

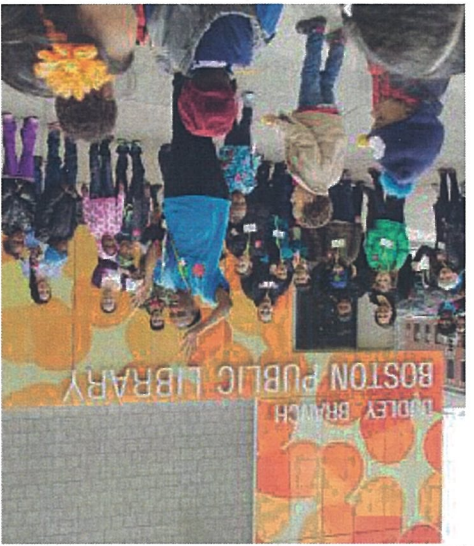
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LETTER OF INTRODUCTION





ID8 VENTURES
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400 ATLANTIC AVENUE
BOSTON, MA 02110
424.268.9694

NADAAA
1920 WASHINGTON ST. #2
BOSTON, MA 02118
T +1 617.442.6232
WWW.NADAAA.COM

February 19, 2020

Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
Room 910
Boston City Hall
One City Hall Square
Boston, MA 02201

Dear Ms. Polhemus and BPDA Team:


ID8 Ventures has created an innovative team of local designers, a highly successful Black American financial partners, the best in affordable housing legal advice, a locally experienced contractor, and an experienced local community member for public relations. Collectively our core team brings abundant experience to the project at hand, but also an excitement at the possibility to be collaborating together in our own back yard so to speak.

ID8 Ventures will be the developer and management company for the project, we, Joseph Dabbah and Derek Dudley, will serve as the primary contact. Our finance lead is Loop Capital, the largest minority-owned finance company in the U.S. Our team's attorney is Goulston & Storrs, experts in affordable housing practices. NADAAA, located in Roxbury, and led by Nader Tehrani, will be the architect. Born in England with a childhood in Pakistan, formative years in South Africa, adolescence in Iran, and educational years in the United States, Nader Tehrani is a global citizen. He brings to this neighborhood a cultural and intellectual empathy that seeks to work with the voices of its key protagonists to develop an environment that is representative of its distinct ethos. Our contractor is Shawmut Construction, a team which is well-versed in Nubian Square and committed to exceeding diversity requirements. Our marketing agent is Kelley Chunn, a vocal Roxbury community member and our real estate broker is Bivins Realty Group, both are certified Black American Woman Owned Business Enterprise.

We confirm that we have received the three addenda sent by the BPDA. We affirm that ID8 Ventures does not have any current or past lawsuits.

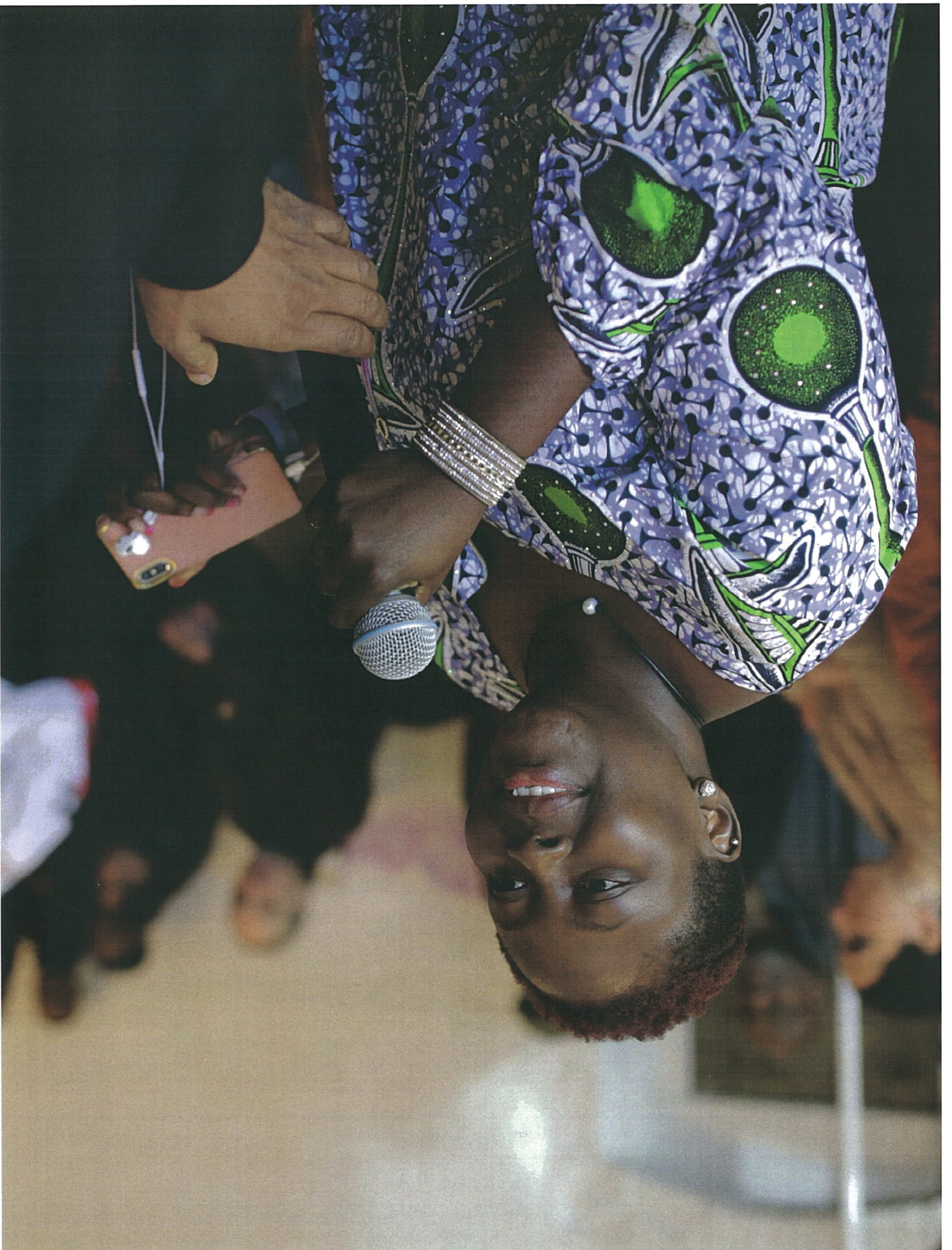
Thank you for the opportunity to present our team and vision for Nubian Square's Blair Lot. We are very honored to be included in the selection process for this project and look forward to extending this conversation in person.

Regards,


Joseph Dabbah
josephdabbah@emeritausa.com


Derek Dudley
derek.dudley@mac.com


Nader Tehrani
ntehrani@nadaaa.com





DEVELOPMENT PLAN

BLAIR LOT: THE FUTURE OF BOSTON AFFORDABLE DEVELOPMENT

ID8 and our partners see this development as a trend-setting project in Boston to integrate community, housing, and business to make a big positive impact for Nubian Square.

A PROGRAM MIX THAT WILL WORK FOR THE COMMUNITY

Our development plan in its most basic sense rests on the right fit of programs. We will offer right-sized and affordable owned residences with programs for rent-to-own. Two-thirds of the residential units will be targeted at affordable prices to allow current residents of Roxbury to enjoy ownership in this new building. We are exploring ways to work with the Compact Living Program to help make ownership possible for more local community members. The retail also is right-sized for the neighborhood and we will be selecting tenants in partnership with community groups and their feedback. The office and retail tenants will be selected for both their ability to meet Good Jobs Standards, as well as their obvious commitment to the district to amplify the neighborhood both financially and socially.

For programming, we will look to precedents such as the Ponce City Market, though on a smaller scale, that can yield both health and community impact bringing together a mix of open-air market place, food, retail, office, and residential space for a Live, Work, Play, and Explore environment. Our vision for the site is that it will serve as a meeting point, gathering spot, event space, cultural and community showcase, vibrant retail hub to support the community, as well as for visitors passing through the community. We will be reaching out to top local chefs in Boston to create a unique dining experience with healthy quick-service concepts only found in the Blair Lot marketplace along with small Roxbury start-ups to offer elevated local fare. We will be creating a mix of local boutique stores as well as including a cornerstone tenant that is solidly committed to the wellbeing of the neighborhood.

Programming in the Nubian Crescent Court will include open-air farmers' markets that will dovetail well with the small local fare offered in the marketplace. The indoor community space will highlight local artists and would be known as "The New Edition" in honor and sponsored by Roxbury's very own New Edition Members. The space could be utilized for small community performances, plays, workshops, training, STEM classes, dance, etc. It can be made into a local art gallery when necessary or host a neighborhood film festival. We can come up with a variety of ways to utilize this space for the community's benefit. We also see amazing partnerships with Hibernian Hall, City on a Hill, and Madison Park. The rooftop will be active day and night with residents tending to their gardens, community groups and businesses such as City on a Hill and Haley House utilizing separate community garden spaces. A play space for children residing in the building would keep the rooftop consistently active. We will also explore the viability of a rooftop restaurant with regular performers such as 'Soul of Boston'.



Our market studies have shown a healthy quick serve market will work well in Nubian Square



A multi-purpose community space will be designed to be flexible enough to host local art shows



A fun rooftop play area will keep the roof active throughout the year



New Edition's early days in Roxbury



We would love to cross-program with Hibernian Hall



Including space to host local music groups is critical

GATEWAY TO NUBIAN SQUARE

The Blair Lot project will serve as a neighborhood icon, adding to Nubian Square's recognizability in Boston to attract customers and businesses to the district. The building will also provide orientation to visitors to Nubian Square with safe, well-designed public corridors to navigate the site. The development will give residents a sense of pride for living in the most innovative new housing Boston has to offer. In speaking with community members these past weeks we have heard the key words "strike a balance" in both inviting people from the community and inviting people outside of Nubian Square into the fold - that is the goal of our gateway design.

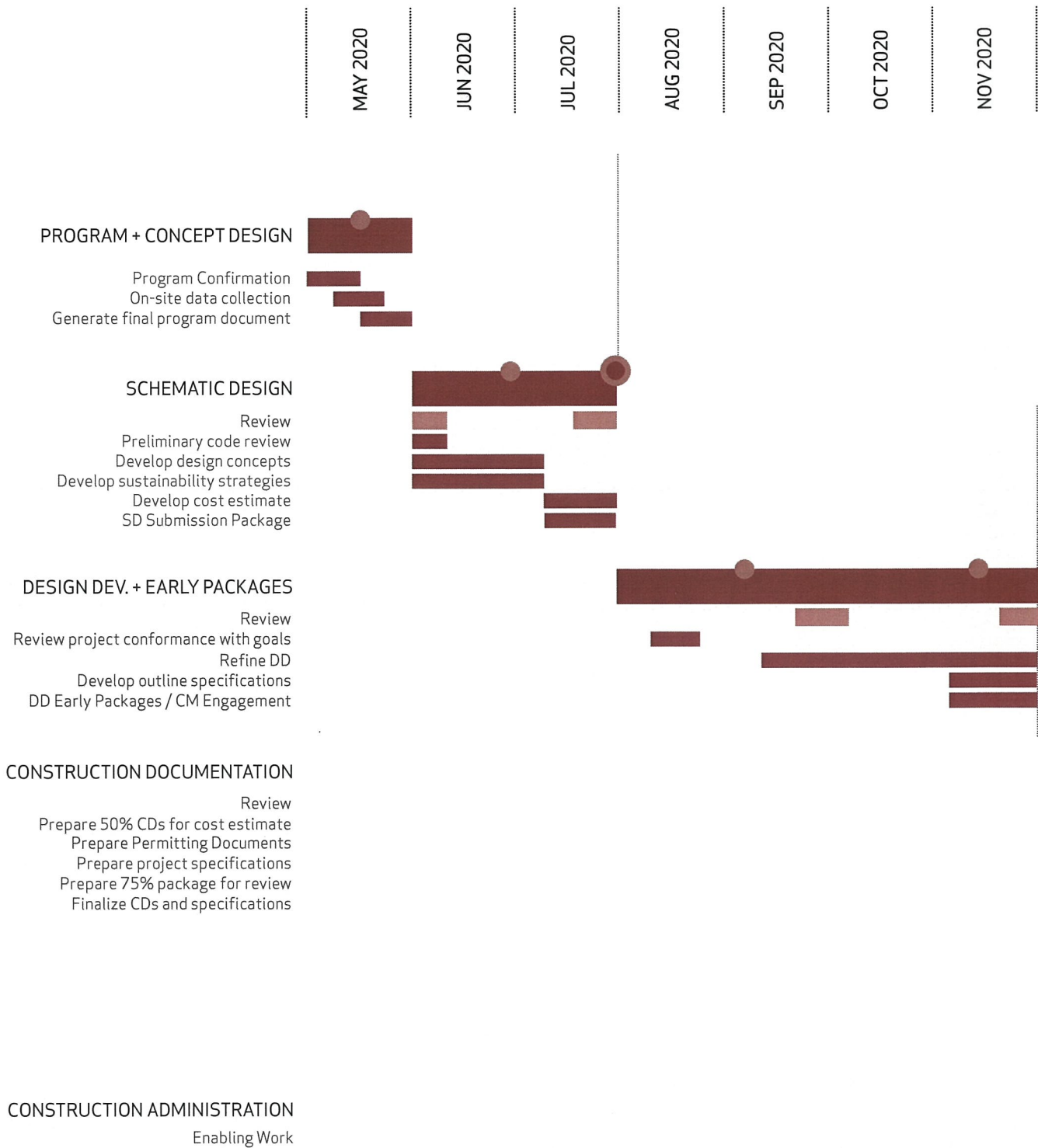
ADVANCING THE ROXBURY CULTURAL DISTRICT

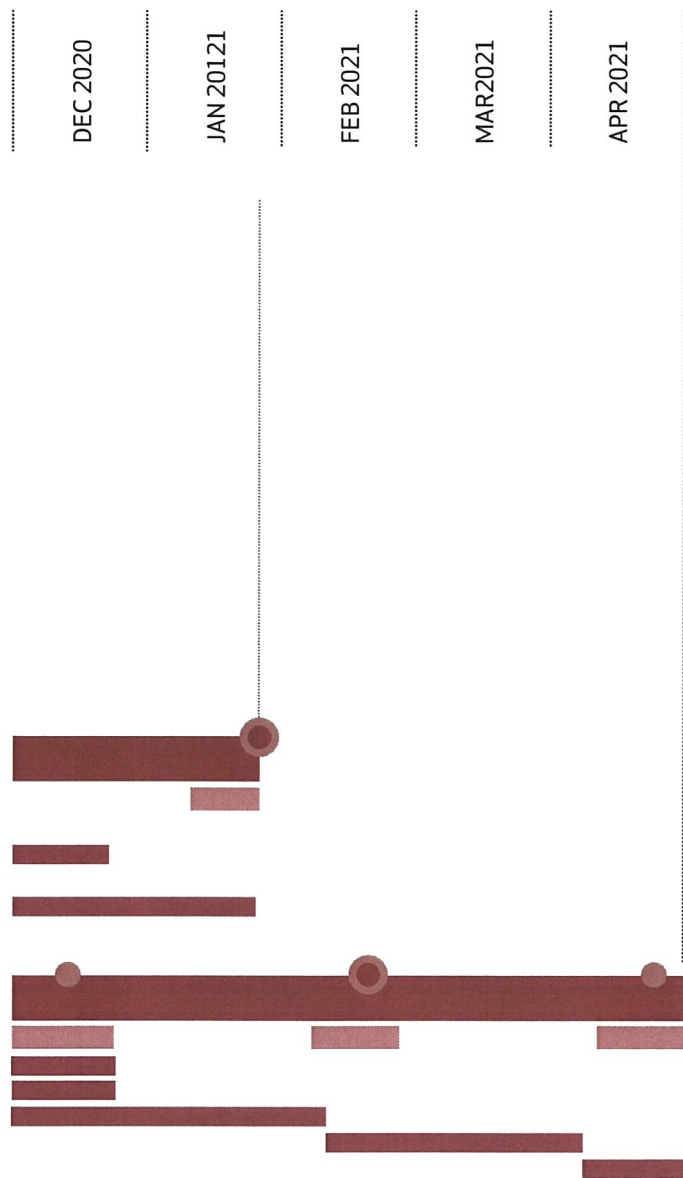
Since the late 80's members of the Roxbury community began working towards the creation of the Roxbury Cultural District and two years ago their efforts came to fruition. Our team is so excited about the changes happening and have great admiration for the decades of hard work it took to get here. We are deeply invested in Nubian Square and the success of the Roxbury Cultural District. Our goals in advancing the Roxbury Cultural District is to continually return to the District's mission to "harness the vibrant resilience of a community that, despite many trials and tribulations, never lost sight of the dream to bring forth the spirit of its history, music, arts, and culture and to work for greater economic vitality in its neighborhoods." We will best support this mission through the creation of affordable housing the neighborhood can be proud of, cultural programs that can partner with RCD, and retail/office tenants that are committed to contributing to Roxbury's economic drive.



The 'Nubian Crescent' will host a variety of events in tandem with the interior multi-purpose community room

PROPOSED TIME SCHEDULE





BPDA: Article 80B Large Project Review

Boston Zoning Board of Appeal: Zoning Relief (variances and, if applicable, conditional use permit)
Anticipated completion within 4 months after completion of large project review.

Boston Landmarks Commission: Design Review
Approximately 3-month process, anticipated to conclude 1 month after zoning relief obtained.

Boston Public Improvement Commission: Review changes/
discontinuance to public ways
Approximately 3-month process, anticipated to conclude 1
month after zoning relief obtained.

Boston Civic Design Commission: Design review
Anticipated completion within 9 months after completion of large project review.







OPERATIONAL PLAN

SUMMARY OF OPERATION PLAN



BUDGET ASSUMPTIONS FOR PUBLIC SPACES:

The HOA contribution are an allocation from the general dues.

The public spaces will be managed as a non-for-profit.

An affordable housing management company such as BRIDGE will be brought on to manage the HOA.

OPERATIONAL PROGRAMMING

ID8 is partnered with Michael Bivins (BivFam) to provide targeted programs and services for residents of all ages.

Programs to be offered include:

- Programs for children and teens - such as summer camps, mentoring, homework clubs, on-site child care centers and after-school programs
- Community facilities such as parks, open space and libraries.
- Neighborhood-serving retail in our mixed-use developments.
- Adult programs ranging from English as a Second Language to resume workshops and financial literacy.
- Senior programs - such as health programs and referrals - that support their independence and quality of life.
- Scholarship programs for residents seeking higher-education.

ID8 will partner with local agencies and community groups such as Haley House, Roxbury Innovation Center, Hibernian Hall / Madison Park Development Corporation, Central Boston Elder Services, 826 Boston, Dillaway Thomas House and Dudley Square Main Streets to bring free programs to residents. We will tailor programs to resident needs and will coordinate classes and workshops from a central location, keeping staffing costs lower.

OPERATIONAL PLAN

BUDGET: PUBLIC SPACE MANAGEMENT

STATISTICS:

OCCUPANCY	96.0%	
AVAILABLE UNITS	225	
UNITS SOLD	216	
ANNUAL HOA CONTRIBUTION BLENDED	\$ 1,200.00	
REVENUE PER AVAILABLE UNIT	\$ 1,200.00	

REVENUE:

HOA MEMBERSHIP CONTRIBUTION	\$259,200.00	52.1%
EVENT RENTAL	\$48,000.00	9.7%
ANNUAL EVENTS FUNDRAISERS	\$130,000.00	26.1%
OTHER INCOME	\$60,000.00	12.1%
TOTAL REVENUE	\$497,200	100.0%

DEPARTMENTAL PROFITS:

HOA MEMBERSHIP CONTRIBUTION	\$120,525.00	46.5%
EVENT RENTAL	\$35,500.00	74.0%
ANNUAL EVENTS FUNDRAISERS	\$101,220.00	77.9%
OTHER INCOME	\$45,000.00	75.0%
GROSS OPERATING INCOME	\$302,245	60.8%

DEPARTMENTAL EXPENSES:

HOA MEMBERSHIP CONTRIBUTION	\$138,675.00	53.5%
EVENT RENTAL	\$12,500.00	26.0%
ANNUAL EVENTS FUNDRAISERS	\$28,780.00	22.1%
OTHER INCOME	\$15,000.00	25.0%
TOTAL DEPARTMENT EXPENSES	\$194,955	39.2%

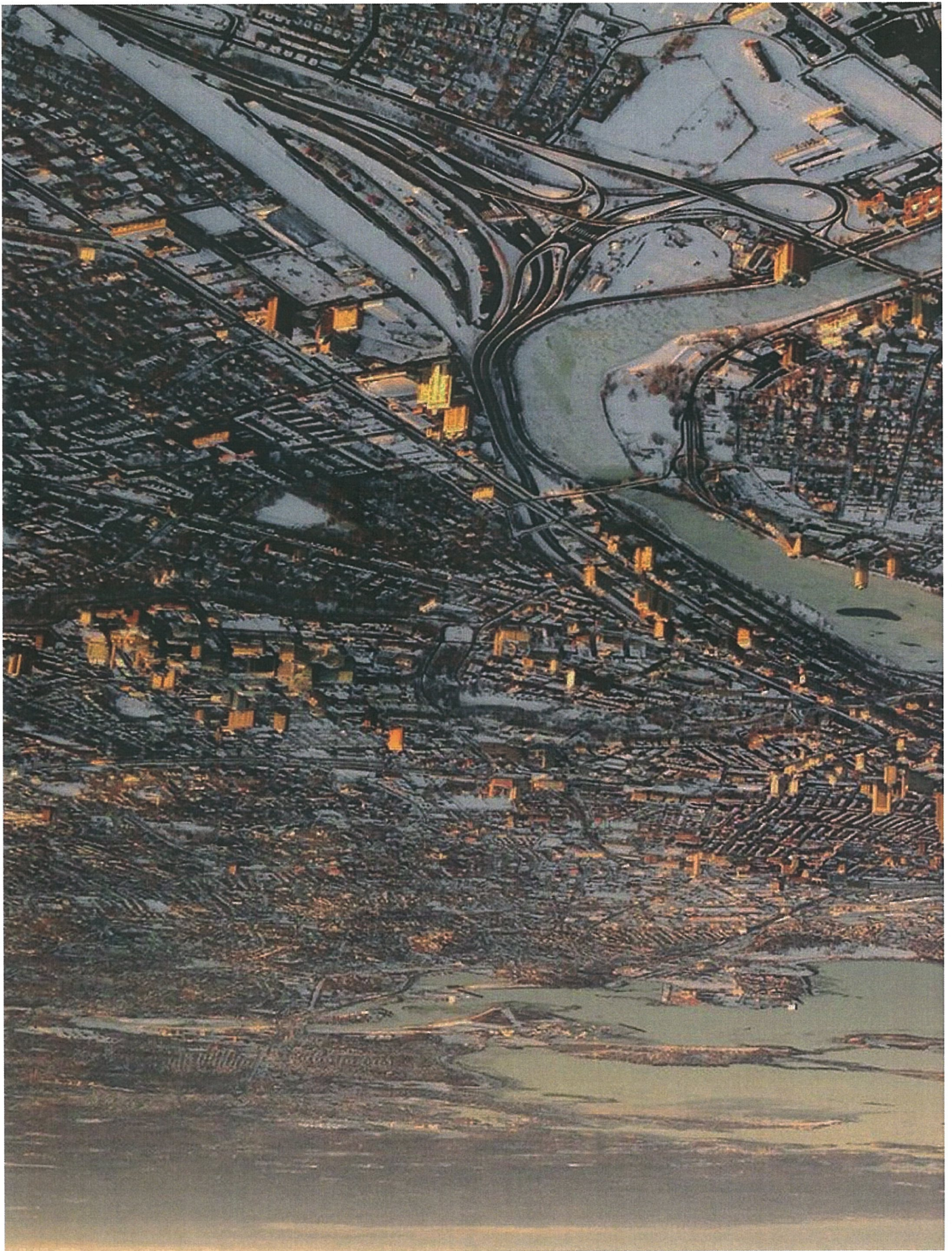
UNDISTRIBUTED EXPENSES

ADMIN. & GENERAL	\$117,328.39	23.6%
SALES & MARKETING	\$6,400.00	1.3%
PROPERTY OPERATION	\$16,089.27	3.2%
UTILITIES	\$18,333.33	3.7%
TOTAL UNDISTRIBUTED	\$158,150.99	31.8%

GROSS OPERATING PROFIT	\$144,094	29.0%
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FIXED CHARGES:

TAXES	13,707	2.8%
INSURANCE	23,750	4.8%





BOSTON RESIDENTS JOB POLICY

SHAWMUT BOSTON RESIDENTS JOBS POLICY (BRJP)



LOCAL HIRING/COMMUNITY PARTNER

Shawmut works with clients and the BRJP to establish a framework for local employment participation goals on Boston-located projects. We have experience with local subcontractors not only from Boston, but neighboring towns as well. We are constantly pre-qualifying subcontractors – continually tracking and updating their status in our database. Our work at the Bruce C. Bolling Municipal Building in Roxbury's Dudley Square in community outreach was leading-edge and created a conduit to work through our subcontractors and trade unions.

In order to attain our plan goals, we include the target percentage of resident workers as a contractual obligation for our subcontractors. To track the exact percentage of participation, Shawmut employs a Weekly Work Hour Report that tabulates the number of hours worked by each employee for each of our subcontractors on that specific project. The results would be compiled and distributed to City of Boston and the BRJP on a weekly basis.

Current and recent projects with BRJP goals include:

- City of Boston - Boston City Hall Plaza Renovations (Downtown)
- BU Goldman School of Dental Medicine Addition and Renovations (South End)
- Tufts School of Dental Medicine - Multiple Projects (Chinatown)
- Harvard University/Harvard Business School - Multiple Projects (Allston)
- UMass Boston - Residence Hall One (Dorchester)
- Boston University - Myles Standish Hall and Annex Renovation (Kenmore Square/Fenway)
- City of Boston - Bruce C. Bolling Municipal Building (Dudley Square, Roxbury)
- Isabella Stewart Gardner Museum - Addition and Renovation (Fenway)



Samantha Glatfelter
Compliance Coordinator

ON-SITE BRJP EXPERTISE

Based on our prior experience implementing Owner M/WBE and Workforce Plans, we are confident we can implement an effective, meaningful M/WBE and BRJP plan for [NAME] project.

Our on-site BRJP Coordinator, Samantha Glatfelter, recently completed a complex project at UMass Boston, and has a series of best practices she'll apply on the project, based on her prior experience with similar projects:

- From day one, establish a structure within the project team to ensure that projects are set up to meet and exceed the compliance objectives, and those objectives are implemented, and all necessary paperwork is submitted (e.g., EEO Reports, subcontractor weekly logs), and in place in a timely and accurate manner.
- Starting the project with a dedicated compliance kick-off meeting, bringing in subcontractors and local union business agents, creating a clear understanding of expectations, as well as opening the lines of communication between the subcontractors, unions, and Shawmut.
- Conducting weekly site visits to monitor overall compliance and communicate with crew foremen, as well as the Shawmut project teams
- Working closely with field staff to quickly address any crews who may not be meeting project compliance goals. Developing and executing corrective action plans to improve subcontractor's participation.
- Holding each subcontractor accountable throughout the duration of the project, to ensure we maintain and finish the job with strong participation.

BOSTON RESIDENTS JOB POLICY

SHAWMUT IN NUBIAN SQUARE

COMMUNITY INVOLVEMENT

Giving back to the community has always been a central component of Shawmut's corporate philosophy and a substantial part of our company culture. Since our incorporation in 1982, Shawmut has actively supported many urban organizations with an understanding that our company can make a difference in our city. From our inception, Shawmut has been an active member of the Boston community, supporting over 40 charitable and community groups.

As an inner-city company who has maintained its headquarters in the heart of Boston since our founding, our goal is to support the inner city groups with whom we share our community. Shawmut supports charities and community-based organizations on three levels: through corporate contributions, with company-wide initiatives, and by assisting individual staff members in their efforts.

NUBIAN SQUARE

Shawmut had a significant impact in Roxbury's Nubian (Dudley) Square while constructing the Bruce C. Bolling Municipal Building. The team's intense involvement with and respect for the community created excellent minority, women, and Boston Resident participation results, and an ongoing economic boost to the community. The unique approaches employed on this project set it apart. The dedicated individuals involved went above and beyond to respect community members, future tenants, and all stakeholders. Shawmut engaged with community groups, organizations, residents and businesses to provide a number of initiatives to benefit the community, and provided financial support to a number of youth groups, neighborhood groups, churches, and civic organizations.

