Request for Proposals:
104 Walter Street

Community Meeting
June 17, 2021 6:00 PM
Meeting Recording

At the request of community members, this event will be recorded and posted online for those who are unable to attend the Zoom event live.

Also, it is possible that participants may be recording the meeting with their phone cameras or other devices. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.

If your camera and microphone are off, you can still participate through the text chat feature.
“Spanish” – for Spanish
“English” – for English
Zoom Tips

Your controls are at the bottom of the screen:

- Use the chat to type a comment or ask a question at any time – BPDA staff will moderate the chat

- To raise your hand, click on “Participants” at the bottom of your screen, and then choose the “Raise Hand” option in the participant box

- Mute/unmute – Participants will be muted during the presentation – the host will unmute you during discussion if you raise your hand and it is your turn to talk

- Turns your video on/off
Zoom Etiquette

We want to ensure that this conversation is a pleasant experience for all attendees.

- All participants will be muted until the Q+A portion of the conversation. If you’d like to speak during this time please use the “Raise Hand” function in Zoom.

- Please be respectful of each other’s time.

- We ask that participants limit their questions so that others may participate in the discussion. If you have more questions, please wait until all others attending have an opportunity to ask questions.

- If we are unable to get to your question at this meeting please put them in the Chat at the end or email morgan.e.mcdaniel@boston.gov.
104 Walter Street
Roslindale

Building hope, building dreams and building a difference since 1987
What we do....

• Provide decent, affordable homeownership opportunities in Greater Boston.

• Help families break the cycle of poverty and contribute to communities through homeownership

*Our vision: a world in which everyone has a decent place to live*
How we do it...

FUNDRAISING
the generosity of donors

COMMITMENT
of volunteers

WORKING
Closely with the community
Habitat Greater Boston has been building affordable homes in Greater Boston’s communities

Well over 100 homes completed
Qualified Habitat homebuyers are:

**in need of better housing**
Potential homebuyers might be dealing with poorly made, unhealthy or inadequate housing; unaffordable rent; homes inaccessible for their disabilities or damaged by natural disasters; or have other shelter needs.

**willing to partner with Habitat**
Habitat homebuyers put in hundreds of hours of “sweat equity” helping build their own home and the homes of others in the program. This might also include classes in personal finances, home maintenance and other homeownership topics.

**able to pay an affordable mortgage**
Habitat offers homebuyers an affordable mortgage. Their mortgage payments cycle back into the community to help build more affordable houses.
**Our Selection Process**

<table>
<thead>
<tr>
<th>EACH FAMILY INVESTS 300 HOURS</th>
<th>HOMEOWNERSHIP CLASSES</th>
<th>PARTNERSHIP WITH EACH FAMILY</th>
</tr>
</thead>
<tbody>
<tr>
<td>of “Sweat Equity” working on their future home in lieu of a down payment.</td>
<td>Future homeowners complete 10 homeownership classes that cover a range of topics.</td>
<td>an affordable mortgage at a zero or low interest.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>As loan originator, we hold each family’s mortgage.</td>
</tr>
</tbody>
</table>
Our commitment to our homeowners does not end when the homes are sold but continues as an ongoing partnership.
Implementation

PHASE 1
Site Visits and RFP Response.

PHASE 2
Design Development, Community Engagement, Construction Documentation.

PHASE 3
Permitting and Project Approval.

PHASE 4
Implementation.

PHASE 5
Turnover to the HFH Families and Ongoing HFH Homeowner Partnerships

Habitat for Humanity Greater Boston
Site and Landscape Design

Proposed Landscape green buffers

Existing easement: design potential

Do not need to back out onto Walter Street

Public Pedestrian Access to Wetland (Exclusive of Proposal)
Resilient and Sustainable Landscape

• New native trees, shrubs and other plantings at both the property lines and within the site.

• Prune and protect existing mature trees over eight (8) inch caliper.

• New native trees as mature as possible to achieve the goals of aesthetics and screening.

