCAD, 3D Studio Max and others. We have a full model and prototype- making shop below our office. Our completed projects stand as testament to the seamless flow of information between owners, project teams, and contractors.

REFERENCES

Julie Lynch

Cambridge DPW
MFIP Project Manager
W (617) 349-9452
M (617) 955-6290
jlynch@cambridgema.gov

Vasso Mathes

MIT Office of Campus Planning Senior Campus Planner M (617) 715-3196 vmathes@mit.edu

Sean Caron

Harvard Real Estate Managing Director W (617) 496-9934 M (617) 218-7530 sean caron@harvard.edu

John DiGiovanni

Trinity Property Management W (617) 354- 0835 M (617) 594- 6488 jdigiovanni@trinityproperty.com



TGAS

TED GALANTE, AIA

EDUCATION

Master of Architecture with distinction Cranbrook Academy of Art Bloomsfield Hills, MI Bachelor of Architecture silver medal in design New York Institute of Technology Old Westbury, NY

PROFESSIONAL EXPERIENCE

The Galante Architecture Studio Cambridge MA
Architecture, Space Planning, Interior design and Construction Consultation
Institutional, Commercial, and Municipal Clients

The Office of Peter Rose Cambridge MA
Buckingham, Browne, & Nichols School Cambridge MA \$3.2 mil
Brookside Elementary Bloomfield Hills, MI \$9.5 mil

The Cranbrook Architecture Studio Bloomfield Hills, Michigan Entrance Feature, Point of Arrival for the Cranbook Educational Community \$1.4 mil Pedestrian Bridge for The Cranbrook Educational Community \$75K

Koolbanis / Brandreth Architects New York, New York Westerly Public Library: addition and renovation, Westerly, RI \$4.5 mil

Jacobs / Nicholaides Architects New York, New York Various Commercial buildings in the greater New York Area

Professional Registration Massachusetts 9870

New York 030272
Michigan 1301
New Hampshire 2884
NCARB Certified (National Council of Architectural Registration Board)



TGAS

TED GALANTE, AIA



Mr. Galante founded The Galante Architecture Studio in 1997 and has been the director of design since its inception. Ted has extensive experience in programming, space planning, urban planning, building and furniture design, and direct construction applications. Ted holds a Master of Architecture degree with design distinction, and a Bachelor of Architecture degree with a silver medal in design. Awards like this have been the foundation of the Galante Studio since its inception. Under Ted's leadership, the firm has received Design and Construction accolades from the City of New York, the German Design Award, and many others.

Ted is an architect registered at the national level with the National Council of Architectural Registration Boards (NCARB) and is a licensed architect in multiple states throughout New England, New York, the midwest and others. (NCARB provides ability to become licensed in any state). Further, Ted is a licensed construction supervisor.

His firm has received many design awards and accolades and has been the subject of publication in national magazines. His twenty years of design and direct construction experience form an integral part of his approach to a project. He has extensive programming experience, as well as experience with building code and standards compliance review. He has produced and coordinated uncountable sets of construction documents for institutional, municipal, residential and commercial projects. As the founding member of The Galante Architecture Studio he is a specialist in team building, project organization and project management. Mr. Galante is the Design Principal-in-Charge for projects in The Galante Architecture Studio.

ADJUNCT FACULTY / GUEST CRITIC

School of Architecture - University of Detroit - Mercy New York Institute of Technology Parsons School of Design Pratt Institute University of Michigan Iowa State University Boston Architectural Center Northeastern University Massachusetts Institute of Technology

PROFESSIONAL AFFILIATIONS

American Institute of Architects (active member)
Boston Society of Architects (active member)
Boston Design Center (active member)

AWARDS

Boston Society of Architects

Design Excellence Honor Award / AIA Design Award

AIA New England / Boston Society of Architects Design Innovation Award

Boston Society of Architects Architects Award

The Architectural League of New York
Award for Excellence in Architecture

PUBLICATIONS + EXHIBITIONS

Architecture Magazine

July 2003

Dwell Magazine

January / February issue 2003

Architectural Record Magazine

September 2001

Zoo World Architecture . on-line magazine

November 2000

Kent State University Kent, OH

Grabbing Architecture by the details

Cranbrook Academy of Art Museum Bloomfield Hills, MI

Seven Walls - an installation

Urban Center New York NYC

Architectural League award and lecture

Build Boston + Boston Architectural Center Boston, MA

Boston Society of Architects Award

Cranbrook Architecture Studio Bloomfield Hills, MI

Building / Inhabiting

Doma Gallery NYC

Phenomenological Curios

City Without Walls Gallery Newark, NJ

Presence and Perception



PAOLO CARISSIMI, RA

Onset Fire Headquarters Onset, MA

New construction of a 14,400 sf facility.

Tewksbury Regional Emergency Call Center Tewksbury, MA

7,000 sf facility that satisfies the needs of two towns: Tewksbury + Dracut.

FDNY Engine Company 63 Bronx, NY

Complete renovation of 1968 masonry structure to update + expand the facility 7000 sf to comfortably house the three divisions occupying the space.

Engine Company 217 & 235 Brooklyn, NY

Interior and exterior renovation of two Brooklyn Engine Companies, including replacement of the apparatus floor and design of a 21st century House Watch.

Ashby Free Public Library Ashby, MA

9,000 sf addition to an existing masonry library at two levels. The new library houses a children's library crafts room, meeting rooms on the first level, and young adult/adult sections on the upper level.

Allston Development Group at Harvard University Cambridge, MA

9,000 sf office renovation. Program intensive design for the office serving Harvard's 315 acre expansion in the city of Boston.

Professional Registration
Massachusetts 951166

EDUCATIONBachelor of Archit

Bachelor of Architecture
Universita degli Studi G. D'Annunzio
Pescara, Italy



William D. Lovallo, P.E., MCPPO, Vice President



Project Role Principal-In-Charge

Education

Bachelor of Architectural Engineering, 1987 The Pennsylvania State University Master of Science, Civil Engineering, 1991 Northeastern University

Registration

Professional Engineer - Structural Massachusetts

Certifications

MCPPO - Massachusetts Certified Public Purchasing Official

Professional Affiliations

Structural Engineers Association of Massachusetts

Bill has committed his more than 30 years at LeMessurier cultivating new and lasting relationships with many of our best clients. Working closely with designers, developers, builders, and institutional stakeholders, he has perfected the craft of elegant problem solving. Bill has refined his active listening skills with a focus on understanding client needs, allowing him to deliver specific, thoughtful solutions for each project.

Relevant Projects

The Hub on Causeway, Boston, MA - 1,800,000 sf mixed use development including 235,000 sf of retail in a six-level podium above grade, 200-key hotel above the podium, 142,000 sf of loft style office space, 800 car below-grade parking, addition of a 660,000 sf office tower to the east podium, and a 675,000 sf residential tower addition to the west podium.

One Kenmore Square, Boston, MA

- Commonwealth Building— New 8-story, 130,000 square feet of modern office space, 10,000 square feet of retail space, 60 underground parking spaces, and activated rooftop terraces.
- **Beacon Building** 7-floor 145,000 sf building with 131,200 sf of laboratory/research space and 10,800 sf of retail space.

St. James Place, Cambridge, MA - New mixed-use development with 54,332 sf of residential with a mix of one, two and three bedroom units, 2,058 SF of retail on the ground level and 11,400 SF Parish House for the neighboring St. James Episcopal Church.

The Quinn, 380 Harrison Avenue, Boston, MA - 356,000 sf mixed-use building including meeting rooms, fitness center, outdoor terraces and below-grade parking for 180 vehicles.

The Clarendon, Boston, MA - 33-story, 400,000 sf mixed-use tower with residential and 2 levels of retail and a 3-level below-grade parking garage

Watermark Seaport, Boston, MA – 356,000 sf 15-story apartment building including ground floor retail and two-level below grade parking garage.

225 Center Street, Boston, MA - New 149,000 sf mixed-use building with retail on the ground floor, 5 floors of residential and 1 level of below-grade parking.

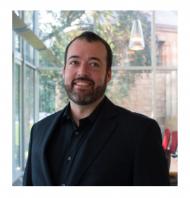
Jackson Square, Boston, MA – 6-story, mixed used development including retail located on the first floor and residential units above. The project is benched into a site adjacent to an MWRA storm line and includes one level of below grade parking.

Avalon North Station, Boston, MA – 38-story, 663,000 sf residential tower with 2 levels of retail and public space and 4 levels of parking.

WGBH Corporate Headquarters, Boston, MA - 310,000 sf facility encompassing the technical operations center, TV production studios, radio station performance studio, full editing suites, on air facilities for BBC The World, screening rooms, auditorium and offices.



Aaron W. Malone, P.E., Associate



Project Role Project Manager

Education

Master of Science, Structural Engineering, 2003 University of Massachusetts Bachelor of Science, Civil Engineering, 2001 University of Massachusetts

Registration

Professional Engineer - Structural Massachusetts Aaron has more than 18 years of experience in structural engineering analysis and design, with new construction, as well as renovations and alterations to existing structures. He is responsible for all aspects of design and construction, which includes coordinating and supervising the technical aspects of projects, and interaction with architects, building facility and property managers, developers, building owners, and contractors.

Relevant Projects

Seaport Square Parcel P, Boston, MA – A 16-story, 626,400 sf tower housing office and dry lab space with low-rise occupancy planned as retail and 3 levels of below-grade parking.

EMD Serono, New Heights Office and Laboratory Building, Billerica, MA

- -145,000-square-foot building will include new laboratories, office space and a cafeteria
- **2 Drydock Avenue, Boston, MA** 14-story, 298,700-square-foot building containing office space, four levels of above-grade parking and one level of retail space at the ground floor.*
- 2 Wells Avenue, Renovation and Expansion, Newton, MA demolition and seismic upgrade of an existing steel-framed office building and the design of new 66,000-squarefoot, three-story office building addition to create a total building area of approximately 135,000 gross square feet.*

River East Center, Portland, OR - adaptive reuse of an abandoned 1950s warehouse to be re-purposed as a high-performance office development*

New Science Center, Amherst College, Amherst, MA - new 250,000 sf research academic building comprised of a collection of five distinct building components - two high energy laboratory wings and three pavilions of low intensity uses, all organized around a central commons and unified by dramatic roof canopy.

MIT.nano, Massachusetts Institute of Technology, Cambridge, MA - New 200,000 sf steel framed facility housing three levels of cleanroom laboratories with fabrication and imaging equipment for nanoscience and nanotechnology research.

University of Massachusetts, Commonwealth Honors College Residential Complex, Amherst, MA - New 515,000 sf complex with housing for 1,500 students, a 300-seat multipurpose space and approximately 30,000 square feet of student support and administrative space.

Fort Lewis College, Student Union, Durango, CO - 67,000 sf renovation and 43,000 sf addition including campus dining and conference facilities, offices, a movie theater / performance space, the central campus post office, and retail spaces. The addition includes expansive green roofs, and photovoltaic arrays.

University of South Carolina, Drug Discovery Building, Charleston, SC - New 208,000 sf laboratory building housing research labs, a Nuclear Magnetic Resonance Facility, classrooms and offices.



^{*}projects with a previous employer

Project Experience Mixed-Use



One Kenmore Square

One Kenmore Square, Boston, MA

A new 8-story "Commonwealth Building" on the corner of Commonwealth Avenue and Deerfield Street that will feature 130,000 square feet of modern office space, 10,000 square feet of retail space, 60 underground parking spaces, and activated rooftop terraces with unmatched views of Kenmore Square and the Charles River. The building at 660 Beacon Street that houses the Citgo sign will be renovated and joined to new construction as part of the 143,000 square foot "Beacon Building," an adaptive re-use development that will include more than 131,200 square feet of laboratory/research space and 10,800 square feet of retail space.

Size: 243,000 sf



The Hub on Causeway

The Hub on Causeway, Boston, MA

This multi-phased, mixed-use development includes 235,000 sf of retail with a supermarket and cinema in a six-level podium above grade, a 200-key hotel above the podium, 142,000 sf of loft style office space, expansion space for the TD Garden, Champions Row as the main entrance to the arena and transit, and below grade parking for 800 cars, spanning over MBTA subway and garage tunnels. The office tower is a 660,000 sf addition to the east podium bringing that height to 31 stories and 500'. The residential tower is a 675,000 sf addition to the west podium bringing that height to 40 stories and 600'.

Size: 1,800,000 sf



Fenway Center

Fenway Center, Boston, MA

Fenway Center development will be located over the Massachusetts Turnpike and on land including surface parking lots between the Beacon Street and Brookline Avenue Bridges. It will include: Fully funded, energy-neutral MBTA Yawkey Commuter Rail Station; 1,290 parking spaces including 750 shared-use spaces; 500 residential apartments; 170,000 sf of office space; over 90,000 sf of retail space; over 30,000 sf of parks and green spaces; bicycle storage and a bicycle share station; community space; and daycare center.



Project Experience Mixed-Use



400 Summer Street

400 Summer Street, Boston, MA

400 Summer Street is a 16-story laboratory building that will be home to Foundation Medicine, which will occupy 580,000 square feet of laboratory and office space. The building will also host 30,000 square feet of neighborhood retail uses. The Project includes the construction of the Summer Steps, an iconic public gathering place located between 350 and 400 Summer Street that will also provide a major new pedestrian connection from Summer Street to Congress Street at the southern gateway of Harbor Way, leading to the edge of Boston Harbor. The project is expected to achieve LEED Gold certification.

Size: 625,000 sf



The Quinn

The Quinn, 380 Harrison Avenue, Boston, MA

The project consists of demolition of two existing buildings and construction of a 314-unit, mixed-use development with amenity spaces that include meeting rooms, fitness center, indoor pool, and outdoor terraces. The project also includes an underground, three-level garage to accommodate 180 parking spaces.

Size: 356,000 sf



225 Centre

225 Centre, Boston, MA

225 Centre Street is a multi-use, seven-story structure consisting of rental apartments, retail space and parking. The first level consists of 15,000 sf of parking and retail and office space. The second level consists of a plaza deck above the first level parking with 3,700 sf of interior parking with the remaining area allocated for future retail space. The main superstructure rises an additional five stories in an "L configuration and completely dedicated to rental apartments.

Size: 149,000 sf



Project Experience Mixed-Use



Serentiy

Serenity, Boston, MA

This 17-story, 195-unit multifamily residential complex, along Boston's historic Emerald Necklace, consists of studio, one-, two-, three-bedroom units and townhouses, and a below grade parking garage for 100 cars. The complex also includes retail shops, a café, fitness center, swimming pool, and community function rooms.

Size: 246,200 sf



Avalon North Station

Avalon North Station, Boston, MA

Located in Boston's West End neighborhood adjacent to TD Garden and North Station, Avalon North Station includes 32 levels of residences, 4 levels of parking and 2 lower levels which function as dedicated public and retail spaces. The structure is a 38-story residential building situated atop an existing 5-level underground garage whose original foundation was designed to support a future tower.

Size: 663,000



Assembly Row, Block 2

Assembly Row, Block 2, Somerville, MA

This four-story mixed-use structure contains retail space on the ground floor and office space on the upper floors. The building is conventionally framed with structural steel members supporting a 3", 20 gage steel deck and 3-1/4" concrete topping for a total slab thickness of 6-1/4". The mechanical equipment on the roof is supported on equipment curbs mounted directly to the concrete slab on the roof that is limited to the screened mechanical area. LEED Gold

Size: 135,000 sf



Project Experience Mixed-Use



Watermark Seaport

Watermark Seaport, Boston, MA

This 15-story apartment building comprises 300-apartment units, amenity space, ground floor retail, and a two-level below grade garage for 150 cars, including MEP space.

Size: 356,000 sf



700 Harrison Avenue

700 Harrison Avenue, Boston, MA

This five-story mixed-use building includes 84 residential condominiums, ground-level retail/restaurant space, below grade parking for 160 cars, and an outdoor community space.

Size: 126,000 sf



100 Cambridge Street

100 Cambridge Street, Boston, MA

This project provides for the renovation of the 1963 Saltonstall state office tower building, and the addition of five levels of housing and retail space situated directly above the below grade parking garage which surrounds the tower and the structure is supported entirely on the plaza level slab.

Size: 796,000 sf





L.J.V. DEVELOPMENT, LLC

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liseth@ljvdevelopment.com

DUNS: 081299241 CAGE CODE: 84TP9

EIN: 82-5018014

https://ljvdevelopment.com



LJV is a licensed and insured General Contractor that provides Construction Services solutions for State, Federal, Medical, and Commercial Markets.

Specializing in Federal Contracting and Construction Management. LJV tackles complex construction projects. Builders that bring years of military and construction experience. We want to push construction and the federal government forward by supporting agencies through construction excellence.

OUR MISSION

Our purpose is continuously being reinvented to take on challenges that may seem unimaginable. We prioritize our actions because change is inevitable and remaining ready is a skill that we are committed to. Simultaneously implementing the latest technological advancements that boost efficiency and enhance productivity. Ultimately making the people and the communities we build the main priority at the core of every decision we take.

DIFFERENTIATORS

- A Culture of Safety
- Family Run
- Agile Management Practices
- Depth of Prequalified Subcontractors
- Vendor Supply Chain

- Hyper Responsiveness
- Risk Management
- DCAA Accounting System
- Procore Certified
- Schedule & Logistical Planning

CORE COMPETENCIES

Preconstruction Planning Design-Build CAD/BIM Capabilities Construction Management Quality Control Building Renovation Turnkey Design & Implementation Demolition and Disaster Pickup

LEADERSHIP

Liseth J. Velez, Founder & CEO

As Founder and CEO of LJV she provides top tier construction services to government agencies. She holds a Business Management degree from Webster University. LJV takes an active role in management and execution of projects. Liseth and her team understand and exceed the fiscal, time, and quality standards the government demands.

As a Staff Sergeant, Liseth's leadership shone through her military career. From 2012 to 2018, she served in the US Air force National Guard as an HVAC Technician. While deployed in Djibouti, Africa, she earned an Army Achievement Medal for coordinating the construction of temporary housing that supported a tactical network.

Woman Veteran Owned Small Business



PAST PERFORMANCE

FEDERAL CLIENTS





U.S. Department of Veterans Affairs

238390 | 36C24121P035 | Haverhill, MA



US Army Corps of Engineers.

238990 | W15QKN20P5170 | Multiple Locations, MA



238990 | W912WJ20P0062 | Huntington, MA

COMMERCIAL GENERAL CONTRACTOR PERFORMANCE

THE GROSSMAN COMPANIES

Jan 2021- April 2021 Furniture Showroom- Wellesley, MA Design-Build, Demo, MEP, Finishing

THE GROSSMAN COMPANIES

March 2021- April 2021 Office space fit out- Wellesley, MA Design-Build, Demo, Glazing, Finishing

TRES (3) ISLAS GROUP

March 2021- Aug 2021 Build Full-Service Restaurant- Roxbury, MA Design-Build, MEP, Kitchen, Fire Protection, Millwork, and Finishing.

SUBCONTRACTOR PERFORMANCE

DEF SERVICES GROUP (State)

Aug 2020 - July 2021 Farnan 2A/2B Housing New Haven, CT Firestopping and Water Heater Equipment

THE AULSON COMPANY (State)

Oct 2019 - Nov 2019 LexHAB Women's Shelter Lexington, MA Drywall Installer

NAICS CODES

Primary

236220 Commercial and Institutional Building Construction

Secondary

541310 Architectural Services

236210 Industrial Building Contractor

237990 Other Heavy and Civil Engineering Contractor

238990 All Other Specialty Trade Contractor

238910 Site Preparation Contractor

238350 Finish Carpentry Contractor

238220 Plumbing, Heating, and Air- Conditioning Contractor 238210 Electrical Contractors and Other Wiring Installations

PROFESSIONAL CERTIFICATIONS

MA CSL 113934
MA HIC 193801
USACE QCM Certified
EM 385 1-1
OSHA 10/30
Project Management Professional (PMP)







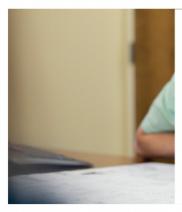


Woman Veteran Owned Small Business





Firm Profile





About CES

SERVICES

Mechanical
Electrical
Plumbing
Fire Protection
LEED & Net Zero Design
Commissioning

MARKETS

Academic Civic Healthcare Hospitality Workplace Multifamily Housing Private Residences

SIZE

120 Employees 15 LEED AP 6 HERS

OFFICE LOCATIONS

Connecticut Massachusetts New York Florida Texas Montana

ceseng.com

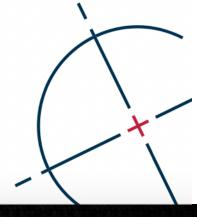
Founded in 1994, CES is a mechanical, electrical, plumbing, fire protection engineering and commissioning firm with 120 employees in six national offices. CES specializes in the design of custom building systems for projects across the United States. For over 25 years, our firm has participated in facility assessments and analysis, master planning, complex renovations, and new construction projects. Nearly all of our projects invite the possibility of sustainable design elements - from the incorporation of high performance building design to LEED certification and net zero buildings.

Critical Thinkers | Problem Solvers

As engineers, we are critical thinkers and problem solvers. We come about it naturally and we are drawn to situations where we can use our innate problem solving skills. We like to take things apart to figure out how they work and then put them back together just for fun so we can learn from the process.

In this current COVID-19 climate, we have had to pivot and refocus. We are all adjusting rapidly and without precedent: the way we work, the way we communicate, the way we do everyday things we have taken for granted up until now. We would like to say we are doing well adjusting, that our natural tendency to reconsider, to rethink, to re-engineer is paying off now as we approach each day absorbing new knowledge and refocusing our compass to weather this storm.

We approach projects the same way: take the time to listen and learn first, apply lessons learned and experience from past projects and offer a solution. If that doesn't work we reconsider, rethink, re-engineer. We are engineers and solution providers by nature.



MEP Engineering Design



Knowledge of Sustainable Systems

Nearly all of our projects feature sustainable design elements - from the incorporation of High Performance Building Design, to LEED certification and Net Zero buildings. Our firm strives to stay abreast of current certifications and trends, investing substantially in understanding the future of sustainable design and renewable energy. We have 15 LEED accredited professionals on staff, certified commissioning professionals, thermographers, HERS raters, and individuals certified in high-performance building design.

Renewable Energy Sources

CES has both IGSHPA and NABCEP certified designers on staff and is licensed to perform installations of both solar and geothermal systems.

Alternative MEP technologies for our projects are evaluated based on energy modeling results, maintenance costs, reliability and specific areas to be served. Criteria that will pull us toward or push us away from systems like these include the integrity of the envelope, space available, interior surfaces and noise they may reflect, and the structure's ability to hold new heavy equipment.

Solar Energy

CES is an advocate of Solar Energy. In addition to the inclusion of both solar PV and solar hot water systems on many of our projects, CES has returned 105,000+ kWh to the grid at our Middletown headquarters.

Geothermal

CES has designed 6,000+ tons of geothermal throughout the United States. These systems are able to transfer heat to and from the ground with minimal use of electricity. Geothermal systems are environmentally friendly; they are a renewable energy source, and non-polluting.

High Efficiency MEP Systems

With sustainability at the core of our process, we consistently work to design safe, healthy and energy efficient building systems, researching the most costeffective way to create an environment that is both energy and resource efficient. Every system component is analyzed for an opportunity to reduce overall energy consumption. From low power equipment to motion, light, heat and water sensors, our time spent reviewing existing conditions and making recommendations sets the stage for a successful energy efficient project. Recently, CES designed and commissioned a 36,000 sf High Efficiency Medical Office Building. The building features geothermal with 25 one hundred foot closed loop bores and 25 ground source water to air handling units. High efficiency MEP systems and a low thermal transfer building envelope maximizes energy savings.

Climate Resiliency

We understand vulnerability to the effects of climate change and sea level rise and focus on resilient designs to mitigate those factors. CES has worked with communities across New England to understand their sustainability goals and resiliency plans in order to design building systems that will sustain natural events. Recently, in Cambridge, we worked on the development of 50 Rogers Street, a mixed-use residential building. This building was built to the City's Climate Change Preparedness & Resiliency Plan (CCPR).

Passive House Design

We agree with the strategy of focusing on maximizing building envelope thermal performance. Even on projects that are not striving for Passive House certification, we work with architects to implement many of its principles to improve energy performance. Recently, CES completed a 2,500 sf residence and artist's studio that follows passive house guidelines for rigorous energy efficiency resulting in an ultra low energy building.







Net Zero

CES has completed designs for 9 Net Zero projects. We are currently designing a net-zero ready elementary school in Swampscott MA and commissioning the first proposed net zero school in Mansfield CT.

Decarbonization of Fossil Fuel Systems

De-carbonization of buildings is the first major step for Net Zero design and we have extensive experience with designing buildings that do not use fossil fuels. We are currently working with the City of Cambridge on their fire headquarters and the City of Lexington on their police and fire headquarters. Cambridge has a Net Zero Action Plan for all city owned buildings. These cities both practice a resiliency plan that requires all city-owned buildings meet zero carbon emissions. Both facilities will be zero carbon emissions and LEED Gold equivalent.

Energy Analysis and Evaluation

Through forensic engineering and thermography, we can develop an energy model of the building. This model incorporates baseline building envelope characteristics as well as mechanical systems. Recommendations for enhancements can be made using building modeling as a decision making tool. In a clear and concise manner (with graphics) we share the results, as well as the pros and cons of each Energy Conservation Measure in an effort to help the owner make informed decisions on which measures to implement.

The building model will allow us to evaluate the mechanical systems' performance. Energy costs will also be reviewed to determine the anticipated annual utility cost impact of each design option versus the installation cost of the system itself.

Utility Analysis

A utility analysis includes all purchased energy such as electricity, natural gas, fuel oil, and energy generated on site. Whenever possible, energy data is obtained and reviewed prior to visiting the facility to ensure that the site visit focuses on the most critical areas. Billing data reviewed includes energy usage, energy demand and utility rate structure. Using energy consumption/demand

characteristics revealed by a detailed analysis of recent utility bills, the optimum energy supply option is identified. Recent experience performing a utility analysis includes:

Energy Audit, CT Department of Administrative Services

MEP/FP prime contract, Energy audit of five state buildings, three public safety, two department of children and family service buildings; ASHRAE Level Two audit; comprehensive energy cost reduction measurements for each building with a payback analysis; priority list per building.

Maximizing Indoor Air Quality

Older buildings with outdated HVAC systems can be under ventilated and have humid air being introduced directly into the building causing high humidity conditions. CES is knowledgeable in ASHRAE Standard 62 – the standard for ventilation in indoor air quality as well as the requirements of the international mechanical code and advanced requirements associated with the LEED rating system – this knowledge is incorporated into every project that we design.

CES is committed to the design of healthy buildings achieved by incorporating high performance HVAC designs. Due to Covid-19, we have worked with (7) school districts (totaling 40 school buildings) to assess their ventilation status and to provide recommendations for increasing the amount of ventilation air and filtration effectiveness within their schools. The goal of these assessments is not for these municipalities to invest in costly upgrades, but rather to understand what current mechanical systems are installed, what they are capable of, if they meet current ventilation guidelines, and if they can be adjusted to increase ventilation and/or air filtration.

Strategic Electrification

Strategic electrification goes hand in hand with the elimination of fossil fuel usage in buildings. Shifting technologies that use fossil fuels like propane, natural gas, gasoline, or oil, to those that use electricity, can provide a net benefit when offset with renewable energy like solar, geothermal, and wind.



Housing & Mixed Use Project Experience





111 Leroy Street

New York NY

1 Lexington Avenue

New York NY

225 5th Avenue

New York NY

325 Prospect

New York NY

Adelphi University Dormitories

Garden City NY

Amherst Housing Authority

Amherst MA

Axiom Apartment Homes

Cambridge MA

Bridgeport Housing Authority

Bridgeport CT

Brown University Dormitories

Providence RI

Canton Housing Authority

Canton MA

CCSU Residence Hall

New Britain CT

Choate Rosemary Hall Dormitories

Wallingford CT

Colorfield Condominiums

Austin TX

Concord Housing Authority

Peter Bulkeley Terrace

Concord MA

Connecticut Baptist Housing

Meriden CT

Covenant Village

Cromwelll CT

Cross Street Development

New Canaan CT

Dunbar Apartments

New York NY

Dune Deck

Westhampton NY

ECSU- Eastern CT State University

Willimantic CT

Fall River Housing Authority

Maple Gardens Development

Fall River MA

Foxborough Housing Authority

Foxborough MA

Francis Xavier Plaza

Waterbury CT

Glastonbury Assisted Living

Glastonbury CT

Goodspeed Opera House Housing

East Haddam CT

Greenfield Housing Authority

Greenfield MA

Hill House Senior Residences

Greenwich CT

Hopedale Housing Authority

Hopedale MA

Kent School Dormitories

Kent CT

Loomis Chaffee Dormitories

Windsor CT

Manchester Housing Authority

Mayfair Gardens

Manchester CT

Meriden Housing Authority

Meriden CT

Middletown Housing Authority Long River Village

Middletown CT

Middletown Housing Authority

Maplewood Terrace

Middletown CT

Milford Housing Authority

Milford CT

Mystic at Capen

Somerville MA

Nantucket Workforce Housing

Nantucket MA

New Haven Housing Authority

New Haven CT

Newton Housing Authority

Newton MA

Northampton Housing Authority

Northampton MA

Norwich Housing Authority

Norwich CT

Orange Housing Authority

Orange MA

Park 215

Stamford CT

Pepperell Housing Authority

Pepperell MA

Preservation of Affordable Housing

Chicopee, Springfield, Randolph, Lynn

Quinnipiac University Dormitories

Hamden CT

Richmond Center

New Milford CT

Housing & Mixed Use Project Experience





Savoy Park Apartments

New York NY

SCSU - Southern CT State University

New Haven CT

Springdale 5 Condominiums

Austin TX

St. Thomas Moore School

Dormitories

Pomfret CT

Suffield Academy Dormitories

Suffield CT

The Colorfield

Austin TX

The Rectory School Dormitories

Amherst MA

The Retreat

Hartford CT

Tufts University Dormitories

Medford MA

Vantage Point Apartments

Swampscott MA

Village Hill Northampton

Northampton MA

WAVE - Mixed Use Community

West Acton MA

Westfield Housing Authority

Westfield MA

Word Place Mixed Use

Kyle TX



Sustainable Building Experience





LEED Certified

Attleboro High School Attleboro MA LEED Certification Pending

Charter Oak Health Care

Hartford CT LEED Certified

Eastern Connecticut State University South Residential Village

Willimantic CT LEED 2.1 Certified

Eastern Connecticut State University Student Center

Willimantic CT LEED NC 2.2 Certified

Great Neck Elementary School

Waterford CT LEED Silver

Hartford Hospital Institute of Living Olin Center

Hartford CT LEED Consulting

Hotel Hershey

Hershey PA LEED Silver

Kevin A. Dupont Memorial Middle School

Chicopee MA LEED Certified

Kingwood Oxford School Chase Tallwood Center

West Hartford CT LEED Gold

Mary Hooker Environmental Studies Magnet School

Hartford CT LEED Platinum

Middleborough High School

Middleborough MA LEED Silver Pending

Mount Greylock Regional High School

Williamstown MA LEED Certification Pending

Net Zero Energy Home

Killingworth CT LEED Platinum

Northampton Police Department

Northampton MA LEED Silver

Oswegatchie Elementary School

Waterford CT LEED Silver

Quaker Hill Elementary School

Waterford CT LEED Certified

Robinson + Cole LLP

Hartford CT LEED Gold CI

Rutgers University

New Brunswick NJ Lighting Design LEED Gold CI

Southern Connecticut State University

School of Business

New Haven CT LEED Gold

Stoughton High School

Stoughton MA LEED Certification Pending

The Fay School

Southborough MA LEED Silver

University of Massachusetts Police Headquarters

Amherst MA LEED Gold

Net Zero Buildings

Department of Energy and Environmental Protection Watertown CT

Footprint Power

Salem MA

Net Zero Energy Home

Coastal RI

Net Zero Energy Home

Killingworth CT

Net Zero Energy Home

Mystic CT

Net Zero Energy Home

Stowe VT

Net Zero Energy Home

Llano TX

Rutgers University, Student Project

Studio

New Brunswick NJ

The Watkinson School, Center for

Science and Global Studies

Hartford CT

Low Energy

Low Energy Private Residence Newton MA

Passive House

Private Residence Pawcatuck CT

The Slate School

North Haven CT





161 First Street & 50 Rogers Street CAMBRIDGE MA





CES is providing MEP/FP engineering design services for this 230,000 sf mixed use complex consisting of 140 mixed income residences and amenities, 10,000 sf of innovation space, and a 2 level subsurface parking garage with 102 parking spaces. The existing 4 story brick building will be renovated as an innovation space and commercial building. A 3 story annex will be demolished and a new residential building will be constructed in its' place. The U-shaped design of the new construction will create an open interior courtyard for residents' use. Building design features such as balconies, bay windows and changes of plane are planned to emphasize the outdoor space.

