

Boston Water and Sewer Commission Parking Lots Disposition

Response to Request for Proposals
Development Submission

February 28, 2024

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Letter of Interest

February 28, 2024

Arthur Jemison
Director/Chief of Planning
Boston Redevelopment Authority (D/B/A
Boston Planning & Development Agency)
One City Hall Square | Boston, MA 02201

RE: Request for Proposals - Boston Water and Sewer Commission Parking Lots Disposition

Dear Director Jemison,

Harrison Lenox, LLC, a joint venture between Related Beal, LLC ("Related" or "Related Beal"), and DREAM Development, LLC ("DREAM"), is pleased to submit the following proposal for the Boston Water and Sewer Commission Parking Lots (the "Project"). We share the City of Boston's vision for an inclusive, sustainable development which perfectly aligns with our core competencies: affordable housing development, complex mixed-use and multi-phase development and collaborating with neighborhoods to ensure projects are developed with sensitivity to the diverse voices that make up a vibrant community.

Related: Related is one of the nation's largest and most accomplished real estate development firms with over \$60 billion in assets owned or under development. Related is the largest private owner of affordable housing and a fully-integrated, highly diversified industry leader with experience in virtually every aspect of design, development, construction, acquisitions, management, finance, sustainability, leasing, and sales.

In Boston, Related's track record of executing mixed-use developments over the last 25 years is unmatched in the industry. Related recently delivered The Beverly in Boston's North Station neighborhood, the city's first 100 percent income restricted rental property in more than 25 years.

DREAM: As leaders in Greater Boston, DREAM Development (MBE) actively advocates for equitable change and delivers transformative projects. DREAM's focus for the past 8 years has been partnering with Roxbury and other underserved communities to elevate affordable housing and to create sustainable, high quality, and beautiful places to live, work, learn and play. We are committed to Roxbury with over a hundred units of affordable housing being delivered to the neighborhood. DREAM is passionate about mentoring the next generation in Roxbury and other Boston neighborhoods through our Community Care program and creating access to opportunity for other M/WBE businesses.

Among the projects that DREAM is working on in Roxbury include 2147 Washington Street in the heart of Nubian Square to provide affordable housing to the artist community on the site of a formerly vacant city lot. Additionally, our project at 24 Westminster Avenue in Roxbury, is about to begin construction and will provide home ownership opportunities through multi-generational living for families of diverse backgrounds. DREAM is also part of the development team for On the Dot in South Boston that will deliver much needed senior housing to the South Boston community.

Together, the development team will achieve four key objectives:

1. Deliver affordable and workforce housing expeditiously and provide creative solutions for homeownership, families, and seniors.
2. Through this partnership we are committed to a minority-owned development team with 50% MBE ownership in the Project, in addition to 50% M/WBE participation in architectural and engineering services.
3. Implement a robust and transparent community engagement process that seeks input throughout the development process.
4. Develop a supportive services plan focused on wealth building for home ownership and convert affordable and workforce renters to first-time home buyers, as well as connect residents to community resources.

The Project sits at a critical intersection of Roxbury, in between Lower Roxbury and the South End. The historic buildings on the site were razed to make way for large-scale redevelopment, and eventually flagged for South End urban renewal plans, forcing long-time residents to move. Today, the site houses parking lots that are used by Boston Water and Sewer Commission employees and visitors. These otherwise vacant lots present a rare opportunity to deliver quality affordable rental apartments and affordable homeownership opportunities that are permanently affordable to low- and moderate-income people, as well as vindicate an important urban renewal parcel in Boston's history.

Our proposal is grounded in our commitment to develop best-in-class affordable and mixed-income housing in Boston, our responsibility to ensure the project is executed with minority and women-owned business participation, and our desire to develop an expeditious solution to the need for affordable housing and affordable homeownership opportunities at a time when Bostonians need it most.

Our proposal provides 402 affordable and workforce housing units at various levels of affordability, furthering the City's goals to redress the imbalance of housing opportunities. Our approach offers speed and certainty of execution as the City seeks to accomplish its promise of more affordable housing and homeownership opportunities. In developing our initial program concept, the Team endeavored to balance the goals of Mayor's Office of Housing ("MOH") and the City of Boston while attempting to minimize the resources required for such a redevelopment.

Our joint venture is well positioned to meet and exceed the goals of the RFP. Our proven track record of delivering large scale, mixed-income communities in partnership with MOH, Executive Office of Housing and Livable Communities ("EOHLC") and MassHousing is evident through The Beverly in North Station, 2147 Washington Street in Nubian Square Roxbury, and Skyview Springfield redevelopments. Our team possesses the requisite expertise in permitting, design, finance, construction, marketing, leasing and management to ensure the successful delivery of this project.

We will employ future-focused, high quality sustainability strategies informed by the team's extensive experience in environmentally responsible real estate development and management. We are committed to building and maintaining energy efficient, healthy, and resilient buildings because of the benefits that flow to our residents, our communities, and our bottom line.

We are excited about our partnerships with local organizations to bring economic development through workforce training and job opportunities to this neighborhood. These partnerships will honor the legacy of those who have been displaced through urban renewal and seek to preserve their memory in concrete ways through the realization of the Project.

Our joint venture will execute this proposal in concert with our diversity, equity and inclusion ("DE&I") corporate missions that seek to support and promote the development of sustainable careers and businesses ventures for underrepresented businesses and individuals. As such, we are currently achieving ~50% M/WBE participation on the current development team and will seek to maintain or exceed this commitment going forward.

We intend to work closely with the individuals and organizations that have paved the way for this opportunity. We view community engagement with stakeholders and residents as crucial to the success of the BWSC Parking Lots redevelopment. Input from community stakeholders and residents will help frame not only the bricks and mortar of the redevelopment, but also the services and amenities that will best serve future residents.

Drawing on our collective knowledge and expertise, we look forward to the opportunity to deliver a significant amount of much-needed affordable housing and community space with a design that will enhance the site and serve as a model for sustainability.

Sincerely,



Kimberly Sherman Stamler
President, Related Beal



Gregory Minott, AIA, LEEP AP
Managing Principal, DREAM Development

01

DEVELOPMENT SUBMISSION

Introduction
Development Team
Development Concept
Development Plan
Boston Residents Job Policy
Diversity & Inclusion Plan

Introduction

Development Team

About The Development Team

The Related and DREAM team is excited to reimagine the BWSC parking lots. Our Boston-based team has the expertise to address the complexities associated with this large-scale, multi-phase development. The development team's strong financial profile and long-standing institutional capital relationships ensure sufficient access to project funding throughout pre-development, construction, lease-up and post-stabilization. We look forward to working with the BPDA, MOH, and other local stakeholders to ensure the site plan benefits all users, as well as the overall community.

Our team is poised to undertake this large-scale redevelopment and navigate a complicated multi-phased project and its inherent challenges by utilizing our expertise in affordable housing and the ability to execute long-duration, mixed-use projects. Related's Boston-based team has a deep expertise in development, construction, and design, which coupled with Related's national platform and institutional relationships, allow for state-of-the-art developments from concept to completion. DREAM brings extensive local experience in the design, permitting and development of affordable housing, particularly in the Lower Roxbury neighborhood.

About Related Companies

Related is a fully integrated industry leader with experience in virtually every aspect of development, acquisitions, management, finance, and marketing. Related started

exclusively as an affordable housing developer in 1972 and is one of the largest developers and preservationists of affordable and workforce housing in the country. Currently, Related owns and manages more than 55,000 affordable and workforce housing units and is proud to have never converted a single unit of affordable housing to market rate. Related's broad portfolio of award-winning affordable and mixed-income developments demonstrates the Company's continued ability to create affordable housing opportunities in a variety of geographically, economically and socially diverse neighborhoods.

Headquartered in New York City, Related has a team of more than 3,000 professionals worldwide, with offices and major developments in Boston, Chicago, Los Angeles, San Francisco, South Florida, Washington, D.C., Abu Dhabi, and London. Related's existing portfolio of real estate assets, valued at over \$60 billion, is made up of best-in-class mixed-use, residential, retail, office, and life science buildings in premier markets. Our teams have developed preeminent mixed-use projects, such as Hudson Yards and Deutsche Bank Center (previously Time Warner Center) in New York City and The Grand in Los Angeles County. The firm also manages equity capital on behalf of sovereign wealth funds, public pension plans, multi-managers, endowments, and family offices.

Overview

Development Team

Related Beal

Related Beal was formed out of a partnership with The Related Companies and The Beal Companies, one of the region's oldest and most respected real estate investment and development firms. The Beal Companies was a leader in real estate development, specifically in the life science sector, since its founding in 1878. In 2009, The Beal Companies and The Related Companies developed The Clarendon and One Back Bay, a 103-unit condo and 176-unit rental building in Boston's vibrant Back Bay neighborhood. Following the successful partnership, the two firms combined in 2013 to form Related Beal.

Related Beal has completed numerous complex development projects in Boston and is prepared to apply its proficiency and creativity to this opportunity. Related Beal's comprehensive platform in Boston consists of over 100 full-time professionals who are well equipped to drive all aspects of the development.

Recently completed Boston developments include The Beverly, Innovation Square Phase 1 & 2, Marriott Courtyard North Station, Lovejoy Wharf, Congress Square, One Kenmore Square, and The Quinn & The Harris. Additionally, the team has multiple projects underway, including Channelside, Charlestown Labs, and Innovation Square Phase 3. Related Beal is led by Kimberly Sherman Stampler who has extensive experience managing multi-phase, complex, affordable and mixed-use developments.

DREAM Development (MBE)

As leaders in Greater Boston, DREAM Development actively advocates for equitable change and delivers transformative projects. Our team specializes in the development of mixed-income housing and mixed-use commercial projects. Our real estate development and consulting firm was created to change the equity lens in the rapidly changing real estate industry. DREAM is filling the void left by inequitable development by offering a fresh, inclusive perspective on neighborhood and community-focused development.

Our development services are enhanced by our cross-disciplinary focus with architecture and planning. As a vertically integrated design and development firm, our design clients and partners have found synergies with our development arm by presenting us with opportunities to invest in their large-scale development projects.

DREAM Development builds environmentally-friendly homes that support independent but connected living for individuals and families in densely populated urban neighborhoods served by mass-transit. We specialize in converting city- and publicly-owned parcels into vibrant developments through a collaborative approach with public agencies, city staff, elected officials, neighbors and other key stakeholders.

Partnership Agreement

Harrison Lenox, LLC is a Delaware limited liability company which will be a joint venture partnership between Related Beal and DREAM Development. Related Beal and DREAM will be co-development and economic partners (50% / 50%) and will collaborate in making key decisions for the partnership, including the design, financing, leasing and construction of the project. The principal purpose of the partnership will be to enter into the ground lease for the property and develop and operate the project.

**Please see appendix for a list of any lawsuits brought against Related or DREAM within the last five years.*

RELATED BEAL REFERENCE

Matt Galaburri

Senior Vice President
Commercial Real Estate Banking
Bank of America, N.A.
One Bryant Park
New York, NY 10036
Matt.galaburri@bofa.com
646.556.4141

DREAM DEVELOPMENT REFERENCES

William Madsen Hardy

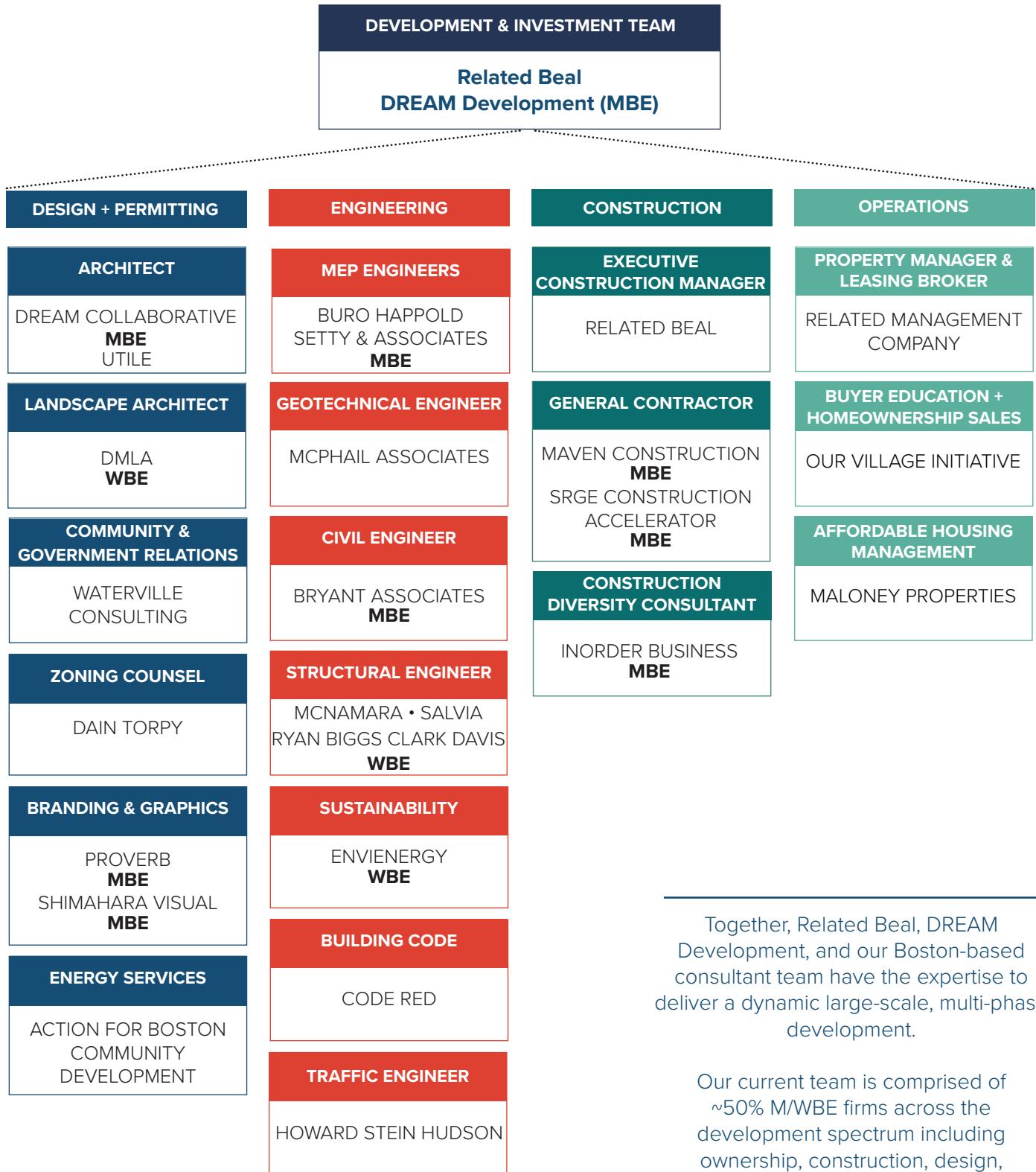
Owner
New Atlantic Development
236 Huntington Avenue, Suite 314
Boston, MA 02115
bill@newatlantic.net
(617) 335 8821

Rodger Brown, Jr.

Managing Director of Real Estate
Preservation of Affordable Housing
2 Oliver St,
Boston, MA 02109
(617) 966 4372
Rbrown@poah.org

Team Structure

Development Team



Together, Related Beal, DREAM Development, and our Boston-based consultant team have the expertise to deliver a dynamic large-scale, multi-phase development.

Our current team is comprised of ~50% M/WBE firms across the development spectrum including ownership, construction, design, permitting and operations.

Contact Information

Development Team

DEVELOPER

Related Beal
177 Milk Street
Boston, MA 02109

Kimberly Sherman Stampler
President
ksherman@related.com
617-451-2100

DREAM Development MBE
6 Liberty Square # 2512
Boston, MA 02109

Gregory Minott
Managing Principal
617-606-7029
gminott@dreamcollaborative.com

ARCHITECT

DREAM Collaborative MBE
6 Liberty Square # 2338
Boston, MA 02109

Sara Kudra
Affordable Housing Director
Skudra@Dreamcollaborative.com
617-606-7029

Utile, Inc.
115 Kingston Street
Boston, MA 02111

Michael LeBlanc
Principal-in-Charge
leblanc@utiledesign.com
617-423-7200

EXECUTIVE CONSTRUCTION

MANAGER
Related Beal
177 Milk St
Boston, MA 02109

Brian Radomski
Senior Vice President, Construction
brian.radomski@related.com
617-399-9521

GENERAL CONSTRUCTION
MANAGER

Maven Construction M/WBE
594 Columbia Road, Suite 203
Boston, MA 02125

JocCole Burton
Chief Executive Officer
jcburton@mavenbld.com
617-329-9072

SRGE, The Construction
Accelerator

M/WBE
263 Huntington Ave #123
Boston, MA 02115

JocCole Burton
Chief Executive Officer
jcburton@mavenbld.com
617-329-9072

CIVIL ENGINEER

Bryant Associates MBE
90 Canal Street, Suite 301
Boston, MA 02114

James R. Comeau
PE Project Manager
jcomeau@bryant-engrs.com
617-603-2375

TRAFFIC ENGINEER

Howard Stein Hudson
11 Beacon Street, Suite 1010
Boston, MA 02108

Ian McKinnon
P.E., PTOE, RSP
imckinnon@hshassoc.com
617.348.3341

LANDSCAPE ARCHITECT

DMLA WBE
36 Bromfield Street
Boston, MA 02108

Deborah Myers
Principal Landscape Architect
deb@dm-la.com
617-922-6741

COMMUNITY & GOVERNMENT

RELATIONS

Waterville Consulting
84 State Street Suite 900 I
Boston, MA 02109

Sean Curran
Principal
scurran@watervilleconsulting.com
(617) 335-7744

STRUCTURAL ENGINEERS

McNamara • Salvia
63 Pleasant Street
Watertown, MA 02472

Adam C. McCarthy
P.E., Principal
McCarthy@mcsal.com
617-737-0040

Ryan Biggs | Clark Davis WBE

257 Ushers Road
Clifton Park, NY 12065

MEP ENGINEERS

Buro Happold
11 Beacon Street
Boston, MA 02108

John Swift
Project Principal
john.swift@burohappold.com
617 553 9516

Setty and Associates MBE

149 W 36th St. 8th Floor
New York, NY 10018

GEOTECHNICAL ENGINEER

McPhail Associates
2269 Massachusetts Avenue
Cambridge, MA 02140

Jonathan W. Patch
P.E., Principal-in-Charge
jpatch@mcpailgeo.com
617-953-4842

CODE CONSULTANT

Code Red Consultants
154 Turnpike Road, Suite 200
Southborough, MA 01772

Caitlin Gamache P.E.
Principal, Sr. Project Manager
CGamache@crcfire.com
617-714-9849

SUSTAINABILITY/LEED CONSULTANT

enviEnergy WBE
100 Summer Street, Suite 1600
Boston, MA 02110

Samira Ahmadi
Principal
Samira.ahmadi@envien-studio.com
617-446-3114

ZONING COUNSEL

Dain Torpy
175 Federal Street, Suite 1500
Boston, MA 02110

Joseph D. Feaster, Jr.
jfeaster@daintorpy.com
617-600-4373

PROPERTY MANAGER & LEASING BROKER

Related Management Company
177 Milk Street
Boston, MA 02109

Jessica Ryan
Director of Property Operations
617-467-8237

CONSTRUCTION DIVERSITY CONSULTANT

InOrder Business Development Solutions W/MBE
P.O Box 190573
Roxbury, MA 02119

Shelley Webster
President & CEO
shelly@inorderbusiness.com
617-719-7869

BRANDING AND MARKETING

Proverb Agency MBE
35 Fay Street Unit 106
Boston, MA 02118

Darren Bascome
Founder and Managing Director
daren@proverbagency.com
617-266-0965

RENDERING AND VISUALIZATION

Shimahara Visuals MBE
One Constitution Road, Suite 200
Boston, Massachusetts 02129

Shannon Strickland
Studio Director, Project Lead
sstrickland@shimaharavisual.com
617.237.0780

AFFORDABLE HOUSING MANAGEMENT

Maloney Properties
27 Mica Lane
Wellesley, MA 02481
617-675-1083

ENERGY SERVICES SPECIALIST

Action for Boston Community Development, Inc.
178 Tremont Street
Boston MA, 02111

James P. Collins IV, M.B.A.
Director
Climate Equity & Impact Department
617-348-6430

HOMEBUYER EDUCATION/SALES

Our Village Initiative
Denisha McDonald
info@ourvillageinitiative.com
617-545-4357

Fully Integrated Platform

Development Team

Related Beal is a fully integrated team of professionals in all areas of real estate development. With expertise across architecture & design, planning & entitlements, construction, finance and property management, we offer the technical background and financial strength to execute on this site.



Related Beal Leadership Development Team



Kimberly Sherman Stamler

President

Kimberly Sherman Stamler is the president of Related Beal, the Boston office of Related Companies, where she is responsible for the overall management of the firm. Related Beal is active in various asset classes, including residential, life science, office, hotel, senior housing, retail, public realm and mixed-use.

Ms. Sherman Stamler has worked on various transactions across all asset classes, including The Beverly, The Quinn and The Harris in the South End. Other projects in Boston include Lovejoy Wharf, Innovation Square I, II, III, and the Innovation and Design Building in the Seaport.

Ms. Sherman Stamler graduated with a Bachelor of Arts degree from the University of Pennsylvania with a major in Urban Studies. Ms. Sherman Stamler serves on the boards of the Federal Reserve Bank of Boston, the Dana Farber Cancer Institute, A Better City, the Boston Municipal Research Bureau and the Greater Boston Chamber of Commerce.



David Chattman

Senior Vice President

David Chattman is a Senior Vice President with Related Beal, where he is responsible for Related's acquisitions, financing and development efforts in Boston across all asset classes including residential, commercial, life science, hotel and mixed-use developments. Mr. Chattman oversees the development team that includes all aspects of development, including financial analysis, acquisition, deal structuring, entitlements, planning and design, financing, construction and asset management.

Mr. Chattman has been with Related for 15 years, having first spent eight years working on Related's New York projects prior to joining the Boston team. In Boston, he has focused on Related Beal's ground-up development projects including The Beverly, Lovejoy Wharf, The Quinn and The Harris, and Innovation Square I and II, as well as overseeing Related Beal's current development pipeline.

Mr. Chattman completed his undergraduate studies at Dartmouth College with a Bachelor of Arts degree.



Alex Provost Project Lead

Vice President, Development

Alex Provost joined Related Beal in 2016 and serves as a Vice President of Development. Mr. Provost is instrumental in acquisitions, predevelopment and entitlement efforts, as well as sourcing and analyzing new opportunities. He also leads a range of development projects across Boston including the Kenmore Square portfolio, an on-going pipeline of projects spanning retail, commercial office and life science uses in Boston's Fenway neighborhood.

Prior to joining Related Beal, Mr. Provost worked as an underwriting analyst at the RMR Group, in Newton MA. While at RMR, he evaluated debt and equity investments between \$10 million and \$100 million for office, retail and multi-family assets located in the United States and Canada.

Mr. Provost earned a bachelor's degree in business administration from the University of Richmond.

Related Beal Leadership Development Team



Aisha Miller

Vice President, Community Engagement

Aisha Miller joined Related Beal in 2022 as Vice President of Community Engagement. She collaborates with internal teams as well as external organizations and agencies on development planning, public engagement strategies, and external relations.

Ms. Miller is the former Chief of Civic Engagement for the City of Boston, Mayor's Office. Prior to this role, she worked in Inspection Services and held the roles of Assistant Commissioner and Director of Constituent Services.

A graduate of the University of Hartford, Ms. Miller received her Bachelor's degree in Criminal Justice and Sociology. She also holds a Master of Business Administration from University of Phoenix-Massachusetts. Ms. Miller sits on the board of directors of Urban League of Eastern Massachusetts, UP Education Network, and Vietnamese American Initiative for Development. She is also serving as Commissioner for the Massachusetts Commission for the Status of Women.



Mark Donegan

Vice President, Design

Mark Donegan is Vice President of Design for Related Beal. Mr. Donegan leads the architecture and interior design effort across the portfolio, as well as leading the zoning, entitlement and city approvals process. Mr. Donegan works closely with marketing, operations, sales and leasing, and development teams to ensure a seamless execution throughout the project.

Since joining Related in 2015, Mr. Donegan has been responsible for the design oversight and completion of numerous developments including Lovejoy Wharf The Beverly, Innovation Square I, II, & III, and The Quinn and The Harris.

Mr. Donegan holds a bachelor's degree in Architecture from Roger Williams University. He is currently a member of the Boston Society of Architects/AIA and Boston Preservation Alliance.

**Brian Radomski**

Senior Vice President, Construction

Brian Radomski oversees the construction of Related Beal's ground-up and large renovation developments. Mr. Radomski is responsible for the development of pre-construction phases through contract award, procurement and construction to occupancy, space turnover and contract closeout. With Related Beal, some of the projects Mr. Radomski has delivered include the Arlington, Lovejoy Wharf, The Clarendon, & Innovation Square I, II, & III

Prior to Related Beal, Mr. Radomski worked as a Project Manager for Bovis Lend Lease in Boston and Tishman Construction Company in New York. Prior to that, Mr. Radomski was a Civil Engineer for Vanasse, Hangen and Brustlin.

Mr. Radomski received his B.S. degree in Civil and Environmental Engineering from Bucknell University College of Engineering, and his M.S. degree in Civil Engineering/Construction Project Management from Worcester Polytechnic Institute.

**Nick Boehm**

Vice President, Related Affordable

Nick Boehm serves as the Vice President of Affordable Acquisitions. His responsibilities include sourcing and project managing all aspects of the acquisition and development process of affordable housing properties in the New England area, from initial deal sourcing and underwriting through closing and stabilization. Mr. Boehm most recently served as Director of Acquisitions at Redwood Housing, where he led the company's acquisition activities and established meaningful relationships with affordable housing owner-operators and local housing authorities throughout the country. Before joining Redwood Housing, he held various positions at private investment firms that focused on investing in real estate and public securities.

Mr. Boehm holds a Bachelor of Arts in Economics from Amherst College and is a Chartered Financial Analyst (CFA) Charterholder.

DREAM Development Leadership

Development Team



Greg Minott AIA, LEED AP
Managing Principal

As Managing Principal at DREAM Development, Greg specializes in inclusive design and planning for community-driven, urban mixed-use, residential and adaptive reuse projects. His recent development projects include several ongoing transformative projects in Roxbury. DREAM Development actively advocates for equitable change and delivers transformative projects.

Originally from Mandeville, Jamaica, Greg moved to the U.S. in 1999 and earned dual Master's degrees in Architecture and Infrastructure Planning at the New Jersey Institute of Technology. Greg co-founded DREAM Collaborative in 2008, and DREAM Development in 2016.

He is a member of the Real Estate Executive Council (REEC) and was the 2021 President of the Boston Society for Architecture (BSA). Greg is also a member of the Board of Trustees for Hearth, Inc. and has been appointed to the ULI Boston Housing and Economic Development Council. Greg is regularly invited to speak on issues related to urban development, design, equity and sustainability.



John Barros
Partner & Investor

John Barros will invest under DREAM Development and will work to bring best practices in neighborhood development to the project. He will also play a role in raising capital from a diverse pool of women- and minority-owned business entities. John is CEO and President of Civitas Builder, Inc., focused on improving communities through the development of responsive real estate.

John has spent most of his career advancing affordable housing and fostering economic development in Boston's neighborhoods through his role as the Chief of Economic Development for the City of Boston and Executive Director of the Dudley Street Neighborhood Initiative (DSNI). In these roles, John led the sustainable development and growth of the city, ensuring equitable and inclusive access to employment, pathways to careers, and strong job growth; streamlining licensing and permitting processes; and supporting small businesses, particularly women- and minority-owned businesses.

John has a Master's degree in public policy from Tufts University and a B.A. from Dartmouth College. He is a member of the 2005 Fellows class in the South African-United States Center for Leadership and Public Values and is a 2007 Barr Foundation Fellow.



Conan Harris
Partner & Investor

Conan Harris will invest with DREAM Development and work with the team to engage with diverse local and municipal stakeholders. He is the founder and co-principal of the management consulting firms CJ Strategies LLC and Conan Harris and Associates.

Prior to developing his consulting firms, Conan worked in the public sector as a senior aide to Mayor Martin J. Walsh in Boston. As Deputy Director of Public Safety, he played a leadership role in establishing Boston's first ever Office of Returning Citizens, working with the formerly incarcerated to design the vision, programs, and services of the new office.

Before working with the Walsh Administration, Conan worked for The Boston Foundation on their violence prevention and intervention strategy as a Manager for StreetSafe Boston. Under his leadership, he oversaw a 95% increase of justice involved youth and men engaged and enrolled in program services.

**Joseph Crispus Karanja**

Real Estate Acquisitions & Finance Manager

As the Real Estate Acquisitions and Finance Manager for DREAM Development, Joseph oversees the fiscal implementation and coordination of development projects from acquisition to completion and lease-up, including financial analysis, design and construction, and transfer of the project to the property management partner.

Joseph brings over 14 years of relevant experience to this position. He holds a Master of Science in Real Estate Development from the University at Buffalo, a Master of Business Administration from the University of Nairobi and a Bachelor of Business Administration from Kampala International University.

Joseph is a member of the Builders of Color Coalition (BCC), ULI New England, and NAIOP Massachusetts. He was an Impact Advisory Group member for a 229-unit mixed-use development in Brighton, MA. He is proficient in MS Excel for real estate financial modeling, MS Project, ARGUS Enterprise, CoStar, LoopNet and ArcGIS software.

**Jean Vatelia**

Senior Construction Manager

As Senior Construction Manager at DREAM, Jean oversees and directs construction projects from the selection of the general contractor to project completion.

Jean's responsibilities include reviewing each project in-depth to schedule deliverables and estimate costs and overseeing all on-site and off-site construction to ensure compliance with all national and local procedures, regulations, and codes. He serves as the worksite representative for dealings with subcontractors, suppliers, the architect, consultants and government inspectors.

He has over 30 years of experience in construction. Jean also serves as mentor to our staff in their growth and learning of Construction Administration. His prior experience includes serving as project manager and manager of facilities for Whittier Street Health Center; working with Janey and Northeastern as their Resident Engineer/Clerk of the Works; and as Construction Field Engineer for the Central Artery Tunnel Project.



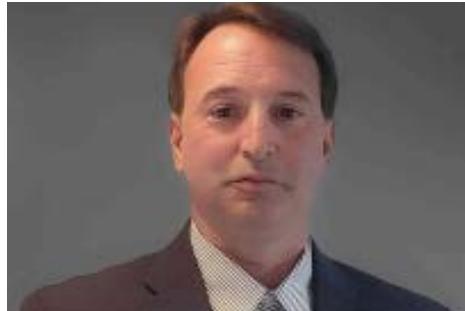
Tessa Millard

Strategic Partner & Investor

Tessa Millard will invest with DREAM Development and work with the team on project program, permitting, design and construction coordination. She is a founder and co-partner of the Owner Project Management Consulting firm Trademark Partners LLC and Trademark TA Investment Inc.

Trademark and Trademark Inc. are City of Boston and Commonwealth of Massachusetts Certified Woman Business Enterprise (WBE) based in the Charlestown neighborhood of the City of Boston, as a comprehensive Owner Project Management (OPM), Owner Representation (OR) and Real Estate Development Consulting firm specializing in large scale, mixed-use, multi-phased projects involving complex permitting, urban design and construction logistics challenges.

Tessa's areas of expertise include large-scale residential, hospitality and master planning project design, documentation and construction management. Her key skills include project development planning, team coordination, budgeting and scheduling, requisition and finance package coordination, design management, design entitlement coordination and construction oversight. Tessa also provides assistance with permitting and regulatory support for development clients at both the state and municipal levels.



Mark Rosenshein

Strategic Partner & Investor

Mark Rosenshein will invest with DREAM Development and work with the team on project program, permitting, design and construction coordination. He is a founder and co-partner of the Owner Project Management Consulting firm Trademark Partners LLC and Trademark TA Investment Inc.

Trademark and Trademark Inc work with clients to develop projects from initial feasibility phases, through discretionary permitting and conceptual design phases, and then facilitate the engagement of design and construction teams to realize the complete development project. With backgrounds in construction and architecture, Trademark affords their clients a leveraged understanding of the process with continuous budget and schedule inputs.

Mark has over 20 years of design, construction and field oversight experience and has a strong track record of managing complex development projects in Massachusetts, Florida, Georgia, Maine and New Hampshire. Mark's responsibilities with clients include overall development planning, team assembly, budgeting and scheduling, design management, and construction oversight. Mark also provides permitting and regulatory support for development clients at the state and municipal levels.

Trademark (WBE): Strategic Partner
A cornerstone of DREAM's mission is creating access to opportunity for other minority and female real estate consulting professionals and investors as a carve out within the development of large-scale projects. Trademark will provide DREAM with permitting and entitlement support.



Related Beal Experience

Development Team

Skyview Downtown

Springfield, MA

Originally built in 1977, the \$50 million renovation of the 489-unit complex ensured the preservation of Skyview Downtown as an affordable community and revitalized the downtown Springfield area.

The comprehensive renovation to the Skyview Downtown residences included interior upgrades to all units including kitchens, baths and flooring, hallways, common spaces, new window facade, HVAC systems, plumbing risers, elevators, as well as ADA accessibility upgrades, enhanced security and access control, and free Wi-Fi for all apartments. Updated amenities include a new fitness center, resident lounge, workforce development center, computer room, laundry room, children's playroom, and a new on-site management office.

A key part of the revitalization plan included the City's \$3.5 million renovation of Pynchon Plaza located at the center of Skyview's four buildings and Related's nearly \$1 million build-out of a Springfield Police Department Substation adjacent to the park. Related worked closely with the City to engage with the design team to help re-imagine the park.