• Aesthetically pleasing solid fence at the 100 Walter Street border at least six feet high
Existing Main Home street frontage and street character

Site access, existing architectural character and style are critical organizing elements to the proposed site design.

Connection of the site to the Arnold Arboretum and Roslindale Square.
PROPOSED BUILDING LAYOUT
DIAGRAMS (MAIN HOME)

MAIN HOME
Proposed Spatial organization

NEW ADDITION—Proposed Spatial organization

Unit shown in red is designed to be fully compliant to ADA standards for entrance, egress, bathrooms, kitchen, etc.
PROPOSED SOLAR & RAINWATER RETENTION

POTENTIAL IRRIGATION STRATEGY

MECHANICAL SYSTEM - ALL ELECTRIC & AIRTIGHTNESS
Reuse and refurbish wood from the existing barn for the main entrances of the units.

Potential reuse of the existing cupola.
1 ROOF PLAN
SCALE 1/8" = 1'-0"
THERMAL ENVELOPE

Projections + Thermally Broken Details

→ Maintain continuity of sheathing, air barrier and insulation.
→ Apply exterior projects over continuous thermal/lair boundary and fasten through to framing in a thermally broken way
→ Where is thermal boundary? PHI boundary?
→ Does it include or exclude basement, particularly in the existing building if it is retrofitted?

THERMAL ENVELOPE

New Construction Walls: R-38-40

→ 2x6 stud filled with cellulose, batt or mineral wool
→ Exterior sheathing
→ Air Barrier
→ 4" Polystyrene
→ Siding on thermally broken z girts, fiberglass clip and rail system, or vertical furring with long screws.

Existing Retrofit Walls: R-38-40

→ Existing 2x4 stud filled with cellulose, batt or mineral wool
→ Exterior sheathing
→ Air Barrier
→ 5" Polystyrene
→ Siding on thermally broken z girts, fiberglass clip and rail system, or vertical furring with long screws.

ROOF

Roofs: +/-R-70

→ Structurally insulated panel over roof framing
→ Air Barrier
→ Roofing
→ Other "split" insulation solutions possible

PASSIVE HOUSE GLAZING

U-Value: 0.2

→ Triple Glazed Windows

Solar Heat Gain Coefficient: TBD

→ Prescriptive code is 0.38 for S, E, W elevations, 0.51 for North Elevations

Window/wall ratio: +/- 20% max

NOTE: THE DETAILS SHOWN HERE ARE FOR REFERENCE ONLY. ONLY THE PROJECT IS BUILT INTO PROJECT DETAILS. THE DETAILS SHOWN HERE WILL BE DEVELOPED BASED ON THE PROJECT COMPONENTS.
Sustainable Design

**PRINCIPLES OF PASSIVE HOUSE**

Building optimization and minimal heat loss to reduce the levels of energy used.

**PROPOSED SOLAR & WATER POTENTIAL RAIN WATER STRATEGY**

Optimize solar orientation for solar panels and potential for on site water retainage and use for irrigation.

**MECHANICAL SYSTEM - ALL ELECTRIC & AIRTIGHTNESS**

Utilize electrical appliances and units to optimize efficiencies and solar array.
104 Walter Street
104 Walter Street

Agenda

• Company Introduction
  • Members
  • Capacity
  • Experience
• Proposed development of 104 Walter Street
• Project Experience
• Questions
104 Walter Street

Adler Bernadin
President / Founder of Norfolk Design & Construction

**Education**
- Bachelor Degree in Construction Management
  Wentworth Institute of Technology 2007
- Master Degree in Project Management
  Northeastern University

**Experience**
- 15+ Years of Project /Construction Management experience
- Overseen $160M Annual Capital Program
- Real Estate / Development / Estimating
- United State Marine Corp Veteran

Duane Boyce
Vice President / Founder of Norfolk Design & Construction

**Education**
- Bachelor Degree in Mechanical Engineering,
  Boston University, 2006

**Experience**
- 13+ Years of Project /Construction Management experience
- Successfully managed commercial and utility infrastructure projects ranging from $500K to $50M
- Real Estate Professional
- Building Committee Member, St. Cyprian’s Church
COMPANY DETAILS