Scope Renovation & New Construction

Size 230,000 sf

Cost \$32 million est.

Completion Date est. 2021

Conforming to local district regulations, the buildings will be environmentally sustainable, minimize noise from rooftop mechanical equipment, promote pedestrian and bicycle connections, create an active presence at street level and preserve existing structures which add to the character of the neighborhood.





40 Rugg Road - Mixed Use & Parking GarageALLSTON MA





CES provided MEP Engineering design services for a mixed use residential, retail & artist complex with automated parking garage in Alston MA. The campus includes a 212,500 sf mix of studio, I and 2 bedroom affordable residential apartments, 10,000 sf amenities, 2,500 sf ground floor retail, 12,300 sf artist space and automated parking garage with 185 parking spaces. The building wraps around the parking structure to provide an efficient footprint with an urban edge. This layout also provides an opportunity for a public plaza and accessible green corridor between the buildings. A rooftop deck for residents is located on the 5th floor of the parking garage. This project is expected to achieve LEED Silver for Mid Rise Residential.

Scope New Construction

Size 258,000 sf

General Contractor TBD

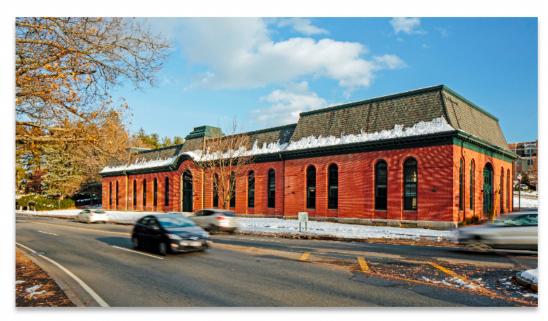
Cost \$45 million







Mystic at Capen SOMERVILLE MA





The Somerville Housing Authority is transforming the 1.4 acre Mystic Water Works property into a renewed campus that includes an affordable housing complex for Somerville residents. Built in 1864, the rehabilitation of the Waterworks building creates 25 one bedroom units for the elderly and disabled with 5 units set aside for low income residents. CES is provided full MEP services through construction administration. Sustainable design elements include an efficiency heat pump system inclusive of energy recovery ventilation; an energy recovery unit reducing heating and cooling loads; LED lighting throughout; and the use of spray foam insulation to further reduce energy costs

Scope Renovation

Size 25,000 sf

Cost \$9 million

Completion Date 2019





Nantucket Workforce Housing NANTUCKET MA



New Construction

Size 80,000 sf, 3 buildings

Cost \$16 million

Completion Date 2022 est.

CES provided MEP/FP engineering design for the construction of 3 new affordable apartment buildings on the island of Nantucket. The 88,000 sf complex consists of a 64 studio and one bedroom year-round rental units. The project was designed mindful of tenant's energy and utility costs and to limit the project's environmental impact.



Nicholas Fair LEED AP

Principal in Charge





Experience

Consulting Engineering Services 2006-present Prior: 1 year

Education

BS Electrical Engineering Norwich University Northfield VT

Memberships

United States Green Building Council (USGBC)

Lighting Protection Institute

Architecture for Humanity Boston Chapter

Custom Residential Architectural Network (CRAN) AIA

Certifications

LEED Accredited Professional (Homes, BD+C, ID+C, O+M)



Nick was raised in the mountains of New York State by a teacher and engineer who taught him the value of solving complex and unique problems and puzzles. This background led Nick to the construction field where his focus is on the Home Energy Rating System (HERS) and getting his projects to perform at or better than industry standards. Nick really loves pushing the envelope on all his projects in terms of creative solutions and energy savings. In his free time, Nick will most definitely be found outdoors: hiking, camping, fishing or playing lacrosse.

RELEVANT PROJECT EXPERIENCE

161 First Street | Cambridge MA

230,000 sf | Renovation/New Construction | Mixed Use/Residential Building

180 Broadway | Somerville MA

31,000 sf | New Construction | Multi-Use Building including tenant space, garage, apartments

1943 DOT | Boston MA

50,000 sf | New Construction | Multi-Use Building including 64 studio -2 bedroom apartments, commercial tenant space, and parking garage

52 Beacon Street | Boston MA

14,000 sf | Renovation | 6 story, 6 apartments

Axiom Apartment Homes | Cambridge MA

3,800 sf | Core and Shell Retail Space Study in Mixed Use Building

Foster's Daily Democrat Building | Dover NH

75,000 sf | Historic Renovation | 30 high end apartments, 5 commercial spaces, 2 restaurants

Harborhill Condominium | Provincetown MA

29,000 sf | Renovation | Residential Multifamily Condominium

Nantucket Workforce Housing | Nantucket MA

88,000 sf, 3 Buildings, 64 Units | New Construction

Somerville Housing Authority, Mystic Works at Capen | Somerville MA

25,000 sf | Renovation | Residential Multifamily Housing

TD Garden | Boston MA

Engineer of Record, Multiple Projects including restaurants, offices & event space







James Senatro PE, LEED AP

Vice President // Sr. Mechanical Engineer





Experience

Consulting Engineering Services 2002-present

Education

BS Mechanical Engineering University of Hartford West Hartford CT

> MS Engineering University of Hartford West Hartford CT

Licenses

Professional Engineer AL CO CT MA NH TX

Memberships

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

Energy and Environmental Ratings Alliance (EERA)

Certifications

HERS (Home Energy Rater)



Jim is truly a mechanical engineer at heart: constantly taking things apart and putting them back together again in an ongoing effort to figure out how everything works. He approaches work (and life) in a very hands-on, inquisitive manner. You'd be hard pressed to happen upon a conversation in our lunchroom where Jim is not explaining the mechanical intricacies of anything and everything (from the inner workings of a Timex watch to the complete engine overhaul of his vintage auto) or helping someone else tackle their own fix-it dilemma. After hours, you'll find Jim completing countless construction projects around the house, his toddlers in tow.

RELEVANT PROJECT EXPERIENCE

161 First Street | Cambridge MA

230,000 sf | Renovation/New Construction | Mixed Use/Residential Building

180 Broadway | Somerville MA

31,000 sf | New Construction | Multi-Use Building including tenant space, garage, apartments

1943 DOT | Boston MA

50,000 sf | New Construction | Multi-Use Building including 64 studio -2 bedroom apartments, commercial tenant space, and parking garage

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75,000 sf | Historic Renovation | 30 high end apartments, 5 commercial spaces, 2 restaurants

Harborhill Condominium | Provincetown MA

29,000 sf | Renovation | Residential Multifamily Condominium

TD Garden | Boston MA

Engineer of Record, Multiple Projects including restaurants, offices & event space

Tufts University Dormitories | Medford MA

22,750 sf | Renovation | Dormitories

Nantucket Workforce Housing | Nantucket MA

88,000 sf | New Construction | 64 affordable year round apartments in 3 buildings

Tannery Brook Cooperative | Litchfield CT

Renovation | 16 Unit Housing Complex







Edward Wellington PE, LEED AP

Project Manager



Contact ewellington@ceseng.com 617 261-7161

Experience Consulting Engineering Services 2006-2008 2020-present Prior: 12 years

Education Trinity College BS Engineering Hartford CT

Licenses Professional Engineer MA

Memberships

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)

Certifications LEED Accredited Professional



A self-described creative engineer, Ed brings the ideal mix of technical know-how and imagination to all his projects. Since he likes to engage both cerebral hemispheres, complex projects with innate design challenges are his forte. Tight space constraints, planning for service interruptions during construction, retrofitting an historic structure with modern equipment, these dilemmas encaptivate him. Ed is our go-to for Revit, expertise in local Chinese food, and getting things off high shelves.

RELEVANT PROJECT EXPERIENCE

Copley Place Tower | Boston MA*

225,000 sf | Retail Expansion and Residential Addition | Mixed Use Building

Envoy Hotel | Boston MA*

100,000 sf | 6 Story, 134 Room Boutique Hotel and Restaurant

Hilton Downtown Boston | Boston MA*

99 Guest Rooms | Renovation

Homewood Suites / Hampton Inn | Washington DC*

142,000 sf | New Construction | 9 Story, 239 Room Hotel, Restaurant, Conference Space, Offices, Fitness Center, Parking Garage

Hotel Hershey | Hershey PA

64,000 sf | Historic Renovation | Hotel & Guest Cottages, Restaurant/ Meeting Center, Pool

Liberty Harbor East | Baltimore MD*

775,000 sf | Renovation | High Rise Mixed Use Building including 282 Apartments, 35 Condominiums, Business Center, Fitness Center, Great Room, Pool, Fitness Center, Rooftop Terrace, Garage

Sagamore Pendry Hotel | Baltimore MD*

118,000 sf | 3 Story Luxury Hotel, 128 Guestrooms, Restaurant, Ballroom, Fitness Center, Meeting Rooms, Pool

TD Garden | Boston MA

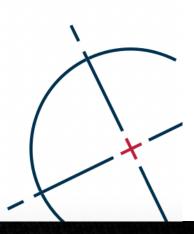
Engineer of Record, Multiple Projects including restaurants, offices & event space

Tufts University Dormitories | Medford MA

22,750 sf | Renovation | Dormitories

Wills Wharf Building at Harbor Point | Baltimore MD*

307,000 sf, 12 Story Office & Hotel | Renovation & Expansion





^{*} projects completed while employed at another firm



Scott Sullivan PE, LEED AP

Principal // Sr. Electrical Engineer





Experience

Consulting Engineering Services 2003-present Prior: 11 years

Education

BS Electrical Engineering Worcester Polytechnic Institute Worcester MA

Licenses

Professional Engineer CT ME MA NJ RI VT

Memberships

Green Building Council (USGBC)

Certifications

LEED Accredited Professional

NABCEP (PV Certification)



The driving force behind our sustainability pursuits, Scott leads the design of energy efficient projects at CES. Always focused on the big picture, Scott guides projects in the right direction, providing oversight and ensuring that the detail work of our staff aligns with our client's overall goals. Within our office, he manages the daily workflow to ensure projects remain on track and within budget and schedule parameters. A problem solver at heart, Scott brings thoughtful composition to his team. Outside the office, you'll find him sprinting to catch up to his children on local ski slopes and bike trails.

RELEVANT PROJECT EXPERIENCE

1943 DOT | Boston MA

50,000 sf | New Construction | Multi-Use Building including 64 studio -2 bedroom apartments, commercial tenant space, and parking garage

52 Beacon Street | Boston MA

14,000 sf | Renovation | 6 story, 6 apartments

Axiom Apartment Homes | Cambridge MA

3,800 sf | Core and Shell Retail Space Study in Mixed Use Building

Community Arts Center | Cambridge MA

11,000 sf | Art Center Tenant Space full Mechanical System Replacement

Holyoke Housing Authority | Holyoke MA

House Doctor Multiple Projects

Home 2 Suites by Hilton | Bristol CT

66,000 sf | New Construction | Hotel, Event Center, Parking Garage, Fitness Room, Outdoor Terrace

MA Department of Housing and Community Development | Statewide MA Multiple Projects

MA Preservation of Affordable Housing (POAH) | Randolph, Lynn, Pittsfield MA Multiple Projects

Village Hill Affordable Housing | Northampton MA

6 Townhouse Buildings, 40 Units | New Construction

Water's Way | Torrington CT

201,040 sf | Mixed Use Building Renovation including 155 studio - 4 bedroom living units, Community Room, Fitness & Spa, Restaurant, Retail, Outdoor Pool, Garage, Rooftop PV







John Rabuck

Senior Plumbing/Fire Protection Engineer





Education

BS Mechanical Engineering Rutgers University New Brunswick NJ

Licenses Professional Engineer

Memberships

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE)



As one of the smartest and most humble guys you'll ever meet, John approaches every project with a fresh perspective and takes pride in a job well done. John is the guy you can count on, the one with all the accumulated experience, the tried and true answers to all the tough questions, the one who knows how to get the job done right – the first time, every time.

While many newer engineers seem to get encaptivated by certain systems and make every design fit around them, John approaches projects by understanding the building and implementing systems that fit the space first, then selecting equipment to fit that design. At home, you will find John teaching his 26 year old parrot, Spackle, some new colorful phrases to entertain company.

RELEVANT PROJECT EXPERIENCE

1943 DOT I Boston MA

50,000 sf | New Construction | MultiUse Building including 64 studio -2 bedroom apartments, commercial tenant space, and parking garage

Berry Street Mixed Use Building | Brooklyn NY

83,972 sf | New Construction | 23,000 sf Commercial/Retail, 6,100 sf Community Space

Foster's Daily Democrat Building | Dover NH

75,000 sf | Historic Renovation | 30 high end apartments, 5 commercial spaces, 2 restaurants

Harborhill Condominium | Provincetown MA

29,000 sf | Renovation | Residential Multifamily Condominium

Hotel Hershey | Hershey PA

64,000 sf | Addition | LEED Silver, 10 cottages, restaurant

Mystic Works at Capen | Somerville MA

25,000 sf | Renovation | Residential Multifamily Housing

Navigator Senior Living | Edgartown MA

57,500 sf | Study | 5 detached 11,500 sf buildings with 14 apartments each

Somerville Housing Authority, Mystic Works at Capen | Somerville MA

25,000 sf | Renovation | Residential Multifamily Housing

TD Garden | Boston MA

Engineer of Record, Multiple Projects including restaurants, offices & event space







Stephen R. Garvin, PE, LEED AP

President

RESUME

Mr. Garvin is President of Samiotes Consultants, Inc. He is a graduate of the University of Massachusetts Dartmouth with a Bachelor of Science in Civil Engineering. He is a Registered Professional Civil Engineer in the Commonwealth of Massachusetts (#42772), the State of Connecticut (#23346), the State of New Hampshire (#9763), the State of Maine (#11719) and the State of Rhode Island (#7264). Additionally, he is a LEED Accredited Professional.

Stephen is currently and has previously been responsible for Hearth at 16 Ronald Street, the affordable senior housing development in Roxbury; the development of the Frog Pond renovation, located on the historic Boston Common, including all utilities servicing the clubhouse facility, renovating the existing pond, and constructing the 450-skater capacity municipal skating rink; Tadpole Playground in the Boston Common; Jim Rice Field at Ramsey Park, a Fenway Park replica that was part of Major League Baseball's RBI program, done in conjunction with the Boston Red Sox and South End Baseball Program; the development of East Boston Greenway, providing soil testing and the subsequent design of sanitary sewer, drainage, and water services for the 12 acre, 3.3-mile long park; 1065 Cambridge Street Development in Cambridge; the Viet Aid affordable mixed-use Housing Development in Dorchester; 2451 Washington Street House for Madison Park Development Corporation; the French Club affordable housing in Chelsea; the new 48unit affordable housing development at 48 Boylston Street for the Planning Office for Urban Affairs; the McSherry Gardens Apartments with the Watertown Housing Authority; The Girard apartments in Boston, a mixed-use building in Boston's South End SOWA District; the retail development at Alewife Brook Parkway – which was awarded the GoGreen Award by the City of Cambridge for innovative stormwater design; the Somerville Artfarm in Somerville; Davenport Commons – a mixed-use project including 125 units of apartment-style student housing for Northeastern University, 75 units of affordable and moderate homeownership housing, and a below-grade parking lot located along Columbus Avenue in Boston; design and approvals for Cambridge Park Place, a seven and nine story, 311-unit housing and retail stores project built within the 100-year flood plain; Newtowne Court and Putnam Gardens for the Cambridge Housing Authority and numerous other projects.

Mr. Garvin's responsibilities entail obtaining state and local approvals, hydrologic design and calculations, writing contract specifications, review of contract documents, construction administration, coordination of design issues with various disciplines, and all aspects of site and utility design. In addition to these duties, Mr. Garvin is responsible for the day-to-day management of the professional staff and Client relationship / development. In addition to his work at Samiotes, Mr. Garvin is also Chairman of the Town of Sudbury Planning Board.

Samiotes Consultants, Inc. Civil Engineers + Land Surveyors

20 A Street Framingham, MA 01701-4102

T 508.877.6688 **F** 508.877.8349

www.samiotes.com





The Girard Apartments - Boston, MA

Samiotes provided all design and approvals for this challenging urban site which included a multi-story below grade parking lot, 160 residential units and retail space on the street level. This included working with the Boston Parks and Recreational Department, working within the Groundwater Conservancy District (Article 31) and Boston Water and Sewer Commission. This project was awarded the 2017 Honor Award for Design Excellence by the Boston Society of Architects.







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Cavanaugh Tocci

Cavanaugh Tocci was cofounded in 1975 by William J. Cavanaugh and Gregory C. Tocci to serve the growing need for technical expertise and consulting services in architectural, industrial, environmental acoustics, and audiovisual system design and theater consulting. Its consulting staff of 16 holds advanced degrees in architecture, acoustics, physics, electrical and mechanical engineering, and is supported by a full complement of measurement and analysis instrumentation. The diverse experience of the staff members allows us to develop creative solutions to problems by using an interdisciplinary approach.

The service objective is to provide practical, cost-effective, and timely consulting advice on all types of sound and vibration problems and system design. Cavanaugh Tocci has completed thousands of consulting assignments ranging from brief consultations of a few hours to extended projects spanning several years.

Most projects address one or more of the following disciplines:

- **Architectural Acoustics**
- Audiovisual System, Design, Specification and Evaluation
- **Theater Consulting Services**
- Mechanical System Noise and Vibration Control
- Sound Isolation Residential and Commercial
- Speech Privacy Open- and Closed-Plan Spaces
- Sound Reinforcement and Masking System Design, Specification and Evaluation
- **Environmental Noise Impact Assessment**
- Site Evaluation for Residential and Commercial Facilities
- Construction Noise





Project Lists

CAVANAUGHTOCCI



Apartments and Condominium Buildings

SELECTED PROJECT LIST

Acoustical privacy is a major concern in multifamily buildings, especially in the luxury housing market. For new construction or adaptive reuse, the major issue is vertical and horizontal isolation of sound between units. Footstep sound control is a significant challenge, with the trend towards more wood and tile floors. Control of sound from plumbing and mechanical systems is also important, along with footstep (impact) sound control.

PROJECTS INCLUDE THE FOLLOWING:

Ink Block, Boston

Elkus Manfredi Architects, Boston

Mixed use building with retail, office, and condominiums. Some buildings wood frame, some steel and concrete.

Dot Block, Boston (in construction)

Stantec, Boston

Large scale residential development along Dorchester Avenue, wood frame over concrete podium.

Folio, 80 Broad Street, Boston

CBT Architects, Boston

Luxury condominiums at the edge of the financial district.

Smith Residential, Cambridge

ADD Inc., Boston

This luxury apartment building at a major roadway intersection required special windows to control traffic noise and noise from elevated MBTA Green Line.

Nouvelle Condominiums, Natick, MA

ADD Inc. (now Stantec), Boston

Luxury condominiums at the Natick Mall.

Belvedere Condominiums, Boston

CBT Architects, Boston

Luxury condominiums at the Prudential Center.





Resumes

CAVANAUGHTOCCI



Kent F. McKelvie

PRINCIPAL CONSULTANT

Kent is a Principal Consultant at Cavanaugh Tocci Associates, Inc. His responsibilities include consulting in architectural acoustics, sound and vibration isolation, noise control in HVAC systems. Typical projects include schools, music performance and rehearsal facilities, churches, office buildings, and hospitals.

EDUCATION

Oregon State University, BS Engineering Physics - Mechanical Engineering Concentration, 2004

REGISTRATION

Registered Professional Engineer in Oregon (Acoustics - 81082PE)

EXPERIENCE

Principal Consultant, Cavanaugh Tocci Associates, Inc. | 2013 – Present Senior Engineer, Altermatt Associates, Inc. | 2007 – 2013 Acoustical Engineer, The Acoustics & Vibration Group | 2005 – 2007

PROFESSONAL AFFILIATIONS

Member, Acoustical Society of America Board Certified Member, Institute of Noise Control Engineering

REPRESENTATIVE PROJECTS

Projects which Kent has contributed to include:

- BOSTON CHILDRENS CLINICAL BUILDING, BOSTON CHILDREN'S HOSPITAL, BOSTON, MA Architectural acoustics, isolation, and mechanical system noise control recommendations for a 445,000 square foot expansion of the Boston Children's Hospital campus. The expansion includes imaging rooms, laboratory space, patient rooms, operating rooms, and critical care suites.
- BOSTON UNIVERSITY CENTER FOR INTEGRATED LIFE SCIENCES AND ENGINEERING **BUILDING, BOSTON, MA**

Acoustic design for lecture, seminar, offices, conference rooms, research spaces and MRI suites. Consulting services provided include, architectural acoustics, isolation, mechanical system noise control for occupied spaces within the building.

BOSTON ARTS ACADEMY, BOSTON MA (IN CONSTRUCTION)

Construction of a new performing arts school with Auditorium, Recital Hall, Black Box Theater, Music and Dance Rooms, and a Recording Studio.

JOHN CRERAR LIBRARY RENOVATION, UNIVERSITY OF CHICAGO, CHICAGO, IL

Renovation of a former science library to create a new home for the Department of Computer Science and the Center for Data and Applied computing. The renovation converted book storage areas into student workspace while updated study rooms and creating flexible event/meeting rooms.







Aaron P. Kanapesky

SENIOR CONSULTANT

Aaron is a Senior Consultant at Cavanaugh Tocci Associates, Inc. His experience includes a range of projects in architectural acoustics and noise control in HVAC systems. Typical projects include schools, music performance and rehearsal facilities, churches, and office fitouts. His background in studying architecture promotes an attention to detail and effort to harmonize architectural language with acoustical performance.

EDUCATION

Virginia Tech, Master of Architecture - 2017 Kent State University, Bachelor of Science in Architecture - 2014

EXPERIENCE

Cavanaugh Tocci Associates, Inc. | 2017 - Present Design intern, Walters-Storyk Design Group | Summer 2016 Design Intern, Hayes Design Group | Summer/Winter 2015

PROFESSONAL AFFILIATIONS

Member, Acoustical Society of America

REPRESENTATIVE PROJECTS

Projects which Aaron has contributed to include but are not limited to:

- HARVARD UNIVERSITY, HARVARD BUSINESS SCHOOL LIVE STUDIOS, CAMBRIDGE, MA Renovation of existing basement spaces for two real-time interactive online classrooms. The project consisted of studying the current "HBX Live" configuration and to develop recommendations to translate the design to work in a smaller space. Challenges included characterizing the existing conditions and developing recommendations for sound isolation between spaces, and room acoustics within the studio spaces.
- NOTRE DAME CAMPUS CROSSROADS, SOUND BEND, IN A variety of post-construction testing and analysis to assist in confirmation of spaces built to meet very high acoustic performance criteria. The main task included sound isolation testing of several studio-classrooms and the development of practical solutions for improvement. Other tasks included room reverberation testing for performance spaces, background sound measurements and recommendations with HVAC systems, and a study of structure-borne sound from fitness program to neighboring spaces.
- GUEST STREET PERFORMANCE VENUE, BRIGHTON, MA Sound isolation and room acoustics design for a contemporary live music venue in Brighton, Massachusetts. This design process included a study of existing venues as a baseline for sound levels including Electro-Dance Music (EDM) and Rock Music. The challenge for room acoustics was to tune the space for a balanced sound, and a robust sound isolation design to contain the anticipated loud music levels.





Edward O'Neill

SENIOR CONSULTANT

Edward's responsibilities include consulting in architectural acoustics, sound and vibration isolation, noise control in HVAC systems. Typical projects include schools, music performance and rehearsal facilities, office and residential buildings, laboratories and hospitals.

EDUCATION

College of the Holy Cross, BA Physics – 2016 Worcester Polytechnic Institute, MS Mechanical Engineering—2020

EXPERIENCE

Cavanaugh Tocci | 2016 – Present Cavanaugh Tocci | 2015—2016

REPRESENTATIVE PROJECTS

Edward's project experience includes:

- BOSTON UNIVERSITY INFORMATION TECHNOLOGY HELP CENTER, BOSTON, MA Sound and vibration mitigation of rooftop mechanical equipment above an existing office space. Site measurements of HVAC sound and recommendations for vibration isolation and HVAC noise control.
- 100 BINNEY STREET LABORATORY FITUP, CAMRIDGE, MA Acoustic design for a new laboratory building. Spaces included open lab areas, procedure rooms, private offices, conference rooms and holding areas. Review of mechanical systems and design criteria for laboratories. Solutions for vibration isolation and HVAC noise control.
- HARVARD MURPHY LAB, HARVARD UNIVERSITY, CAMBRIDGE, MA Acoustic design for the renovation of an existing media laboratory used for independent and group research. Speech intelligibility and sound isolation between offices were priorities while maintaining a clean, modern aesthetic.
- ALKERMES PHARMACEUTICAL, WALTHAM, MA

Base building and fitout design for a new office and lab building in Waltham. Studies included noise control for main supply, return, and exhaust ducts and noise control for terminal units and exhaust valves.









FIRM OVERVIEW

The Green Engineer, Inc. is a sustainable design consulting firm specializing in energy efficient and sustainable design solutions for the built environment. Founded in 2005 by Christopher Schaffner, PE, LEED, the firm currently has a staff of 20, with 18 LEED-accredited professionals. Our team members consist of Sustainable Design Project Managers and Building Performance Analysts. Our expert team brings to the table experience and perspective from a variety of backgrounds including engineering, architecture, construction, planning, development, and public policy. We practice an Integrative Design approach to provide clients solutions to design, build, and operate buildings with improved energy efficiency.

Since our founding, The Green Engineer, Inc. has completed over 180 projects that have achieved LEED Certification, including 13 projects that have achieved a LEED Platinum rating. Furthermore, we have been selected by the USGBC to participate in their LEED Proven Provider program. This program allows streamlined reviews of the LEED submission, and usually results in an easier pathway through the certification process, compared to the standard review process. Additionally, we are proud to have served for three years as part of the team of experts providing LEED project review services to the Green Building Certification Institute. Our team has provided more than 100 individual reviews for buildings to GBCI since February of 2011.

We use Building Performance Analysis as both a design and compliance tool, working on a range of projects covering early stage thermal and daylight modeling to a whole building's energy compliance. We have inhouse, registered Professional Engineers, Architects, ASHRAE Certified Building Energy Assessment Professional (BEAPs), Certified Passive House Consultants (CPHC), and Building Energy Modeling Professionals (BEMPs). TGE uses industry standard modeling software to develop building performance models. Our energy modeling team has been selected by Eversource to provide modeling services related to incentives on multiple projects throughout Eversource territory.

The Green Engineer is both a Certified B Corp and a Massachusetts Benefit Corporation.

T: 978.369.8978



Sarah Michelman, RA, LEED AP BD+C, WELL AP Principal

Sarah has been with The Green Engineer since 2010. She is passionate about helping clients understand the benefits of energy efficiency and building green. Sarah's extensive background in architecture, with a focus on sustainably-designed higher educational projects, makes her a valuable team leader.

Sarah is actively involved with coordinating 'Green' Charrettes and working collaboratively with project teams by providing sustainable design guidance throughout all project phases. She manages and participates in the LEED submittal process and coordinates the documentation required for the Certification application to the USGBC.

Sarah often works on projects for institutions of higher education, residential projects - including apartment, condominium and higher education dormitory projects -, as well as public sector projects. She excels at working on largescale project types, including complex higher education facilities, and mixed-use/high rise residential. She is skilled at helping project teams navigate the Sustainable Design requirements of Boston's Article 80/sub-article 37 and Cambridge's Article 22.

Sarah has over 18 years of experience working as an Architect. She holds a B.A. in Art History from Oberlin College and an M. Arch. from Washington University in St. Louis. She is a registered Architect in the state of Massachusetts.

Before joining the team at The Green Engineer, Sarah was an Associate and Project Manager with Prellwitz/Chilinski Associates, Inc., an architecture and design firm in Cambridge, MA, where she worked for ten years. As an architectural project manager, Sarah led design teams for diverse project types including mixed use, residential and higher education.

MA Architectural License No. 10402

RELEVANT EXPERIENCE

Westwood Public Safety, Westwood, MA - Designed to achieve LEED Certification Medfield Public Safety, Medfied, MA -Designed to achieve LEED Certification UMass Amherst Worcester Dining Commons - Targeting LEED NC v4 University of Rhode Island Beaupre Center for Chemistry - LEED NC v2009 Silver MIT, Building 31 Renovation & Addition - LEED NC v2009 Gold Brown University, Nelson Fitness & Coleman Aquatics Center - LEED NC v2009 Gold Brown University, Miller & Metcalf Dormitory Halls Renovations - LEED NC v 2009 Gold Salem State University, Viking Hall, Salem, MA - LEED NC v2009 Gold Framingham State University, Hemenway Hall (Science Facility) - LEED NC v2009 Silver

Full list is available upon request.





Matt Smith, Assoc. AIA, LEED AP BD+C Project Manager

Matt joined The Green Engineer in the summer of 2012. A Project Manager with the firm, he holds a B.S. in Architecture from Wentworth Institute of Technology, and also received an M. Arch from Wentworth in 2012.

Matt's expertise resides in collaborating with project teams by providing guidance throughout all project phases, facilitating discussions around sustainable design with project teams, and assisting owners, architects, and other consultants in the LEED documentation and certification process. He manages and participates in the LEED submittal process and coordinates the documentation required for the Certification application to the USGBC.

At The Green Engineer, Matt often works on high-rise office and residential projects including apartment, condominium and higher educational dormitory projects. Additionally, he has significant experience with higher education classroom and administrative projects as well as public school projects. Matt has also worked extensively with project teams in support of the sustainable design requirements of Boston's Article 80/sub-article 37.

RELEVANT EXPERIENCE

Boston University, Data Science Center, Boston, MA –
Boston University, Clinicial Psychology, Boston, MA –
Wheaton College, Chase Dining Hall, Norton, MA – LEED NC v2009 Silver
Rutgers University, Sojourner Truths Apts., New Brunswick, NJ – LEED NC v2009 Silver
Berklee College of Music, 160 Mass Ave. Dorm, Boston, MA – LEED NC v2009 Gold
Northpoint Retail Parcels I, W, Q1 and R1, Cambridge, MA – Targeting LEED CS
Twenty|20 (Northpoint Parcel N), Cambridge, MA – LEED NC v2009 Silver
The Blackstone Bldg (DCAMM Parcel 7), Boston, MA – LEED CI v2009 Gold
Summer Star Wildlife Sanctuary, Boylston, MA – LEED NC v2009 Gold
West Tisbury Library, West Tisbury, MA – LEED NC v2009 Gold

Full list is available upon request.





Peter Levy, LEED AP, CPHC, BEMP Building Performance Analyst

Peter Levy joined The Green Engineer team as a Building Performance Analyst (BPA) in the fall of 2013. He specializes is performing whole building energy analysis in order to find the most practical and economical ways to reduce energy use in buildings. This analysis is used for the purposes of LEED and CHPS certification, Utility incentive programs, and to help make informed decisions early in the design process. He also performs solar feasibility studies in which he analyzes the solar potential of a site, and prospective savings and SREC value in order to provide payback analysis. Additionally, he performs daylighting and glare analysis for the purpose of LEED and CHPs certification.

Peter earned a Bachelor of Science in Building and Construction Technology at the University of Massachusetts Amherst. He earned a Master of Science in Environmental Conservation at the University of Massachusetts Amherst. While pursuing his Masters Degree, Peter began energy modeling, and ultimately used it for his thesis "Quantifying the Effect of Passive Solar Design in Traditional New England Architecture".

Peter has earned the LEED AP (BD+C) and Certified Passive House Consultant Designation.