- Building Pathways
- Youth Build Boston
- Dudley Vision Task Force
- Dudley Main Streets
- Roxbury Resource Center
- Roxbury Strategic Master Plan Oversight Committee
- Urban League of Massachusetts
- The NAACP
- Central Boston Elderly Services
- Boston Workers Alliance
- Representatives from State and Municipal Government

Our initiatives included:

- Partnering with local community organizations, groups to monitor the workforce goals, meeting bi-weekly
- Using local sub-contractors and vendors on the construction project
- Partnering with local as well as city-wide construction apprentice programs, referring walk-on applicants so that they could obtain the support and credentials needed to enter the trades. These programs also offered academic instruction to prepare students for the workforce
- Connecting with Madison Park High School, the only trade school in the City of Boston, and placing a number of trade students with subs, and assisting students to obtain necessary certification in the respective trades
- Supplementing tuition to the Benjamin Franklin Institute of Technology for a student to complete requirements for his plumber's license
- Offering OSHA 10-Hour Training so that nearly 200 people from the area could receive their OSHA Certification through classes taught by SDC's Safety Department. A number of these people got jobs on the Dudley site and other construction sites with OSHA requirements.
- Providing three Open House events for smaller subs to connect and network with labor subcontractors
- Employing a full-time on-site Community Outreach Coordinator

Shawmut's goal was to make an effort for their subs to employ 50% residents, 25% minorities and 10% women; large numbers of tradesmen from the area obtained jobs. The actual percentages have exceeded the goals, and are some of the highest ever achieved in Boston.

The greatest impact was the economic boost that resulted in the hiring of minorities, and the women and men who live, work, and shop here.

In addition to all of the above, Shawmut, as a true Boston community builder, provided financial support to a number of youth groups, neighborhood groups, churches, and civic organizations. Donations were also made to the Central Boston Elderly Services, Roxbury YMCA, and the NAACP. There are many more in the area that benefited from Shawmut's philanthropy. Shawmut takes pride in the many relationships we built within the Dudley Square community, and would welcome the opportunity to further them through other local projects in the future.





GOOD JOBS STRATEGY PLAN

GOOD JOBS STRATEGY PLAN



The ID8 team will meet or exceed the 7 Good Jobs Criteria listed in the RFP. We are comfortable with making these commitments public and understand these commitments will be evaluated and enforced on a long term basis after construction is complete. We are aware of the forces that redlining and other negative practices have had on Roxbury and we are excited to positively impact the neighborhood in ways that can rebalance. We commit to at least 51% of the total employees working on the parcel shall be Boston Residents and as many as possible specifically from Roxbury. We know we can make this possible through local partnerships we are already forging. We commit to at least 51% of the total employees working on the parcel shall be people of color. We commit to at least 51% of the total employees working on the parcel shall be women. We know we can make this happen through our retail and office space leases, as well as through the building management plan. We commit that all employees shall be paid a "good wage" as defined by the RFP and that all employees shall work "stable shifts" as defined by the RFP. We commit to at least 75% of all employees working on the property shall be full-time employees as defined by the RFP. Finally, we commit to all full-time employees being offered benefits as defined by the RFP.

WE COMMIT TO:

AT LEAST 51% OF EMPLOYEES
SHALL BE BOSTON/ROXBURY
RESIDENTS

AT LEAST 51% OF EMPLOYEES
SHALL BE PEOPLE OF COLOR

AT LEAST 51% OF EMPLOYEES
SHALL BE WOMEN

ALL EMPLOYEES SHALL BE PAID A
GOOD WAGE WITH STABLE SHIFTS

AT LEAST 75% OF EMPLOYEES
SHALL BE FULL-TIME EMPLOYEES

ALL FULL-TIME EMPLOYEES WILL
BE OFFERED BENEFITS





DIVERSITY AND INCLUSION PLAN

Our team commits to creating above threshold requirements for diversity across all vendor partners including from the General Contractor.

DIVERSITY + INCLUSION

DEVELOPMENT / FINANCING / OPERATIONS / OWNERSHIP TEAM DIVERSITY PLAN:

ID8 VENTURES's partnerships include several men and women of color including Derek Dudley, Michael Bivins, Bill Moran (MBE), Teasha Bivins (MBE+WBE), the Loop Capital (MBE) team which is a large, well-known minority owned finance firm, and Kelley Chunn (MBE +WBE) who will lead community public outreach, marketing, and press relations.

DESIGN TEAM DIVERSITY PLAN:

NADAAA, a firm of 25 people, is comprised of citizens from 11 different countries and territories, making our office among the most globally diverse. NADAAA meets most states' definition of a Small Business Enterprise. Our team always seeks to create diverse consultant teams. NADAAA's consultant team includes several offices that are minority-owned and women-owned, resulting in at least 16% of the design fee targeted to WBE/MBE firms.

Aisha Densmore-Bey Assoc. (WBE and MBE)

Desman(MBE)

Ellana (WBE)

Mikyoung Kim Design (WBE and MBE)

Horton Lees Brogden (WBE)

Nitsch Engineering (WBE)



NADAAA's diverse office is just a few blocks from the Blair lot, located at 1920 Washington Street.

DIVERSITY AND INCLUSION PLAN



NADAAA-led workshops in Brooklyn, Bronx, and Queens informed a City Study on the decentralization of Rikers Island

CONSTRUCTION TEAM DIVERSITY PLAN:

Shawmut Design and Construction's equal employment opportunity goal is to increase the level of participation of both minority workers and qualified MBE/WBE subcontractors on all Shawmut jobs. To this end, Shawmut remains committed to pre-qualifying subcontractors through our Central Purchasing Department, continually tracking and updating their MBE/WBE status in our database, and including them on select bid lists as a way of ensuring that Shawmut works with a diverse range of high-quality subcontractors. We have extensive experience completing projects that have well-defined minority and female participation goals, including projects that have a requirement of 20 percent or greater MBE/WBE participation. One example is the Wayland High School Renovation and Addition project, which employed 18 percent of minority and women-owned businesses where Shawmut exceeded the target percentage of 11 percent.

On such projects, we include the target percentage of minority and female workers as a contractual obligation for our subcontractors. To track the exact percentage of participation, Shawmut employs a Weekly Work Hour Report that tabulates the number of hours worked by each employee for each of our subcontractors on that specific project. The results are compiled and distributed to the owner on a weekly basis.

Through our past projects and our outreach efforts, Shawmut maintains an extensive database of pre-qualified minority-owned subcontractors and suppliers to include in our bidding process. Our proactive approach to cultivating relationships with a wide range of minority-owned subcontracting firms is further demonstrated by our active participation in the Massachusetts Minority Contractors Association.

We have extensive experience completing projects that have well-defined minority and female participation goals. Some examples include:

- The City of Boston commended Shawmut on the MBE/WBE and resident performance on the Bruce C. Bolling Municipal Building project in Dudley Square, Roxbury with 20% MBE, 7% WBE, and 49% residents
- The City of Haverhill Caleb Dustin Hunking School project exceeded the combined 10.4% MBE/WBE goal with 16.15% combined MBE/WBE performance
- The Town of Lunenburg New Middle/High School project exceeded the combined 10.4% MBE/WBE goal with 14.9% combined MBE/WBE performance

Shawmut has never received a penalty or sanction for non-compliance. Based on our prior experience implementing Owner M/WBE and Workforce Plans, Shawmut is confident we can implement the project's M/WBE and Workforce Plan. If the client does not have a Plan, Shawmut could assist in the development of the plan for use on this and future projects if desired.

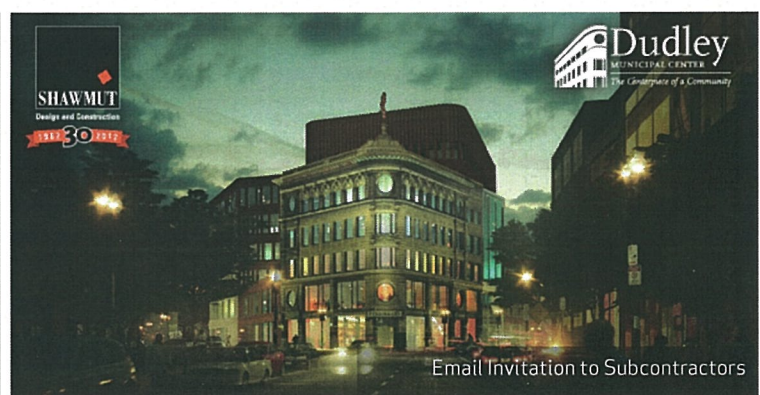
Subcontractor Networking Event

The project team for the Dudley Municipal Center invite you to attend a subcontractor networking event.
Food and beverages will be served.

Thursday, September 20, 2012
4:00pm-5:30pm
Shawmut Design and Construction
560 Harrison Avenue, Boston, MA 02118
(Please use the main entrance and check in at our front desk.)

4:00-4:15	Networking
4:15-4:30	Tom Goemaat: Overview of project and subcontractor requirements
4:30-4:45	Division of Capital Asset Management (DCAM): DCAM Certification overview
4:45-5:00	City of Boston - Small & Local Business Enterprise (SLBE) MBE/WBE Certification overview
5:00-5:30	Q&A and networking

Please RSVP to Clyde Thomas by Thursday September 13, 2012
email: c.thomas@shawmut.com



DIVERSITY AND INCLUSION PLAN

KNOWLEDGE OF THE LOCAL LABOR AND MATERIALS MARKET

Shawmut Design and Construction is a Massachusetts builder with extremely strong relationships with the subcontractor market. These are relationships built over years of daily business interactions. Our ability to successfully manage the local subcontractor market is the direct result of our long-established clout in the Massachusetts marketplace; our subcontractor policies for prompt payment, our reputation for cooperative and fair treatment of subs; and our safe, well-managed job sites.

Shawmut's laborers and carpenters generally perform services that are difficult to define or purchase from subcontractors, including:

- Daily surveying and layout
- Material management and cleaning debris to dumpsters
- Protection of finished work
- General construction cleaning
- Cutting and patching
- Minor interior demolition
- Site safety
- Miscellaneous rough carpentry

These services typically afford Shawmut greater control, and therefore greater efficiency, over the schedule, cost, and job site logistics. More importantly, our ability to self-perform this type of work would provide Smith College with scheduling efficiencies and cost savings derived from Shawmut's lower limit, construction manager markup on certain project areas.

With every trade, we assess the benefits of using our own laborers and carpenters against external forces to make the appropriate recommendations based on quality, cost, and manpower availability. Shawmut's hourly trade labor rates generally fall well below other pre-qualified subcontractor rates due to subcontractor's allowance for higher mark-ups and our low insurance Experience Modification Rate (.85). In the event supplemental carpentry and labor resources are required, we will present the hourly rates to the client with an estimated schedule of labor hours to keep all parties informed.

LABOR UTILIZATION

While Shawmut is signatory to the carpenter and laborer unions we are able to utilize non-union forces for all other trades. Through our established relationships we will proactively and collectively work with local carpenters and laborers unions to obtain recovery funds and compensation to alleviate cost concerns. Overall, Shawmut has a strong and deep workforce for these trade items. Our project team possesses an incredibly deep well of construction knowledge. We consistently review opportunities to positively impact the project budget across every trade and work with all stakeholders to deliver cost effective solutions. With Union labor, there exists a set of unique benefits which offers both improved efficiencies and peace of mind.

- Benefit of guaranteed experience via a four-year apprenticeship program; If necessary, may pull extra labor from a qualified pool of Union candidates
- Ability to monitor contractor stability and financial status through Union Fees and delinquent notifications
- Wage and healthcare benefits ensure workers are being treated fairly



BIVINS REALTY GROUP SDO CERTIFICATE *

State of Connecticut
Department of Administrative Services
Supplier Diversity Program

This Certifies **Bivins Realty Group, LLC**

As a **Black American Woman Owned
Small/Minority Business Enterprise**
July 31,2019 through July 31,2021

Owner(s): Teasha Bivins

Contact: Teasha Bivins **Telephone:** (203)556-5424 Ext: **FAX:** (866) 616-7608

E-Mail: Teasha@BivinsRealtyGroup.com **Web Address:** www.BivinsRealtyGroup.com

****Affiliate Companies:**

Meg Yetishelsky
Supplier Diversity Director

Jai G. Coe
Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.

DESIGN TEAM SDO LETTERS



DIVERSITY AND INCLUSION PLAN



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
OPERATIONAL SERVICES DIVISION
One Ashburton Place, Suite 1017
Boston, MA 02108-1552

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kristen Lepore
Secretary

Gary J. Lambert
Assistant Secretary for
Operational Services

July 19, 2017

Ms. Mikyoung Kim
Mikyoung Kim Design, LLC
119 Braintree Street, #103
Boston, MA 02134

Dear Ms. Kim:

Congratulations! Your firm has been renewed as a minority and woman business enterprise (MBE and WBE) with the Supplier Diversity Office ("SDO") under the business description of **DESIGN SERVICES IN LANDSCAPE ARCHITECTURE FROM CONCEPT DESIGN TO SITE CONSTRUCTION ADMINISTRATION IN THE FIELD**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a MBE and WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is August 4, 2020. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,



William M. McAvoy
Deputy Assistant Secretary and
Chief Legal Counsel

DIVERSITY AND INCLUSION PLAN



Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Stephanie Pollack, MassDOT Secretary & CEO

massDOT
Massachusetts Department of Transportation

DBE Certification Office | MassUCP

July 26, 2018

Ms. Mikyoung Kim
Mikyoung Kim Design, LLC
119 Braintree Street, #103
Boston, MA 02134

This letter serves as sole and exclusive proof of your firm's DBE certification

Dear Ms. Kim:

Congratulations! The Massachusetts Unified Certification Program (MassUCP), is pleased to notify you that we have renewed your company as a disadvantaged business enterprise (DBE). Your company continues to be assigned **NAICS Code(s) 541320** with the certified business description of **DESIGN SERVICES IN LANDSCAPE ARCHITECTURE FROM CONCEPT DESIGN TO SITE CONSTRUCTION ADMINISTRATION IN THE FIELD** and will remain listed in our certified business directory.

As a DBE, you must inform MassUCP in writing of any change in circumstances affecting your ability to meet size, disadvantaged status, ownership, control requirements or any material change in the information provided in your application form. Changes in management responsibility among members of a limited liability company are covered by this requirement. You must attach supporting documentation describing in detail the nature of such changes. The notice must take the form of an affidavit sworn to by the owners of the firm before a person who is authorized by state law to administer oaths or of an un-sworn declaration executed under penalty of perjury of the laws of the United States. You must provide the written notification within 30 days of the occurrence of the change. If you fail to make timely notification of such a change, you will be deemed to have failed to cooperate under 49 CFR 26.109(c).

To renew your firm's DBE certification and if it continues to meet the applicable criteria, on or before your firm's certification anniversary date of **August 4, 2019**, and each year thereafter, please send the MassUCP the following documents:

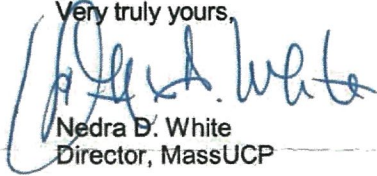
- (1) No Change Affidavit (**will be sent with reminder letter**)
- (2) A signed copy of your company's, and all of its affiliates', U.S. Tax Returns including all schedules and attachments for the year(s) indicated.
- (3) If a sole proprietor, a signed copy of your Schedule C. for year(s) indicated.
- (4) A statement of the number of full- and part-time employees (including owner) for each year indicated.
- (5) For out of state companies, please provide a copy of your most recent certification letter from your home state.

If you have changed your company name or address, please notify Ms. Nedra D. White, in writing on the company's letterhead in order to update your state vendor file.

MassUCP reserves the right to monitor, perform random spot checks, re-evaluate the firm or revoke the firm's certification if it no longer meets the certification criteria.

During the period of your certification, if you have further questions regarding annual review, please contact Ms. Nedra D. White, Director, MassUCP at (857) 368-8659.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Nedra D. White", is written over a horizontal line.

Nedra D. White
Director, MassUCP

DIVERSITY AND INCLUSION PLAN



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
OPERATIONAL SERVICES DIVISION
One Ashburton Place, Suite 1017
Boston, MA 02108-1552

Charles D. Baker
Governor
Karyn E. Polito
Lieutenant Governor
Michael J. Heffernan
Secretary
Gary J. Lambert
Assistant Secretary for
Operational Services

March 6, 2018

Ms. Barbara C. Horton
Horton Lees Brogden Lighting Design, Inc.
38 East 32nd Street, 11th Floor
New York, NY 10016

Dear Ms. Horton:

Congratulations! The Supplier Diversity Office ("SDO") has approved your firm's Category expansion. The firm is now certified as a woman business enterprise (WBE) under the new business description of **ARCHITECTURAL LIGHTING DESIGN AND CONSULTING SERVICES; PROJECT MANAGEMENT AND COMPUTER AIDED DESIGN**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this amended description. **This letter serves as the sole proof of your SDO certification.** Your designation as a WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is November 19, 2020. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.



We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wso@state.ma.us.

Sincerely,



William M. McAvoy
Deputy Assistant Secretary and
Chief Legal Counsel



DIVERSITY AND INCLUSION PLAN



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OPERATIONAL SERVICES DIVISION
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Assistant Secretary for
Operational Services

June 14, 2018

Ms. Lisa Brothers
Nitsch Engineering, Inc.
2 Center Plaza, Suite 430
Boston, MA 02108

Dear Ms. Brothers:

Congratulations! Your firm continues to be certified as a woman business enterprise (WBE) with the Supplier Diversity Office ("SDO") under the business description of **CIVIL ENGINEERING, PERMITTING, TRANSPORTATION ENGINEERING, STRUCTURAL ENGINEERING, LAND SURVEYING, GEOGRAPHIC INFORMATION SYSTEMS (GIS), AND PLANNING**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is June 13, 2020. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

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We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,



William M. McAvoy
Deputy Assistant Secretary and
Chief Legal Counsel



DIVERSITY AND INCLUSION PLAN



THE COMMONWEALTH OF MASSACHUSETTS Executive Office for Administration and Finance OPERATIONAL SERVICES DIVISION

One Ashburton Place, Suite 1017
Boston, MA 02108-1552

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Michael J. Heffernan
Secretary

Gary J. Lambert

Assistant Secretary for Operational Services Division

September 13, 2019

Mr. John Fujiwara

Desman, Inc. d/b/a: Desman Associates

3 West 35th Street, 3rd Floor

New York, NY 10001

Dear Mr. Fujiwara:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **ARCHITECTURAL AND STRUCTURAL RESTORATION OF COMMERCIAL FACILITIES, PARKING STRUCTURES; MASTER PLANNING; FEASIBILITY STUDIES AND TRANSPORTATION PLANNING**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a MBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is August 03, 2022. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

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Tel: (617) 720-3311

www.mass.gov/osd

TDD: (617) 727-2716

Fax: (617) 727-4527
Follow us on Twitter: @Mass_OSD

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,



William M. McAvoy
Deputy Assistant Secretary and
Chief Legal Counsel

DIVERSITY AND INCLUSION PLAN



OPERATIONAL SERVICES DIVISION

Gary J. Lambert
Assistant Secretary for Operational Services

THE COMMONWEALTH OF MASSACHUSETTS Executive Office for Administration and Finance OPERATIONAL SERVICES DIVISION

One Ashburton Place, Suite 1017
Boston, MA 02108-1552

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Michael J. Heffernan
Secretary

October 30, 2017

Ms. Ella Bereznitsky
ELLANA, Inc.
32 Broadway, Suite 801
New York, NY 10004

Dear Ms. Bereznitsky:

Congratulations! Your firm has been renewed as a woman business enterprise (WBE) with the Supplier Diversity Office ("SDO") under the business description of CONSTRUCTION COST ESTIMATING, SCHEDULING, AND COST CONTROLS. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is November 19, 2020. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

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Tel: (617) 720-3300


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TDD: (617) 727-2716

Fax: (617) 502-8841
Follow us on Twitter: @Mass_OSD

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,



William M. McAvoy
Deputy Assistant Secretary and
Chief Legal Counsel

DIVERSITY AND INCLUSION PLAN



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
OPERATIONAL SERVICES DIVISION
One Ashburton Place, Suite 1017
Boston, MA 02108-1552

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Kristen Lepore
Secretary

Gary J. Lambert
Assistant Secretary for
Operational Services

March 2, 2017

Ms. Aisha Densmore-Bey
Aisha Densmore-Bey, Designer
800 Boylston Street, #990863
Boston, MA 02199

Dear Ms. Densmore-Bey:

Congratulations! Your firm has been renewed as a minority and woman business enterprise (MBE and WBE) with the Supplier Diversity Office ("SDO") under the business description of **DESIGN SERVICES: GRAPHIC DESIGN, BRANDING, ART EXHIBIT INSTALLATION, INTERIORS**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a MBE and WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is February 28, 2020. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. ~~Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment.~~ You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.



DEVELOPER QUALIFICATIONS



BLAIR LOT DEVELOPER TEAM

ID8 Ventures has formed a robust core team for the Blair Lot development project with local designers, women-led firms, and minority-led firms with recent relevant experience to enhance the overall project.

ID8Ventures

Developer + Property Management
Michael Bivins
Bill Moran
Joseph Dabbah
Derek Dudley
Susan Cronin

*LOOP CAPITAL

Financial
Jim Reynolds
Jana Wesley

**BIVINS REALTY

Fair Market Broker
Teasha Bivins

**KELLEY CHUNN + ASSOC.

Community Engagement / PR
Kelley Chunn

GOULSTON & STORRS

Attorney
Matthew Kiefer

*CoURBANIZE

Community Tech Platform
Karin Brandt
Gaëtan Daphnis

SHAWMUT CONSTRUCTION

Construction Manager
Sokol Kodrasi
Matthew Frongillo

* Women Business Enterprise

* Minority Business Enterprise

DEVELOPER QUALIFICATIONS

ID8 VENTURES + TEAM

Our goal at ID8 Ventures is to improve both property and places to deliver lasting commercial and social benefits. We are a young firm, but with a background in development that takes a long-term approach to business. Our work demands that we have a deep understanding of the cities and local communities in which we operate. We also need to respond to urban trends that affect every city and which are creating change at an unprecedented rate. To deliver successful projects we merge a far-sighted, national perspective, with an intimate local knowledge of markets and communities through our collaborators. Whether developing or managing a single asset, operating at a larger neighborhood scale, or actively engaging with cities or the construction industry, we aim to have a positive impact on today's communities while being responsive to the needs of future generations.

We have partnered with some amazing local supporters to help us with community engagement as well as to help program the planned community space. Joining our team are: Michael Bivins, who grew up in Roxbury and through his foundation Bivfam is giving back to the community; Bill Moran, an activist for Boston's minority workforce and a Roxbury resident; Joseph Dabbah, an experienced property developer; Derek Dudley, a film producer that supports films about people of color; Susan Cronin, a real estate financial whiz, Teasha Bivins, a real estate broker with a heart for helping Roxbury residents become homeowners; Kelley Chunn, a vocal Roxbury resident who has already organized opportunities for our team to meet with community members; Goulston & Storrs, an expert attorney for affordable housing projects; CoUrbanize, a community technology platform that will allow us to hear more community voices; and Shawmut Construction, whose experience on the Bolling project will help them to best serve the community on this project.

NEIGHBORHOOD PARTNERS



MICHAEL L. BIVINS | BIVFAM FOUNDATION

Michael L. Bivins was born on August 10th, 1968. He was raised in a single parent home along with his sister Tanya in the Orchard Park Projects in the Roxbury neighborhood of Boston. New Edition received their star on the Hollywood Walk of Fame. The City of Boston dedicated a recently refurbished basketball court, now named the Michael L. Bivins and Boston Mayor Marty Walsh Court to honor Bivins' commitment and devotion to his neighborhood. In 2006, Bivins married real estate broker Teasha L. Bivins, and they have four beautiful daughters. The Bivins' family now focuses their community philanthropic efforts through the Bivfam Foundation, a nonprofit engaged in fundraising and entertainment and athletic programming for inner-city and under-served youth and adults.

WILLIAM A. MORAN III | BILL MORAN & ASSOCIATES

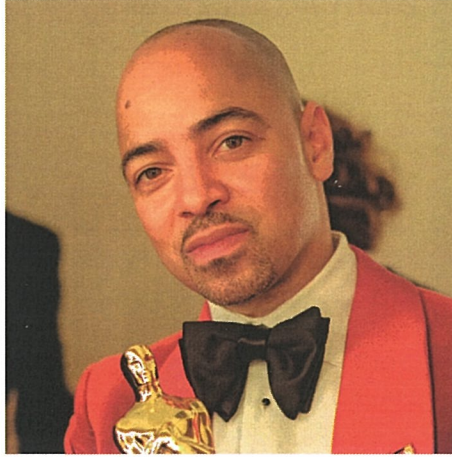
Bill is a retired teacher of 25 years for the Boston Public School System. As a teacher Bill consistently took an active role in nurturing, guiding and uplifting children to drive them towards success. The success of our youth is still one of Bill's passions. By serving on the boards for Massachusetts Commission Against Discrimination and My Brother's Keeper, consulting for both Milton and Boston Public Schools, to working with his incredible Brother's Committee, Bill continues to push for opportunities for our youth.

During his fourteen years as CEO for BMA, LLC, Bill has been instrumental in the success of his clients while always ensuring community benefits and giveback are included in every project his company consults on. Advocating & garnering support and obtaining approval of funds to build the new Dearborn Middle School in Roxbury; introducing Metro PCS to the community, providing job opportunities, discounted phone plans, offices built in several community locations; helping establish the 1st financial institution in the Roxbury community in 25 years (Tremont Credit Union). Currently Bill is working on the development of Winthrop Square (Millennium Partners) Community Relations. Former Client P-3 Partners at Tremont Crossing Project. Bill has obtained commitments for many community benefits including job training, minority business contracts, resident jobs and much more. Bill has also connected his clients to the non-profit organizations in the community who as a result are already receiving support.

In 2018 Bill established the Bill Moran & Associates Community Mentoring Program. In just 2 short years this program has made a significant and unprecedented impact in workforce development and employment for Boston's minority community. In 2018, Bill and the team recruited, prepared, and mentored 25 young men and women of color for apprenticeships in the electrical trades. This group of apprentices was comprised of 70% City of Boston Residents, 4 women of color, and 21 men of color. 18 successfully complete their first year, resulting in a 72% retention rate. To date, all these apprentices continue employment in over 15 worksites, with an hourly salary range of \$20.44 to \$23.53, with some apprentices working overtime.

DEVELOPER QUALIFICATIONS

DEVELOPMENT TEAM



JOSEPH DABBAH | ID8 VENTURES

Joseph Dabbah, originally from Switzerland, moved to Boston in 2011 where he pursued a Bachelors in Business Management at Boston University. As a student, Joseph undertook a complex development in the city of Boston requiring a deep understand of the zoning and community review process. The project was successfully approved after gaining support from the Chinatown community and others. Joseph later moved to New York City to hone in his passion for real estate and place-making, studying at the Graduate School of Architecture, Planning and Preservation at Columbia University, graduating in 2017 with a Masters in Real Estate Development. Joseph is now Senior Vice President of Development of Emerita USA, a family owned real estate company based in Newark New Jersey, which owns and/or manages over 2 million square feet of office and hospitality assets. In 2019, Joseph joined forces with ID8 Ventures, merging real estate and social impact through cultural placemaking projects in emerging neighborhoods in Newark and Chicago. Joseph currently sits on the Newark Downtown District board and also advises Drop of Milk, a culture and historic preservation group in Cairo, Egypt focused on education, interfaith coexistence and placemaking.

DEREK DUDLEY | ID8 VENTURES

As an entertainment industry veteran with more than 25 years of experience under his belt, Derek Dudley has earned the reputation of being a creative genius and visionary entrepreneur. Making a name for himself, while managing the careers of music heavyweights including, but not limited to, acclaimed producer and record label mogul Jermaine Dupri, and Academy Award winning artist, actor, author and social activist Common, he is a highly respected figure within entertainment and business circles due to his innate ability to identify and leverage opportunities for the benefit of his clients. Derek has successfully guided Common's career since his early days as an independent, and ambitious, backpack toting rapper from the south side of Chicago. The internationally renowned artist now boasts more than 20 films to his credit, and is celebrated as one of the most respected voices in hip hop culture today thanks in part to Dudley's tenacity.

TEASHA L. BIVINS | BIVINS REALTY GROUP

Teasha Bivins fell in love with real estate and realized her passion for helping buyers and sellers with their real estate goals as a young woman. She followed her heart and studied for the Connecticut real estate exam in 2003. She hoped to earn her license to help her single mother achieve her dream of one day owning her own home. Upon acing the exam on the first attempt, her priority was to keep the promise made to her mother. Twelve years later her mother is still a very proud homeowner! Bivins initially started her real estate career working for Remax and successfully worked her way into the President's and 100% clubs. Both are prestigious awards given only to top producing Remax agents. Shortly thereafter, she was awarded an Entrepreneur award and the Mary & Eliza Freeman award from her community.