Company Name: Norfolk Design and Construction
Year Established: 2014
Legal Structure/Ownership: Limited Liability Corporation
Status: Minority Base Enterprise & Veteran Owned Business

CORE COMPETENCIES

• Land Development
• Residential Renovation
• Construction Management
• Project Management
• Construction Cost Estimating
• Commercial Renovations
104 Walter Street

Proposed Development
Proposed Development

• Approx. 6,200 of Living Space
• 4 Affordable Units
• Three 3-Bedroom Units & One 4-Bedroom Unit
• 1 Off Street Parking Spot per unit
• High Efficiency HVAC Systems
• Stainless Steel Appliances & Granite Countertops
• Total Development: $1.357M
104 Walter Street

Proposed Development Site Plan
104 Walter Street

Proposed Elevations
104 Walter Street

Proposed Floor Plan – 1st & 2nd Floor

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**Proposed First Floor**

- Entry Stairs
- Porch
- 101
- 131 SF
- Bedroom
- 102
- 110 SF
- Living Area
- 103
- 141 SF
- Bathroom
- 104
- 56 SF
- Master Bedroom
- 105
- 69 SF
- Egress Stairs
- 106
- 100 SF

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**Proposed Second Floor**

- Entry Stairs
- 201
- 111 SF
- Bedroom
- 202
- 115 SF
- Living Area
- 203
- 148 SF
- Bathroom
- 204
- 50 SF
- Master Bedroom
- 205
- 67 SF
- Egress Stairs
- 206
- 100 SF

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104 Walter Street

Proposed Floor Plan – 3rd Floor
# Proposed Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>BPDA Award Project</td>
<td>1 Months</td>
</tr>
<tr>
<td>Design</td>
<td>4 Months</td>
</tr>
<tr>
<td>Permitting &amp; Finance</td>
<td>7 Months</td>
</tr>
<tr>
<td>Construction</td>
<td>12 Months</td>
</tr>
</tbody>
</table>

**Project Timeline: 24 Months**
Potential Contractors:

- Designer - RCA LLC (Local Business)
- Sitework -
  - L.V.M.J. Corp
  - Sean Farrell Excavation
- Concrete - Corrib Concret
- Carpentry - National Home Improvement (MBE)
- Windows - Diamond Window (MBE)
- Plumbing - Montrond Company (MBE)
- HVAC - Montrond Company (MBE)
- Electrical
  - Luciano Electrical Services LLC (MBE)
  - Foster Richard Earl Jr. Electrician (MBE)
104 Walter Street

Project Experience
8-10 LORING PLACE,
HYDE PARK, MA

- 2 Condominiums
- Year Built: 2019
- Open Concept
- 2 Bedrooms
- 2.5 Total Baths
- Approx. 1900 sq. ft. Each
- Tankless Water Heater
- Forced Hot Air
- Central Air Conditioning
- 2 Car Driveway
- Hardwood Floors
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup
- Bonus Space
38 GARFIELD AVE.
HYDE PARK, MA

- Single Family Residence
- Year Renovated: 2018
- Open Concept
- 4 Bedrooms
- 3 Total Baths
- Approx. 2100 sq. ft
- Forced Hot Air
- Central Air Conditioning
- 2 Car Driveway
- Hardwood Floors
- Quartz Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup
- Bonus Space
- Lounge Area
10 WILMORE ST
MATTAPAN, MA

- 3 Family residence
- Year Renovated: 2017
- 9 Total Bedrooms
- 3 Total Baths
- Approx. 3900 sq. ft.
- Tankless Water Heater
- Baseboard Heating
- Shared 2 Car Driveway
- Hardwood Floors
- Breakfast Bar
- Granite Countertops
- Stainless Steel Appliances
- Washer Dryer Hookup
Next Steps

• Comments are due July 7.
  • Put your comments into the Chat section, and they’ll get saved automatically (cannot be a private message).
  • Email comments to morgan.e.mcdaniel@boston.gov