RELEVANT EXPERIENCE

191 Spring Street, Lexington, MA - Energy Model
Kenyon College, Academic Commons, Gambier, OH - Energy Model
Bartlett Place, Boston, MA - Energy Model & MEPA Model
Mass DOT, Lab, Boston, MA - Energy Model & Utility Incentives
MIT, Building 31, Cambridge, MA - Energy Model
MIT, Building NW98, Cambridge, MA - Energy Model
UMass Amherst, Old Chapel Renovation, Amherst, MA - Utility Incentives

Full project list available upon request.





Amy Freeman

Program Director

Amy brings to Secure Our City her 20+ years of combined experience in problem solving with people and program management. She has lead initiatives full cycle, from definition and planning through to completion, and is highly effective at prioritizing and optimizing multiple programs in an entrepreneurial environment. In various roles, Amy has honed her ability to assess and track project status and milestones, provide quality assurance, meet deliverables and manage risk. She has earned a reputation for her savvy client-relationship abilities.

Amy interacts effectively in both business and technical environments to win, service and retain customer relationships. She has hands-on expertise with Agile, waterfall and hybrid development programs.

Her degrees include a bachelor's in communications from the University of Massachusetts at Amherst, and an MBA in marketing from Bentley University.

Amy has coached youth soccer and lacrosse and now enjoys being on the sidelines watching her kids play sports. She is an avid runner, plays tennis and is learning golf. When time permits, Amy volunteers at a senior center.

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Geva Barash

Managing Partner and Founder

Geva Barash has worked in the physical security industry for the past 20 years. Prior to founding **Secure Our City**, he was security systems integrator and managed companies that built security products and solutions using the best digital technologies on the market. Having both the manufacturer's and the integrator's points of view, enables Geva to provide the most balanced and comprehensive security solution to customers.

He also served for nine years in the Israeli military and has been an active volunteer leader in several nonprofit efforts. For example, Geva led a group of 180+ parents within the Ashland, Mass., school system in reinstating the local library. In that project, he also implemented online reservation and asset management systems, and directed multiple fundraising activities. In addition, Geva served as president of the Ashland Parent Teacher Organization and founded the Ashland High School Ski Team.

In his spare time, he enjoys teaching snowboarding and snowboard racing, and plays soccer and basketball.

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Travis Watson

Operations Director

Travis has deep expertise in mechanical design. His work experience has included architectural, structural and mechanical drafting for commercial buildings, and he has intricate knowledge of creating 3D models for concept buildings, piping, ductwork, and equipment. This expertise is valuable for Secure Our City because Travis is able to view an entire commercial building and understand how the whole system fits together, which helps us customize our security systems to the building's unique needs.

Travis has two degrees in applied science, including computing drafting and design, and extensive experience using drafting software and technology.

In his spare time, he is an avid snowboarder and coaches flag football. He's also active in his town of Gardiner, where he volunteers to help with community events.

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Phil Jacques

Operations Manager and AutoCAD Engineer

Phil has extensive experience in the low voltage field in design and engineering. His experience includes work with such clients as Gillette Stadium, Massachusetts General Hospital, MBTA, WRTA, National Grid and others. Phil has intricate knowledge of creating design models for concept drawings including device layout, wiring diagrams and system schematics. This expertise is valuable for Secure Our City because Phil is able to view an entire commercial building and understand how the whole system fits together, which helps us customize our security systems to the building's unique needs.

Phil has 9 years of job experience including computing drafting and design, and extensive experience using drafting software and technology.

In his spare time, Phil is a musician of 20+ years as well as an automotive enthusiast. Phil is an accomplished race car driver at the Thompson Speedway Motorsports Park and Stafford Motor Speedway in Connecticut and his dedication to auto racing gives him a strong attention to detail and understanding of what it takes to be successful.

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would like to note that all these projects included assessment, design, and project management to get the project completed, just as the specifications by the Hoboken Housing Authorities. The Attached are current and relevant work in the housing section which Best Illustrates Current Qualifications in The Areas Listed in the request by the Hoboken Housing Authorities, Secure Our City contact below are divided in to regional managers that manage several properties and local managers at some of the facilities.

20,000	25,000,000	2020-2021	Lina Jimenez Project Manager Nuestra Comunidad 617-989-1211 ljimenez@nuestracdc.org	Study of existing security and low voltage systems. Recommend a path future including budgets and approved systems. Design and bid including project management of the implementation of the new systems.	Bartlett A and B, Dudley Crossing	(4)
7,000	70,000	2019	Matt Philbin WinnCompanies Regional Vice President, WinnResidential T (202) 871-7144 mphilbin@WINNCO.com	Study of existing CCTV security system. Recommend a path to upgrade the existing system while trying to reduce the cost while using working cameras. Design and bid including project management and connecting the property to the Atlantic City Police department.	Liberty SchoolHouse Apartments (this is a low income housing)	(3)
25,000	1,000,000	On going. SOC has been serving Winn for over 8 years	Michael E. Milko, Senior Vice President, WinnResidential mmilko@WINNCO.com Tel. (617) 974-3868	Study of existing security and low voltage systems. Recommend a path future including budgets and approved systems. Design and bid including project management of the implementation of the new systems.	WINN Properties various locations from MA, NY, NJ and PA (including low income housing)	(2)
25,000	1,000,000	On going. SOC has been serving UDR's properties for over 8 years	Elvir Prkos Area Service Manager UDR and its Affiliated Companies elvir@prokscompany.com Tel. 617-803-0232	Study of existing security and low voltage systems. Recommend a path future including budgets and approved systems. Design and bid including project management of the implementation of the new systems.	UDR various locations from MA, NY and NJ (including low income housing)	3
Thousands) Fee for Work For Which Firm Was/Is Responsible	E. Project Cost (In Thousands) Construction Costs (Actual, Or Estimated If Not Completed) End Thousands Fee for Wo	d. Completion Date (Actual or Estimated)	c. Client's Name, Address and Phone Number. Include Name of Contact Person	 b. Brief Description of Project And Services (Include Reference To Relevant Experience 	Project Name and Location Principal-In-Charge	
			Housing projects details	H		



Curriculum Vitae

Marc Mazzarelli

Principal

Registered Landscape Architect

Commonwealth of Massachusetts #1129 State of Rhode Island and Providence Plantations #296

Education

Harvard University Graduate School of Design - Master in Landscape Architecture - 1990 Rhode Island School of Design - Bachelor of Landscape Architecture - 1988 Rhode Island School of Design - Bachelor of Fine Arts - 1987 Moses Brown School, Providence, RI - 1981

Marc Mazzarelli Associates Landscape Architecture & Planning: Cambridge, MA 1997 – 2018

Institutional Projects:

Tufts University; Medford, Massachusetts Providence College; Providence, Rhode Island Boston University; Boston, Massachusetts Harvard University; Cambridge, Massachusetts Bryn Mawr College; Bryn Mawr, Pennsylvania Mt. Ida College; Newton, Massachusetts Endicott College; Beverly, Massachusetts Ender's Island Chapel; Mystic, Connecticut St. Zepherin Church; Wayland, Massachusetts St. Paul's Church; Hingham, Massachusetts Austin Preparatory School, Reading, Massachusetts Phillips Academy; Andover, Massachusetts Milton Academy; Milton, Massachusetts Berkshire School, Sheffield, Massachusetts Boston University Medical School; Boston, Massachusetts St. Elizabeth's Medical Center; Boston, Massachusetts University of Massachusetts; Lowell, Massachusetts

Civic Design:

Dover Sherborn Regional Schools; Dover, Massachusetts
Framingham Public Library – Christa McAuliffe Branch, Framingham, MA
Hingham Public Library; Hingham, Massachusetts
Hingham Harbor Master Plan, Hingham, Massachusetts
Holyoke Public Library, Holyoke, Massachusetts
Seekonk Meadows Park; Seekonk, Massachusetts
South Shore YMCA; Hanover, Massachusetts
Westwood Public Library, Westwood, Massachusetts
Whitney Wharf Park, Hingham, Massachusetts

Commercial Property Design:

BNY Mellon; Everett, Massachusetts Scudder Kemper; Salem, New Hampshire Concord Corporate Center, Billerica, Massachusetts Polaroid Building; Cambridge, Massachusetts Longfellow's Wayside Inn; Sudbury, Massachusetts

Large Scale Residential Property Design:
Regatta Towers; Cambridge, Massachusetts
Lewis Wharf; Boston, Massachusetts
River Court; Cambridge, Massachusetts
Worthington Place; Cambridge, Massachusetts
River House; Boston, Massachusetts
Union Wharf; Boston, Massachusetts

284 Concord Avenue Cambridge, MA 02138 USA 617 227-2312



Associate, Sasaki Associates Inc.: Watertown, Massachusetts 1991-1997

Civic

Waterfront Light Rail Transit Line; Cleveland, Ohio Lincoln Park Zoo; Chicago, Illinois Kansas City Waterfront Park; Kansas City, Missouri Roosevelt Island South Tip Promenades; New York, New York Cleveland Browns Stadium Siting; Cleveland, Ohio Binghamton Governmental Complex; Binghamton, New York Cleveland Shoreway Master Plan; Cleveland, Ohio Mounts Botanical Garden; West Palm Beach, Florida Tompkins County Airport, Ithaca, New York Grand Rapids Riverwalk; Grand Rapids, Michigan

Institutional:

Middlebury College; Middlebury, Vermont
James Madison University; Harrisonburg, Virginia
Keene State College; Keene, New Hampshire
Marquette University Master Plan; Milwaukee, Wisconsin
South Shore Hospital, Weymouth; Massachusetts
Jabob's Pillow; Becket, Massachusetts
University of New Hampshire Master Plan; Durham, New Hampshire
Purdue University; West Lafayette, Indiana

Commercial:

Colgate Palmolive, Inc.; Jersey City, New Jersey Scudder, Stevens & Clark, Inc.; Norwell, Massachusetts Portofino Public Improvements; Miami Beach, Florida Woobang Cheju Golf Resort Development; Cheju Island, Korea Genetics Institute; Andover, Massachusetts 101 Hudson Street; Jersey City, New Jersey Landmark Three Courtyard Studies; Burlington, Massachusetts

Pressley Associates Inc.: Cambridge, Massachusetts; Landscape Architect 1989-1991 Sargents Wharf; Boston, Massachusetts Northeastern University; Boston, Massachusetts Harborside Hotel; Boston, Massachusetts

Searle & Searle Landscape Architects: Providence, Rhode Island 1986-1988 Davis Park, Providence, Rhode Island Prospect Park, Providence, Rhode Island

Honors

Chicago Flower & Garden Show – Gold Medal, Horticulture Division 2005
Boston Society of Architects – Honor Award – Dover Sherborn Regional Schools 2004
Massachusetts Horticultural Society – Gold Medal, Trustees Emeriti Award – NE Spring Garden Show 2004
American Academy in Rome - Visiting Artist 2003
Boston Society of Architects - Housing Award - Worthington Place Courtyard, Cambridge, MA 2001
Massachusetts Historical Commission - Preservation Award - Worthington Place Courtyard, Cambridge, MA 2001
Beacon Hill Garden Club: Challenge Grant; MBTA Red Line - Charles St. Tunnel Portal Project 1997

Teaching

College of the Holy Cross – Introduction to Landscape Architecture 2011 to present.

Harvard University - Graduate School of Design; Visiting Critic 2002-2003

Washington College - C.V. Starr Center for the Study of the American Experience; Chestertown, MD; 2001

Rhode Island School of Design; Guest Lecturer in Rhode Island History 1995-96

Boston Architectural Center; Visiting Design Critic 1994-97

Memberships

Member, American Society of Landscape Architects Member, Boston Society of Landscape Architects





Marc earned a Master's degree in Landscape Architecture from Harvard University and received undergraduate degrees in Landscape Architecture and Fine Arts from Rhode Island School of Design. A visiting artist at the American Academy in Rome, he lectures on garden design topics and his work has been published in New England Home, Metropolitan Home, Design New England, The Boston Globe and Garden Design Magazine. Marc also presented a segment on the gardens of Beacon Hill for the PBS television program Victory Garden.

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Recent Project List

Talevi and Haesche, LLC 2012 to 2017

Higher Education Projects including Science and Technology Projects

Brendan Iribe Center for Computer Science and Innovation, University of Maryland, College Park, MD Princeton+BioLabs, Princeton University, Princeton, NJ Lederle Graduate Research Center Fire Alarm Study, UMASS, Amherst, MA Goddard Space Flight Center, Instrument Development Facility, NASA, Greenbelt, MD White Horn Brook Residence Hall, University of Rhode Island, Kingston, RI Homer L. Dodge Department of Physics and Astronomy, University of Oklahoma, Norman, OK Emerging Technology and Innovation Center, University of Massachusetts, Lowell, MA New Technology and Learning Center, Bristol Community College, Fall River, MA Langone Medical Center, West Tower Fit-Out, New York University, New York, NY Colby Street Laboratory Repurposing Study, Tufts University, Boston, MA Lab Waste Renovations, Snell/Egan Science/Engineering, Northeastern University, Boston, MA Laboratory Renovations, Flanagan Campus, Community College of Rhode Island, Lincoln, RI Interdisciplinary Research Building, Howard University, Washington, DC Cooper Medical School, Rowan University, Camden, NJ

Municipal and Regional Projects

Customer Service Center at John O. Pastore Center, Rhode Island Attorney General, Cranston, RI South American Rain Forest Building, Roger Williams Park Zoo, Providence, RI New Fire Station, City of Davenport, Davenport, Iowa Boston EMS, City of Boston, Mattapan, MA MassDOT District 2 Renovations and Additions, MassDOT, Northampton, MA Older Adult Community Center, City of Chicopee, Chicopee, MA RIDOT Materials and Quality Assurance Laboratory, RIDOT, Kingston RI Harrington Hall Renovations, State of Rhode Island, Cranston RI Renovations for the Department of Public Health with UVM, State of Vermont, Colchester, VT

Building and Site Master Plans

Princeton Plasma Physics Lab Renovation Master Plan, **Princeton University**, Princeton, NJ Project Nike, Mason Business Center Master Plan, **Procter and Gamble**, Mason, OH BMS Master Plan Study, **Bristol-Myers Squibb**, New Brunswick, NJ Middlesex County Jail and House of Corrections Master Plan, **Middlesex County**, Billerica, MA Univ. of Rochester Med. Ctr. Renovation Master Plan, **Strong Memorial Hospital**, Rochester, NY Correctional Officer Training Facility Master Plan, **Oneida Correctional Facility**, Oneida, NY



FIRM STATEMENT

Talevi and Haesche, LLC is a construction cost estimating consulting firm working for architects, engineers, owners and contractors. Talevi and Haesche, LLC was formed on 6 March 2006 by Mr. Talevi (Fred Talevi, Construction Cost Consultants.) and Ms. Haesche (M. J. Haesche, Architect.) Ms. Haesche is the sole owner of Talevi and Haesche, LLC.

In 2014, Mr. Stephen E. Weir joined the firm as a Project Estimator.

The firm is certified as WBE/DBE in our home state of Massachusetts. Additional DBE and/or WBE certifications are current in the states of Maryland, New York, New Jersey, Pennsylvania, Rhode Island and Virginia.

Talevi and Haesche, LLC has extensive experience in estimating a wide range of public and private sector projects. Some recent academic or dormitory projects include:

Colby Street Laboratory Repurposing Study including establishing Alternate New Construction Cost Range and Options for Pedestrian Bridges to cross the "T", Tufts University, Boston, MA

Mechanical and Electrical Upgrades Study, 35 Kneeland Street, Tufts University, Boston, MA

White Horn Brook Residence Hall, University of Rhode Island, Kingston, RI

Dormitory Building - NYS Prison Guard Training Facility, Albany, NY

Emerging Technology and Innovation Center, University of MA Lowell, Lowell, MA
New Laboratory Building 14, Johns Hopkins University Applied Physics Laboratory, Laurel, MD
New Laboratory Building 201, Johns Hopkins University Applied Physics Laboratory, Laurel, MD
Princeton+BioLabs, Princeton University, Princeton, NJ
Brendan Iribe Center for Computer Science and Innovation, University of Maryland, College Park, MD

Estimating efforts on behalf of clients include early conceptual studies, schematic design estimating, design development estimating, construction documents estimating, value management, bid analysis, change order reviews, etc.

Talevi and Haesche, LLC routinely performs estimating efforts in parallel with contractors and construction managers through and including estimate reconciliations. Estimates are presented in various formats including systems, Uni-format, and CSI breakdowns, as appropriate to the project phase. Talevi and Haesche, LLC commonly prepares separate prices, area breakouts, etc. Estimate formats are project specific.

Talevi and Haesche, LLC's primary goal is to communicate construction cost information in a clear and concise manner in an effort to support the design decision making process.



RESUME OF PROFESSIONAL ANTECEDENTS

Mary Jane Haesche, AIA - Principal

Massachusetts registration # 7081 Connecticut registration # 3937 NCARB Certificate # 35602

2006 - Present:	Principal/Owner, Talevi and Haesche, LLC Construction Consultants.
1987 - 2006:	Principal, M. J. Haesche, Architect, a sole proprietor serving residential, commercial, institutional, and governmental clients.
1987 - 2006:	Senior Estimator at Fred Talevi, Construction Cost Consultants
1986 - 1987:	Project Architect at Richard Lamoureux Associated, Worcester, MA involved in projects for commercial, institutional, and municipal clients.
1984 - 1986:	Estimator at Wolf and Co., Pleasantville, NY and Wolf New England, Worcester, MA a construction cost consulting firm providing services to architects and owners, nationwide.
1983 - 1984:	Project Architect at Alan Goldberg/Eliot Noyes Associates, New Canaan, CT involved in projects for major commercial and federal clients including IBM, Mobil, and the U. S. Postal Service.
1981 - 1983:	Architect at Herbert S. Newman Associates, New Haven, CT involved in projects for a broad range of clients including numerous institutions such as Yale University, Colgate University, and Hobart College.
1978 - 1982:	Yale University (Masters of Architecture).
1974 - 1978:	Lehigh University (Bachelor of Arts).

RESUME OF PROFESSIONAL ANTECEDENTS

Stephen E. Weir - Project Estimator

June 2014 - Present:	Project Estimator, Talevi and Haesche, LLC Construction Consultants.
2006 - June 2014:	Estimator, Part-Time at Talevi and Haesche, LLC Construction Consultants.
1994 – 2014	Chief Estimator at Carlin Contracting Co., Inc., Waterford, CT.
1992 - 1994	Chief Estimator at W. E. O'Neil Construction, Inc., Hartford. CT
1987 - 1992	Chief Estimator at C. R. Klewin Construction, Inc., Norwich, CT.
1986 - 2006	Estimator, Part-Time at Fred Talevi, Construction Cost Consultants.
1986 - 1987	Senior Estimator at Wolf New England, Worcester, MA a construction cost consulting firm providing services to architects and owners, nationwide.
1984 - 1986	Estimator / Quantity Surveyor at Longs of Bath, Bath, UK.
1979 – 1984	Senior Estimator at the Gilbane Building Company, Providence, RI.
1974 - 1979	Quantity Surveyor at the George Wimpey & Co. Ltd., Manchester, England.
1974 – 1979	Salford College of Technology, Salford, Manchester, UK - Institute of Quantity Surveying Studies.
1972 – 1974	Salford College of Technology. Salford, Manchester, UK - Advanced Level Studies in Building Construction & Surveying.

FIRM BIOS

Mary Jane Haesche, AIA Principal | Principal in Charge Talevi and Haesche, LLC

Over the past 30 years, M J has been involved in estimating more than 100 projects on college and university campuses. Her background ranges from master plan and conceptual estimates through to construction documents estimate and includes change order, punch-list, and forensic evaluations. M J's academic experience includes all building types including student centers, dormitories, classroom and laboratory buildings, auditoriums, and mechanical/electrical infrastructure projects.

Talevi and Haesche, LLC routinely performs estimating efforts in parallel with contractors and construction managers. MJ's background in architecture supports Talevi and Haesche LLC's primary goal is to communicate construction cost information in a clear and concise manner in an effort to support the design decision making process.

Stephen E. Weir Project Estimator Talevi and Haesche, LLC

With over 30 years of experience, Steve has been involved in estimating numerous projects on college and university campuses. In addition to experience as a construction cost consultant, Steve has worked in the Chief Estimators role for several contractors. Steve's experience includes construction management, design build, and public and private sector bidding. Steve has routinely worked on projects ranging from \$5 to 100M.

Steve brings to Talevi and Haesche, LLC real world knowledge of the day to day workings of the construction industry. Steve's background in construction supports Talevi and Haesche LLC's primary goal is to communicate construction cost information in a clear and concise manner in an effort to support the design decision making process.



Additional Project List

Talevi and Haesche, LLC and Fred Talevi, Construction Cost Consultants 1986 to 2011

Academic Projects

Infrastructure Upgrades, John Morgan Building, University of Pennsylvania, Philadelphia, PA Weill Medical School 6th Floor Renovations, Cornell University, New York, New York Life Sciences Building, Busch Campus Rutgers University, Piscataway, New Jersey Renovation Studies, University of Connecticut Health Center, Farmington, Connecticut

Building and Site Master Plans

Laboratory/Vivarium Master plan, NY College of Osteopathic Medicine, Old Westbury, New York Shearing Plough Master Plan, Lafayette, New Jersey

New York State Office of Mental Retardation and Developmental Disabilities, Staten Island, NY COE Project for Stimulus Funding- Campus wide, Arkansas State University, Jonesboro, Arkansas Hoffmann LaRoche New Building Options, Nutley New Jersey

Bell Telephone Laboratories Building Re-Use Studies, Holmdel New Jersey

Bell Telephone Laboratories Building Re-Use Studies, Holmdel, New Jersey BMW of America, Long Term Facilities Plan, Woodcliff Lake, New Jersey

Historic Restoration Projects

Renovations to the Wriston Quadrangle, Brown University, Providence, Rhode Island Renovations to the John Carter Brown Rare Book Library, Brown University, Providence, RI Renovations to the Hatch Memorial Shell, Cambridge, Massachusetts Renovations to the Boston Public Library, Boston Massachusetts

Pharmaceutical Research Projects

Core Technologies Additions and Renovations, Pfizer Inc., Groton, Connecticut Boehringer Ingelheim, Cardiovascular Facility Renovations, Ridgefield, Connecticut Relocation Options, FMC Corporation, Plainsboro, New Jersey Phillip Morris, Research and Technology Campus, Richmond, Virginia Renovations to Building 124, Bristol Meyers Squibb, New Brunswick, New Jersey



Talevi and Haesche, LLC - Additional Project List continued:

Animal Research Projects

Animal Health Diagnostic Center, Cornell University, Ithaca, New York University of Louisville Regional BioContainment Laboratory, Louisville, Kentucky Nursery/Holding Facility, National Primate Research Center, Tulane University, Covington, LA Trudeau Institute Animal Facility Addition, Saranac, New York

Corporate Projects

US Business Center, Astra Zeneca, Fairfax, Maryland Global Development Facility, Pfizer, Inc., New London, Connecticut BMW Headquarters Additions, Renovations, and Infill Studies, Woodcliff Lakes, New Jersey Genentech Child Care Cost Studies, San Francisco, California

Forensic and Insurance Industry Projects

Penn Mutual Fire Damage Repair Estimate, Philadelphia, Pennsylvania Aetna Home Office Renovations, Electrical Claims-Mitigation Support, Hartford, Connecticut Post Explosion Repair Estimate, Beta Steel, Portage, Indiana Hurricane Iniki Storm Damage Evaluations, Kauai, Hawaii

Ted W. O'Hagan, E.I.T. - Highway Engineer

Education

University of Massachusetts - Lowell, B.S.C.E., 2012

Professional Licensures

E.I.T. (2012)



SUMMARY OF EXPERIENCE

Mr. O'Hagan has four years of traffic and highway engineering experience in New England for private sector clients. As a Highway Engineer he is responsible for the preparation of many aspects of final plans, specifications and estimates (PS&E) for various roadway projects including horizontal and vertical alignment, grading, drainage design, signing utilizing AutoCAD design software with Land Desktop and Civil Design software. Projects include:

Five Locations, Plymouth, MA. As part of the off-site improvements associated with the Redbrook Mixed-Use Development, Mr. O'Hagan assisted in the final design for a cumulative 2,600' of roadway and sidewalk at three intersections. The project required permitting review and approval by the Town of Plymouth.

Route 28, Route 3A & Gold Street, Manchester, NH. Mr. O'Hagan assisted with design of the off-site improvements associated with a Walmart Development, including design for 4,500' of roadway and sidewalk to accommodate turning lanes, two proposed traffic signals and associated geometric improvements at four locations. The project required permitting review and approval by NHDOT and the City of Manchester.

Route 30 Framingham & Natick, MA. As part of the off-site improvements associated with TJX Expansion Mr. O'Hagan prepared the design of 1,500' of roadway and sidewalk to accommodate additional travel lanes, bicycle lanes and a proposed traffic signal. The project required permitting review and approval by the City of Framingham and the Town of Natick.

Route 6 at Route 177 and Beeden Road, Dartmouth, MA. Mr. O'Hagan was part of the engineering team that provided engineering design and construction services for roadway and intersection improvements associated with the Village at Lincoln Park mixed use development in Dartmouth, MA. He assisted in the final design of the 2,100' of roadway to reconstruct the U.S Route 6/ Route 177/ Beeden Road intersection to provide a new four-way traffic signal. The project required permitting review and approval by MassDOT and the Town of Dartmouth.

North Main Street and Oakland Street, Mansfield, MA. Mr. O'Hagan was part of the engineering team that provided engineering design associated with the reconstruction of 1,750' of roadway for the town of Mansfield. The improvements included design of curb bump-outs and upgraded pedestrian accommodations. The project required permitting review and approval by the Town of Mansfield.

Route 1 Seabrook, NH - As part of the off-site improvements associated with the Waterstone retail development, Mr. O'Hagan assisted in preparing the design of 1200,' of State highway and sidewalk to accommodate turning lanes, bicycle lanes and a proposed traffic signal. The project required permitting review and approval by NHDOT and the Town of Seabrook.

Central Street Corridor Improvements - Stoughton, MA. As part of the off-site improvements associated with Taj Estates residential development, Mr. O'Hagan prepared the design of 2200' of roadway a and sidewalk to accommodate turning lanes, bicycle lanes and a proposed traffic signal. The project required permitting review and approval Town of Stoughton.

Affiliations

Chi Epsilon - National Honor Society for Civil Engineers







Scott W. Thornton, P.E – Senior Associate Transportation Engineer

Education

Northeastern University, B.S.C.E., 1995

Professional Registrations:

Registered Professional Engineer: MA #49066, NH #10142, CT #27058



SUMMARY OF EXPERIENCE

Mr. Thornton is an Senior Associate at Vanasse & Associates, Inc. with over 24 years' experience in the areas of Traffic Engineering and Transportation Planning. Mr. Thornton has conducted numerous analyses including Impact Assessments, Corridor Studies, Signal Warrant Analyses, Functional Design Reports, and Parking Evaluations for a variety of land uses at Vanasse & Associates, Inc. He has been involved in various aspects of Traffic Engineering, including the preliminary design and analysis of roadways, intersections, roundabouts, highway interchanges, and traffic signal systems. He has also been involved with the design and construction of pedestrian improvements, traffic calming measures, and on-site parking support and traffic monitoring of traffic management plans for special events. He has experience in developing design and analyses to address local and state permitting issues, and has served as both transportation consultant and lead consultant responsible for preparation, oversight, and filing Connecticut Office of the State Traffic Administration (OSTA) and Massachusetts Environmental Impact Report (EIR) submittals.

Representative Projects:

Novartis Institutes for BioMedical Research, Cambridge, MA. A 573,000 sf research and development project in Cambridge, MA. Aspects of this project included detailed review of garage and loading dock design; redesign of pedestrian facilities at several intersections; and detailed intersection, pedestrian, transit, bicycle, and parking analyses. In addition to the Transportation Impact Study, a Parking and Transportation Demand Management Plan identifying measures to reduce the project traffic demand was also developed. Previous work with NIBRI and their initial PTDM Plan for 500,000 sf in the same vicinity had resulted in reductions of single-occupant commuter trips so that that only 45% of employees used private vehicles. Additional continuing work with NIBRI includes traffic monitoring and pedestrian improvements involving interaction with Cambridge TPT, CDD, and DPW agencies.

Avalon North Point; Cambridge, Massachusetts. This 869-unit apartment complex of three buildings located in Cambridge required transportation-related permits at the City and State level, as well as approval of construction documents, and public hearing presentation. Aspects of this project included detailed review of access with new driveways to Msgr. O'Brien Highway and new city streets in the North Point area; redesign of pedestrian facilities at several intersections; and detailed intersection, pedestrian, transit, bicycle, and parking analyses. In addition to the City of Cambridge Transportation Impact Study, and review with several state agencies (DCR, MassDOT, and MBTA), additional traffic monitoring to determine the success of Travel Demand Management (TDM) measures to reduce the project traffic demand is conducted on a continuing basis.

Cambridge Discovery Park, Cambridge, MA. An 850,000 sf research and development project in Cambridge located on the site of the former A.D. Little/Acorn Park adjacent to Route 2. Aspects of this project included a redesign of the intersection of the Minuteman Commuter Bikeway, an off-ramp from Route 2, two surface streets, and several driveways for the MBTA Alewife Garage; detailed intersection, pedestrian, transit, bicycle, and parking analyses; implementation of an aggressive Parking and Transportation Demand Management monitoring program to comply with local and state trip reduction mandates. In addition to a Special Permit, the project required the preparation of Draft and Final Environmental Impact Reports, and permits for work on MBTA facilities. Continuing work elements include an annual traffic and parking monitoring program and additional engineering support as required.

Commerce Way Corridor Study, Plymouth, Massachusetts. Review and design of a 1.25 mile segment of a rapidly growing development corridor in Plymouth, Massachusetts. Aspects of this project included identification of existing and future operating parameters on key roadways and intersections along the corridor based on land use changes and proposed development; detailed roadway and intersection analyses; conceptual design of four intersections and corridor approaches along with coordination with developers of adjacent properties. An Impact Fee Assessment structure was also developed for use by the town as one tool with potential developers to provide funding for the identified road improvements. Coordination with the Plymouth Regional Economic Development Foundation, the Plymouth Town Engineering and Planning Departments, the Old Colony Planning Council, and local developers and landowners was also required.

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Route 6 at Route 177 and Beeden Road, Dartmouth, MA. Mr. Boudreau served as the Principal—in-Charge for engineering design and construction services for roadway and intersection improvements associated with the Village at Lincoln Park mixed use development in Dartmouth, MA. The work included the complete reconfiguration of the Route 6/177 intersection by modifying the horizontal and vertical geometry of Route 177 and altering the superelevation of Route 6 to accommodate a new median break forming a four-way intersection under flashing beacon control. Approximately 1200 feet of US Route 6, a 4-lane Rural Major Collector, was widened to accommodate bicycle access, with reconstructed sidewalks for pedestrian accommodation, new traffic signal and exclusive turning lanes at Route 177; new drainage system, and approximately 600 feet of new roadway construction to extend Route 177 to meet US Route 6. These improvements are currently under construction.

Prepared preliminary through final design documents (plans, specifications and cost estimate) in accordance with MassDOT and Federal design guidelines and standards, including the preparation of the State Highway Access Permit application for MassDOT review and approval. The design included the preparation of construction drawings for roadway geometry (plan and profile); drainage system replacement and stormwater management systems; traffic signals; reconstructed center median and barrier; sidewalks and wheelchair ramps in conformance with ADA/AAB standards.

Intersection Improvements - Route 9 and Newton Center, Newton, MA

As part of the off-site improvements in support of the Chestnut Hill Square 250,000 sf mixed-use development project, provided engineering design and construction services for transportation improvements at the intersections of Route 9 at Parker Street, Route 9 at Elliot Street and Woodward Street, and Centre Street at Cypress Street and Beacon Street. The construction and construction services for this project were performed under contract to the City of Newton through a \$1,850,000 MassWorks Grant. The work involved roadway widening, intersection modifications and traffic signal installation and modifications at several locations including:

Route 9 at Parker Street interchange - Work included installation of new traffic signals at the intersections of Parker Street/Route 9 ramps; install/replace sidewalk and wheelchair ramps; upgrade pavement markings and signing; and milling and paving.