The renovation of Skyview Downtown in concert with the new Pynchon Plaza now provides a seamless link between

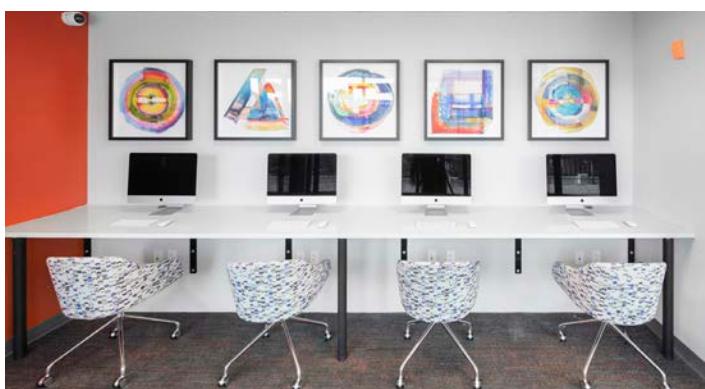
Downtown and Springfield's world-class museum district. In partnership with the Springfield Museums, the Springfield Cultural Partnership, and Commonwealth Murals, the neighborhood offers cultural programs for the community and public art installations that celebrate the City's history, diversity and optimistic future.

In collaboration with MassHousing, DHCD and the City of Springfield, Skyview now includes 77 workforce housing units with rents set at approximately 70% AMI level. Additionally, 412 units were kept as LIHTC units at or below 60% AMI with a new 45-year extended use period and approximately 230 units were converted to a new 20-year project-based rental assistance contract.

Size: 498,000 SF
Completion: 2021
Type: Affordable Residential

COMMUNITY AMENITIES

- » WIFI Access in Amenities
- » On-Site Maintenance & Property Manager
- » Key Fob Entry
- » Laundry Facilities
- » Business Center
- » Community Room
- » Fitness Center
- » Pool & Club House
- » Public Transportation



Related Beal Experience

Development Team

The Beverly

Boston, MA | North Station

Located across from TD Garden and North Station, The Beverly was Boston's first 100% income-restricted, large scale, mixed-use development in 25 years.

Completed in 2018 and consisting of 239 apartments with rents ranging from 30% AMI to 165% AMI, The Beverly provides affordable and workforce housing right in the heart of the city. Rising 14-floors, The Beverly offers top-level amenities and on-site parking at below market rents.

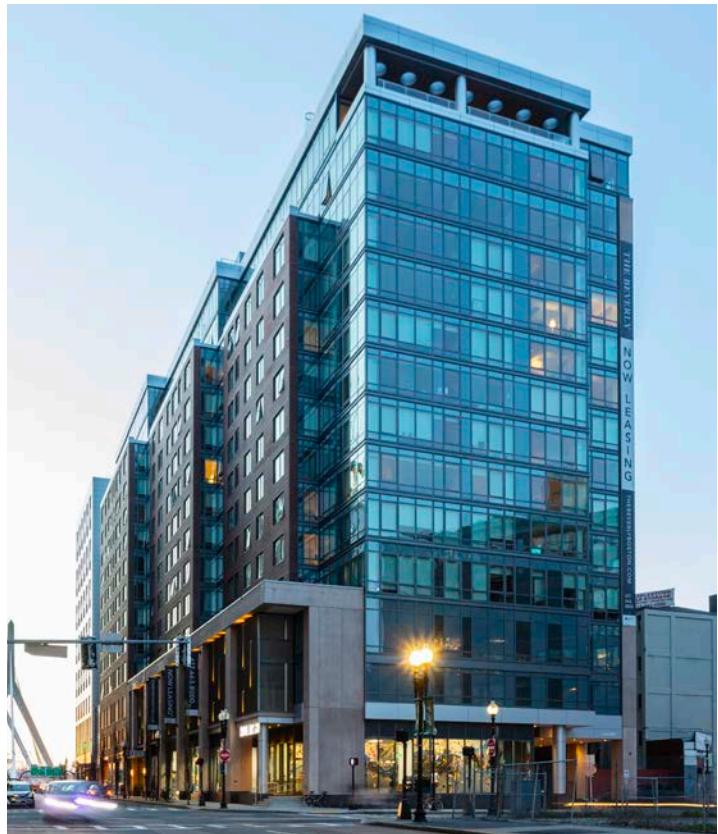
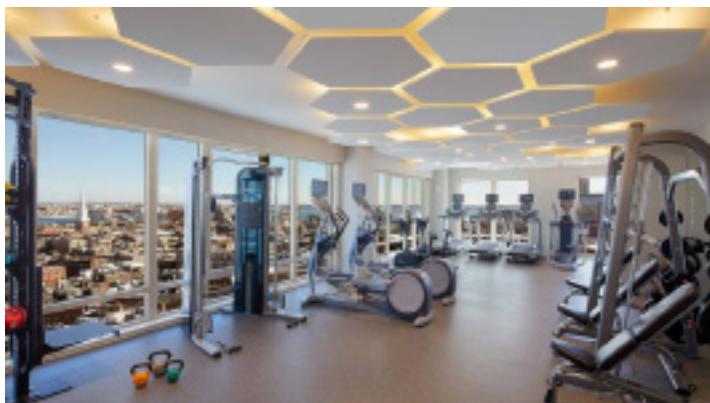
The Beverly is a prime example of Related Beal's commitment to making Boston a more equitable city, as well

as our ability to successfully work with multiple state and city agencies. This project combined a joint effort of private financial resources, Tax Exempt Bond financing, Federal and State Tax Credits, and City-directed resources from neighboring developments. The site is secured by a long-term ground lease. Achieving LEED Gold certification, The Beverly incorporates sustainable building technologies, materials and practices.

Size: 239,000 SF

Completion: 2018

Type: Affordable & Workforce Residential



The Clarendon / One Back Bay

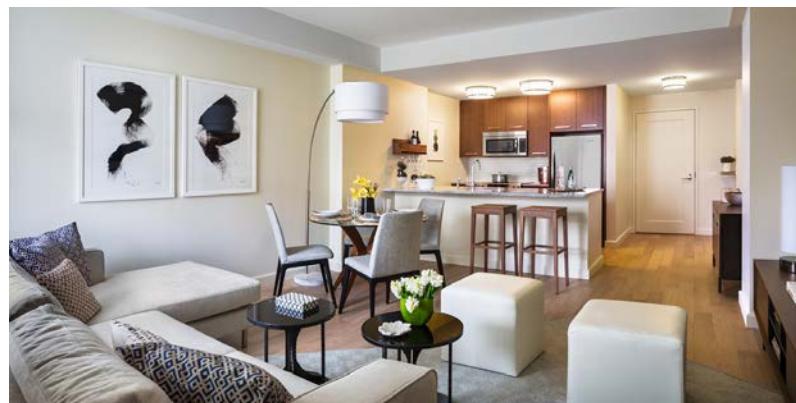
Boston, MA | Back Bay

The first project completed by Related Beal, The Clarendon / One Back Bay provides unparalleled services and amenities in the heart of Boston's most sought after neighborhood.

Located in Back Bay on the corner of Clarendon and Stuart Streets, The Clarendon / One Back Bay is a 33-story residential tower designed by Robert A.M. Stern Architects in conjunction with CBT Architects. The development consists of 103 one-to-four-bedroom condominium residences and 176 rental residences, including 36 affordable residences and on-site parking.

In addition to well-appointed homes, residents also have access to work-from-home conveniences, a landscaped rooftop sun terrace, entertainment lounge, children's playroom and state-of-the-art fitness center by Equinox. The ground level experience is complete with a signature restaurant adjacent to the lobby.

Size: 531,000 SF
Completion: 2009
Type: Market & Affordable Residential



Related Beal Experience

Development Team

Lovejoy Wharf

Boston, MA | North Station

Lovejoy Wharf was designed to create a vibrant and inclusive community experience by re-envisioning the public Harborwalk and providing dynamic retail and dining options.

Lovejoy Wharf consists of 230,000 SF of office space that serves as the Converse Headquarters, an adjoining 15-story, 157 unit residential building and more than 10,000 SF of ground floor retail. Working with the Mayor's Office of Arts and Culture, the Toussaint Louverture Cultural Center was selected to operate the civic space located at the prime corner of the building. The space will serve as both a visitor's center, as well as offer curated programming including youth talks,

classes focused on Haitian art, and gallery exhibits.

Residential amenities include a landscaped roof terrace, health club and fitness studio, party room, library lounge, dog wash, and billiards room.

Lovejoy Wharf incorporates sustainable practices and construction and is LEED Gold-certified.

Size: 400,000 SF
Completion: 2017
Type: Mixed-Use



The Quinn / The Harris

Boston, MA | South End

The Quinn & The Harris offer a convenient location at the center of a neighborhood rich in arts, culture, parks and culinary excellence.

Located at 370-380 Harrison Street in Boston's South End, the residential development encompasses 346,000 SF over 14 levels. The project is comprised of 98 market rate and 3 affordable condominiums, 120 market rate and 52 affordable rental apartments, as well as 20,000 SF of amenity space, 9,000 SF of retail and a below-grade parking garage.

Designed by Robert A.M. Stern Architects and Meyer Davis, the residences deliver a refined lifestyle for residents through

hospitality-focused services, programming and amenities.

The Harris's highly sought after affordable rentals received over 3,000 applications in the pre-leasing phase. In accordance with City guidelines, each application was carefully vetted based on income restrictions and documentation. The leasing team conducted interviews, held tours and leased all 52 units for day one move-in.

Size: 346,000 SF

Completion: 2021

Type: Market & Affordable Residential



Related Beal Experience

Development Team

Channelside

Boston, MA | Fort Point / South Boston

Channelside is a vibrant ecosystem of waterfront parks, retail, commercial space and residences centered around the arts in the Fort Point community.

The dynamic 7 acre site is comprised of 745,000 SF of compelling commercial space, 60,000 SF of retail and community space, 340 residential units, 3.5 acres of parks and open space parks, and a revitalized Harborwalk.

The residential building will add to the housing supply in South Boston and strengthen the availability of affordable housing by delivering 20% of the units as on-site artist and affordable housing. The

68 affordable units will be made available to households earning up to 70% of Area Median Income.

Partnering with Boston Parks and Recreation, the public parks will be programmed with shade structures, seating, a children's play area, and a waterfront amphitheater, creating an inclusive place for visitors and residents to stay all day.

Size: 1,100,000 SF
Completion: 2027
Type: Mixed-Use



Hudson Yards

New York, NY | Manhattan

Developed by Related Companies and situated on 28 acres on the West Side of Manhattan, Hudson Yards is the largest private real estate development in the history of the United States.

The site is home to more than 125,000 office workers and residents and includes 20 million SF of commercial and residential space, 100+ shops and restaurants, 4,000 residences, The Shed, a center for artistic invention, 14 acres of public open space, a 750-seat public school, an Equinox® branded luxury hotel, 1,000 affordable housing units and a K-8 public school. The development

of Hudson Yards has created more than 23,000 construction jobs. The development is anticipated to contribute nearly \$19 billion annually to New York City's GDP, accounting for 2.5% of the citywide GDP. It will also contribute nearly \$500 million annually in New York City taxes. Companies and buildings at Hudson Yards will bring 55,752 direct jobs to the new West Side neighborhood.

Size: 20,000,000 SF
Completion: 2025
Type: Mixed-use



Related Beal Experience

Development Team

Related Affordable

Nationally Recognized Innovator

Related Affordable is a nationally recognized innovator in the financing, preservation and rehabilitation of the nation's affordable housing stock. Since 1972, affordable housing acquisitions and development have been the foundation of Related.

Today, Related Affordable owns and manages one of the largest affordable housing portfolios in the nation including 55,000 affordable and workforce housing apartment homes across the country. We are proud to have never converted a single unit of affordable housing to market rate. Our team is driven by the belief that everyone deserves a quality home - and we work to deliver that for communities across the country.

Related Affordable has deep experience working with a broad range of affordable housing financing tools, including LIHTC, HOPE VI, RAD, project-based Section 8,

tax-exempt and taxable bonds, HOME, and CDBG. Our teams have strong relationships with a number of large financial institutions at a local and national level including EOHLC, MassHousing, MassDevelopment, MHP, Freddie Mac and Fannie Mae.

Related Affordable works with local organizations and communities to brings arts and educational programming that will improve resident's wellness and involve them in creative conversations. Each development focuses on the needs of neighborhoods and incorporates local businesses and artists in an impactful way.

Affordable Units Nationwide: Over 55,000
National Communities: Over 350
States: 27



DREAM Development Experience

Development Team

24 Westminster Avenue

Roxbury, MA

The winning entry for The Mayor's Office of Housing Innovation Competition, the redevelopment of this vacant lot is a sustainable model for compact, mixed-income housing that is adaptable to different sites throughout Boston.

Our flexible design introduces a multi-generational housing concept that supports equity building for a stronger urban community. There is a significant opportunity to roll out this multi-generational housing concept across the City to support the different needs of families. These environmentally-friendly homes will support independent but connected living for individuals and families in urban neighborhoods.

The design consists of six 1-bedroom units and six 3-bedroom units. The homes can be purchased in pairs and combined

into one larger family home, or kept as completely independent units. All Units will be 100% affordable. Six of the units will be deed restricted at 80% AMI and six of the units will be at 100% AMI.

DREAM led the entitlements and community engagement components of the project, managed the design and construction team and assembled the project financing/investment. Financing sources included investor equity and a construction loan. Construction is expected to begin in 2024.

Type: Mixed-Income Homeownership
Development Cost: Est. \$7M
Units: 12
Rent: N/A
Sales Prices: \$287,400-\$378,000
Sources: Commonwealth Builder and Construction Loan



DREAM Development Experience

Development Team

2147 Washington Street

Roxbury, MA

New 100,000 SF 6-story mixed-use building creating an active live-work-play environment, encouraging artistry and entrepreneurship in Nubian Square.

All marketed primarily for local artists and individuals engaged in the neighborhood's creative economy, this development will provide 62 affordable rental units and 12 for-sale condos—4 affordable at 70% AMI, 4 at 100% AMI, and 4 at market-rate. The project will also include an interior courtyard, rotating art installations, workshop, retail and commercial spaces, a gallery, parking, and a new home for community staple, Haley House Bakery Cafe.

Our team aims to positively contribute to the revitalization of Nubian Square through economic development, affordable housing, and sustainable building practices. 2147 Washington

Street is located on the site of a former parking lot and will be built to Passive House standards, allowing residents to live in comfort while leaving a low-energy footprint.

As co-developer, DREAM Development sought to work with a diverse team of MBE/WBE consultants including our architectural arm, DREAM Collaborative, as architect. DREAM Development led the entitlements and community engagement aspects of the project in addition to managing the consultant team, coordination of owner/architect consultants and construction budgets. Construction will be complete in 2024.

Type: Mixed use/income; Home Ownership; Rental

Co-Developer: New Atlantic Development

Development Cost: \$42M

Units: 74

Rent: \$1.89/sf - \$3.69/sf

Sales Prices: \$314,000 - \$537,500

Sources: Commonwealth Builder Program; Brownfields Tax Credits; City and State Soft Sources; State and Federal LIHTC



P3 Roxbury

Roxbury, MA

Through programming, accessibility, mobility, a diverse public realm, and inclusive streetscapes, our plan contributes to making the Roxbury neighborhood a place for longevity, comfort and growth as well as to connect the site to its history.

As part of a JV development team, DREAM collaborated with HYM and nonprofit My City at Peace on this 7.7 acre, publicly-owned vacant piece of land. DREAM is co-developer with HYM and MYCAP on one of the residential buildings (Building B) and our architectural arm, DREAM Collaborative, will provide design services for the entire site.

Due to its size, proximity to public transit, major roads and educational facilities, the P3 site has the potential to contribute to the economic development in the Roxbury

area, while advancing the community's commitments to affordable housing, arts and culture, and equity.

The team approached the project through three lenses, envisioning that the future of P3 will: Honor the Heritage, Restitch and Regenerate, and Catalyze Local Wealth. Our design will create a new, inclusive mixed-use development to include affordable and market-rate housing, a life science campus, museum space for Embrace Boston, retail and a variety of public open greenspaces.

Type: Mixed-use, Mixed-Income
Co-Developer: HYM, My City at Peace



Concept Overview

Development Concept

A Vibrant & Inclusive Community

Related and DREAM's redevelopment proposal will realize the potential of this unique site and location through housing options and tailored community spaces that best serve all current and future residents. The program aims to create over 400 new housing units with a specific focus on affordable homeownership, including over 79 units dedicated to low-income to moderate-income first time homebuyers. Construction will be phased to lessen community impact and respond to the prevailing market conditions. The program has been designed to balance affordability, sustainability, density, quality, cost effectiveness, and financial viability in order to minimize the public resource burden and align with the goals of both the Mayor's Office of Housing and the City of Boston.

Once complete, the program is expected to provide a mixed-income community with a variety of residential, community, and retail uses. Combining the character of Lower Roxbury with the spirit of Boston, the project will completely reimagine the site with the surrounding landscape and neighborhood. Critical to our creation of a sustainable community

is the incorporation of open space and pedestrian focused spaces with shared access for all residents of the revitalized site. The proposed site plan will deliver a significant portion of dedicated public open space, which in addition to the common spaces associated with the proposed residential structures, will create a network of green spaces interwoven into the larger community.

The total development cost for the Project is an estimated \$254,000,000 or roughly \$633,000 per unit.

402
INCOME-RESTRICTED
HOUSING UNITS

5
BUILDINGS

18
MONTH AVERAGE
CONSTRUCTION TIMELINE
PER BUILDING

490,000
GROSS BUILDING
SQUARE FEET

1.17
TOTAL GREEN SPACE
ACRES

\$254 M
TOTAL DEVELOPMENT
COSTS



Concept Overview

Development Concept

Program Summary

As currently contemplated, the five-building \$254 million development plan includes approximately 400,000 square feet of residential space, which comprises 402 new housing units, 79 of which will be for sale affordable homeownership opportunities. The Project is planned to include 5,000 square feet of retail space and 15,000 square feet of dedicated community space in addition to communal and open areas associated with the residential buildings. 45,000 square feet will be dedicated to 138 structured parking spaces and 53 on-street parking spaces.

The Team's proposed development relies on an increased floor-to-area ratio ("FAR") of 2.4x across all phases, with all buildings at a height of 69'. Given the unique layout of the 191,000 square foot site and the impact the increased density has on the financial resources required to execute the development, we believe this FAR is achievable and will be supported by the broader community with the deployment of a robust engagement campaign. The team is looking forward to incorporating feedback from the Mayor's Office of Housing, the City of Boston, and the community in order to optimize the development plan.

The proposed program is expected to include the following key components:

- A mid-rise structure on E Lenox Street, the underutilized parcel closest to the residential district, which will encompass 79 new affordable

homeownership units, 45 of which will be developed in Phase 1A and constructed by mid-2026.

- A mid-rise structure encompassing 94 units of age-restricted affordable housing dedicating to servicing City of Boston seniors hoping to age-in-place. The building will create a community, with the necessary senior services and support that integrates into the fabric of the redeveloped site and overall community plan.
- A "green" square in the center of the site with thoughtful, human-scaled programming as the focal point to serve as the critical community-centric element and tie together the new residential structures.
- A mid-rise rise structure at the corner of Thorndike and Reed Street with 100 affordable rental units on the upper floors and ground floor retail facing the green space to further activate the area.
- A new multi-modal connection between E Lenox Street and Melnea Cass Boulevard running through the center of the site and lined with smaller-scale retail providing direct access to the site's central square of open space. Given the volume of proposed residential units this connection is also expected to function as a valve to open the site and further connect it to the surrounding neighborhood.

- 138 structured parking spaces, located in Building 3 and 4. The spaces will be prioritized based on need for residents of the Project, on a first come first serve basis. Homeowners in Building 1A/1B will have opportunity for on-going license agreement to maximize the value of their homes.

- A mid-rise structure at the southwestern point of the site, where Melnea Cass Boulevard meets Harrison Avenue, featuring large residential wings, housing 129 units, and significant ground-floor retail and community space servicing Harrison Avenue to create a commercial connection to the neighborhood.

SUMMARY

Building 1 A
Affordable Homeownership
45 Units

Building 2
Senior Affordable
94 Units

Building 3
Affordable Rental
100 Units

Building 4
Affordable Rental
129 Units

Building 1 B
Affordable Homeownership
34 Units

Open Space / Green Space
50,968 SF

Parking
138 Spaces

DESIGNED FOR COMMUNITY



Housing Summary

Development Plan

Proposed Unit Mix by Unit Type

The Team's proposal aims to serve a range of resident types and households in order to address the existing financial barriers and historic challenges many Roxbury residents have as it relates to homeownership and the associated potential to build equity. To address this issue, our proposal includes a significant delivery of new, affordable homeownership units phased throughout the development for affordable renters on the site to build equity and eventually purchase.

Building	1A	2	3	4	1B	Total
Homeownership	45	-	-	-	34	79
Affordable Rental	-	-	100	129	-	229
Senior Housing	-	94	-	-	-	94
Total Unit Count	45	94	100	129	34	402

Proposed Unit Mix by Bedroom Type

Community members have expressed interest in both rental and family-sized units. Our proposal prioritizes the inclusion of units large enough to house families including 3 and 4 bedroom units. Another housing model that the community has requested is low-income senior housing. We have specifically addressed this need for seniors in the Roxbury neighborhood by providing a dedicated, affordable senior community designed to MOH standards. This includes multipurpose space and on-site resident and senior services coordinators, ensuring residents can "age-in-place" within our community. The rental buildings will provide a mix of studio, one, two and three bedroom units, as well as age-restricted studio, 1-bedroom and caregiver units.

Building	1A	2	3	4	1B	Total
Studio	16	34	10	8	6	74
1 BR	12	54	25	40	6	137
2 BR	12	6	55	68	17	158
3 BR	5	-	10	8	5	28
4 BR	-	-	-	5	-	5
Total Unit Count	45	94	100	129	34	402

Proposed Unit Mix by Income

Creating new affordable housing in Boston has historically been difficult given high land, construction and financing costs. Redeveloping the BWSC parking lots presents a rare opportunity to create significant affordability at scale, and Related Beal and DREAM intend to maximize the number of affordable units available and create stable housing for families in need. Our proposed unit mix adheres to MOH's required development goals and aligns with the design guidelines outlined for sources of subsidy capital required to construct. Importantly, over 85% of total units in the rental buildings (buildings 2-4) are reserved for households earning at or less than 80% of Area Median Income ("AMI").

Building	1A	2	3	4	1B	Total
30% of AMI	-	19	20	26	-	65
40% of AMI	-	4	4	5	-	13
50% of AMI	-	9	9	12	-	30
60% of AMI	-	4	10	7	-	21
70% of AMI	-	28	23	36	-	87
80% of AMI	23	16	19	29	17	104
100% of AMI	22	3	5	3	17	50
120% of AMI	-	11	10	11	-	32
Market (Unrestricted)	-	-	-	-	-	-
Total Unit Count	45	94	100	129	34	402

Community Benefits

Development Concept

The Team has shaped the proposed residential development project to address important goals for the Roxbury neighborhood. We have carefully considered goals outlined in the BWSC RFP as well as in PLAN: Nubian Square and Roxbury Oversight Committee's Strategic Master Plan. As conceptualized, the project will provide several key community benefits and our team is eager to collaborate with Roxbury residents and business owners through workshops and conversation to refine the details of achieving these community goals.

Affordable & Workforce Housing for Different Life Stages

The entirety of the residential program will encompass affordable or workforce housing. The affordable units will target a range of income levels, including ~85% of all units at or below 80% AMI. Unit types will range from studio and one-bedrooms to larger three-bedroom and four-bedroom family-size units. Of the total 402 units, 79 units (20% percent) will be homeownership units, with priority for Roxbury residents, providing opportunities to build wealth and stability. We have also included a building of rentals for senior residents.

Retail & Community Incubator Spaces

The Project has set aside space in three of the four buildings to meet community needs and to foster small business entrepreneurship.

We have allocated space for a Community Room in Building 2, the senior housing building, at the corner of Reed and East Lenox Street. This space is designed to double as a shelter-in-place emergency space and a warm / cool room for building residents and the wider community, complete with backup power lighting.

The ground-floor space along Harrison Avenue in Building 3 will be used to provide key commercial, retail or community-based uses that are missing in this part of Roxbury, which may include a laundromat, pharmacy, and affordable daycare center. Given Harrison Avenue's higher traffic levels and identity as a connector to the larger community, these businesses will benefit from the traffic and visibility on this prominent corner.

The ground floor space in Building 4 along Reed Street will be envisioned as co-working offices and incubator spaces for entrepreneurial residents and local business. These spaces will prioritize residents and offer shared resources and training programs. The development team has identified potential such uses, including a culinary training space and social enterprise cafe for NECAT, and intends to seek further community engagement in predevelopment. This space is ideal for locally-owned small businesses, including stores selling goods as well as restaurants, cafes, and other food and dining establishments. Letters of Interest from community businesses can be found on pages 42-47.

A Variety of Open Spaces

The project will include 1.17 acres of at-grade open space, including a 25,000 square foot Central Green and several smaller open spaces. The Central Green is intentionally sited in the center of the development in order to be most accessible to neighborhoods on either side of Melnea Cass Boulevard. This block is across the street from the existing BWSC office building, which can help frame the park and give it a more comfortable feeling of enclosure. In contrast, we have placed a building on the southeasterly block along Harrison Avenue, so that the less-attractive BWSC materials yard is not directly across the street from the Central Green.

Across the site, building massing and orientation create a variety of smaller open spaces with different solar orientations for sunnier and shadier spaces. The character of these open spaces will be diverse, from active play areas for young children, to a community garden for seniors, as well as an interactive landscaping and landforms that teenagers or young adults might enjoy. All of the open spaces will include shade trees, porous paving, and landscaping to help manage stormwater and create a comfortable microclimate.

The Project also provides an opportunity to strengthen site connections, as the design proposes a pedestrian and cyclist extension of Reed Street to two-way, landscaped path pedestrian and sidewalks activity, permanently linking



Community Benefits

Development Concept

the Site to Melnea Cass Bike Path. In addition to connectivity, the winding central path with weave its way between the buildings, through native landscape, connecting to the myriad of open and gathering spaces in the Project, the Central Green, and Downtown. The path directly abuts Building 4's structured parking on the ground-floor, creating an incredible opportunity for public art. The development team will collaborate with local artist, including ProBlak, to ensure public art is integrated to this Reed Street extension path and scattered throughout the site to pay homage to Roxbury's history.

Flood Proof and Resilient Buildings

Buildings will be designed to reduce energy use and lower residents' utility bills, using technology such as reflective and light-colored roofing and high-efficiency windows. Recognizing that a large portion of the site falls within a flood zone, the lowest habitable floor of all buildings will be at or above the 20.5 foot grade (Boston City Base) Design Flood Elevation. Where the existing site grade is less than 20.5 feet, such as along the Harrison Street frontage, a combination of building and site design solutions will modulate the variation in grade. In bridging the difference between site grade and lowest habitable floor, it will be critical to ensure the buildings present a "friendly" frontage that is both physically and visually accessible from the sidewalk, rather than creating an imposing wall. We will consider creative design strategies including a high degree of façade

transparency, landscaping, terraced ramps, plazas, and seating areas in the front setback, and stepped interior floors.

Walkable, Inviting, and Shady Streets

In siting the buildings, we have allocated space for the City's planned expansion of public rights-of-way to follow Complete Streets design. All streets will include generous sidewalks, regularly-spaced shade trees, and space for bike lanes, seating areas, or other functional needs to be determined by the City at a later date. As a result, project area streets will be transformed to a shady, inviting, and comfortable walking environment in which the pedestrian is buffered from traffic and sheltered by adjacent buildings, and ambient temperatures lower in summertime, reducing the urban heat island impact.

We envision that many, if not all, streets will continue to provide on-street parking after their reconfiguration. As a result, the number of potential on-street spaces in this project area will be more than needed to replace the number of parking spaces to be lost when the City converts perpendicular spaces further east along Reed Street to parallel spaces.

The streets in the project area will be largely uninterrupted by curb cuts to parking areas, making for safer and more pleasant sidewalks. We have concentrated all the needed structured parking in two buildings, with one curb cut each. The western end of Reed Street

will be converted to a pedestrian space that creates an inviting connection to the Melnea Cass Bike Path.

Embracing The History Of North Roxbury

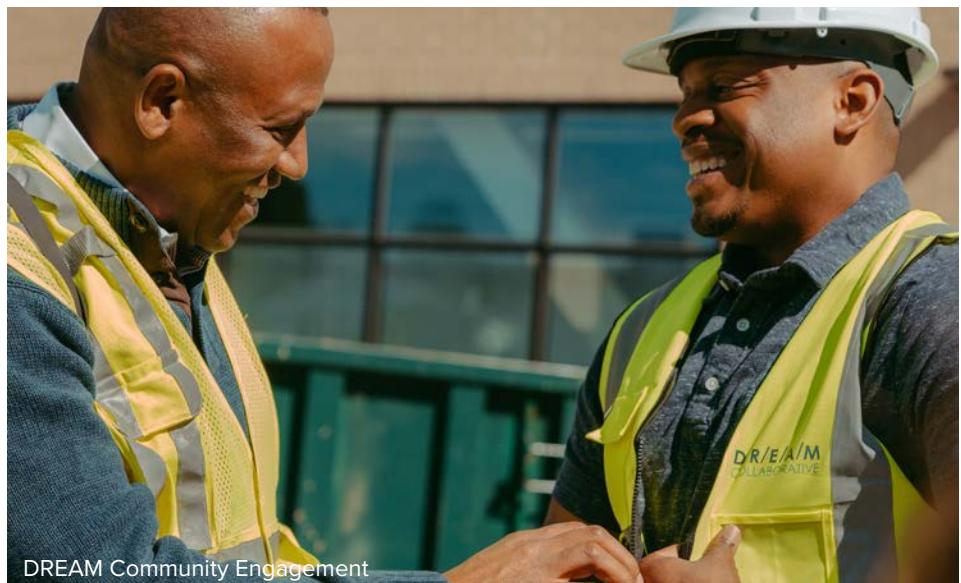
The development team will establish a dedicated space on the site to recognize the families and businesses that have been displaced from the northern region of Roxbury, in-between Lower Roxbury and the South End. The existing homes and businesses were razed after the development of the 1975 General Plan for the City of Boston and Regional Core. During this time of Urban Renewal there was widespread displacement through the Roxbury community. We recognize the effort of civic and community organizations who work tirelessly to support economic development in Roxbury and Nubian Square. Our Proposal will provide exciting new public facing real estate opportunities to further empower that development.

Economic Development

The development team looks forward to working with local organizations including but not limited to Nubian Square Main Streets, BECMA, TACC and other key stakeholders to compliment the vitality of Nubian Square. The development team is specifically excited about the prospects to partner with NECAT to provide a facility that will bring new culinary training, and jobs to Roxbury residents. Building on a partnership already established by members of the development team, we will continue to engage Madison Park

Technical High School as well as other critical community educational resources.

We also recognize the opportunity to partner with the Benjamin Franklin Institute at their future campus to provide workforce development opportunities for our residents and to continue to explore synergies that benefit the Roxbury community.



Letters of Interest

Development Concept



Gregory Minott AIA, LEED AP
DREAM Development LLC
6 Liberty Square # 2512
Boston, MA 02109

February 23, 2024

Dear Greg,

NECAT is excited to present this Letter of Interest in connection with your proposal for development of the Boston Water and Sewer Commission Parking Lots Disposition.

Background

In 2023 NECAT celebrated its tenth year of operations. During this time, the organization has become the “go-to” nonprofit culinary training facility in Boston, with its original Center on Bradston Street, a satellite multi-lingual program taught at the East Boston Y, and an award-winning pre-release program taught “behind the walls” at the Suffolk County House of Correction. We train more than one hundred students a year and, through our employer partners, our Career Services Center connects them with well-paid jobs throughout the hospitality sector. Information about NECAT can be found at www.ne-cat.org.

Existing facility

NECAT developed its world-class Center on Bradston Street in 2012/13, and it has become an oasis amidst the humanitarian crisis at “Mass & Cass”. Most of the students at our Bradston Street Center live in Roxbury, Dorchester and Mattapan.

Our future

The lease for our Bradston Street Center expires in 2027 and we are exploring options for a new facility. We believe that NECAT and the communities we serve will benefit from our Training Center being located in a more vibrant community, with better transportation options, than we currently enjoy.

We estimate that we will need about 12,000 to 15,000 sq.ft., not including social enterprise facilities (see below). In addition to the regular fit-out of the teaching and office spaces, we expect that the capital cost of a teaching kitchen would be in the range of \$600,000 to \$700,000.

Social enterprise opportunities

In recent years we have considered various ideas for social enterprises to help NECAT become more self-sustaining and provide employment opportunities for our students and graduates, but our current location and building are not conducive to these plans. These ideas include a production volume commissary, a neighborhood café or bakery, an offsite catering business, and hosting food-related events at our Center, or some combination of these. In all cases, a social enterprise would be designed to provide living-wage food-related employment opportunities for our students and recent graduates, meaningful sustainable income for the organization, and expanded visibility for our mission.

Ideally, a social enterprise facility would be located alongside our principal training Center, but with separate catering facilities (or the Center's teaching kitchen would need to have sufficient capacity to accommodate the enterprise). The physical requirements for a social enterprise will vary according to the opportunities that we pursue. If you have a requirement for a café or bakery as part of your multi-use development, that would present an ideal opportunity, but NECAT would also be interested in space adjacent to, or close by, its Training Center from which to operate a catering business, especially if we could identify potential corporate clients and residential customers within the development.