ID8 VENTURES RELEVANT WORK

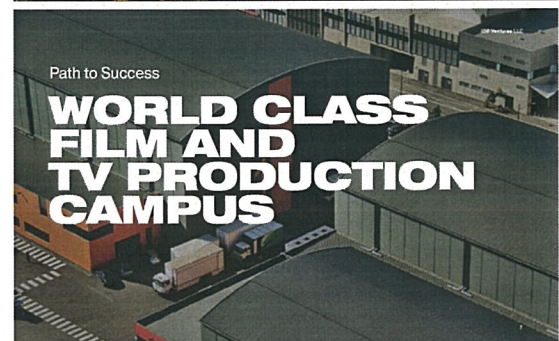
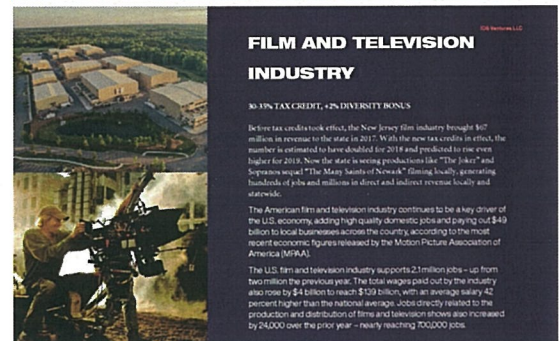
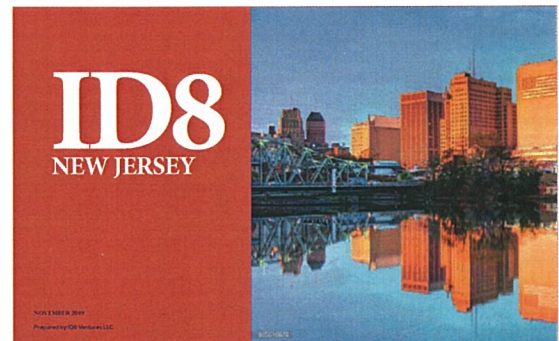
ID8 NEW JERSEY

Located within the "New York City Film Zone," the area located in a 25-mile radius around Columbus Circle wherein all New York City-based film workers' unions and guilds will work locally, key areas surrounding Newark NJ are ready for a revival. While New York has benefited from a very strong tax incentive for multiple years, New Jersey has only joined the competitive environment two years ago. As Netflix, Hulu, Amazon and other digital giants join traditional networks in ordering up staggering amounts of content to win customers, demand for studio space has soared. With its strategic location near New York City and a solid public transport infrastructure Northern New Jersey is ready to support its first of a kind Class A sound-stage.

RoadTown Enterprises is a specialized consulting and management company focused in entertainment real estate and related industries. We help land owners, developers, business owners and entrepreneurs design, build, operate and market motion-picture and television production facilities and their associated support businesses. The company's scope of services is designed to assist these clients in all aspects of production facility development and management.

Freedom Road Productions is a film, television and content development company formed by Derek Dudley and Academy Award winning Common, which has released several feature film and documentary projects including L.U.V (2012), America Divided (2016) for EPIX, An American Girl Story (2016) Amazon, Burning Sands (2017) Netflix, and most recently The CHI (2018) on Showtime.

Newark Film Studios - Emerita, a family owned and operated real estate and investment company, has opened its first movie studio in one of their trophy assets, The National Newark Building, located at 744 Broad Street. The iconic building is known to most as an office building, but over the years, the Mezzanine has become a sought after location for popular movies and television shows such as the "The Joker", "The Enemy Within", and "The Plot Against America," just to name a few.



DEVELOPER QUALIFICATIONS

ID8 CHICAGO

ID8 has a business plan which calls for an equity-based land acquisition of approximately \$75m and a Film Studio build of approximately \$127m with a known and well qualified multi-generational horizon capital source with a significant interest in Chicago and equity sponsors.

ID8 development plan calls for development of 120 acres exclusively on the southern quadrant. Future development opportunities of the remaining acreage is not included in this model and is not a requirement for underwriting. This southern parcel focused approach solves for any environmental, underground instructions and other unknowns thereby eliminating the major risk hurdles inherent to the site.

ID8 believes previous plans have been challenged by the unique environmental and geo conditions at the site and has targeted light industrial not only as a viable unique business demand generator but as a direct solution to the environmental challenges.

ID8 has unique and exclusive relationships in the entertainment industry which it is leveraging to solidify a formidable branded studio partner. The new Governor of Illinois has expressed his desire to encourage growth in Illinois with increased tax credits for the industry. The plan for a film studio is considered a “game changer” for many analysts with history studying this site. Viability studies for increased film and television production in the Chicago submarket and specifically at 8080 Lakeshore have already been conducted by ID8.

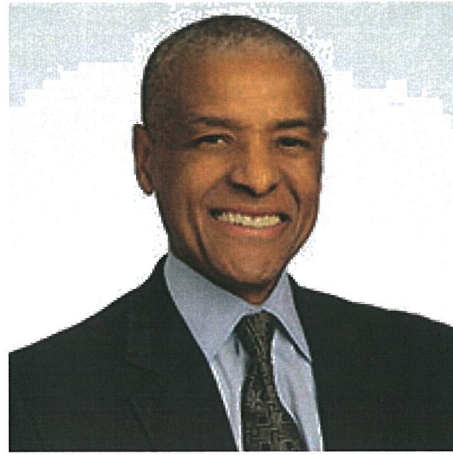
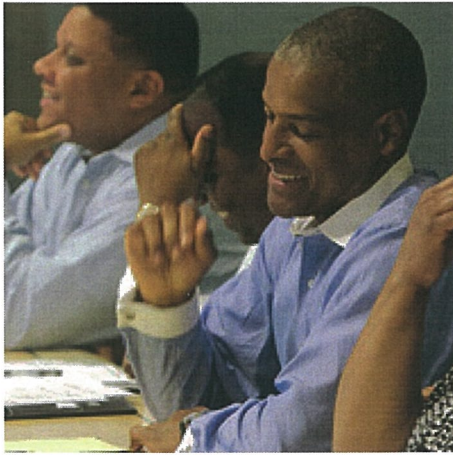
ID8 has garnered the support of City Hall, both Alderman Garza and Mitchell who's Wards share the site along with positive feedback from Planning and Zoning. ID8 has engaged previous vendors who have worked on this site to provide general guidance and deep understanding of the apparent challenges including geotechnical and environmental professionals.

ID8 brings with it a uniquely broad yet intimate network of proven institutional capital partners, political reach, entertainment stakeholders, and an authentic love and connection with Chicago's southside. Derek Dudley was born and raised just a few blocks away, bringing a level of commitment, passion and energy beyond what typically motivates commercial RE development.

ID8 partner RoadTown Enterprises is a specialized consulting and management company focused in entertainment real estate and related industries. The company's scope of services is designed to assist clients in all aspects of production facility development and management, from conception through implementation, development, construction and operations. RoadTown Enterprises has developed and managed successful large scale film studios across the United States.

ID8 Partner Freedom Road Productions is a film, television and content development company formed by Derek Dudley and Academy Award winning Common, which has released several feature film and documentary projects including L.U.V (2012), America Divided (2016) for EPIX, An American Girl Story (2016) Amazon, Burning Sands (2017) Netflix, and most recently The CHI (2018) on Showtime.

ID8 has cultivated strong interest from various industry participants for this site further supporting occupancy studies. ID8 has a combined 85 years of experience in Soundstage Development/Management and Entertainment Industries.



LOOP CAPITAL

Loop Capital is a full-service investment bank, brokerage and advisory firm that provides creative capital solutions for corporate, governmental and institutional entities across the globe. Our reputation for integrity and service - coupled with our track record of success - has allowed us to serve an expanding number of clients from coast to coast. We continue to grow because clients continue to ask us to do more for them, and our uncompromising commitment to excellence means that clients get superior, focused service across our entire platform. Loop Capital is nimble enough to introduce leading-edge technologies enterprise-wide, quickly and efficiently without disrupting client services. We believe in constantly re-investing in the business, seeking continuous improvements that enhance the client experience and client outcomes. Loop Capital is a powerful and growing global financial services firm. Loop Capital's founders have always believed that every piece of business has to be earned. As the firm has grown from six hard-working entrepreneurs in 1997 to more than 170 professionals today across a wide range of services, the founders continue to seek out leaders who understand that reward comes from hard work and earning the trust and respect of clients, every day of the week.

COMMUNITY INVOLVEMENT + PHILANTHROPY

Loop Capital's culture values collaboration. Both as a corporation and individuals, we believe in helping make our communities better places to live, by contributing our time, money and energy to causes and organizations that are making a difference. Loop Capital has a long history of being involved in the communities where it conducts business. Our philanthropic program lies at the core of the company's culture, supporting charities and non-profit organizations around Chicago and other cities around the country which broadly impact civic, cultural and educational development. Through community service and charitable giving, we strive to create more productive and enriched communities where we live and work. Whether it is working with organizations such as Habitat for Humanity, the American Heart Association, Boy Scouts and Girl Scouts of America or other organizations, Loop Capital engages our employees in the process of public service to effectively address challenges that face our community.

VALUES

Our core values are fundamental and form the foundation of everything we do, in business and in the communities where we live and work. Integrity - Integrity starts with honesty, from the way we work with clients, partners and vendors, to the way we treat one another in the workplace. Ownership - We encourage an entrepreneurial spirit at Loop Capital, coupled with a supreme sense of responsibility to meet deadlines and respond quickly to queries, from clients and co-workers. We also earn more work from clients and prospective clients by working harder, working smarter and keeping their needs at the top of the list, while earning the respect of colleagues by adding value and being a team player. Team - Loop Capital thrives when we collaborate. There are no silos. Employees pitch in when asked, and aren't afraid to ask others to do the same. Opinions and new ideas matter to clients and colleagues. The collaborative nature of Loop Capital puts a premium on open discussions and new ideas. Community - We invest time and resources supporting individuals, groups and institutions that are working to strengthen our communities. Diversity - Diversity of thought, diversity of culture, diversity of opinion. All are valued and encouraged at Loop Capital.

DEVELOPER TEAM QUALIFICATIONS



KELLEY CHUNN + ASSOC.

Kelley Chunn & Associates (KCA) is a state-certified, DBE award winning collaborative consultancy based in Boston. KCA is marking 25 years of providing strategic communications, cause marketing and public relations services designed to promote diversity, inclusion and social change in academic, government, for-profit and non-profit institutions and businesses. A thought leader, Kelley Chunn, the Principal, is also a speaker and freelance writer.

In April of 2013, Simmons College presented Chunn with an award for professional leadership. In 2012, the City of Boston declared May 1st "Kelley Chunn Day" to recognize KCA's 20th anniversary.

RELEVANT PROJECTS

Restoration of the Shaw 54th Regiment Memorial on the Boston Common

MassHousing First Time Homebuyer Campaign

MA Department of Transportation and Boston Transportation Department Traffic Studies

City of Boston Business Disparity Study

Madison Park Community Development Corporation

Dorchester Bay Economic Development Corporation

Nuestra Comunidad Development Corporation

The creation of the Roxbury Cultural District

Historic Boston, Inc., relaunch of the Fowler Clark Epstein Farm in Mattapan

Third Sector New England Mission Works' disposition of 260 Washington Street in Dorchester

Benjamin Franklin Institute of Technology: Community Outreach, Civic Engagement

KELLEY CHUNN

PRINCIPAL

Kelley Chunn is the principal of Kelley Chunn & Associates (KCA). Her journey has taken her from Boston to New York, to Nigeria and the White House. There she joined other community and business leaders to advise former President Barack Obama on small business and economic development. Kelley Chunn has also served as associate professor and adjunct lecturer of public relations and marketing at various schools including Simmons University and Tufts University. Among her memberships: the Board of the Roxbury Cultural District; a gubernatorial appointee to the Metropolitan Area Planning Council; the Black Economic Council of Massachusetts, and; the Boston Chamber of Commerce.

A thought leader, Chunn is also a speaker. A former broadcast journalist at network affiliate stations 4, 5 and 7 in Boston, Chunn graduated from New York University and the Simmons University School of Communications Management.

"Kelley brings a strong voice and a fresh point of view to the strategic process. And she knows how to hit the right target with the right message."

- Lisa Unsworth, Arnold Worldwide



DEVELOPER TEAM QUALIFICATIONS SHAWMUT



SHAWMUT CONSTRUCTION

We have construction management offices throughout the country—including Boston, Chicago, New York, Miami, Las Vegas, and Los Angeles. But it's what's inside those offices—the people (we're a lot of fun to work with!), the passion, and the performances that have made most of our construction management clients repeat clients.

- We're builders first, but we're also partners. Your needs are always a priority.
- We're philanthropists. Every employee gets a day off to volunteer at a local organization.
- We're stewards of the environment. We embrace sustainable building practices.
- We always put safety first. Nothing is more important than making sure every member of our construction management crews gets home safely.
- We're 100% employee-owned, which means each and every employee has a vested interest in the success of the company. It also means our clients know that no matter who they deal with, each person will do their part to make every project a successful one.
- We take a long-term view. This isn't about getting it done and getting out. It's about doing it right, right from the start. And about making sure you're taken care of throughout the project.

CLIENT REFERENCES

RISD, NEW RESIDENCE HALL (WITH NADAAA)
Annie Newman
Director of Planning, Design & Construction
401-454-6623
anewman01@risd.edu

CITY OF BOSTON
Tom Leahy
Senior Project Manager
617-635-3408
tleahy.pdf@cityofboston.gov

CAPSTONE DEVELOPMENT PARTNERS, LLC
David Morrissey
Construction Manager
DMorrissey@capstonemail.com
205-789-5192

BOSTON UNIVERSITY
David Flynn
Associate Vice President for Construction Services
ddflyn@bu.edu
617-353-2112

58x
NAMED BEST
PLACE TO WORK

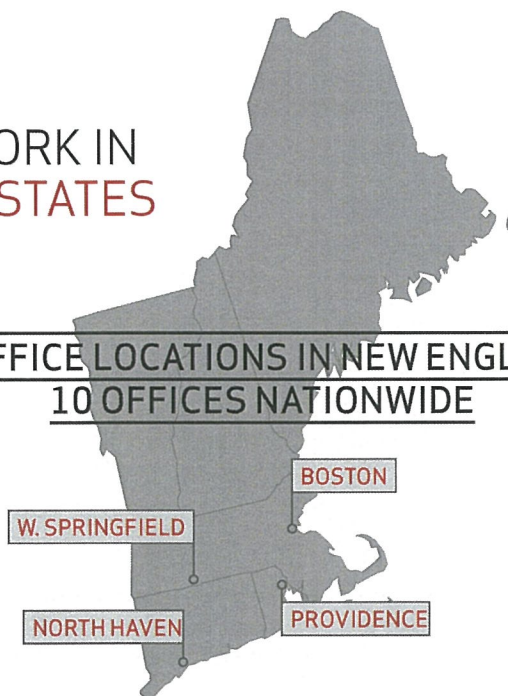
OUR EMERGENCY
RESPONSE TEAM
IS AVAILABLE
365
DAYS A YEAR



200+
PRESTIGIOUS
PROJECT AWARDS

WORK IN
44 STATES

4 OFFICE LOCATIONS IN NEW ENGLAND
10 OFFICES NATIONWIDE



\$1.5B
ANNUAL DOLLAR
VOLUME IN 2019

80% OF
ANNUAL REVENUE
COMES FROM
REPEAT CLIENTS

OVER
100
LEED
CERTIFIED
PROJECTS

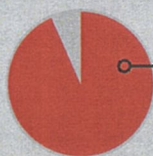
OVER
60
LEED
AP'S

WE BUILD **12 TO 14** MILLION
ON AVERAGE ANNUALLY

OVER
2 MILLION OF LEED
SQUARE FEET SPACE

.15

ENR ranked us in
top 15% of all contractors
in the country.



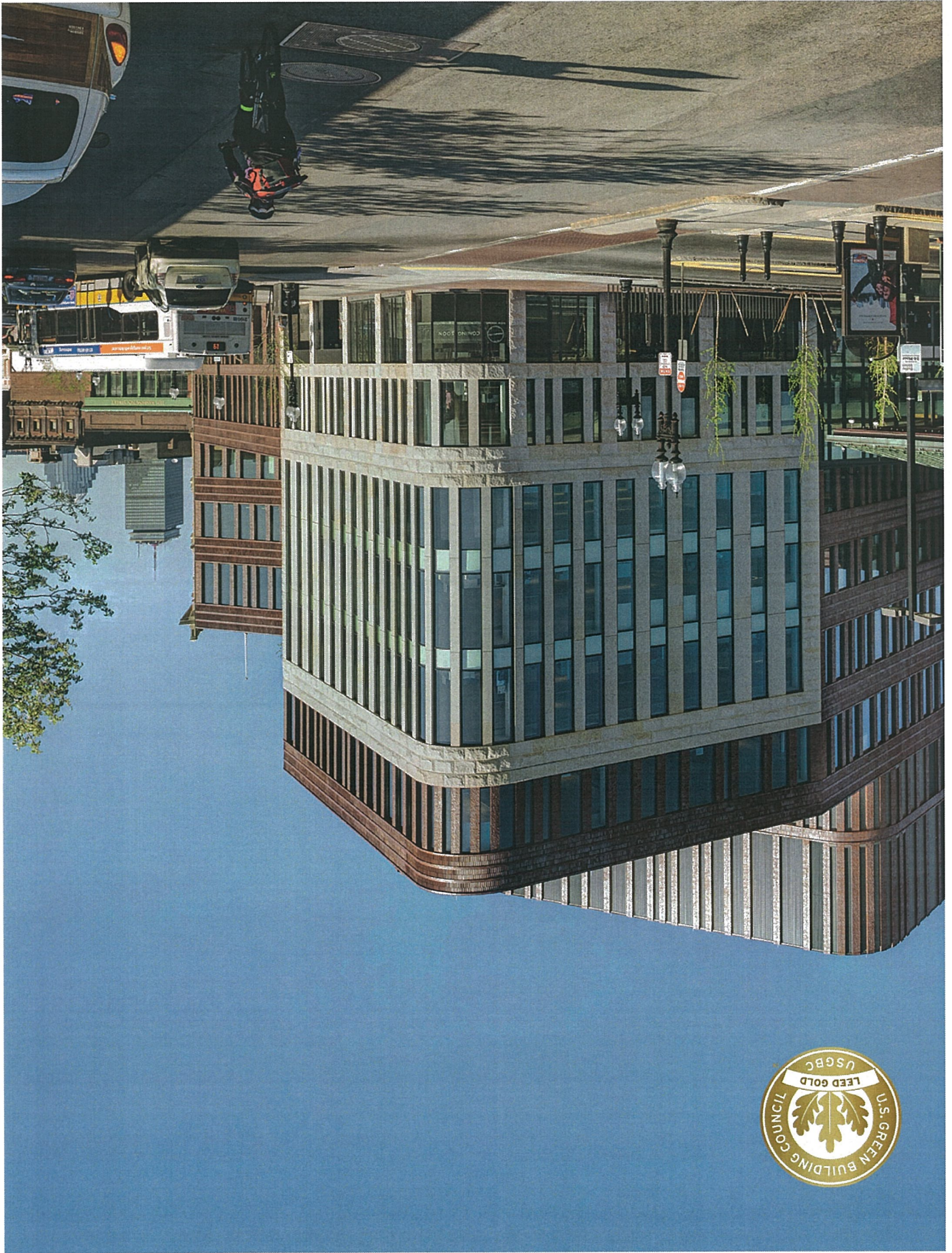
93%

That's the percentage
of clients who said
we met or exceeded
expectations.

10,400

Last year, our employees
volunteered more than ten
thousand hours to countless
organizations across the country.





PROJECT DATA:
CLIENT: CITY OF BOSTON
ARCHITECTS: SASAKI/MECANOO ARCHITECTEN
OPM: PMA CONSULTANTS
CONSTRUCTION VALUE: 101,000,000
LOCATION: NUBIAN SQUARE
DURATION: 33 MONTHS
SIZE: 215,000 S.F.
COMPLETION: 2020
LEED GOLD - ON TRACK

DEVELOPER TEAM QUALIFICATIONS SHAWMUT

AWARDS

Boston Society of Architects Honor Awards for Design Excellence 2017
Rudy Bruner Award for Urban Excellence Silver Medalist 2017
Boston Society of Architects Harleston Parker Medal Winner
Boston Society of Architects People's Choice Award
Boston Preservation Alliance Preservation Achievement Award 2016
CMAA New England Chapter 2016 Building - New Construction Project of the Year Award (Projects Greater Than \$100M)
ENR New England 2015 Project of the Year
ENR New England 2015 Best Project - Government/Public Buildings Category
International Facilities Management Association (IFMA) Boston Award - Best Practices: Large Project
National BAC Craft Award - Most Innovative Use of Masonry
Preservation Massachusetts Inaugural Mayor Thomas M. Menino Award

BRUCE C. BOLLING MUNICIPAL BUILDING



The Bruce C. Bolling Municipal Building project consisted of the construction of a new 215,000 square foot municipal office facility with ground-floor retail located on a 29,611 square foot site. The new building serves as the administrative headquarters of the Boston Public Schools, and houses the Roxbury Innovation Center, a publicly-funded start-up accelerator. The scope included integration of three existing historic façades of the Ferdinand (1895), Curtis (1888) and Waterman (1890) Buildings into the new building. Shawmut worked closely with the Boston Landmarks Commission and Massachusetts Historical Commission during the preservation of the Ferdinand's Building façade, a five-story brick, terra cotta, and limestone structure requiring intricate preservation and restoration. The Shawmut

team carefully planned and coordinated logistics and traffic management to minimize disruption of ongoing bus operations at the adjacent Dudley Square bus terminal. Shawmut protected the adjacent properties and provided pedestrian covered walkways and clear signage for foot-traffic. Dudley Square was an important Boston retail and transit hub for a half-century. The Bolling Building was envisioned by the late Mayor Tom Menino as the flagship piece to Dudley Square's revitalization. Shawmut had a significant impact in the community throughout the project's duration. On the jobsite, the goal was for subcontractors to employ 50% residents, 25% minorities and 10% women; actual percentages exceeded the goals, and are some of the highest ever achieved in Boston. This project is LEED® Gold.



SOKOL KODRASI

SENIOR PROJECT MANAGER

As Senior Project Manager, Sokol will be responsible for the daily oversight of our field and office team. He will manage all the business aspects of the preconstruction and construction phases, including budgeting, value engineering, contracts, scheduling, logistics, pricing, and implementation.

SELECTED EXPERIENCE:

EDUCATION
Education
Northeastern University
Boston, MA
MBA

University of Connecticut
Storrs, CT
B.S., Civil Engineering
B.S., Computer Science &
Engineering

Cambridge Housing Authority
Frank J. Manning Apartments Revitalization
(CMAR-Ch. 149A)
\$65 million complete renovation of 19-story, 199-unit elderly/disabled housing apartments on a very tight urban site in Central Square, adjacent to a public library and parking garage. The work was carried out in five phases over the course of two-and-a-half years. The building remained substantially occupied by residents throughout.

CBRE
33 Arch Street Lobby Renovations
\$5 million interior and exterior upgrades to the main lobby.

CBRE
One Boston Place Lobby Renovation
\$6 million interior and exterior upgrades to the main lobby at One Boston Place.

Charlesbank Capital Partners
200 Clarendon Street Expansion
\$5 million, 15,000 sf occupied multi-phased renovation on the 54th floor. The renovation scope included high end millwork as well as a full gym with shower rooms for both men and women. Additionally, two new core bathrooms were added with high end finishes, plus a large, top-of-the-line boardroom with 40-45 person capacity.

Charles River Associates
200 Clarendon Street - Floors 11 & 12
\$8.7 million interior fit-out of the partial 10th, 11th, and half of 12th floors.

GW&K, LLP
Expansion Space Project
\$2 million miscellaneous renovations to the 15th floor of 222 Berkeley Street.

Lord and Taylor
760 Boylston Street, Boston, MA
\$5.5 million, 50,000 sf renovation of the first floor space. Renovations performed in phases while store was occupied. Scope includes custom floor tile and display cases, faux paint millwork crown molding, custom millwork, new light fixtures, and new fitting rooms.

Microsoft NERD Center
1 Memorial Drive, Cambridge, MA
\$6 million, 150,000 sf new office fit-out on three floors. Conference rooms, aluminum-frame store-

fronts, high end millwork, and new kitchen/pantry area. Glass conference rooms, polished concrete floor, faux painted walls.

Northeastern University
MIE Capstone Design Studio Renovation
\$2.7 million expansion of the MIE Capstone Design Studio located in the basement of The Forsyth Building. An existing Grad Student Suite was eliminated and the Computer Lab relocated in order to expand. The new space comprises a new 3D printing facility, three Conference Rooms with direct access to the Build Space, two discrete Auxiliary Workspaces, and two new multi-staff offices. Infrastructure upgrades included power distribution, lighting, plumbing, and data systems.

Northeastern University
Richards Robotics Laboratory
\$2.6 million, 3,097 sf renovation to create a new robotics facility located on the fourth floor of Richards Hall. This fast-track project includes new manufacturing and prototyping rooms. The open space floor plan in the front section allows for a 80/20 Unistrut-type ceiling so that robots can be vertically supported. 80/20 products are commonly used within robotics for material handling, safety, and automation systems. A new storefront system provides an invitation into the lab space so that visitors can see the latest robots that the team is working on.

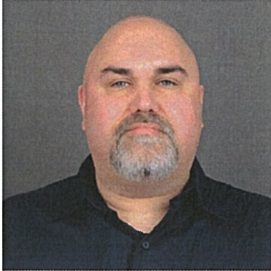
Northeastern University
Tenant Fit-out at 177 Huntington Ave.
\$7 million renovation of Floors 6-12 of 177 Huntington Avenue into new office space for Northeastern University. Scope included abatement and demo of the existing space with 54,000 sf of open office constructed for use by several departments at Northeastern University.

Perkins School for the Blind
Hilton Building Elevator
\$2 million construction of new elevator in new shaft with additional scope for improved handicapped access and MAAB compliance.

Perkins School for the Blind
Howe Classroom Renovations
\$1.3 million program of renovation

DEVELOPER TEAM QUALIFICATIONS

SHAWMUT



MATTHEW FRONGILLO

SENIOR SUPERINTENDENT

As Senior Superintendent, Matt will be your full-time site supervisor of all trades during construction. He will work with the project managers and engineers to implement the schedule, manage the support field staff, ensure all field operations are on-schedule, and correspond with the quality assurance/quality control programs established for the project.

SELECTED EXPERIENCE:

AFFILIATIONS/ACCREDITATIONS

Commonwealth of
Massachusetts Construction
Supervisor License #078519

City of Boston License: A,B,C #B19824

City of Cambridge License #685 Class 2

OSHA 30-Hour Certification

EDUCATION

American International College
B.S., Business Administration

City of Lowell, Massachusetts

Hamilton Canal Innovation District Parking Garage (CMAR-Ch. 149A)

\$33 million, 335,000 sf, 900-car new parking garage with ground floor and canal-side retail, designed to provide sufficient parking in the City of Lowell's Hamilton Canal Innovation District (HCID). The HCID project will reinvent 15 acres of vacant and underutilized waterfront land as a vibrant, mixed-use neighborhood connecting Lowell's downtown to its commuter rail station. (Project in progress.)

Citizens Bank

New Corporate Campus

\$200 million, 425,000 sf campus including a free-standing 1,300-car precast parking garage, office and meeting space, collaborative work spaces, dining and fitness facilities — as well as baseball fields, tennis and basketball courts, and trails that the local community will be able to use. Approximately 3,000 employees occupy the new campus. City of Lowell, Massachusetts

New Lowell Trial Court

\$180 million, 270,000 sf facility to contain the operations of the District, Housing, Superior, Juvenile and Probate and Family Court, plus office space for court staff, a Law Library, a detainee holding area, the Registry of Deeds, office of the District Attorney, and a Grand Jury Room. The Lowell Justice Center will act at the cornerstone for the entry into the Hamilton Canal Innovation District (HCID) and will be the first new building construction for Lowell's HCID master plan. LEED® Gold.

Commonwealth of Massachusetts (DCAMM)

Northeast Regional Youth Detention Center

\$45 million, new two-story, 72,350 sf youth detention facility accommodates 45 clients from DYS's North East Region. The facility's program includes: 3-15 bedroom units, health services, food service, classrooms including specialized classrooms for art, music, and vocational education, library services, visitation rooms, regional administrative offices, staff and building support as well as a gym and exercise yard.

FM Global

Northwoods Campus Renovation

\$60 million complete renovation of FM Global's former headquarters, known as Northwoods. Renovation comprised of a poured-in-place concrete column/girder structure built in 1971. For the core and shell portion, the 338,600 sf building was taken back to the structural skeleton and features a completely new curtainwall system, multiple additions and infills, MEP/FP systems, new entrances, bathroom cores, elevators and cafeteria/server. Tenant fit-outs encompass highly efficient office space, a full-service cafeteria with access to outdoor dining, showers, locker room and exercise facility. Additionally, the landscaped campus includes a walking path around the existing pond, new plantings, site lighting, and surface parking for up to 1,300 vehicles.