Route 9 at Elliot Street & Woodward Street- Work included geometric modifications to improve corner radii for truck turning; retiming the existing traffic signal; replacing existing traffic signal equipment; new APS equipment; upgrade existing signs and pavement markings; and milling and paving.

Centre Street at Cypress Street and Beacon Street –Work included geometric modifications to reconfigure/expand the delta island on Centre Street northbound approach to improve pedestrian access; modify/replace traffic signal equipment to accommodate Centre Street northbound approach modifications; install emergency preemption equipment; replace/modify sidewalks and wheelchair ramps; install new APS equipment; new pavement markings and signing; and milling and paving.

Mr. Boudreau served as the Principal in Charge for the preparation of the preliminary through final design documents (plans, specifications and cost estimate). The design included the preparation of construction drawings for horizontal and vertical roadway alignment; intersection layout; grading and drainage modifications; utility relocations, new and upgraded traffic signals and system coordination; and sidewalks and wheelchair ramps in conformance with ADA/AAB standards, pavement markings and signing, and temporary traffic control for construction operations.

Concord Street/Hartford Street/Anzio Road – Framingham, MA – Mr. Boudreau served as the Principal-in-Charge for the preparation of engineering design and construction services for the reconstruction of the Concord Street at Hartford Street intersection in Framingham, MA. The work involved minor widening to accommodate additional turning lanes and increased radii for truck maneuvering, new ornamental traffic signal, sidewalks and wheelchair ramps in conformance with ADA/AAB standards; pavement markings and signing; and traffic management plans Construction services included response to contractor questions and requests for information, review of shop drawings and on-site observation.

Other representative projects include:

- Route 20/27/126 intersection and traffic signal improvements in Wayland, MA.
- Route 2A/110 intersection and traffic signal in Littleton, MA
- · Winter Street corridor widening, intersection and traffic signal improvements in Waltham, MA.
- Route 3A/139 intersection and traffic signal improvements in Marshfield, MA.
- · Route 53 corridor widening in Hingham in MA.
- Beals Street corridor and pedestrian access improvements in Hingham, MA.

Affiliations

Institute of Transportation Engineers American Society of Civil Engineers Boston Society of Civil Engineers American Council of Engineering Companies

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Stephen M. Boudreau, P.E. – Partner
Transportation Engineer/ Director, Highway Engineering

Education:

Northeastern University, B.S.C.E., 1985

Professional Registrations:

Registered Professional Engineer: MA # 36136, VT # 6849



SUMMARY OF EXPERIENCE

Mr. Boudreau is a Partner and Director of Highway Engineering at Vanasse & Associates, Inc. (VAI) with over 34 years of experience in Transportation Planning and Engineering Design. As a Partner of the firm, Mr. Boudreau is responsible for project management, business development, client maintenance and office management duties overseeing the highway engineering staff. He is responsible for all project contractual, administrative, technical and financial matters, including management oversight, client coordination and quality control/assurance for all on-going projects. His project involvement has also included multi-agency coordination and public liaison efforts necessary to attain consensus on project design, environmental and aesthetic concerns.

In his role as Director of Highway Engineering, he has provided management and technical guidance for projects throughout the New England area, ranging in size and complexity from intersection reconstruction and traffic signalization to major corridor widening and highway interchange modifications; historic parkways and recreational access roads; multi-use trails and facilities; commuter rail stations and airport ground access and landside transportation facilities. Directly involved in the oversight of all highway projects, he is responsible for quality control and project development to ensure that construction documents, including plans, specifications and cost estimates are prepared in conformance with the governing municipal, state and federal guidelines and regulations.

Mr. Boudreau has prepared detailed design specifications, contract documents, and plans for roadways, intersections, traffic signals, and pedestrian and bicycle facilities for municipal and state clients including the Massachusetts Department of Transportation (MassDOT), Massachusetts Port Authority (Massport), Massachusetts Department of Conservation and Recreation (DCR), New Hampshire Department of Transportation (NHDOT) and the State Transportation Departments for Vermont (VTRANS) and Rhode Island (RIDOT).

Representative Projects:

Washington Street Improvements at I-95/Route 128 Northbound Ramps, Woburn, MA VAI is providing engineering and design services for the Phase II roadway and intersection improvements on Washington Street associated with a proposed mixed use development located at 369 Washington Street in Woburn, MA. The work includes the widening of approximately 1200 feet of Washington Street between the I-95/Route 128 Northbound Ramps and Dewey Avenue to accommodate a second left-turn lane on the Washington Street northbound approach to the I-95 NB Ramps; the addition of a left turn lane on the Washington Street northbound approach to Olympia Avenue; approximately 250 feet of widening on the I-95/Route 128 Northbound Ramps to accommodate two departing lanes; and ramp approach to Washington Street will be widened to accommodate additional queue storage for the through and left-turn movements. Improvements also include the replacement of the existing traffic signals at the Washington Street/I-95 NB Ramps/Tower Park Drive and Washington Street/Olympia Avenue intersections, reconstruction of sidewalks and wheelchair ramps for ADA compliance, 5-foot shoulders for bicycle access, signing and pavement markings, and pavement milling and overlay.

VAI is preparing the preliminary through final design documents (plans, specifications and cost estimate) in accordance with MassDOT and Federal design guidelines and standards, including the preparation of the State Highway Access Permit application for MassDOT review and approval. The design effort includes the preparation of an FHWA Project Framework Document and construction drawings for roadway geometry (plan and profile); drainage system modifications; traffic signals; new guard rail, and sidewalks and wheelchair ramps in conformance with ADA/AAB standards.

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Permit Criteria. The study focused on traffic and parking impacts in a sensitive neighborhood area. Mr. Ham represented the project throughout the permitting process including numerous neighborhood meetings.

Institutional Work - Mr. Ham also has a significant amount of experience in working with institutions with respect to Master Plans, Parking Studies and Traffic Evaluations. Some of the institutions Mr. Ham has been involved with include:

- Boston College, Newton, MA
- Tufts University, Grafton, MA
- Emmanuel College, Boston, MA
- Phillips Academy, Andover, MA
- Groton School, Groton, MA
- North Shore Medical Center, Salem, MA
- Beth Israel Deaconess Hospital, Needham, MA
- New England Baptist Hospital, Boston, MA
- Harvard Community Health Care, Boston, MA
- Dartmouth Hitchcock Medical Center, Lebanon, NH

Congress Square, Boston, Massachusetts – Mr. Ham managed the transportation component of the redevelopment of Congress Square in the heart of the Boston's downtown business district. The project is bounded by Devonshire Street, Water Street and Congress Street and included the redevelopment of existing buildings into six distinct buildings comprising of ground floor retail and restaurants, modern offices, residences and a hotel. The project includes approximately 458,000 square feet, of which 93,000 square feet is new construction. Mr. Ham was the Principal-in-Charge of the project and oversaw the filing of an Expanded Project Notification Form. Contributing to the success of the project was coordination and meetings with the Boston Redevelopment Authority and Boston Transportation Department. The project was successfully permitted in less than one year.

Converse Corporate Headquarters, Boston, MA – This project included the redevelopment of 160 North Washington Street and 131 Beverly Street in the Bulfinch Triangle section of Boston. The final development program included 187,000 square feet of office space for the Converse Headquarters, 20,000 square feet of commercial space, and 190 condominium units. Mr. Ham was responsible for the Transportation component of the Article 80 process, and meetings with the neighborhood groups and the City. In addition to the City of Boston Article 80 permitting, the project was reviewed under the Massachusetts Environmental Policy Act (MEPA). A detailed transportation analysis was completed for the entire Causeway Street corridor in coordination with the Boston Transportation Department. The project mitigation included pedestrian improvements and a detailed Travel Demand Management Plan focusing on the public transportation in the area and reduced parking impacts. A City of Boston Transportation Access Plan Agreement (TAPA) was required for this project.

Old Colony Residential Development, Boston, Massachusetts – The Old Colony development is located in South Boston and is one of the largest housing developments in the Boston Housing Authority portfolio comprised of over 16 acres and 845 units. The first phase of the redevelopment utilized Federal Stimulus funding and an eight month permitting schedule was required for funding eligibility. The City of Boston Transportation Access Plan involved the coordination with many permitting agencies including the City of Boston Transportation Department, Boston Housing Authority, MassDOT, Massachusetts Department of Conservation and Recreation, and the Massachusetts Executive Office of Community Affairs. Mr. Ham was responsible for the permitting, public interface and the project was permitted within the aggressive schedule.

Cambridge Discovery Park, Cambridge, MA. This project is 850,000 sf research and development project in Cambridge located on the site of the former A.D. Little/Acorn Park adjacent to Route 2. Aspects of this project included a redesign of the intersection of the Minuteman Commuter Bikeway, an off-ramp from Route 2, two surface streets, and several driveways for the MBTA Alewife Garage. The Transportation Impact Study included a detailed intersection, pedestrian, transit, bicycle, and parking analyses. In addition to a Special Permit, the project required the preparation of Draft and Final Environmental Impact Reports, and permits for work on MBTA facilities. Continuing work elements include an annual traffic and parking monitoring program and additional engineering support as required.

Erickson Retirement Community – Hingham, Massachusetts Campus – This project involved the development of a 2,262-unit continuing care retirement campus located off Whiting Street in Hingham, Massachusetts. This project represents one of the largest communities ever permitted in Massachusetts consisting of 1,750 independent living units, 192 assisted living units and 320 skilled nursing units. Mr. Ham represented the project throughout the permitting process which included a comprehensive traffic study, public hearings, and roadway design.

Mixed-Use Development/Portsmouth, NH - Mr. Ham recently completed a Traffic Impact and Access Study for the permitting and construction of a 40,000 sf supermarket, a 98-room hotel and conference center, 14 condominium units, and a 523-space parking garage. The development is located in downtown Portsmouth and the multi-model project included improvements to bicycle access, pedestrian amenities, bus stops, in addition to transportation infrastructure improvements. The permitting process included

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F. Giles Ham, P.E. – Managing Principal Transportation Engineer

Education:

New Hampshire College, M.B.A., 1993 University of New Hampshire, B.S.C.E, 1983

Professional Registrations:

Registered Professional Engineer: MA # 42487, NH # 6916



SUMMARY OF EXPERIENCE

Mr. Ham is the Managing Principal at Vanasse & Associates, Inc. (VAI) with over 36 years of experience in Transportation Planning and Engineering. Mr. Ham has been employed by both public agencies and consulting engineering firms and approaches his work with the understanding and knowledge of issues and concerns of both the public and private sector. Mr. Ham joined VAI in 1991 as a Project Manager, and he currently manages the Andover office and is responsible for all engineering functions of the company. In addition to managing the day to day operation of the company and staff, Mr. Ham remains very active and manages several projects in addition to providing the technical guidance and leadership of the firm. His experience includes conducting Traffic Impact and Access Studies, Site Feasibility Studies, Environmental Impact Reports, Townwide Traffic Studies, Corridor Studies, and Parking Studies. He has also provided consulting services to several municipalities throughout New England. These services include review of traffic studies, technical support to Planning Boards, expert testimony, and the development of municipal impact fee systems.

Representative Projects:

Beth Israel Deaconess Hospital, Needham, Massachusetts – Mr. Ham has been the primary contact for the Hospital with respect to transportation and parking related services for on-going expansion projects. The first phased project included an expansion of patient beds and a state-of-the-art emergency room. The second phase included a cancer center, surgery center and an 80-space parking garage. For both phases, the Town of Needham required a detailed traffic and parking report to assess the impacts along Chestnut Street and within the neighborhood streets. Community outreach was an important component to the success of both projects. Mr. Ham led the VAI team and attended all public meetings. Both projects have been successfully completed and allowing the hospital to better serves the needs of the local community.

66 Chestnut Street Public Safety Facility, Needham, MA - The project involves the construction of a new 57,000 sf Public Safety Facility, on the site of the old Public Safety Facility, combined with the property of 66 Chestnut Street. This new Public Safety Facility construction is two-phased, with a single building with a new Fire Station being constructed on 66 Chestnut Street prior to the demolition of the old facility and the second phase Police portion of the building being constructed. Adequate parking will be behind the building for up to 124 spaces.

Cambridge Courthouse Redevelopment – Located in the East Cambridge, the redevelopment of the Cambridge Courthouse was a high profile project located in a sensitive residential area. VAI, with extensive permitting knowledge in Cambridge, was hired to complete the Article 19 Special Permit Transportation Impact Study. The comprehensive study included 20 intersections and reviewed the impacts on the local residential streets. The project was permitted for approximately 420,000 square feet of the space with a small residential and retail component. Through a series of neighborhood and Planning Board meetings, the project received local approvals. Project mitigation included roadway improvements, limited parking supply and a series of Transportation Demand Management measures.

Winthrop Middle-High School, Winthrop, Massachusetts – Mr. Ham assisted the Winthrop School District in an evaluation of the proposed expansion of the High School to construct a joint Middle-High School on the existing High School Campus. The comprehensive evaluation included an inventory of existing conditions including parking and drop-off activity. Recommendations included a designated drop-off and pick-up area properly sized, establishment of School Zone areas, new crosswalks and a detailed area signage plan. All of our recommendations were incorporated into the final development plan.

Lesley University, Cambridge, Massachusetts – The project involved the Transportation Assessment of the relocation of the Lesley University Art Institute of Boston (AIB) from Kenmore Square in Boston to the Porter Square Campus in Cambridge, Massachusetts. A Comprehensive Transportation Assessment was required to satisfy the City of Cambridge Article 19 Large Project Review Special

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Derek I. Roach, E.I.T. Transportation Engineer

Education

University of Massachusetts, Amherst - B.S.C.E., 2013 University of Massachusetts, Amherst - M.S.C.E., 2015

Professional Licensures:

E.I.T. (Engineering in Training)



SUMMARY OF EXPERIENCE

Mr. Roach has 3 years' experience and has assisted on numerous Traffic and Environment Studies for a variety of land uses at VAI. Mr. Roach has assisted on Traffic Studies for major retail development, office parks, supermarkets, residential developments, and restaurants within the greater New England area.

He is experienced in trip generation and intersection capacity analyses and their utilization in suggesting and implementing design improvements in roadway geometry and channelization, as well as accident data analysis.

Projects include:

Residences at Alewife, Cambridge, MA - A 320 unit residential project in Cambridge located on the site of the former Lanes & Games bowling alley and Gateway Motel adjacent to Route 2. Aspects of the project included detailed intersection, pedestrian, transit, bicycle, and parking analyses and implementation of an aggressive Transportation Demand Management monitoring program to comply with local trip reduction mandates. Continuing work elements include an annual traffic and parking monitoring program and additional engineering support as required.

Residential Development, Peabody, MA - Mr. Roach prepared a Transportation Impact Assessment (TIA) report. This included performing trip generation calculations, intersection capacity analysis, as well as accident data analysis.

Dollar Tree Store, Salisbury, MA - Mr. Roach prepared a TIA report. This included performing trip generation calculations, intersection capacity analysis, as well as accident data analysis.

Logan Express Redevelopment, Braintree, MA - Mr. Roach prepared a Transportation Sizing Study report. This included performing trip generation and intersection capacity analysis and their utilization in suggesting and implementing design improvements in roadway geometry and channelization, as well as accident data analysis.

Avalon Norwood Residential Development, Norwood, MA - Mr. Roach prepared a TIA report. This included performing trip generation and intersection capacity analysis and their utilization in suggesting and implementing design improvements in roadway geometry and channelization, as well as accident data analysis.

Auto Dealership Expansion, Woburn, MA - Mr. Roach prepared a Road Safety Audit. This audit included a detailed crash data analysis with conflict diagrams, crash summary tables, and crash summary charts.

Additional projects include:

Gateway Center, Salem, MA - Mr. Roach prepared a shared parking analysis.

Woburn Mall Reconfiguration, Woburn, MA - Mr. Roach prepared trip generation calculations for multiple uses and conducted a shared parking analysis.

Linden Ponds, Hingham, MA - Mr. Roach prepared trip generation calculations for the subject project.



Vanesse & Associates | Traffic Engineer

numerous meetings with neighborhood groups, parking and Traffic Safety Committee, Technical Advisory Committee, Historic District Commission, Planning Board, and City Council.

Auto Dealerships, Various Sites - Mr. Ham has managed several auto dealership projects from site feasibility studies to transportation impact assessments. Clients include CarMax, Toyota, Porsche/Audi in communities including Attleboro, N. Attleborough, Norwell, Danvers, Westborough, Westford, Norwood, W. Bridgewater, Woburn, MA and Nashua, NH.

Retail Facilities - Mr. Ham has represented numerous retailer and developers with respect to small independent retailers to regional malls. Sample clients and projects include Shaw's, DeMoulas, Stop & Shop, Hannaford Bros., Roche Bros., Home Depot, Lowe's, Target, Wal*Mart, Kohl's, Christmas Tree Shops, McDonalds, 99 Restaurants, Olive Garden, Walgreens, and CVS Pharmacy.

Peer Review Services - Mr. Ham has assisted many counties with regard to review of proposed retail, office, residential and mixeduse projects. Mr. Ham has represented the Towns of Greenland, Plaistow, Hampton and Lebanon, New Hampshire. Representative towns in Massachusetts include Salisbury, Blackstone, and Andover.

Expert Testimony - Mr. Ham regularly testified at public hearing throughout New England and is a qualified expert in Transportation Planning and Traffic Engineering in all the New England states. Mr. Ham was the key witness in the precedent setting New England Brickmaster vs. Town of Salem, New Hampshire court case which set the foundation for impact fee legislation in New Hampshire. Mr. Ham represents both private and municipal clients before local and state agencies, municipal officials and courts of law.

Mr. Ham has been involved in over 1,500 transportation-related studies and regularly testifies at public hearings and Land Court as an expert witness.

Affiliations

Institute of Transportation Engineers **American Society of Civil Engineers**







Plant Healthcare Consultants



American Society of Consulting Arborist • International Society of Arboriculture

Massachusetts Arborist Association • Massachusetts Tree Wardens and Foresters Association

TREE INVENTORIES • APPRAISALS • DIAGNOSIS • TREE RISK ASSESSMENTS

Curriculum Vitae

Daniel E. Cathcart, Certified Consulting Arborist
President
Plant Healthcare Consultants, Inc.
134 Allen Street
Braintree, MA 02194

Professional Credentials

Holds certification or qualification in the following:

- International Society of Arboriculture Board Certified Master Arborist® #TX-1357B
- International Society of Arboriculture Certified Arborist® #TX-1357A
- International Society of Arboriculture Tree Risk Assessment Qualified
- Massachusetts Certified Arborist #41801
- Massachusetts Qualified Tree Warden #1097

Professional Affiliations

Member in good standing in the following industry organizations:

- · American Society of Consulting Arborists
- International Society of Arboriculture
- Massachusetts Arborist Association
- Massachusetts Tree Wardens and Foresters Association

Professional Experience

Areas of Expertise:

- Tree Risk Assessment
- Tree & Plant Appraisals
- Tree Surveys & Inventories
- Tree Management & Maintenance Plans
- Tree Preservation/Restoration Programs
- Tree Protection Pre/Post Construction
- Tree Ordinance Compliance
- Pest Diagnosis
- · Plant Healthcare Programs
- Expert Witness

Carl A. Cathcart • Daniel E. Cathcart
Plant Healthcare Consultants, Partnership
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carl.phc@verizon.net • dan.cathcart@gmail.com • www.treeconsultant.com



Arboriculture Work Experience:

Consulting Arborist, Plant Healthcare Consultants

2005 - Present

Independent Arboricultural Consulting Services for:

Home Owners, Municipalities, Insurance Companies, Attorneys, Tree Services, Landscape Architects, Landscape Contractors, Land Developers, Institutions

Arborist, Bogan Tree Service

2007 - 2019

Arborist - Production Supervisor:

Oversaw and performed all aspects of tree care, managed crews on job site, operated crane and other equipment

Arborist, D&B Trees Service

2005 - 2007

Sales Arborist:

Provided homeowners with proposals for work to be performed using a consultative sales approach

Arborist, Sav-A-Tree

2003 - 2005

Sales Arborist:

Provided homeowners with proposals for work to be performed using a consultative sales approach

Arborist, Bartlett Tree Expert Company

2002 - 2003

Sales Arborist:

Provided homeowners with proposals for work to be performed using a consultative sales approach

Dendrician, Sky King Tree Service

1987

Production:

Tree climber, performed all aspects of tree care

Dendrician, Bartlett Tree Expert Company

1986

Production:

Tree climber, performed all aspects of tree care

Additional Licenses

- Commercial Driver's License Class A
- Hoisting Engineering License 1B
- Hoisting Engineering License 2A

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Affordable Housing & Community Development

Sullivan's Affordable Housing Group is a dynamic, cross-disciplinary team that represents all parties involved in the affordable housing industry. Our clients include for-profit and not-for-profit developers, lenders and investors.

We have assisted our clients with multi-family residential housing developments, mixed-income and mixed-use developments, senior-oriented cooperatives and affordable assisted living. Our lawyers partner with industry leaders to create and preserve affordable housing and support community development. We assist our clients through all aspects of a project, including structuring, acquiring, financing and disposing of properties, syndicating and resyndicating tax credits, structuring joint ventures between for-profit and not-for-profit entities and disposition of limited and general partner interests.

Development. Our attorneys recognize that a deal starts at the time that our clients visit a potential property. We draw upon our extensive experience to assist our clients in all phases of due diligence and acquisition, including negotiating site control, evaluating current housing restrictions, permitting, land use and environmental law issues.

Tax Credits. Our attorneys have experience with nearly all federal and state tax credit programs used by our clients in the development of their projects, including Low-Income Housing Tax Credits, Historic Tax Credits, New Market Tax Credits, Brownfields Tax Credits, Renewable Energy Tax Credits and Solar Tax Credits.

Financing. Our attorneys have a complete understanding of state and federal loan programs used by our clients in the development of their projects. We represent commercial and quasipublic lending institutions and regularly work with HUD and state and local financing agencies on complex multi-tier financing, including tax exempt bond financing, historic lease pass-throughs, multi-tiered lending and mezzanine financing.



Partnership Dispositions. Since many of our clients' projects involve the acquisition of interest in an existing ownership entity rather than the acquisition of land, the Affordable Housing practice group works closely with the firm's corporate group to best assess and execute a deal that anticipates how to structure transactions for possible future syndication or refinancing.

Organizational Structuring. Affordable Housing projects have a unique set of issues that require expertise when structuring the deal. Our tax and real estate attorneys work together to create a structure that works for each unique project.

Representative Client Work

- Conversion of one million square foot department building into multi-phase condominium to allow for a mixed-use development utilizing New Markets Tax Credits, Historic Tax Credits, Low-Income Housing Tax Credits, as well as \$60 million of public and private financing
- Represented a private equity fund on the purchase of multiple general partnership interests in an existing LIHTC and Section 8 portfolio involving over 40 properties in various states
- Represented an investment fund on a joint venture acquisition of corporate debt and general partnership interests in connection with a LIHTC portfolio involving over 65 properties in various states valued at over \$300 million
- Represented private equity fund investment in several platform investments in regional and national affordable housing developers
- Represented an affordable housing developer in connection with programmatic refinancing of its portfolio (50+ properties) with various state and federal agencies
- Represented a joint venture between a developer and a private equity fund on a \$100 million disposition of a LIHTC portfolio to a third-party buyer
- Represented an affordable housing developer with the corporate acquisition and consent process related to a regional affordable housing developer





Sullivan has one goal: to help businesses thrive in an everchanging marketplace

We combine the breadth of experience and sophistication you expect from a prominent, top-tier law firm with an unusually creative and flexible approach. Clients choose Sullivan because our alawyers are hands-on, business savvy and straightforward, with an intense commitment to our clients' interests.

Boston New York Washington, DC London Tel Aviv

WE REPRESENT CLIENTS WHO REPRESENT THE FUTURE

As a global law firm with innovation in our DNA, we attract clients that are visionaries, trailblazers and game changers. Established companies pushing their industries in bold new directions. Growing businesses seeking new markets. Emerging companies pursuing disruptive business models.

From investment management, cutting edge REITs and opportunity zones, to blockchain ventures and international tech IPOs, Sullivan guides organizations that are rewriting the rules. Our clients bring out our best – strategic vision, comfort with complexity and intense focus on results. Working together, we help them recognize new options and make confident strides to success.

Together we're recalibrating what it means to work with a law firm.

Our clients benefit from:

- Strategic locations in Boston, London, New York, Tel Aviv and Washington, D.C. and international alliances in Europe, Asia and the Middle East
- Approximately 220 attorneys
- · A broad range of commercial legal services
- Experience with domestic and international clients ranging from emerging businesses to Fortune500 companies and leading financial institutions.

Customized solutions that work for your business. We dig deep to understand our clients and their industries in order to deliver solutions and value. Our lawyers work together in small teams emphasizing close partner-client contact and collaboration.

Exceptional Talent. Many leading lawyers have moved to Sullivan for our entrepreneurial, creative style. Our individual lawyers and practice groups have strong national reputations, including our REIT, tax and mutual fund practices that earn top rankings. Our lawyers are also ranked annually in publications, such as Chambers USA, Chambers Global, Chambers UK, The Legal 500 United States, The Legal 500 UK, Super Lawyers, Best Lawyers in America, and U.S. News - Best Lawyers "Best Law Firms."

Collegiality. We pool the talent of lawyers from across the firm's practices to ensure you get the right team for your job.



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Sullivan's Global Services

Real Estate

- Acquisitions & Dispositions
- Affordable Housing
- Development & Permitting
- Environment & Natural Resources
- Leasing
- Opportunity Zones
- Real Estate Financing

Sullivan's Real Estate Group represents real estate developers and operators, and institutional, family office and non-U.S. investors in every aspect of the commercial real estate industry and global capital markets. Clients know us as innovative problemsolvers who take sophisticated real estate projects and investments from idea through exit. We are focused on advising our clients on the latest developments in alternative investment structures and opportunities in individual and programmatic real estate projects, joint ventures and private real estate funds.

Tax

- Employee Benefits & Executive Compensation
- International Tax
- Pooled Investment Vehicles
- Public Charities & Private Foundations
- State and Local Tax
- REITs

Sullivan's Tax Group creatively addresses the entire spectrum of tax-related legal matters, from tax planning for sophisticated corporate reorganizations to the representation of clients in adversarial proceedings with the Internal Revenue Service and state tax authorities. We serve corporate taxpayers across a wide variety of industries throughout the U.S. A unique feature of our tax practice is our experience with Real Estate Investment Trusts (REITs), a complex and advantageous corporate tax structure.

By equity market capitalization, we represent over 17% of the U.S. public REIT market.

Corporate

- Capital Markets
- Emerging Companies
 Venture Capital
- Finance
- Fintech & Blockchain
- Intellectual Property
- Mergers & Acquisitions
- Private Equity
- Securities

Sullivan's Corporate Group integrates and delivers comprehensive corporate legal services to domestic and international organizations in all stages of development. For mature multi-billion dollar corporations, privately held companies and start-ups alike, our skilled lawyers have handled numerous highly complex transactions. Our work for clients ranges from mergers and acquisitions and public securities offerings, to joint ventures/partnerships and shareholder agreements, to private equity and venture capital investments, to public and private debt financings, to general corporate and commercial agreements and corporate governance.





Sullivan's Global Services

Investment Management

- Broker-Dealer Regulation
- Corporate Governance & Board Advisory
- Fund Formation
- Institutional Investors
- Investment Advisers
- Registered Funds & Independent Trustees

For many years, Sullivan has served the investment management industry, offering sophisticated legal advice to some of the world's largest and most experienced investment managers and boards. Our partners are known throughout the investment management industry for their experience and broad knowledge base. More importantly, they are known for providing practical advice.

We advise over **30 fund boards or groups**responsible for more than **\$900 billion in assets**.

Litigation

- Anti-Corruption
- Art Law Disputes
- Complex Commercial & Financial Disputes
- Government Investigations & White Collar Defense
- Information Technology Litigation
- Media, Entertainment & Publishing
- Sports Law Disputes

At Sullivan, we shape our advice and strategies to our client's business realities, careful not to lose the business war while winning the litigation battle. We recognize that litigation is more than a legal issue for our clients: there are often major, complex business concerns as well. Exploring creative legal options from the point of view of practical, commercial realities sets us apart. This strategic, holistic approach leverages our capabilities to help prevent budding disputes from turning into major crises. Regardless of the client or claim, we litigate each case aggressively yet efficiently and credibly, with lean staffing and hands-on partner focus and involvement.





Taisha N. Sturdivant



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Taisha's practice focuses on affordable housing and community development issues, including Low-Income Tax Credits, civil rights and regulatory compliance matters.

She has considerable professional and volunteer experience, including work with FamilyAid Boston, Another Course to College, the AIDS Action Committee of MA and the Preservation of Affordable Housing organization. During law school, she also served as a Supreme Judicial Court Rule 3:03 Certified Student Attorney in the Juvenile Rights Advocacy Project and the Civil Litigation Clinic.

REPRESENTATIVE CLIENT WORK

- Currently representing several Massachusetts banks in connection with numerous loans - including construction, permanent and/or bridge financing - for the renovation and new construction of affordable housing and community development project throughout the Greater Boston area
- Represented a national developer in phase two of a multi-phased affordable housing project utilizing a variety of tax credits as well as other local, state and federal funding sources

NEWS & PUBLICATIONS

 Taisha Sturdivant and Ryan Rosenblatt To Be Honored as Up & Coming Lawyers Press Release (April 5, 2021)

SEMINARS & PRESENTATIONS

- "Types of Section 8 Assistance and How to Leverage Them," American Bar Association Forum, October 2018
- "Types of Section 8 Assistance and How to Leverage Them," American Bar Association Forum, October 2019

Practices

- Affordable Housing & Community Development
- Real Estate

Industries

• Real Estate

Bar & Court Admissions

Massachusetts

Education

- J.D., Boston College Law School
- B.A., cum laude, Brandeis University

Awards & Honors

- Outstanding Young Alumni Award, Boston College Law School (2018)
- The Dean's Award for Diversity, Boston College Law School (2016)
- Public Interest Designation Fellow, Boston College Law School (2016)
- The Ruth-Arlene W. Howe Black Student Initiative Inaugural Award, Boston College Law School (2015)
- The Honorable Justice
 Roderick L. Ireland Leadership
 and Juvenile Advocacy Award,
 Massachusetts Black Lawyers
 Association (2015)
- Jacob and Bella Thurman
 Award for Social Citizenship,
 Brandeis University (2011)

Community Engagement

- Housing Navigator, Board Member, 2020 - Present
- MCLE Real Estate &



BOSTON LONDON NEW YORK TEL AVIV WASHINGTON, DO



- Environmental Law Curriculum Advisory Committee, *Committee Member*, 2020 - Present
- FamilyAid Boston, Board Member, 2019 - Present
- Juvenile Rights Advocacy Project, SJC Rule 3:03 Certified Student Attorney, 2016
- Civic Litigation Clinic, 2016
- Another Course to College,
 Board Co-Chair, 2015 2016

Karen J. Kepler



Partner
One Post Office Square
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kkepler@sullivanlaw.com

Karen has a general commercial real estate practice with a concentration in representing for-profit and non-profit organizations, financial institutions and quasi-public agencies in HUD and Fannie Mae-financed developments, federal and state low income housing tax credit, historic tax credit and tax-exempt bond financed projects, New Markets Tax Credit developments and "Comprehensive Permit" projects under Massachusetts General Laws Chapter 40B. She also has extensive experience structuring complex, multi-tiered and multi-phased projects using creative land use tools such as condominiums, air-rights and ground leases.

Karen also serves on the firm's Diversity, Equity & Inclusion Committee.