Funding

NECAT has established successful relationships with many foundations and individuals, and we believe that we will be able to secure adequate funding to ensure the success of this proposal. For example, the \$2.5 million capital cost of the Bradston Street Center was funded through \$1.5 million from MassDevelopment, \$500,000 from the Barr Foundation and significant grants from State Street Foundation and others. This was complemented by a discount received from the company that installed the kitchen. More recently, the establishment of our dedicated Career Services Center was funded by a \$200,000 anonymous donation from a nationally-known financial services firm, as well as support from The Boston Foundation. We also received major funding from the Kraft Family Foundation towards social enterprise efforts that unfortunately were thwarted by the COVID-19 pandemic. In 2020 we received a commitment for \$1,000,000 over ten years from the Marten Family Foundation, and in late 2023 we received a three-year \$450,000 commitment from the Wayfarer Foundation.

In summary, the opportunity to relocate to this exciting new development would facilitate NECAT's long-term growth and sustainability, and we look forward to working with you to make this a reality.

Best regards,

The image shows two handwritten signatures. The signature on the left is Maarten Hemsley's, and the signature on the right is John David ('J-D') Garcia's.

Maarten Hemsley
Founder and Board Chair

John David ("J-D") Garcia
Executive Director

Letters of Interest

Development Concept



February 27, 2024

Mr. Gregory Minott
DREAM Development
200 Berkeley Street, 19th Floor
Boston, MA 02116

Re: Letter of Interest – Financing for Redevelopment of BWSC Lots

Dear Mr. Minott:

BlueHub Loan Fund, Inc., an affiliate of BlueHub Capital (BlueHub), is pleased to provide this letter of interest in underwriting financing to support DREAM Development's (DREAM's) proposed joint venture with Related Beal (the Proposal) to redevelop the Boston Water and Sewer Commission (BWSC) lots located in the South End Urban Renewal Area, near Nubian Square that are the subject of a December, 2023 Request for Proposals (BPDA RFP) issued by the Boston Planning and Development Agency (BPDA).

BlueHub is a nonprofit, mission-focused community development financial institution headquartered in Roxbury which is well-positioned to support your Proposal. We have a long history of investment in the Nubian Square area – most recently including predevelopment funding for Nubian Ascends and New Urban Collaborative's development at 40-50 Warren Street, construction financing for your own mixed-income, mixed use development at 1247 Washington Street, and a commitment of new markets tax credits for the new Franklin Cummings facility which is in closing process as I write. Since 1985, we have made at least 106 loans totaling \$98 million in the Nubian Square area, contributing to the development or preservation of roughly 2,500 units of housing, of which 81% are affordable. At least 15 of those transactions included homeownership opportunities, and others included transitional or supportive housing, childcare, healthcare, education and retail.

BlueHub offers a diverse range of financing products for affordable housing and community development transactions that may add value to the redevelopment of the BWSC Lots. Potential roles for BlueHub in your proposed redevelopment include, but are not limited to the following: **(i)** predevelopment lending; **(ii)** construction and permanent lending, including flexible terms and subordinate liens, bridging of tax credit and subsidy sources, donation loans to maximize the value to the project of state housing and historic tax credits; **(iii)** new markets tax credits, to the extent available and subject to compliance with program requirements and our competitive process; and **(iv)** creative structuring and flexible terms to support innovative rent-to own structures.

We look forward to working with you to develop the financing structure and terms and hope we may have occasion to be your partner in this important redevelopment project. Please feel free to contact me at 617.427.3699 if you have any questions.

Sincerely,

BlueHub Loan Fund, Inc.

A handwritten signature in black ink that reads "Karen E. Kelleher".

Karen E. Kelleher, President

February 27, 2024

James Arthur Jemison
Chief of Planning, Director of BPDA
Boston City Hall
Boston, MA 02201

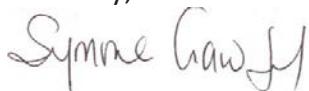
Dear Chief Jemison,

The D/R/E/A/M Development has recently reached out to MAHA regarding their innovative proposal to develop the Boston Water and Sewer Commission lots in Roxbury. We are extremely excited to be exploring a deep partnership between MAHA and this team. The proposal's focus on affordable homeownership housing is incredibly important in a neighborhood where most households are renters, and in a state with one of the widest racial homeownership gaps in the country.

Affordable homeownership is a crucial building block for retaining young talent, advancing racial equity, and building an economy that works for everyone. MAHA graduates about 2,500 people from our first time homebuyer classes each year and another 1,000 from our homeowner and condo owner classes. We also run a matched savings and support program for first generation homebuyers called MAHA-STASH First Gen Home. Our STASH team works with our own graduates, and with partners across the state, to provide an extra boost to these homebuyers whose parents have not owned a home, or lost their home to foreclosure. Through financial literacy and homebuyer preparedness workshops, individual coaching, and a \$20,000-\$30,000 match, we are making homeownership possible for people whose families have been locked out of these opportunities. We also partner with lenders, the City of Boston, and the Massachusetts Housing Partnership to offer deeply discounted mortgage financing through the ONE+Boston program.

We have deep experience in this area, and we very much look forward to upcoming conversations about how MAHA could partner with this development team to educate prospective buyers, market the condos, and provide down payment assistance that will put these opportunities within reach. We are eager to work with other thought leaders to develop a rent-to-own model that truly works in the best interest of first time and first generation homebuyers. The target income group of 50%-70% AMI for these units will meet the needs of many of our homebuyer class graduates and STASH participants.

Sincerely,



Symone Crawford
Executive Director

Letters of Interest

Development Concept



Massachusetts Housing Finance Agency
One Beacon Street Boston, MA 02108

Tel: 617-854-1000 | Relay 711
Fax: 617-854-1091 | www.masshousing.com

February 26, 2024

Greg Minott
Managing Principal
DREAM Development
200 Berkeley Street
Floor 19
Boston, MA 02116.

Re: Boston Water and Sewer Commission Parking Lots (Roxbury),
Letter of Support, Boston Planning and Development Agency RFP Response

Dear Mr. Minott:

I am writing to confirm MassHousing's strong interest in working with DREAM Development and Related Beal to finance the development of the Boston Water and Sewer Commission Parking Lots, a proposed multiphase development that aims to build 402 units of affordable homeownership and rental opportunities that provide access to high quality and healthy housing.

We understand that you are responding to a request for proposals issued by the Boston Planning and Development Agency for the development of 16 disposition parcels, known as Boston Water and Sewer Commission Parking Lots located in Roxbury.

The first proposed phase will include 79 CommonWealth Builder homeownership units in two buildings with 40 of such units reserved for households earning at or below 80% of the Area Median Income (AMI) and the remaining 39 units reserved for households earning at or below 100% AMI. As currently proposed, an additional 323 affordable rental units – including 94 units of age-restricted housing – will be in three additional buildings that will be constructed in two or three subsequent phases. The development plan also includes the creation of 40,000 square-feet of open space and 138 parking spaces.

MassHousing is confident that this partnership has the experience and capacity to envision and execute from concept stage through lease-up a phased affordable housing development plan as proposed. MassHousing has successfully partnered with both organizations to create and preserve affordable housing. With DREAM Development, most recently on 24 Westminster

Maura Healey, Governor
Kim Driscoll, Lt. Governor

Jeanne Pinado, Chair
Carolina Avellaneda, Vice Chair

Chrystal Kornegay,
Chief Executive Officer

Avenue, an affordable homeownership development in Roxbury, and with Related Beal, most recently on Skyview, an affordable rental development in Springfield.

With respect to assisting with project financing, MassHousing offers a variety of options to finance mixed-income housing developments. Subject to the approval of EOHLC and the availability of volume cap, MassHousing offers tax-exempt construction and/or permanent financing to be used in conjunction with 4% Low-Income Housing Tax Credits. MassHousing also offers taxable construction and permanent financing, which can be utilized in conjunction with 9% Low-Income Housing Tax Credits.

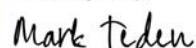
MassHousing's CommonWealth Builder (CWB) Program was created to support the Commonwealth's efforts to produce new homeownership opportunities for moderate-income households in Disproportionately Impacted Communities throughout Massachusetts. Based on the material you have provided and our preliminary review, the proposed development would be an appropriate project for funding under this program.

Accordingly, MassHousing is prepared to consider providing funding for this development to the extent of available program funds and subject to our diligence review to confirm the development's compliance with the program guidelines and our closing standards. These funds would provide a subsidy to support the sale of the restricted units to eligible homebuyers at the below-market sale price for the applicable AMI affordability tier. MassHousing will determine per unit CWB funding allocations in conjunction with the Mayor's Office of Housing.

We look forward to working with you to structure a financing package that best meets the needs of the development, subject, of course, to the availability of funds, and MassHousing underwriting and approval by MassHousing's Board. We wish you success in obtaining the funding you are seeking to support this important project and hope that we will have an opportunity to work with you on the financing for this development.

Sincerely,

DocuSigned by:

Mark Teden

4EE0BF8F16204FB...

Mark Teden

Vice President of Multifamily Programs

cc: William Dunn, Originations Manager
Kathleen Evans, Originator

Development Objectives

Development Plan

1

Deliver affordable housing expeditiously to a neighborhood in need of solutions for homeownership, families, and seniors.

The affordability gap in Boston has followed national trends where rents are rising but so too are the number of renters who need low-priced housing. The redevelopment of the BWSC parking lots represents a rare opportunity to create affordable housing with a community-driven focus and provide homeownership opportunities and units designed for families and seniors.

In order to promptly and efficiently deliver affordable units in this community, Related Beal and DREAM recommend a financing plan that will deliver the maximum affordable units while remaining mindful of available City and State resources. Therefore, the Project will be phased to rely on the use of ARPA funds for homeownership, as well as multiple future allocations of 9% or 4% Low-Income Housing Tax Credits (“LIHTC”).

By virtue of the long-term ground lease with the BPDA and the various regulatory agreements associated with financing affordable rental properties, including tax credit equity proceeds, affordability of the housing units will be preserved long-term.

2

Obtain a MBE/WBE/DBE participation goal in excess of 50% via a robust community and local hiring plan.

Our diversity and inclusion strategy prioritizes M/WBE firms in lead roles throughout all levels of the project and joint ventures partnerships between compatible firms where necessary. Our construction team will separately contract with Maven Construction, our GC partner and prime contractors. Together, Related Beal Construction and Maven will commit to a MBE/WBE/DBE participation in excess of 50%.

Related Beal and DREAM have strong working relationships with some of Boston's best minority and women-owned architectural, engineering and construction firms. Despite this, we understand that architectural and engineering firms still do not adequately reflect Boston's rich diversity. Therefore, the team has thus far secured ~50% of the architectural and engineering contracts with women and minority-owned businesses. For the remaining ~50% of architecture and engineering contracts, which are not owned by a woman or a minority, Related Beal and DREAM will advocate for a minority or woman lead on the team

3

Create a transparent community engagement process that seeks input at various levels of the development process

Our development team has deep roots in the Roxbury community formed over decades of community focused development. We understand that development of this scale can not be effectively executed in a vacuum, and community engagement is critical to the success of every project we work on. Related Beal and DREAM understand the significance of input from stakeholders and residents throughout the process. Our experience is evident through projects such as 2147 Washington St, which responded to the needs of community for affordable rental and homeownership, and helped prevent the displacement of artists in the Roxbury community.

Our proposed community engagement process will dedicate time during the first couple months of the project to meet with the neighborhood and the BPDA through formal and informal meetings, including with the RSMPOC, neighborhood groups, elected officials and key stakeholders to further refine our program and community benefits strategies.

4

Develop a supportive services plan focused on wealth building for home ownership. Convert affordable renters to first-time home buyers and connect residents to community resources.

The supportive services plan focuses on bridging the wealth gap with a specific focus on asset building through increased savings, banking, and credit history improvement. Through Related Affordable Management and Maloney Properties, and with programs leveraged across our portfolio like Esusu, our operations team will be focused on key areas including:

- » Asset and credit building programs for renters and owners
- » Credit and financial counseling
- » Savings and down-payment assistance options
- » On-site homeowner classes
- » Partnership with local agencies and stakeholders to study rent-to-own tools
- » Eviction prevention programming

Another tool we will use to increase our home-buyer pool will include discounted or waived commissions on the sales of homeownership units in the project.

The fifth phase of the project will be homeownership units with the goal of residents in rental Phases 2-4 having the ability to move into those homes after generating equity through these wealth- building programs. All units will be available for BHA voucher holders participating in the First Home Program.

Our proposal's supportive services plan includes a Resident Coordinator on staff to support the residents of the Senior's building, help residents age-in-place and provide access to and build on the plethora of community resources already available.

Timeline & Implementation Plan

Development Plan

Anticipated Project Reviews & Approvals

Phasing Plan

The proposed phasing plan centers around the ability to deliver affordable, homeownership opportunities on the northeast parking lot by late 2026/early 2027. Therefore, Phase 1 directly addresses the City of Boston's needs. Building 1 has two components, 1A and 1B. As currently envisioned, Building 1A and 1B have the ability to be delivered together, as part of Phase 1, or in two separate deliveries. The development team has designed the buildings in a fashion to create the most cost-effective condominiums, regardless of whether developed together or separate. We will further diligence the market, buyer pool, and construction plan in the second quarter of 2024 to determine if Phase 1 will include only 45 units or the entire 79. Based on our market analysis, the team can commit to the initial 45 units, and with further "on the ground" support, can justify an additional 34 units of housing being absorbed on the Site. Phases 2 and 3 will include, respectively, 94 units of senior housing and 100 units of rental housing prioritized for families. These two phases may be consecutive or may proceed concurrently, depending on subsidy availability and market absorption. The Central Green is envisioned to be built during Phase 3 or Phase 4, with open lots to be used as surface parking for residents in the buildings delivered earliest. Phase 4 would be the last phase with the large building at Harrison and Melnea Cass and a large portion of the structured parking. It is Related Beal and DREAM's goal to deliver all housing units by 2030.

Impact & Design Reviews

The project team will seek discretionary permitting review and approval that involves Article 80 review and a Zoning Board of Appeal review of Phase 1 of the development, in a timeframe required for compliance with ARPA funding designation. This process would be subsequently followed by Phases 2-5 discretionary permitting through Article 80 and community engagement in subsequent years, as the phases of the development proceed, including ZBA review of each Phase prior to submission for a building permit, in a timeframe that allows permitting and completion of work in 2030.

Early-stage impact and design reviews present an opportunity to test project parameters, engage stakeholders, surface the concerns of permit-granting bodies, and identify project features, mitigation measures and public benefits to expedite discretionary approvals in each subject area applicable to the Project. With a highly experienced team of professionals in every required discipline and an interdisciplinary, problem-solving approach, the Proponent would engage stakeholders early in the process of project conceptualization, provide robust project information, make comprehensive filings where appropriate, respond forthrightly to issues and concerns and utilize the BPDA's permitting ombudsman to expedite interagency coordination. This approach will position the Project to obtain discretionary approvals without undue delay.

Discretionary Approvals

The Project will require discretionary approvals in several subject areas, described below, which will be pursued on parallel tracks.

ZONING APPROVALS

As noted in the Design Narrative portion of this response, the Project is generally consistent with underlying planning and approved neighborhood concepts. Under current regulations, the uses and dimensional constraints outlined in the RFP would not be allowed. The Project would exceed maximum building height, floor area ratio and perhaps other dimensional requirements, thus requiring zoning relief.

CONSTRUCTION APPROVALS

Once discretionary approvals are in place, the Proponent will be in a position to apply for and obtain late-stage construction related approvals which require detailed design and engineering and generally involve limited discretion if appropriate code requirements and permit standards are met. As listed in the Required Permits section of this response, these include discharge permits for sanitary sewage, stormwater and construction dewatering; air emissions and air navigation hazard filings; and curb cut, and flammable storage and garage permits.

Proposed Project Timeline(s)

The Proponent has reviewed the information provided in the RFP and understands that the BPDA intends to provide “Tentative Designation” status to the selected development proponent, for the purpose of allowing that team to further pursue the necessary approvals, financing, and permits required to achieve a “Final Designation” status and execute a final ground lease agreement for the parcels.

The RFP proposes awarding Tentative Designation status for an eight-month period, during which the selected proponent will accomplish, among other things, the following, to be considered for Final Designation status:

- » Provide evidence of necessary debt and equity;
- » Obtain approval of its development schedule including the submittal of development plans;
- » Complete BPDA Design Review;
- » Complete Article 37 Initial Filing Compliance;
- » Complete the Article 80 process with the BPDA;
- » Negotiate terms and conditions of a ground lease with the BPDA;
- » Apply to the next (Winter 2024-2025) Massachusetts Department of Housing and Community Development (DHCD) funding round and receive designation of all funding; and
- » Apply to the Boston Housing Authority’s (BHA) RFP for Project-Based Voucher Section 8 Assistance (“PBVs”) per the requirements of the RFP

Based on the requirements of the RFP, the Proponent is prepared to complete the above noted requirements within eight months from BPDA Tentative Designation. In order to achieve that schedule, the development team will need the BPDA and other City of Boston agencies to prioritize the project review and approval and expedite the review periods for certain specific project submissions. The Schedule and Timeline below meets the proposed milestone schedule and identifies those actions or approvals on the part of the BPDA and the City of Boston that require expedited efforts in order for the project team to complete the above listed items by November 2024 (contingent upon tentative designation occurring no later than April 2024).

The Proponent looks forward to a dialogue with the BPDA and City of Boston to better understand the intent of the timeline requirements and needs to meet the ARPA funding “Obligation” standard. The team is prepared to complete the defined effort within the eight (8) month period indicated, as illustrated by the proposed schedule.

The proposed timeline has an initial, reduced concurrency of 30 days for due diligence, pre-file coordination and review with the BPDA, state agencies and the community, and assumes a letter of intent is filed 30 days after tentative designation and the PNF, including a draft Article 37 filing, is submitted within 45 days of designation. This reduced timeframe will obligate the BPDA to form the IAG and initiate the technical commencement of review within an expedited period of time in order to meet the proposed initial IAG meeting within 10 business days of filing the PNF.

The process then involves bi-weekly work sessions with the BPDA planning and design staff, and issuance of the scoping determination within 25 days of the PNF filing date. The DPIR, including the final Article 37 submission, will be filed 3 weeks after the scoping determination and the DPIR comment period will be reduced to 30 days with IAG, community and BCDC hearings closely coordinated within that comment period. The BCDC process will be limited to one full hearing, one sub-committee hearing, and a second full hearing to approve the project for building permit level design.

In order to complete the Cooperation Agreement, DIP Agreement, TAPA and mitigation commitments with the community, the process for finalizing those documents will need to commence concurrently with the DPIR filing, and final documents will need to be executed within 25 days of the BPDA Board vote approving the project.

The schedule requires a BPDA board vote approving the project in within seven (7) months in order to afford time for additional City agency reviews and approvals listed on the list of full permits as submitted in the RFP response, such as BTD, PIC, PWD, Parks, ConCom and BWSC, within the timeframe needed to receive a building permit. The building permit application is projected to occur in early 2025 and an expedited review at ISD will be required to allow for building permit issuance in the timeframe sufficient thereafter for final evidence of financing to be provided (based on anticipated building permit receipt) and Final Designation in early 2025.

Timeline & Implementation Plan

Development Plan

Concurrently, and at risk, the design team will be issuing schematic design, design development and 75% construction documents (building permit set) while the above noted discretionary permitting phases are occurring in order to have a building permit eligible set of drawings for submission to ISD in June of 2025. This accelerated design and review process for Phase 1 is necessary in order to ensure a construction start in August of 2025 and expenditure of all ARPA funds no later than November of 2026.

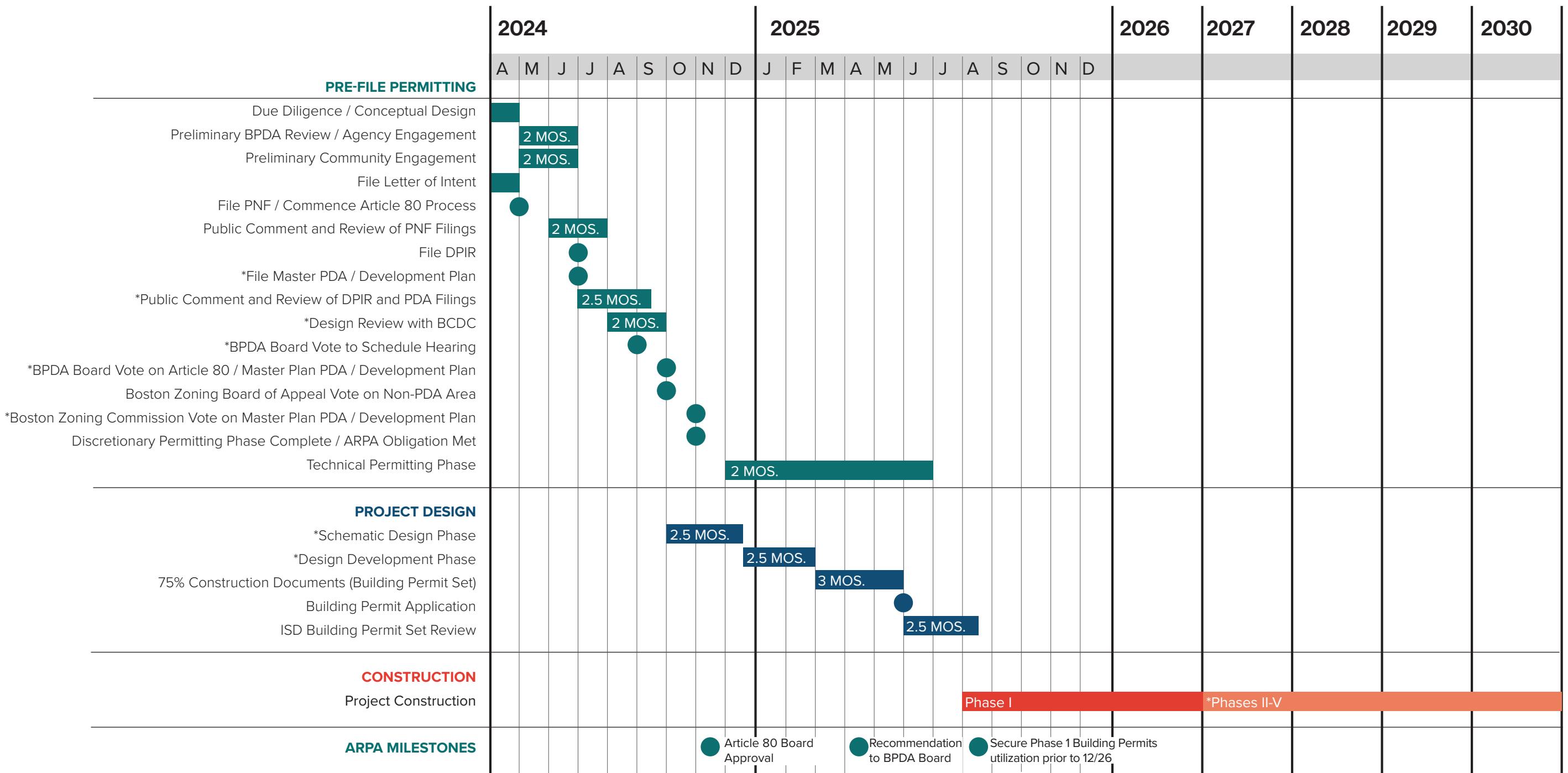
Finally, concurrent work will occur related to the financing of this project, including filing for the Winter 2024 – 2025 DHCD One Stop Application, BHA Section 8 Vouchers, and providing needed information for expedited award of affordable housing public funding. The project will also be working with private debt and equity sources to quickly secure financing and gain access to finance dollars on an accelerated timeline. Based on this timeline, all of the noted items in the RFP document are completed by either November 2024 or November 2026, allowing for obligation of the ARPA Funds and execution of a negotiated ground lease document, which will be concurrently negotiated during the permitting phase. The project will then complete the construction funded by the ARPA obligation by November 2026.

Alternate Permitting Path

The project team also understands that there are alternate paths to discretionary permitting review and approval. A second pathway involves creation of a Master PDA and Development Plan process encompassing all Phases concurrently, along with a ZBA hearing for the portion of the site not eligible for Master PDA and Development Plan filings. The master planning of the overall site affords transparency to the City and community during the permitting effort preceding ARPA obligation. With concurrent permitting results, Large Project designation of the collective Phased Development may provide more robust review and permitting process prior to approval of any specific phase or component. The process may also afford the community, City of Boston and the developer greater certainty of the impact of the total development plan and greater capacity to leverage financing for the overall infrastructure effort approved in the initial phase of permitting. A Master Plan PDA or PDA Development Plan process would require more robust early-stage review and engagement, and thus, for timing purposes, may include a longer, more comprehensive and complex timeline. For this reason, the timeline provided illustrates Phase 1's permitting timeline only, and Phases 2-5 would follow the same schedule once the first phase was fully entitled and permitted. The “alternate” permitting process is also

included, and highlighted separately, to illustrate a hybrid schedule that would include a PDA.

With the consent of both the community and the BPDA, a Master Plan PDA can be implemented, enabling a process that is more comprehensive and transparent relative to complex issues like open space planning, mixed use residential development, and overall urban design. Under those circumstances the Proponent would explore such designation and approval of a PDA Development Plan by the BPDA Board and the Zoning Commission.



*Represents ("Alternate PDA Process")

Timeline & Implementation Plan

Development Plan

Required Approvals

BPDA Tentative Designation of Selected Developer

Developer Due Diligence Investigation (30 Days Maximum)
Ground Lease Negotiation (12 Months Maximum)

April 1, 2024*

April 1, 2024 – May 2024
May 2024 – April 2025

Pre-File & Conceptual Design Period

Internal Team Conceptual Design Period
Design / Program Review Sessions with the BPDA Planning Staff
Preliminary Agency Engagements
Community Pre-File Presentations

April 2024 – June 2024

April 2024 – May 2024
April 2024 – May 2024
April 2024 – June 2024
April 2024

Entitlement Permitting Process Phase 1

Prepare Initial Filings
BPDA Letter of Intent Submission
Community Engagement Process
PNF Filing
Comment Period
IAG & Community Meetings
BPDA Scoping Determination Issued
Prepare DPIR
Prepare BCDC Submission
DPIR Filing
Public Comment Period
IAG & Community Meetings
Ongoing BPDA Design and Planning Coordination Meetings
BCDC Commission Hearing
BCDC Sub-Committee Meetings for Masterplan and Phase I Article 80s
BPDA Preliminary Adequacy Determination
Submit Proposed Community Benefits / Mitigation Documents
BCDC Commission Final Approval Hearing
IAG & Community Meetings – Mitigation / Cooperation Agreement Review
BPDA Board Vote Approving Article 80
Boston Zoning Board of Appeals Hearing
City of Boston Determination of Obligation of ARPA Funds

May 2024 – November 2024

April 2024 – May 2024
April 2024
April 2024 – May 2025
May 1, 2024
May 2024 – July 2024
June 2024 – July 2024
July 15, 2024
June 2024 – July 2024
June 2024
July 1, 2024
July 2024 – September 15, 2024
August 2024 – September 2024
June 2024 – September 2024
July 2024
July 2024 – September 2024
September 2024
September 2024
October 2024
October 2024
October 2024
November 2024
November 31, 2024

Technical Permitting Process (Phase 1)

Negotiation of Cooperation & DIP Agreements, etc. with BPDA
Negotiation of TAPA & Project CMP with BTD
Submit 8(m) Permit with MWRA
BWSC / BPWD Plan Review and Approval
Review and submission of PIC Filings
BPDA Issuance of Certificate of Compliance

December 2024 – June 2025

December 2024 – March 2025
January 2024 – May 2025
January 2025
February 2025 – June 2025
February 2025 – June 2025
June 2025

Design Process (Phase 1)

Schematic Design Phase
Design Development Phase
Building Permit / GMP Set Design (80% CDs)
Final Building Permit Application with ISD
Construction Documents

October 2024 – August 2025

October 2024 – December 2024
December 2024 – February 2025
March 2025 – June 2025
June 2025
June 2025 – October 2025

Building Permit Issued for Construction
CM Issues Final GMP Construction Contract

August 2025
August 2025

Pre - Closing / Financing / Pre - Construction Process (Phase 1)

Affordable Housing MOH Application for Funding
One Stop Application Submission
DHCD 2025 NOFA
Financing Outreach and Engagement
Lease Closing Documentation Prepared and Submitted
Lease Terms and Language Finalized
Preliminary Ground Lease Executed
Negotiation and Finalization of Complete Capital Stack
Affordable Housing Award and Finalization
Final Ground Lease Executed

May 2024 – August 2025

August 2024
September 2024
October 2024
May 2024 – September 2024
August 2024 – October 2024
September 2024 - October 2024
November 2024
November 2024 – August 2025
May 2025 – August 2025
August 2025

Entitlement Permitting & Design Process Phase 2 &3

Filing of Letter of Intent
Community Engagement, Article 80 Filing, BPDA Urban Design Review
BPDA Board Vote Approving Article 80
Boston Zoning Board of Appeals Hearing
Phase 2 Design Phases
Building Permit Application and Approval

September 2025 – July 2026

September 2025
September 2025 – May 2026
June 2026
July 2026
June 2026 – December 2026
November 2026 – January 2027

Entitlement Permitting & Design Process Phase 4 &5

Filing of Letter of Intent
Community Engagement, Article 80 Filing, BPDA Urban Design Review
BPDA Board Vote Approving Article 80
Boston Zoning Board of Appeals Hearing
Phase 2 Design Phases
Building Permit Application and Approval

September 2027 – July 2028

September 2027
September 2027 – May 2028
June 2028
July 2028
June 2028 – December 2028
November 2028 – January 2029

Construction Commencement

Total Construction Duration (64 Months)
Phase I Construction
ARPA Funded Construction Phase
Phase I Certificate of Completion Issued by BPDA
Phase I Certificate of Occupancy
Phase II-V Construction
Phase II-V Certificate of Completion Issued by BPDA
Phase II-V Certificate of Occupancy

August 2025

August 2025 – November 2030
August 2025 – August 2028
August 2025 – November 2026
September 2028
September 2028
January 2027 – October 2030
October 2030
November 2030

Project Completion

November 2030

*Note: For purposes of providing a detailed Development Schedule, a date for tentative designation has been projected as April 1, 2024. All durations and dates are subject to adjustment from that estimated date of designation. The project team is prepared to commence immediately upon designation as Selected Developer.

Timeline & Implementation Plan

Development Plan

Capacity to Execute the Proposed Timeline

This Proponent is uniquely qualified to lead in the planning, review and permitting effort for the project. Although the community engagement process is dynamic in nature, the Development Team is confident that the combination of affordable housing, retail, and open space elements along with the job creation opportunity represented by the proposed project will address important community needs. The proposed project team includes design and permitting professionals with extensive experience with moving through the BPDA process and facilitating an efficient review.

We acknowledge that the current climate for financing residential projects has become more challenging, given inflation impacting material procurement and labor, and rising interest rates for all forms of private financing. Similarly, affordable housing funding has become even more competitive at the City and State levels, given the intense demand for subsidies and deeply affordable project development. Further, given the complexities and construction costs for development within the urban core of Boston, large scale affordable projects require higher costs per unit and per square foot versus comparable projects in suburban markets without specific labor and land pressures.

While the project team is well positioned, with experienced partners in all forms of rental and home ownership development, there is always the potential, given both the complexity of the financing and

the trending economic challenges at a national level, for schedule delay to achieve construction commencement. The project team is confident in the ability to execute within this proposed realistic duration.



Operations Plan

Development Plan

Related Management Company

Related Management Company, L.P. (RMC), manages over 40,000 units including various affordable housing programs. Because of the size and breadth of our affordable housing stock, RMC and its affiliates have a wealth of experience with local, state, and federal affordable housing programs, including HUD's Section 8 and Section 236 programs, HOME, public housing, and the Low Income Housing Tax Credit program to name a few. Related Management's IHDA-regulated multifamily portfolio includes more than 25 properties with over 7,000 units and a total value of approximately \$3.5 billion.

RMC has more than 45 years of experience managing affordable housing supported by various federal, state and local subsidies including HUD, tax-exempt obligations and federal LIHTCs. Included in this portfolio are five Massachusetts properties totaling approximately 1,226 units. Additionally, RMC manages 34 condominium buildings totaling 5,138 units.

In Boston, RMC is well accustomed to managing innovative mixed-income, properties. Projects locally under RMC management include The Harris & The Quinn, One Back Bay & The Clarendon and The Beverly. These projects demonstrate our dedication to crafting and managing affordable housing that surpasses conventional standards. Our comprehensive approach to mixed-income housing ensures that our

properties not only fulfill the needs of our residents but also serve as a catalyst for their prosperity.

Operations Plan

At RMC we know safe, quality housing is the bedrock of success and we are uniquely positioned to deliver services to income constrained households whether for rent or ownership. We actively recruit and train individuals who want careers that make a difference in the lives of others. RMC professionals share a passion for quality housing and serving the needs of our residents and greater community. The project will have full time on-site management with a dedicated office that will act as the primary contact point for residents for services, maintenance needs and community events.

As part of our commitment to fostering robust financial management and operational efficiency within the homeownership units, RMC will also establish and oversee the formation of a condominium association. This association will serve as a dedicated body responsible for managing the affairs and resources of the condominium units. We will take an active role in the association, participating as a board member to provide guidance, oversight, and expertise in matters related to budgeting, financial planning, and operational management. By forming and actively engaging with the condo association, we aim to cultivate a culture of transparency, accountability, and collaboration among residents, ensuring the long-term sustainability and prosperity of the condominium community.