Natick Mall

Parking Deck D

\$50 million 1,360-car pretension parking garage. Project constructed as part of the overall mall expansion. Natick Mall

Parking Deck F

\$40 million 1,840-car precast parking garage and connector bridge to the existing mall. Project completed on a fast-track, seven month schedule for the mall to utilize during the holiday season.

UMass Amherst/UMBA

Commonwealth Honors Residential Complex (CMAR-Ch. 149A)

\$175 million, 500,000 sf seven-building project consisting of a mix of unit types, including approximately 600 single and double beds, and 900 beds in suites and apartments. The project included residential common spaces such as floor lounges and laundry facilities to complement the residential experience. In addition, the facility's program includes nine classrooms and a large multi-purpose room for Honors College academic use, as well as approximately 9,000 sf of the Commonwealth Honors College student support space.



GOULSTON & STORRS

The Goulston & Storrs Affordable Housing and Economic Development group is uniquely positioned to craft creative and efficient solutions for each client's needs. We have broad and deep experience representing a range of clients, including for-profit and non-profit developers and owners, lenders, investors, syndicators and public housing authorities. Our diverse practice, national relationships, varied client base and depth of experience gives us unparalleled perspective and keen insight into the legal and business issues associated with this complex area of law. We counsel our clients in all aspects of their affordable housing and economic development projects across the nation, including: deal structuring that maximizes tax benefits and complies with all applicable regulatory systems; assessing potential sources of government financing and applying for and negotiating the terms of these federal, state and local funds; applying for tax credit allocations, identifying investors, negotiating partnership terms and meeting ongoing compliance requirements; permitting projects through both traditional and inclusionary zoning mechanisms and taking the lead on any related litigation; negotiating all construction and environmental related matters and agreements; structuring condominiums to meet project needs; developing funds; establishing new loan programs; and negotiating and drafting construction, bridge and permanent loans. On the cutting edge of what businesses need now, we also have focused expertise in the areas of sustainable development, green projects, energy related matters and legislative tracking.

Our team navigates challenging, multi-layered, complex transactions that involve:

Community Development Block Grant
Fair Housing Compliance
Green and Sustainable Development
HOME Program
HOPE VI
Multifamily Mortgage Risk-Sharing Program
Mark-to-Market Program
Massachusetts Chapter 40B Development
Mixed-Use Development
Mixed-Income Development
State Funding Sources
State and Municipal Law Issues
Section 8 Contract Expiration, Renewal and Transfer
Section 202 Supportive Housing for the Elderly

HUD Mortgage Insurance Programs: Section 220, Section 221(d)(4), Section 223(f) and Section 232
Section 236 Decoupling
Stimulus Funds for Affordable Housing
Tax Credit Financing:
Low Income Housing
New Markets
Energy
Historic
Federal & State Credits
Tax Exempt Bond Financing
Troubled Asset Disposition
USDA Programs, including Section 515 Financing
501(c)(3) Applications for Tax Exemption

DEVELOPER TEAM QUALIFICATIONS



coURBANIZE

coUrbanize is a purpose-built digital community engagement platform for real estate development. The coUrbanize platform brings the town hall meeting online, making it easier for developers to establish relationships with the community members who matter most. Project stakeholders use coUrbanize to share information and gather feedback from a broader, more representative group of residents – all with the goal of building better cities.

ENHANCING IN-PERSON MEETINGS WITH ONLINE EDUCATION & DATA GATHERING

The conventional community outreach process for large-scale development projects relies heavily on in-person meetings, which can be inconvenient or even impossible for many people to attend. The result is a time-intensive process that doesn't accurately capture the sentiment of everyone who lives, works, and plays in a community. The coUrbanize platform serves as a centralized resource for community members to stay informed and share their feedback as a development moves forward. Built-in reporting tools help project stakeholders analyze feedback, and easily scalable outreach functionalities allow the project team to engage community members on- and offline, throughout the entire development process.

CASE STUDY PICTURED ABOVE: NEW YORK CITY DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT: BROWNSVILLE NEIGHBORHOOD PLANNING PROCESS

New York City's Housing Preservation & Development (HPD) needed to connect with Brownsville—an isolated, diverse community where public housing predominates. For the initial data gathering phase, coUrbanize created an online map of ideas based around the question "What's great about Brownsville, and what could be even better?" In tandem with HPD's in-person events, coUrbanize coordinated an inclusive online and on-site outreach campaign. coUrbanize's community engagement team created social media (Facebook, Twitter and Instagram) posts which tagged local community groups and leaders. To reach residents with limited Internet or computer access, coUrbanize designed signs that asked for input via SMS on more than 20 different questions about the neighborhood. Residents texted and sent in over 120 ideas in less than a month. The result? Rather than a list of Brownsville's problems, HPD gained a roadmap of optimistic ideas for Brownsville's future.




PERMITS/LICENSES





2/18/2020

EIN Individual Request - Online Application

**EIN Assistant**

Your Progress: 1. Identity ✓ 2. Authenticate ✓ 3. Addresses ✓ 4. Details ✓ 5. EIN Confirmation

Congratulations! The EIN has been successfully assigned.

EIN Assigned: **84-4766771**

Legal Name: **ID8 VENTURES BOSTON LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

We strongly recommend you print this page for your records.

Click "Continue" to get additional information about using the new EIN.

[Continue >>](#)

Help Topics

- Can the EIN be used before the confirmation letter is received?



VIEW INTO SMALL GALLERY, MELBOURNE SCHOOL OF DESIGN, NADAAA



SUBCONTRACTORS AND PARTNERSHIPS



SUBCONTRACTORS AND PARTNERSHIPS

BLAIR LOT DESIGN TEAM

Our structural engineering consultant, Odeh Engineers, has wide experience in sustainable multi-family and mixed-use structures. The award-winning landscape architecture firm of Mikyoung Kim Design, led by Mikyoung Kim was invited to our team for their excellent local public space design that is consistently nationally recognized. Supporting the team are the best in their fields and all located locally: Nitsch Engineering for civil engineering as well as traffic engineering support; Bala Engineers, Studio NYL, and The Green Engineer for sustainable systems; Acentech, leaders in acoustic design for cultural spaces as well as in AV, IT and Security; Horton Lees Brogden, also leaders in their own field of lighting design for cultural buildings; and Aisha Densmore-Bey for innovative and contextual graphic design; among other key design consultants that will support this critical urban project.

NADAAA

Architect of Record / Interior Design
Nader Tehrani, Design Principal
Arthur Chang, AIA, Principal in Charge
Harry Lowd, Project Manager
Lisa LaCharite, Designer
Tim Wong, AIA, RIBA, LEED AP, Technical Architect

ODEH ENGINEERS

Structural Engineer
David J. Odeh, PiC
M. David Odeh, PiC

**MIKYOUNG KIM

Landscape Architecture
Mikyoung Kim, FASLA
Byran Chou, RLA

GREEN ENGINEER

Sustainability Consultant
Sarah Michelman, RA, LEED AP
Vipul Singh, LEED AP

*HLB

Lighting Consultant
Robyn Goldstein, Assoc IALD
Haley Darst, Assoc. IALD

STUDIO NYL

Envelope Consultant
Christopher O'Hara, PE, SECB

BALA

MEP/FP Engineer
Ed Dolan - Partner in Charge
Mike Peugh - Project Manager
Sue O'Neil - Mechanical Engineer
Kevin Alles - Electrical Engineer
Gil Castera - Plumbing and FP

*NITSCH

Civil and Traffic Engineering
John M. Schmid, PE, Civil
Bryan Zimolka, PE, Traffic

ACENTECH

Acoustics / AV / IT
Jonah Sacks

HASTINGS CONSULTING

Code
Kevin S. Hastings

KALIN ASSOCIATES

Specifications
Mark Kalin

**AISHA DENSMORE-BEY

Graphic Design
Aisha Densmore-Bey

*DESMAN

Parking Consultant
William T. Fair

*ELLANA

Cost Consultant
Chris Paszko

* Women Business Enterprise
* Minority Business Enterprise

“As an immigrant to the United States, and having spent my formative years in South Africa, moving to Roxbury was perhaps no accident. In visiting the area, the Mandela building served as a beacon of hope and good will. Thus, moving my business one block away from that same building twenty years ago was an extension of this hope.”

- Nader Tehrani

NADAAA

NADAAA is a Boston-based design firm that has evolved over three decades as a multi-disciplinary practice dedicated to bridging between design disciplines; from landscape to urbanism, architecture to interiors, and industrial design to furniture. The work of NADAAA demonstrates a commitment to new forms of knowledge through making. With an eye towards integrated thinking, we enter the discourse on technology, aesthetics, and building protocols as part of a holistic process. Rather than focus on typology, NADAAA's portfolio is built on process, with examples of housing, institutional/academic buildings, commercial, retail, and design for civic places. We have completed exemplary projects in collaboration with extraordinary clients, many of whom have the objective to promote a standard of excellence that requires cross-disciplinary collaboration and flexibility for future modification.

We prefer to work with cost estimators, subcontractors, and manufacturers in Schematic Design to establish key material opportunities that impact the architecture and the bottom line. NADAAA collaborates with the structural and environmental teams in order to target integrative strategies that can become critical for buildings that prioritize sustainable operation. NADAAA's academic research in fabrication and computational modeling has been helpful in advancing the means and methods of fabrication. Thus, whether through dialogue with the building industry or the proactive testing of building mock-ups, we have often addressed the complexities of construction in-house. We use our workshop intensively to advance our clients' missions.

Design excellence is core to our pursuits, and the firm boasts eighteen Progressive Architecture Awards, four 2018 American Architecture Awards, four 2017 Chicago Athenaeum Awards, and a 2019 AIA Cote Top Ten Award. We are a 2017 Moriyama RAIC International Prize Finalist and a 2017 Marcus Prize for Architecture nominee. Other honors include: a 2014 Holcim Foundation Sustainability Award, the 2012 Hobson Award, the 2007 Cooper-Hewitt National Design Award in Architecture, the 2007 United States Artists Award, USA Target Fellows AD award, the 2002 American Academy of Arts and Letters Architecture Award, and the 2002 Harleston Parker Award. **For the past seven years in a row NADAAA has ranked in the Top eleven design firms in Architect Magazine's Top 50 Firms in the United States, ranking as First three years in a row.** The firm's work has been exhibited at institutions including the Museum of Modern Art, the Boston Institute of Contemporary Art, LA MoCA, and is part of the permanent exhibit at the Nasher and the Canadian Center for Architecture.

SUBCONTRACTORS AND PARTNERSHIPS

NADAAA



CLIENT REFERENCES

RISD, NEW RESIDENCE HALL
Annie Newman, Director of Planning, Design & Construction
401-454-6623
anewman01@risd.edu

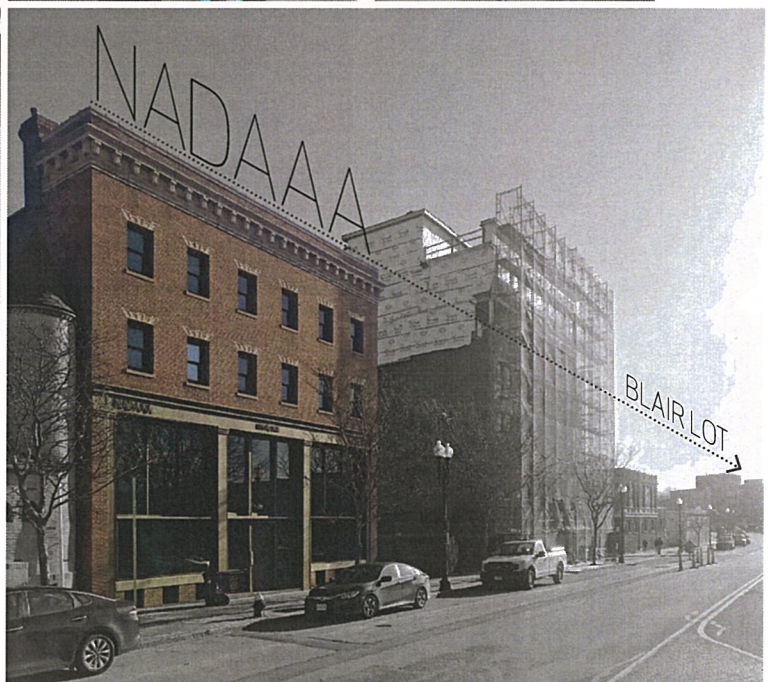
MIT SITE 4 HOUSING DEVELOPMENT
Hashim Sarkis, Dean, MIT School of Architecture and Planning
617.253.4402
hsarkis@mit.edu

MACALLEN BUILDING
Tim Pappas, Pappas properties Inc.
617.330.9797
tpappas@papent.com



clockwise from top left

1. LOCAL ARTIST SHOW IN OUR OFFICE: MAKERS IN THE MAKING
2. NADER LECTURING AT THE COOPER UNION
3. OUR OFFICE IS ONLY THREE BLOCKS FROM THE BLAIR LOT ON WASHINGTON STREET
4. NADAAA'S WORK SPACE



OVERALL HOUSING EXPERIENCE

MIT Kendall Square Graduate Housing and mixed-use development - Site 4, Boston, MA, (construction completion - 2020)
Graduate student housing, a child-care facility, academic space, and retail space

North Hall, Rhode Island School of Design, Providence, RI, Summer 2019
New dorm for Freshmen students with break out social and art-making spaces

515 Euclid, Cleveland, OH, Fall 2019
Mixed-Use residential tower with retail and parking garage

Stardust, Miami, FL, 2018
Mixed Use Development

Rhode Island School of Design Quad Master Plan Study, Providence, RI, 2017

Parcel 9 : Melnea Hotel + Residences Schematic Design, Boston, MA, 2011
Hotel, housing, and community/commercial programs

Macallen Building, Boston, MA, 2009
140 unit Green Residential Building with retail and parking garage

H400 Acres Tellapur Integrated Township Schematic Design, Hyderabad, India, 2008
Residential and Commercial Development

University Arts and Retail Development, Cleveland, OH, 2008
Residential and Commercial development

Elemental Housing, Valparaiso, Chile, 2008
Low cost housing for 125 families

Student Housing, Rhode Island School of Design Providence, RI, 2006
Housing for 500 students and Renovation of Hospital Trust Bank Building
300 Bed Student Housing Facilities

25 Morrissey Apartment Building, Boston, MA, 2005
Residential and Commercial Development

Court Square Press Building, Boston, MA, 2003
Interior Renovations to 130-unit condominium building

Tongxian Art Center/Gatehouse, Beijing, China, 2003
Artists' exhibition space/Gatehouse with studios and housing

Roads Tower, Miami, FL, 2000
Apartment Building

The Columbus Street Housing Proposal, Boston, MA, 1998
Residential Development

In addition we have designed and built over a dozen single family homes of varying scales and types.

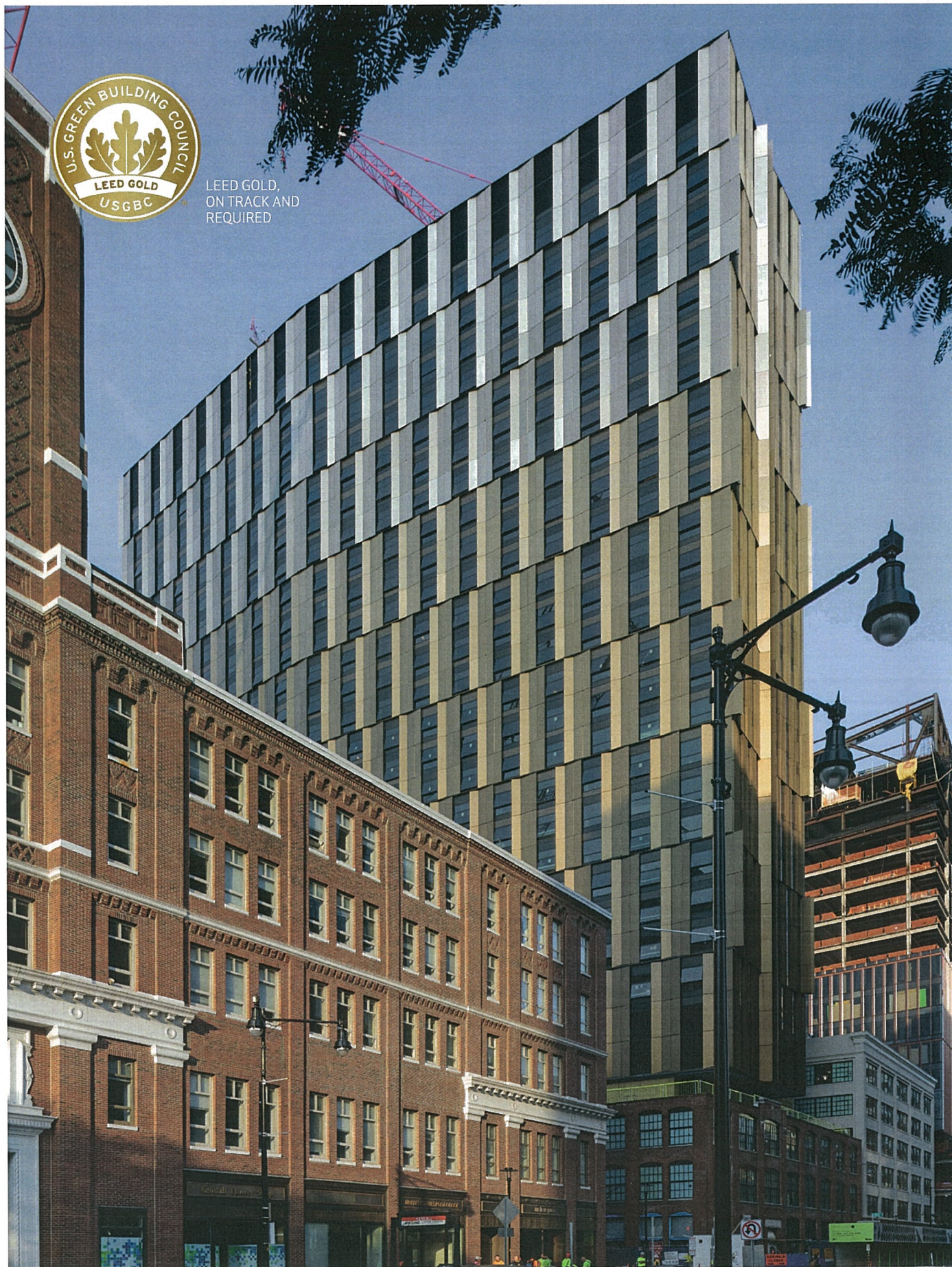
SUBCONTRACTORS AND PARTNERSHIPS

NADAAA





LEED GOLD,
ON TRACK AND
REQUIRED



PROJECT DATA:
CLIENT: MASSACHUSETTS INSTITUTE OF
TECHNOLOGY
LOCATION: CAMBRIDGE, MA
CONSTRUCTION COST: CONFIDENTIAL
SIZE: 380,000 S.F.
COMPLETION: 2020
LEED GOLD - ON TRACK

SUBCONTRACTORS AND PARTNERSHIPS
NADAAA

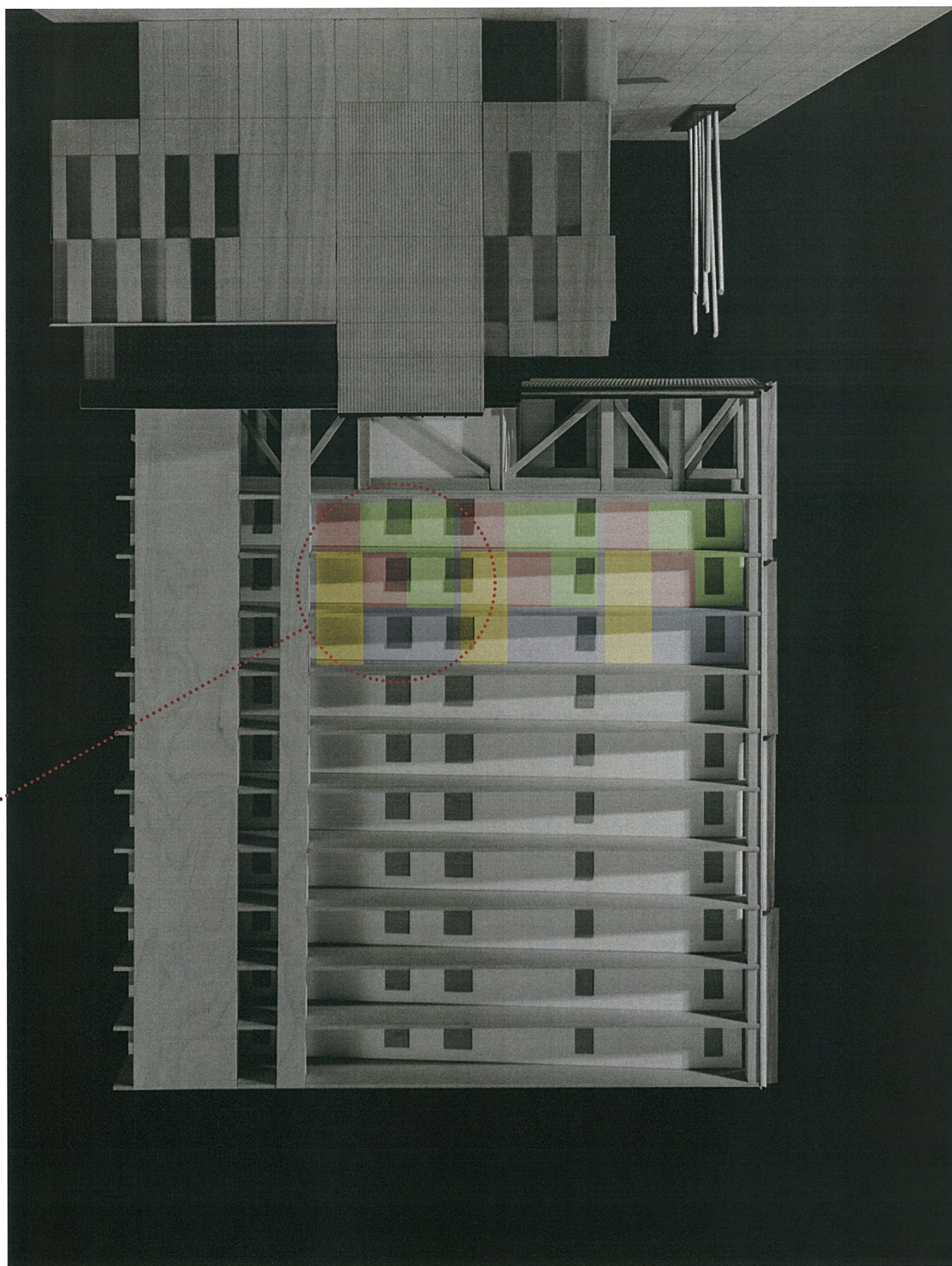
MIT CAMPUS GATEWAY

FOUR PUBLIC PLATFORMS FOR CAMBRIDGE

The Cambridge Gateway project is part of a multi-building, mixed-use planned urban development for MIT that will re-invent the dynamic Kendall Square district in Cambridge, MA. As a complex urban development, it entails many stakeholders, bringing together the Massachusetts Institute of Technology, constituencies from the city, business owners, and research companies. The Gateway Plaza acts as a connector to adjacent institutional and commercial districts, as well as a place of public gatherings of every size. The project features a tiered urban composition of four public platforms, with varied access of the different constituen-

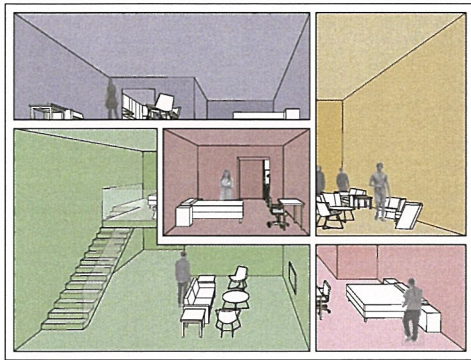
cies. The Garden is a terrace secluded behind a screen of woven mesh and climbing plants; it hosts a play-space, the building's childcare facility, as well as gardens for use by tower residents. The Public Terraces are comprised of a set of amenity balconies at the top of the podium, which frame views in all four directions while sponsoring parties, formal events and informal gatherings. Finally, the Prospect Deck at the tower roof provides a uniquely magnificent view of the Charles River and the Boston skyline beyond. The building is targeted at LEED Gold. Construction began this summer.



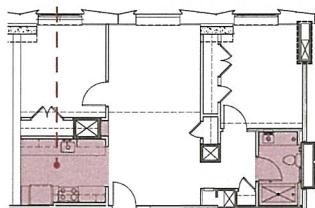


SUBCONTRACTORS AND PARTNERSHIPS

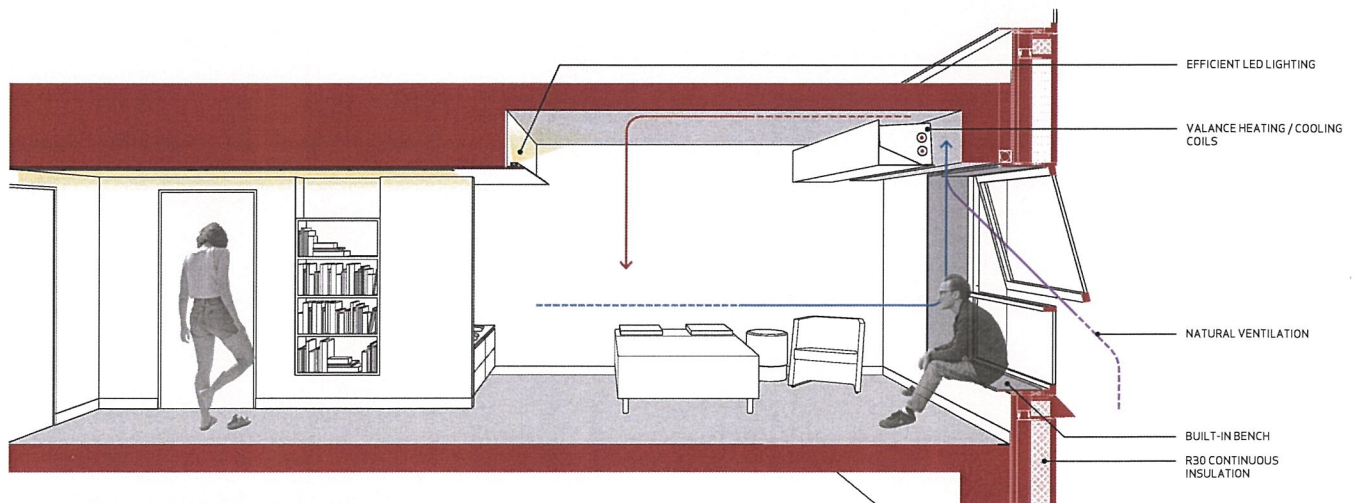
NADAAA



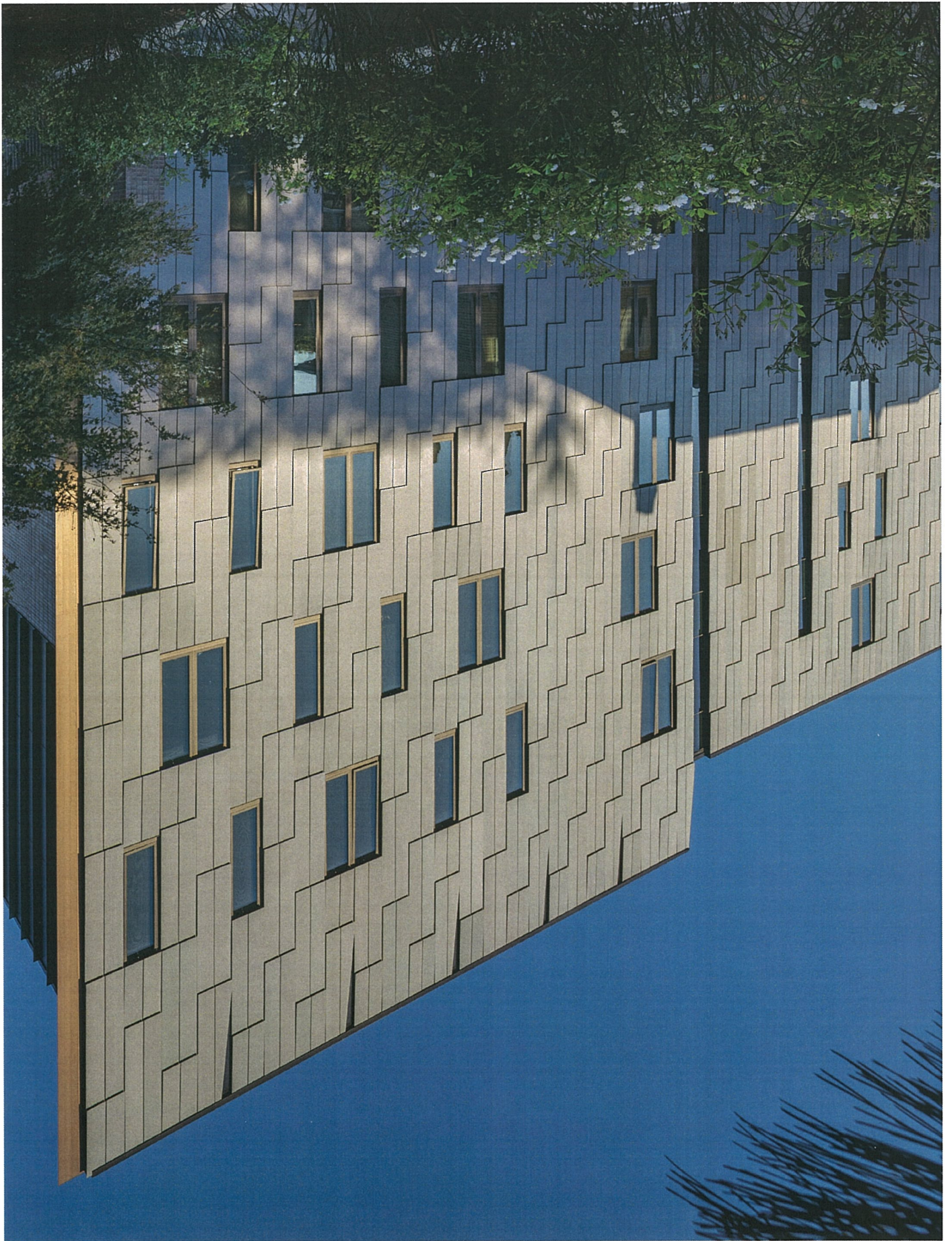
STACKED UNIT TYPES



PREFAB UNIT COMPONENTS



UNIT SUSTAINABLE SYSTEMS ELEMENTS



PROJECT DATA
CLIENT: RHODE ISLAND SCHOOL OF DESIGN
LOCATION: PROVIDENCE, RI
TOTAL CONSTRUCTION COST: \$22,700,000
SIZE: 40,750 GSF
CONSTRUCTION DURATION: 12 months
COMPLETED: 2019