REPRESENTATIVE CLIENT WORK

- Represented the owner in a \$160 million refinancing of a 500-unit, twenty-five story building, mixed-use affordable residential and commercial property in Boston, Massachusetts
- Represented the owner in multiple financings in the aggregate of over \$50 million for a multi-phase ground-up development in Pontoon Beach, Illinois
- Represented the owner all aspects of the development and financing
 of a 140 unit mixed-income apartment building in Quincy,
 Massachusetts. Tasks included structuring work-force housing units,
 federal and state low income housing tax credits, and a joint venture
 agreement with a non-profit partner
- Represented the lender in a \$37 million private placement tax-exempt bond construction to permanent financing facility and an \$8 million bridge loan facility for the acquisition, rehabilitation and expansion of 199 affordable rental housing units on property ground leased from the Boston Housing Authority in Boston, Massachusetts
- Represented the owner in a \$19 million redevelopment and refinancing of a 150-unit apartment property in Bethlehem, Pennsylvania
- Represented the owner in the redevelopment and \$10 million refinancing of a 59-unit mixed income housing property in Revere, Massachusetts

Practices

- · Acquisitions & Dispositions
- Affordable Housing & Community Development
- Development
- Opportunity Zones
- · Real Estate
- Real Estate Finance

Industries

• Real Estate

Bar & Court Admissions

- Massachusetts
- U.S. District Court, District of Massachusetts

Education

- J.D., Boston University School of Law
- B.A., cum laude, Phi Beta Kappa, University of Massachusetts, Amherst

Awards & Honors

- Best Lawyers in America® (2018-2021)
- The Legal 500 U.S. (2019)
- Massachusetts Lawyers Weekly, Top Women of Law (2016)
- Massachusetts Super Lawyers (2004, 2014-2015)

Community Engagement

- Boston Bar Association,
 Co-Chair Real Estate Section,
 2020-2021
- American Bar Association, Forum on Affordable Housing, past Chair of Senior Housing Committee, 1997-present
- Lawyers' Clearinghouse on Affordable Housing and Homelessness, Board Member



BOSTON LONDON NEW YORK TEL AVIV WASHINGTON, DO



- Represented the lender in a series of three loans that closed into a
 collateral pool subject to an existing SWAP: a \$13.6 million facility
 secured by a multi-family property in Dartmouth, Massachusetts; an
 \$11 million facility secured by an office property in Bridgewater,
 Massachusetts, and a \$16.6 million facility secured by an apartment
 and condominium development in Bridgewater, Massachusetts
- Represented the lender in a \$10 million construction to permanent financing facility for the acquisition, rehabilitation and development of an affordable multifamily property in Gloucester, Massachusetts
- Represented the lender in making an \$11 million construction to permanent loan facility for the acquisition, rehabilitation and development of a senior residential facility in a former school building property ground leased from the town of Swampscott, Massachusetts
- Represented the lender in making permanent financing available for two phases of a multi-phase, multi-family \$40 million affordable housing development project in Hartford, Connecticut ground leased from the City of Hartford Housing Authority
- Represented the lender in an \$18,000,000 term loan to refinance a 124-unit multi-family property located in Pawtucket, Rhode Island
- **NEWS & PUBLICATIONS**
 - Sullivan Earns Top Rankings in the 2019 Edition of The Legal 500 United States Sullivan Press Release (May 30, 2019)
 - Treasury Department Releases Investor-Friendly Proposed Opportunity Zones Regulations Opportunity Zones Alert (October 22, 2018)
 - Sullivan Launches Opportunity Zone Practice Group Press Release (June 26, 2018)
 - Legislation Creating Opportunity Zones Offers Significant Tax Benefits
 An Overview Client Advisory (April 18, 2018)
 - LIHTC Bulletin Client Advisory (March 26, 2018)

SEMINARS & PRESENTATIONS

- Opportunity Zones: Where Are We After A Year?
 Boston Bar Association (January 22, 2019)
- Securing Massachusetts and Local Tax Incentives to Maximize Opportunity Zone Benefits for Developers and Investors Sullivan & Worcester Conference Center, Boston, MA (November 29, 2018)

- and Past President, Lead-Boston Class of 2005-2006
- Women's Bar Foundation of Massachusetts, Inc., Past President and Trustee, 2001-2005
- Women's Bar Association of Massachusetts, Past President, 1989-1990
- Town of Brookline, Housing Advisory Board, 2012-2018

Jennifer R. Schultz



Partner
One Post Office Square
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F 617 338 2800
jschultz@sullivanlaw.com

Jennifer focuses her practice on real estate and land-use law on complex mixed-use development and specializes in permitting. In Boston, she regularly appears before the Boston Planning and Development Agency, the Boston Zoning Board of Appeal and Zoning Commission, the Boston Air Pollution Control Commission, the Public Improvement Commission and Boston Landmarks Commission. Jenn also regularly advises on investments inside and outside Boston for development deals and conducts large-scale diligence of all permitting items including local, state and federal. Additionally, she advises on and negotiates land-use agreements including purchases and sales, development, abutter and reciprocal easement agreements. Her complex land-use work has included advice to a waste disposal company client regarding a 320-acre land-use project involving MEPA issues, a Massachusetts Article 97 land swap, Home Rule petition, and rezoning and permitting.

Jennifer previously also concentrated on land-use litigation including zoning disputes and contract disputes related to land-use. She represents developers, REITs, REIMs, universities/colleges, hospitals, hotel owners and managers and land-centric nonprofits.

REPRESENTATIVE CLIENT WORK

- Ongoing permitting, land-use, and legislative advice for a 100+ acre future development site in Boston
- Ongoing permitting and project-management work for a new dormitory for a private college in Boston
- All permitting work for an international development and construction company of a 300,000+ square foot office building in the Seaport neighborhood of Boston including zoning relief, air pollution control approval, 40, 54a construction over former railroads land, and resolution of easement issues
- All permitting work for a publicly traded developer for an addition to a
 pre-existing nonconforming office-building in downtown Boston
 including zoning relief, air pollution control approval and public
 improvement commission approvals and agreements

Practices

- Development
- Environmental Zoning & Land
 Use
- Real Estate

Industries

- Life Sciences
- Real Estate
- · Hotels & Hospitality

Bar & Court Admissions

- Massachusetts
- U.S. District Court for the District of Massachusetts
- U.S. Court of Appeals for the First Circuit

Education

- J.D., Harvard Law School
- B.A., magna cum laude, Middlebury College

Awards & Honors

- "Rising Star," The Legal 500 U.S.
- "Rising Star," New England Super Lawyers Magazine (2019)
- "Up & Coming Lawyer" in Real Estate Development Law and recipient of "Legal Excellence" award, Massachusetts Lawyers Weekly (2017)

Community Engagement

- Chair, Massachusetts Bar Association Education/MCLE Committee
- Member, Board & Steering Committee, Massachusetts Bar Association Chapter on



BOSTON LONDON NEW YORK TEL AVIV WASHINGTON. DO



- All permitting work for a private college in Boston for construction of a new academic building and amendment to institutional master plan
- Permitting work for a +1 million square foot, five-building development in the Fenway neighborhood of Boston including negotiation of article 80 agreements, PIC licenses, agreements and easements and zoning opinion for lender
- Permitting diligence during purchase and permitting work post-purchase for the redevelopment of a downtown Boston office building into a boutique hotel;
- Zoning and development analysis and permitting work for a publicly traded developer of a wholesale redevelopment of 1.8 million square feet of mixed uses including office, hotel, residential, recreation and retail, including negotiation of Section 6 agreements under c. 121A for tax relief
- All permitting work and zoning and development analysis and advice
 for a private developer of over 360 units of workforce housing, 40,000
 square feet of ground-floor retail space including space for a grocery
 store, and a parking structure for over 400 spaces on a five-acre site
 in the Dorchester neighborhood of Boston; advice includes
 tax-incentive program availability and negotiation of sale and
 joint-venture/development agreement
- Ongoing permitting representation of a private developer/family office and successful negotiation of land disposition agreement with the city for redevelopment or urban renewal of a 2+ acre parcel in Quincy Center, MA, including the development of a 200,000+ square foot medical office building
- Ongoing permitting representation of a private developer/family office for redevelopment of 14+ acre former hospital site in Quincy, MA into nearly 500 units of multi-family housing mixed-use project;
- Ongoing permitting and land-use representation of a private developer/family office for redevelopment of former historic Masonic Temple in Quincy Center, MA into multi-family housing mixed-use project
- Zoning and development analysis and permitting work for a private developer of mixed-use projects in Needham, Massachusetts, on multiple adjacent parcels for a 1.15 million square-foot development including Tripadvisor's corporate headquarters, office/laboratory buildings, residential, hotel, parking structures and 40B (affordable housing)
- Permitting diligence for a mixed-use development in Shrewsbury,
 Massachusetts including Wetlands Protection Act approvals and local zoning relief
- Permitting diligence for a 40B affordable housing project in Needham,
 Massachusetts on behalf of REIT
- Representation of a local real estate developer in various disputes regarding to-be-developed 550,000 square foot commuter-oriented mixed-use project in Newton, MA, and permitting work and zoning analysis for same
- Represented luxury hotel management companies in contract disputes with hotel owners

- Development & Construction
- Member, Massachusetts Chapter of NAIOP
- · Member, CREW Boston
- Board Member, ULI Women's Leadership Initiative Product Council
- Member, Finance Committee for Cohasset Golf Club
- Board Member, Friends of Holly Hill Farm
- Former Board Member, Cohasset Zoning Board of Appeals

- · Represented a local university client in successful defense of a challenge to its Institutional Master Plan
- Represented a land conservation nonprofit in various disputes including: defense of a Special Permit to construct a wind turbine in Cohasset, MA; advice relating to farm lease on Martha's Vineyard; and advice relating to conservation restriction in Ashfield, MA
- Negotiation and drafting of operating agreements on behalf of a nonprofit client regarding an indoor public marketplace in downtown Boston

NEWS & PUBLICATIONS

Sullivan & Worcester Expands Real Estate Practice in Boston (February 18, 2021)



Glenn H. Dickerson, CPA Birmingham, Alabama 35022 **₽ harvestersacctg@gmail.com** □ 205.821.5377 WHAT I OFFER YOUR ORGANIZATION AS YOUR NEWEST CHIEF FINANCIAL OFFICER/CPA Skill to provide executives financial data and strategies they can use to advance the organization Dedication to be the financial "success partner" for every stakeholder ☐ **Wisdom** to take advantage of financial opportunities faster and better than the competition ☐ **Leadership** to transform mere compliance into greater financial opportunities ☐ Experience to harness risk assessment practices to gain the best return on investment ☐ Communication skills that align employees' personal goals with the organization's mission RECENT WORK HISTORY WITH EXAMPLES OF PROBLEMS SOLVED ENHANCED FINANCIAL REPORTING AND CASH MANAGEMENT TOOLS Payoffs: Provided detailed financial schedules to aid in analyzing and projecting financial results. Initiated processes and schedules to determine cash position for better cash management. Developed key performance indicators to analyze and measure financial results at deeper and more meaningful levels. Enhanced budget processes that aligned budget with strategic goals to ensure accomplishment of the most important plans. ☐ CFO, Birmingham-Jefferson County Transit Authority (BJCTA) Feb 19 - Present BJCTA provides public transportation in the Birmingham/Jefferson County region. The agency operates fixed route and paratransit vehicles, has an annual budget of \$40M and averages 3 million riders each year. Oversight of all financial functions. ☐ Controller, Birmingham-Southern College, Birmingham, Alabama Nov 16 - Feb 19 Birmingham-Southern has 1,350 students and operates on an annual budget of \$48M

☐ Controller/Vice President-CFO, Tuskegee University, Tuskegee, Alabama

May 05 - Oct 16

Tuskegee has some 3,000 students and operates on an annual budget of \$152M Oversaw budget and planning, procurement, accounting, payroll & accounts payable, Hotel and Conference Center, auxiliary services.

Oversight of accounting function, financial reporting, payroll, procurement, accounts payable and tax

CONFIDENTIAL

reporting.



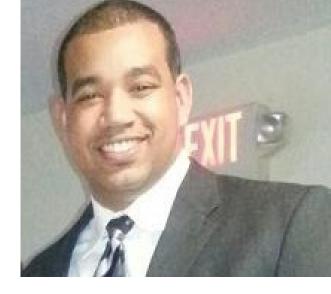
EFFECTIVE CASH MANAGEMENT UNDER TOUGH CONDITIONS	—
Payoffs: Quickly limited impact of unexpected, multimillion dollar shortfall. Persuaded bank increase the credit line by 30 percent. Freed up cash commitments by negotiating better term with vendors with no increase in costs.	
IMPROVED ACCOUNTABILITY AND ASSET CONTROL	
Payoffs: Provided senior leadership with vastly improved financial information. Built in processes for enhanced accountability. Initiated efforts to get team members the training necessary for staff improvement. Improved financial data led to increased credibility with lend and investors.	lers
Guiding better financial decisions	_
Payoffs: Provided senior leadership with "what if" scenarios to allow for better comprehensive decisions. Greatly improved financing and funding decisions for critical construction building projects.	
——————————————————————————————————————	—
<i>Payoffs:</i> Developed an improved system to capture and account for \$15M in federal revenue. The new associated subsidiary ledger provides better control of Federal student loans. Elimina auditor write-ups in this area.	
——————————————————————————————————————	
Payoffs: Defused potentially huge increases in property and liability insurance premiums. Invited insurance companies to see links between newly implemented risk management polici and efforts and expected loss results and risks. Efforts led to reduced premiums of \$475K from original quotes.	
——————————————————————————————————————	
Payoffs: Stopped \$500K in improper billing from a major hotel management firm. Guided ever detail of bringing the hotel management function in-house from renegotiating the contract to modifying the accounting system and selecting the new hotel manager. The leadership and trustees approved the comprehensive plan virtually unchanged .	ry
Saving fees and expensive man-hours	
Payoffs: Avoided \$40K in fees and received enhanced results by overhauling the selection of audit firms. Instrumental in writing the RFP and developing selection criteria for audit service Efforts generated better recommendations that reduced exposure and saved 180 man-hours. MEETING VITAL COMPLIANCE STANDARDS	es.
Payoffs: Translated corporate guidance into all-inclusive financial documentation required to maintain accreditation. Inspectors uncovered no discrepancies.	
Independent Consultant later hired as CFO, Talladega College, Talladega, Alabama Aug 03 – Apr	r 05
Talladega College has some 800 students with annual revenues of approximately \$19M.	
ONFIDENTIAL Page 2 of 3	

	BUILDING AN ENTIRE ACCOUNTING SYSTEM		
	Payoffs: Guided efforts to assemble accounting records and build general ledgers from incomplete data. Went beyond "training" to help him give the accounting team profess and systems implementation resulting in reliable financial data. Impressed external at the accreditation authority. The success of these efforts led to my recruitment to be the	sional skills uditors and	
	Earlier work experience includes CFO, Birmingham City Schools; Audit Manager, Senior Auditor, and Partner, Banks, Finley, White & Company; Senior Auditor, Vulcan Materials, Birmingham, Alabama and Senior Accountant and Senior Auditor, Texas Eastern Corporation, Houston, Texas		
Er	DUCATION AND RECENT PROFESSIONAL DEVELOPMENT		
	BS, Accounting, with honors, Southern University, Baton Rouge, Louisiana		
	Clocked more than 245 hours of professional development in the last five years of the and reporting requirements in accounting, finance and business operations.	latest trends	
	Payoffs: Made partner in only four years based on my ability to teach and train other professionals. Tailored instruction right to each learner's needs yet still met CEU stand		
IT	LITERACY		
	Expert with proprietary ERP software , Excel , and Word; comfortable with proprietary fixed assets management software, PowerPoint, advanced internet search protocols, LinkedIn, Facebook, and Twitter		
PR	ROFESSIONAL AFFILIATIONS		
	Association of Certified Fraud Examiners	Since 2013	
	American Institute of Certified Public Accountants	Since 1996	
	Alabama Society of Certified Public Accountants	Since 1992	
П	Alahama State Board of Accountancy	Since 1991	

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Carlos R. Castillo is involved in a variety of real estate services including but not limited to construction management & consulting, redevelopment, real estate sales, financing, and property management. Carlos was born in Roxbury and grew up in Dorchester. His passion for real estate was cultivated at an early age from working with his father renovating homes in Dorchester. Carlos attended Tufts University where he majored in International Relations and Entrepreneurship.



While at Tufts, Carlos began his real estate career by partnering to buy a 23,000 square foot building in Lawrence Massachusetts.

Shortly thereafter, Carlos took an interest in the mortgage and construction aspects of the industry. After spending time originating loans, Carlos switched careers when he was offered the opportunity to work for a commercial construction manager, Commodore Builders, where he spent 5 years renovating commercial spaces as large as 90,000 square feet of high end commercial tenant fit outs for clients such as The Boston Consulting Group, Prince Lobel Golvksi and Tye, Acadian Asset Management, and Shire Pharmaceutical.

Carlos has managed budgets and contracts as small as \$20,000.00 to as high as \$9,000,000.00. Today, Carlos continues to manage construction projects with a focus on multi-family homes and mixed use properties in Dorchester, Mattapan, and Roxbury — acquiring, renovating, and renting.

After Commodore Builders Carlos worked for Highland Development building out of the ground up developments for United Cerebral Palsy in Watertown and Cambridge Community Television new headquarters in an MIT building on 438 Mass Ave. Carlos is a licensed real estate broker, licensed construction supervisor, and a LEED accredited professional.

In addition to graduating from Tufts University 2004, Carlos has also completed a Construction Certificate program at Wentworth Institute for Technology 2006 and also holds Certificates in Commercial Real Estate and Real Estate Finance from Boston University 2011. Carlos has been the treasurer for Dudley Square Main Street in Roxbury for the past 8 years and also sits on the board for Bowdoin Geneva Main Street in Dorchester. Carlos recently completed his two year term on the Board of Trustee's for The Park School in Brookline MA. Carlos is passionate about transforming Roxbury's Nubian Square without displacing or gentrifying the current residents.



gmptn



gumption (n) - shrewd or spirited initiative and resourcefulness

We are writers, directors, producers and influencers who develop marketing campaigns and the content to go with them.

getgmptn.com

WHAT WE DO



strategy and pre-pro

All good content starts with good creative. What's your goal? Who's the audience? We help you answer these questions.

production and post

Lights, camera, action.
We started out as a
production company, so
we're always pumped to
get back on set.

social and rollout

It's time to scream it from the rooftops! We'll take care of everything from platform management to ad buys to outreach.

gmptn





Produce your content

We tailor your content to fit your needs, not ours. We work with you every step of the way to bring your ideas to life.

Build your brand

Everyone has a story to tell. We showcase what makes you unique and use that to enhance your brand.

Extend your reach

Our content is designed to inspire action. Whether it's more leads, more customers, or more reach. We make it happen.

Tie it all together

We ensure our final product aligns with your goals and vision. If it's not authentically you, we won't ship it.

gmptn

LIFESTYLE

In real estate, your personality is your brand. We work with you to showcase what makes you and your team unique.

- Agent profiles
- Team profiles
- Photography

LISTING

Bring life to your listings. Our deep industry expertise makes us uniquely qualified to take your listings to the next level.

- Listing video
- Listing photography
- Slideshow video

SOCIAL

The final piece of the puzzle. Connect with your clients, enhance your brand awareness, and boost your leads.

- Digital strategy
- Posting & monitoring
- Ad placement

gmptn



50 MORELAND STREET ROXBURY, MA. 02119 617.620.2506

JEROME 'JERRY' SMART

ISMART@ONYXBOSTON.COM

EXPERIENCE

Massachusetts College of Art Community Resource Officer (civilian)

Feb 2019 - Present

 Responsibilities include: interacting with faculty and student groups such as Black Lives Matter in order to bridge the gap between the college and Public Safety and State and local Police departments, and attending local neighborhood meetings including within the business and LMA community.

Canton Corporation

Building Manager and Facilities Director

Jan 2019 - Present

Responsible for the Fairfield Building management, security and safety. Tenants
include The Social Security Administration, The Roxbury Defender and Blue Hub
Capital.

City of Boston

Boston Police Officer (Area B-2)

1994 - 2018

- Boston Police Community Service Officer (CSO)
- CSO primarily responsible for Highland Park (Fort Hill), Academy Homes Development and Mission Hill Community liaison
- Represented BPD at all neighborhood and community meetings
 Responsible for representing the department to these various groups following
 high profile incidents, such as a shooting incident or meeting with stakeholders
 prior to major events such as college move in day or the Boston Marathon
- BPD Liaison for the Colleges of the Fenway and surrounding schools, including Berklee, and all the Hospitals in the Longwood Medical Area (LMA)
- Reported police activities to MASCO on a quarterly basis
- Maintained data of all off Campus incidents and reported back to the community, Collage Administrators and Public Safety Departments by meeting with the Mission Hill Problem Property Crime Committee twice monthly
- Directed, managed and coordinated "traffic and safety plan" for Move In Day on Mission Hill. This involved coordinating city departments, Colleges, meeting with business owners and resident, redirecting traffic and maintaining public safety

Civilian Organizer / Crime Watch Unit. 1988 -1994

Civilian Supervisor / Boston Police Reports Unit 1986 -1987

City of Boston - Contracts & Compliance Specialist (PFD) 1984 - 1986

EDUCATION

Northeastern University - BA, Economics - 1976



TERRI LYNE CARRINGTON

TERRI LYNE CARRINGTON — BIOGRAPHY

NEA Jazz Master and three-time GRAMMY® award-winning drummer, producer, and educator, Terri Lyne Carrington started her professional career as a "kid wonder" while studying under a full scholarship at Berklee College of Music in Boston. In the mid '80's she worked as an in-demand drummer in New York before gaining national recognition on late night TV as the house drummer for both the Arsenio Hall Show and Quincy Jones' VIBE TV show.

While still in her 20's, Ms. Carrington toured extensively with Wayne Shorter and Herbie Hancock, among others and in 1989 released a GRAMMY®-nominated debut CD on Verve Forecast, Real Life Story. In 2011 she released the GRAMMY®Award-winning album, The Mosaic Project, featuring a cast of all-star women instrumentalists and vocalists, and in 2013 she released, Money Jungle: Provocative in Blue, which also earned a GRAMMY®Award, establishing her as the first woman ever to win in the Best Jazz Instrumental Album category.

To date Ms. Carrington has performed on over 100 recordings and has toured or recorded with luminary artists such as Al Jarreau, Stan Getz, Woody Shaw, Diana Krall, Cassandra Wilson, Dianne Reeves, James Moody, Yellowjackets, Esperanza Spalding, and many more. Additionally, Ms. Carrington is an honorary doctorate recipient from Berklee, and currently serves as Founder and Artistic Director for the Berklee Institute of Jazz and Gender Justice.

In 2019 Ms. Carrington was granted the Doris Duke Artist Award, a prestigious acknowledgment in recognition of her past and ongoing contributions to jazz music. Her current band project, Terri Lyne Carrington and Social Science (a collaboration with Aaron Parks and Matthew Stevens), released their debut album, Waiting Game, in November, 2019 on Motema Music.

Waiting Game was nominated for a 2021 GRAMMY® award and has been celebrated as one of the best jazz releases of 2019 by Rolling Stone, Downbeat, Boston Globe and Popmatters. Downbeat describes the album as, "a two-disc masterstroke on par with Kendrick Lamar's 2015 hip-hop classic, 'To Pimp a Butterfly'..." Ms. Carrington was named as JazzTimes Critics Polls' Artist of the Year, Jazz Artist of the Year by Boston Globe, and Jazz Musician of the Year by the Jazz Journalists Association.





AS SEEN IN



Forbes







The Washington Post







66

To see my art hanging in someone's building like that — it makes me almost feel like some type of star or something.

It makes me feel actually special.

Artwork Examples | Stacey Williams



Badu Stacey Williams



Jill Scott Stacey Williams



Portrait Stacey Williams

Artwork Examples | Stacey Williams



Maxwell Stacey Williams



Study of 755 by Francoise Nielly Stacey Williams



Angela Davis Stacey Williams

DEVELOPMENT CONCEPT

OnyxGroup is submitting a proposal to the Boston Planning & Development Agency (BPDA) for a corner parcel at the intersection of Tremont Street and Melnea Cass Boulevard in Lower Roxbury, adjacent to the Northeastern University Campus and directly across from Ruggles Station. The parcel is 72,905 square feet of contiguous, vacant land located in a highly advantageous opportunity zone. Average annual daily traffic at this intersection totals more than 75,000. The parcel is offered for a 70 year land lease by the BPDA at \$2.10 per square foot.

Proposed Uses

In honor of Boston residential activist Melnea Cass, the residents of Roxbury, and the community at large, OnyxGroup presents Cass Crossing, a \sim 218,000 square foot mixed-use development serving as an entryway into Lower Roxbury. Cass Crossing consists of two interconnected anchor buildings comprising 164 units of affordable and market rate housing, and about 40,000 square feet of commercial space.

Melnea Cass was a tireless community advocate, and this site development and building proposal is based on the history of her great work. Our development seeks to extend her efforts well into the future for the next generations to pick up and grow from. The site and building represents her strength of person, her humanity, and her femininity at a time when the world was run largely by men. She was Boston Strong a century before the phrase became popular. She was about Roxbury and Roxbury was about her.

Included in our commercial programming is a collaborative food marketplace, which will provide access to healthy, nutritious provisions. Our plan includes a food hall, anchor restaurant, a rotating selection of local food vendors, coffee shop, and a common indoor and outdoor space. The collaborative food marketplace, called Cass Market, will provide tenancy to minority and womenowned catering companies and partner with organizations such as Haley House and Lambert's Fruit to promote locally-sourced products at affordable prices and encourage healthier lifestyles.

A community space, called the WorkRoom, will serve as a co-working and artistic gathering place where community partners will present educational courses in a wide range of topics from financial planning to vocational training.

Additionally, OnyxGroup has secured a collaboration with Boston jazz staple, Terri Lyne Carrington to curate a participatory performance venue adjacent and connected to the food marketplace and outdoor courtyards. The community performance space will aim to literally and figuratively give voice to everyone - keeping in mind that Melnea Cass's work gave voice to those who too often went unheard. The performance space will be a small contribution to reinvigorating our local music scene. In the same vein as Playhouse in the Park, started by Elma Lewis in the 1960s, the venue will consist of an outdoor festival and performance space where up and coming, as well as established performers will play to the neighborhood, engaging in community artistry in the strongest and most locally focused way.



Development Objectives

Our proposal starts and ends by addressing the core objectives of the RFP. We recognize the problems facing the community and seek to address them through responsible community development.

Objective 1: Sustainable, resilient, and healthy development

Cass Crossing's design is centered around sustainable and resilient building. With the effects of climate change in mind, the green roofs nearly triple the amount of displaced green space. In addition, the green roofs and pervious pavers percolate storm water in order to reduce runoff. The bridges which connect the towers also provide shade to reduce risk of heat stroke in summer temperatures. Below grade parking offers shaded parking solutions, and rooftop solar canopies offer renewable energy and additional shade.

To use material that has little to no embodied energy in their production, upper floors are clad in glass and recycled aluminum panels. Glass stands outside this zone, but provides full daylight and views throughout all commercial and residential uses above to allow inhabitants to feel the constant presence of outside coming in, which is key for emotional and physical well being. The building is wrapped in vertical elements that provide sun management and privacy, but also provide structure for foliage to climb on and grow. The building is seen as a living green wall on many sides. As it ages in time, growth of vines and green elements cascade about the place and it becomes a larger part of the green community springing from the ground skyward.

Our building is trending toward LEED platinum. Storm surges are managed by below grade chambers to not surcharge the city's stormwater system. Outdoor recreation space is created on every other floor as well as terraces and balconies throughout. Renewable energy is generated on site in the form of solar photovoltaic panels to produce electricity.

Objective 2: Consistency with area planning history

Our vision is in line with the Roxbury Strategic Master Plan and Dudley Vision strategies to incorporate the needs of affordable housing, economic development and job opportunities. We will provide a place where individuals and families can afford to live and also obtain the necessary training to advance, whether it be through our homeownership programs or credit repair program offered to local residents. True to the site's Cultural District designation, Cass Crossing's performance venue creates a landmark cultural hub for the area to not only grow the tradition of local performing arts, but increase nightlife in the area.



Objective 3: Economic Development

Our goal is to promote local business and job training in all aspects of the project. We want to foster relationships that promote growth among small, minority, and women-owned businesses. We understand that small businesses need assistance with becoming certified with the state, licensed as experts, and sometimes lack the ability to handle larger projects. Through our partnership with LJV Construction, a minority women veteran company, we intend to hire and employ people of color and women in every aspect of our project.

Our leadership team consists of women and minority leaders in different fields and we intend to have our contractors/workers/subcontractors/consultants/etc reflect on us. Wages and salaries of all jobs will be appropriate for their associated categories and provide for an enhanced quality of life and the prospect of economic mobility for area residents.

The estimated number of construction jobs is in the range of 200-250. We intend to be proactive in our marketing and outreach efforts to locate commercial tenants that are minority or women-owned businesses by hosting job fairs and engaging in grassroots efforts by going "door-to-door' to engage interest.

In addition to economic stimulation through employment, community educational course offerings in finance and vocational training offered in the WorkRoom will strengthen the financial resiliency of the community.

Retail and Commercial businesses on the premise will also generate jobs, including the performance venue which will generate several permanent management and operational jobs in addition to stimulating local artistic opportunities.

Objective 4: Affordable / income restricted housing

Cass Crossing will create 164 mixed-income units of rental housing. Focusing on manageable compact housing, 17 studio apartments will be available to low-income households. Eighteen studios and 20 one bedroom apartments will be available for moderate income households, and 48 one bedroom apartments and 6 two bedrooms will be available for middle income households. These units follow Boston's new Compact Living guidelines, which help in the creation of more well-designed units in a well-located area at affordable rates.

Unit Breakdown	30% AMI	50% AMI	80% AMI	Market Rate	Total
Studio	17	18	0	0	35
1-Bedroom	0	20	48	10	78
2-Bedroom	0	0	6	34	40
3-Bedroom	0	0	0	11	11
Total	17	38	54	55	164



Residential Program				
Total Units	164			
Unit GSF	97,931 Sq Ft			
Amenity Space	9,368 Sq Ft			
Resident Parking	55			

Objective 5: Development without displacement

Our plan is to empower existing residents to build wealth and give back to the community. We strive to provide thoughtful, intentional housing options that allow for upward mobility, as well as partnerships with local organizations that lift up and bring together the community as a whole.

We envision a healthy array of residential compact studios, one and two bedroom units. Our intent is to address affordable housing needs in the Roxbury neighborhood by creating affordable & comfortable short term units. OnyxGroup Development, LLC proposes the above breakdown of units by AMI & market rate units.

This breakdown is a demonstration of how OnyxGroup intentionally set out to create a community of growth by offering 5-10 year leases, with a design to graduate lessors to affordable and sustainable homeownership. Qualified tenants of studio compact units, including, but not limited to seniors, "rebuilders," or special needs leases will be reviewed and maintained for as long that individual is qualified according to the relevant program rules and requirements.

Studio units are designed for seniors, artists, individuals, and couples. One-bedroom units are designed to accommodate young families or individuals that require additional space. Two-bedroom units are designed for larger families or living situations that require or would prefer additional space at a market value.

The Cass Crossing residences are designed to introduce families to low cost rentals while offering planning services to prepare for future homeownership. We understand that for some, home economics is not intuitive, therefore we plan to tenaciously and perseveringly connect tenants to applicable and appropriate services. Proposed services include: local fitness & wellness practitioners and mental health collaborations with major health care providers.

Our range of units reflect the intention to design & build sustainable, practical, accessible, attractive, living spaces with modern amenities. If given the opportunity, the OnyxGroup would wholeheartedly expand the scope of the amount of 3-bedroom+ units available, however, due to current guidelines and restrictions, OnyxGroup was unable to create a model that offers affordability with the current local 3-bedroom market rates.

If the Cass Crescent Parcel Project were able to enjoy an address within the 02118 zip code, the current market analysis suggests that the OnyxGroup's ability to offer additional units (per the community's request) could have been feasible and realize stronger equity for the City of Boston.



Objective 6: Community benefits

As evidenced in our proposal, we put community at the forefront of everything we do. We are Roxbury residents, and Roxbury stands for community. Our partnerships will lead to outcomes including a revitalized art scene, stronger small businesses, a more collaborative community, improved personal health, and a greener Roxbury.

Our plan will contribute directly to the community through financial development (loans and investments), development of new residences, provision of beneficial community services, relationships with local banking partners to provide grants, and with corporations seeking opportunities to elevate community development.

Our goal is to be a liaison between corporations and the communities they serve. Our corporate partnerships will create ways of reinvesting money into the community by creating programs that focus on topics such as housing counseling, mental health, family health, wealth building, financial literacy programs, estate planning, and probate workshops.