	BLDG 1A	BLDG 1B	BLDG 2	BLDG 3	BLDG 4	TOTAL
Homeownership	45	34				79
Affordable Rental			100	129		229
Senior Housing			94			94
						402
General Manager			1			
Asst. Property Manager				1		
Condo Service Administrator	1					
Affordable Housing Coordinator			2			
Leasing Agent			1			
Mnt. Supervisor			1			
Mnt. Technician	1		2			
Porter	1		2			
Grounds			2			
Security			2			

Resident Services & Events

The Resident Services staff will manage the administrative duties and deliver resident service programs to support household stability, health and build resiliency. Related is known for their collaborative approach and community outreach to reduce barriers, understand local needs and coordinate services. We partner with both public and private businesses and non-profit organizations to help coordinate a variety of programs. We will work with the Roxbury community to promote health and wellness for events such as flu shot clinics, fitness classes, and dental and vision screenings. We will also identify key partnerships to connect residents with opportunities for professional development, continuing education and asset building. Our team will actively connect residents to down payment assistance programs and grants to ensure access to financial resources.

Shared community amenities will provide spaces for on-site services and community events for residents. These events will allow intergenerational connections between neighbors, and will strengthen community. Resident events will include movie nights, cooking classes, art explorations, cultural celebrations, and more.

In addition to key external partnerships, Resident Services will implement an in-house eviction prevention program tailored specifically to low-income households. The program will provide a range of services including counseling



Operations Plan

Development Plan

and financial education to help residents navigate and avoid potential housing insecurities. By establishing this program, we aim to ensure that residents have immediate access to the necessary support systems to maintain stable housing and thrive in their community.

Community & Supportive Services Summary

Related Management Company will offer integrated resident services as part of the overall management of the community.

RMC will hire a resident services coordinator to support the community's needs. Based in the Senior's Building (Building 2), the programs and services offered will be informed by feedback from community stakeholders and residents. The goal of this proposal includes both adequate space for the provision of these services and enough funds in the operating budget to support this work. Related is also committed to an on-going dialogue to refine our community supportive services efforts and to maximize local participation and create a stronger community.

The resident service coordinator will tap into these existing community resources already available and build upon local efforts. The Resident Services Coordinator will also work closely with Our Housing Initiative to ensure residents have access to home-buyer readiness training and financial literacy training to help bridge the racial equity gap.

Given Related's experience in multifamily neighborhood development, a heightened focus on community engagement and communication will be implemented to make sure neighbors and local business owners are kept abreast not only during the development process but after opening. It is important for the Related Management team to maintain meaningful dialogue passed on from the Development team to ensure both the on-going operations plans address their concerns and live out the vision of the development plan for the community.

Property Administration

Developments in the RMC portfolio reflect an extraordinary diversity of property types, including townhouse, midrise, and high rise structures, rentals and ownership and rural, suburban, and urban locations. Over 90% of our developments provide at least one affordable housing program resource including Section 8 and RAP, Section 236, low income housing tax credit, 80/20 bond, Mitchell Lama, and HOPE VI. Many of our properties provide for mixed income occupancy and combinations of programs.

As an experienced managing agent of affordable housing programs, RMC has developed a set of comprehensive operational procedures and training resources to cover all aspects of property operations and affordable/LIHTC regulatory requirements. In addition, site staff has either obtained or has been trained and audited by staff with

industry-recognized Tax Credit Specialist certifications.

Our General Managers have extensive experience in multi-family relations, resident services and financial responsibilities. They participate in continuous training to improve their abilities and incorporate best practices. Our Regional Directors are hands-on trainers and mentors to the onsite staff. All property offices are supported with an extensive accounting department and human resources team.

Property Maintenance

RMC has established a comprehensive framework that streamlines the management of daily, monthly, quarterly, and annual maintenance tasks, as well as capital replacement schedules. Our diligent Portfolio Directors conduct regular audits of the property to ensure the completeness of tenant files, meticulous record-keeping, and proper maintenance practices. Using advanced resident services technology and mobile applications, we foster open lines of communication between our on-site staff and tenants and promptly address any physical issues as they arise. In the event of third-party physical and file inspections, we promptly provide the necessary personnel to facilitate a swift and efficient completion of the inspections. We also prioritize notifying tenants of upcoming physical inspections with a minimum advance notice of 72 hours. Should any follow-up actions be required, RMC

takes immediate and proactive measures to rectify any outstanding issues. The General Manager, Maintenance Manager, Compliance Manager, and Portfolio Manager all collaborate to ensure that the necessary changes, improvements, fixes, and follow-up actions are promptly executed. Additionally, our dedicated staff conducts thorough quarterly unit walk-throughs to identify any outstanding maintenance concerns that may not have been reported by the residents.

Marketing, Resident Selection, Vacancy Rentals & Wait List Management

Outreach efforts will be implemented in accordance with site-specific AFHMP and applications will be accepted through the marketing agent. All applications will go through a tenant evaluation and selection process in accordance with the approved AFHMP once specified in the community process.

All applicants will be informed in writing of their selection status. A waiting list will be maintained at the site for applicants who are eligible but whose log number has not been reached. As needed to support leasing the property, all applicants will complete an income certification process as well as screening involving credit standing, rent payment history, home visit, and criminal history. Any falsification of information received during the screening process will be grounds for rejection of the application.

The resident orientation process begins at the lease signing. Future residents are taken through a review of the lease and house rules, review of service request procedures, trash removal, operation of appliances, and access control systems.

From time to time the waiting list may become depleted for one or more income tranche / unit size combinations. As necessary we will remarket the project and replenish the waiting list accordingly. On an ongoing basis, the Leasing Agent will interview applicants across income tranche / unit size combinations so as to maintain an inventory of qualified applicants in the event of vacancy. Information for these applicants will be updated periodically to maintain them in a current state. Activity in relation to ongoing interviewing and qualifying post-lease-up will be maintained on the waiting list.

Remarketing will be done in accordance with AFHMP requirements and current requirements from the Office of Housing Stability and/or Boston Fair Housing Commission. In addition to required postings on the Massachusetts Housing Navigator, Metrolist and CHAPA, remarketing may include print and digital media, website banners, or other methods of generating interest.

Fidelity Bond

If required the managing agent will ensure to maintain a fidelity bond in amount to equal at least three months of gross potential rent.

Homeownership: Bridging The Racial Wealth Gap

In one of the country's most aggressive real estate markets, our homeownership programming through Our Village Initiative (OVI) promotes equity and inclusion by providing access to homeownership opportunities for individuals and families who have been historically marginalized. Specifically, OVI will focus on bringing more ownership opportunities to low to moderate income households earning up to 100% Area Median Income and will leverage strategic partnerships with local financial institutions, community organizations, and government agencies to carefully craft home-buyer prep programming and create a system of support for our residents to make this vision a reality.

The development team will also work with MAHA - STASH First Gen Home program for first generation homebuyers. MAHA will work together with the development team and partner with lenders, the City of Boston and the Massachusetts Housing Partnership to offer deeply discounted mortgage financing through the One + Boston Program. Please reference MAHA's LOI for further details.

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Related Management Company Leadership



Joe LaMantia
EVP, RMC

Joe LaMantia has over 20 years of property management experience. He oversees the management and operations of over 10,000 units of affordable residential housing in more than 50 developments throughout the Midwest, including Illinois, Michigan, Minnesota, Missouri, and Wisconsin. Prior to being named Senior Vice President, Mr. LaMantia was Regional Vice President and responsible for the oversight of approximately 2,400 residential units in three states. In that role, he had direct responsibility for 16 properties and was a key member of the operations team. Prior to joining Related Management Company, Mr. LaMantia held senior management roles with McGrath Investment Management as well as AIMCO. Mr. LaMantia began his career with CB Richard Ellis in Chicago.



Chris Schmidt
EVP, RMC

Chris Schmidt has over 17 years of multi-family leasing, marketing, and operations experience. He is currently responsible for leading the Related Rentals luxury brand with oversight of the operations, leasing, marketing, and revenue generation efforts. Prior to joining Related, Mr. Schmidt was the Managing Director of Peter Cooper Village/Stuyvesant Town. In this role he was responsible for the leasing and marketing efforts of the 11,229-apartment unit development. The largest rental development in the US. Before relocating back to NYC, Mr. Schmidt was the National Director of Marketing at AvalonBay Communities, one of the largest REITs in which he was responsible for overseeing all day-to-day marketing and advertising initiatives. Mr. Schmidt has been a driving force in introducing and implementing progressive and innovative initiatives into several of his firms.

**Jill Riales**

Affordable Compliance Director, RMC

Jill Riales serves as the Affordable Housing Compliance Director for properties in Boston, bringing over 30 years of experience in the affordable housing industry. In her current role, Jill is responsible for overseeing regulatory compliance and audits for affordable units in the Low-Income Housing Tax Credit (LIHTC) program, as well as Workforce and Inclusionary units in the city. Throughout her career, Jill has played a direct role in overseeing rental lease-ups for more than a dozen properties across various states, including Arizona, Delaware, New Hampshire, New York, Maine, Rhode Island, and Wisconsin. Prior to joining Related, Jill served as the supervisor of the compliance team at a state agency in Rhode Island, where she managed over 16,000 HUD, HOME, and LIHTC units. Jill holds a Bachelor of Science degree from Rhode Island College and has obtained several affordable housing designations, including ARM, C3P, COS, HCCP, STAR, and TCS. With her extensive experience and diverse skill set, Jill is an invaluable asset to Related Management's affordable housing operations in Boston.

**Jessica Ryan**

Director of Property Operations, RMC

Jessica Ryan serves as the Director of Property Operations for Boston, where she oversees the operations of a diverse Related Beal portfolio consisting of affordable rentals, workforce housing, market rentals, condominium buildings, and retail spaces. With over 20 years of experience in the housing industry, Jessica brings a wealth of knowledge and expertise to her current role. Before joining Related, Jessica played a pivotal role in spearheading some of Boston's most innovative housing projects with developers Gerding Edlen and National Development. Notable among these projects is Factory 63, the city of Boston's micro-unit pilot program, which also provided affordable artist live-work studios. She also played a key role in the development of Ink Block, a groundbreaking mixed-use community that included activation of an adjacent public park, Ink Underground. Her combination of experience, expertise, and dedication to creating innovative services and partnerships makes her a valuable asset to the Related Boston property operations team.

Boston Resident Jobs Policy

Development Plan

We anticipate approximately 1,200 construction jobs, 32 full time jobs and 30 part time jobs will be created over the five phases of construction and occupancy.

We anticipate approximately 1,400 construction jobs will be created over the five phases of construction. The project will employ Boston residents, people of color and women and aim to meet the requirements of the Boston Residents Jobs Policy. The team will make reasonable good-faith efforts to have at least 51% of employee work hours allocated to Boston residents, at least 40% of employee work hours allocated to minorities and at least 12% of employee work hours allocated to women. The team will also enter into a jobs agreement with the City of Boston.

The operation, maintenance and management of 402 units across five buildings will result in approximately 17 full time permanent jobs. This includes property management, leasing coordinators, concierge and program assistance positions, and maintenance and engineering staff.

Based on the area and preliminary program conceived for civic and cultural spaces, along with the various retail spaces, we anticipate the creation of approximately 15 full time permanent jobs and 30 part time jobs as part of the ancillary program space operations.

The team has a strong track record of facilitating the participation of minority-owned and women-owned businesses and supporting policies to maximize M/WBE participation. With



Bruce Beal Jr., President, working with Boston construction team

assistance from InOrder Business, the team feels confident we will achieve significant minority and women participation throughout construction. InOrder brings 40 years of construction experience, including the past seven in diversity, inclusion and community relationships. They have created strategies for diversity and inclusion that are now published in Mass. Gambling Commission's "Built to Last: Best Practices for Diversity in the Construction Industry".

The team believes it is vital that the local community is both an integral participant and an active beneficiary of the economic growth generated by each project. The team has extensive experience in establishing and executing community participation plans

and assuming a role as a responsible neighbor and good corporate citizen.

The team openly advocates for economic development through local hiring, the utilization of small, local, minority and/or women-owned business enterprises, and the facilitation of union participation in construction. We look forward to conferring with the BPDA to establish project-specific development goals and working together to achieve those goals.

Diversity & Inclusion Plan

Development Plan

Our team is guided by the ethos that diversity, equity, and inclusion (DEI) are not only socially responsible but also a foundation of a successful business and development.

We believe we have the ability and the obligation to positively impact communities, and the team we assemble should reflect and benefit the communities within which we build. To accomplish this, we placed an emphasis on DEI throughout every step of the project, from investors to consultants to construction managers, and were deliberate in our efforts to create a diverse and inclusive roster, resulting in a team that is already ~50% M/WBE.

Related's Affordable Housing Legacy & Community Impact

From its founding, Related has been a leader in the development, construction, preservation, and renovation of rental homes for individuals and families who struggle to pay market rates. Related's longstanding commitment to providing and preserving quality housing for America's most economically vulnerable citizens is best demonstrated by the fact that we have never exited an affordable housing program or converted an affordable housing site to market rate. We serve over 80,000 individuals in the 55,000 affordable housing apartments we own and operate, a portfolio that extends across 25 states and the District of Columbia and makes us the largest private owner of affordable housing in the country.

Approximately two-thirds of the rental apartments that Related owns and operates serve affordable households, with more than 60% of those families

identifying as Black, Hispanic, Latinx, Asian, or Native American. Related has built, priced, and regulated 5,000 units to serve teachers, nurses, emergency responders, and others in one of the nation's largest workforce housing portfolios. Our efforts to weave our properties into the fabric of their communities are organically done when we team up with community insiders. One powerful example is the seven joint venture projects our Related

California team has undertaken with churches in Black communities over the past 15 years, creating nearly 500 affordable family and senior units. Other community partners throughout our portfolio include the Boys & Girls Club of America, Community Housing Works, Jericho Project, Project Access Resource Centers, Sixty & Better, and YWCA.



Diversity & Inclusion Plan

Development Plan

Our Team is committed to building inclusive communities and increasing diversity, equity, and inclusion within our companies, broader real estate industry, and the communities we serve.



Street2Ivy Entrepreneurship Program

Our holistic approach to being a good neighbor includes local recruitment, training and job placement and partnerships with non-profit organizations with a focus on kids, sustainability, the local community, and the arts. We collaborate and volunteer with community groups and organizations to promote the well-being of our neighbors, to empower cultural leaders, and to expand and enrich the public conversation. Some of these organizations include Boston Public Schools, Street2Ivy, Habitat for Humanity, Artists for Humanity, Dorchester Eagles, Walk Boston, Boston Harbor Now, Boston Arts Academy, The Rose Kennedy Greenway, Boys & Girls Club, and Teen Empowerment. In 2023, our team spent more than 455 hours

across Boston, South Boston, Mattapan, Roxbury, Dorchester and Hyde Park supporting more than 80 organizations. Our single largest fundraising event raised \$103,000 that was donated directly to the Center for Teen Empowerment. We strive to transform urban life by supporting and nurturing these thriving communities.

DREAM'S Commitment To Community

DREAM's focus for the past 15 years has been partnering with the Roxbury community to elevate affordable housing to create sustainable, high-quality, and beautiful places to live, work, learn and play. We are committed to Roxbury and have delivered hundreds of housing units to the

community. DREAM is passionate about mentoring the next generation in Roxbury through our Community Care program. Through our work, DREAM has supported Madison Park Technical Vocational High School with community benefits from our affordable housing projects, we have provided educational opportunities for youth through mentoring at Dearborn STEM Academy, we have led tours of our projects with local high school students in Roxbury and we have provided career mentoring to the YMCA Boston Teen Program, who cater to Roxbury students.

DREAM Development has extensive experience in the design, construction and real estate industry. As an MBE certified firm and as leaders in Greater Boston, our team actively advocates for equitable change and delivers transformative projects. We solve complex problems through our diversity of thought, backgrounds and experiences. DREAM delivers an authentic commitment to resident satisfaction through exceptional architecture and commitment to providing affordable places to live for all ages, and backgrounds.

DREAM Development, like the City of Boston and the BPDA, are committed to increasing the number of women and people of color ("POC") led development firms, growth of women and POC investors and expansion of

opportunity for emerging firms and individuals, and inclusive participation at all levels of the process. DREAM believes that growth of the available pool of M/WBE firms and wealth creation amongst the POC residents of Boston starts with strong leadership at municipal government. We are excited because Boston is led by a Mayor that believes in a more inclusive city in all sectors and in particular in the area of development. Mayor Wu has sent a clear message about her commitment to DEI and we are excited with the

possibility to partner with the Wu administration and BPDA Director Arthur Jemison to realize the vision of a more inclusive City that works for all of us.

Among the projects that DREAM is working on in Roxbury include 2147 Washington Street in the heart of Nubian Square. The project, currently under construction, will provide affordable housing to the artist community on the site of a formerly vacant lot. About to begin construction is our project at 24 Westminster Avenue, which will provide

home ownership opportunities through multi-generational living for families of diverse backgrounds. DREAM is also part of the development team for P3 Roxbury. Working closely with the BPDA, this inclusive mixed-use development will include affordable and market-rate housing, with a focus on home-ownership and wealth building for the community. On all of our projects, we maximize the use of M/WBE consultants



Dearborn STEM Academy Career Pathways Program

Diversity & Inclusion Plan

Development Plan

Our Approach

to foster opportunity and growth for city residents.

This project represents an incredible opportunity for the team, industry, and city to maximize M/WBE participation in the development of affordable and workforce housing by achieving excellence in diversity, equity and inclusion among vendors, service providers, investors, subcontractors, consultants, and eventually residents. Real estate developments are a major economic driver in the city of Boston, employing thousands of people both directly and indirectly. Specifically, our team was built with the prioritization of Black and M/WBE participation in mind at all stages of the process, including design, construction and operations, and we will continue to engage our future supply chain in this manner. The team is fully committed to ensuring that a project of this size and scope accurately represents the diversity of the city by providing opportunities for individuals, businesses, and organizations that have historically been underrepresented.

Our diversity and inclusion strategy prioritizes M/WBE firms in lead roles throughout all levels of the project and joint ventures and other similar partnerships between compatible firms where necessary. We believe this approach allows the elevation of M/WBE firms to transcend individual projects

and establish lasting and strategic relationships to sustain continued growth. The benefits provided by this strategy are twofold. First, it allows M/WBE firms to participate in larger developments on a recurring basis, providing consistent revenue and growth. Second, it allows larger, majority firms to benefit from the synergies that diversity of thought can bring to complex development projects. This Diversity and Inclusion Plan sets forth our project goals, the means by which our team will meet these goals and mechanisms for addressing and remedying shortfalls. This plan is specific to the strategies during the pre-development, construction and ongoing operations of the project.

Ownership

The equity ownership of the project will consist of a 50/50 joint venture partnership between DREAM Development and Related Beal. DREAM Development is a 100% minority-owned development firm that specializes in mixed-income and mixed-use commercial projects. Their real estate development and consulting arm was created to change the equity lens in the rapidly changing real estate industry. In Boston, DREAM offers a fresh, inclusive perspective on neighborhood and community development by prioritizing community voices.

Design

Lead Architect

DREAM Collaborative MBE

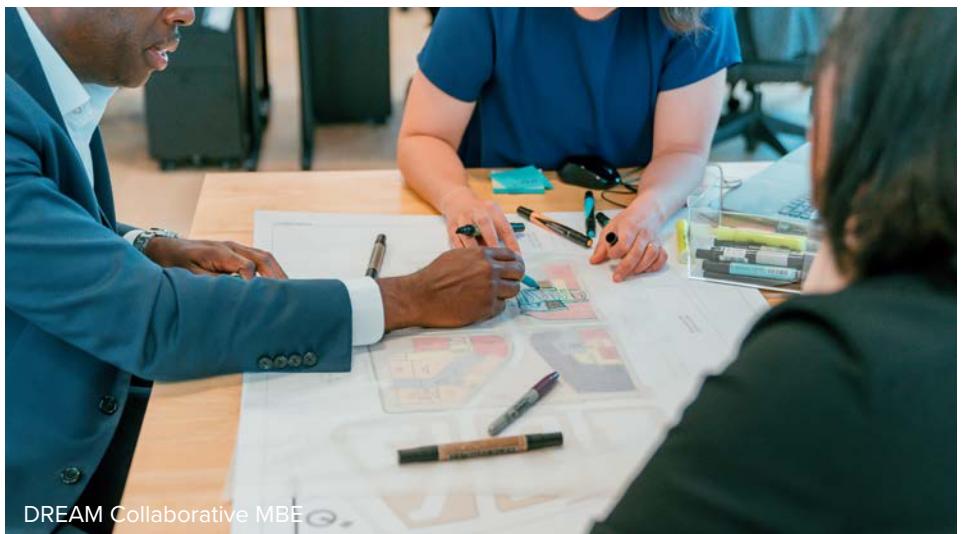
DREAM Collaborative is a Boston-based minority-owned design and development firm. Their studio is comprised of diverse problem-solvers who use architecture, design, and planning as tools to elevate quality of design to help communities thrive. The diverse team reflects the people and places in which we work. They design and build supportive environments to foster equity and nurture growth for all—highlighting the rich and diverse cultures within our neighborhoods.

DREAM was established in 2008 with a passion for urban redevelopment and a dedication to underserved neighborhoods to make high quality design accessible to everyone. They aim to bring access to cultural vibrancy and quality design to urban communities and underutilized spaces. They are proud to be a signatory of the AIA 2030 Commitment—an actionable climate strategy to reach net zero emissions in the built environment. DREAM joins firms nationwide in an effort to integrate sustainable design into our design process.

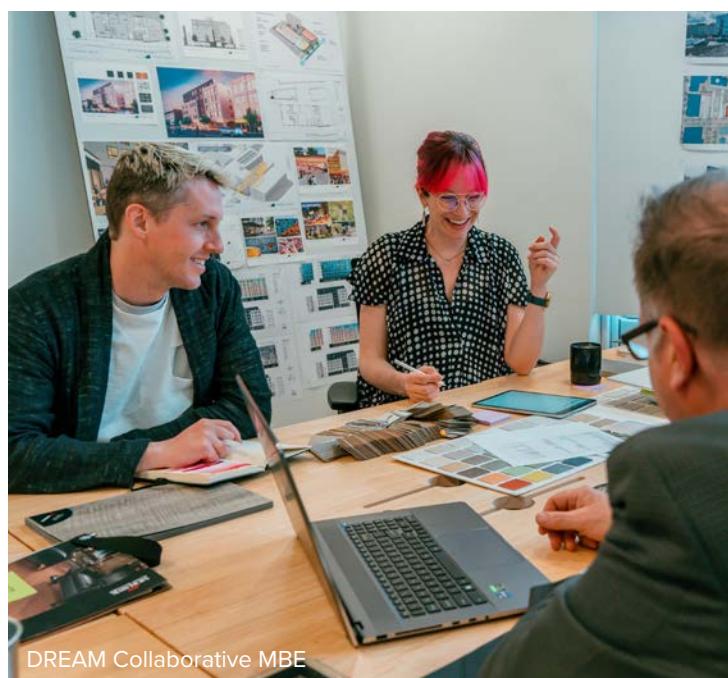
DREAM will be joined by Utile on the design team. Utile will work with the team and bring a deep expertise of Boston's permitting process to the project.

Partner Architect**Utile Architecture and Planning**

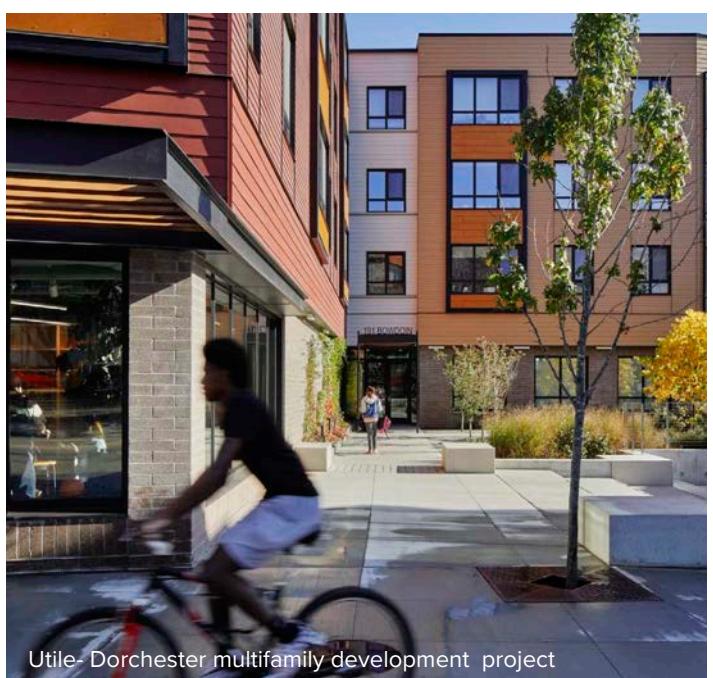
Utile is a Boston-based architecture firm that specializes in unique regulatory, political, and design challenges. They are committed to designing and creating more just, equitable, and sustainable environments—both within their practice and in the spaces they bring to life—by amplifying a diversity of voices, cultivating inclusion among colleagues and partners, and seeking out the perspectives of those in the communities they serve.



DREAM Collaborative MBE



DREAM Collaborative MBE



Utile- Dorchester multifamily development project

Diversity & Inclusion Plan

Development Plan

Landscape Architect

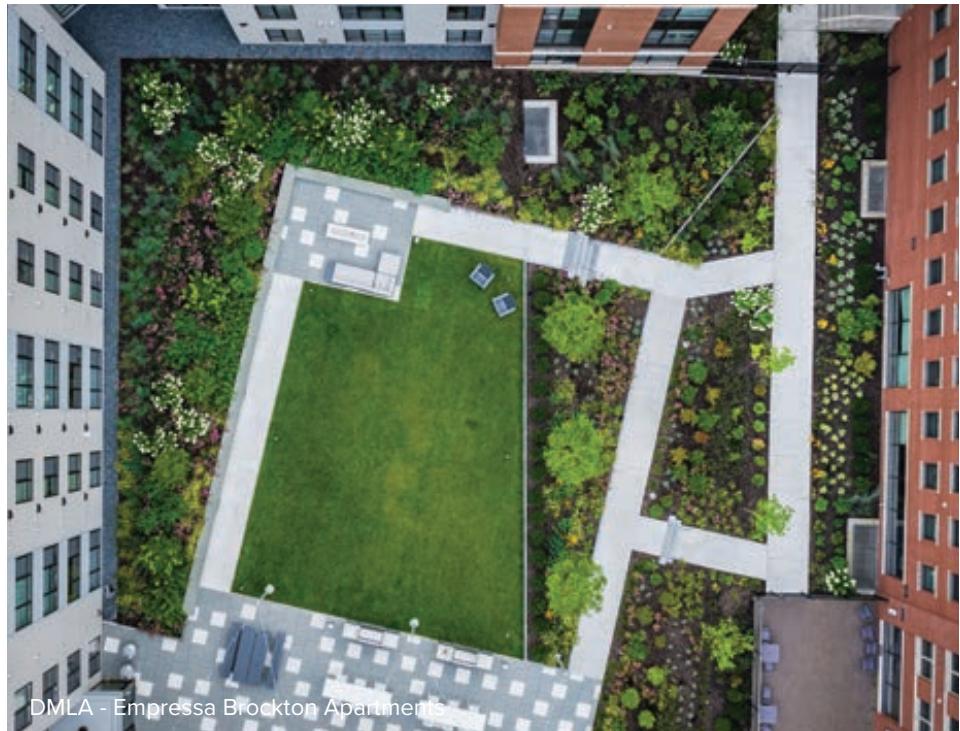
Deborah Myers Landscape Architecture WBE

Deborah Myers Landscape Architecture (DMLA) is focused on creating connections among people and architecture, nurturing the relationship of community and space, and inviting life to happen in between. Their goal is to make meaningful change in the world by actively involving people in their environment, amplifying the desires of the community and fulfilling the vision of the client. As the landscape architect for the project, DMLA will be responsible for the design of all building exterior planting, specialty paving, and the design of all green spaces. They will also be responsible for coordinating grading and building access with the Architects and Civil Engineer.

Sustainability

enviENERGY Studio WBE

enviENERGY Studio is a sustainable design consulting firm specializing in assisting clients to design high-performance buildings. Their mission is to create economically and environmentally responsible buildings, make energy efficiency and sustainability simple and accessible to everyone, empower and mentor emerging professionals, and implement innovative and ambitious conservation measures. enviENERGY will be the lead sustainability consultant for the project and be responsible for evaluating the



environmental impact the Project has through research, such as determining the carbon footprint, energy use, water use, waste production and air quality.

Energy Services Specialist Action for Boston Community Development, Inc.

Action for Boston Community Development, Inc. (ABCD) is a nonprofit human services organization that each year provides more than 100,000 low income residents in the Greater Boston region with the tools and resources needed to transition from poverty to stability and from stability to success.

ABCD's energy department offers a number of heating and energy services to income eligible residents of Boston and the greater Boston area. They will be responsible for conservation, fuel assistance, heating systems, weatherization, and utility bill advocacy during the Project.

Branding and Marketing Proverb Agency MBE

Proverb celebrates their diverse team who enables their competitive advantage through distinct worldly perspectives. They will be responsible for the Project's branding strategies, advertising, and promotional management.

Rendering and Visualization

Shimahara Visual MBE

Shimahara is a branding agency that specializes in illustration and digital branding. They have been responsible for all renderings of the design, and will continue to provide updated beautiful and accurate renderings in order to market the Project until completion.



ABDC Community Services

Diversity & Inclusion Plan

Development Plan



Engineering

Civil Engineer

Bryant Associates MBE

Bryant Associates is a MBE/DBE multidisciplinary firm that was established in 1976. Bryant will be responsible for all site civil engineering, including utility design, grading, and coordination with utilities.

Structural Engineer

McNamara • Salvia

Ryan Biggs | Clark Davis WBE

McNamara Salvia, partnered with Ryan Biggs, one of the largest women-owned engineering firms in upstate NY, will be responsible for designing structural elements, performing site visits, and making safety recommendations.

Buyer Education +

Homeownership Sales

Our Village Initiative

As the homeownership consultant for the project, they will be responsible for educating the community on financial literacy. As a result, they increase the rate of home ownership in communities of color by creating and curating solutions to help residents save, invest and own their legacy.

MEP/FP

Buro Happold

Setty & Associates MBE

Buro Happold brings an extensive Boston portfolio and specific expertise alongside Setty, a practiced MBE firm,

who celebrates minority ownership in an engineering practice. Setty and BH will be responsible for the mechanical and electrical plans such as plumbing and fire protection.

Construction

Diversity Consultant

InOrder Business M/WBE

InOrder Business is an industry authority in successful diversity, compliance, monitoring, and reporting. InOrder will maximize the number of contracts and employment opportunities for minorities, women and other disadvantaged groups throughout the pre-development and construction process by implementing a diversity outreach and monitoring plan, as well as tracking compliance and reporting throughout the project lifecycle. Their goal is to engage as many firms as possible, whether they are certified by the applicable Commonwealth of Massachusetts agency or not. For those firms not certified, InOrder will assist achieving certifications where possible. Recognizing the importance of this initiative, the development team will also utilize InOrder's extensive experience with M/WBE firms to pre-qualify potential subcontractors, consultants and vendors for the project. Additionally, they will assist with the ongoing tracking of M/WBE firms, particularly as trades are bought out prior to construction.

General Contractors

Related Beal Construction

If chosen as the developer for the site, the team anticipates a joint venture partnership with Related Beal Construction as the Executive Construction Manager and Maven as the Construction Manager. Related Beal Construction has executed this strategy at multiple large-scale projects in Boston, including at Innovation Square Phase III with JANEY Construction. The breakdown of responsibilities between Related Beal Construction and Maven will be defined and a partnership will be executed following designation of the site.

Maven Construction M/WBE

Maven Construction is a full-service general contracting firm and industry leader in the development of high performing buildings at every scale.

Maven Construction was founded by a group of commercial construction and real estate professionals, each with more than 20 years experience in delivering private development projects and federal government contracting.

Their approach is built upon tried and true construction methodologies with innovative technology that brings fresh solutions, efficient processes and enhanced communication. Maven

Construction stands on solid reputation with strong safety and quality control programs.

DEI Construction Accelerator

SRGE MBE

SRGE is a newly launched construction accelerator, committed to driving change in the Architecture, Engineering and Construction (AEC) industry. SRGE recognizes that the socially and economically disadvantaged led companies account for a single digit percentage of the annual constructive spend in Boston. SRGE provides coaching, back office support and operational strategy for small construction companies owned and operated by people of color.

Diversity & Inclusion Plan

Development Plan

Community Engagement

The Related / DREAM team is confident our plans align with the City of Boston and the local neighborhood in achieving and working towards the economic and sustainability goals for the future. We are prepared to foster community conversations about the development and interlocking change as the project proceeds. The Team brings a wealth of individuals with long experience lifting the Lower Roxbury and Nubian Square neighborhoods and have been strategic and thoughtful when approaching the needs of the local communities to build growth, economically and educationally, through philanthropic endeavors and community input.

Our Team is comprised of thought leaders to ensure the project is driven by economic wealth to create community benefits attainable by everyone. John Barros grew up in Roxbury and led the Dudley Street Neighborhood Initiative for many years before serving as the City of Boston's Chief of Economic Development. Aisha Miller is the Vice President of Corporate and Community Engagement at Related Beal and brings a long record of serving the entire city as the former Chief of Civic Engagement. Conan Harris most recently led My Brother's Keeper Boston and was the Deputy Director of Public Safety. Under his supervision, Conan was a leader in establishing Boston's

Office of Returning Citizens, working with formerly incarcerated individuals to effectively support their transition to civic life and economic future. Sean Curran of Waterville Consulting has led the capital campaign for the Lenox Community Center, a \$20 million multi-service center for the residents of Lower Roxbury, on behalf of Tenants Development Corporation, a black-led affordable housing owner and manager that operates in the neighborhood. His mission has been to positively impact the health and wealth disparities for many in the community, specifically the Lenox Housing Development residents.