SUBCONTRACTORS AND PARTNERSHIPS
NADAAA

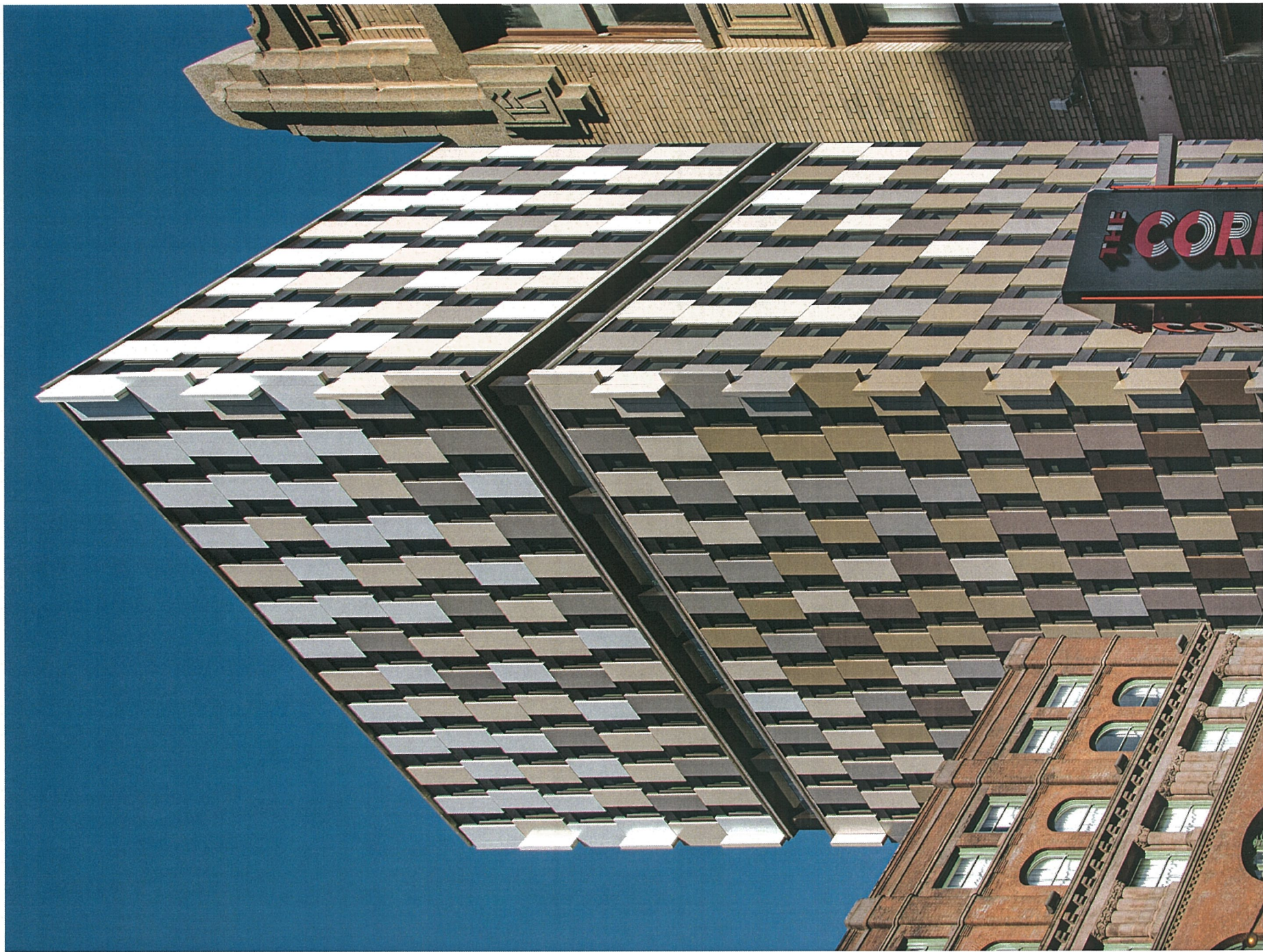
RISD NORTH HALL

A CONTEXTUAL HUB FOR LIVING AND LEARNING

The new residence hall for the Rhode Island School of Design is the first stage of a proposed masterplan to reclaim a series of public outdoor spaces and unite the buildings around them into a single Commons. The building uses materiality to relate to the various contextual elements on adjacent streets: On the north and south faces, the stacked bond brick facade serves as the tectonic glue to the site, using its indentations

to produce tectonic depth and weight, while on the eastern and western faces, the lightweight cement fiber facade monumentalizes the vernacular shingle system, celebrating the aesthetic of thinness. A hybrid steel structure with cross-laminated timber infill allows for 9' high raw wood ceilings, without the need for added finishes. Studio spaces are woven into the building's break-out spaces.





PROJECT DATA

LOCATION: Cleveland, OH

SIZE: 266,000 sf new residential floors

CONSTRUCTION COST: est. \$40,000,000

CONSTRUCTION COMPLETION: Fall 2019

CLIENT: Stark Enterprises

SUBCONTRACTORS AND PARTNERSHIPS

NADAAA

THE BEACON AT 515 EUCLID

The Beacon tower is a new development project that is set to be built on top of an existing garage structure of six stories. Composed of mostly one and two bedroom apartments, the challenge of this project was to maximize the number of units while minimizing the added load to the existing structure. In turn, the project seeks to minimize waste of space in the net to gross factors such that every possible square foot of the proposed layout can yield income. These and other constraints have produced a layout that is typologically diverse both in plan and in section. By working with duplexes on the upper levels, we are also able to densify the building with more units while gaining in the quality of

spaces to celebrate the views of the surrounding Cleveland Skyline. Targeting the millennial generation, the units come with flexible spaces that can be transformed into a variety of possible uses, leveraging work-live, roommate, and young family set-ups. The facades of the building effectively mirror its internal organization, with a density of fenestration opening up as the building ascends, with a paneling system that transforms from dark to light, accentuating the height of the proposed building. A public deck at the seventeenth floor functions as a communal space bringing the various units together in shared amenities for cooking, exercise, film screening and collective gatherings.





PROJECT DATA
LOCATION: Roxbury, MA
SIZE: 185,000 sq ft
CONSTRUCTION COST: \$60,000,000
DESIGN COMPLETION: 2011
CLIENT: Urbanica

SUBCONTRACTORS AND PARTNERSHIPS
NADAAA

PARCEL 9 HOUSING DESIGN

This project presents a unique urban moment for the City of Boston as one of the few remaining parcels adjacent to a park, unfettered by existing buildings, and able to create both urban edge and neighborhood icon. A building on this site must accomplish several things: serve as ambassador to the density of traffic along Melnea Cass Boulevard, bow to the leisure and entertainment scale of Ramsey Park, and stitch Washington Street back together so that - re-connects to the South End, Chinatown, and Downtown Crossing. The combined-use building proposed for this development includes a 150-room

hotel, ground-floor commercial, restaurant and community space, 52 units of mixed-income housing, and underground parking for 139 cars. The program addresses the multiple goals set forth by the City and the Roxbury Strategic Master Plan Oversight Committee (RSMPOC) including, the creation of job opportunities, activities for all ages, ethnicities, and income groups; provision for housing, and green development. Tantamount to these objectives is the creation of a block that plugs into the neighborhood fabric, and attracts visitors for a positive economic impact. The block was designed to create an urban edge along Melnea Cass, appropriate for a boulevard, and at a scale in context with Dudley Square.





FIRST LEED GOLD
HOUSING PROJECT
IN BOSTON



SUBCONTRACTORS AND PARTNERSHIPS

NADAAA

AWARDS

AIA Housing Award
CMAA New England Chapter: Project of the Year
AIA New England Design Awards: Honor Award for Design Excellence
AIA/Committee on the Environment: Top 10 Green Project
Boston Society of Architects/AIA New York: Housing Design Award
Boston Society of Architects: Honor Award for Design Excellence
Boston Society of Architects: Harleston Parker Medal Finalist
Boston Society of Architects: People's Choice Award
Boston Society of Landscape Architects Award
Multifamily Executive Magazine: Project of the Year
ACEC Massachusetts Engineering Excellence Awards: Silver Award
American Society of Landscape Architects: Honor Award, General Design
Residential Architecture Design Awards: Multifamily Grand Award

PROJECT DATA:

CLIENT: PAPPAS ENTERPRISES, INC
LOCATION: BOSTON, MA
CONSTRUCTION COST: \$74,000,000
SIZE: 350,000 S.F.
COMPLETION: 2008
ARCHITECT OF RECORD: Burt Hill

MACALLEN BUILDING

ICONIC GESTURE AT BOSTON'S GATEWAY

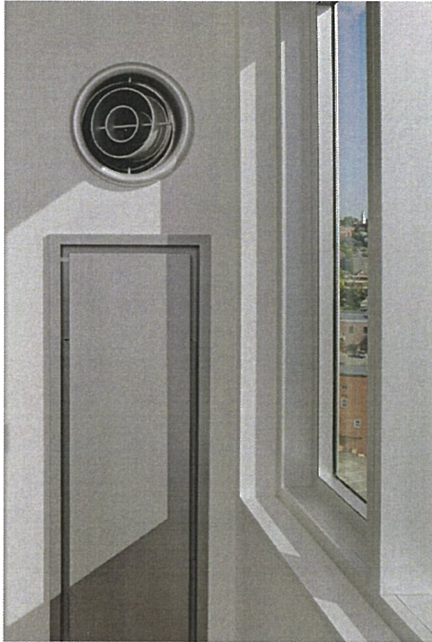
Precariously located on the edge of Interstate 93, NADAAA's Macallen Building has become a gateway to Boston, presenting an inbound icon from the highway, and a landmark on the skyline. Beyond its organization, programming and intricacy of functions, the building's form speaks to a larger civic ambition as a catalyst of change. Constructed before the current housing boom, the Macallen Building presented an alternative housing option to downtown residents with green roofs, large open windows, and a recycled storm water/efficient infrastructure. Recognized as an AIA/COTE's Top Ten Green Projects of 2008,

the Macallen Building of South Boston was the City's first LEED Gold mixed use/condominium project. As it is located on the edge of an industrial area and transit hub, air and water quality were a priority. The building was designed with a sloped green roof to control storm water drainage, filter pollutants and CO2 out of the air, reduce needs for heating (thermal mass) and cooling (evaporative cooling), reduce heat island effect, and provide an ecosystem. The planting system absorbs and slowly evaporates much of the storm water, and the planted sedum serves as a pleasant lawn for the outdoor community terrace.





SUBCONTRACTORS AND PARTNERSHIPS
NADAAA





NADER TEHRANI

DESIGN DIRECTOR

Tehrani is a Founding Principal of NADAAA, a practice dedicated to the advancement of design innovation, interdisciplinary collaboration, and an intensive dialogue with the construction industry. He is also the Dean of the Irwin S. Chanin School of Architecture at the Cooper Union and former professor of architecture at MIT, where he served as the Head of the Department from 2010-2014. **Tehrani will be responsible for the conceptualization of architectural elements. Tehrani is internationally recognized as a leader in design with numerous awards for innovative and visionary work, he will be involved in all critical meetings and presentations. He will make this project his top priority.**

PROFESSIONAL EXPERIENCE

NADAAA
Principal, 2011 - present
Office dA
Principal, 1986 - 2011

EDUCATION

Harvard University, Graduate School of Design
Masters of Architecture in Urban Design, with
Distinction, 1991
Architectural Association,
Graduate School of History and Theory
Post-graduate Program, 1987
Rhode Island School of Design
Bachelor of Architecture, 1986
Bachelor of Fine Arts, 1985

ACADEMIC EXPERIENCE

Cooper Union
Dean of Irwin S Chanin School of Architecture
2015-present

Massachusetts Institute of Technology,
School of Architecture and Planning
Professor, 2007 - 2015
Head of Department, 2010-2014

University of Melbourne
Faculty of Architecture, Building and Planning
Professor/Professional Fellow, 2010 - 2015

University of Toronto
Daniels Faculty
Frank Gehry International Visiting Chair in
Architectural Design, 2010 - 2011

Harvard University,
Graduate School of Design
Adjunct/Associate/Assistant Professor
1998 - 2007

Georgia Institute of Technology
Thomas W. Ventulett III Distinguished Chair in
Architectural Design, 2005 - 2006
Rhode Island School of Design
Adjunct/Assistant Professor, 1993 - 1998

Tehrani's work has been recognized with notable awards, including the Cooper Hewitt National Design Award in Architecture (2007), the United States Artists Fellowship in Architecture and Design (2007), and the American Academy of Arts and Letters Award in Architecture (2002). He has also received the Harleston Parker Award for the Northeastern University Inter-faith Spiritual Center (2002) and the Hobson Award for the Georgia Institute of Technology Hinman Research Building (2012). Throughout his career, Tehrani has received eighteen Progressive Architecture Awards as well as numerous AIA, Boston Society of Architects and ID awards.

Tehrani has lectured widely at institutions including the Guggenheim Museum in New York, Harvard University, Princeton University and the Architectural Association. Tehrani has participated in many symposia including the Monterey Design Conference (2009), the Buell Center 'Contemporary Architecture and its Consequences' at Columbia University (2009), and the Graduate School of Design 'Beyond the Harvard Box' (2006). The works of Nader Tehrani have been exhibited at MOMA, LA MOCA and ICA Boston. His work is also part of the permanent collection of the Canadian Center for Architecture and the Nasher Sculpture Center.

SELECTED EXPERIENCE:

MIT Kendall Square Development- Site 4, Boston, MA, 2020

Adams Branch Library, Boston, MA, 2020

Rhode Island School of Design New Residence Hall, Providence, RI, 2019

University of Toronto, Daniels Building, Toronto, Canada, 2018

Beaver Country Day School Research + Design Center, Chestnut Hill, MA, 2017

Tanderrum Pedestrian Bridge, Melbourne, Australia, 2016

Marble Block Redevelopment Feasibility Study, Biddeford, ME, 2015

University of Melbourne, Melbourne School of Design, Melbourne, Australia 2014

Raemian Cultural Center, Seoul, South Korea, 2012

Cornell University, Means Restriction Design, Ithaca, NY, 2012

Hinman Research Building, Georgia Institute of Technology, Atlanta, GA, 2011

Macallen Multi-Family Residential Building, Boston, MA, 2007

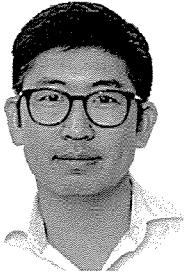
Helios House, Los Angeles, CA, First LEED certified gas station, 2007

Fleet Library and Dormitory Renovations, Rhode Island School of Design, 2006

Tongxian Art Complex, Beijing, China, 2003

SUBCONTRACTORS AND PARTNERSHIPS

NADAAA



ARTHUR CHANG, AIA

PRINCIPAL IN CHARGE

Serving as Principal in Charge would be NADAAA's Arthur Chang. His role will ensure a seamless delivery of the design on budget and on schedule. Chang has managed many successful design projects during his fifteen years with NADAAA/Office dA. Chang will be fully available for this project. In Arthur Chang's years of professional practice he has acted as Principal in Charge, Senior Project Manager, and Project Architect on a variety of award-winning institutional, commercial, public and residential projects. Arthur led the Melbourne School of Design project, a \$98M institutional project and winner of over a dozen esteemed international awards. Arthur is currently leading the design of a new subway head-house for the MBTA in Boston's Seaport District. He recently led the design and construction administration for the RISD Freshman Quad as well as the design and construction of a new residence hall, North Hall. Arthur is also currently the Principal in Charge of the renovation of three additional residence halls for RISD.

PROFESSIONAL EXPERIENCE

Project Manager / Senior Designer,
2011-present
NADAAA

Project Manager / Senior Designer,
2004-2011
Office dA

Designer,
2003-2004
Wallace Floyd Design Group

Designer,
2000-2002
Garcia Architecture + Design

EDUCATION
Master of Architecture, 2003
University of Pennsylvania
Graduate School of Fine Arts
Philadelphia, PA

Bachelor of Architecture 2000
Cal Poly San Luis Obispo, San Luis Obispo, CA

REGISTRATIONS
MA, NY, OH, ONT, RI

CHANG IS ABLE TO OBTAIN RECIPROCAL
LICENSURE IN PA

SELECTED EXPERIENCE:

Rhode Island School of Design, Renovations of Three Dormitories, Providence, RI (in process)

New MBTA Headhouse, Boston Seaport District (in process)

Rhode Island School of Design, North Hall, Providence, RI, 2019
38,000 sf New residence hall with social and work spaces

Stardust, Miami, FL, 2018
Mixed Use Retail and Residential

University of Toronto, Daniels Faculty of Architecture Study, Toronto, Canada 2018
70,000 sf architecture school, 41,000 sf renovation, 183,000 sf housing

Rhode Island School of Design Freshman Quad Study, Providence, RI, 2017

Beaver Country Day School Research + Design Center, Chestnut Hill, MA, 2017
39,700 sf renovation and addition including research spaces and fabrication lab

Seaport District Masterplan, Boston, MA, 2016
In collaboration with Sasaki and James Corner Field Operations

Northern Avenue Bridge Competition, Boston, 2016

University of Melbourne, Melbourne School of Design, Melbourne, Australia 2014
155,000 sf new building for Faculty of Architecture, Building, and Design

Battery Park City Hotel Public Spaces and Restaurant, New York, 2009-2011

Newton House, Newton, MA, 2011

South Boston Driving Range, Boston, MA, 2009

Macallen Building, Boston, MA, 2007
350,000 sf. mixed-use condominium building, LEED Gold

Ordos 20 +10, Ordos City, Inner Mongolia, China, 2008

Helios House, Los Angeles, CA, 2007
First LEED certified gas station

Fleet Library, Rhode Island School of Design, Providence, RI, 2006
Library Design



HARRY LOWD, RA

SENIOR PROJECT ARCHITECT

Harry Lowd's professional work has included Design and Project Management of varied institutional, commercial, and residential projects. At NADAAA, he is currently the Project Manager of a large graduate student housing tower project for MIT in Cambridge, MA that is nearing construction completion. He recently was the Project Designer for the award-winning Rock Creek project in Washington DC and the Villa Varoise project in France. Previously Lowd led the design of a 290,000 SF 'Green' University Arts and Retail District Housing complex in Cleveland, OH; and served as designer on the Macallen Residential Building in South Boston. Harry's role as project architect would be to ensure design excellence at all scales.

PROFESSIONAL EXPERIENCE

NADAAA
Project Manager, 2011 - present

Office dA (Boston, MA)
Project Manager, 2006-2011

Tanner Hecht Architecture (San Francisco, CA)
Project Manager, 2003-2006

Black River Design (Montpelier, VT)
Designer, 1998-2000

Gray- Organschi Architects (New Haven, CT)
Designer, 1996-1997, 2000

EDUCATION

Rhode Island School of Design
Master of Architecture, 2003

Wesleyan University
Bachelor of Arts, with Honors, 1996

ACADEMIC EXPERIENCE

Guest Critic in Architecture:
Rhode Island School of Design, Yale University,
Wesleyan University,
Boston Architectural College,

Visiting Artist:
Vermont Studio Center, Johnson, VT
(Spring 2000)
Firehouse Gallery Burlington, VT (Fall 1999)

REGISTRATIONS

MA

SELECTED EXPERIENCE:

MIT Kendall Square Development- Site 4, Cambridge MA, (completion Summer 2020)
Graduate housing, Innovation Hub, child-care facility, and retail space

Villa Varoise, Saint Tropez House, France, 2019

University of Toronto, DFALD Architecture School, 2018
6,500sm new construction + 3,810sm renovation

Power Picket, Austin, TX, 2017
Urban Wall surrounding Electrical Substation

Rock Creek, Washington, D.C. 2016
9800 sf residential project.

57 East Concord, Boston, MA, 2014
Apartment Renovation

Raemian Cultural Center, Seoul, South Korea, 2012
130,000 sq ft commercial showroom

Basho Restaurant, Boston, MA, 2010

Taipei Pop Music Center Competition, Taipei, Taiwan, 2009-2010

Cleveland UP Town, Cleveland, OH, 2008
290,000 sf mixed use development in Cleveland Arts District

Macallen Residential Building, Boston, MA, 2007
350,000 sf LEED Gold residential and ground floor retail development

Library Renewal Masterplan, Tulane University, New Orleans, LA, 2008

Thunder Stadium, St. Paul, MN, 2007

Helios House, Los Angeles, CA, 2007

Pappas Penthouse, 2006-2008

Newton House, 2007-2009

Syracuse House Competition, Syracuse, NY, 2008

FF Loft, Boston, MA, 2004-2008

SUBCONTRACTORS AND PARTNERSHIPS

NADAAA



LISA LACHARITÉ

DESIGNER

PROFESSIONAL EXPERIENCE

Designer, 2011-2017
NADAAA

Co-founder, Designer 2009-2015
0095b6

Designer, 2006-2009
Square 134 Architects

EDUCATION
Master of Architecture, 2009. University of
Maryland School of Architecture

BS in Architecture, 2006. Univ. of Maryland

Lisa's role will be as designer. She will be fully available for this project. In Lisa's eleven plus years of full time professional experience, she has acted as designer and small project manager in a range of residential, institutional, and installation projects. She is currently working on the FF&E for the Adams Branch Library in Dorchester. She was recently a designer and a project manager for Villa Varoise, an award winning 6,000 square foot private residence in Ramatuelle, France. During the design and construction documentation phases of the project, she worked closely with the clients and consultants and has helped lead the design in all scopes of the project including landscape, mechanical and structural systems, and interior design. She also managed the interior design and FF&E for the Rock Creek House in Washington D.C. and assisted in its construction administration.

SELECTED RELEVANT EXPERIENCE:

Adams Branch Library, Dorchester, Boston, MA, 2020
MIT Site 4, Cambridge MA, (in construction) - with Hargreaves Jones
The Engine, MIT Incubator, Cambridge, MA, 2019
Daniels Building, Landscape and Design, University of Toronto, 2018
Rhode Island School of Design Quad Master Plan Study, Providence, RI, 2017
Beaver Country Day School, R+D Center and renovation, Chestnut Hill, MA, 2017
Marble Block Redevelopment Feasibility Study, Biddeford, ME, 2015
Melbourne School of Design, University of Melbourne, 2014
Saint-Gobain North America Innovation Center, Northboro, MA, 2014



REGISTRATIONS
Massachusetts
NCARB
Hong Kong

PROFESSIONAL EXPERIENCE

NADAAA
Senior Project Architect, 2011-present

Rizvi Architect Ltd
Senior Project Architect, 2010

Elkus Manfredi Architects
Senior Architect, 1996-2009

EDUCATION
Master of Science in Architectural Technology
Columbia University, New York, NY

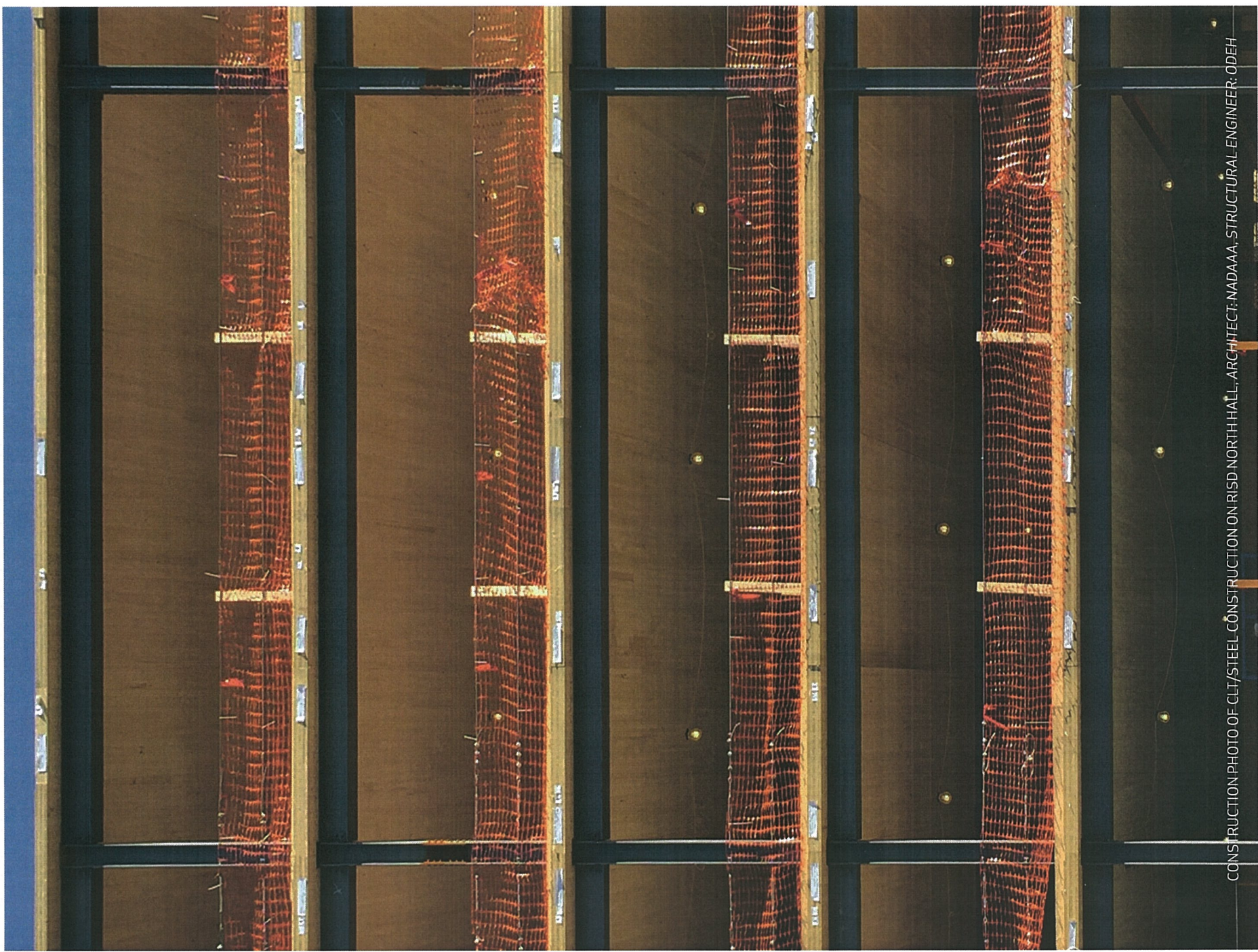
Bachelor of Architecture
University of Oregon

TIMOTHY WONG, AIA, RIBA, LEED AP SENIOR TECHNICAL ARCHITECT

Tim Wong leads NADAAA's technical team, with over 25 years of professional experience. His expertise in all phases of the building cycle will benefit the project's schedule and budget coordination. He will be fully available for this project. Wong has particular interest in building envelope performance, and thorough knowledge of the Massachusetts Building and Energy Codes, IBC, AAB, and ADA. Wong has most recently overseen construction drawings on the Daniels Building project for the University of Toronto as well as overseen construction documents for the Beaver Country Day School renovation and expansion. He also worked on the award-winning Melbourne School of Design project. He is currently serving as Quality Assurance architect on the Adams Branch Library project in Dorchester, MA.