OnyxGroup will work with our Redevelopment Authority Committee (RAC), a cohort of local residents, to identify community development needs and implement courses and activities including, but not limited to: access to affordable housing programs, health awareness (via our partnership with HoodFit), wealth building & management opportunities (local personal banking & wealth provider), probate & estate planning workshops, and alternative educational & vocational opportunities (Madison Park High & Vocational School).

Our market analysis has determined that the following businesses would thrive as they are non-existent within walking distance of the property:

- Daycare provider
- Elder services
- Dental care
- Grocery store
- Black-owned spa services
- Optometry services

- Nightlife Jazz/multicultural performance/club space
- Dry cleaner and cobbler services
- Florists
- Coffee Shop
- Pet/Animal Care/Grooming/VET
- Pharmacy

Lease negotiations are currently underway with a local grocer as one of the commercial anchor tenants. CassCrossing has also received a letter of intent from a dental group to lease up to 5,000 square feet for dental office space.



OPERATIONAL PLAN

We are creating a newly formed entity solely for the purpose of property management and facilities maintenance for Cass Crossing, LLC, with an emphasis on providing the highest quality of services to residents while maintaining the physical asset. Cass Crossing Management will be an additional source of employment and will commit on hiring team members directly from the community, and exceeding guidelines for minority and women employment.

The creation of Cass Crossing Management will be an additional source of employment for the community, including Cass Crossing residents. Cass Crossing Management will utilize state-of-the-art property and facility management software. Upkeep's Facility Management Software will streamline the process of facility requests, and uses the leading technology and systems found in the multifamily industry. Our software and systems feature Microsoft (Windows, Office, Office 365), Real Page OneSite, and Yardi 7s, and will provide accessible commercial and residential tenant services focusing on people and partnerships.

DIVERSITY & INCLUSION PLAN

For us, a plan that includes diversity, equity, and inclusion (DEI) initiatives is more than just a legal or moral requirement - it's ingrained in our mission and defines who we are. We understand that the best businesses are those run by a diverse group of people. Our plan is to continue to engage with local M/WBE leaders, establish an executive-level DEI advisory council, and develop enterprise-wide DEI training and education programs. We also intend to partner with local Neighborhood Main Streets groups to increase access for M/WBE small businesses.

BOSTON RESIDENTS JOBS POLICY

In accordance with the City of Boston employment standards ordinance for Boston residents, people of color, and women construction workers. The original ordinance stated that private development projects over 100,000 square feet and any public projects had to meet the following employment standards. OnyxGroup Development, LLC intends to comply with the following:

- at least 51 percent of the total work hours in each trade must go to Boston residents
- at least 40 percent of the total employee work hours in each trade must go to people of color, and
- at least 12 percent of the total employee work hours in each trade must go to women.





PURPOSE | PRIORITY | PRODUCTIVITY | PEOPLE

Good Jobs Strategy Plan

Overview

As an organization, we embrace diversity, inclusion and equity because not only is it the right thing to do, it will ultimately aid Roxbury's advancement for generations to come.

As an OFCCP certified General Contractor we are committed to investing in employees, trade partners, and associates alike. We have a team of expert professionals to help with all of your construction needs and recruit local talent that will not only meet but exceed the Good Jobs Standard criteria ("GJS"). We love what we do, and as a team, we want to help with you meet the goals of your mission. The goal is to develop and adapt our construction services to meet the eclectic demand of clients. As your builder, rather than deploying a cookie-cutter approach, we will collaborate with you to design and implement a solution that is tailored to your needs, budgets, and a good jobs strategy plan.

Our instincts are to work towards common goals, and collaboration is essential to complete the mission. We seek partners that understand the importance of clarity and transparency. The Onyx Group has represented itself as such and together we will create a long lasting impact for the residents of Roxbury.



Approach

Hiring and Job Listings

We conduct annual reviews of all hiring and selection activities. All of the applicants and job postings are published through BambooHR which is a software system that tracks and streamlines the hiring process. Moreover, we work with local community job centers and state workforce agencies to identify local talent. Additionally, there will be QR codes (take applicants to the application) posted in the perimeter of the construction site as well as trained staff that will aid and assist anyone seeking employment. Well documented hiring processes is the key tool in preventing hiring discrimination. Jobs should be filled through a standard process. This allows everyone involved in the hiring process to ensure that discrimination does not enter into the selection process. The training of hiring managers and recruiters is simplified and improved through the implementation of a written hiring process. Our adoption of technology makes this process transparent and secure.

At LJV we perform an adverse impact analysis (also known as an impact ratio analysis) that reveals statistically significant hiring disparities. These can be performed at the requisition, job title or job group level to uncover potential problem areas. One major benefit of an adverse impact analysis is the ability to discover disparate impact discrimination – cases where a seemingly neutral policy has discriminatory results.

Ethics Code

LJV Development will conduct business honestly and ethically wherever operations are maintained. We strive to improve the quality of our services, products, and operations and will maintain a reputation for honesty, fairness, respect, responsibility, integrity, trust, and sound business judgment. Our managers and employees are expected to adhere to high standards of business and personal integrity as a representation of our business practices, at all times consistent with their duty of loyalty to the Company.



GOOD JOBS STRATEGY PLAN

Due to Cass Crossing's large amount of commercial space, numerous permanent jobs will be created on site. In addition to the Cass Crossing Property Management, opportunities for employment exist in the performance space, test kitchen, grocery store, and every other retail component of the project.

In accordance with the City of Boston employment standards ordinance for Boston residents, people of color, and women construction workers, OnyxGroup Development intends to comply with and exceed the following requirements:

- 51 percent of the total work hours in each trade will go to Boston residents, emphasizing Roxbury residents
- 51 percent of the total employees will be people of color
- 51 percent of the total employees will be women
- All employees will be paid a "good wage", defined as a salary or hourly wage equal to or greater than the Boston Living Wage
- 75 percent of all employees working on the Property will be full-time employees.
- All employees will work"stable shifts" with predictable schedules which do not change more than twice a year
- All full-time employees will be offered benefits, defined as the opportunity to opt into a company sponsored health insurance plan with coverage that meets Massachusetts Minimum Creditable Coverage

These requirements may not apply to small retail businesses on premises with under 15 employees.



DEVELOPMENT WITHOUT DISPLACEMENT PLAN

In order to avoid displacement in our development, we have incorporated programs in our financial model that bring value back to the community. We are not only creating Class A residences in an affordable housing model, we are providing Roxbury residents access to valuable programming through partnerships with local M/WBEs. Partnerships include but are not limited to:

- Business co-op work spaces
- · Quality & affordable fresh grocers
- Accessible /affordable child & senior care and resources
- Liaising with minority focused banks and mortgage providers (first-time homebuyer, refinancing and home buying support, and estate planning workshops)
- On-site mental health partner/practitioner (BMC / Urgent Care) & HoodFit

To maximize the availability of affordable units as well as quality of build, Cass Crossing offers the following residential options:

• 30% AMI: 17 Studios

• 50% AMI: 18 Studios, 20 1-Bedrooms

• 80% AMI: 48 1-Bedrooms, 6 2-Bedrooms

• Market Rate: 34 2-Bedrooms, 11 3-Bedrooms

These spaces provide modern and manageable housing options which allow for upward mobility through offering compact housing for new mothers, working families, seniors, and rehabilitating community members

Mutual accountability matters: we are our community's keepers. Our intent is to strengthen the resilience of the community through partnerships with local community-based organizations, hospitals, schools, and businesses. We will then identify groups of individuals and families that could benefit through these partnerships, whether or not they reside in Cass Crossing.



COMMUNITY BENEFITS PLAN

OnyxGroup is committed to not only supporting the local Roxbury community, but making sure community feedback is gathered and included in the building of Cass Crescent. Our team has already **gathered input here**, and will continue to connect with more voices of Roxbury throughout the development process.

Revitalizing the Arts

We are dedicated to the advancement of the visual, physical & musical arts in Roxbury. Our performance and rehearsal concept will provide a dedicated creative space for performing artists to enhance their craft. This development will revive the live music scene in the neighborhood, paying homage to the closure of Connolly's.

Art, especially black art, is essential to our history and culture. We will develop dedicated artist spaces that provide safe, comfortable and affordable creative rooms for various forms of artistic development. We are providing minorities a platform to express their voices at scale. Our plan enables residents to become directly involved in a creative space through art and gives children the opportunity to see art in action.

We have partnered with a local social impact non-profit to commission grand scale art installations on the exterior of both buildings, as well as throughout the interior of our spaces. ArtLifting is a platform for artists, including those facing homelessness or disabilities, who have traditionally been underrepresented in the contemporary art market. Artlifting's mission of creating differentiated spaces through the arts embodies the OnyxGroup vision, and we are proud to have their support in bringing unique life to our development. Our cover photo was created by Stacey Williams, a portrait artist represented by ArtLifting.

Small Business Resources

Our WorkRoom will give entrepreneurs a space to connect, collaborate, and meet with other entrepreneurs and community partners. Our financial partners will host events (see below) designed to help small businesses.

We have established relationships with banking partners to provide grants, loans, and private investment to local M/WBEs. This will give many small business owners the financial freedom to grow their businesses without taking on significant personal debt.

We also aim to reserve retail space exclusively for local M/WBEs at Cass Crossing. This will give minority- and women-owned small businesses direct access to a thriving community and enable them to grow. The subsequent revenue and tax dollars will help to stimulate the local economy.



Collaborative Community Education

Our WorkRoom space will allow community partners to host events designed to inform and educate residents on issues they may be facing. We have an extensive list of committed partners that were selected for their previous contributions and potential to impact the community through financial support.

Programs may include:

- Financial literacy and wealth building seminars
- First-time homebuyers workshops
- Housing and legal counseling
- Health and wellness forums
- · Leadership development
- Vocational and workforce training
- Community association meetings
- · Youth education and programming
- Religious and non-profit events

Our goal is to maximize the impact of our partnerships by serving as a liaison between corporations and the community. OnyxGroup will continue to evaluate and identify community needs and align those needs with opportunities and programming.

Improved Personal Health Outcomes

We will partner with a local grocer that encourages sourcing nutritious foods from local growers and distributors. By increasing access to healthy and affordable groceries, our development will encourage better long-term health outcomes for the community.

In order to provide direct access to mental health support programs, we have secured a letter of intent from Dr. Samantha LaMartine, a local licensed psychologist. She will host community seminars and offer one-on-one counseling to improve the mental health of the community at large.

Dental care is one of the most overlooked areas of physical health. We have partnered with a local Dentist, Brush & Floss Boston Dental, who specializes in affordable & quality dental care.

We understand that reliable access to family care is critical to the overall success of any family. Unfortunately for non-traditional families, finding time to prioritize care can be difficult. We are committed to partnering with a family care provider that focuses on those who require non-traditional family care, day or night.



We have secured a letter of intent from HoodFit, a MBE founded by Roxbury native Thaddeus Miles. HoodFit is a holistic wellness program tailored to minorities and their overall wellness. The program focuses on the mental, physical, financial, spiritual, and social aspects of individuals and families.

A Focus on Green Space

Green space is socially and economically valuable. A green space serves as a valuable place for members of the community to meet, interact and enjoy the community. Walkable neighborhoods, parks, and open green spaces draw people outside and foster social interactions. Green streets integrate nature into the urban environment and provide a revitalizing contrast to the harsh, shape, color, and texture of buildings, and stimulate the senses with their simple color, sound, smell, and motions.

Green spaces are also attractive to prospective buyers and generate economic benefits for municipalities, homeowners, and businesses. Designing a green street in conjunction with neighboring community open space opportunities provides socio-economic benefits including an increase in local shopping and dining; ultimately stimulating the local economy and instilling greater pride in the community as a whole.



SCHEDULE

The project will take just over two years from notice of award to project occupancy. The main components of the schedule are: Pre-development; Financing; Construction; Marketing and Lease up (followed by Certificate of occupancy; Close out; and Property stabilization)

Pre-Development

Predevelopment, consisting of due-diligence, design and planning, and entitlements review and permitting, will commence immediately after the project is awarded, and take approximately four months. During this time the team will obtain all required permits and approvals.

Financing

Financing will occur simultaneously with Predevelopment in order to obtain necessary funds as required by finalized designs.

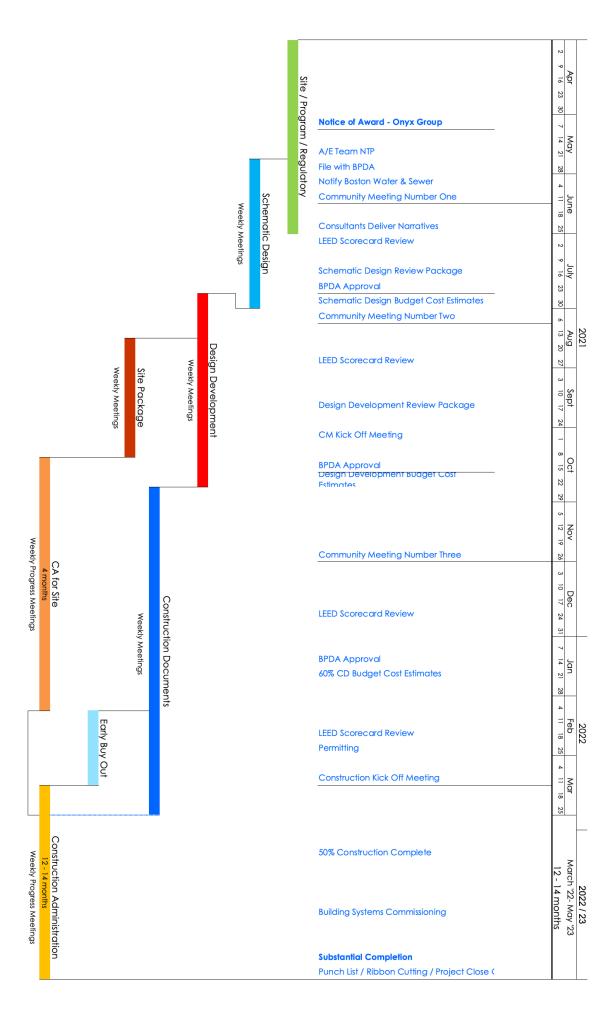
Construction

Construction Administration for the site, core, shell, and TI will commence in early October, with project buy out preceding construction commencement. Construction is estimated at 14 months.

Marketing and Lease up

Marketing for affordable and market rate units will begin prior to construction completion. We project stabilized occupancy at two years after completion, but have budgeted for an additional year before stabilization.





The Galante Architecture Studio, Inc. 617 576 2500

Projected Timeline

146 Mt. Auburn Street - Cambridge MA

Ony Group

Permit / Approval	Application Date	Expected Date			
Boston Planning & Development Agency					
Article 80 Large Project Review	06.2021	08.2021			
Boston Zoning Board of Appeal					
Zoning Review Approval	07.2021	08.2021			
Boston Civic Design Commission					
Project Review	07.2021	08.2021			
Boston Water & Sewer Comission					
Site Plan Approval	07.2021	10.2021			
Water & Sewer Connection Permit	08.2021	10.2021			
Boston Public Improvement Commission					
Specific Repair(s) Plan	09.2021	06.2022			
Boston Public Works Department					
Curb Cut Permit	11.2021	06.2022			
Sidewalk/Street Occupancy Permit	11.2021	06.2022			
Boston Transportation Department					
Construction Management Plan	07.2021	06.2022			
Transporatation Access Plan	07.2021	08.2022			
Boston Public Safety Commission					
Parking Garage Permit	02.2023	04.2023			
Boston Inspectional Services Department					
Review & Compliance MA Building Code	09.2021	10.2021			
Building Permit	10.2021	05.2023			
Certificate of Occupancy	03.2023	05.2023			

Not all permits/approvals ilsted may be required; permit/approvals not listed may prove necessary depending on design changes and project developments as project advances through design & community review

Permit / Approval
Cass Crossing



COMMUNITY SUPPORT



OnyxGroup



1140 Boylston Street, FB-160, Boston, MA 02215-3693 Tel 213 216-5578 tcarrington@berklee.edu

Terri Lyne Carrington, Artistic Director, Berklee Institute of Jazz and Gender Justice

April 16, 2021

To Whom It May Concern:

This letter is written in support of OnyxGroup's project proposal for Crescent Parcel in Roxbury.

I am a Grammy award-winning musician and the Founder/Artistic Director of the Berklee Institute of Jazz and Gender Justice. I am originally from the Boston area where I first started my professional music career as a "kid wonder" eventually becoming a late night tv drummer and touring internationally with legendary artists. I returned to the area 15 years ago to become and educator and to make a difference in my home community.

OnyxGroup is a Black women-owned development company based in Roxbury aiming to develop communities focused on equity and the inclusion of local residences, without displacement. The team at OnyxGroup is building the relationships and resources to promptly and reliably implement the development of Crescent Parcel.

I also run my own small business, Ajari Music, LLC. As a Black woman busines owner and professional, I am very much in alignment with OnyxGroup's business ethics, as well as their desire to add economic and cultural value to this area of our city. I believe that the mixed-use Cass Crossing project that OnyxGroup proposes will bring equity and a sense of community to the neighborhood and I hope to partner with them in this exciting endeavor.

I am pleased to lend my support to OnyxGroup's proposal and strongly believe that it will be a great addition to our community. The resources that Cass Crossing will provide are of great importance for local residents to establish equitable growth in the neighborhood. I look forward to working with OnyxGroup if their proposal is selected.

Sincerely,

Terri I vne Carrington



Ms. Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
Municipal Protective Services Desk, First Floor
12 Channel Street
South Boston, MA 02210

Dear Ms. Polhemus,

On behalf of HoodFit, I am writing in support of OnyxGroup's project proposal for Crescent Parcel in Roxbury. We believe that the mixed-use Cass Crossing project that OnyxGroup proposes will bring equity and a sense of community to our neighborhood.

OnyxGroup is a Black women-owned development company based in Roxbury aiming to develop communities focused on equity and the inclusion of local residences, without displacement. The team at OnyxGroup is building the relationships and resources to promptly and reliably implement the development of Crescent Parcel.

HoodFit has worked with a wellness focus (physical, mental, financial, spiritual, and housing stability) in the city of Boston, especially Roxbury for ten years. We created the first Black founded 5k in Roxbury and then partnered with the Dimock Center and The B.A.A to create the Road To Wellness 5k run, 3k walk and health pavilion. This project is inline with HoodFit's mission to help small businesses build equity in the communities that support them.]

We are glad to lend our support to OnyxGroup's proposal and strongly believe that it will be a great addition to our community. The resources that Cass Crossing will provide are of great importance for local residents to establish equitable growth in our neighborhood. We look forward to working with OnyxGroup if their proposal is selected.

Respectfully,

Thaddeus Miles HoodFit, Founder

Thaddaya Miles



April 16, 2021

Ms. Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
Municipal Protective Services Desk, First Floor
12 Channel Street
South Boston, MA 02210

Dear Ms. Polhemus,

On behalf of ArtLifting, I am writing in support of OnyxGroup's project proposal for Crescent Parcel in Roxbury. I am the Co-founder and CEO of ArtLifting, a company that champions artists who are impacted by homelessness and disabilities. We believe that the mixed-use Cass Crossing project that OnyxGroup proposes will bring equity and a sense of community to our Neighborhood.

OnyxGroup is a Black women-owned development company based in Roxbury aiming to develop communities focused on equity and the inclusion of local residences, without displacement. The team at OnyxGroup is building the relationships and resources to promptly and reliably implement the development of Crescent Parcel.

If the OnyxGroup is selected, they will feature a rotating exhibit of 9-story high ArtLifting artworks. Seeing their work at this scale will have a huge impact on our artists. Additionally, the financial support will be meaningful. The choice to support local artists who are impacted by homelessness and disabilities exhibits the OnyxGroup's strong commitment to the community. Residents and passersby will be inspired by the enormous artworks that add life and energy to the community.

We are glad to lend our support to OnyxGroup's proposal and strongly believe that it will be a great addition to our community. The resources that Cass Crossing will provide are of great importance for local residents to establish equitable growth in our neighborhood. We look forward to working with OnyxGroup if their proposal is selected. For any questions, please contact [company contact information]

Sincerely,

DocuSigned by:

Liz Powers

Co-founder and CEO of ArtLifting

HARVESTERS ACCOUNTING & FINANCIAL CONSULTANTS, LLC

P.O. BOX 28253, BIRMINGHAM, ALABAMA 35228 (205) 821-5377

"CREATING VALUE FOR YOU"

April 12, 2021

On behalf of Harvesters Accounting and Financial Consultants, LLC and Glenn Dickerson, Certified Public Accountants, it is indeed my pleasure to write this letter in support of OnyxGroup's project proposal for Crescent Parcel in Roxbury. We strongly believe that the mixed-use Cass Crossing project that OnyxGroup proposes will bring equity and help enhance the bonds of community to those in the neighborhood.

OnyxGroup is a Black women-owned development company based in Roxbury. One of their primary emphasis is to develop communities focused on equity and the inclusion of local residences, without displacement. The team at OnyxGroup has the ability to develop the relationships, attract professional talent and the financial resources necessary to promptly and reliably implement the planned development of Crescent Parcel.

The professionals at Harvesters Accounting and Financial Consultants, LLC and Glenn Dickerson are excited to lend our support and partner with Cass Crossing by offering our financial expertise to help this venture be successful. The focus of this project is in sync with our core values of Excellence, Alignment, Diversity and Inclusion as well as our mission of guiding small local businesses in building equity in the communities they serve, and that support them.

We are excited about the opportunity to work with OnyxGroup and pledge our full support to the success of OnyxGroup's proposal. We strongly believe that it will be a great addition to the community and know that the resources that Cass Crossing will inject into the community will be a financial booster for the local residents and establish equitable growth in the neighborhood.

Sincerely,

Glenn Dickerson, CPA

April 20th, 2021
Ms. Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
Municipal Protective Services Desk, First Floor
12 Channel Street
South Boston, MA 02210

Dear Ms. Polhemus,

My name is Nick Grieco, and I am writing today in regards to the OnyxGroup proposal for their "Crescent" project. As a founding member of Boston Artist Impact, Berklee College of Music Alumni, Producer at Ugly Duck Studios, Signed No Sleep Records performing artist, five-time Boston Music Award Winner, and fourteen-year Boston resident, I would like to personally extend to you my letter of adamant support and encouragement for the OnyxGroup team to move forward with their innovative concept for this development.

Throughout my time building the Artist Impact team, we have spent countless hours connecting with developers throughout the city who claim to be interested in supporting arts and culture through the community benefits implied by their proposals, only to be disappointed time and time again by thinly veiled pandering and sad attempts at nurturing the arts. We're then forced to educate people who aren't residents of the neighborhoods they're trying to develop about how they are exploiting artists and upsetting residents with little to no concern for the impact they're having. We then find our efforts frequently fallin g on deaf ears, all in the name of profit.

Upon being introduced to the OnyxGroup and their project, this was the first time in the history of our organization that these concepts needed no introduction. This was the first time that conversations were had between artists and developers that started with understanding and ended with excitement, and this was the first time that each party's individual visions were aligned and pointing towards a common goal, and that goal is very clear. OnyxGroup has proven they are passionate about making a profound investment into the Roxbury community with their thoughtful and progressive plan. Their concept exhibits unrivalled opportunity for affordability, equity, arts, and culture, and this commitment has been at the forefront of their intentions since its inception. Should this team be given the platform to create such a shining beacon of hope for Roxbury, they would be setting a new golden standard for which all developers moving forward should be held, for the benefit of Greater Boston as a whole. So on behalf of Artist Impact and the creative workforce of Greater Boston, I would like to once again reflect my support for such a project to exist, and for such an exemplary team to execute it.

Sincerely.

Nick Grieco

April 19, 2021

Ms. Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
Municipal Protective Services Desk, First Floor
12 Channel Street
South Boston, MA 02210

Dear Ms. Polhemus,

As President and CEO of Lambert's Rainbow Fruit, I am writing this letter in support of OnyxGroup Development LLC.

I believe that the OnyxGroup's proposal for a mixed-use "Cass Crossing project" will bring equity and a fresh sense of community to our neighborhood, especially with the oversight of a local developer. As a proponent of upward mobility in development, I support OnyxGroup's proposal for the Crescent Parcel in Roxbury.

Lambert's Rainbow Fruit, LLC, located in Dorchester and has been in the business of grocery stores since 1950. We are committed to the empowerment, <code>growth</code> and inclusion of local women-owned and operated companies. I am confident that OnyxGroup will work towards building relationships and resources beneficial for the community. I also believe in the OnyxGroup's mission to develop communities focusing on equity and the inclusion of local residences, without displacement.

On behalf of Lambert's Rainbow Fruit, I am honored to lend my support to OnyxGroup's proposal and strongly believe that their vision will be a great addition to the community.

Sincerely,

Anthony Lambert Lambert's Rainbow Fruit LLC April 16, 2021

Teresa Polhemus

Executive Director/Secretary

Boston Planning & Development Agency

Municipal Protective Services Desk, First Floor

12 Channel Street

South Boston, MA 02210

Re: Letter of Support

As President and CEO of Centaur Construction, I am writing this letter in support of OnyxGroup Development LLC.

I believe that the OnyxGroup's proposal for a mixed-use "Cass Crossing project" will bring equity and a fresh sense of community to our neighborhood, especially with the oversight of a local developer. As a proponent of upward mobility in development, I support the OnyxGroup proposal for the Crescent Parcel in Roxbury.

I am committed to the empowerment, growth and inclusion of local women owned and operated companies. I am confident that the OnyxGroup will work towards building relationships and resources beneficial for the community. I also believe in the OnyxGroup's mission to develop communities focusing on equity and the inclusion of local residences, without displacement.

On behalf of Centaur Construction, I am honored to lend my support to OnyxGroup's proposal and strongly believe that their vision will be a great addition to the community.

Sincerely,

Jackie Arrington

Harold Street, Roxbury MA 02120

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April 16, 2021

Teresa Polhemus

Executive Director/Secretary

Boston Planning & Development Agency

Municipal Protective Services Desk, First Floor

12 Channel Street

South Boston, MA 02210

Re:

Letter of Support

My name is Ted Webster and it is my pleasure to write this on behalf of Onyx Development LLC.

OnyxGroup's proposal for the mixed-use "Cass Crossing project" will bring equity and a fresh sense of community to our neighborhood, especially with the oversight of a local developer. As a proponent of upward mobility in development, I support the OnyxGroup proposal for the Crescent Parcel in Roxbury.

I began my entrepreneurial career as President of Dorchester based Webster Engineering Co, doing Highway & heavy construction in 1976 thru 2004. Centaur Construction Services was established in 2005, followed by Centaur Trucking Services as we continue our involvement as a Dorchester based company to the present day. Over a total of 45 years we have been and remain committed to the empowerment, growth and inclusion of local women owned and operated companies. I am confident that the OnyxGroup will work towards building relationships and resources beneficial for the community. I also believe in the OnyxGroup's mission to develop communities focusing on equity and the inclusion of local residents, without displacement.

On behalf of Centaur Trucking, I am honored to lend my support to OnyxGroup's proposal and strongly believe that their effort & vision will be of great benefit to the community.

Sincerely,

Ted Webster

Centaur Trucking Services, Inc.



330 Martin Luther King Boulevard Washington Park Mall Roxbury, MA 02119

Bus: (617) 442-0050 Fax: (617) 442-2319

885-7472

500 North Main Street Unit B. Suite 2 Randolph, MA 02368 Bus: (781) 885-3244 Fax: (781)

> Donald E. Green, Esq. Annette Hill Green, Esq. Edward S. Bear, Esq.

April 18, 2021

Ms. Teresa Polhemus Executive Director/Secretary Boston Planning & Development Agency Municipal Protective Services Desk, First Floor 12 Channel Street South Boston, MA 02210

Re: Letter of Support for OnyxGroup

Dear Ms. Polhemus:

As President of The Law Offices of Donald E. Green, P.C., I am writing in support of OnyxGroup's project proposal for Crescent Parcel in Roxbury. We believe that the mixed-use Cass Crossing project that OnyxGroup proposes will bring equity and a sense of community to our neighborhood.

OnyxGroup is a Black women-owned development company based in Roxbury aiming to develop communities focused on equity and the inclusion of local residences, without displacement. The team at OnyxGroup is building the relationships and resources to promptly and reliably implement the development of Crescent Parcel.

Our Firm has been located in Roxbury serving the legal needs of the community for over 30 years. This project is in line with the missions of other small, local businesses that purposely elect to invest in and build equity in the Roxbury community.

We are glad to lend our support to OnyxGroup's proposal and strongly believe that it will be a great addition to our thriving community. The resources that Cass Crossing will provide are of great importance for local residents to establish equitable growth in the neighborhood. We look forward to working with OnyxGroup if their proposal is selected.

Ms. Teresa Polhemus April, 18, 2021 Page 2

I am confident that OnyxGroup's proposal puts the needs of local residents at the forefront, and most importantly, that they will continue to communicate with local residents so that their needs are not lost.

OynxGroup has my endorsement!

Sincerely,

Annette Hill Green

Annette Hill Green

"You never give up hope, never, because just when you think you're gonna give up, that's when you could really gain the victory -- if you just kept on going, just a little bit more."

Melnea Agnes Cass 1896 - 1978



Crescent Parcel
Book II: Design Submission

Submitted by:

Onyx Group

At the intersection of Melnea Cass Boulevard and Tremont Street sits a crescent shaped parcel of land. Melnea Cass was a tireless community advocate and this site development and building proposal is based on the history of her great work. It considers how this portion of Roxbury might flourish because of her foundational community engagement, and seeks to extend her efforts well into the future for the next generations to pick up and grow from.

As a result of natural growth, and the sustainability focus of the City of Boston, the site is divided into three parts; a building footprint on Melnea Cass Boulevard, a mini forest of trees, and a rectangular portion fronting along Tremont Street. The site curves as a result of how Melnea Cass intersects with Tremont and thus forms the shape of a crescent. Preserving the mini forest is a goal of all involved in the project, and this forms an essential component for the site.

The building footprint on Melnea Cass is curvilinear as it responds to the site, and our building develops this curve and extends it firmly nine stories tall. This curvilinear element is seen as a metaphor for MMs. Cass in many ways. First and foremost she was a strong, vocal, community activist who supported among many causes a woman's right to vote. She was president of the Boston chapter of NAACP, and an ardent fighter of desegregation of Boston Public Schools.

Her strength of person, her humanity, her femininity at a time when the world was run largely by men were all her all part of her strength. She was Boston Strong a century before the phrase became popular.

The building on the corner of her eponymous street represents Ms. Cass. It is a beacon of strength in a world where otherwise utilitarian defined buildings try to provide answers.

The rectilinear footprint on Tremont responds to the aggressive street grid cutting through the neighborhood. As a thoroughfare, it is about passing from one place to another. It is not about being a destination but about finding somewhere to go. It is more a symbol of imposed organization than that of holding fast to a place as Ms. Cass did. She was about Roxbury and Roxbury was about her. The building we are proposing to stand on Tremont Street responds to the linear nature of the street and stands as a contrast to the proposed curving Melnea Cass building.

Knitting these two seemingly disparate buildings together is a series of bridges tied on varying floors of the building. A bridge over a river connects two banks and allows one to cross over and experience both sides of a place. Ms. Cass spent her life knitting the community together, fighting for equal rights and purpose, and in the process built more bridges than we will ever know.