Boys & Girls Club Volunteer Day



Teen Empowerment Check Dedication



Shirley's Pantry Volunteer Day



DREAM Collaborative - First Church Roxbury

02

TEAM QUALIFICATIONS

Architecture & Urban Design

Branding & Marketing

Engineering

Construction

Zoning Counsel

Homebuyer Education/Sales

DREAM Collaborative Overview

Architecture & Urban Design (MBE)



We design and build supportive environments to make high quality design accessible to everyone—highlighting the rich and diverse cultures within our neighborhoods.

DREAM Collaborative is a Boston-based design and development firm. Since 2008, DREAM has been recognized for our thoughtful architectural design and expert neighborhood planning on transformative projects across the region. We are a leader in community-focused projects—sensitively responding to community priorities, championing environmental stewardship and innovation, and creating places to foster equity and growth.

Our team is made up of passionate problem-solvers who work closely with mission-aligned clients to fully embrace their goals and challenges to ensure beautiful and responsive solutions and outcomes. As a proud minority-owned firm, DREAM brings deeply diverse backgrounds and perspectives to every project, actualizing welcoming and inclusive places.

15+ Years in the Business
25+ Employees

DREAM Collaborative is creating beautiful, authentic places and enabling better outcomes for all stakeholders through inclusive design practices. We provide development and full-service architectural design from concept through construction administration, as well as urban design and planning, interiors, and preservation services.

Social responsibility

Caring for the planet is caring for one another. People, the planet and profit all work in tandem for sustainable and prosperous life. DREAM is proud to be a signatory of the AIA 2030 Commitment—an actionable climate strategy to reach net zero emissions in the built environment. We join firms nationwide in an effort to integrate sustainable design practices into our design process. As of 2023, our firm-wide portfolio of new construction has 77% energy savings over base levels of building emissions.



DREAM Collaborative DEI

Architecture & Urban Design (MBE)

Broader perspectives and diversity of thought make for more informed decision making, more contextual design, and ultimately, more positive impacts.

DREAM Collaborative was founded on the commitment of bringing greater diversity to the design and development industry. We bring our unparalleled diversity of thought, experience and perspective to every project. As an MBE and DBE-certified firm, DREAM is proud to reflect the diverse communities we serve and to provide exceptional design and service to clients and partners who value and support diverse businesses.

DREAM is committed to leading the industry toward a more diverse and equitable future. This priority starts “at home” within our firm operations. As an employer, DREAM is dedicated to

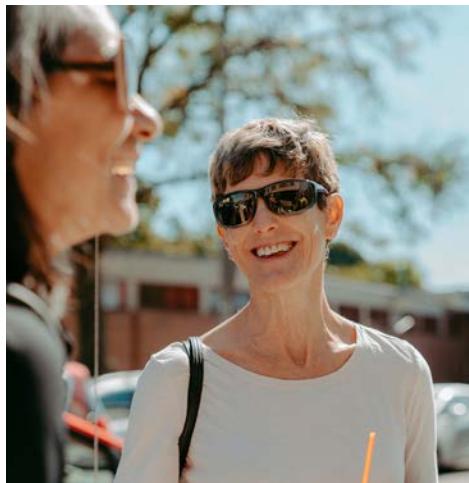
recruiting and retaining the most talented, most diverse group of professionals possible. We actively support the hiring and professional development of minorities and women and encourage teaming with local minority- and women-owned subcontractors.

14+
countries of origin **>50%**
women on staff

10+
languages **100%**
MBE/DBE-owned firm

A Just Firm

In 2019, DREAM became the first company to receive a Just 2.0 transparency label—a voluntary disclosure tool that aims to measure socially just and equitable organizations. The Just process provides insight on our progress towards supporting a truly inclusive and engaged team while creating a culture of trust, growth and accountability.



DREAM Collaborative Sustainability & Resiliency

Architecture & Urban Design (MBE)

DREAM is dedicated to sustainability, resilience and energy-efficiency. A diverse, inclusive, and equitable future starts with addressing climate change—creating an environmentally and socially responsible world that improves quality of life for all.

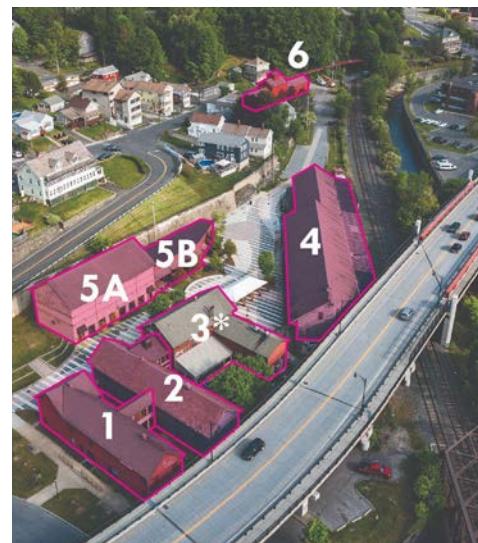
Our sustainability and resilience process starts and is driven by our in-house team, including LEED- and Passive House-certified staff. DREAM has a deep dedication to eliminating, reversing and preventing the harm that building construction and operation inflict on our planet.

DREAM projects begin by assembling all stakeholders to align goals and regulatory requirements to ensure that sustainable elements are incorporated and implemented throughout planning, design and construction. Working with city officials and engineers early in the design process allows our team to work closely with our clients to seek

out and maximize sustainable design opportunities. Our teams work together to create healthy, durable, and energy-efficient environments for best return on investments.

Reuse & Renovations

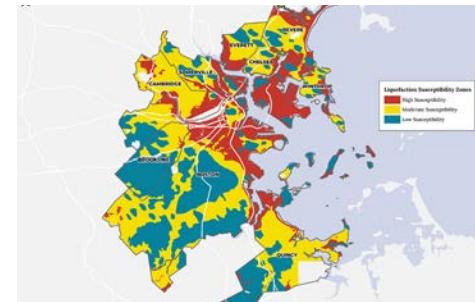
The most sustainable building is an existing building. We recognize buildings as a catalyst for human interaction starting from within and radiating out into the community. Each project, no matter the size, plays a role in improving social equity and mitigating the climate crisis. Through adaptive reuse and renovation of existing buildings, we use the past to direct us for the future.



The Kenzi will be the first permitted Battery Energy Storage System (BESS) for emergency power over 4-stories in the City of Boston.



Winthrop Center is making history as the largest Passive House office building in the world—in addition to achieving LEED Gold certification.



Boston Post-Disaster Housing Policy Report provides the City with high-level choices to enable each community to plan for housing in safer and more resilient locations.

DREAM Collaborative Experience

Architecture & Urban Design (MBE)

P3 Roxbury

DREAM collaborated with My City at Peace and HYM Investments to win the developer designation for this 7.7 acre vacant site, a legacy of urban renewal clearance.

P3 site has the potential to contribute to the economic development of Roxbury, while advancing the community's commitments to affordable housing, arts and culture, and equity.

The project is intended to Honor the Heritage, Restitch and Regenerate, and Catalyze Local Wealth. DREAM's master plan includes affordable and market-rate rental and ownership housing, local retailers, a life science campus with job training for neighborhood youth, and museum space for Embrace Boston, honoring the legacy of Martin and

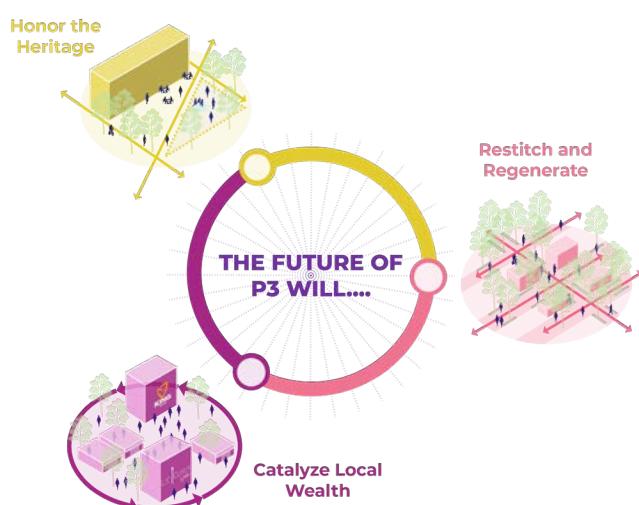
Coretta King. Through programming, improvements to connectivity, varied public spaces, and inclusive streetscapes, our plan will help stitch the site back into the physical form and history of the greater Roxbury neighborhood, while recruiting and retaining the most talented, most diverse group of professionals possible. We actively support the hiring and professional development of minorities and women and encourage teaming with local minority- and women-owned subcontractors.

COMMUNITY-FOCUSED MASTER PLAN

Location: Roxbury

Client: My City at Peace & HYM





DREAM Collaborative Experience

Architecture & Urban Design (MBE)

2147 Washington Street

A new 99,000 sf, 6-story building that will create an active live-work-play environment, encouraging artistry and entrepreneurship for Nubian Square.

2147 Washington will provide 62 affordable rental units and 12 for-sale condos, all marketed primarily for local artists and individuals engaged in the neighborhood's creative economy. The project will include an interior courtyard with rotating art installations, workshop space, retail, and commercial spaces, a gallery, and a new home for community staple, Haley House Bakery Cafe.

Our team aims to positively contribute to the revitalization of Nubian Square through economic development,

affordable housing, and sustainable building practices. 2147 Washington Street is being built to Passive House standards, allowing residents to live in comfort while leaving a low energy footprint.

DREAM is both co-developer and architect on the project, which is currently under construction.

ARTIST LIVE-WORK DEVELOPMENT

Roxbury MA

CLIENT: DREAM Development; New Atlantic Development

"Rarely does a project provide so many positive benefits for the community — Passive House affordable apartments, homeownership and workspace opportunities for artists, an art gallery, retail, and a new home for Haley House Bakery & Café."

BRIAN GOLDSON

Co-Owner

New Atlantic Development



The Kenzi

A Passive House, five-story, 50-unit development pushing the design stereotypes of affordable housing and 55+ living with fresh, engaging design both inside and out.

The Kenzi is the next phase of a LEED ND master plan to transform a former MBTA bus yard into a thriving mixed-use, mixed-income community. A mix of 1- and 2-bedroom units will provide a high-quality, accessible option for neighborhood residents to age in place in their own community while also leaving a light carbon footprint. The PHIUS+ Passive House standard implemented on the project emphasizes high occupant comfort with low energy consumption. The Kenzi is the first permitted Battery Energy Storage System (BESS) for

emergency power over 4-stories in the City of Boston.

The Kenzi will include a 1,200 sf community art gallery space on the ground floor, shared meeting space, resident garden, a private terrace and a public plaza.

ARTIST LIVE-WORK DEVELOPMENT PASSIVE HOUSE SENIOR LIVING

Roxbury MA

CLIENT: Preservation of Affordable Housing (POAH)

"DREAM's skilled team has really helped us reimagine what well-designed housing can do to improve the quality of life for our residents."

RODGER L. BROWN, JR.

Managing Director of Real Estate
Development Preservation of
Affordable Housing



DREAM Collaborative Experience

Architecture & Urban Design (MBE)

24 Westminster Avenue

DREAM is both developer and architect for this new multi-generational housing project on a formerly vacant lot.

We led the entitlements and community engagement components of the project, managed the design and construction team and assembled the project financing/investment.

The project provides 12 new units of housing: (6) 1- bedroom units and (6) 3-Bedroom units. 10 units will be market rate and 2 units will be affordable at 80% AMI and 100% AMI. Our flexible design introduces a multi-generational housing concept that supports equity building for a stronger urban community.

There is also a significant opportunity to roll out this multi-generational housing concept across Boston to support the different needs of families. Construction is expected to commence in early 2024.

MULTI-GENERATIONAL HOUSING

Roxbury MA

CLIENT: DREAM Development



Uphams Corner

Affordable homeownership options, artist space, and a Boston Public Library branch in the heart of the Upham's Corner Arts and Innovation District.

The design of the five-story 555-559 Columbia Road respects the historic fabric of the neighborhood by preserving the existing 1918 Dorchester Trust Company facade. The development and design of this project has been and will continue to be guided by the community through extensive engagement.

33-units of workforce homeownership units at a variety of income levels will be created. A 1,500 square foot creative studio will be located above the historic facade, creating a flexible arts space for

the community. The open space along the corner of Cushing Avenue and Columbia Road can be enjoyed by residents, patrons of the library, and the general public. Ambitious sustainability goals will reduce utility costs for residents.

555-559 COLUMBIA ROAD

Dorchester MA

CLIENT: Civico Development

"DREAM's expertise at the intersection of design and community engagement is key for this project which blends civic space and housing in Upham's Corner."

TAYLOR BEARDEN

Partner

Civico Development



DREAM Collaborative Experience

Architecture & Urban Design (MBE)

2451 Washington Street

Affordable condominium development that supports Madison Park Development Corporation's mission to foster a vibrant, healthy Roxbury neighborhood for the well-being and advancement of the community.

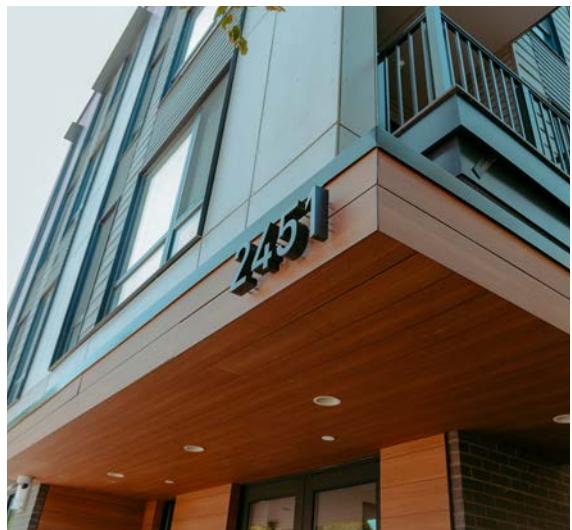
2451 Washington Street is a new 4-story, 16-unit condominium development that sits at Dudley Street and Guild Row's prominent corner. The building offers 16 homes featuring a mix of bedroom sizes at both market and affordable prices in Roxbury's Nubian Square. The unit types include 1- to 3-bedrooms ranging from 730 to 1,280 sf.

The development is accented with long vertical bays with solar fins that pop out. Hardie Plank is an economical but durable material that accentuates the corner of the building. The addition of balconies celebrates the building entry. The ground floor includes a welcoming lobby and community room for residents.

AFFORDABLE CONDO DEVELOPMENT

Roxbury MA

CLIENT: Madison Park Development Corporation (MPDC)



Innovation Square III

New state-of-the-art research and development facility with exceptional design that honors the industrial nature of the neighborhood with an inspiring modern interpretation.

DREAM is partnered with SGA on this new research and development facility that will provide a new 319,000 sf, 7-story, state-of-the-art complex in Boston's Seaport District. The massing and façade design responds to the urban and historical industrial context of the area, while also recognizing the necessity of open space for neighboring communities. Global biotechnology company Vertex

Pharmaceuticals will fully occupy the complex, which will include on-site training facilities and amenities including a café, fitness center, conference and event space, and outdoor public seating. Completion is expected late 2025.

ISQ3 is designed to achieve LEED Platinum Certification and LEED Zero Carbon certification.

RESEARCH & DEVELOPMENT FACILITY

Seaport District, Boston

CLIENTS: Related Beal; Kavanagh Advisory Group, LLC



DREAM Collaborative Experience

Architecture & Urban Design (MBE)

First Church Roxbury

Built in 1804, First Church Roxbury is the oldest surviving wood-frame meetinghouse in Boston and is the fifth meetinghouse built on the site.

Throughout the 19th and early 20th century, First Church Roxbury prospered with an active congregation. In response to post-WWII challenges, the church evolved from a worshiping congregation to an urban ministry, providing social services to the community and a space and forum for addressing social justice. As the largest gathering space in Roxbury, it has hosted civil rights leaders such as Martin Luther King Jr., John Lewis, and Mimi Jones.

DREAM joined the UUUM and First Church Roxbury team to advance restoration and preservation as well as building for use as a community meeting and performing arts space. Current construction will also address accessibility issues, allowing all members of the community to have access to the Meetinghouse.

During the restoration process, First Church Roxbury has been recognized as an official Boston Landmark.

BOSTON'S OLDEST STANDING MEETINGHOUSE

Roxbury MA

CLIENT: Unitarian Universalist Urban Ministry (UUUM)

"DREAM has been a skilled and steady partner in our work to restore a Boston Historic Landmark —the city's oldest wood frame church."

MARY MARGARET EARL
Executive Director
UU Urban Ministry



LeClair Village

39 units of Passive House affordable housing that will represent an 11% increase in Mashpee's affordable housing stock

DREAM Collaborative is providing full architectural services for LeClair Village in the town of Mashpee on Cape Cod. The project, currently under construction, will create 39 units of affordable housing. LeClair Village consists of three separate structures, creating a family community: a two-story, 12-unit building; a three-story, 23-unit building; and a townhouse-style building with four units. Construction will be completed by Summer 2024. This project will represent an 11% increase in the town's affordable housing stock – a significant boost in a high-cost market.

LeClair Village is pre-design certified under the strict Passive House Institute of the US (PHIUS) standard. The enclosure is designed to be air-tight and super thermal performing with mechanized ventilation, which will provide excellent air quality and thermal comfort to the residents. Each building will also include a rooftop solar array and EV car charging stations.

PASSIVE HOUSE AFFORDABLE HOUSING

Mashpee MA

CLIENT: Preservation of Affordable Housing (POAH)



DREAM Collaborative

Design Team (MBE)

SARA KUDRA AIA

Affordable Housing Director | DREAM Collaborative



Background

Registered Architect: MA
Boston Society for Architecture (BSA)
Co-chair, BSA Housing Committee
Bachelor of Fine Arts, Architecture
Bachelor of Architecture
European Honors Program (EHP)
Rhode Island School of Design, RISD

As Affordable Housing Director at DREAM, Sara utilizes technical understanding of budget, schedule and code to enable better outcomes for our affordable housing projects.

Sara Kudra is a registered architect with significant experience working on mixed-use developments and affordable housing projects throughout New England. Motivated by a commitment to shape her community in a socially and environmentally responsible way, Sara thrives in creating and imagining elegant and relevant solutions to complicated design problems.

Sara holds a Bachelor of Architecture and Bachelor of Fine Arts in Architecture from Rhode Island School of Design. She is a member of the Boston Society for Architecture and is the BSA Co-chair of the BSA Housing Committee. Sara actively participates in both local and industry workshops and events, recently completing the Passive House training course, and receiving an award as the Boston Mayor on Main, Four Corners Volunteer of the Year.

Select Project Experience

The Kenzi, Bartlett Station Senior Living at Lot D Roxbury MA
Preservation of Affordable Housing, Inc.

2147 Washington Street Mixed-Use
Roxbury MA DREAM Development & New Atlantic Development

Temple Landing II Development
New Bedford MA
Preservation of Affordable Housing, Inc.

LeClair Village, 950 Falmouth Road
Mashpee MA
Preservation of Affordable Housing, Inc.

Mildred Hailey Apartments Phase 1
Redevelopment Jamaica Plain MA
Centre Street Partners

24 Westminster Avenue Roxbury MA
DREAM Development

75-81 Dudley Street Residences

Roxbury MA
Madison Park Development Corporation

P3 Roxbury Development Roxbury MA
HYM/My City at Peace

Bartlett Station Building F4 Roxbury MA
Nuestra Comunidad Development Corporation

Dorchester Bay City Development
Dorchester MA Accordia Partners

286-290 Tremont Street Mixed-use
Boston MA 288 Tremont Street Partners, LLC

Cooper Frost Austin House
Cambridge MA Historic New England

First Church Roxbury Preservation & Renovation Roxbury MA Unitarian Universalist Urban Ministry

DIANA MARSH AICP

Director of Urban Planning | DREAM Collaborative



Background

American Institute of Certified Planners (AICP)
 Master of City & Regional Planning
 University of California, Berkeley
 Bachelor of Science in Civil & Environmental Engineering
 Cornell University

As Director of Urban Planning at DREAM, Diana manages complex planning and development projects, brings land use regulation expertise, including zoning and design guidelines and development review, and helps assess real estate potential through conceptual site planning and massing studies.

Diana's urban design skills bridge the gap between the architecture and planning professions, helping knit individual buildings and sites into a cohesive built form that contributes to an attractive and inviting public realm. She has worked for public and private clients on a wide variety of projects in different contexts and at different scales. Diana's experience stems from an interest in how land use and built form affect travel behavior, user comfort, and the overall success of a place.

Diana has prepared large-scale master plans and redevelopment plans for downtown cores and suburban corridors. She has extensive experience drafting form-based zoning language and design guidelines for every type of development, including mixed-use and downtown districts, high-rise and moderate-density residential neighborhoods, village and hamlet zoning, medical campuses, and suburban warehouse and office districts. She has evaluated development potential through numerous conceptual site plans and massing studies, and has conducted many building and site design reviews.

Select Project Experience

Boston Post-disaster Housing Consulting Services Boston MA City of Boston Office of Emergency Management

P3 Roxbury Development Roxbury MA HYM/My City at Peace

Land Use Planning & Zoning Services
Boston MA Boston Planning and Development Agency (BPDA)

MBTA Communities 3A Technical Assistance Fitchburg MA Mass Housing Partnership

Taunton Nursing Home Redevelopment Plan, Taunton, MA MassDevelopment

Perth Amboy Gateway | Brownfields Redevelopment Master Plan*
Perth Amboy NJ Veridian Partners

Triboro Square Design Guidelines*
Montvale NJ Hekeman Group

Town Center Expansion | Conceptual Site Plan* *Rochelle Park NJ Tulfra Real Estate*

Holy Name Medical Center Master Plan*
Teaneck NY Borough of Teaneck

Facade Improvement Program & Historic Design Guidelines* *Clinton MA Town of Clinton*

Downtown Dover Access & Streetscape Study* *Dover NH City of Dover*

Signage & Wayfinding Strategy* *Concord MA Concord Center Cultural District*

Connect Kendall Square | Website for Open Space Competition* *Cambridge MA City of Cambridge*

** projects completed prior to DREAM Collaborative*

DREAM Collaborative

Design Team (MBE)

ROSA HERRERO AICP, LEED AP ND

Urban Planner | DREAM Collaborative



As Urban Planner at DREAM, Rosa translates design visions into exceptional concepts to plan the layout and use of cities and communities.

Rosa Herrero is an experienced multidisciplinary designer with a focus on community engagement, user research, urban design, city planning, and active transportation. She is passionate about the design and interaction of public life and cities.

At DREAM, Rosa supports a wide range of client types and stakeholder outreach while analyzing data for best site use strategies and solutions. Rosa is skilled in the latest design softwares including Adobe Suite, SketchUp, AutoCAD, and Revit. Rosa is also a native Spanish speaker.

Background

American Institute of Certified Planers (AICP)
LEED AP ND
Babson Academy for Government Innovation & Entrepreneurial Leadership Program
Babson College
User Experience Design General Assembly
Master of Architecture
Bachelor's Degree specialized in Urban Design & City Planning
Universidad Politécnica of Madrid
Erasmus Scholar
Institut Français d'Urbanisme

Select Project Experience

Boston Design Vision *Boston MA* Boston Planning and Development Agency (BPDA)

Taunton Nursing Home Redevelopment Plan *Taunton, MA* MassDevelopment

Seeley Lot Study *Taunton MA* MassDevelopment

Whyte's Laundry & Adjacent Parcels *Lynn MA* MassDevelopment

P3 Roxbury Development *Roxbury MA* HYM/My City at Peace

Western Avenue Corridor Study & Rezoning* *Boston MA* Boston Planning & Development Agency (BPDA)

Allston-Brighton Mobility Plan*

Boston MA Boston Planning & Development Agency (BPDA)

PLAN: Mattapan* *Mattapan MA* Boston Planning & Development Agency (BPDA)

PLAN: East Boston* *Boston MA* Boston Planning & Development Agency (BPDA)

Campus Master Plan* *Puebla MX* Tecnológico de Monterrey

Seaport Square Master Plan* *Boston MA* WS Development

* projects completed prior to DREAM Collaborative

PEDRO FAGUNDO AIA, LEED AP

Senior Project Architect | DREAM Collaborative



Pedro Fagundo is a highly motivated, award winning, multi-dimensional Senior Project Architect at DREAM with over 25 years of professional architectural experience.

He is especially skilled at effectively dissecting complex client and design team problems to create inspiring buildings and places. Through productive working relationships with clients and the design / engineering disciplines he establishes efficient and collaborative teams. With an integrated design and engineering approach, Pedro objectifies complex buildings and systems into distilled project fundamentals allowing clarity to emerge and articulate solutions to be expressed in the final design.

Background

Registered Architect in MA
LEED Accredited Professional
National Council of Architectural
Registration Boards (NCARB)
Bachelor of Architecture
Boston Architectural College

Pedro received his Bachelor of Architecture from the Boston Architectural College. He is a registered architect, licensed construction supervisor, licensed real estate agent in Massachusetts, a member of the Boston Society for Architecture and is a LEED accredited professional.

Select Project Experience

66 Cambridge Street *Charlestown MA* The Fallon Company (collaboration with SGA)

MIT Lincoln Laboratories* *Lexington MA*
Massachusetts Institute of Technology

Edge Lab / Office Building* *Somerville MA*

Defense Research and Laboratories*
Quebec Canada National Printing Bureau

**Chemical and Biological Laboratories,
Defense Research &
Development*** *Alberta Canada*

Student Services Center* *Boston MA*
Wentworth Institute of Technology

610 Huntington Dormitory* *Boston MA*
Wentworth Institute of Technology

**Yale/National University of Singapore
College of Liberal Arts*** *Singapore* Yale /
National University of Singapore

Springfield Federal Courthouse* *Springfield
MA*

Beth Israel Deaconess Bi-Planar

Neuroradiology Suite* *Boston MA* Beth Israel Deaconess

Peace Institute* *Washington DC*
Peace Institute

Dorchester House Multi-Service Center*
Dorchester MA Dorchester House

Kauffman Center For the Performing Arts*
Kansas MI

Brooklyn College Performing Arts Center*
Brooklyn NY Brooklyn College

Potsdam Performing Arts Building*
Potsdam NY

Duke Baldwin Addition/Renovation*
Durham NC

* projects completed prior to DREAM Collaborative

DREAM Collaborative

Certification (MBE)



THE COMMONWEALTH OF MASSACHUSETTS

Executive Office for Administration and Finance

SUPPLIER DIVERSITY OFFICE

One Ashburton Place, Suite 1017

Boston, MA 02108-1552

Maura Healey

Governor

Kim Driscoll

Lieutenant Governor

Matthew Gorzkowicz

Secretary

William M. McAvoy

Executive Director

July 31, 2023

Mr. Gregory Minott
Dream Collaborative, LLC
75 Arlington Street, 10th Floor
Boston, MA 02116

Dear Mr. Minott:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **ARCHITECTURE, INTERIOR DESIGN, URBAN DESIGN, AND MASTER 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 June 16, 2026. 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.

DREAM Development

Certification (MBE)



THE COMMONWEALTH OF MASSACHUSETTS

Executive Office for Administration and Finance

SUPPLIER DIVERSITY OFFICE

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

Charles D. Baker

Governor

Karyn E. Polito

Lieutenant Governor

Michael J. Heffernan

Secretary

William M. McAvoy

Executive Director

December 30, 2022

Mr. Gregory Minott
DREAM Development, LLC
75 Arlington Street
Boston, MA 02116

Dear Mr. Minott:

Congratulations! Your firm has been certified as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of REAL ESTATE DEVELOPMENT FIRM USING CAPITAL TO BUILD, RENOVATE, LEASE, BUY AND SELL REAL ESTATE. 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.

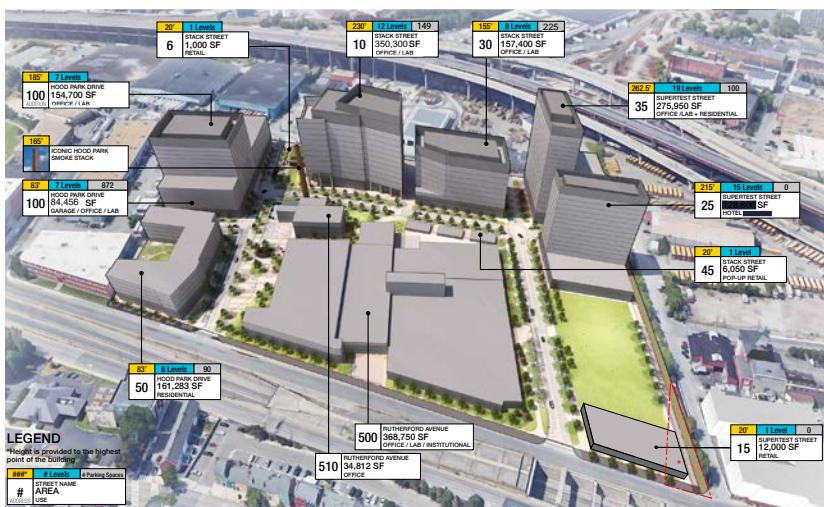
Your firm's next renewal date is December 22, 2025. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) year certification anniversary. Additionally, every six (6) years, certified companies that wish 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.

Trademark

Development Consultant Partner (**WBE**) with DREAM

CURRENT PROJECTS:



Hood Park Master Plan

Hood Park is a 20-acre former industrial site in the Charlestown neighborhood of Boston. Trademark managed the process of completely re-imagining the Master Plan as a 1.7 million square foot mixed-use campus including residential, hotel, retail, restaurant and lab / office uses, new open space and a new street grid connecting the campus to the Charlestown neighborhood. The project included MEPA, Article 80 Large Project, Article 37, Smart Utilities, TAPA, PIC and BWSC permitting and approvals. All permits were received in early 2019.



495 Dot Ave

The residences at 495 Dorchester Avenue will be the first new construction project on Core Investment's 21 acre holdings on the west side of Dorchester Avenue in South Boston. Located at the center of the City of Boston's PLAN: South Boston district, the 325 unit building will be a pioneer in both location and sustainable design. The project is planned as an all-electric, passive house, partial CLT, dual-brand, rental project with extensive retail on the ground floor, facing both the historic Dorchester Avenue and the newly created Ellery Street complete street and open space corridor, with substantial frontage on the newly designed and created West Park community open space. Trademark is responsible for coordination of the master plan permitting, development plan submission, and design team oversight of the project and anticipates a construction start in Q2 2024.

Trademark®

500 Rutherford Avenue
Charlestown, MA 02129

MARK ROSENSHEIN

PARTNER, TRADEMARK PARTNERS

AREA OF EXPERTISE

With over 20 years of design, construction and field oversight experience, Mark has a strong track record of managing complex construction projects in the Boston urban core area. Mark's responsibilities with clients include overall development planning, team assembly, budgeting and scheduling, design management, and construction oversight. Mark also provides permitting and regulatory support for development clients at both the state and municipal levels.

PRIOR EXPERIENCE

Prior to founding Trademark Partners, Mark Rosenshein joined Colliers International's Development and Consulting Services group in 2016 to provide project management and permitting services to the firm's development clients. Before Colliers Mark was a Senior Project Manager at The Architectural Team, Boston. He was the team lead on a vast array of projects types including multi-family residential, adaptive reuse and historic preservation, new construction high-rise and institutional master planning and development. Mark has led multiple projects through the MEPA, Chapter 91 and Boston Redevelopment Authority's Article 80 processes and has extensive experience with zoning, MAAB and building code variance procedures.

NOTABLE EXPERIENCE

- The Viola, The Peebles Corporation, Boston, MA
- The Moxy, TS Lodging, Boston, MA
- AC Aventura, Aloft Aventura, AC Sawgrass, Norwich Partners, Sanibel, FL
- 480 Rutherford Avenue, Catamount Management, Charlestown, MA
- 100 Hood Park / Hood Park Master planning, Charlestown, MA
- The Engine, Built by MIT, MIT / MITMICO, Cambridge MA
- The Metropolitan Warehouse, MIT / MITMICO, Cambridge, MA
- The Kensington, Kensington Investment Companies, Boston, MA
- The Ray & Joan Kroc Corps Community Center, The Salvation Army, Dorchester, MA
- The Mattapan Teen Center, Boys & Girls Clubs of Boston, Mattapan, MA

EDUCATION

George Washington University
Binghamton University

AFFILIATIONS AND MEMBERSHIPS

Boys & Girls Clubs of Boston,
Board of Trustees

US Green Building Council, Member

EXPERIENCE

Trademark Partners
2018

Colliers International | Boston,
2016 - 2018

The Architectural Team, Inc,
1997 - 2016

Lehmann Mehler Hirst Thornton
1995 – 1997

South Street Development
1993 – 1995

Hartmann Associates
1991 - 1993

CONTACT DETAILS

+1 617 331 4281
Mark@trademark.boston

Trademark

Development Consultant Partner (**WBE**) with DREAM

Trademark®

TESSA MILLARD PARTNER, TRADEMARK PARTNERS

AREA OF EXPERTISE

Tessa's areas of expertise include large-scale residential, hospitality and master planning project design, documentation and construction management. Her key skills include project development planning, team coordination, budgeting and scheduling, requisition and finance package coordination, design management, entitlement coordination and construction oversight. Tessa also provides assistance with permitting and regulatory support for development clients at both the state and municipal levels.