SELECTED EXPERIENCE:

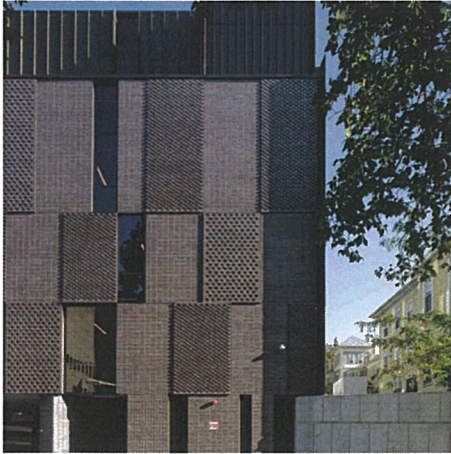
Adams Street Branch Public Library, Boston, MA, 2020
University of Toronto, Daniels Building, 2018
University of Melbourne, Melbourne School of Design, 2014
Ordos 20+10, Ordos City, China, 2012
Raemian Cultural Center, Seoul, South Korea, 2012
Alkermes Building, Cambridge, MA
Broad Institute, Cambridge, MA
West End Residence at Emerson Place, Building C, Boston, MA
University of Pennsylvania, University Square, Philadelphia, PA



CONSTRUCTION PHOTO OF CLT/STEEL CONSTRUCTION ON RISD NORTH HALL, ARCHITECT: NADAAA, STRUCTURAL ENGINEER: ODEH

SUBCONTRACTORS AND PARTNERSHIPS

ODEH ENGINEERS



ODEH ENGINEERS

Odeh Engineers, Inc. is a full-service structural engineering consulting firm specializing in the design, analysis and evaluation of building structures. Founded in 1978, the company has a diverse portfolio of award winning projects throughout the eastern United States. With expertise in all major structural materials and systems, Odeh Engineers' work includes new design as well as renovation, expansion, and preservation of existing structures.

TOP RELEVANT PROJECTS

Rhode Island School of Design
North Hall (new residence hall)
with NADAAA

MIT Site 4 Development
(new residence hall with 470 units)
with NADAAA

Roger Williams University North Campus
New Residence Hall

MassArt
New Residence Hall

Eaglebrook School
Macy and Flagler Halls (new residence halls)

Roxbury Latin School
New Refectory building (classrooms and offices)

The Wheeler School
New Student Union Building

DAVID J. ODEH, SE/PE, SECB, F. SEI, F.ASCE

PRINCIPAL

David Odeh is V.P. and Principal at Odeh Engineers, Inc. He is responsible for a wide range of structural design and analysis projects and serves as the manager for major projects executed by the firm. He has more than 20 years of experience in design and analysis of building structures of all types, with particular emphasis on the application of digital design technology. David has served on the adjunct faculty of the School of Engineering at Brown University since 2001. In addition to his professional licenses, David is certified in the practice of structural engineering by the Structural Engineering Certification Board (SECB), a distinction that requires rigorous education and experience standards, as well as annual recertification.

REGISTRATIONS

SE/PE, SECB, F. SEI, F.ASCE

EDUCATION

Master of Science, Structural Engineering,
University of California at Berkeley

Bachelor of Science, Civil Engineering,
Brown University



ODEH AND NADAAA COLLABORATED ON THE NEW MIT HOUSING PROJECT AT KENDALL SQUARE

SUBCONTRACTORS AND PARTNERSHIPS

ODEH ENGINEERS

MASSACHUSETTS INSTITUTE OF TECHNOLOGY SITE 4 | CAMBRIDGE, MA

New East Campus gateway building with graduate student housing, child care, and MIT innovation space. Building is a 30-story concrete tower, constructed inside of the historic facade of 2 existing buildings. Odeh collaborated with NADAAA on this large mixed use project in the heart of a developing neighborhood.

THE MERC AT MOODY & MAIN | WALTHAM, MA

This major redevelopment of downtown Waltham has 247,600 sf within three new five-story buildings that replaced two former bank office buildings that were demolished. The complex, which has 370 rental apartment units, features ground level retail and a bank branch with drive-through ATM located beneath apartments. A two story underground parking garage for 338 cars is located below the buildings and central courtyard. The buildings were constructed as five wood-framed levels above two steel-framed levels. Developed by Northland Investments.

ASSEMBLY ROW | SOMERVILLE, MA

Block 6 of Assembly Row consists of a new residential complex with five-story wood-framed building on composite steel podium structure, a 20-story residential tower utilizing Girder Slab construction, and a seven-story precast concrete parking garage. The project also features ground floor retail space which ties in with additional phases of the Assembly Row development. Originally conceived as a masonry loadbearing wall structure, Odeh Engineers redesigned the entire tower using the Girder-Slab system, allowing a much taller structure to be built at the site with similar cost/sf and floor-to-floor heights. Furthermore, the lighter weight of the steel framed system allowed for savings in the pile foundations.

SOUTH BAY DEVELOPMENT | DORCHESTER, MA

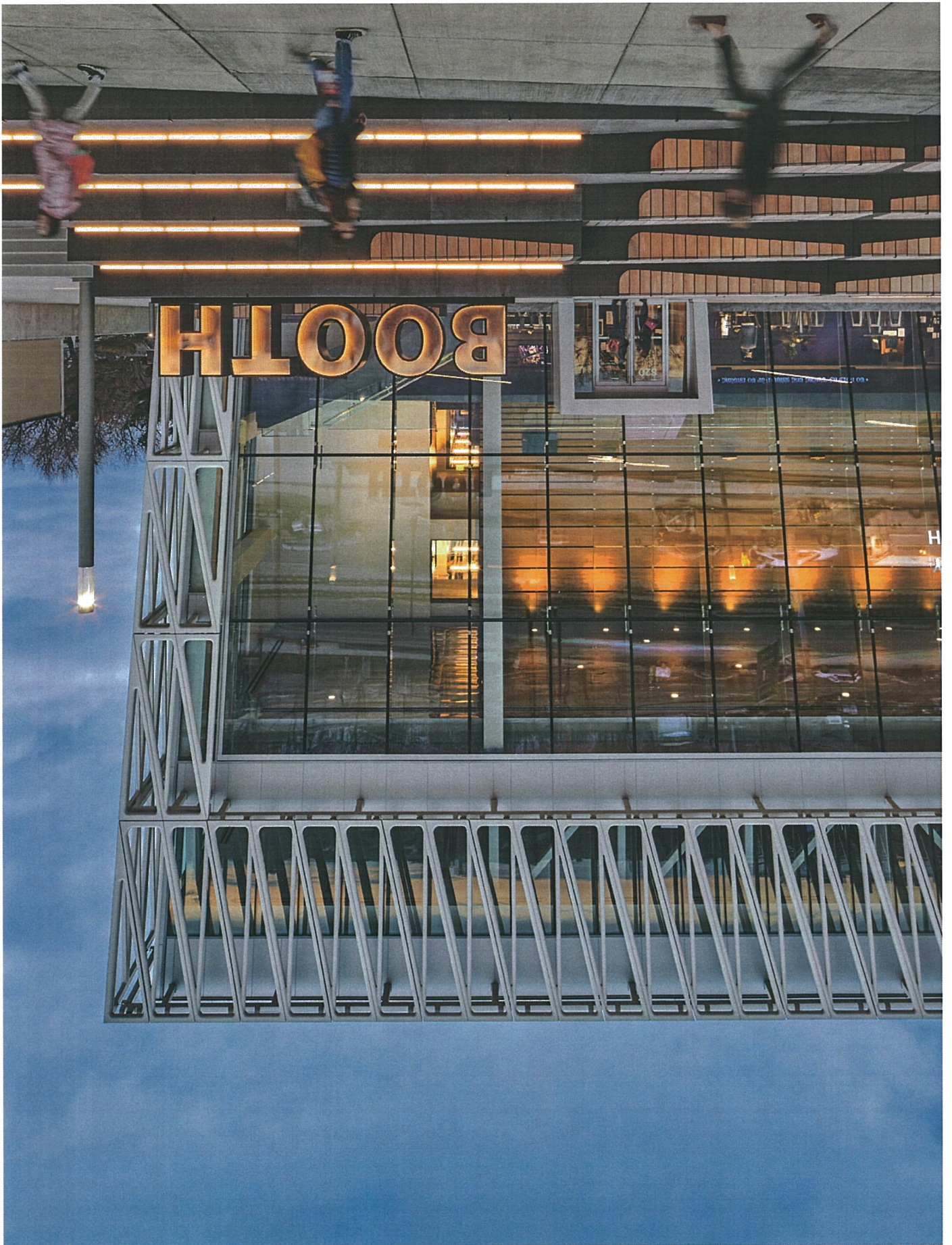
New mixed use development including a 40,000 sf retail building with 5-level garage parking above, a 44,000 sf retail building with 55,800 sf cinema above, and two new four- & five-story wood framed residential buildings with a precast parking garage.

THE HARLO/1350 BOYLSTON STREET | BOSTON, MA

New 17-story mixed-use building featuring 212 rental apartments in an 183,000 sq residential tower and approximately 7,000 square feet of ground-floor retail space. An underground parking garage will have spaces for 105 cars.

315 ON A STREET | BOSTON, MA

New high-rise mixed use project on a site in South Boston. The project includes retail and lobby space at the ground level, 5 levels of parking and 16 residential levels. The new cast-in-place concrete structure includes 202 residential units. Units are as small as 450 square feet and feature loft-style designs and exposed concrete structural elements throughout. As the largest residential project in Boston's new Knowledge District, the 315 on A is an important part of the city's new skyline.



SUBCONTRACTORS AND PARTNERSHIPS

MIKYOUNG KIM DESIGN



MIKYOUNG KIM

Over the course of two decades, Mikyoung Kim Design has crafted an exceptional body of work that redefines the discipline of landscape architecture. The firm's award-winning portfolio creates a fresh, distinctive approach — one that reveals and weaves together the art and science of landscape architecture. A hallmark of Mikyoung Kim Design's work is the integration of community voices throughout the design process. From the design of urban plazas, playgrounds, healing gardens, amphitheaters, and interactive elements, the studio's design ideas emerge from local context and history. Mikyoung Kim Design merges an artistic approach to the design of ecological systems that shape the urban landscape. Our unconventional artistic vision creates experiences that inhabit the intersection of art and science, beauty and innovation. Our projects — from large to small — solve challenging and persistent resiliency issues such as stormwater management, wind mitigation, and heat island effect, while always considering the unique character of placemaking for each project. Mikyoung Kim Design is deeply committed to creating designs that are both sustainable and experientially compelling.

MIXED USE DEVELOPMENT PROJECTS

100 Pier 4 Mixed Use Development (Seaport Boston)

Summer Street Hotel + Retail Center (Seaport Boston)

Prudential Center and Green Roof (Boston)

Levinson Plaza (Boston)

The Exchange at 100 Federal Plaza (Boston)

Avalon North Station Housing Development

Rogers LGBTQ Seniors Housing (Hyde Park)

MIKYOUNG KIM, FASLA

PRINCIPAL

Mikyoung Kim is the founding principal of Mikyoung Kim Design. In 2018, Mikyoung received both the National Design Award from Cooper Hewitt and the Design Medal from the American Society of Landscape Architects (ASLA). Mikyoung has been awarded over fifty national and regional design excellence awards from leading organizations such as the ASLA and the AIA. Her work has recently been highlighted in: The New York Times, The Washington Post, The Guardian, Architectural Record, Dwell magazine, Surface magazine, National Geographic, and The Chicago Tribune. Mikyoung has taught at the Harvard Graduate School of Design and is a Professor Emerita at the Rhode Island School of Design.

REGISTRATIONS

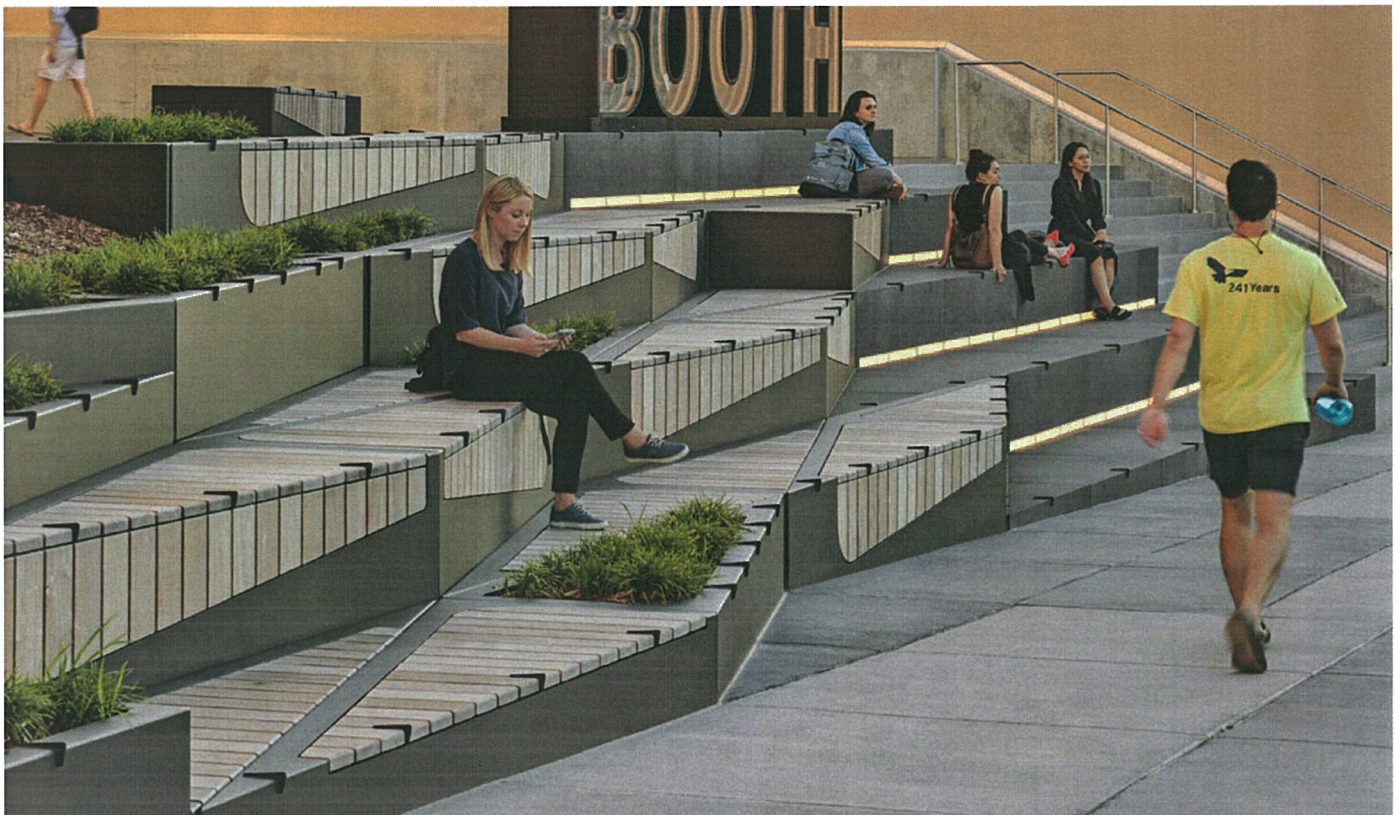
MA, NY, CT, IL, VA, PA, TX, NC, RI, MD, MI

EDUCATION

Harvard University Design School
Masters in Landscape Architecture

Oberlin College and Conservatory
B.A. Sculpture and Art History, Minor in Music

PROJECT DATA:
CLIENT: BOSTON UNIVERSITY
LOCATION: BOSTON, MA
CONSTRUCTION COST: \$3.1M
COMPLETION: 2018



BOOTH ARTS PLAZA

Situated within the cultural heart of the campus, the Boston University Theatre Building relocated the theater arts back on campus from downtown Boston. This new state of the art performance complex offers indoor and outdoor opportunities for BU students, faculty and staff to participate in production in this new Commonwealth Avenue building. The building has a transparent façade that opens up into a stepped landscape that accommodates outdoor performances and everyday student activity. Along

Commonwealth Avenue, this new plaza provides much-needed gathering spaces for students with moveable chairs that flank planted areas and define garden rooms in this elevated space. A variety of stepped seating and egress stairs are interspersed with custom-designed planters and wood seating that encourage flexible programming and enliven the pedestrian realm. A new bike path is also integrated into the road realignment, creating a strong student precinct at this new campus destination.

SUBCONTRACTORS AND PARTNERSHIPS MIKYOUNG KIM DESIGN

PROJECT DATA:
CLIENT: BOSTON PROPERTIES,
PM: DAVID STEWART
LOCATION: BOSTON, MA
CONSTRUCTION COST: \$5.3M
COMPLETION: 2017

PRUDENTIAL CENTER PLAZA

Located in the heart of Boston's Back Bay, between the Mandarin Hotel and the Hynes Convention Center, this sustainable mixed-use building stands as the highest-performing office building in New England, and one of the highest-performing in the country. The plaza is an ecologically self-sustaining microcosm using the energy generated from the building's wind turbines to power the landscape. Stormwater is collected on all of the roofscapes and used to irrigate the plant material on site. This urban plaza provides access to a series of different entrances, including the new 888 Boylston office tower, the Eataly Food Court and the existing Prudential Retail Arcade.

The Plaza also serves as a gathering space that functions to provide flexible programming, from weekly concerts to annual sports celebrations. The plaza consists of a series of sculpted planters and a grove of stainless steel wind vanes. The planters are designed to rise out of fluid paving bands and are sculpted to create multiple seating opportunities within the plaza. The wind vanes feature color-changing lights that are programmed to a weather sensor, highlighting the wind intensity on the site. The lights change color based on the intensity of the wind to reflect real-time wind data in the form of a colorful light show.





THE GREEN ENGINEER

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 22, 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 185 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.

TOP RELEVANT PROJECTS

Residential, Multifamily Projects

Bulfinch Crossing (Gov'n't. Ctr. Garage Adaptive Reuse) Residential Tower, Boston, MA

Avalon North Station (1 Nashua Street), Boston, MA

AVA Theater District, (45 Stuart Street), Boston, MA

50 Liberty Wharf, (Fan Pier Parcel D), Boston, MA

22 Liberty Wharf, (Fan Pier Parcel C), Boston, MA

Twenty|20, Boston, MA

Continuum (Barry's Corner Mixed-Use Development), Boston, MA

Waterside Place, Boston, MA

Office Fit Outs and Core & Shell Projects

One Congress Tower at Bulfinch Crossing (Gov'nt. Ctr Garage), Boston, MA

121 Seaport Boulevard, Boston, MA

Boston Design Center, Boston, MA

SARAH MICHELMAN, RA, LEED AP BD+C, WELL AP, FITWEL 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.

REGISTRATIONS

MA Architectural License No. 10402

EDUCATION

B.A. in Art History from Oberlin College

M. Arch. from Washington University in St. Louis

SUBCONTRACTORS AND PARTNERSHIPS DESIGN TEAM



HORTON LEES BROGDEN | LIGHTING

HLB Lighting Design is the largest women-owned (WBE), independent architectural lighting design firm in North America. We specialize in creating highly advanced and experiential lighting environments across the globe. We have a reputation for creating lighting experiences that re-imagine the way people interact with the built environment. We owe this industry credit to our amazing, multi-talented team. HLB provides fully integrated architectural lighting design services using electric light, daylighting and controls as a valuable set of tools to exceed our client's expectations. We're serious about our long-term commitment to our clients, and we share their design goals and challenges. We put our hearts and souls into making every project we take on the best it can possibly be — and we don't stop until we get there! Our success is not only due to the quality of our work; it's down to the attitude, approach and the way we treat our clients. Discover the HLB experience through our "New Level of Light" design portfolio. It embodies the spirit of our firm — it respects and celebrates our firm's pedigree and growth, and it highlights our seven talented offices and sixteen market sectors of expertise.

TOP RELEVANT PROJECTS

41 Cooper Square, The Cooper Union

CalTech: Walter and Leonore Annenberg Center

Carnegie Mellon University: Tepper School

Cornell University: Law School Expansion and North
Martha Van Rensselaer Hall

Duke University Rubenstein Center

Harvard University: Klarman Hall

AWARDS

IES International Award of Excellence
Verizon Innovation Center, San Francisco

IES International Award of Excellence
Langham Hotel Lobby

IES Award of Merit
Noble & Greenough School, Science Center & Library

CARRIE HAWLEY, IALD, MIES, LEED AP

DIRECTOR

With over 20 years of substantive experience in the field, Carrie is a dynamic leader in architectural lighting design. An architect by training, Ms. Hawley's design sensibility transcends standard design schemes, adopting, instead, a holistic approach that blends the practical with the aesthetic to create inventive and project-specific design solutions. Deeply committed to sustainability, she unifies inspired lighting designs with ecologically friendly practices to minimize environmental impact.

REGISTRATIONS

IALD, MIES, LEED AP

EDUCATION

School of Architecture
Miami University
Bachelor of Environmental Design

Lighting Research Center
Rensselaer Polytechnic Institute
Master of Science in Lighting

BALA ENGINEERS | MEP/FP ENGINEERING

Bala's roots are steeped in a tradition of leadership in engineering and client service. While our legacy traces back to 1946, the modern era of environmental consciousness ignited a world class organization that focuses on technology and innovation. The core of our talent-based ecosystem - a system comprised of five centers of excellence along Amtrak's northeast Acela corridor stretching from Boston to Washington DC with landmark metropolitan based stations in Boston, New York, Philadelphia, and Baltimore. From our inception, Bala has been committed to a diversified portfolio of engineering services for the commercial, institutional and public sectors. Our metropolitan based centers of excellence comprise a community of engineers dedicated to serving their respective markets by consistently producing high performance outcomes evidenced by a wide variety of successful projects throughout the United States and Asia.

AISHA DENSMORE-BEY | GRAPHIC DESIGN AND SIGNAGE

Aisha Densmore-Bey, Assoc. AIA, LEED AP has benefited from over nineteen years of professional experience in the field of architecture. Aisha Densmore-Bey, Designer is a creative office that specializes in architecture, interiors, lighting design, graphic design, film, and art. Aisha is a recipient of the 2012 American Institute of Architects Associates Award, the highest honor bestowed on an associate member, and has been featured in Architect Magazine, ArchDaily, Design Bureau, Apartment Therapy, and the Lifework Blog of iconic furniture company, Herman Miller. Aisha is the creator of Future Prep 101: How to Prepare Teens for Design Careers™, a half-day seminar which exposes college bound high school students and their parents to multiple design disciplines. Future Prep 101™ is a two-time recipient of the Boston Society of Architects Foundation grant. Her office's design for the "School of Kimono Study and Celebration" was a shortlisted entry for the Dare to Dream Design Awards Competition during Tokyo Designers Week 2014. Most recently, Aisha is author and illustrator of the children's book Who Made My Stuff? Miles Learns About Design, and writer, producer, and director of the architectural film shorts The Built Perception: Boston and the award-winning ROOM. She is also co-founder of the collaborative open screening film platform 100 Minutes, which held it's first event in Park City, Utah to bookend the 2020 Sundance Film Festival.

ACENTECH | ACOUSTIC ENGINEERING

Acentech is a multi-disciplinary acoustics, audiovisual, and vibration consulting firm. As the direct descendant of the highly regarded Bolt Beranek and Newman (BBN), the founders of the acoustics consulting profession, Acentech is one of the oldest and largest organizations of its type, an unequalled resource to institutions, engineers, manufacturers, architects, planners, and designers worldwide. Acentech's team brings extensive experience to critical areas of design: architectural acoustics; mechanical systems noise and vibration control; environmental noise; audiovisual and multimedia systems; and structured cabling systems and security systems.

HASTINGS CONSULTING | CODE AND ACCESSIBILITY CONSULTANT

Hastings Consulting, Inc. provides expert building code, access code, and fire code consulting, as well as fire protection engineering services. All design and construction project types and sizes are supported. The firm was founded by Kevin S. Hastings. He is a licensed fire protection engineer with over 22 years of code consulting experience. Throughout his career he has worked on a wide range of project types throughout the United States and abroad. Mr. Hastings has consulted on new construction and renovation projects including public and private schools, colleges and universities, hospitals, multi-family residential, retail, office, industrial, and various types of public facilities among other project types. Kevin has served on various code development committees and has been a frequent lecturer presenting code seminars for architects, building owners, and building officials.

SUBCONTRACTORS AND PARTNERSHIPS

DESIGN TEAM

STUDIO NYL | BUILDING ENVELOPE

Studio NYL, a Boulder, Colorado-based structural engineering and facade design firm known for its exemplary skills, has earned the trust and respect of architects around the world for delivering truly innovative design-led solutions that exceed the conventional. Founded in 2004 by Christopher [Chris] O'Hara, PE and Julian Lineham, PE, Studio NYL's vision is rooted in the founders' belief that all architectural design can be elevated through the inventive use of structures that enhance rather than limit design. It is this passion for raising design standards through the "artful use of structure" on every project—whether humble or grandiose in scope—that drives their distinctively poetic approach. Described by the firm's many clients as led by professionals who have "mastered their craft," "find joy and excitement in it all" and "achieve what is seemingly unimaginable," Studio NYL has earned a loyal following of local, national and international architects. NADAAA has worked with Studio NYL on multiple completed projects including Beaver Country Day School and the MIT Site 4 housing development project.

KALIN ASSOCIATES | SPECIFICATIONS

Since 1984, Kalin Associates has prepared specifications for over 4,000 projects worldwide, 300 projects seeking sustainable design certifications (LEED, Living Building Challenge, Well, Passivhaus), master specifications for over 500 building product manufacturers, and design standards for many public agencies, universities and trade associations.

NITSCH ENGINEERING | CIVIL AND TRAFFIC ENGINEERING

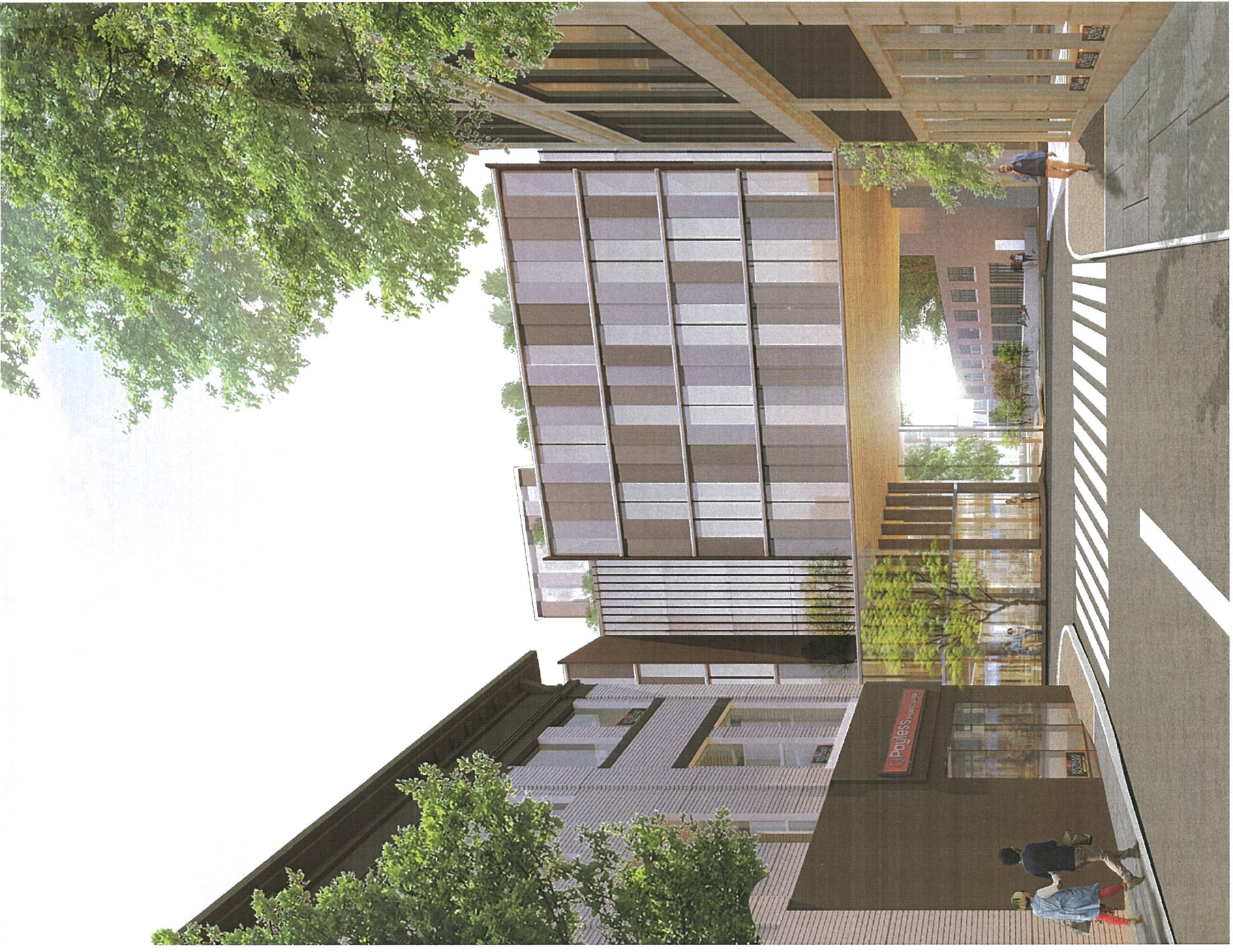
At Nitsch Engineering, we embrace our tagline, "Building better communities with you." Both internally and externally, we strive to embody a high level of corporate citizenship through sustainable business practices, community involvement, and charitable contributions. We define ourselves by why we do what we do – to positively impact our clients, employees, and communities by focusing on our core values and conducting ourselves with integrity, close personal attention to the needs and goals of our clients and employees, a commitment to professional standards, and, at all times, a caring attitude. Since 1989, we have worked with developers, institutions, public agencies, and other design professionals on major development and infrastructure projects. We take an integrated, sustainable, and collaborative approach to site design. Functional, permissible, and attractive building sites require close coordination with the design team and the owner. We then design parking, roadways, walkways, utilities, and site features to blend stormwater management, grading, and drainage into the aesthetics of the project.