The bridges that connect our two buildings are understood as the work of Ms. Cass. They are part of the rectilinear building reaching across and embracing the organic shaped and visa versa. They are rectilinear in nature but punctuated by organic holes that indicate how all of us influence the other, and when connected together we form a greater whole. That seems to be the message of Ms. Cass and here we present this option for Roxbury and Boston to consider.

























































































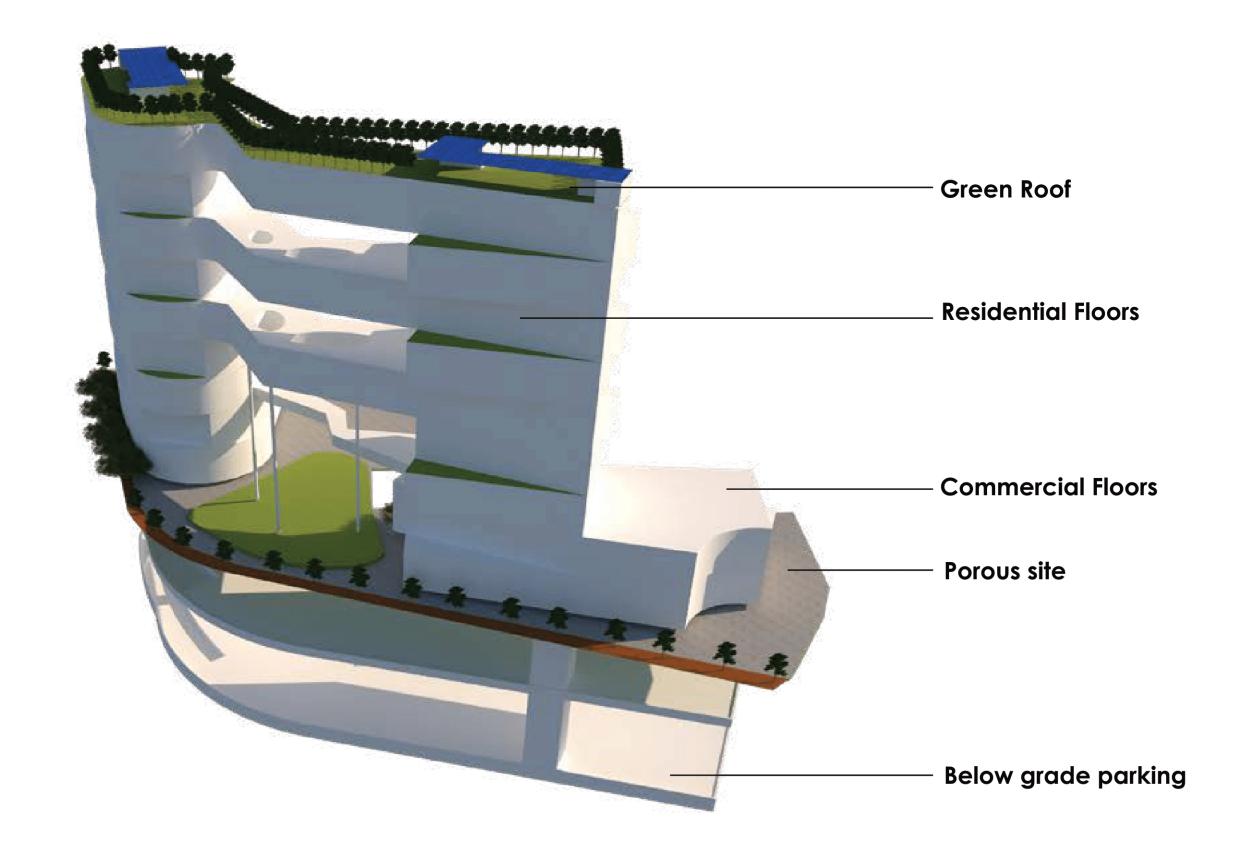






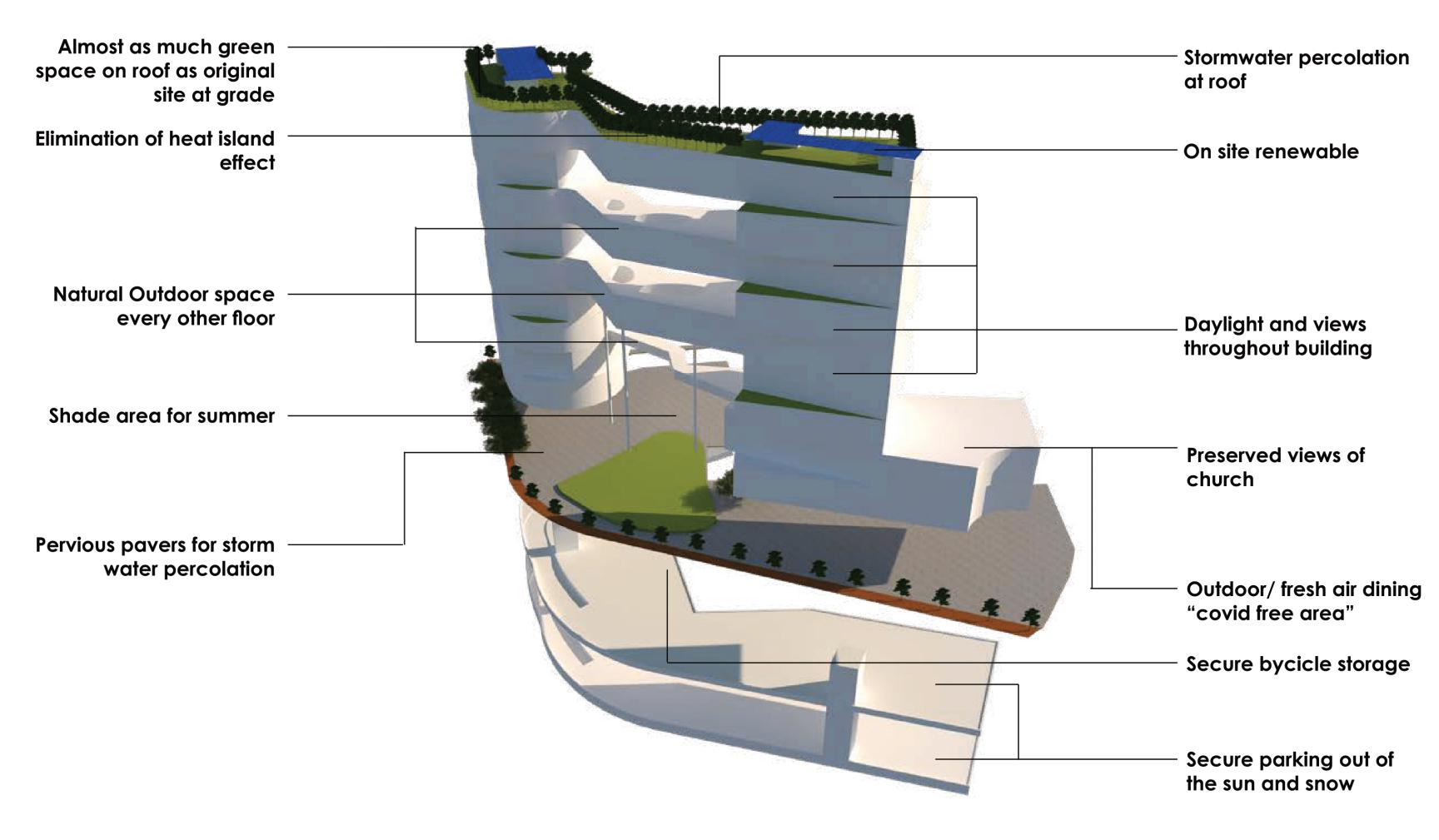




















Cass Crossing







Tree replacement Cass Crossing







Site Plan

Cass Crossing



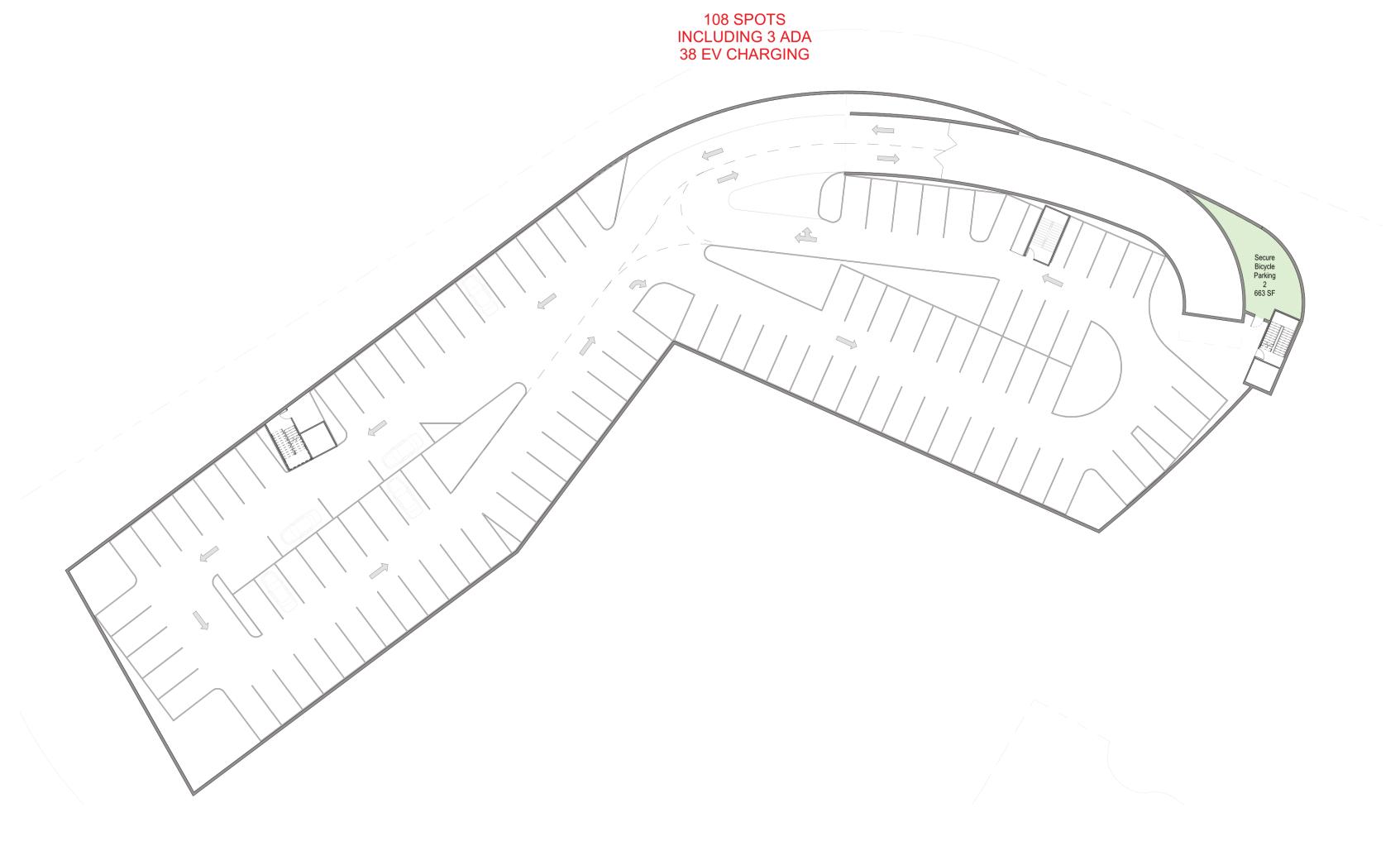




Proposed Site Plan

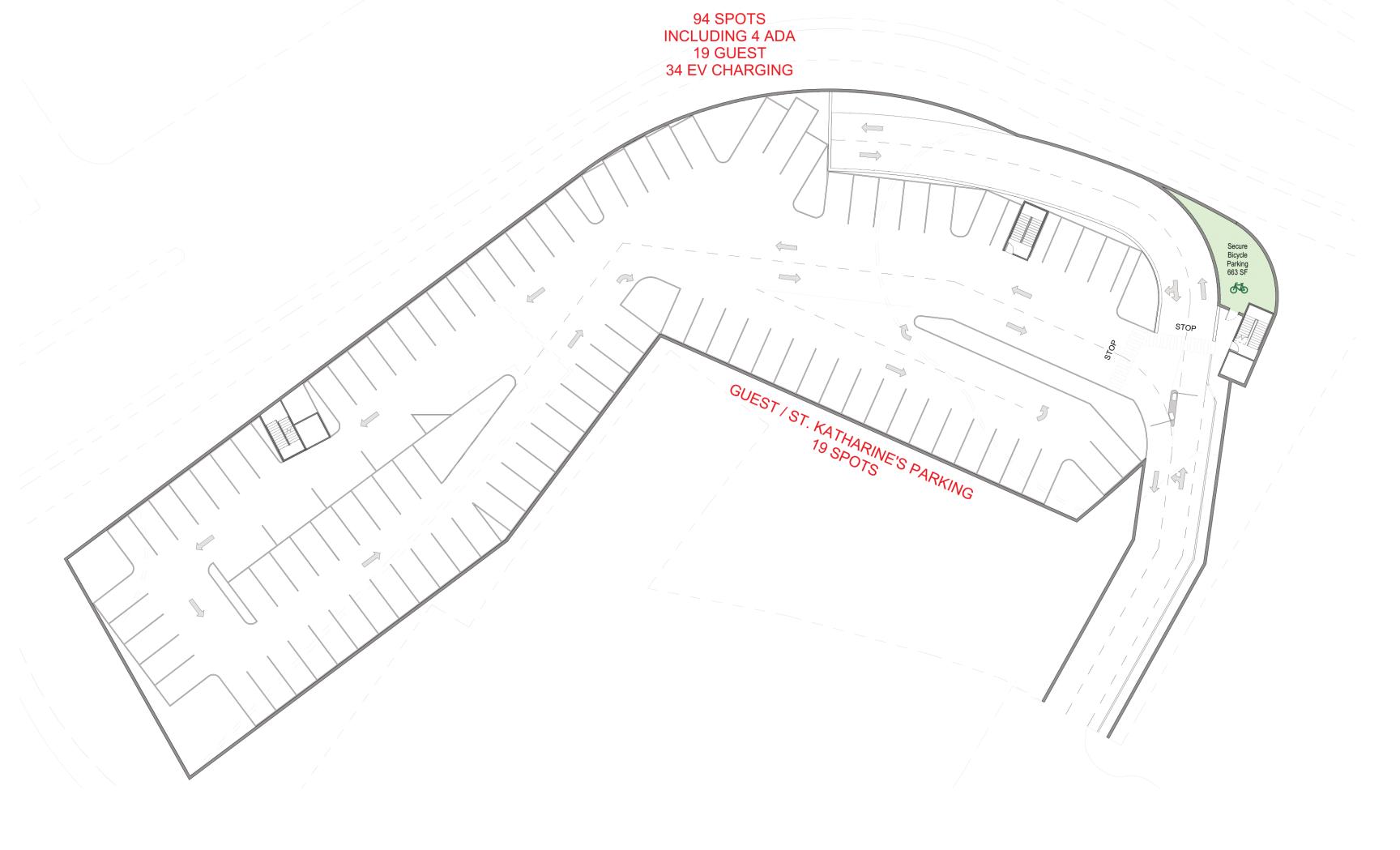
Cass Crossing



















First Floor Plan

Cass Crossing





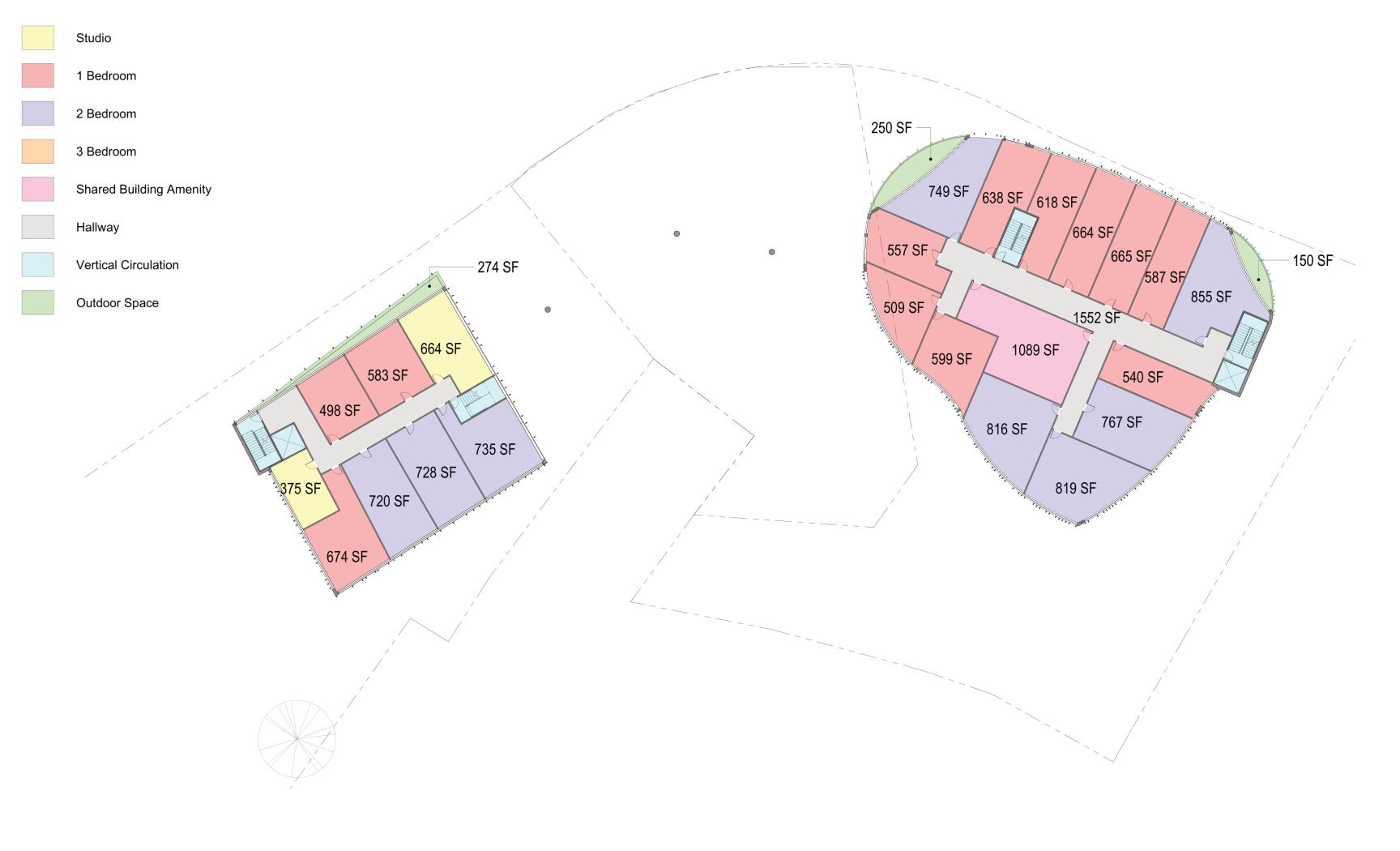






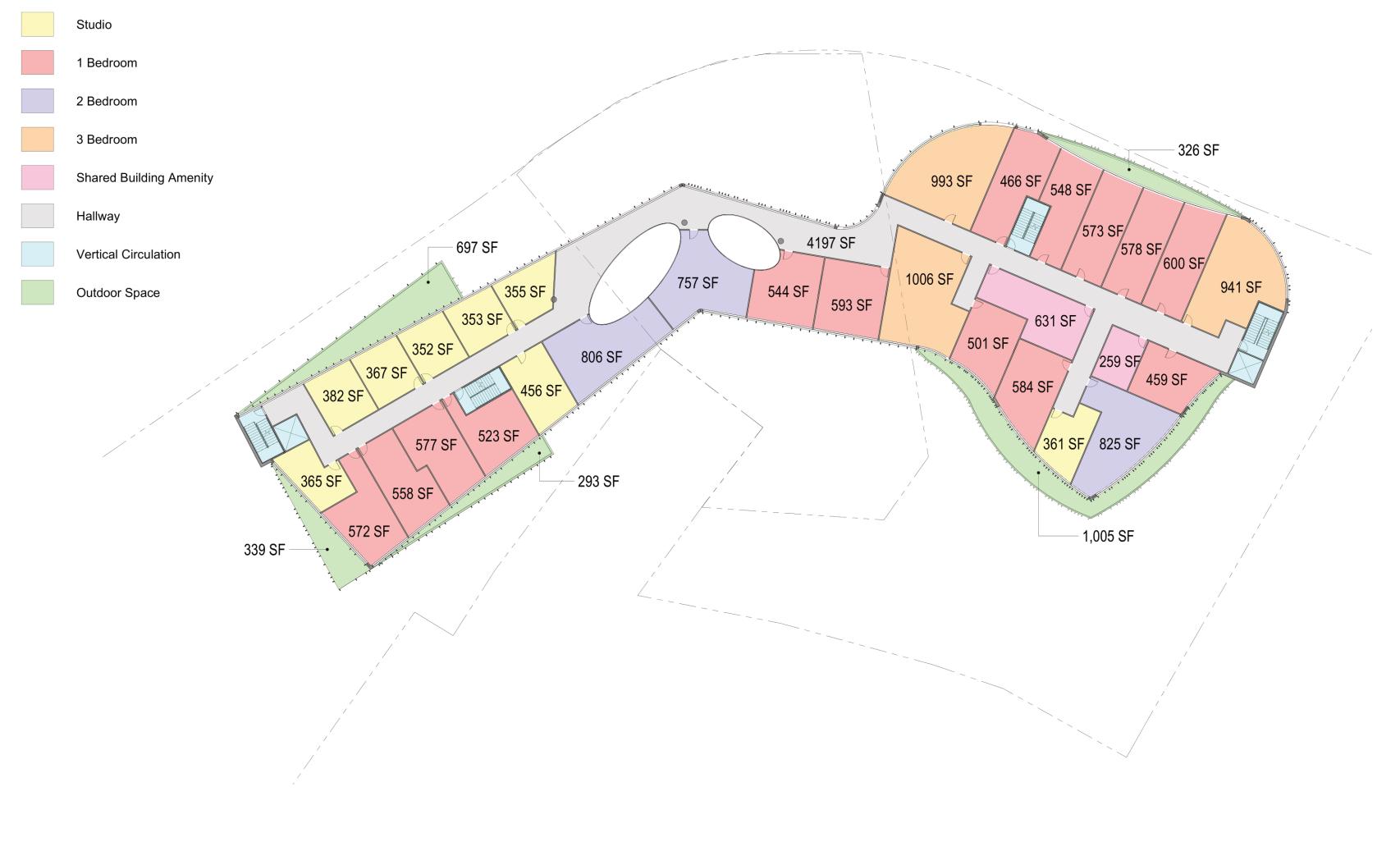






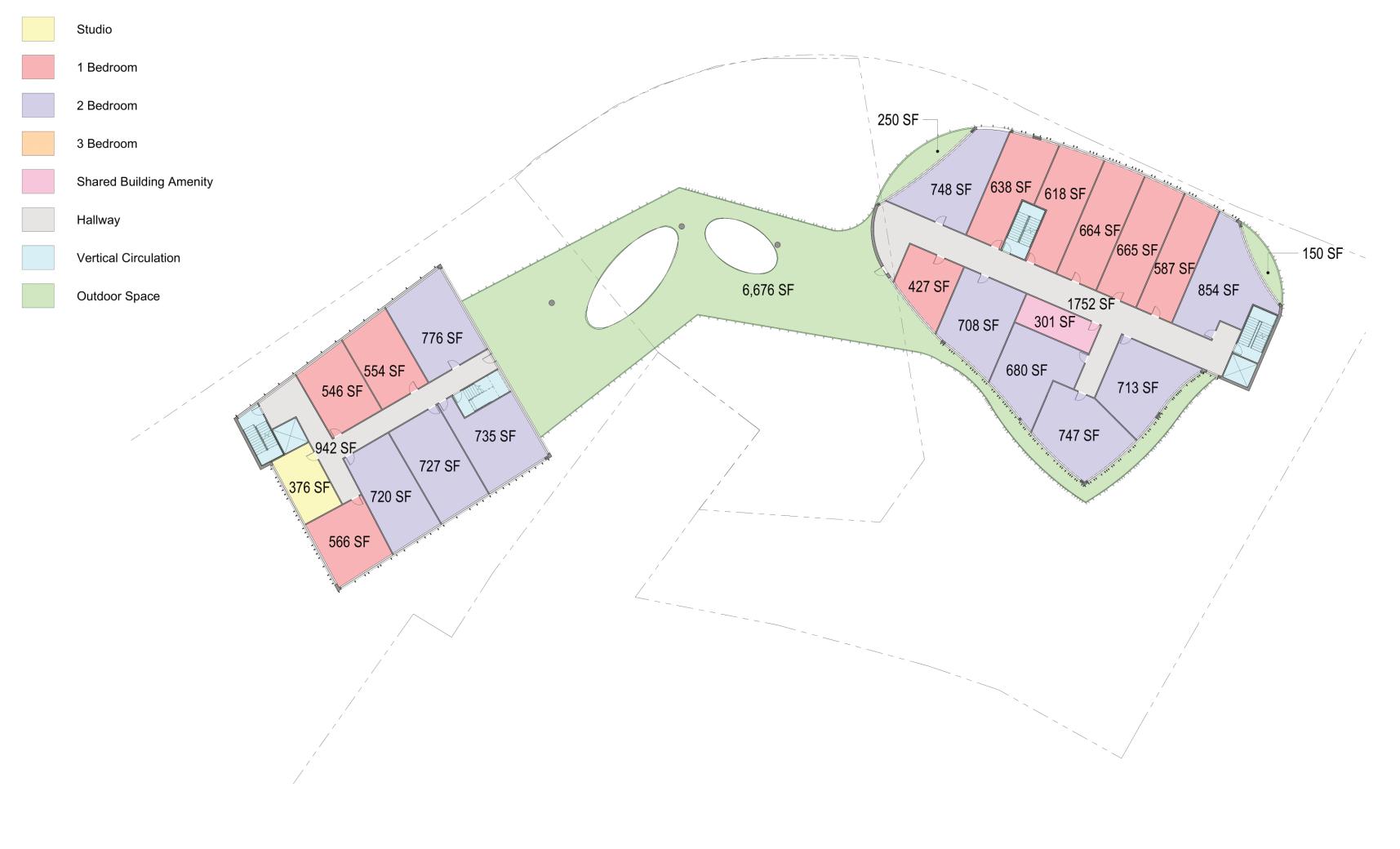












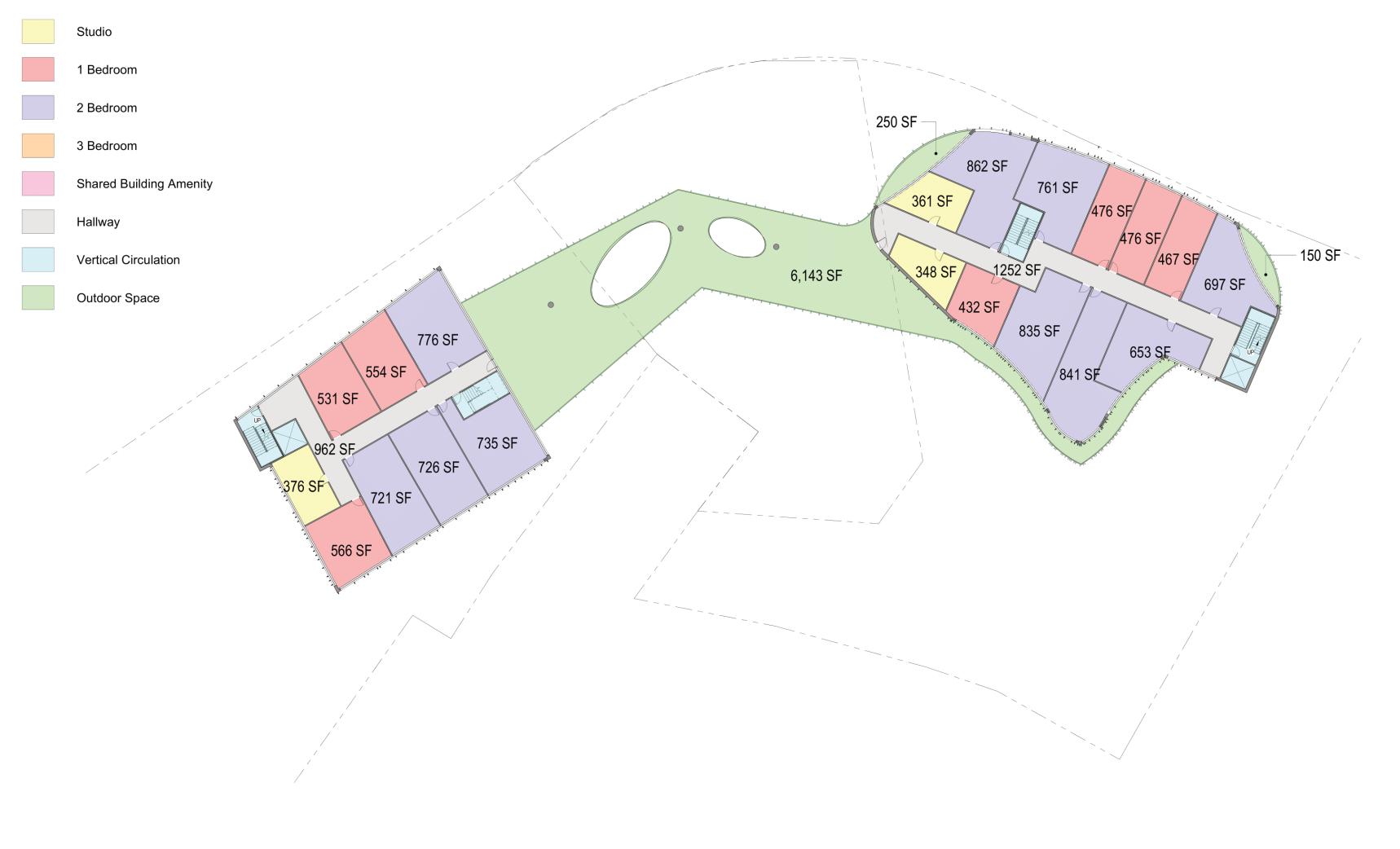






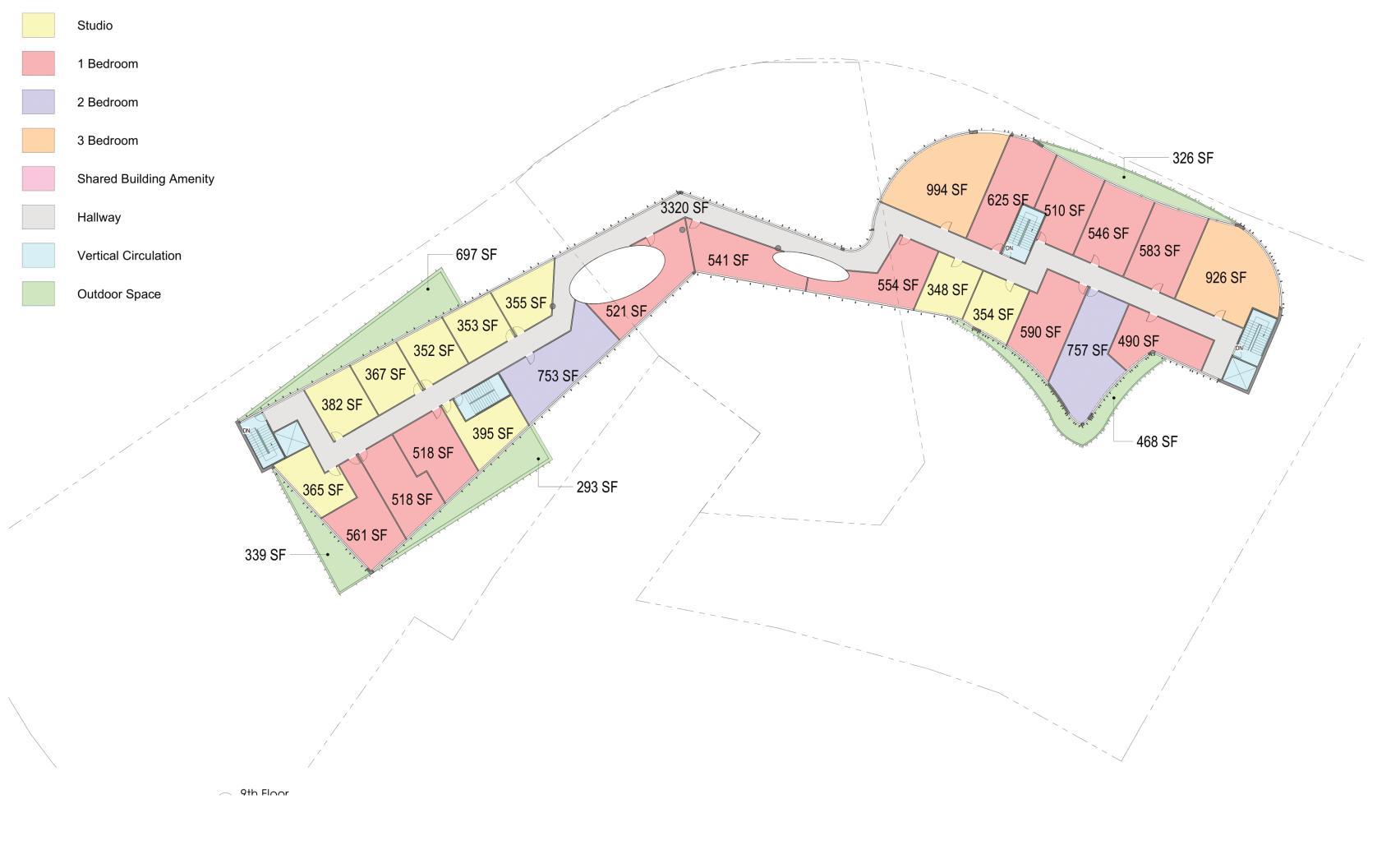














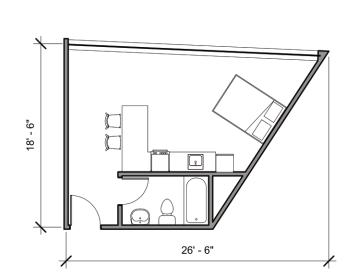


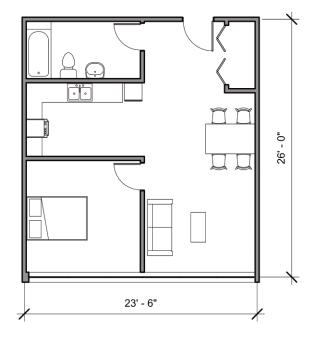
Level	Studio	1 Bed Room	2 Bed Room	3 Bed Room
2nd Floor	1	2	4	1
3rd Floor	1	8	2	2
4th Floor	2	12	8	0
5th Floor	8	14	3	3
6th Floor	1	9	10	0
7th Floor	10	14	1	3
8th Floor	3	7	10	0
9th Floor	9	12	2	2
Total by Unit Type	35	78	40	11
Total				164