PRIOR EXPERIENCE

Prior to founding Trademark Partners, Ms. Millard-Davies was part of Colliers International's Development and Consulting Services group in the role of assistant vice president.

Before joining Colliers, Ms. Millard-Davies was a Design Coordinator III at Stantec working with the team on several complex mixed-use projects in Boston.

During and immediately after completion of her course work at the BAC, Tessa was a Project Manager at The Architectural Team, working on both multi-family residential projects and a mix of recreational and hospitality projects, including the Boys & Girls Clubs of Boston Edgerly Family Clubhouse in South Boston.

NOTABLE EXPERIENCE

- 100 Hood Park / Hood Park Master planning, Charlestown, MA
- The Viola, The Peebles Corporation, Boston, MA
- The Moxy, AC Clearwater & Sawgrass, Aloft Aventura & Portland Hotels, Norwich Partners, Boston, MA & Florida
- 480 Rutherford Avenue, Hood Park, Catamount Mgmt, Charlestown, MA
- 399 Congress Street, Boston, MA
- Boston Boys & Girls Clubs, MA–South Boston & Mattapan BGCB.
- The Sibley Building, Winn Companies, Rochester, NY
- Lusaka Premier Health Clinic, Lusaka, Zambia

EDUCATION

Boston Architectural College
University Of Pretoria

EXPERIENCE

Trademark Partners
2018

Colliers International | Boston,
2016 - 2018

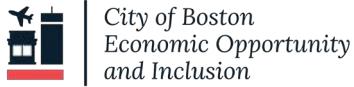
Stantec
2015 - 2016

The Architectural Team, Inc,
2013 - 2015

Bild Architects
2009 – 2013

CONTACT DETAILS

+1 773 750 3442
Tessa@trademark.boston



October 31, 2022

Ms. Tessa Millard-Davies
Trademark Partners, LLC
500 Rutherford Avenue
Suite 250
Boston, MA 02129

Dear Ms. Tessa Millard-Davies,

The City of Boston's Supplier Diversity Program is pleased to inform you that, as of **October 31 2022**, **Trademark Partners, LLC** has been re-certified as a **Woman Business Enterprise (WBE)** under the business description of **Real Estate Development Consulting Advisory Services**. Small and local businesses are the lifeblood of Boston's vibrant economy -- we are delighted for this opportunity to partner with you.

Trademark Partners, LLC will be listed in the [City of Boston's SLBE/MWBE Directory](#), which is available on-line at boston.gov/certified-business-directory. The Directory is used by general contractors, City departments, and various organizations, which are interested in utilizing small, small local, minority owned and woman owned vendors.

We also encourage you to utilize the City of Boston's Online Supplier Portal www.cityofboston.gov/procurement. On the Supplier Portal you can apply for a City of Boston vendor I.D. number, and also sign up for automatic email notifications of future bid opportunities in any categories of your choice. For detailed instructions on how to apply, please visit <https://www.boston.gov/departments/procurement/help-supplier-portal> or email vendor.questions@boston.gov.

Your certification renewal date is October 31, 2025.

Trademark Partners, LLC will be sent notification from the Supplier Diversity Program at least once every three years requesting an information update.

You will be required to submit the company's most recent **Tax Returns (all schedules, including Form 1120 or 1120S for corporations; Form 1040 and Schedule C for sole proprietorships; and Form 1065 for partnerships), and information on any changes in the company's legal structure, ownership or control.**

Utile

Partner Architect

About Utile

Utile is a planning and architecture firm that is built like a think tank. By developing well-researched, locally specific design methodologies for each project, we offer original and effective solutions that integrate existing conditions while setting the standards for the cultivation of a meaningful urban realm.

Utile specializes in unique regulatory, political, and design challenges. Our enthusiasm as designers, planners, cultural anthropologists, and keen observers of the business sector allows us to tackle a broad range of work from urban design proposals for new districts, to land use regulations for flood resilience and revitalization plans for aging industrial neighborhoods.

In all of our planning and design work, we use leading-edge policy and engagement approaches to arrive at solutions that are comprehensive, intersectional, and multi-scalar. Utile has charted a new practice model that combines the innovative thinking of a design practice with the proactive strategic insights of a think tank. As the design process unfolds, we uncover hidden connections and test potential conceptual approaches through sophisticated information graphics, maps, and drawings. In doing so, we deliver strategies that are efficient, economically feasible, and elegantly designed and communicated.

We are committed to the revitalization of the American city through proactive planning and design that bridges public and private jurisdictional boundaries. We recognize that systemic injustice and the climate crisis are inextricably linked within the built environment, and are committed to sustainability through the lens of a just and equitable design practice.

Name and Address

Utile, Inc.
115 Kingston Street
Boston, MA 02111

Primary Contact

Michael LeBlanc, Principal-in-Charge
leblanc@utiledesign.com; (617) 423-7200

Date Established

2002

Company Type

Corporation

Management Team

Tim Love, Principal and President
Michael LeBlanc, Secretary and Principal
Matthew Littell, Treasurer and Principal
Mimi Love, Principal

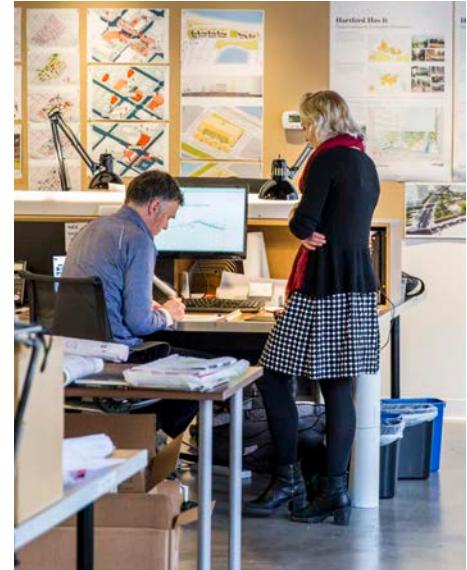
Brett Bentson, Principal

Employees

72 total (22 licensed architects, 57 professional design staff, 5 admin, 4 interns)

Major Areas of Focus

Urban design, urban planning, architecture

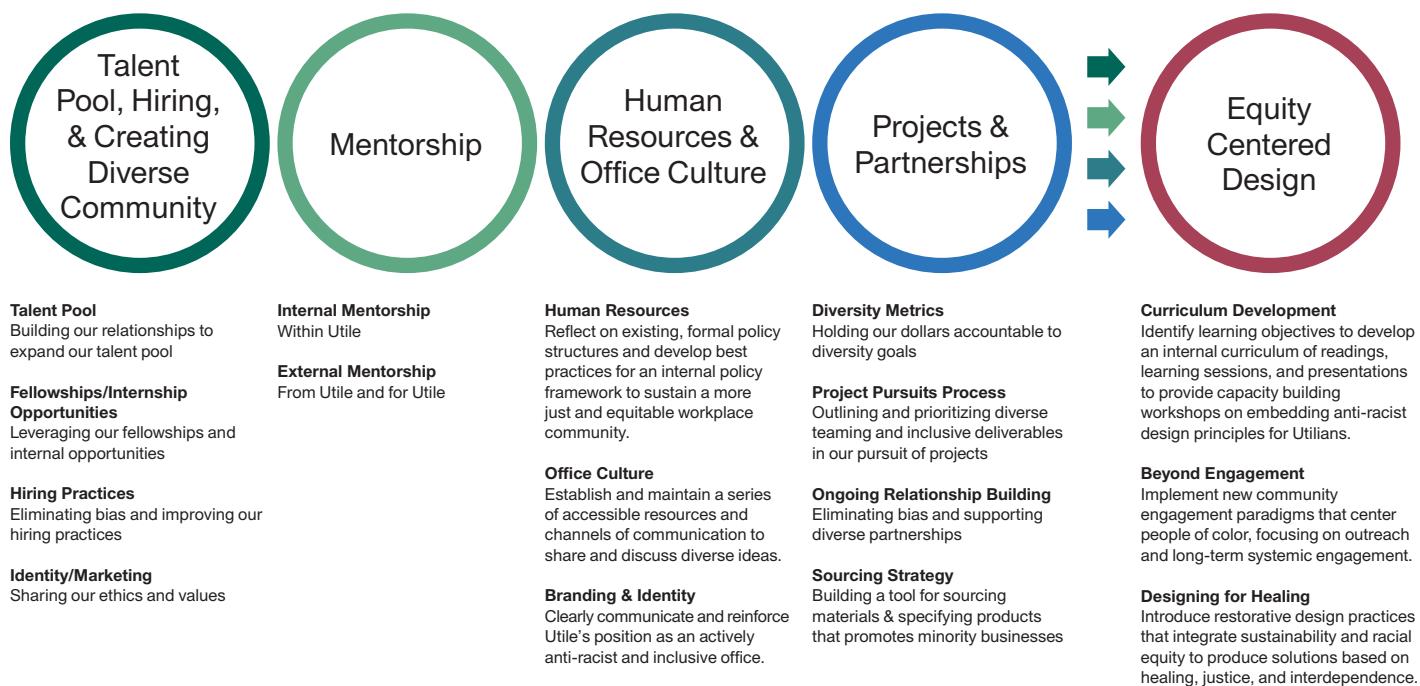


Commitment to Diversity & Inclusion

At Utile, we are committed to designing and creating more just, equitable, and sustainable environments—both within our practice and in the spaces we bring to life—by amplifying a diversity of voices, cultivating inclusion among our colleagues and partners, and seeking out the perspectives of those in the communities we serve.

To address the systemic injustices that exist within these very communities, injustices that disproportionately harm communities of color, we continue to build an internal culture that is predicated on translating these core values into actions. To achieve this, we have launched a wholesale review of our policies, office culture, and approach to projects. We continue to partner with mission-driven non-profit organizations centered on improving the lives of children and historically underserved communities, while providing the framework for our staff to work with local schools and universities to inspire and educate the next generation of designers and planners.

We have created a series of working groups aimed at rethinking our hiring and partnership practices, while expanding our comprehensive mentorship and volunteer programs to engage well beyond our existing network. Our dedication to environmental sustainability continues to impact our design thinking across all of our work, particularly among our affordable housing and community planning projects. Though these are just a few of our ongoing initiatives, they are the first of many steps in combating injustice. We will continue to listen, learn, and take actions to deconstruct systemic racism in the world around us and we look forward to continuing the conversation as an office and with our clients and collaborators.



Commitment to Sustainable Design

Health, resiliency, and energy-efficiency is integral to Utile's design approach. We see the Passive House standard as a relevant framework to achieve these objectives. We frequently perform Certified Passive House Consultant (CPHC) services in-house, which has resulted in more integrated design outcomes, more efficient use of design fees, and more streamlined communication between the owner and design team.

Even for projects not seeking certification, we guide our clients throughout the process to make sure sustainable design goals are in full alignment with our clients' mission. Our integrated process includes:

- Design charrettes focused on passive strategies, systems alternatives, and resiliency
- Building envelope and mechanical systems evaluation matrix, including all-electric design solutions
- Simple box energy modeling for initial decision making
- WUFI Passive energy modeling for projects seeking certification
- Energy codes and standards decision "toolkit"
- Communication and administration with Passive House Institute US (PHIUS) for projects seeking certification



An isometric section diagram demonstrating the integrated systems and envelope approach for a former Armory reuse proposal. The high-performing and air-tight envelope drives down heating and cooling loads, and high-efficiency MEP systems help make this building ready for a future transition to all-electric.

utile

In addition to our in-house process, we engage in highly effective partnerships with our engineering, third-party green verification, and pre-construction advisors to optimize high-performance, cost-effective building design. We engage these consultants early in the process to ensure proper integration of design elements requiring construction phase verification and for an additional layer of quality assurance. Lastly, we work closely and proactively with the owner's pre-construction advisor to facilitate cost-informed decision making around building envelope and systems.

Utile is committed to sustainability in all aspects of our practice. In November 2018, we signed on to the AIA 2030 Commitment, and have pledged to take concrete steps towards making every building we design carbon neutral by the year 2030. We have four Certified Passive House Consultants (CPHC's) in addition to several LEED APs on staff, and our portfolio includes several LEED Gold and Platinum Certified buildings and net zero energy projects.

152 – 158 Broadway Somerville, MA | 45 Units



25 Sixth St. Chelsea, MA | 62 Units



Select projects that are pursuing or have achieved Passive House certification

Building on decades of combined experience, Utile's Associate Principal Nick Buehrens (CPHC) and Director of Sustainable Design Jeff Geisinger (LEED AP, CPHC) have collaborated closely together to build an affordable housing practice focused on delivering high-performance, healthy, durable, and cost effective projects for our non-profit developer clients. 100% of current affordable housing projects in design and construction are pursuing Passive House certification.

Two Utile projects have achieved full certification with Passive House Institute US (PHIUS); Front Street Housing Phase 1 in Portland, ME for the Portland Housing Authority (PHA) and 1005 Broadway in Chelsea for The Neighborhood Developers (TND) and Traggorth Companies. Projects pre-certified with PHIUS include 1599 Columbus Ave in Boston for Urban Edge, 25 Sixth Street in Chelsea, also for TND, and three others. Five additional projects pursuing Passive House pre-certification include 152-158 Broadway in Somerville for Construction Managers & Developers LLC and 1200 Montello in Brockton

1599 Columbus Ave. Boston, MA | 65 Units



Front St. - CERTIFIED Portland, ME | 113 Units



for Neighborworks Housing Solutions.

The firm's additional sustainable residential work includes our LEED Platinum certified Catherine Street E+ Housing in Jamaica Plain; MetroMark Apartments in Jamaica Plain (LEED Gold); and First + First Townhomes in South Boston (LEED Gold).

Utile's sustainable institutional projects include ZUMIX—achieving LEED Gold and designed as a green building demonstration project for other non-profit organizations to emulate—and the Hip Hop Archive & W.E.B. DuBois Institute for African and African American Studies at Harvard University, which is LEED Silver certified. Utile completed a commercial interiors project involving 35,000 square feet of corporate office space in Kendall Square that received LEED (Version 4) Silver certification.

Utile also led the planning for Boston's Flood Resiliency Zoning Overlay and Design Guidelines, which incorporates recommendations from the MA Climate Change Adaptation Report to advance individual building adaptations as well as district-level coastal resiliency solutions.

1005 Broadway - CERTIFIED Chelsea, MA | 38 Units



3371 Washington St. Boston, MA | 39 Units



Utile

Partner Architect

191–195 Bowdoin Street Development Dorchester, Massachusetts



Utile worked with community development corporation VietAID to redevelop two vacant lots at 191-195 Bowdoin Street in Dorchester's Bowdoin-Geneva neighborhood. The mixed-use project includes 41 one-, two-, and three-bedroom apartments, affordable to households with incomes at or below 60% of Area Median Income (AMI), with eleven units affordable to households at or below 30% of AMI. The 6,000 square feet of ground floor retail space will be leased to the Dorchester Community Food Coop—a grassroots initiative to build a community and worker-owned grocery store that makes healthy food accessible and advances economic opportunity through neighborhood engagement.

The design of the building and site plan engages the public realm through a series of new, multi-functional open spaces. Plaza areas and landscape zones wrap the corner of the site, and mediate between commercial and residential uses.



Client

Vietnamese American Initiative for Development (VietAID)

Type

Multifamily housing, retail

Year/Status

Completed 2022

Size

41 units

Scope of Services

Architecture, site planning



88 Hudson Street Condominiums Boston, Massachusetts



Built on land reclaimed from the Central Artery Big Dig, 88 Hudson Street Condominiums—also known as Parcel 24 South—is a 51-unit affordable condominium project in the heart of Chinatown, jointly developed by the Asian Community Development Corporation and the New Boston Fund.

The project features nine duplex townhouses with direct entrances from the street to enhance the neighborhood's urban vitality. Four stories of flats are located above the townhouses with views across the Central Artery to South Boston. The project fronts a new major public open space to the north and shelters an intimate private green space to the south.



Utile

Partner Architect

On The Dot - 495 Dorchester Avenue South Boston, Massachusetts



Utile is collaborating with developer Core Investments and a Joint Venture organization to realise this 331 unit mixed income multi-family project in South Boston. The project mixes 94 age restricted affordable apartments with 237 market rate units in one building. The residents will share common amenities and private open space opportunities on multiple levels of the building. The ground floor is activated through a mix of retail, artist live/work programming, and public realm design gestures.

The project brings renewed vitality to a current brownfield site that is only a five minute walk to the Andrew Square T-station. It is part of a larger 21 acre BPDA approved masterplan for the entire stretch of Dorchester Avenue.



Michael LeBlanc AIA
Principal-in-Charge

Michael is a principal at Utile, and has been in charge of numerous institutional, residential, and renovation projects such as the 160-unit mixed-use Girard in Boston's South End and The Quinn mixed-use development at 380 Harrison Avenue in the South End. He led the Rethink Boston City Hall & Plaza Master Plan, the Boston City Hall Conservation Management Plan, and the recent renovation of the Roxbury Branch of the Boston Public Library. His interests range from the logics of construction and material research, to investigating the parametric relationships between code, cost, sustainability, and experiential qualities in building design.

Prior to Utile, Michael worked at Machado Silvetti where he was a senior designer and project director on projects such as the Provincetown Art Association Museum (PAAM) addition and renovation, which became the first LEED-certified art museum in the United States; the Honan-Allston Branch of the Boston Public Library, which won a 2003 AIA National Design Award; and the Getty Villa, Research Center, and Scholars' Library.

Additionally, Michael has taught design studios as a Faculty Associate at Arizona State University and is currently a member of the adjunct faculty at Northeastern University's Department of Architecture. He is also on the Board of Directors for the Boston Preservation Alliance.

Education

Arizona State University, Master of Architecture, 1997

University of Massachusetts, Bachelor of Fine Arts, Architectural Studies, 1991

Affiliations

American Institute of Architects

Boston Preservation Alliance (Board of Directors)

Northeastern University, Department of Architecture, Lecturer, Adjunct faculty, 2001-present

Arizona State University, Department of Architecture, Adjunct faculty, 1997-1998

Selected Projects

Girard, Boston, MA—160-unit mixed-use development for New Atlantic

The Quinn, Boston, MA—14-story, 356,500 SF mixed-use building for Related Beal

Roxbury Branch of the Boston Public Library Renovation, Roxbury, MA

Roxbury Branch of the Boston Public Library Programming Study and New Entry Design, Roxbury, MA

Jamaica Plain Branch of the Boston Public Library Renovation & Addition, Jamaica Plain, MA

ZUMIX, East Boston, MA—LEED Gold certified historic renovation for a non-profits arts organization

Mixed-use Speculative Lab Tower, Somerville, MA

26 West Broadway, South Boston, MA—31-unit mixed-use development for The Cincotta Companies

The Neponset Condominiums, Quincy, MA—for Cuttyhunk Capital

Front Street Development Design, Portland, ME—85-units for the Portland Housing Authority

Davis Square Development, Somerville, MA—with Scape North America

7 East Springfield Street Condominiums, Boston, MA

Cambridge Street Mixed-Use Development, Cambridge, MA

E+ Housing, Boston, MA—Two zero energy townhouses

The Visionary Boutique Hotel, South Boston, MA—for The Cincotta Companies

Residences at 557-559 East Second Street, South Boston, MA

375 Broadway, Chelsea, MA—Residential conversion

Rethink Boston City Hall and Plaza Master Plan, Boston, MA

Boston City Hall Conservation Management Plan, Boston, MA

Boston Harbor Islands Pavilion, Boston, MA—for National Park Service & Harbor Island Alliance

Tufts University Junior-Senior Housing Study, Somerville, MA

The Harbor Hotel Repositioning, Provincetown, MA

Hassayampa Academic Village, Arizona State University, Tempe, AZ—while with Machado Silvetti

Honan-Allston Branch of the Boston Public Library, Allston, MA—while with Machado Silvetti

Provincetown Art Association Museum (PAAM), Provincetown, MA—while with Machado Silvetti

Utile

Partner Architect



Brett Bentson AIA, LEED AP

Principal

Brett joined Utile in 2013. He was born and raised in San Francisco and studied architecture at Rice University in Houston, where he received the William Ward Watkin Traveling Fellowship, the school's highest honor for graduating students. Brett has worked with a broad group of clients ranging from municipalities, to non-profit organizations, to institutions, to private developers.

In the public sector, Brett has led the expansion and complete renovation of two branches of the Boston Public Library in Jamaica Plain and Nubian Square as well as the planning of new branches in Uphams Corner, Chinatown and the South End. He also has worked closely with the Boston Center for Youth and Families for planning studies in Allston-Brighton, Charlestown, and Dorchester and is principal in charge of the first new construction community center in a generation in Boston's Grove Hall neighborhood. Brett has worked with several non-profit clients on planning and construction projects, most recently Sportsmen's Tennis and Enrichment Center, the first indoor non-profit tennis club built by and for the African American community. For independent schools, Brett has managed master plans and building projects for diverse campuses in the Boston area, most recently a maker-space for Belmont Hill School.

In the private sector, Brett has managed residential and hospitality projects of many different scales. In Boston's South End, he

managed the 160-unit Girard apartment building and the Quinn and the Harris, a 14-story mixed use apartment and condo building. Brett led the renovation of the Beacon Hill Hotel, a boutique hotel in Boston's most iconic neighborhood. Brett also leads many of Utile's interior residential projects, working with national developers all across New England.

Prior to Utile, Brett worked on a variety of projects for institutional clients including Bennington College, Bowdoin College, Northeastern University, and the University of Massachusetts with a focus on student housing, having designed over 3,000 student beds and one million square feet. He has taught design studios at Northeastern University and served as a visiting critic at several Boston area architecture schools.

Education

Rice University
Bachelor of Architecture

Rice University
Bachelor of Arts

Selected Projects

Boston Public Garden Tool Shed,
Boston, MA

Belmont Hill School Maker Space,
Belmont, MA

Belmont Hill School Campus Master
Plan, Belmont, MA

Belmont Day School Vision Plan,
Belmont, MA

Jamaica Plain Branch of the Boston
Public Library Renovation and
Addition, Jamaica Plain, MA

Roxbury Branch of the Boston Public
Library Renovation, Roxbury, MA

Roxbury Branch of the Boston Public
Library Programming Study and New
Entry Design, Roxbury, MA

Uphams Branch of the Boston Public
Library Feasibility Study, Dorchester,
MA

Beacon Hill Hotel and Bistro
Renovation, Boston, MA

Scape Davis Square Mixed-Use
Development, Somerville, MA

Girard, Boston, MA—160-unit mixed-
use for New Atlantic Development

The Quinn, Boston, MA—14-story
mixed-use for Related Beal

26 West Broadway, South Boston,
MA—31-unit mixed-use for The
Cincotta Companies

The Neponset, Quincy, MA—for
Cuttyhunk Capital

One India Street Renovation, Boston,
MA—for Equity Residential (EQR)

Troy Boston Amenity Space Upgrades,
Boston, MA—for EQR

Boston Center for Youth & Families
(BCYF) Community Center Study

UMass Amherst Commonwealth
Honors College Residential
Community, Amherst MA—*Completed
while with William Rawn Associates*

Northeastern University International
Village, Boston, MA—*Completed while
with Kyu Sung Woo Architects, Inc.*



Tim Love FAIA

Principal

Tim Love is the founding principal of Utile, a 72-person Boston-based architecture and planning firm. Love's primary focus is the relationship between individual works of architecture and the larger city. His work is not driven by aesthetics, but by collaborative deep-dive research focused on the technical, cultural, regulatory, and environmental issues of urban design problems. Love and his teams find opportunities for design by uncovering latent issues and fully leveraging and synthesizing them.

Love works on diverse projects of varying scales, including regeneration strategies for aging industrial areas and master plans for new urban districts. Love and his collaborators are also known for their award-winning public realm initiatives, including the Boston Complete Streets Design Guidelines and the Boston Harbor Islands Pavilion on the Rose Kennedy Greenway. He managed the Envision Cambridge citywide plan, and led the Utile team on Go Boston 2030, a mobility vision plan for the City. He served as strategic advisor for Imagine Boston 2030, the City's first comprehensive plan in 50 years, as well as for the Boston City Hall and Plaza comprehensive master plan.

Love is a tenured Associate Professor at the Northeastern University School of Architecture where he teaches urban design theory and graduate-level research studios. He is also a Fellow of the American Institute of Architects (FAIA).

Education

Harvard University Graduate School, Master of Architecture with distinction, AIA Medal

University of Virginia, Bachelor of Science in Architecture, Alpha Ro Chi Medal

Affiliations

American Institute of Architects

Boston Society of Architects—Commissioner of the Urban Design Committee, Member of the Board

Northeastern University—Associate Professor

Harvard University Graduate School of Design - Lecturer in Real Estate

Selected Projects

Worcester Now | Next Citywide Plan, Worcester, MA

Vision Lynn Comprehensive Master Plan—for the City of Lynn, MA

Andover Comprehensive Plan, Andover, MA

Imagine Boston 2030 Master Plan, Boston, MA

Envision Cambridge Citywide Master Plan, Cambridge, MA

Haverhill Master Plan Update, Haverhill, MA

PlanBeverly Citywide Plan, Beverly, MA—for the City of Beverly

Vision Haverhill 2035, Haverhill, MA—for the City of Haverhill

Imagine Salem Visioning Plan, Salem, MA

Union Square Neighborhood Plan, Somerville, MA

Somerville Zoning Overhaul, Somerville, MA

Go Boston 2030 Boston Mobility Planning—for Boston Transportation Department

Barnstable Regional Housing Strategy, Barnstable, MA

Worcester Main South, Worcester, MA

Burlington Neighborhood Code, Burlington, VT

Tyler Street Housing, Pittsfield, MA

Raymond Flynn Marine Park Master Plan Update, Boston, MA

Mill River Planning Study, New Haven, CT—with Stoss Landscape Urbanism and Ninigret Partners

2014 Gloucester Municipal Harbor Plan, Gloucester, MA

Shetland Park Development Study, Salem, MA—for Shetland Trust

MassDevelopment Transformative Development Initiative (TDI), MA Statewide

MassDevelopment Planning & Architectural On-Call Consultant, MA Statewide

Haverhill TDI District Planning Study, Haverhill, MA—for MassDevelopment

Lawrence Downtown West—for MassDevelopment

West End Streetscape Planning Study, Chicopee, MA—for MassDevelopment

On-Call Design Review for Massport, Boston, MA

Brush Park Form-Based Zoning, Detroit, MI

Worcester Development Opportunities Study, Worcester, MA—for MassDevelopment and the City of Worcester

I-195 Redevelopment District Planning & Design Consulting Services, Providence, RI

New Bedford Downtown Urban Design and Development Study, New 109

Utile

Partner Architect

utile



Loren Rapport AIA
Associate, Senior Urban Designer

Loren designs at the intersection of architecture, infrastructure, and urbanism. She is particularly interested in patterns of mobility and their impact on urban form. Since joining Utile as an urban designer in 2021, she has leveraged her design sensibilities for projects at multiple scales: managing the zoning redesign for Newton's Village Centers, leading a graphic toolkit for the MBTA that proposes strategies for bus priority implementation, and creating architectural test-fits for sites with diverse urban conditions.

Prior to joining Utile, Loren worked at Safdie Architects for three years, where she contributed to the design and coordination of projects ranging from a large urban development in Singapore, to mixed-use 50-story towers in Israel, as well as an expansion to an art museum campus in Arkansas. She has previously worked at Payette, where she contributed to various life science projects. Loren holds a Bachelor of Architecture from Cornell University, and a Master of Architecture in Urban Design with distinction from the Harvard University Graduate School of Design.

Education

Harvard University Graduate School of Design, Master of Architecture in Urban Design with Distinction

Cornell University, Bachelor of Architecture

Selected Projects

On-Call Urban Design and Planning, Newton, MA—for the City of Newton

MBTA Bus Priority Toolkit, MA

MBTA Real Estate On-call: Sullivan Square Test-fit. Charlestown, MA

Harvard Enterprise Research Campus Master Plan. Allston, MA

Vision Lynn Master Plan, MA—for the City of Lynn

PLAN: Newmarket, The 21st Century Economy Initiative, Boston, MA—for the City of Boston

Crystal Bridges Museum of American Art Expansion. Bentonville, AR—*while with Safdie Architects*

Marina Bay Sands Integrated Resort Expansion, Singapore—*while with Safdie Architects*

References

Portland Housing Authority (PHA)

Jay Waterman, Development Director
(207) 221-8009
jwaterman@porthouse.org

Projects: Front Street Affordable Housing | PHA Strategic Vision Plan

New Atlantic Development

Bill Madsen-Hardy, Owner
(617) 335-8821
bill@newatlantic.net
Projects: Girard | 3371 Washington Street

The Neighborhood Developers (TND)

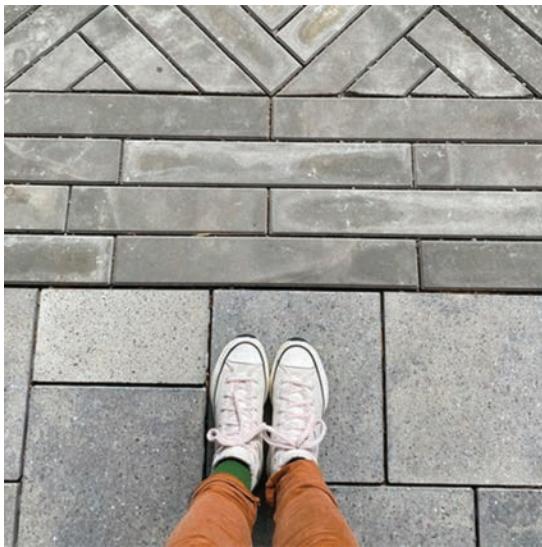
Steve Laferriere, Director of Real Estate Development
(617) 545-8315
slaferriere@tndinc.org
Projects: 1005 Broadway | 25 Sixth Street | One Beach Revere | Acadia

Deborah Myers Landscape Architecture

Landscape Consultant (WBE)

Firm Profile

DMLA is a nimble firm specializing in planning, landscape architecture and community spaces. Based in the Greater Boston, Massachusetts area, we are focused on design, our clients, and meeting the expectations of each irreplaceable community in which we work. Landscape architecture is all about context, and at DMLA, we're inspired by the people and places that surround us. From urban multifamily housing to public and private institutions, we work closely with the community to design an environment that meets their needs today, while remaining flexible for what's to come tomorrow.



We lead and support projects from initial feasibility discussions and community meetings through permitting, design, and construction support, whether for small, private development sites or large, public complexes. No matter the scale, we design to create unique places for unique people.

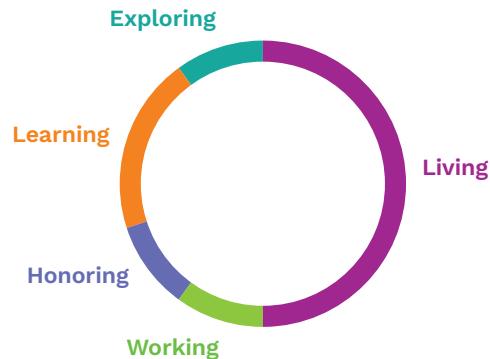
DM
LA+

LEADERSHIP



Woman-Owned Business
(WBE)

PROJECTS BY TYPE



Diversity, Equity + Inclusion

DMLA views diversity, equity, and inclusion (DEI) as a strategic priority. We embrace unique viewpoints and divergent perspectives to solve complex design problems—it's the heart of our work.



Research has directly linked diverse teams to better business performance, innovation, creativity, responsiveness to client needs, and improved collaboration. What could be better? But diversity on its own is not enough. Inclusion is the key ingredient. At DMLA we recognize the value of diversity and inclusion, and work to translate that understanding into impactful actions and equitable outcomes. Bringing diverse perspectives together bolsters ideas and strengthens outcomes. It results in a better understanding of cultural and intergenerational sensitivities. Not just in design, in life. By prioritizing inclusive design and universal programming we are respectfully able to serve the higher purpose of social and ecological justice for all people—we care about good design, because people deserve it.



Deborah Myers Landscape Architecture

Landscape Consultant (WBE)

DM LA+ Overlook Terrace

"Strong neighborhoods are the building blocks of strong cities and towns, and this redevelopment project will further knit together the Orient Heights development with the rest of East Boston."

Karyn Polito, Lieutenant Governor, Commonwealth of Massachusetts



LOCATION East Boston, MA

TYPE Living

SERVICE Master planning + site design

CLIENT Trinity Financial

SIZE 47,500 sq ft of amenity spaces

AWARDS 120 LEED Platinum Homes

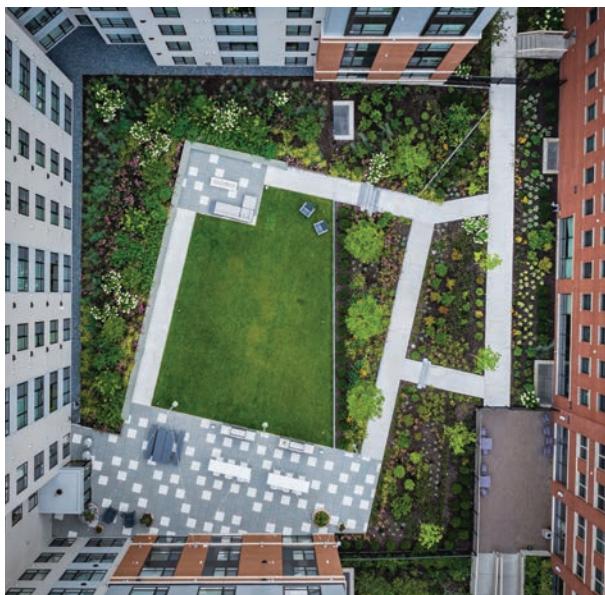
SUSTAINABILITY 69 new plant species introduced

FUN 45 ft of elevation change + 100% visitable homes



Empressa Brockton

The opening of the apartment building marks the final phase and completion of the new Enterprise Center: a freshly developed block of the city's downtown located between Montello, Center and Main streets, directly next to the Brockton Commuter Rail station. The courtyard provides residents with a relief of green space in an otherwise dense, urban area.