ELLANA | COST CONSULTING

Incorporated in 1998, Ellana Construction Consultants is a certified Woman-owned Business Enterprise (WBE) and Disadvantaged Business Enterprise (DBE) construction consulting firm that provides four core services consisting of cost management, project controls, owner representation and professional training services to a wide range of A/E/C industry clients. We serve clients locally and regionally through our offices in New York, New Jersey, Pennsylvania and Massachusetts, and our portfolio of relevant work includes projects across the country and across the world.

DESMAN | PARKING STRUCTURE CONSULTANT

DESMAN specializes in the parking and traffic planning, design and restoration of cost-efficient and aesthetically pleasing parking assets within the United States and around the world. We have served public, private and institutional clients and owners throughout the U.S. for over 5,000 parking projects. DESMAN currently employs a staff of over 100 personnel and operates nationally at nine office locations. DESMAN has conducted all types of parking planning assignments for mixed-use developments, retail and municipalities nationwide.





DEVELOPMENT WITHOUT DISPLACEMENT

DEVELOPMENT WITHOUT DISPLACEMENT

Meeting the RFP's required inclusion of low and middle income affordability already goes a long way to combating displacement. As well, the requirement for 100% owned residential units will also help neighborhood residents stay for the long term.

Our Development without Displacement Plan will do the following:

- We will have early engagement with Roxbury community groups to get the word out about the ownership possibilities in the works so that area residents interested in buying can follow the project
- We will invite area residents to design presentations and meetings describing the process of ownership both for low and middle income residents so they can be informed and prepared as the project progresses
- We will have opportunities for current Roxbury residents to pre-purchase their units before construction is completed, to ensure the maximum number of units are available to Roxbury residents
- The mix of unit types will also help Roxbury residents stay as there are larger units for families as well as one bedroom units for seniors
- We are exploring the concept of Boston Compact Living Pilot program guidelines to make as many units accessible as possible.
- Through continuing engagements with community groups we hope to ascertain create a rent-to-own program.

Our use of material strives to demonstrate that good placemaking need not require opulence of budget, but rather richness of mind. Our attention to detail, material transformation, and contemporary craft finds ways to incorporate local trades to bring out the salient characteristics of this community.

-Nader Tehrani





COMMUNITY BENEFITS PLAN



COMMUNITY BENEFITS PLAN

AMPLIFYING THE CULTURAL DISTRICT

Fundamental to our approach is a long-term investment in the enduring success of cities; recognizing an environmental dynamic, today's development must anticipate tomorrow's trends. Local families want to establish roots in the city and thus expect strong communities, schools, access to healthy living, and inter-connectivity. ID8 Ventures has already been actively meeting with community members liaised by Kelley Chunn. This has helped us to look even beyond the desired community cultural uses that are outlined in the RFP such as a network of pedestrian streets, programmable open space, and public art. Based on our conversations with community members we have adapted our initial design of the Nubian Court to become a crescent shaped space that will best serve desired programs. As well our meetings with community members encouraged us to adapt the Ruggles Street portal to have more warm and inviting materials.

Through meeting with various groups already with our public relations consultant Kelley Chunn, we have already had discussions with diverse community members about what will benefit Nubian Square and Roxbury the most. Thus our Community Benefits Plan carefully reflects the real wants and needs of Roxbury residents. Our community benefits plan commits to the following:

- including large indoor/outdoor community spaces as shown in our building design on the first and second floors that can host farmer's markets, music concerts and festivals, art and fashion shows, library and school events, and more.
- developing a network of safe and inviting pedestrian streets that help residents, community members, and visitors to Nubian Square feel engaged together
- investment in permanent public art by both local and international artist
- re-greening a site that was formerly an apple orchard by including as much green space as possible including grass crete, native and resilient plantings, tree canopies, and a green screen on Eustis Street
- creating more private community spaces for the residents of the building including urban roof gardens, a community kitchen, and fitness space
- bringing in local and appropriate retail and office tenants that will bring value to the Square and give back to the community
- providing accessible public parking that will welcome in visitors to the district
- but the overriding benefit to the community will be allowing families invested in the community to stay in Nubian Square in a building they can be proud of
- bringing marketing dollars to nearby local retailers to enhance their own storefronts



NADAAA'S MSD IS PART OF BOTH A HISTORIC CAMPUS AND AN URBAN LANDSCAPE MAKING A POSITIVE CONTRIBUTION TO EACH



NADAAA'S NORTH HALL AT RISD INCLUDES A NUMBER OF COMMUNITY SPACES IN INCLUDING THIS LOUNGE WITH ROOFTOP ACCESS





DEVELOPMENT CONCEPTS

DEVELOPMENT CONCEPT BASICS



Our development concept includes the right amount of owned residential units(202,660 gsf), live/work (1,900 gsf), office space(43,100 gsf), retail space (21,050 gsf), community court (35,000 gsf), indoor community space (10,000 gsf), and parking(94 public spots and 234 new leasable spots). This mix satisfies the RFP's brief by maximizing affordable ownership, creating local jobs, and serving the community through shared space and local retail partners. In our community benefits plan we have laid out the positive impact this project's various program spaces can have on Nubian Square.

Our construction partner, Shawmut Design and Construction, estimates that 400-500 jobs will be created on the construction site. We estimate this project will create 40 permanent jobs on the property.

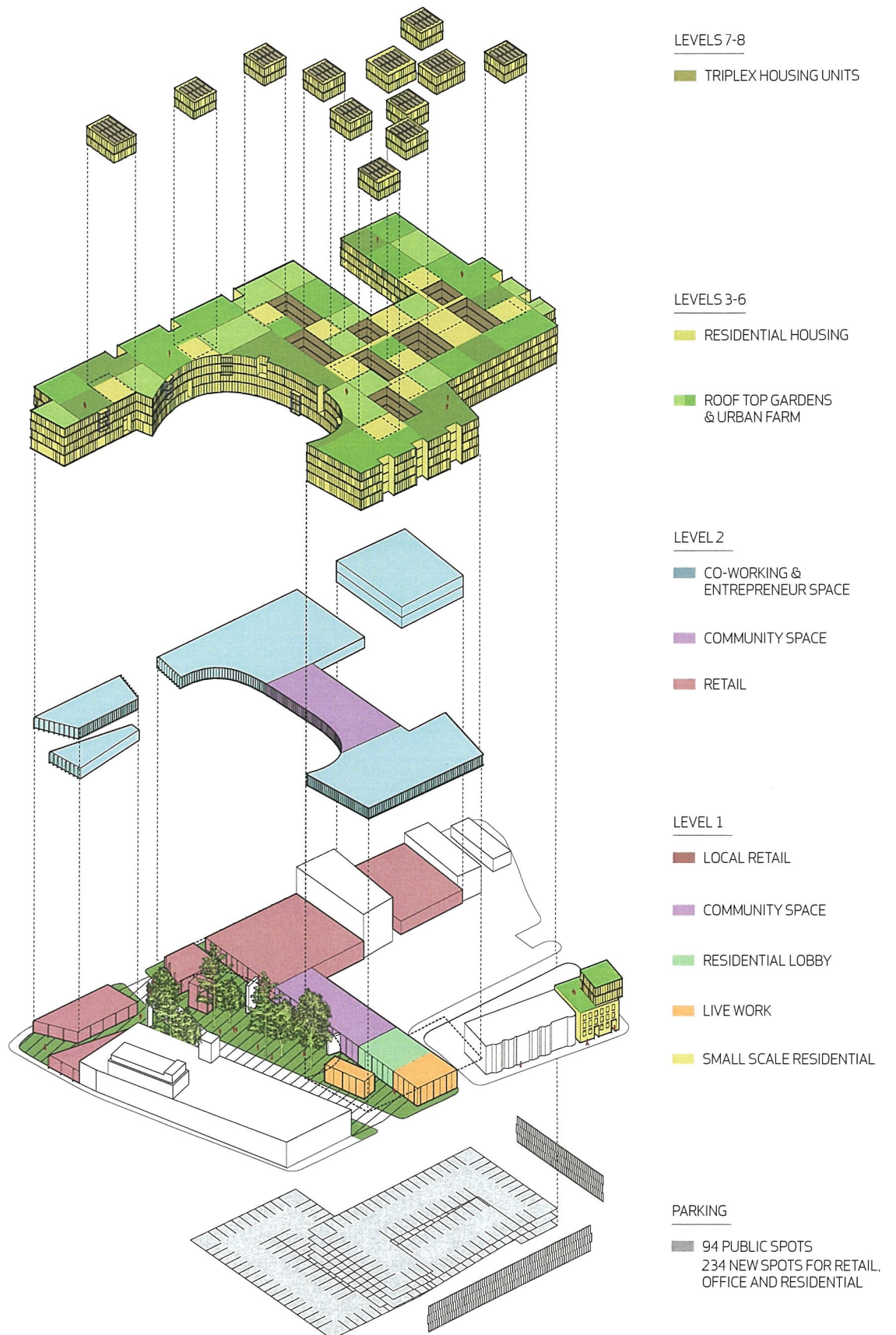
Blair Lot is a portion of the Nubian Square Economic Development Area (EDA) established in 1991, with the Blair Site designated as a Planned Development Area (PDA). Per the Nubian Square EDA the max FAR is 2, and max. building height is 55'. Per the RFP there are no FAR requirements listed, and the max. height is 150'.

We would need to apply for zoning relief for both FAR, height, and parking requirements per zoning code, because what we are showing is not as of right.

Required approvals:

- BPDA (Large Project Review)
- Roxbury Strategic Master Plan Oversight Committee
- Boston Zoning Board of Appeals (Planned Development Area process)
- ISD

DEVELOPMENT CONCEPTS





DEVELOPMENT CONCEPTS

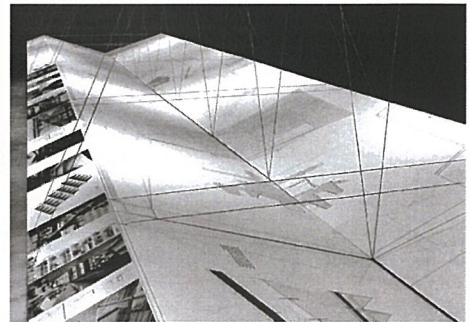
COMMUNITY ENGAGEMENT + COMMUNICATION TOOLS



Tehrani teaching an architecture studio at the Cooper Union



"WHAT IS A SCHOOL (of architecture)?" Panel at the Daniels Building



Exhibition on NADAAA's three schools of architecture at Georgia Tech

Our architect partner, NADAAA, commonly engages neighbors as a central part of our team in the planning phase. NADAAA's role has been to bring synthesis, consensus and agency to the various voices. We also frequently see opportunities to expand engagement through lectures, exhibitions, and fundraising. This has given us an opportunity to contribute to each project's varied audiences to bring a more integrative intelligence to the project on the one hand, but also to reinforce the collaborative nature on the other.

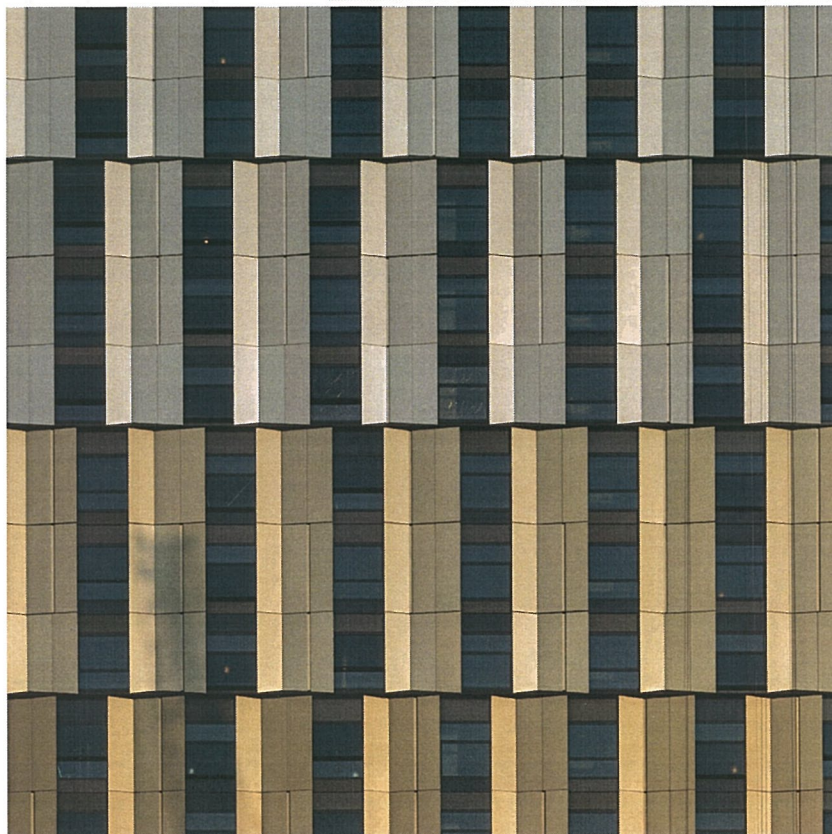
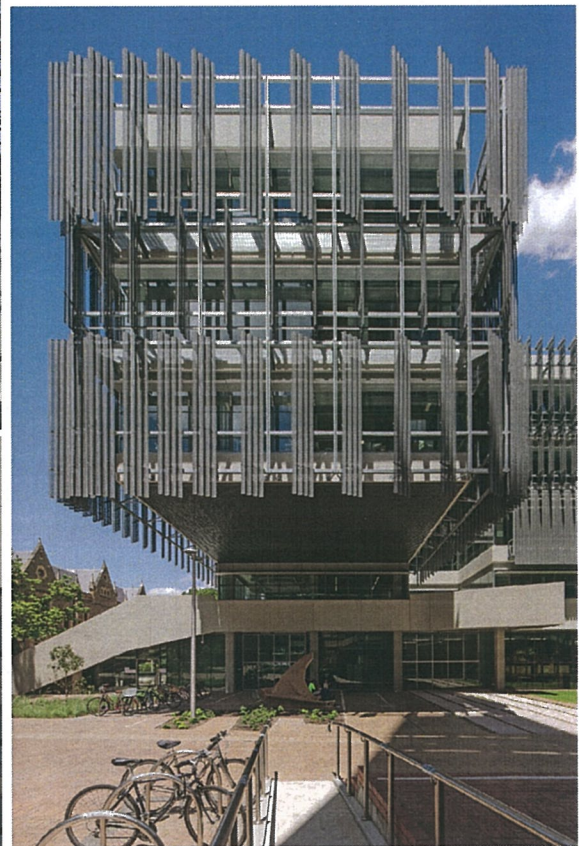
In addition to 3-dimensional modeling and BIM software, scripting, and rendering tools, NADAAA uses physical models/mock-ups to test massing and constructability. We primarily use Revit and Rhino internally for design as well as using 3D prints for study models. In our collaborations, we use Revit and its coordinating tools. For example, for our recent new residence hall project at RISD, we used three primary web-based tools: BIM 360 Glue which links our Revit model with the full design and construction team; Sharepoint for file sharing; and Procore for all construction document and construction administration management. For complex constituencies (e.g. geographically dispersed stakeholder groups), we use web-based conferencing tools to consolidate the team, or subsets of it, to look at drawings, diagrams, and data.



For a recent housing project for the Rhode Island School of Design, NADAAA launched a survey in an effort to better understand the student experience on the Quad. The survey was open for three weeks, ultimately closing with 202 respondents. Comprised of 16 questions, the survey focused on overall quality of the residence halls, the bathrooms, the work rooms, social spaces, and campus-wide programming. The team also met campus groups including: Campus Master Plan Committee, Social Equity Action Working Group, Student Affairs, Facilities, Dining, Public Safety, Health Services, Residence Life, Disability Services and Counseling Services.

SUSTAINABILITY: URBANISM & THE ENVIRONMENT

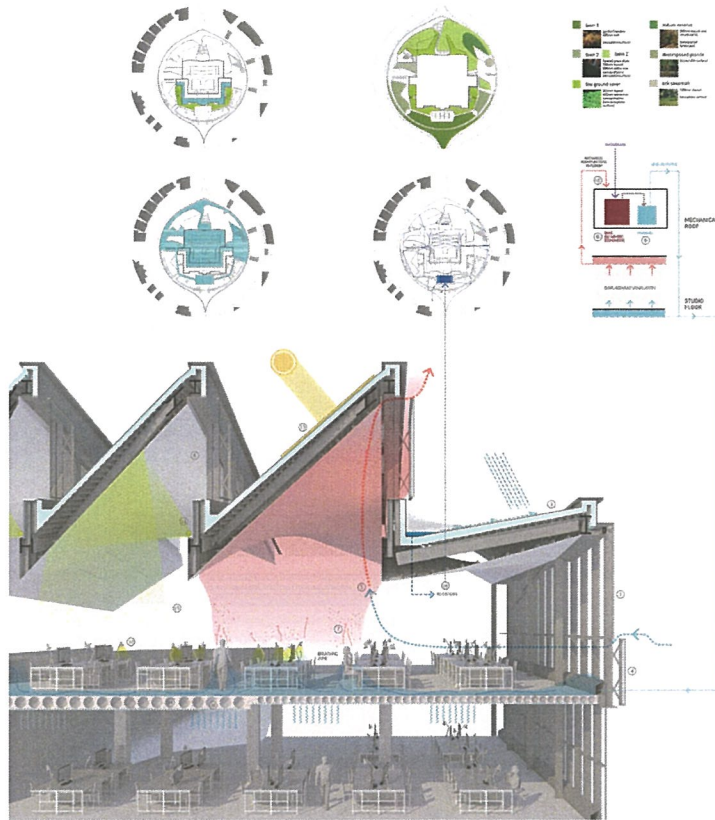
An engagement with the environment is a deliberate effort, involving varied disciplinary expertise, from landscape to urbanism, and from passive sustainable strategies to smart technologies. Insofar as buildings sponsor human interaction, we look to program the paths of travel, engage the natural landscape, and (when appropriate) blur the boundaries between the inside and the outdoors. Working between the scale of architecture and the urban landscape, we look to their mutual reinforcement.



clockwise from top left

1. THE MODEL HOME GALLERY IS WRAPPED IN AN URBAN PARK
2. THE MSD OFFERS OUTDOOR ROOMS, BIKE RACKS, STUDY BLEACHERS AND STUDENT GARDENS FOR ALL TO ENJOY
3. SOLAR SHADING IS HELPING THE MIT SITE
- 4 PROJECT REACH ITS LEAD GOLD TARGET

DEVELOPMENT CONCEPTS



CASE STUDY: DANIELS BUILDING BY NADAAA

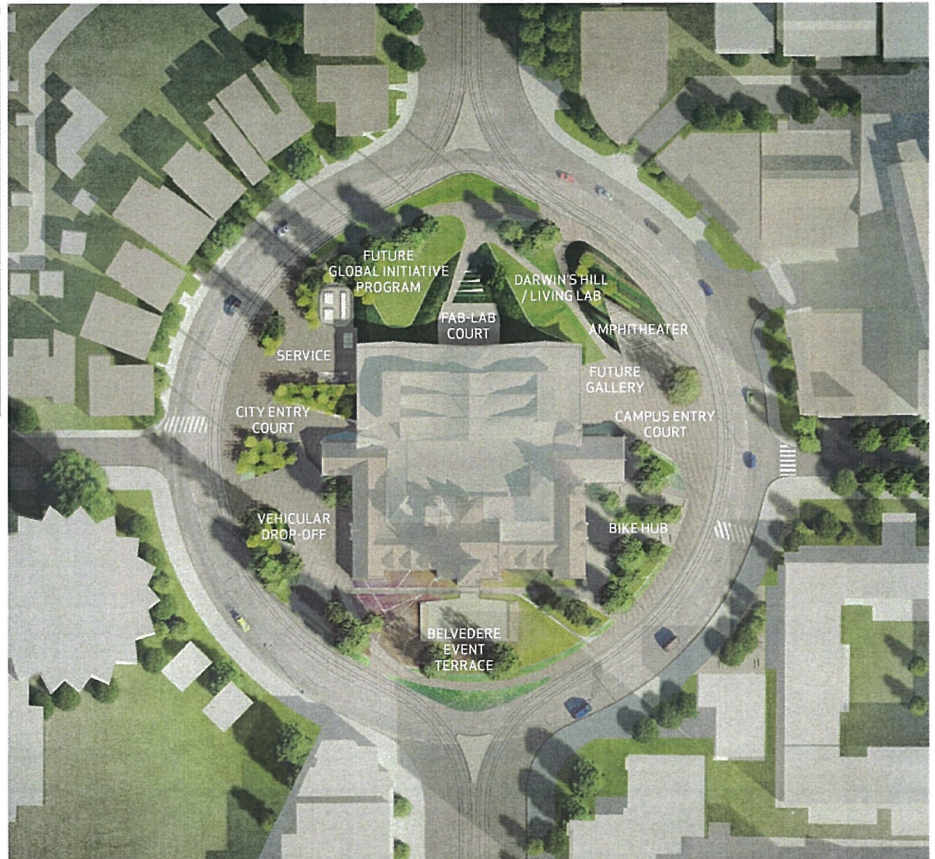
The new home for the Daniels Faculty's students, faculty, and administrators includes a revived 19th century building and contemporary addition. Project baseline objectives were twofold: (1) rehabilitate the landscape, architecture and urban significance of Toronto's Spadina Circle, through efficient reuse of existing elements and complementary addition of new forms; (2) demonstrate the Daniels Faculty's objective of overt sustainability through the progressive deployment of materials and systems.

The envelope of the heritage building was upgraded to increase thermal resistance, and while the new addition sought to achieve LEED Gold, its ambition is to go "beyond LEED" with straightforward systems that show responsible consumption of resources, and serve as pedagogical tools. Voided slab construction allowed for shop installation of radiant heating/cooling; active slabs are supplemented by displacement ventilation which convects clean outside air using minimal fan energy. The performance target of 60% below Canada's model energy code was supported by the integration of engineered systems, building form and occupant culture. Data on resource consumption is interpreted via "dash-board" interface for students to understand their consumption behavior. Building science faculty/students benchmark performance against peers and expectations. The Landscape department utilizes the planted roof areas for their Green Roof Innovation Testing research program, monitoring the environmental performance of the vegetated and photo-voltaic roofscape. Building components were rigorously evaluated for cost and value. Interior finishes: polished concrete floors/ceilings, gypsum and glass walls were selected for durability, as well as effectiveness in delivering active slab heating and cooling.

The project aspires to provocative form and high functionality as the building serves a far greater occupancy than a typical classroom building. The building interior required maximum flexibility, supporting several undergraduate and graduate programs. The auditorium and studio spaces use movable partitions to enable simultaneous class offerings; hundreds of student lockers enable desk-sharing. **The project earned a 2019 COTE Top 10 Award.**

SUSTAINABILITY: EFFICIENT INFRASTRUCTURE

ID8's commitment to "living cities" commits this project to holistic improvements for both the near and long-term, sponsoring or enhancing places that are resilient, connected, healthy, and strong. The construction / operation of buildings is the world's greatest consumer of resources, as well as a producer of waste. Thus we have come to expect a basic level of sustainability with the renovation and creation of new buildings. Our architecture partner, NADAAA, begins each project with an analysis of broader context, and the establishment of environmental goals. For housing this tends to begin with a cost-benefit analysis of heating and cooling systems, provisions for storm-water management, and identification of shared systems (e.g. consolidated trash, recycling, compost; electrical service; laundry), and access to transportation. It is incumbent upon us to work with our communities to define the ultimate consumptive requirements of a building, and perhaps more than other building types, housing, with its similar floor plates, can be optimized so that cost and consumption can be reduced through responsible planning.

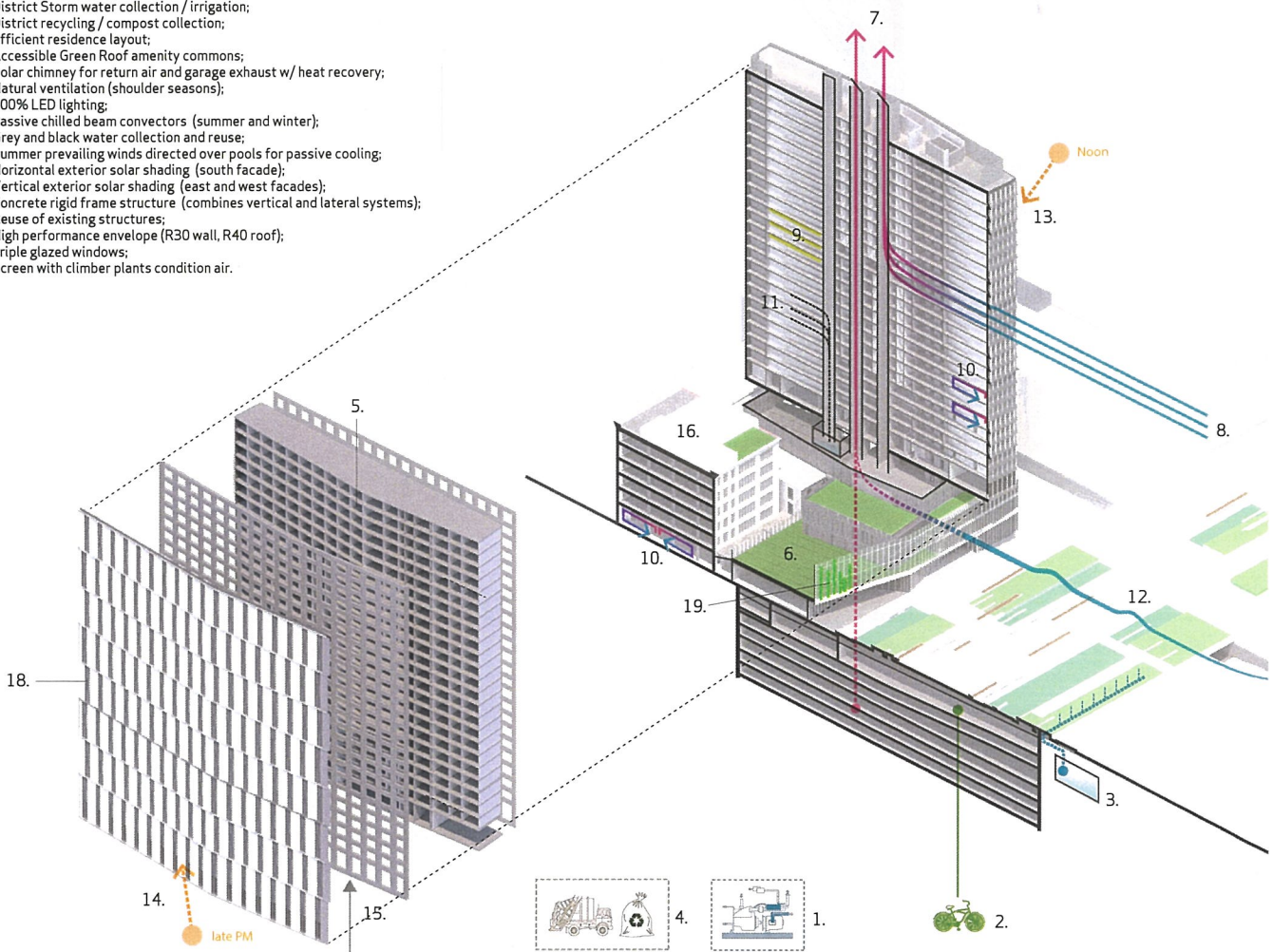


clockwise from top left

1. HELIOS HOUSE: FIRST LEED GAS STATION, LOS ANGELES, NADAAA
2. OUTDOOR CIRCULATION REDUCES MECHANICAL LOADS AND INCREASES COMMUNITY COMMUNICATION LORCAN O'HERLIHY
3. URBAN GARDENING IS AN EMERGING TREND IN HOUSING PROJECTS
4. DFALD: SITE INFRASTRUCTURE INCLUDES INTENSIVE ON-SITE WATER MANAGEMENT NADAAA
4. EXPANDING PUBLIC GREEN SPACES VOUS ETES ICI

DEVELOPMENT CONCEPTS

1. District Co-gen Plant;
2. District Bicycle Parking;
3. District Storm water collection / irrigation;
4. District recycling / compost collection;
5. Efficient residence layout;
6. Accessible Green Roof amenity commons;
7. Solar chimney for return air and garage exhaust w/ heat recovery;
8. Natural ventilation (shoulder seasons);
9. 100% LED lighting;
10. Passive chilled beam convectors (summer and winter);
11. Grey and black water collection and reuse;
12. Summer prevailing winds directed over pools for passive cooling;
13. Horizontal exterior solar shading (south facade);
14. Vertical exterior solar shading (east and west facades);
15. Concrete rigid frame structure (combines vertical and lateral systems);
16. Reuse of existing structures;
17. High performance envelope (R30 wall, R40 roof);
18. Triple glazed windows;
19. Screen with climber plants condition air.