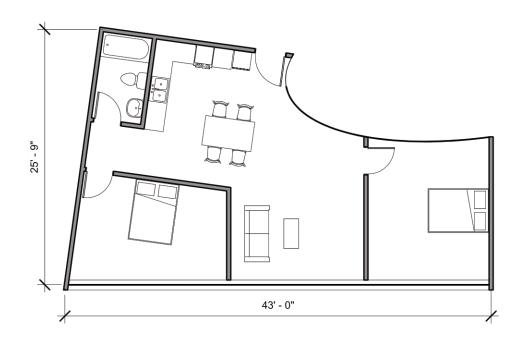


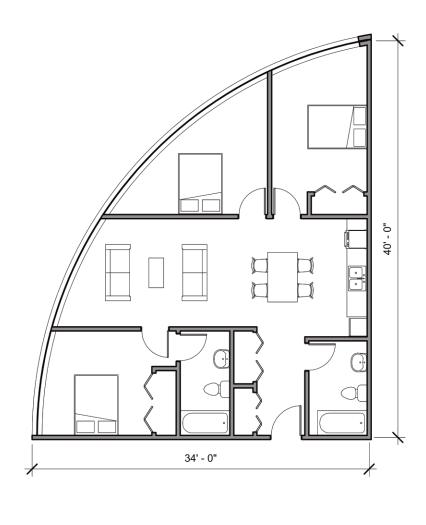


Level	Studio	1 Bed Room	2 Bed Room	3 Bed Room
2nd Floor	1	2	4	1
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4th Floor	2	12	8	0
5th Floor	8	14	3	3
6th Floor	1	9	10	0
7th Floor	10	14	1	3
8th Floor	3	7	10	0
9th Floor	9	12	2	2
Total by Unit Type	35	78	40	11
Total				164









Studio ± 350 SF

1 Bedroom ± 550 SF

2 Bedroom ± 800 SF

3 Bedroom ± 990 SF







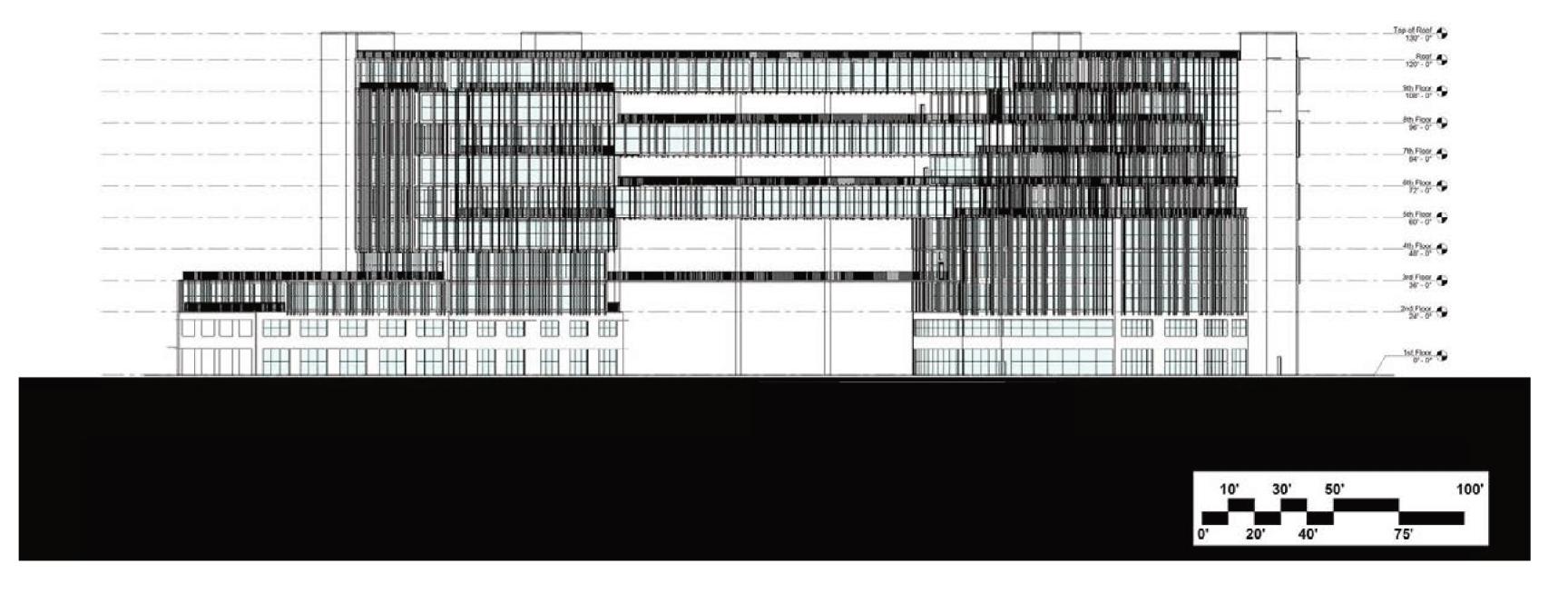












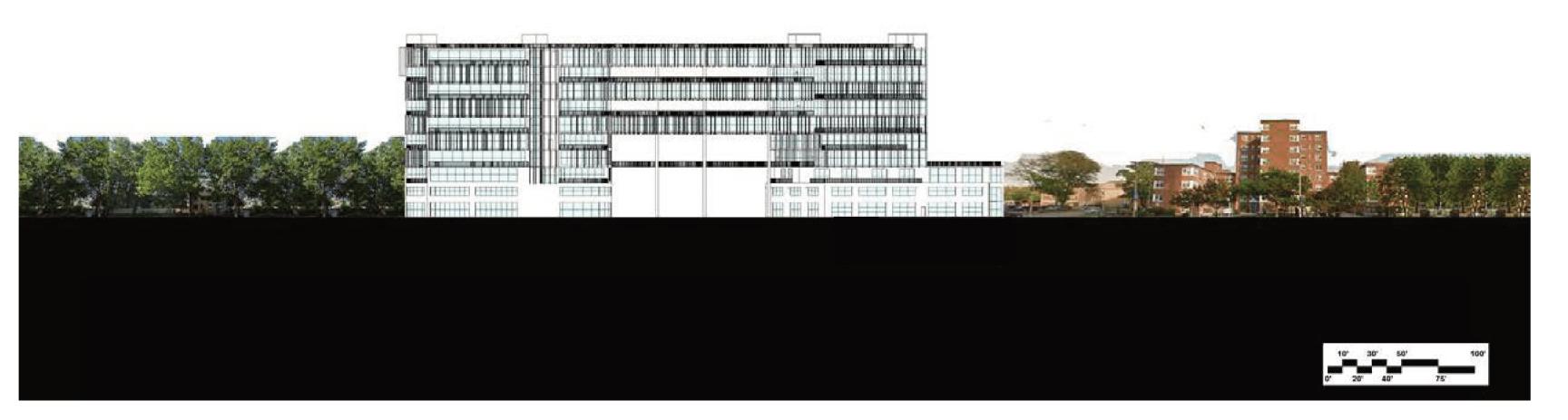


































At the intersection of Melnea Cass Boulevard and Tremont Street sits a crescent shaped parcel of land. Melnea Cass was a tireless community advocate and this site development and building proposal is based on the history of her great work. It considers how this portion of Roxbury might flourish because of her foundational community engagement, and seeks to extend her efforts well into the future for the next generations to pick up and grow from.

Melnea Cass Building Bridges

As a result of natural growth, and the sustainability focus of the City of Boston, the site is divided into three parts; a building footprint on Melnea Cass Boulevard, a mini forest of trees, and a rectangular portion fronting along Tremont Street. The site curves as a result of how Melnea Cass intersects with Tremont and thus forms the shape of a crescent. Preserving the mini forest is a goal of all involved in the project, and this forms an essential component for the site.

The building footprint on Melnea Cass is curvilinear as it responds to the site, and our building develops this curve and extends it firmly nine stories tall. This curvilinear element is seen as a metaphor for Ms. Cass in many ways. First and foremost she was a strong, vocal, community activist who supported among many causes a woman's right to vote. She was president of the Boston chapter of NAACP, and an ardent fighter of desegregation of Boston Public Schools. Her strength of person, her humanity, her femininity at a time when the world was run largely by men were all her all part of her strength. She was Boston Strong a century before the phrase became popular. The building on the corner of a boulevard named for her represents Ms. Cass. It is a beacon of strength in a world where otherwise utilitarian defined buildings try to provide answers.

The rectilinear footprint on Tremont responds to the aggressive street grid cutting through the neighborhood. As a thoroughfare, it is about passing from one place to another. It is not about being a destination but about finding somewhere to go. It is more a symbol of imposed organization than that of holding fast to a place as Ms. Cass did. She was about Roxbury and Roxbury was about her. The building we are proposing to stand on Tremont Street responds to the linear nature of the street and stands as a contrast to the proposed curving Melnea Cass building.

Knitting these two seemingly disparate buildings together is a series of bridges tied on varying floors of the building. A bridge over a river connects two banks and allows one to cross over and experience both sides of a place. Ms. Cass spent her life knitting the community together, fighting for equal rights and purpose, and in the process built more bridges than we will ever know. The bridges that connect our two buildings are understood as the work of Ms. Cass. They are part of the rectilinear building reaching across and embracing the organic shaped and visa versa. They are rectilinear in nature but punctuated by organic holes that indicate how all of us influence the other, and when connected together we form a greater whole. That seems to be the message of Ms. Cass and here we present this option for Roxbury and Boston to consider.

Local Community Artists

Building elevations looking toward Melnea Cass Boulevard and Tremont Street are both adorned with art of local artists. These become part of the building's identity and provide an even larger voice for the quiet or disenfranchised. They announce "we are here, we are creative, we are proud" all in one place. Roxbury Crossing is our home.

Architecture is about placemaking and this place can not ignore the strength and grand identity that is Melnea Cass and her work, belief, and focus on Roxbury. This piece of architecture is an homage to her life's work and we believe it should stand for future generations to grow there. Tremont Street and Melnea Cass Boulevard may be used to travel to other destinations, but here at Cass Crossing, Melnea and hopefully hundreds of families and generations will define as their home.

Community Performance Space

As an activist, Ms. Cass's work gave voice to those who too often went unheard. She fought for a mass of disenfranchised and communities who were unsure of how to speak up for themselves. In the Cass Building we are proposing a ground floor performance space that literally and figuratively "gives voice" to everyone. The intent is to bring the community inside and outside (in the mini forest) to speak, sing, lecture, pray, play, and engage in dialogue about their world and the world of others. It is about giving everyone the place to find their voice. Cass ROX is also a small way of replacing and reinvigorating the local jazz club that once stood in this neighborhood. Here it is re-envisioned as a performance space for all. It is where up and coming as well as established performers will play to the neighborhood and engage in arts and community development in the strongest and most locally focused way.

Local Focus Local Shops

Building materials are of local focus as well. The base of the building is covered with Roxbury Pudding Stone, harkening back to the history of quarries in the area. It is this local stone that is the literal and figural foundation of the building. Windows are cut into this stone to develop a level of transparency into the burgeoning activities on the site; local grocer, café, performance space, residential entrances, etc.

Sustainability / Resiliency

Upper floors are clad in glass and recycled aluminum panels. The intent is to use material that have little to no embodied energy in their production. Glass stands outside this zone, but provides full daylight and views throughout all commercial and residential uses above. The building is wrapped in vertical elements that provide sun management and privacy, but also provide structure for foliage to climb on and grow. The building is seen as a living green wall on many sides. As it ages in time, growth of vines and green elements cascade about the place. It becomes a larger part of the green community springing from the ground skyward.

The Attached LEED Checklist along with the Preliminary Boston Climate Resiliency Checklist, inclusive of enclosed graphics show the proposed development is as resilient as possible and trending toward LEED platinum. The site for this proposed building is NOT in a sea level rise flood hazard area. The entire site and facility are intended to be resilient in that storm water management is part of the building from roof to subgrade. Green roofs absorb storm water and allow it to percolate slowly. Storm surges are managed by below grade chambers to not surcharge the city's storm water system. Conditions at grade are intended to be as pervious as possible without causing dangerous conditions. As much daylight and views are provided as possible to allow inhabitants to feel the constant presence of outside coming in: key or emotional health and well-being. Outdoor recreation space is created on every other floor as well as terraces and balconies throughout. Renewable energy is generated on site in the form of solar photovoltaic panels to produce electricity. The green roofs eliminate the heat island effect and replace the grade level greenspace with as much greenspace on the roof. Parking is below grade to keep cars off the street and provide shade so air conditioning does not need to be turned on to cool the vehicle. Electric Vehicle parking is provided with priority status and charging stations. Secure bicycle storage is provided in the parking garage to encourage bicycle use. We encourage the city to add a bike lane to Tremont and Melnea Cass Boulevard to further inspire cyclists to use these lanes and ride to area for commuting. A local grocery store is provided in the design and leasing agreements to allow residents to NOT have to travel for groceries, but simple walk to the store at street grade, in their new sustainable neighborhood. In all, the site and building are intended to be as carbon neutral as possible.







A Wider Team Approach

Our integrated project delivery (IDP) method involves early work sessions with Owner, Contractor, Subcontractors, Architect's and Engineers. Together the team analyses the site, design approach, phasing, and constructability. The work flow is organized from one side of the side to exist the other side depending on ease of access and city approvals. An early site package allows below grade parking to be constructed first and manage staging along each step of the process. Using a central Revit model, with input from all disciplines, including contractors, our BIM manager can organize phasing, schedule, and construction timing in real time. This allows for a seamless workflow and efficiency, thereby reducing embodied energy in the construction process.

Salient Points to make this place Home

- Melnea Cass and Community History Focused Design
- Roxbury Pudding Stone for base of building
- Local Artists featured proudly on building
- Local Grocer for tenant
- Local Café for tenant
- Local restaurant for tenant
- Community focused performance space
- Preserved greenspace in between two buildings
- Photovoltaic electrical production
- Green roof for all to access
- Green bridges forever y other floors
- Daylight for all occupants in all directions
- Views for all occupants in all directions
- 100,00 sf of green / open space for everyone to enjoy
- 1,000 plants or more and natural environment
- Street trees and bicycle racks on sidewalks
- Public benches along sidewalks
- Benches / seating in preserved greenspace
- Secure, covered bicycle storage
- Two levels of parking below grade, shaded parking
- Parking preference for electric vehicles
- Sun access holes in deep floor plate bridges to allow sun to reach the ground
- Non hierarchal planning, fully integrated floors / Low / Mod / Market
- Integrated design approach
- Storm water management system
- Storm water capture and percolation of green roofs
- Storm water re-use on site







LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: **Cass Crossing** Date: 20-Apr-21

Integrative Process

Green Vehicles

30	2	0	Location and Transportation	16
16			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
	2		Credit High Priority Site	2
5			Credit Surrounding Density and Diverse Uses	5
5			Credit Access to Quality Transit	5
1			Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1

U	0	Sustainable Sites	10
		Prereq Construction Activity Pollution Prevent	ion Required
		Credit Site Assessment	1
		Credit Site Development - Protect or Restore	Habitat 2
		Credit Open Space	1
		Credit Rainwater Management	3
		Credit Heat Island Reduction	2
		Credit Light Pollution Reduction	1
			Prereq Construction Activity Pollution Prevent Credit Site Assessment Credit Site Development - Protect or Restore Credit Open Space Credit Rainwater Management Credit Heat Island Reduction

3	6	2	Water	Efficiency	11
Υ			Prereq	Outdoor Water Use Reduction	Required
Υ			Prereq	Indoor Water Use Reduction	Required
Υ	Prereq Bu		Prereq	Building-Level Water Metering	Required
2			Credit	Outdoor Water Use Reduction	2
	6		Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

4	29	0	Energ	nergy and Atmosphere 3				
Υ			Prereq	Fundamental Commissioning and Verification	Required			
Y			Prereq Minimum Energy Performance		Required			
Y		Prereq Building-Level Energy Metering		Required				
Y		Prereq		Fundamental Refrigerant Management	Required			
	6		Credit	Enhanced Commissioning	6			
	18		Credit	Optimize Energy Performance	18			
	1	Credit		Advanced Energy Metering	1			
	2		Credit Demand Response		2			
3			Credit Renewable Energy Production		3			
1			Credit	Enhanced Refrigerant Management	1			
	2		Credit	Green Power and Carbon Offsets	2			

16	0	0	Mater	ials and Resources	13
Υ			Prereq	Storage and Collection of Recyclables	Required
Υ			Prereq	Construction and Demolition Waste Management Planning	Required
5			Credit	Building Life-Cycle Impact Reduction	5
5			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

16	0	0	Indoor	Environmental Quality	16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2			Credit	Indoor Air Quality Assessment	2
1			Credit	Thermal Comfort	1
2			Credit	Interior Lighting	2
3			Credit	Daylight	3
1			Credit	Quality Views	1
1			Credit	Acoustic Performance	1

1	5	0	novation	
	5		Credit Innovation	5
1			Credit LEED Accredited Professional	1
	Territoria de la constantina della constantina d	and the second of		
0	4	0	Regional Priority	4
0	4	0	Regional Priority Credit Regional Priority: Specific Credit	4

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ı	1	Credit	Regional Priority: Specific Credit	1
ı	1	Credit	Regional Priority: Specific Credit	1
	1	Credit	Regional Priority: Specific Credit	1

80 47 2 TOTALS Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



LEED **Cass Crossing**



Possible Points:



Climate Resiliency Checklist

NOT FOR FILING

NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

A.1 - Project Information

Project Name:	Cass Crossing				
Project Address:	Corner of Me	Corner of Melnea Cass Boulevard and Tremont Street			
Project Address Additional:	Roxbury, MA				
Filing Type (select)	Initial (PNF, EPNF, NPC or other substantial filing) Design / Building Permit (prior to final design approval), or Construction / Certificate of Occupancy (post construction completion)				
Filing Contact	Name	Company	Email	Phone	
Is MEPA approval required	Yes/no		Date		

A.3 - Project Team

Owner / Developer:	Onyx Group Boston	
Architect:	The Galante Architecture Studio, Inc.	
Engineer: CES Consulting		
Sustainability / LEED:	The Green Engineer	
Permitting:	TBD	
Construction Management:	TBD	

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Mixed Use / commercial / residential	
List the First Floor Uses:	Retail / Performance / Community Space	
List any Critical Site Infrastructure and or Building Uses:	Below Grade Parking / Open Green space	

Site and Building:

<u> </u>	
Site Area:	SF
Building Height:	Ft
Existing Site Elevation - Low:	Ft BCB
Proposed Site Elevation – Low:	Ft BCB
Proposed First Floor Elevation:	Ft BCB

Building Area:	SF
Building Height:	Stories
Existing Site Elevation – High:	Ft BCB
Proposed Site Elevation – High:	Ft BCB
Below grade levels:	2 Stories

Article 37 Green Building:

Proposed LEED rating: BD + C - V4

Proposed LEED rating: Certified/Silver/
Gold/Platinum

LEED Certification:	Yes / No
Proposed LEED point score:	80 but may increase Pts.

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use "R13" to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

IBD (R)	Exposed Floor:	IBD (R)	ROOI:
TBD (R)	Slab Edge (at or below grade):	TBD (R)	Foundation Wall:
	area and together should total 100%):	s's are of total vertical	Vertical Above-grade Assemblies (%
TBD (U)	Wall & Spandrel Assembly Value:	TBD (%)	Area of Opaque Curtain Wall & Spandrel Assembly:
TBD (R)	Wall Value	TBD (%)	Area of Framed & Insulated / Standard Wall:
TBD(U)	Window Glazing Assembly Value:	TBD %	Area of Vision Window:
TBD (SHGC)	Window Glazing SHGC:		
TBD (U)	Door Assembly Value:	TBD %	Area of Doors:

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined			
Annual Electric:	TBD (kWh)	Peak Electric:	TBD (kW)
Annual Heating:	TBD (MMbtu/hr)	Peak Heating:	TBD (MMbtu)
Annual Cooling:	(Tons/hr)	Peak Cooling:	TBD (Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	TBD %	Have the local utilities reviewed the building energy performance?:	TBD Yes / no
Energy Use - Below Mass. Code:	TBD %	Energy Use Intensity:	TBD (kBtu/SF)

Back-up / Emergency Power Syste	m		
Electrical Generation Output:	TBD (kW)	Number of Power Units:	TBD
System Type:	TBD (kW)	Fuel Source:	TBD

Emergency and Critical System Loads (in the event of a service interruption)

ectric:	TBD (kW)	Heating:	TBD (MMbtu/hr)
		Cooling:	TBD (Tons/hr)



Onyx Group

B - Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City's goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

B.1 - GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions: TBD (Tons)

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

TBD – likely energy model

Describe building specific passive energy efficiency measures including orientation, massing, envelop, and systems:

Passive solar facing windows to allow daylight access and views out Massing to allow natural ventilation across many bridges / green roofs

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

TBD

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

TBD

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

TBD

Describe any energy efficiency assistance or support provided or to be provided to the project:

TBD

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

The proposed project nearly triples the amount of green space that is displaced at grade by providing green roofs at every sky facing surface

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2°F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low:	TBD Deg.	Temperature Range - High:	TBD Deg.
Annual Heating Degree Days:	TBD	Annual Cooling Degree Days	TBD

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90°:	TBD #	Days - Above 100°:	TBD #
Number of Heatwaves / Year:	TBD #	Average Duration of Heatwave (Days):	TBD #

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

The proposed project nearly triples the amount of green space that is displaced at grade by providing green roofs at every sky facing surface

C.2 - Extreme Heat - Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

iai annaai neatwaves, ana ionger neatwaves.	
TBD	

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

TBD		

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 - Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:	TBD In.

Describe all building and site measures for reducing storm water run-off:

The intent is to have green roof elements that percolate storm water and surcharge city systems therefore managing and reducing storm water run off

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

In addition to green roofs a storm water management system is likely to be proposed below grade, and possibly rainwater harvesting if possible







Ε	_	Sea	Level	Rise	and	Storms
_		Ou		11100	alla	

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA?	Yes / No	What Zone:	A, AE, AH, AO, AR, A99, V, VE
Current FEMA SFHA Zone Base Flood Elevation:			Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site.



If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

E.1 - Sea Level Rise and Storms - Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online BPDA SLR-FHA Mapping Tool to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	Ft BCB				
Sea Level Rise - Design Flood Elevation:	Ft BCB	First Floor Elevation:	Ft BCB		
Site Elevations at Building:	Ft BCB	Accessible Route Elevation:	Ft BCB		
Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:					
Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:					
Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:					

Describe any strategies that would support rapid recovery after a weather event:



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E.2 - Sea Level Rise and Storms - Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.

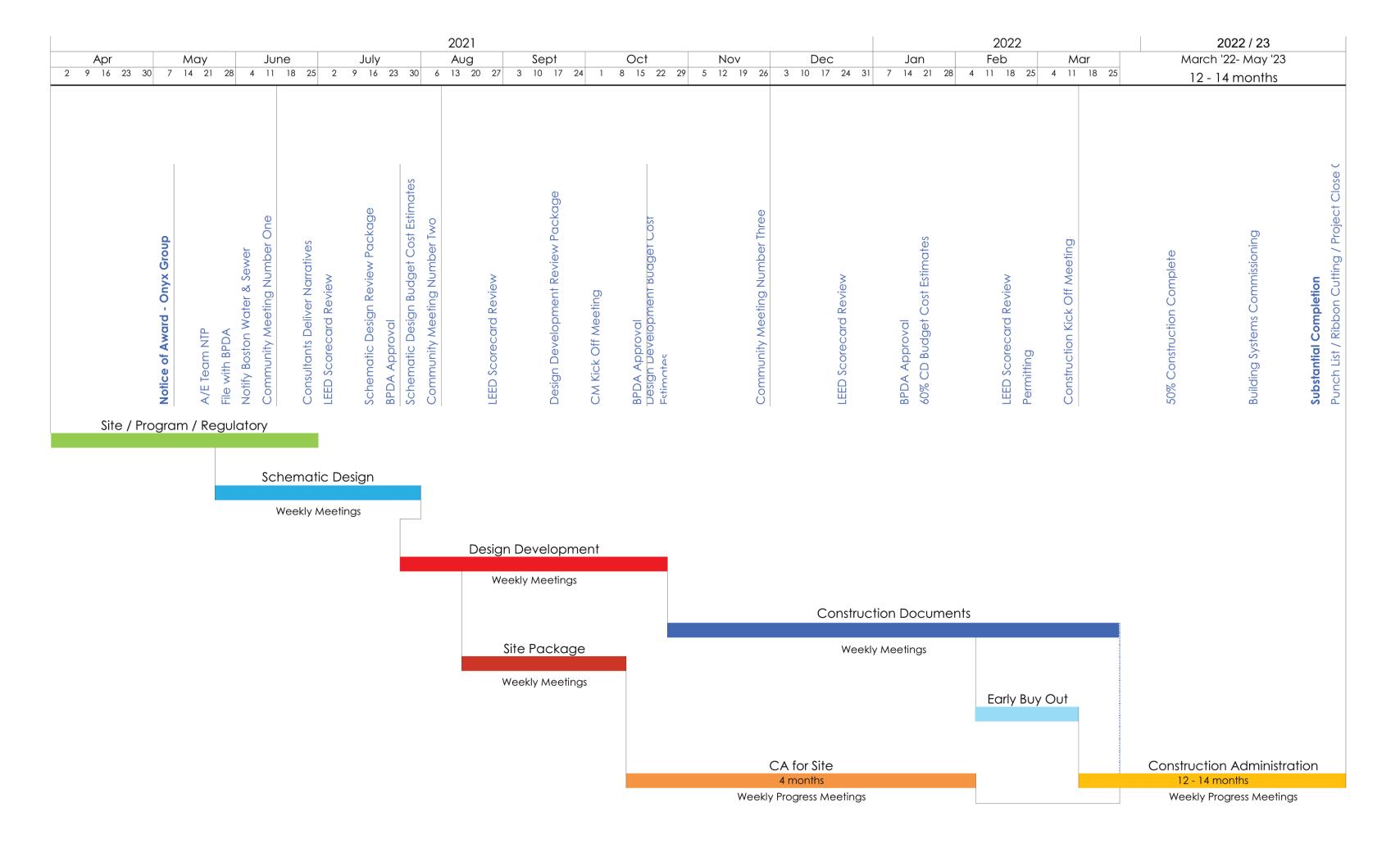
For questions or comments about this checklist or Climate Change best practices, please contact: John.Dalzell@boston.gov

Permit / Approval	Application Date	Expected Date
Boston Planning & Development Agency Article 80 Large Project Review	06.2021	08.2021
Boston Zoning Board of Appeal Zoning Review Approval	07.2021	08.2021
Zoriirig Keview Approvai	07.2021	00.2021
Boston Civic Design Commission		
Project Review	07.2021	08.2021
Boston Water & Sewer Comission		
Site Plan Approval	07.2021	10.2021
Water & Sewer Connection Permit	08.2021	10.2021
Boston Public Improvement Commission		
Specific Repair(s) Plan	09.2021	06.2022
Boston Public Works Department		
Curb Cut Permit	11.2021	06.2022
Sidewalk/Street Occupancy Permit	11.2021	06.2022
Boston Transportation Department		
Construction Management Plan	07.2021	06.2022
Transporatation Access Plan	07.2021	08.2022
Boston Public Safety Commission		
Parking Garage Permit	02.2023	04.2023
Boston Inspectional Services Department		
Review & Compliance MA Building Code	09.2021	10.2021
Building Permit	10.2021	05.2023
Certificate of Occupancy	03.2023	05.2023

Not all permits/approvals ilsted may be required; permit/approvals not listed may prove necessary depending on design changes and project developments as project advances through design & community review











Compact Living Proposed Project Checklist

Concept description

How does this project meet the aspirations of the Compact Living Guidelines? Why is this an important addition to the neighborhood?

this project meets the aspirations of the Compact Living Guidelines by providing units that allow access to daylight and views in all directions. Interior spaces are planned to be efficient yet allow room for growth. Thee are studio, One Bedroom, Two Bedroom, and Three Bedroom units. the intent is to try and provide an adequate number of bathrooms / powder rooms per unit size.

Attach a list or spreadsheet that details unit types, sizes, and total unit count.

Unit interior plans

 Provide at least one typical upper-floor plan. If every level varies substantially in program and architecturally, then include all upper-level plans.

Floor plans should note each unit's square footage and include furniture layouts if furniture is to be provided.

Ceilings are intended to be 8 to 10 feet high and floor to ceiling windows in each unit

Shared space layout and management plan

What is the intended program of the shared space(s)?	At grade there is open green space, gathering space, an quiet benches to be in nature. Each floor has terraces or open air bridges for outdoor activities. The green roof is accessible to all residents for complete recreation and lounging in nature.
What is the plan for managing (cleaning, programming, maintaining) the shared space(s)?	

Attach floor plans that show the program, design, square footage, and dimensions of shared space(s).
 Please see attached renderings and plans

Building Size	Required Shared Space
10-14 Units	Some shared space desirable; evaluated case-
15-29 Units	by-case
30 or More Units	40 Square Feet per Unit Minimum
	+ 20 Square Feet per each additional Unit over
	29



Provide walking-distance analysis from proposed project's front door to nearest transit station. Parking maximums are tied to a development's walking distance from a transit station, defined as an MBTA Subway stop (Blue, Green, Orange, and Red lines and Mattapan trolley), or a Silver Line stop. TDM point requirements correspond to the number of parking spaces in each proposed project. Proposed projects with 10-14 units are responsible for fulfilling 4 TDM points. All others are as follows.

Walking Distance from Transit Stop	Maximum Parking Per Unit Guidelines	
Within 0.25 miles	0.25 parking spaces per unit	
Between 0.25 and 0.5 miles	0.5 parking spaces per unit	
Beyond 0.5 miles	0.75 parking spaces per unit	
Number of Parking Spaces	TDM Points Required	
0 parking spaces	4 points	
1-5 parking spaces	10 points	
6-10 parking spaces	11 points	
11-15 parking spaces	12 points	
16-20 parking spaces	13 points	
Each additional 10 parking spaces (rounded up)	1 points	

Transportation Demand Management (TDM) plan

How far, in miles, is the nearest transit station, defined as an MBTA Subway stop (Blue, Green, Orange, and Red lines and Mattapan trolley), or a Silver Line stop?	The MBTA is less than a 5 minute walk from the building. There is a bus stop on the adjacent corner. Both are much less than 0.25 miles away		
How many parking spaces will be provided?	approximately 200 - please see parking plans that include Electric Vehicle parking as well as local church parking		
What measures will be used to achieve the required TDM points?	Point Value	Measure	