LOCATION Brockton, MA

TYPE Living

SERVICE Landscape Architecture

CLIENT Trinity Financial

SIZE 111 unit mixed income residential

AWARDS BSLA design award

SUSTAINABILITY Reduction of 1 acre impervious surface

FUN Nesting birds found this spring

Deborah Myers Landscape Architecture

Landscape Consultant (WBE)

DM LA+ Courthouse Lofts

“Our design team faced the challenge of restoring and combining multiple historic structures from different centuries into a single community, and the result is truly exceptional. This community blends the best of modern living with monumental and exquisitely detailed historic architecture in a one-of-a-kind property.”

Philip Renzi, Senior Project Manager, The Architectural Team



LOCATION Worcester, MA

TYPE Living

SERVICE Landscape Architecture

CLIENT Trinity Financial

SIZE 4.6 acres

AWARDS 2022 Paul + Niki Tsongas Award

SUSTAINABILITY 12 historic trees preserved

FUN 3 distinct architectural areas



Maura Healey, Governor
 Kimberley Driscoll, Lieutenant Governor
 Monica Tibbits-Nutt, Secretary & CEO



DBE Certification Office | MassUCP

November 22, 2023

Ms. Deborah Ann Myers
 Deborah Myers Landscape Architecture, LLC
 60 Glen Road, Unit 108
 Brookline, MA 02445

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

Dear Ms. Myers:

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 **LANDSCAPE ARCHITECTURE FIRM WHO SPECIALIZE IN THE PLANNING AND DESIGN OF ACADEMIC, HOUSING, GREEN ROOF, CORPORATE, INSTITUTIONAL, MIXED-USE, CHILDREN'S PLAY AND PARK PROJECTS THROUGHOUT NEW ENGLAND** 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 **November 12, 2024**, 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) A signed copy of your personal tax returns for year(s) indicated.
- (4) If a sole proprietor, a signed copy of your Schedule C. for year(s) indicated.
- (5) A statement of the number only of full- and part-time employees (including owner) for each year indicated.

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.

Ten Park Plaza, Suite 2600-B, Boston, MA 02116
 Tel: 857-368-8656
www.mass.gov/unified-certification-program-ucp

Deborah Myers Landscape Architecture

Landscape Consultant (WBE)



DEBORAH MYERS ASLA, RLA

Principal Landscape Architect | deb@dm-la.com | 617-922-6741



Deb Myers is a people person, and that's what has fueled her design career for nearly 25 years. Deb works to blend people's needs with their surroundings. Her background includes years at both small design studios and large, multidisciplinary firms, giving her a well-rounded perspective on every step of the project process.

Ms. Myers is responsible for management of a wide range of projects for municipal, institutional and public agency clients. As a registered landscape architect, Deb has a broad range of experience including permitting, site design, and construction documentation and administration. Deb has been lead designer and project manager for several Boston projects, including Washington Beech Park and Playground in Boston, MA and Junior Lombardi Park in East Boston, MA.

Deb has been with DMLA since its inception in 2015, and is currently working on the design and permitting for Bartlett Yards in Roxbury, MA and Jackson Square Greenway in Jamaica Plain, MA.

EDUCATION

Virginia Tech: Blacksburg, VA

Bachelor of Landscape Architecture, 1992-1996

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect, Commonwealth of Massachusetts, #1304

Registered Landscape Architect, State of Rhode Island

PROFESSIONAL ASSOCIATIONS

American Society of Landscape Architects

CREW Boston

Professional Women in Construction, Boston Chapter and founding board member

Town of Brookline Conservation Commission Member

Urban Land Institute

AWARDS

Deborah has served as lead designer and Design Principal for several local and national award winning projects. These include the following awards:

2019 ULI Boston—Living with Heat publication: Roxbury team lead

2018 CREW Boston—Networking Award: Holmes Beverly Project

2017 CREW Boston—Entrepreneur of the Year Award

2013 Boston Society of Landscape Architects—Merit Award in Design: Temple Beth Elohim

2013 Boston Society of Landscape Architects—Merit Award in Urban Design: Washington Beech

2012 Faith & Form, Religious Architecture: Temple Beth Elohim

2011 Boston Society of Architects—Honor Award: Temple Beth Elohim

2008 Boston Society of Landscape Architects—Merit Award in Urban Design: Maverick Landing



DEBORAH MYERS ASLA, RLA

Principal Landscape Architect | deb@dm-la.com | 617-922-6741

RELEVANT EXPERIENCE

The following is an abbreviated list of current and past projects completed by Deborah while serving as Principal at DMLA and as a Senior Associate for Stantec Planning and Landscape Architecture.

Mixed Use / Retail

855 Boylston Street; Boston, MA
 Bartlett Yard; Roxbury, MA
 Charlseview Housing + Community Center; Boston, MA
 Avenir; Boston, MA
 Millennium Place; Boston, MA

Community Institutional

Dewitt Community Center; Roxbury, MA
 Stoughton Fire Station; Stoughton, MA
 Stoughton Public Library; Stoughton, MA
 Dedham Community House; Dedham, MA
 Hale Reservation Master Plan; Westwood, MA
 Temple Beth Elohim; Wellesley, MA

Parks and Playground

Mother's Rest at Four Corners; Dorchester, MA
 Scituate Playground; Scituate, MA
 Jackson Square Greenway; Boston, MA
 Junior Lombardi Park; East Boston, MA
 Washington Beech Park and Playground; Boston, MA
 Manor Fields Recreation Center; Dedham, MA
 Pierce School Playground & Amphitheater; Brookline, MA
 Park School Playground; Brookline, MA

Educational

Hanlon School; Westwood, MA
 Gibbs School; Arlington, MA
 Hardy School; Arlington, MA
 Boston Collegiate Charter School; Dorchester, MA
 UMass McGuirk Stadium Improvements; Amherst, MA

Multi-Family Residential

Urban Roof Deck; Chinatown, MA
 Overlook Terrace at Orient Heights; East Boston, MA
 Arthouse; South Boston, MA
 Washington Beech; Boston, MA
 Bunker Hill Redevelopment; Charlestown, MA
 Jackson Square Site III; Boston, MA
 Smith House Residences; Roxbury, MA
 Haynes House Residences; Roxbury, MA
 Courthouse Lofts; Worcester, MA
 Mattapan Heights; Boston, MA
 One Webster, Highland Terrace; Chelsea, MA
 Putnam Green, Cambridge, MA
 Maverick Landing; East Boston, MA
 Atlas Lofts; Chelsea, MA
 Spencer Row & Webster Block; Chelsea, MA
 The Regency; New Bedford, MA

Deborah Myers Landscape Architecture

Landscape Consultant (WBE)



NICOLE GAENZLER RLA

Senior Landscape Architect | nicole@dm-la.com | 617-953-8624



An integrated perspective with a refined methodology—that's what makes Nicole's innovative designs stand apart. Her work is informed by her education as both an architect and landscape architect. This symbiotic relationship allows her to lead complex projects to successful fruition. From mixed-use developments and sports venues to corporate and campus environments, Nicole brings passion, expertise, and curiosity to each commission. Her 15 years of experience at distinguished firms—Martha Schwartz Partners, Sasaki Associates, and Peter Zumthor's architecture studio in Switzerland—provides her with a well-rounded understanding of the unique challenges, sustainable solutions, and artistic expression that results in memorable outcomes for the client and end user.

Nicole is fluent in English and German.

EDUCATION

Harvard University Graduate School of Design: Cambridge, MA

Master in Landscape Architecture, 1997

Technical University of Munich; Munich, DE

Diplom-Ingenieurin der Architektur | Professional Degree in Architecture, 1992

PROFESSIONAL REGISTRATIONS

Registered Landscape Architect, State of Connecticut, LAR.0001108

ACADEMIC EXPERIENCE

RWU Roger Williams University, Cummings School of Architecture; Bristol, RI
Adjunct Professor; Site and Environment, Foundation Course, 2021 - 2022

BAC Boston Architectural College, School of Landscape Architecture; Boston, MA
Full Time Faculty and Co-Chair for Curriculum Committee, 2015 - 2018
Instructor; Adv Landscape studios, Foundation studios and courses, 2015 - 2018
Instructor; Master's Thesis studio, Graduate and Undergraduate studios, 1998 - 2000

RISD Rhode Island School of Design; Providence, RI
Guest critic; Thesis and Design studios, 1999 - Present

FA Fachhochschule Muenchen; Munich, DE

Assistant Instructor; Core curriculum in Architecture and Urban Planning, 1996

AWARDS AND DISTINCTIONS

Nicole has acquired numerous awards and distinctions throughout her academic education. These include the following:

- 1997 Norman T. Newton Memorial Prize - Graduate School of Design, Harvard University
Awarded annually to Landscape Architect student for work exemplifying the best design expression
- 1997 Harvard Project on the City, Shopping - Graduate School of Design, Harvard University
Selected participant in the research project with Rem Koolhaas
- 1995/6 D A A D Scholarship for Post-Professional Education
Selected grant recipient for study abroad at Harvard University



NICOLE GAENZLER RLA

Senior Landscape Architect | nicole@dm-la.com | 617-953-8624

RELEVANT EXPERIENCE

The following is an abbreviated list of current and past projects completed by Nicole while at DMLA as a Senior Landscape Architect, as an Associate Principle for Bishop Land Design, as a Landscape Architect at Sasaki Associates Inc., and as landscape designer at Martha Schwartz Partners.

Educational

Hanlon Elementary School; Westwood, MA
 Purdue University Student Center and Quad; West Lafayette, IN
 Rice University South Grove Restoration; Houston, TX
 Ohio State University South Residential District; Columbus, OH
 Alumni Walk at Bates College; Lewiston, ME
 Fordham University Salice and Conley Residence Halls;
 New York, NY
 Middlebury College Virtue Field House and Athletic District Plan; Middlebury, VT
 Babson College Master Plan and First Year Residence Hall; Wellesley, MA

Community Institutional

Medford Public Library; Medford, MA
 Wellesley Town Hall; Wellesley, MA
 National Underground Railroad Freedom Center; Cincinnati, OH
 Swiss RE Headquarters; Berlin, Germany
 Lehrter Bahnhof; Berlin, Germany
 Mesa Arts Center; Mesa, AR

Parks and Playground

Mother's Rest Park at Four Corners; Boston, MA
 The Connector at Rockefeller Park; Cleveland, OH
 Kincaide Park; Quincy, MA
 Fargo Civic Plaza; Fargo, ND

Multi-Family Residential

Cheney Street; Boston, MA

Master Planning and Mixed Use

Lulu Island Master Plan; Abu Dhabi, UAE
 Universidad de Los Andes Master Plan; Santiago, Chile
 Universidad del Istmo Master Plan; Guatemala City, Guatemala
 Cumbres de Vista Hermosa Master Plan; Guatemala City, Guatemala

Deborah Myers Landscape Architecture

Landscape Consultant (WBE)



THE COMMONWEALTH OF MASSACHUSETTS Executive Office for Administration and Finance SUPPLIER DIVERSITY OFFICE

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

Maura Healey

Governor

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Matthew Gorzkowicz

Secretary

William M. McAvoy

Executive Director

October 18, 2023

Ms. Deborah Ann Myers

Deborah Myers Landscape Architecture, LLC
60 Glen Road unit 108
Brookline, MA 02445

Dear Ms. Myers:

Congratulations! Your firm has been renewed as a woman business enterprise (WBE) with the Supplier Diversity Office ('SDO') under the business description of **LANDSCAPE ARCHITECTURE FIRM WHO SPECIALIZE IN THE PLANNING AND DESIGN OF ACADEMIC, HOUSING, GREEN ROOF, CORPORATE, INSTITUTIONAL, MIXED-USE, CHILDREN'S PLAY AND PARK PROJECTS THROUGHOUT NEW ENGLAND**. 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 12, 2026. 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,

Wanda Colon-DAngelo
Director, Diverse and Small Business Certification

Tel: (617) 502-8843

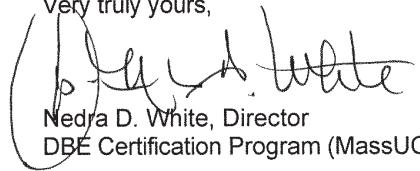
www.mass.gov/sdo

eFax: (617) 502-8841

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 Nedra D. White, Director, MassUCP at nedra.d.white@dot.state.ma.us or (857)368-8659.

Very truly yours,



Nedra D. White, Director
DBE Certification Program (MassUCP)



Design Firm

References:

Eliza Datta
E3 Development
edatta@e3devco.com
617-834-7734

Sarah Barnat
Barnat Development
sbarnat@barnatdevelopment.com
617-755-8289

Laura Martin
The Community Builders
laura.martin@tcbinc.com
407-484-7900

Dain, Torpy, Le Ray, Wiest & Garner, P.C.

Zoning Counsel



About Dain Torpy

Dain, Torpy, Le Ray, Wiest & Garner, P.C. is the premier commercial real estate boutique law firm in Massachusetts. We counsel owners, developers, investors, tenants, and managers of commercial real estate. Our attorneys advise clients on site selection, due diligence, acquisition, financing, joint venture formation, zoning, permitting and development, environmental and clean energy issues, leasing, disposition, and risk management and litigation. As we like to say, we work with our clients from concept through occupancy.

ZONING AND DEVELOPMENT

Our zoning and permitting attorneys represent owners and developers of real estate, and other interested parties, in a wide range of permitting, compliance, and dispute resolution matters. Our experienced attorneys include, among others, a former MEPA director, a former chair of the Boston Zoning Board of Appeal, the chair of the Boston Conservation Commission, a member of the Chelsea Economic Development Board, a former member of the Hingham Planning Board, current and former members of the board of directors for the Real Estate Bar Association for Massachusetts (REBA), and a LEED accredited professional.

Our zoning and permitting attorneys advise and assist clients with:

- » Due diligence for acquisitions and redevelopment projects.

- » Wetlands, waterways, and filled tidelands.
- » Zoning analyses and obtaining zoning relief.
- » Obtaining approvals under the Subdivision Control law.
- » MEPA review.
- » Administrative appeals and litigation.
- » Compliance with laws and regulations governing Title V, MWRA and other sewer connections, air emissions, and asbestos and other hazardous materials.
- » Withdrawal of land from registration under G.L. c. 185, § 52.

Our attorneys also represent clients before the Massachusetts Architectural Access Board, the Cape Cod Commission, the Massachusetts Alcoholic Beverages Control Commission, the Consumer Affairs Division, numerous municipal zoning boards of appeal, planning boards, inspectional services/ building departments, conservation commissions, and state and local historic commissions and districts.

ZONING | DUE DILIGENCE

Our attorneys assist clients in conducting due diligence for the acquisition or redevelopment of real estate within and outside Massachusetts by:

- » Reviewing zoning requirements and building histories to determine whether existing buildings and uses comply with current zoning or are lawfully pre-existing nonconforming conditions,

and whether and how redevelopment scenarios would comply.

- » Reviewing Orders of Conditions, subdivision approvals, state highway access permits, and other permits and approvals for compliance.
- » Performing environmental due diligence and risk management for contaminated properties, and assisting clients in analyzing remediation plans.
- » Identifying local and state permitting requirements that would be triggered by redevelopment, including zoning requirements, demolition delay, wetlands and waterways approvals, subdivision control law approvals, and MEPA review.
- » Reviewing land titles.
- » Developing timelines and sequencing strategies for complex projects.

ZONING

Our attorneys represent some of the most active developers and owners of real estate in greater Boston and across the Commonwealth. We advise and assist our clients with all aspects of zoning:

- » Analysis of zoning ordinances and bylaws to determine compliance of existing buildings and uses, or of proposed development plans.
- » Drafting amendments to zoning ordinances and bylaws.
- » Assistance with community, abutter, and governmental outreach and communications.
- » Negotiating agreements with abutters and permitting authorities.

Representative list of Dain Torpy Clients

AEW Capital Management
 Avison Young
 A.W. Perry
 Beacon Capital Partners
 Berkeley Investments
 Brickman Real Estate
 Boston Properties
 Boylston Properties Company
 Brookfield Properties
 The Bulfinch Companies
 Cabot, Cabot & Forbes
 Calare Properties
 CIM Group
 Clarion Partners
 CRISPR Therapeutics
 Cruz Development Corp
 Cumberland Farms
 C. Talanian Realty
 The Davis Companies
 The Drew Company
 First Link
 Fortress Investment Group
 Fulcrum Global Investors
 Greatland Realty Partners
 Griffith Properties
 The Grossman Companies
 Gutierrez
 Hawthorn Senior Living
 Hexagon Properties
 Hines
 Hudson Group North America
 The Huntington Development Company
 Jumbo Capital Management
 KGI Properties
 Lasell College
 Lesley University
 Madison Properties

Manchester – Essex Conservation Trust
 Marcus Partners
 Moderna Therapeutics
 Neighborhood House Charter School
 New England Conservatory
 NextSun Energy
 Northeastern University
 Northland Investment Corporation
 Northwood Investors
 Nouria Energy
 Nubian Ascends
 Nuveen Real Estate
 Orleans Conservation Trust
 Oxford Properties Group
 Rise Together
 The RMR Group
 Russell Reynolds
 Skanska USA Commercial Development
 Somerset Club
 South Boston Community Health Center
 STAG Industrial
 Synergy Investments
 Taurus Investment Holdings
 The Community Builders
 Town of Hingham
 Tritower Financial Group
 Trustees of Reservations
 Urbanica, Inc.
 Waste Management of Massachusetts
 Waterway Capital
 Westbrook Partners
 The Winhall Companies

References

Madeleine Timin at Boston Properties
 Senior Vice President, Regional General Counsel
 mtimin@bpx.com
 617-236-3300

Rob Kubica of Davis Companies
 Managing Director, General Counsel
 rkubica@thedaviscompanies.com
 617-451-1300

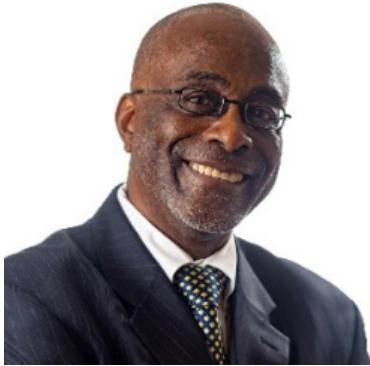
Jay Doherty of Cabot Cabot & Forbes
 Chief Executive Officer
 jdoherty@ccfne.com
 617-603-4000

Project Lead

Joseph Feaster
 Project Lead
 jfeaster@daintorpy.com
 781-408-1425

Dain, Torpy, Le Ray, Wiest & Garner, P.C.

Zoning Counsel



Joseph Feaster

Counsel | Dain, Torpy, Le Ray, Wiest & Garner, P.C.

Attorney Joseph D. Feaster, Jr. has been practicing law for over 45 years, during which time he has developed an expertise in numerous areas of the law, including corporate, employment and labor, real estate, contract, licensing and zoning, and probate. He soon will be joining Dain Torpy Le Ray Wiest & Garner PC. as Of Counsel.

Previously, he served as the court-appointed Receiver for Roxbury Comprehensive Community Health Center for 9 years, and as the Interim Town Manager of the Town of Stoughton. Prior to joining McKenzie & Associates, P.C. as Of Counsel in 1998, Attorney Feaster was Of Counsel to the firm of Wynn & Wynn, P.C. Attorney Feaster is also President of Feaster Enterprises, a strategic planning, organizational development, and community outreach consulting firm.

Attorney Feaster previously served as President of the Massachusetts Community and Banking Council (MCBC), Acting Director of Real Estate for the Massachusetts Turnpike Authority, Interim Administrator of the Boston Housing Authority, one of the largest public housing authorities in the country, Assistant Secretary and General Counsel in the Commonwealth's Executive Office of Administration and Finance, Associate Counsel in Prudential

Insurance Company's Northeast Home Office, and as an attorney at the National Labor Relations Board's Boston Regional Office. His professional affiliations are numerous, as his expertise is sought within the City of Boston and nationally. Such affiliations and service include serving as a mediator for the Suffolk County (MA) Superior Court Mediation program, as a registered lobbyist in Massachusetts, and as chairman and member of the City of Boston Board of Appeal. He currently serves as chairman of the board of directors of the Urban League of Eastern Massachusetts (ULEM); as an Executive Committee member of the Massachusetts Association for Mental Health, Inc. (MAMH); and as an Advisory Board Member of the Samaritan, Inc. He previously served as President of the Boston Branch NAACP, as vice chairman and board member of Neighborhood Health Plan (NHP), as Speaker of the House of the National Association of Community Health Centers (NACHC), as a board member of the Massachusetts League of Community Health Centers (MLCHC), as a board member of Dimock Community Health Center, which tenure included serving as board chairman and as the Center's Interim President, and on the Executive Council of the Massachusetts AARP. Attorney Feaster was also a former board member of the National Lawyers' Committee for Civil Rights Under Law, former board member of the National Alliance of Mental Illness (NAMI) Boston, a gubernatorial appointee to the Commonwealth's Workforce Investment Board, past president of

Northeastern University School of Law Alumni Association, past president of Northeastern University School of Law Black American Law Student Association (BALSA); past president of Combined Boston BALSA, past chairman of the Boston Enhanced Enterprise Community Advisory Board, and past co-chair of the Greater Boston Civil Rights Coalition.

Attorney Feaster previously served as the Senior Vice President of Victory Group, a government and community relations firm, as an adjunct professor in Northeastern University's Master in Public Administration program, and as a research associate at the William Monroe Trotter Institute at the University of Massachusetts at Boston.

Attorney Feaster received his Juris Doctor from Northeastern University School of Law. He has also completed programs at the Massachusetts Institute of Technology's Center for Real Estate Development and Harvard University's John F. Kennedy School of Government. Attorney Feaster is admitted to practice before the courts in Massachusetts, the U.S. District Court of Massachusetts, the First U.S. Circuit Court of Appeal, and the U.S. Supreme Court.



Charles N. Le Ray

Founding Partner of Dain, Torpy, Le Ray, Wiest & Garner, P.C.

Charles N. Le Ray represents developers and owners of commercial real estate with complex land use, permitting, regulatory compliance, and environmental projects. His expertise is deepest in zoning, wetlands, MEPA, and site remediation. He also represents clients in administrative law and land use litigation matters and has experience negotiating project agreements and settlement agreements with project municipalities, project neighbors and opponents, and regulators. Before co-founding this firm, Mr. Le Ray was an attorney with Goodwin Procter, LLP in Boston for over eleven years.

Representative Matters

- » Representing developer of speculative, two-building 500,000 sf suburban office/life sciences project in connection with local and state permitting and MEPA review.
- » Representing developer/owner/operator in phased redevelopment of suburban research campus into ~700,000 sf of office/life sciences space, ~400,000 sf of structured parking, and a boutique hotel in connection with local and state permitting, MEPA review (including Phase I waiver for 150,000 sf building), wetlands permitting, and associated litigation.
- » Represented urban developer in efforts to rezone and permit large mixed-use project in Cambridge.

- » Representing developer of large-scale, ground-mounted solar photovoltaic projects in several communities in connection with permitting and litigation relating to project approvals.
- » Representing owner of ~800,000 sf urban office/research campus in connection with rezoning, master plan special permit, and various leasing matters.
- » Represented developer of proposed Region 1 casino project in connection with rezoning, negotiating Host Community and Surrounding Community agreements, and arbitration with two adjacent towns.
- » Represented premier Cape Cod resort developer in connection with obtaining Land Court approval of subdivisions and other plans, drafting village declarations and homeowners' association bylaws, easements, and related documents, wetlands permitting, and MEPA.
- » Representing private schools in connection with expansion plans

Professional Activities and Honors

- » Rated 2023 Top Lawyer by Boston Magazine
- » Named "Lawyer of the Year" for Land Use and Zoning – Boston by The Best Lawyers in America 2023 Edition
- » Founding member of Real Estate Bar Association for Massachusetts Land Use and Zoning Law Section; Member of REBA Board of Directors (2007-2013)
- » Member of Massachusetts Municipal Lawyers Association
- » Leadership in Energy and Environmental Design (LEED) Accredited Professional

- » Beta Gamma Sigma National Business Honor Society

Publications and Presentations

- » Author, Land Court Commentaries (Land Court Reporter, quarterly 2020-present)
- » Author, Zoning in Boston Chapter of Handbook of Massachusetts Land Use (Mark Bobrowski, 5th ed.)
- » Co-author, Drafting Commercial Real Estate Documents in Massachusetts (MCLE, 1st & 2nd [present] eds.)
- » Contributor to Massachusetts Zoning Manual (MCLE, 5th ed.)
- » Co-author, Massachusetts Environmental Law Handbook (Government Institutes, 3rd ed.)
- » "Implications of DNA Technology on Posthumous Paternity Determination: Deciding the Facts when Daddy can't give his Opinion", 35 Boston College Law Review 747 (1994)

Proverb

Branding and Marketing (MBE)

Company Overview:

Proverb is a creative agency that partners with innovative nonprofits, cities, hospitals, municipalities, public agencies, and organizations that seek to transform communities by helping people connect with organizations, places, and governments in meaningful ways. We are a certified minority-owned business—a team of 30 talented, diverse, and strategic creatives—founded on the belief that smart brands, engaging marketing strategies and communications have the power to transform the world around us. Branding has the great power to affect how people consume information. But more importantly, it has the power to make people feel welcomed, inspired, and included. This drives Proverb's focus: creating compelling, innovative, and highly valuable brands, campaigns, and communication materials. For over 25 years, Proverb has been recognized for its creative work, company culture, and strategic operational management by Boston Ad Club's Hatch Awards (20+), Webby Awards, NAHB Multifamily Awards, Boston 50 on Fire, IC100, and MultiFamily Executive Awards for Marketing & Advertising.

Proverb is a minority-owned agency based in Boston. We specialize in place branding and marketing and define "place" broadly to include destinations, non-profits, corporations, governments, healthcare institutions, cultural institutions, commercial real estate, and restaurants. We are known for our approach in crafting compelling narratives and storytelling. Our strategic expertise and creative prowess enable us to develop brands, campaigns, collateral, and digital experiences that resonate deeply with your audiences. Proverb's commitment to excellence and inclusivity has established us as a trusted partner for companies seeking to enhance their brands and engage with their audiences authentically. With over 25 years of experience, Proverb has been recognized for its creative work, company culture, and strategic operational management by awards such as the Boston Ad Club's Hatch Awards (20+), Webby Awards, NAHB Multifamily Awards, Boston 50 on Fire, IC100, and MultiFamily Executive Awards for Marketing & Advertising. As an agency, our focus is on creating compelling, innovative, and highly valuable brands, campaigns, and communication materials, understanding the profound impact we have on how people consume information and, more importantly, how they feel—welcomed, inspired, and included.

Project Lead & Contact Information:

Name: Daren Bascome

Address: 35 Fay St UNIT 106, Boston, MA 02118

Email: daren@proverbagency.com

Phone: (617) 266-0965

Key Team Members:



DAREN BASCOME
Proverb, Founder and Managing Director

Daren is a distinguished senior executive and influential thought leader, boasting over 25 years of expertise across private and public sector. With a robust background in c-level management, he has excelled in design operations, strategy formulation, business development, marketing, place-making branding, and communications. Renowned for his versatility as a strategist and leader, Daren is adept at conceptualizing and operationalizing innovative strategies, driving business growth initiatives, and implementing engagement programs that enhance an organization's competitiveness and standing with stakeholders, prospects, customers, and employees. In 1997, he founded Proverb, leveraging his wealth of experience to establish a firm dedicated to transformative solutions. Prior to this, Daren served as a Senior Designer at Joseph A. Wetzel Associates contributing to the creation of exhibits for museums and zoos worldwide.



CHARLIE LODGE
Proverb, Senior Strategist

Charlie graduated from Trinity College in Hartford in 2010 with a degree in Political Science and a minor in American Studies. His love of studying culture, places, and why and how people make the decisions they do brought him to Brand Strategy, and he has loved his job ever since. Charlie started his professional career at Saatchi & Saatchi in New York working on the General Mills account, but switched to the real estate sector when he went to work for a nationally recognized home builder and developer, digitizing their Customer Retention and Sales processes. Prior to joining Proverb in 2019, Charlie worked for two+ years for The Howard Hughes

Proverb MBE

Branding and Marketing (MBE)

Corporation, branding master-planned communities and building out hospitality and lifestyle amenities to attract and retain commercial tenants to developments in Manhattan, Columbia, MD and Honolulu, HI.



TRAVIS BLAKE
Proverb, Senior Art Director

Travis's journey into the world of design began during his freshman year of high school, igniting a passion that propelled him to California for college at the San Francisco Art Institute, where he earned his BFA in Graphic Design. Over the years, his expertise has evolved beyond graphic design, encompassing branding, environmental design, motion graphics, video, and photography. With an impressive track record, Travis boasts three Gold American Design Awards and has earned a place in esteemed design annuals, including Best of Business Card Design and 1000 More Graphic Elements. His work stands as a testament to his authority in the field. When not immersed in creative collaborations with his team, Travis can be found exploring the outdoors with his family, scaling the Alps, kayaking the fjords of Norway, or chasing the Northern Lights above the Arctic Circle.

References:

BOZZUTO

Client Name: Noel Carson | Vice President of Marketing, Creative Director

Phone: (301)683 - 7499

Email: noel.carson@bozzuto.com

TISHMAN SPEYER

Client Name: Meredith Williams | Director of Marketing

Phone: (617) 342 - 7500

Email: MWilliams@tishmanspeyer.com

NATIONAL DEVELOPMENT

Client Name: Kathy McMahon | SVP Marketing and Communications

Phone: (617) 559 - 5086

Email: kmcmahon@natdev.com

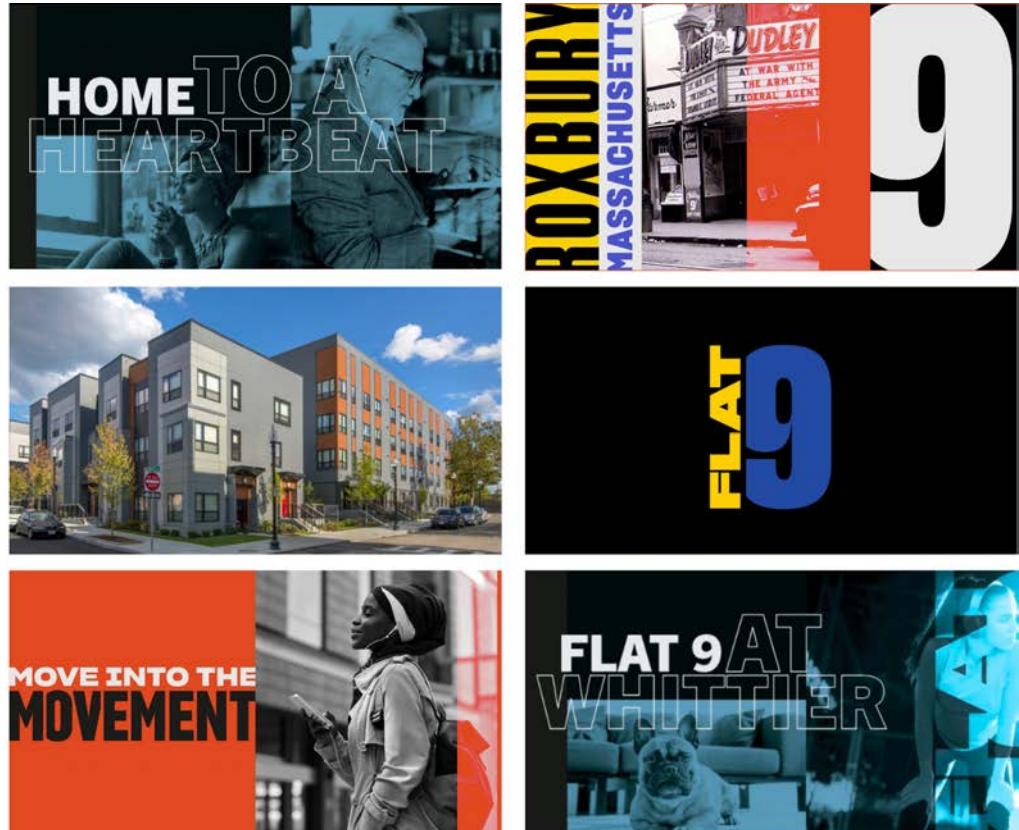
Flat 9

LOCATION: Roxbury

CLIENT: POAH

SERVICES: Brand Strategy, Naming, Visual Identity Development, Website, Signage, Collateral Development

Flat 9 at Whittier, located in Boston's Roxbury neighborhood, is a mixed-income community designed to address safety concerns and promote healthy living. Through on-street interviews, we discovered a shared desire for social connection among residents. Inspired by Roxbury's jazz history, we named the project "Flat 9" to celebrate community melody and promote wellness and inclusivity. Flat 9 offers a supportive environment for residents to live happy, healthy lives while fostering a sense of connection and belonging.