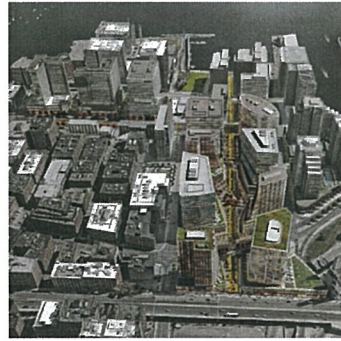
CASE STUDY: MIT SITE 4 HOUSING BY NADAAA

NADAAA (Design Architect) and Perkins+Will (Architect of Record) are collaborating on the design and development of a significant gateway project for MIT's East Campus at Kendall Square. The project is part of a multi-building institutional and commercial development that will revitalize existing buildings on Main Street with new high rises and a new open space to the south. The diverse program typologies and the urban influences from adjacent developments and the existing fabric have largely factored into the organizational framework and design concept. The MIT project seeks to reflect the campus values of a near-zero carbon footprint and resiliency, while re-using two low-rise industrial buildings in Cambridge's Kendall Square. The project metrics are ambitious and include compliance with aggressive campus standards, supported by an institution that has made commitments to co-generation and water treatment.

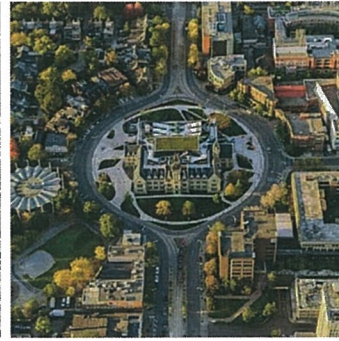
A graduate student housing tower has been developed with a high-performance envelope, and there are two historic buildings at the street level to be restored and upgraded. The storefront retail, currently inaccessible from grade, will be lowered to sidewalk level to both encourage patronage and satisfy current code requirements. The project is part of a Planned Unit Development (PUD) that looks for efficiencies through shared parking, storm water collection/reuse, and shared amenities such as outdoor green space and roof terraces. The program will include 470 graduate student apartments in a mix of one-bedroom, two-bedroom, and efficiency units. The project will also include offices of the MIT Innovation Initiative along with additional space for future tenants, a childcare center with an elevated playground, and community space for the residents of the apartment tower.



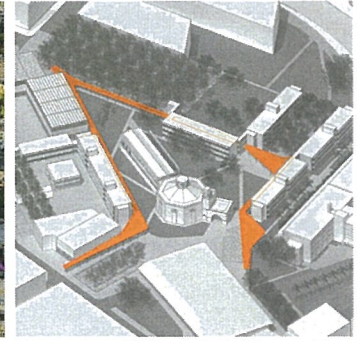
Kendall Square Plaza + Headhouse
2020



Boston Seaport District Master Plan
2017



Daniels Building
2018



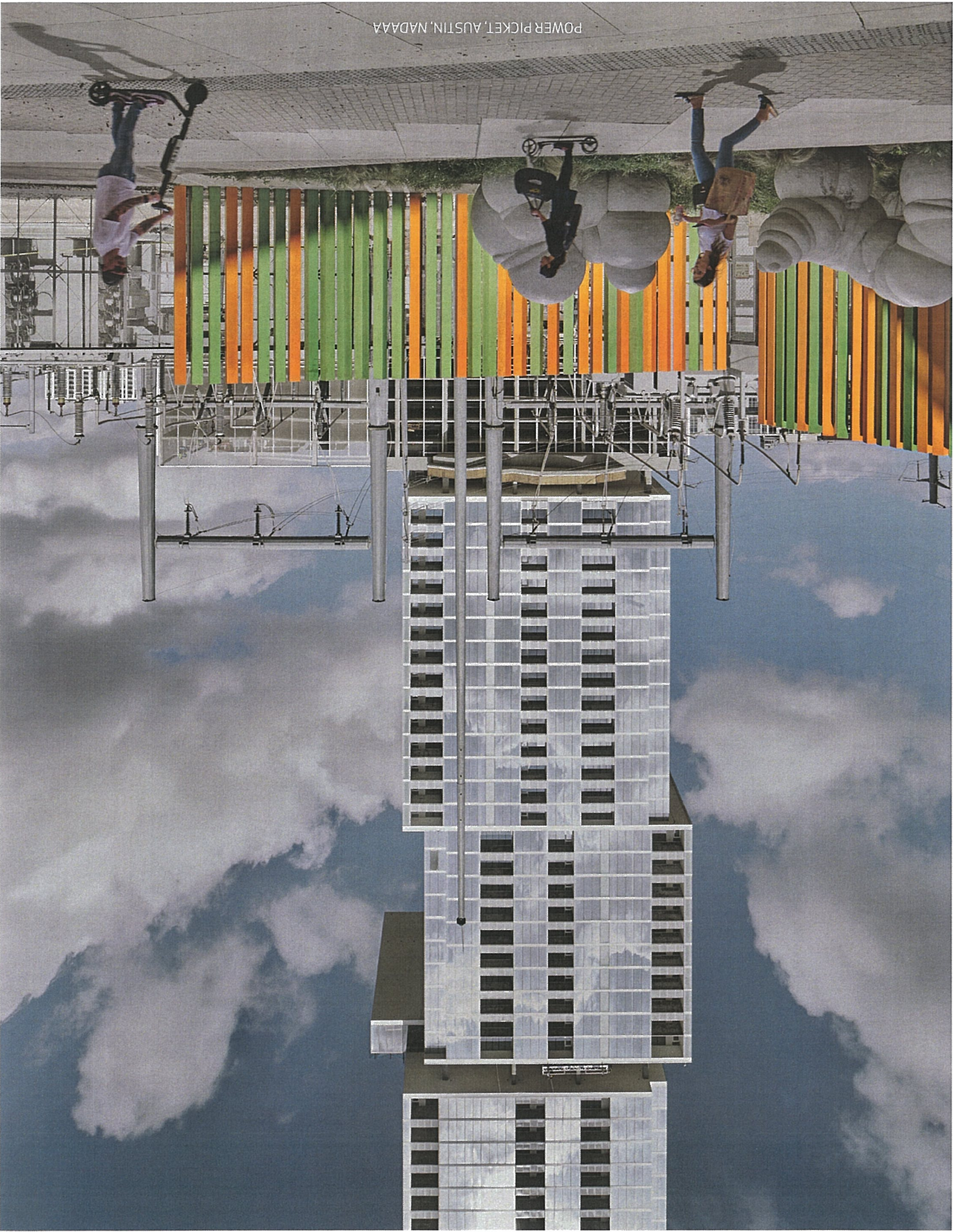
University of Miami, SoA, Master Plan
2018

DESIGN OF THE PUBLIC REALM: NADAAA'S HIPPOCRATIC OATH

With Nader Tehrani's background in urban design, NADAAA integrates building design into the larger context by considering the site as a key element in the intervention. By treating each project according to its own unique criteria, set of circumstances, and contextual requirements, our buildings differ in material and spatial composition. The urban design of a project serves as a critical point of discussion, understanding what aspects of a your "campus" might be fixed, and what may be seen as a 'framework' that invariably needs to respond to dynamic economic, programmatic and evolutionary issues. In our own background, we have worked on a commitment to various factors of urbanism that are of relevance to this project. First, we see the design of infrastructure as a major investment in any neighborhood; thus, to the extent that such funds are being expended on infrastructure, we try to identify what aspects of those might advance a better understanding of civic potentials towards a better use of public space, amenities and social life. Second, we do not divide our commitments between architecture and urbanism, but rather see them in conversation with each other; by blurring the relationships between landscapes, urban spaces and building environments, we are able to harness a better dialogue between the public and private realm. Third, we understand that as designer, we only form one player in a larger set of relationships that need to speak to each other; in this sense, buildings, spaces and plans need to collaborate with each other, anticipate each other, and reinforce each other. Whether in planning or completed projects our work always involves building siting, active and passive exterior spaces, and integration of landscape.



IN MELBOURNE NADAAA CREATED A GATEWAY PEDESTRIAN BRIDGE, LINKING THE YARRA RIVER, BIRRARUNG MARR, THE ROD LAVER ARENA, AND THE CITY.



POWER PICKET, AUSTIN, NADAAA



ADDITIONAL DATA

PRELIMINARY ZONING ANALYSIS

I. Overview of Property & Applicable Zoning

The Blair Lot comprises five parcels totaling approximately 87,879 square feet of land:

- 12-4 Palmer Street (Assessor's Parcel No. 0802472000) on the corner of Washington Street;
- 2180-2190 Washington Street (Assessor's Parcel No. 0802475000) bordered on three sides by 12-4 Palmer Street;
- 2148 Washington Street, (Assessor's Parcel No. 0802479000) separated from the above parcels by an improved lot (collectively, with 12-4 Palmer Street and 2180-2190 Washington Street, referred to below as the "**Washington Street Parcels**");
- 2-6 Renfrew Street (Assessor's Parcel No. 0802462000), referred to below as the "**Renfrew Parcel**", which also has frontage on Harrison Avenue; and
- 29-33 Eustis Street (Assessor's Parcel No. 0802455000), referred to below as the "**Eustis Parcel**", on the corner of Harrison Avenue, separated from the Renfrew Parcel by several intervening lots.

All of the above streets are public ways in the control of the City of Boston.

The Blair Lot is located in the Dudley Square Economic Development Area ("**Dudley Square EDA**"), a subdistrict of the Roxbury Neighborhood District, governed by Article 50 of the Boston Zoning Code (the "**Code**"). The Washington Street Parcels are eligible for Planned Development Area designation (and are collectively greater than one acre). Additionally, portions of the Washington Street Parcels within 100 feet of the center-line of Washington Street are within the Washington Street Boulevard Overlay District, as shown on Map 6A/6B/6C of the Boston Zoning Maps. The Property does not appear to be located in any other overlay districts.¹

Portions of the Blair Lot are also located within the Protection Area of the Eustis Street Architectural Conservation District administered by the Boston Landmarks Commission.

II. Required Approvals

Program – Redevelopment of the Property will involve the construction of approximately 25,750 square feet of retail space, approximately 43,110 square feet of office space, approximately 10,000 square feet of community space, and approximately 291,040 square feet of multifamily housing use. In addition, the redevelopment will replace the existing 94 public parking spaces and add approximately 234 new parking spaces for a total of approximately 328 parking spaces.

¹ The Boston Zoning Viewer tool available through the BPDA's website (<http://maps.bostonplans.org/zoningviewer/>) indicates that the Property is within the Neighborhood Design Overlay District. However, the Property is not shown as being located within any portion of the Neighborhood Design Overlay District according to Map 6A/6B/6C of the Boston Zoning Maps.

Large Project Review – Because the redevelopment of the Property will involve new construction in excess of 50,000 square feet of Gross Floor Area (as defined by the Code), it will be subject to Large Project review under Article 80B of the Code, and, among other requirements, the green building requirements of Article 37 of the Code. Large Project Review, a multi-step public review process administered by the Boston Planning and Development Agency, typically results in commitments to mitigate anticipated project impacts set forth in mitigation agreements with City of Boston agencies. These may include a Cooperation Agreement; an Affordable Housing Agreement regarding compliance with the City’s Inclusionary Development Program; and, in coordination with the Boston Transportation Department, a Transportation Access Plan Agreement and a Construction Management Plan.

BCDC Review – Because the redevelopment of the Property will involve new construction in excess of 100,000 square feet of Gross Floor Area, it will also be subject to Boston Civic Design Commission Review.

Inclusionary Development Policy – Any residential development of ten or more units that is on property owned by the City or requires zoning relief is subject to the City of Boston Inclusionary Development Policy (“IDP”), which is satisfied if, among other things, 13 percent of the on-site units are designated as affordable. A project is exempt from the IDP if it is financed as one entity and 40 percent or more of the units are income restricted or otherwise preserved as affordable. The redevelopment of the Property will in either case exceed the IDP requirements, consistent with the RFP.

Use – Within the Dudley Square EDA, the proposed multifamily dwelling use is allowed on the second floor and above, and is conditional on the first floor. The proposed office and general retail uses are each allowed within the Dudley Square EDA. The proposed community/cultural uses are likewise allowed within the Dudley Square EDA. Currently proposed uses for the Property are accordingly as-of-right.

Dimensional Requirements – The maximum allowed Floor Area Ratio (as defined in the Code) within the Dudley Square EDA is 2.0, and the maximum allowed building height is 55 feet (provided that an approved PDA Development Plan may provide for a maximum building height of up to 65 feet). Additionally, properties within the Dudley Square EDA are subject to a minimum rear yard setback of 20 feet. The current proposed design for the redevelopment of the Property will likely have a building height of approximately 65 feet along the street walls and a maximum building height of 85 feet, along with an FAR of up to approximately 4.25. Accordingly, zoning relief will be required.

Parking and Loading – Within the Roxbury Neighborhood District, community uses and office uses each require a minimum of 1.0 parking spaces per 1,000 square feet of gross floor area (“GFA”); retail uses require a minimum of 2.0 parking spaces per 1,000 square feet of GFA; affordable housing uses require a minimum of 0.7 parking spaces per dwelling unit, and other residential uses require a minimum of 1.0 parking spaces per dwelling unit. The redevelopment of the Property will include an estimated 234 new parking spaces, as well as replacing the Property’s existing 94 public parking spaces. We anticipate that the number of parking and loading spaces required as part of the redevelopment of the Property will be determined as part of Large Project Review.

Zoning Relief – As the project design evolves, we will evaluate the need for zoning relief consistent with the design finalized through Large Project Review. Based on zoning relief required, we will also consider whether to seek a PDA designation for the Project, which would require a map/and/or text amendment to extend PDA eligibility to the Renfrew Parcel and the Eustis Parcel.

Boston Landmarks Commission Review – The RFP indicates that 2148 Washington Street is located within the Protection Area of the Eustis Street Architectural Conservation District. Portions of the Renfrew Parcel and the Eustis Parcel may also be located within the Protection Area. Any development within the Protection Area will be subject to the review by the Boston Landmarks Commission (“**BLC**”). Such review will extend to all exterior elements visible from public ways within the Eustis Street Architectural Conservation District and will address land coverage, height of structures, landscaping and topography.

Parks and Recreation Commission Review – Certain portions of the Property are within 100 feet of Eustis Street Burial Ground, which is subject to the jurisdiction of the Parks and Recreation Commission. Any new construction on those portions of the Property must first secure the Commission’s written approval.

Public Improvement Commission Review – We anticipate that the redevelopment of the Property will entail changes to public ways, including the discontinuance of all or parts of Renfrew Street. All such changes will be subject to the review and approval of the Public Improvement Commission (“**PIC**”), including one or more License, Maintenance and Indemnification Agreement/Specific Repairs with the PIC with respect to any changes to public rights of way.

REQUIRED REGULATORY APPROVALS

The following comprises a list of the anticipated permits for the proposed development:

AGENCY	PERMIT/APPROVAL
State	
MEPA Unit of EOEa	Environmental Impact Review, if required
MHC	State Register Review, if required
City	
Boston Planning and Development Agency (BPDA)	Article 80 Large Project Review and related reviews
Boston Landmarks Commission	Certificate of Appropriateness/Design Approval/Exemption
Boston Civic Design Commission	Design Approval

ADDITIONAL DATA

City of Boston Inter-Agency Green Building Committee	Article 37 sign-off through BPDA
Boston Zoning Board of Appeal or Boston Zoning Commission	Zoning relief
Boston Parks Commission	Approval of Construction within 100 feet of a park, if required
City of Boston Public Improvement Commission	Discontinuances; License, Maintenance and Indemnification Agreement/Specific Repairs to Public Rights of Way
Boston Transportation Department	Construction Management Plan; Transportation Access Plan Agreement



DISCLOSURE FORMS



**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

APPENDIX D: INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of **every** legal entity and **every** natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

(1) REAL PROPERTY:

The Blair Lot

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT:

Groundlease

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

Boston Planning Development Agency

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

____ Lessor/Landlord

☒ Lessee/Tenant

____ Seller/Grantor

____ Buyer/Grantee

____ Other (Please describe): _____

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

RESIDENCE

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none):
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

- (9) This Disclosure Statement is hereby signed under penalties of perjury.

ID8 Ventures Boston, LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

2/19/20

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

Derek Dudley

Manager

PRINT NAME & TITLE of AUTHORIZED SIGNER

APPENDIX E

BOSTON PLANNING & DEVELOPMENT AGENCY and CITY OF BOSTON DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston and/or Boston Redevelopment Authority ("BRA") must truthfully complete this statement and submit it prior to being designated for any project. (please attach extra sheets if necessary).

1. Do any of the principals owe the City of Boston and/or BRA any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston and/or BRA? If yes, in what capacity? (Please include name of agency or department and position held in that agency or department).

No

3. Do any of the principals own any real estate in Boston? If yes, where and what type of property?

No

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson related crimes or currently under indictment for any such crimes?

No

6. Have any of the principals been cited for violating any law, code or ordinance regarding conditions of human habitation within the last three (3) years?

No

The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

SIGNED under the penalty of perjury.

Date: 2/19/20

Signature: 

Signature: _____

Address: 400 Atlantic avenue, Boston, MA 02110

Address: _____

APPENDIX F

CERTIFICATE OF TAX AND EMPLOYMENT SECURITY COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, §49A¹, and Chapter 151 A, §9A(b)2,

I, Derek Dudley
(Name)

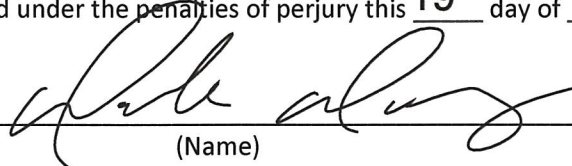
Manager ID8 Ventures BostOn, LLC
(Title) (Name of Bidder)

Whose principal place of business is located at 400 Atlantic Avenue

Boston, MA 02110 do hereby certify that:

- A. The above-named Bidder has made all required filings of state taxes, has paid all state taxes required under law, and has no outstanding obligation to the Commonwealth's Department of Revenue.
- B. The above-named Bidder / Employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.

Signed under the penalties of perjury this 19 day of February 2020


(Name)

Federal Identification Number _____

By: Derek Dudley

Title: Manager

¹ No contract or other agreement for the purpose of providing goods, services or real estate to any... agencies (of the Commonwealth) shall be entered into, renewed or extended with any person unless such person certifies in writing under penalties of perjury, that he has complied with all laws of the Commonwealth relating to taxes.

No contract or other agreement for the purpose of providing... physical space to any agency or instrumentality of the Commonwealth shall be entered into, renewed or extended with any employer unless such employer certifies in writing under penalties of perjury, that said employer has complied with all laws of the Commonwealth relating to contributions and payments in lieu of contributions.



Price Proposal for Blair Lot

1. Name of the individual or entity submitting proposal: ID8 Ventures Boston, LLC

Address: 400 Atlantic Avenue
Boston, MA. 02110
 Telephone: (424) 268-9694
 E-Mail: Derek.Dudley@mac.com

2. Please check one of the following:

- () Corporation, incorporated in the State of: Massachusetts
 () Partnership, names of partners are: ID8 Ventures Boston LLC
Susan Cronin, Derek Dudley, Joseph Dabbah
 () Individual: _____
 () Other: _____

3. Price Proposal Calculation:

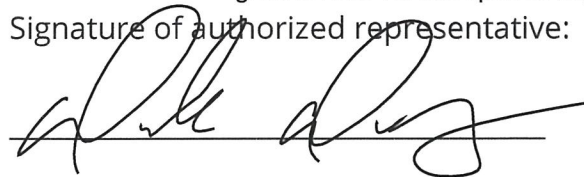
Price/GSF		Gross Square Feet		Total
\$0	X	334,724	=	\$0

4. Annual Ground Lease Offer \$ _____

In words:

Given the affordability threshold required in the Blair Lot RFP, we are unable to attain the \$2.20/PSF for the 70 year ground lease. It is easier to close the subsidies gap without incurring an additional ground rent. We are open to exploring options with the BPDA.

Signature of authorized representative:



In a separately sealed envelope labeled "Financial Submission," Proponents shall provide three (3) sealed copies and one (1) original of the Financial Submission. The Financial Submission MUST include a formal price offer on this Ground Lease Price Proposal form.

APPENDIX G

HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE

(If space on this form is inadequate for any requested information, it should be furnished on an attached page, which is referred to under the appropriate numbered item on the form.)

A. Developer and Land

1. Name and address of developer:

ID8 VENTURES BOSTON LLC

2. The land on which the developer proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from:

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

In: ROXBURY

(Name of Urban Renewal Area)

in the City of Boston, State of Massachusetts, is described as follows:

3. If the developer is not an individual doing business under his own name, the developer has the status indicated below and is organized or operating under the laws of:

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or joint venture known as
- ☐ A federal, State or Local Government or instrumentality thereof.
- ☐ Other (explain)

U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(continued)*

4. If the developer is not an individual or a government agency or instrumentality, give date of organization:

2/18/2020

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal member shareholders and investors of the developers, other than a government agency or instrumentality, are set forth as follows:

- a. If the developer is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the developer is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the developer is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the developer is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the developer is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME AND ADDRESS

POSITION, TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Derek Dudley 1190 west Wesley rd NW Atlanta, GA 30327	Member (33.33%)
Joseph Dabbah 1 Central Park South, NY, NY 10019	Member (33.33%)
Susan Cronin 403 N Crescent Dr, Beverly Hills, CA 90210	Member (33.33%)

6. Name, address and nature and extent of interest of each person or entity (not named in response to item 5) who has a beneficial interest in any of the shareholders or investors named in response to item 5 which gives such person or entity more than a computed 10% interest in the developer (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the developer; or more than 50% of the stock in a corporation which hold 20% of the stock of the developer):

NAME AND ADDRESS

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(continued)*

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under item 5 or item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The developer is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

1. State the developer's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential development..... 80,000,000 \$
- b. Cost per dwelling unit of any residential development..... \$ 289,900

2. a. State the developer's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such development:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$
N/A		

- b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

On site parking (.25/unit)

- c. State equipment, such as refrigerators, washing machines, air conditioners, if any, include in the foregoing estimates of sale prices:

refrigerators, AC, Heating

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART I -DEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(continued)*

CERTIFICATION

I (we)¹ Derek Dudley certify that this Developer's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.

Dated: 2/19/20


Signature

Manager

Title

400 Atlantic Ave. Boston, MA 02110

Address

Dated: _____

Signature

Title

Address

1. If the developer is a corporation, this statement should be signed by the president and secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the developer.

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

1. Name and address of developer:

ID8 Ventures Boston LLC
400 Atlantic Ave, Boston, MA 02110

2. Is the developer a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

YES _____ NO x _____

If Yes, list such corporation or firm by name and address. Specify its relationship to the developer, and identify the officers and directors or trustees common to the developer such other corporation or firm.

3. a. The financial condition of the developer as of _____, 20____ is as reflected in the attached financial statement.

NOTE: Attach to this statement a certified financial statement (of the corporation; for each partner in a partnership; or for the individual) showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. (Financial statements for individuals do not need to be audited but they must be dated and signed by the applicant.) If the date of the certified financial statement precedes the date of this submission by more than six months, also attached an interim balance sheet not more than 60 days old.

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Not applicable - information can be provided upon request at a later date

4. If funds for the development of the land are to be obtained from the sources other than the developer's own funds, a statement of the developer's plan for financing the acquisition and development of the land:

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

5. Sources and amount of cash available to developer to meet equity requirements of the proposed undertaking:

a. In banks:

NAME AND ADDRESS OF BANK

AMOUNT

\$

Not applicable - information can be provided upon request at a later date

b. By loans from affiliated or associated corporations or firms:

NAME AND ADDRESS OF SOURCE

AMOUNT

\$

Not applicable - information can be provided upon request at a later date

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

Not applicable - information can be provided upon request at a later date

6. Names and addresses of bank references:

7. a. Has the developer or (if any) the parent corporation or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members shareholders or investors, or other interested parties (as listed in the response to item 5, 6, and 7 of the Developer's Statement for Public Disclosure and referred to herein as "principals of the developer") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years?

YES _____ NO X

If Yes, give date, place and under what name.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

- b. Has the developer or anyone referred to above as "principals of the developer" been indicted for or convicted of any felony within the past 10 years?
YES _____ NO X

If Yes, give for each case (1) date, (2) charge, (3) place, (4) court and (5) action taken. Attach any explanation deemed necessary.

8. a. Undertakings, comparable to the proposed development work which have been completed by the developer or any of the principals of the developer, including identification and brief description of each project and date of completion:

<u>PROPERTY NAME AND ADDRESS</u>	<u>DESCRIPTION</u>	<u>DATE COMPLETED</u>
----------------------------------	--------------------	-----------------------

- b. If the developer or any of the principals of developer has ever been an employee, in such supervisory capacity, for construction contractor or builder on undertaking comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work.

N/A, our team has a strong experience and background in aided urban renewal such as Shamut Construction company.

9. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the developer or any of the principals of the developer is or has been the developer, or stockholder, officer, director or trustee or partner of such a developer:

N/A

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

10. If the developer or parent corporation, a subsidiary and affiliate or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

Shamut Design and construction
560 Harrison Ave, Boston MA 02118

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____ NO X

If Yes explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT \$	DATE TO BE COMPLETED
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- e. Outstanding construction-construction bids of such contractor or builder:

AWARDING AGENCY	AMOUNT \$	DATE OPENED
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PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

11. Brief statement respecting experience, financial capacity and/or other resources available to such contractor or builder for the performance of the work involved in the development of the land:

12. Statements and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to item 4a) are attached hereto and nearby made a part hereof as follows:

To be provided at a later date

13. If the developer, any employee of the developer, or any party holding a financial interest in the developer or development is now a Boston Redevelopment Authority ("BRA") or City of Boston ("City") employee or has been at any time in the year preceding this date, please list the person's name, current position held, and financial interest in development entity, the BRA or City position, and if not currently employed by the BRA or City, the last date of employment with the BRA or City.

Not Applicable

14. List the address(es) of all other properties that the owner(s) or principal(s) of the proposed project owns in the City of Boston.

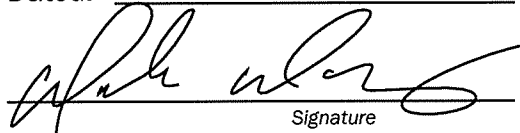
Not Applicable

PART II - DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(continued)*

CERTIFICATION

I (we)¹ Derek Dudley certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developer's qualifications and financial responsibility, including financial statement are true and correct to the best of my (our) knowledge and belief.

Dated: 2/19/20


Signature

Manager

Title

400 Atlantic Ave. Boston, MA 02110

Address

Dated: _____

Signature

Title

Address

1. If the developer is a corporation, this statement should be signed by the president and secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the developer.

Appendix I

Submission Checklist

This checklist should be completed and included as part of the proposal submission. If items are not included, a written explanation of why they have been omitted should be included.

LOCATED AT THE END OF THE
DEVELOPMENT SUBMISSION

- ☒ Submission Fee of \$100.00 *
- ☒ Development Submission
- ☒ Design Submission
- ☒ Financial Submission
- ☒ Disclosure Statement Concerning Beneficial Interest (Appendix D)
- ☒ City of Boston and BPDA Disclosure Statement (Appendix E)
- ☒ Certificate of Tax, Employment Security, and Contract Compliance (Appendix F)
- ☒ HUD Form 6004: Developer's Statement for Public Disclosure and Developer's Statement of Qualifications and Financial Responsibility (Appendix G)
- ☒ Price Proposal Form (Appendix H)
- ☒ Submission Checklist (Appendix I)

Any other materials deemed necessary to indicate the development team's ability to satisfy the evaluation criteria.