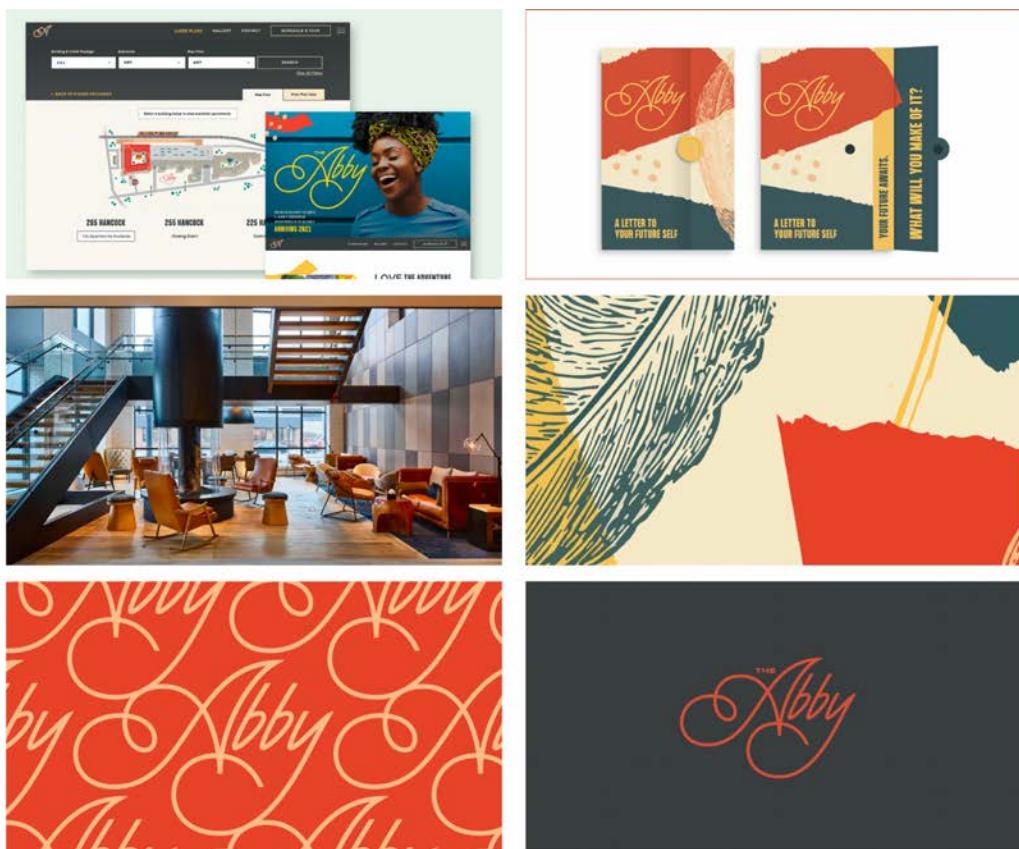
The Abby

LOCATION: Quincy, MA

CLIENT: Bozzuto

SERVICES: Brand Strategy, Naming, Visual Identity Development, Website, Signage, Collateral Development

The Bozzuto Group secured a bid to develop a dynamic apartment community at MBTA North Quincy Station. Proverb named the project the "The Abby" after Abigail Adams, the brand embodies her wit and charm through a vibrant brand identity and incorporates her iconic quotes.



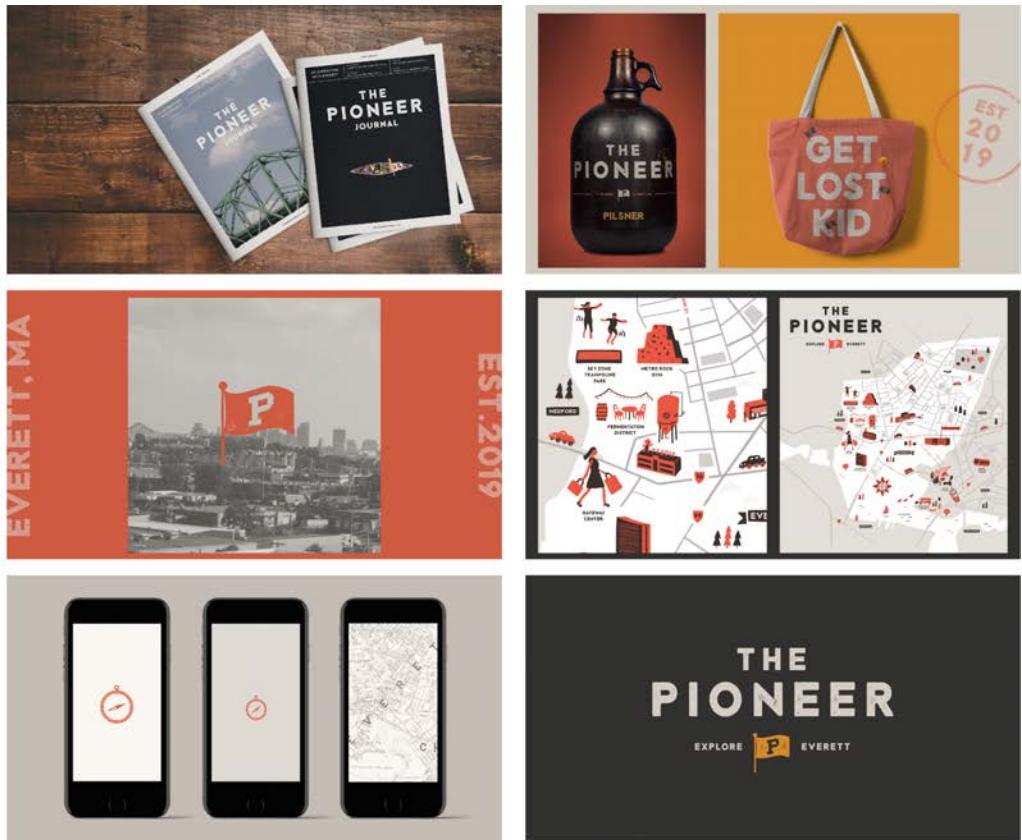
Proverb

Branding and Marketing (MBE)

The Pioneer

LOCATION: Everett MA
CLIENT: Post Road Residential
SERVICES: Brand Strategy, Naming, Visual Identity Development, Website, Signage, Collateral Development

This property faced the challenge of attracting Bostonians to a city known more for its industrial landscape than residential appeal. Drawing inspiration from Ralph Sprague, an early explorer of Everett's wilderness, we crafted a brand that celebrates both its grit and glory. With the tagline "You Can't Discover What You Don't Explore," we created a visual narrative inspired by National Geographic and vintage maps.





THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE
One Ashburton Place, Suite 1017
Boston, MA 02108-1552
Maura Healey, Governor
Kim Driscoll, Lieutenant Governor
Matthew Gorzkowicz, Secretary
William M. McAvoy, Executive Director

July 17, 2023

Mr. Charles Daren Bascome
Proverb, LLC
35 Fay Street, Unit 106
Boston, MA 02118

Dear Mr. Bascome:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **A BRANDING AND ADVERTISING AGENCY THAT ELEVATES AN ORGANIZATION'S MESSAGE, IDENTITY AND IMAGE WITH AN EYE TOWARD EQUITY AND INCLUSION THROUGH MARKET RESEARCH, INNOVATIVE STRATEGY, AND IMPACTFUL DESIGN AND DEVELOPMENT**. 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 April 16, 2026. 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
Executive Director

Buro Happold

MEP Engineer

Buro Happold

Buro Happold is an international, integrated consultancy of engineers, designers and advisers, with a presence in 35+ locations worldwide, over 80 partners and 2,500 employees. For over 45 years we have built a world-class reputation for delivering creative, value led solutions for an ever challenging world.

About us

Critical to our success and significant in our differentiation is our multidisciplinary, technically integrated approach. Our core offering of structural and MEP services, complemented by our suite of specialist consulting services and strategic urban realm expertise, enables us to push boundaries and achieve transformative outcomes for clients, communities, and the planet.

At Buro Happold we look beyond engineering to see the bigger picture, combining all of our knowledge – whether that means engineering a building or master planning a city or an entire region – to offer truly holistic design and consultancy services for every element of our work.

Residential

Buro Happold has four decades of experience in the residential sector, with projects ranging in size and scope from multi-million dollar developments to individual homes and property upgrades. Our combined expertise in developing inspirational new buildings and breathing new life into existing and historic properties has enabled us to work on some of the most exciting, innovative and valuable residential projects across the world.

We are showing the way forward in designing buildings that tread lightly on the environment. Our projects are not only cost effective to build and operate, but have flexibility built in; utilizing technologies with the capacity to reduce energy costs and future-proof buildings against carbon reduction targets. Buro Happold is committed to pushing the boundaries on every project to achieve the maximum quality, flexibility, sustainability and affordability for our clients. It is this commitment that sets us and our projects apart.

A Model for Sustainable Housing



45 Townsend Street

Roxbury, MA

45 Townsend Street is a 323,000ft² apartment complex located outside Boston that will include 322 market rate rental apartments along with affordable home ownership units. The new building complex will be constructed on a 4.8 acre site that will be demolished prior to construction. The development will reactivate an existing brownfield site that was previously home to a Jewish hospital and rehabilitation center that closed in 2014.

The project aims to be LEED Gold certified and will employ sustainable design to reduce resident energy costs. 45 Townsend Street is expected to be a model for future market-driven sustainable housing in Boston.

Buro Happold is providing integrated engineering services to ensure the project is near Zero Net Energy.

CLIENT
Kensington Investment Co.

ARCHITECT
Studio G Architects

PROJECT VALUE
\$95 million

SERVICES PROVIDED BY BURO HAPPOLD
MEP/FP, structural engineering, facades, energy modeling

Buro Happold

MEP Engineer

Design Solutions to Create a More Just and Sustainable Future



Design for Manufacturing and Assembly, The Longhouse & Tallhouse Mass Timber Design Workshops At MIT

Cambridge, MA

As part of our commitment to the School of Architecture and Planning at Massachusetts Institute of Technology (MIT), Buro Happold engaged over the past two academic years with John Klein and his students to support the Design for Manufacturing and Assembly workshop focussing on the innovative use of timber as a building material. Following the design of the Longhouse, a timber pavilion, this year's workshop titled The Tallhouse, is centered around building a prototype that uses efficient innovations in materials and assembly to help provide solutions to housing crises within North America.

For this project our team is providing structural, MEP, and facade support and guidance to a multi-disciplinary group of students who are developing a modular heavy timber structural framing system for use within mid-rise, multi-family residential

buildings. The heavy timber system is being developed to integrate and optimize with the residential program and building design. The building design will also incorporate pre-fabrication considerations for MEP systems and bathrooms.

CLIENT
Massachusetts Institute of Technology (MIT)
School of Architecture + Planning

DURATION
Tallhouse: 2018
Longhouse: 2017

SERVICES PROVIDED BY BURO HAPPOLD
Structural engineering, MEP engineering, facades

BURO HAPPOLD**BURO HAPPOLD****BOSTON WATER & SEWER COMMISSION**
Affordable Housing Project**SETTY****DC HOUSING AUTHORITY, WHEELER TERRACE APARTMENTS, WASHINGTON, DC**

Wheeler Terrace is a **low-income housing project** where the energy savings (25% savings) of the buildings are being shared with the residents – a first in the nation.

As subconsultant to Wiencek + Associates, SETTY services include MEP design, LEED certification administration, and fundamental and enhanced commissioning for this seven building, 117-unit development. SETTY's innovative design for the buildings MEP systems was based around geothermal wells and represented the first ever geothermal system used for a DC housing development.

Additionally, our engineers employed a variety of LEED strategies in this project, including high-performance heat pumps, a geothermal well field, green roofs, occupancy sensors, demand-control bathroom ventilation, recycled materials, a super heater for the domestic hot water, and high-efficiency lighting greater than code minimum. **The project is LEED Gold Certified.**



Buro Happold

MEP Engineer



John Swift

PE CEM LEED AP® BD+C GBE

John Swift, a partner and the global science and technology practice leader, has more than 25 years of experience in high performance building systems engineering design. He has delivered solutions for research, commercial and academic facilities that require effective and reliable infrastructure for the optimization of occupant health, safety and comfort, while minimizing energy and water consumption. He is recognized as an authority in the profession, helping write standards for the American Society of Heating, Refrigeration and Air-Conditioning Engineers (ASHRAE), the Environmental Protection Agency and the General Services Administration. John recently saw the completion of Brown University's new Engineering Research Center, which includes cutting edge laboratory facilities and sets the benchmark for sustainable laboratory design. Currently he is working on Wellesley College's New Health Center, and a courtyard infill project at Harvard Medical School.

POSITION

Partner, Boston Office Director

SPECIALISM

MEP Engineering

QUALIFICATIONS

Bachelor of Science, Industrial Economics and Mechanical Engineering, Union College; Continuing Education, Architecture and Design History, Boston Architectural College

ACCREDITATIONS

Professional Engineer (PE): Massachusetts (40504)

MEMBERSHIPS

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE); National Fire Protection Association (NFPA); US Green Building Council (USGBC); Association for the Study of Higher Education (ASHE); Association of Energy Engineers (AEE); International Institute for Sustainable Laboratories (I²SL); I²SL Labs2Zero Advisor; Boston Society of Architects/AIA (BSA)

BURO HAPPOLD

2014 – present

Key Project Information

Brown University, Wellness Center and Residence Hall

LEED Silver Targeted

Providence, RI

Massachusetts Institute of Technology (MIT) New Residence Hall Pre-design

Cambridge, MA

Princeton University, Hobson College

New Residence Hall

Princeton, NJ

Quinnipiac University, Health and Wellness Center

LEED Gold Targeted

Hamden, CT

MITIMCO Kendal Square Volpe Development

LEED Gold Targeted | a Buro Happold & Setty collaboration

Cambridge, MA

Hitchcock Center for the Environment

Living Building Challenge Certified

Amherst, MA

Wellesley College, Global Flora Collection at the Margaret Ferguson Greenhouses

Living Building Challenge Targeted

Wellesley, MA

Worcester Polytechnic Institute, East Hall Residences*

Worcester, MA

Boston College, St. Ignatius Gate Residence Hall*

Chestnut Hill, MA

Northeastern University, West Campus Residence Halls*

Boston, MA

Allegheny College, North Quad Student Village*

Meadville, PA

Boston University, Residence Towers*

Boston, MA

*experience prior to joining Buro Happold



Nora McCawley LEED AP CENG

Nora McCawley is an Principal in Buro Happold's Boston office. Nora specializes in healthcare, museum, and laboratory facilities, allowing her to seamlessly apply her experience to the mechanical engineering team in Boston on high-performance, large-scale projects. She is a LEED Accredited Professional with a strong interest in innovative, sustainable, and energy-efficient designs. Nora has worked on a number of projects throughout the United States in the health care, educational, and cultural sectors. She is currently working on a major expansion of the Crystal Bridges Museum of American Art in Bentonville, AR, and on a new addition to the Cleveland Clinic's Hillcrest Hospital Cancer Center.

Key project information

Brown University, Wellness Center and Residence Hall

LEED Silver Targeted

Providence, RI

Williams College Museum of Art

Living Building Future Targeted

Williamstown, MA

Marriott Group*

Quincy, MA and various locations

“Suite” Hotel*

London, UK

City North, Finsbury Park*

London, UK

Mixed-use Hospitality Development*

Tripoli, Libya

Clarence Hotel*

Dublin, Ireland

POSITION

Principal

SPECIALISM

QUALIFICATIONS

Cambridge University, Masters Degree, Interdisciplinary Design and the Built Environment, Joint Architectural/Engineering Departments Degree 2012; Smith College, Bachelor of Arts

ACCREDITATIONS

LEED AP; Chartered Engineer (CEng)

MEMBERSHIPS

American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE); American Society for Healthcare Engineering (ASHE); International Institute for Sustainable Laboratories (I2SL)

BURO HAPPOLD

2018 – present

Team Qualifications

139

Setty Associates

MEP Engineer (MBE)

BOSTON WATER & SEWER COMMISSION
Affordable Housing Project

SETTY

FIRM OVERVIEW

Project Lead: Raj Setty, P.E, CxA, LEED AP | President & Principal
Address: 1415 Elliot Place, NW, Suite 100, Washington, DC 20007
Contact Info: P: 202-393-1523 | E: rsetty@setty.com

SETTY's mission is to deliver high-performing buildings by creating sustainable, energy-efficient designs. Our experienced staff of Registered Professional Engineers, Certified Commissioning Agents, Certified Energy Managers, LEED Accredited Professionals, WELL Accredited Professionals, Certified Peer Reviewers, and Certified Construction Managers are driven by a fundamental concern for our clients. Responsiveness to client needs is a principle practiced throughout the firm, and we are committed to timely coordination of efforts even at a moment's notice, acting as an extension of the owner's property development staff.



SETTY has experience with many types of facilities and systems, including new construction, renovations, rehabilitation, and adaptive reuse. Specifically, we have extensive experience in MEP/FP engineering systems design, critical climate, and planning including feasibility studies, facility master plans, and preparation of construction documents and commissioning for new construction and renovations for labs, forensic science labs, clinics, hospitals, parks & recreation, educational facilities, and associated office space for private and government facilities.

SETTY has consistently ranked as one of **the Top 100 M/E/P Giants for 12 years** in a row now, according to Consulting-Specifying Engineer Magazine, a distinguishing ranking given to firms who provide cutting-edge professional engineering services. **SETTY** was nominated as one of the Washington Business Journal's 50 fastest growing firms in 2021 & in 2022. In 2023, the Journal named SETTY a Top 25 Engineering Firm.

MEP GIANTS 2023
EATN

WASHINGTON BUSINESS JOURNAL

REFERENCES

SETTY references are as below-

REFERENCES	DC Department of General Services Domonique Banks P: 202-724-4121 E: domonique.banks@dc.gov
	United States Department of Agriculture, Agricultural Research Service (USDA ARS) Michael Thompson Senior Contract Support P: 240-464-3250 E: michael.thompson@usda.gov
	Loudoun County Public School Name: Hal Broadhurst Senior Project Manager P: 703-475-3361 E: Hal.Broadhurst@LCPS.org

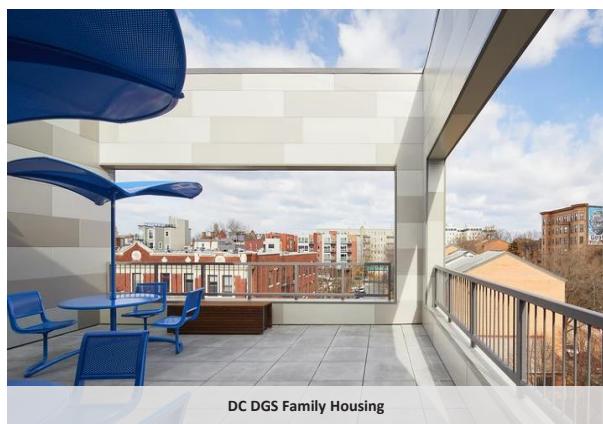
Buro Happold & SETTY are frequent collaborators that will bring the best of each to the Boston Water and Sewer Commission Parking Lots Disposition project. Buro Happold has an extensive portfolio of work in Boston, with Passive House residential towers, and leading high-performance and diverse integrated engineering teams. BH's team brings specific expertise from their work with WS Development in the Boston Seaport District, from their lessons learned designing The House at Cornell Tech (a 26-story Passive House and LEED Platinum residential tower certified in 2017), on projects that meet other high-performance objectives like WELL, Living Building, and TRUE, and consulting to MA DOER and the City of Boston on the forthcoming energy code and carbon neutrality efforts. SETTY brings an extensive portfolio in multi-family engineering design, leadership in ASHRAE, and a practiced MBE firm that celebrates minority ownership in an engineering practice.

Setty Associates

MEP Engineer (MBE)

SAMPLE AFFORDABLE HOUSING EXPERIENCE

- DC Department of General Services, Washington, DC
 - Ward 1 Short Term Family Housing
 - Ward 3 Short Term Family Housing
 - Emergency Family Shelters 50 Units
 - Emergency Family Shelters 35 Units
- DC Housing Authority, Washington, DC
 - James Apartment
 - Potomac Garden
 - Garfield Terrace
 - Harvard Towers
 - Greenleaf Gardens Senior Building
 - Greenleaf Gardens Apartments
- DC DHCD, Barnett-Adan Apartments, Washington, DC
- Wheeler Terrace Apartments, Washington, DC
- Montana Terrace, Washington, DC
- Fort Stevens Place Apartments Renovation, Washington, DC
- Edgewood Terrace Apartments, Washington, DC
- Delta Towers, Washington, DC
- Atlantic Garden & Terrace Apartments, Washington, DC
- Park Morton, Washington, DC
- Bryant Street, Buildings 1A-1B M/P Mixed Use, Washington, DC
- Bryant Street Building 5B M/P Mixed Use, Washington, DC
- Kingsley Park Townhouse & Murray Gate Village Apartments, Physical Need Assessment / Energy & Water Audit, Washington, DC
- 2100 MLK Ave. SE Apartments, Washington, DC
- Kennedy Street Senior Apartments 809 Kennedy, Washington, DC
- Conway Center, Washington, DC
- Southern Ave Assisted Living, Washington, DC
- Branchville Crossing Apartments, College Park, MD
- Memorial Apartments, Baltimore, MD
- Centro Arlington Mixed Use, Arlington, VA
- Pierce Queen Apartments, Arlington, VA
- Blacksburg Condominiums New Building Design, Blacksburg, VA



SAMPLE PARKING FACILITY EXPERIENCE

- Westminster Dwelling Units, Church & Garage, Washington, DC
- DGS Ward 3, Short Term Housing Parking Garage, Washington, DC
- Claridge Towers, Garage Design, Washington, DC
- Architect of Capital, Senate Underground Garage Fire Protection, Washington, DC
- Garage and Fitness Center 1601 K Street NW, Washington, DC
- DC USA, Garage Systemic Upgrades, Washington, DC
- New U.S. Coast Guard Headquarters Facility, St. Elizabeth's West Campus, Washington, DC
- GSA, J. Edgar Hoover Building, Washington, DC, Relocate Garage Ventilation Intakes, Washington, DC
- GSA, Tax Court, Replace Snow Melting System on Garage Ramps, Washington, DC
- IMF HQ1, Garage Dry Pipe & Pre-Action System, Washington, DC
- National Gallery of Art, Garage Ventilation Study, Washington, DC
- Federal Reserve Board, NYA Building Garage, Washington, DC
- 2nd District Police, Garage Lighting Revisions, Bethesda, MD
- 1601 K Street Garage and Fitness Center expansion, Washington, DC
- Bethesda Metro Center, Underground Garage, Bethesda, MD
- 2011- I Street Office Building, Underground Garage, Washington, DC
- INTELSAT Garage, Washington, DC
- Embassy of Japan Chancery, Underground Garage, Washington, DC
- Frances Perkins Garage, Washington, DC
- Centro Arlington, Garage Revisions, Arlington, VA
- Cedar Hills I and II, Basement Garage, Vienna, VA
- Williams/Thompson Office Building, Underground Garage Springfield, VA
- 1220-1 Lee Jackson Highway Executive Center, Basement Garage Fairfax, VA
- VM Office Building Garage, Reston, VA
- Peer Review 6565 Arlington Blvd., Parking Garage, Falls Church, VA
- 8500 Leesburg Pike, Free-Standing Garage, Vienna, VA
- MGM National Harbor Building & Garage – Energy Modeling PG's County, MD
- Exelon BGE Fayette Basement Garage Study & Floor Drain Repairs Baltimore, MD



Westminster Dwelling Units



Architect of Capital, Senate



National Gallery of Art



Centro Arlington



MGM National Harbour

Setty Associates

MEP Engineer (MBE)



BURO HAPPOLD



RAJ SETTY, PE, CxA, LEED AP

Raj is a highly experienced professional engineer with over 30 years of expertise in the Architecture/Engineering field. His focus lies in indoor air quality and designing mechanical systems with green development in mind, aiming to achieve a profitable return on investment while prioritizing energy efficiency and environmental sustainability. By adopting a whole-system approach and considering economic, environmental, and system-wide factors, Mr. Setty consistently delivers optimal building performance and contributes to the creation of cleaner and healthier environments.

As a registered Professional Engineer, LEED Accredited Professional, ACG Certified Commissioning Authority, and ICC Commercial Energy Inspector, Mr. Setty's certifications underscore his commitment to advancing sustainable practices in the industry. He actively participates in three ASHRAE technical and research committees, showcasing his dedication to staying at the forefront of industry trends. Notably, he serves on the ASHRAE Epidemic Task Force for Schools, contributing his expertise to develop guidelines that ensure buildings are prepared for future epidemics.

With his extensive experience, diverse certifications, and unwavering dedication to sustainable design, Raj is highly regarded in the field. His holistic approach and active involvement in industry initiatives continue to shape the landscape of high-performing, environmentally conscious buildings, meeting the evolving needs of society.

POSITION

Partner | Principal

SPECIALISM

MEP Engineering

QUALIFICATIONS

Bachelor of Science, Mechanical Engineering, University of California, Davis

ACCREDITATIONS

Professional Engineer (PE): Massachusetts (40504)

MEMBERSHIPS

Professional Engineer (PE); DC #PE901619 2002; LEED Accredited Professional; ACG Certified Commissioning Authority; ICC Commercial Energy Inspector

Key Project Information

DC Department of General Services, Emergency Family Shelter in Ward 8

Facilities for Those in Need

Washington DC

Centro Arlington - Mixed-Use

Residential | Mixed-Use

Arlington, VA

So Others Might Eat, 414-420 61st Street

Residential Development

Washington DC

DC Government Housing Authority, Wheeler Terrace Apartments

Low-income | LEED Gold Certified

Washington DC

MITIMCO Kendal Square Volpe Development

LEED Gold Targeted | a Buro Happold & Setty collaboration

Cambridge, MA



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE

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

Charles D. Baker

Governor

Karyn E. Polito

Lieutenant Governor

Michael J. Heffernan

Secretary

William M. McAvoy

Executive Director

May 25, 2022

Mr. Rajnish Setty
Setty & Associates International, PLLC
1415 Elliot Place NW, Suite 100
Washington, DC 20007-2506

Dear Mr. Setty:

Congratulations! Your firm has been recognized as a Minority Business Enterprise (MBE) by the Massachusetts Supplier Diversity Office ('SDO') based on your certification by the City of Boston. Based on this information, your firm is now listed as a MBE business entity in the Massachusetts directory of verified businesses.

Your Certification is valid until March 15, 2025. At that time, the SDO will contact the City of Boston to confirm that your MBE certification has been renewed. Once confirmation of renewal is received from the certifying organization, the SDO will update the expiration date in the Massachusetts directory of certified businesses with no additional action required from your company. If your certification has not been renewed with the City of Boston, your firm will be removed from the MA directory of certified businesses.

Please inform us of any changes to your firm's information if they occur prior to certification renewal with the City of Boston. Examples include but are not limited to changes in business description, phone number, fax number, physical location, webpage and e-mail addresses. Please also notify us of any changes to your certification status, such as certification withdrawal or decertification.

The Commonwealth has a number of training programs that provide insight on how to do business with the state. If you would like additional information regarding doing business with the Commonwealth please visit www.mass.gov/sdo.

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 a member of our staff at 617-502-8831.

Sincerely,

John Fitzpatrick
Director of Supplier Diversity Office Programs

McPhail Associates, LLC

Structural Engineer

Firm Profile

Since 1976 McPhail Associates, LLC has been providing geotechnical engineering services to architects, owners, contractors, institutions, and developers. Over the years our services have expanded to include geoenvironmental, geothermal energy and below-grade waterproofing consultation. In addition, we offer a wide variety of contractor support services including design of temporary and permanent excavation support systems, pile and specialty foundations, and construction dewatering systems. We remain true to the vision of our founder, Robert E. McPhail, and continue to be creative, practical, respected problem solvers, always keeping our clients' best interest and vision in mind.

Our leadership team is comprised of four managing principals, Amy D. Apfelbaum, Peter J. DeChaves, Thomas J. Fennick, and Jonathan W. Patch, who oversee our business operations and provide executive-level project management alongside principal Chris M. Erikson. Our professional staff consists of approximately sixty (60) individuals with backgrounds in Civil Engineering, Geotechnical Engineering, Environmental Engineering and Geology. The senior engineering staff has advanced degrees in the geotechnical or geoenvironmental engineering discipline. Our key engineers have had extensive experience in subsurface explorations, geotechnical analysis and design, geoenvironmental site evaluation and remediation, design assistance to structural engineers and architects, and construction observation for more than 6,500 building, environmental, waterfront, and heavy construction projects.

We understand the role of the geotechnical engineer in performing the subsurface design of construction projects in terms of both the geotechnical and geoenvironmental considerations. We are oriented towards providing timely design assistance to the design team which assists in the proper implementation of the geotechnical design recommendations and geoenvironmental requirements into the Contract Documents.

Diversity, Equity & Inclusion

McPhail is 25% women-owned and our people come from a wide variety of backgrounds whether it be race, color, age, sex, national origin, or basis of disability. The diverse background of our people makes McPhail stronger and this diversity benefits both McPhail and our clients by fostering a close-knit community that encourages new thoughts and perspectives on old problems, leading to new and innovative solutions. Currently, women and minorities comprise approximately 20 and 15 percent of our staff, respectively. We are committed to an on-going increase in workforce participation by women and minorities on our projects and added 5 full-time women/minority to our staff in 2023.

References

- The Fallon Company
Richard Martini, Executive Managing Director
617-737-4100
- Massachusetts Institute of Technology Investment Management Company
Ken Williams, Director of Real Estate
617-452-2240
- The Davis Companies
Jason Tilley, Senior Vice President of Development
617-936-4804

Innovation Square; Boston, Massachusetts

Innovation Square is a research and development life sciences campus located in Boston's Marine Industrial Park and consists of two buildings constructed in two phases. Phase I consists of a four-story, 125,000 gsf lab building and Phase II consists of a four-story, 269,000 gsf office and lab building with a level of below-grade parking. Foundation support for the buildings included end-bearing pre-cast, prestressed concrete piles. The excavation for the below-grade level was constructed within a steel sheet pile cofferdam with one level of internal bracing.

McPhail provided geotechnical and geoenvironmental engineering consulting services from project conception to completion. This included the completion of subsurface exploration programs, the preparation of foundation design recommendations, geoenvironmental soil pre-characterization, Massachusetts Contingency Plan (MCP) compliance, and quality control observation of the foundation-related construction.

Fan Pier; Boston, Massachusetts

Fan Pier occupies a 21-acre site on the South Boston Waterfront and consists of eight buildings ranging in height from 16 to 24 stories constructed in six phases, and a public green space. Each building contains three levels of below-grade parking, with contiguous parking for six of the buildings.

The design and construction of the project in phases resulted in numerous foundation-related challenges. Namely, the excavation support systems to construct the below-grade levels were used to provide a temporary groundwater cut-off during construction and until the permanent foundation walls of the adjacent buildings were completed. Furthermore, the presence of a former ship "slip" at the site and the associated presence of a thick fill deposit that extends below the parking garage subgrade required a technical assessment to determine foundation support methods to limit the differential settlement in the former slip and non-slip areas to within acceptable levels. The buildings were designed utilizing a combination of footing, mat and caisson foundations bearing on the Boston Blue Clay deposit with underdrained slabs-on-grade.

McPhail provided geotechnical and geoenvironmental engineering consulting services from project conception to completion. This included the completion of subsurface exploration programs, the preparation of foundation design recommendations, geoenvironmental soil pre-characterization, Massachusetts Contingency Plan (MCP) compliance, and quality control observation of the foundation-related construction. Furthermore, McPhail designed the temporary excavation support systems.

Kendall South of Main; Cambridge, Massachusetts

The Kendall South of Main project on the MIT campus included the redevelopment of approximately 140,000 square feet of at-grade parking with the construction of fourteen and eighteen story office/laboratory buildings, a twenty-nine story graduate dorm, renovation of three historic structures, and the construction of interconnected below-grade parking garages extending up to six levels (70 feet) below the existing ground surface. The garage was constructed utilizing the up-down construction method in conjunction with permanent perimeter slurry walls and load bearing element foundations. The use of slurry walls facilitated the protection of abutting structures during construction and extend into the glacial till and bedrock to create a groundwater cut-off.

McPhail provided geotechnical and geoenvironmental engineering consulting services from project conception to completion. This included the completion of subsurface exploration programs, the preparation of foundation design recommendations, geoenvironmental soil pre-characterization, Massachusetts Contingency Plan (MCP) compliance, and quality control observation of the foundation-related construction. Furthermore, McPhail worked closely with the project structural engineer to analyze the slurry wall and below-grade slab levels in conjunction for both temporary and permanent construction loads and construction sequence.

McPhail Associates, LLC

Structural Engineer



JONATHAN W. PATCH, P.E.

PRINCIPAL

Education

Union College;
Schenectady, NY
Bachelor of Science
in Civil Engineering (2000)

Cornell University;
Ithaca, NY
Master of Engineering in Civil and
Environmental Engineering (2001)

Professional Registration

Registered Professional Engineer:
Connecticut, Massachusetts,
New Hampshire, New York,
Rhode Island, Vermont

Professional Affiliations

American Society of Civil Engineers
Boston Society of Civil Engineers
Deep Foundations Institute
Geoprofessional Business
Association
International Ground Source Heat
Pump Association

Since 2001, Jonathan W. Patch has been directly responsible for a variety of geotechnical, geothermal and/or geoenvironmental projects with McPhail Associates.

Jonathan's responsibilities have included coordination of subsurface exploration programs, geotechnical analysis and design, geothermal well field design, geotechnical instrumentation, design assistance in preparing construction documents, and project coordination with other disciplines. His foundation construction experience includes both design and/or field monitoring of shallow and deep foundations including spread footing systems, ground improvement systems, drilled and driven piles, slurry walls, load bearing elements, caissons, pressure-injected footings, underpinning, and temporary earth support design for building and transportation projects.

Mr. Patch's geoenvironmental experience includes performing site assessments for the presence of oil and hazardous materials, and preparation of soil disposition plans and monitoring of site remediation operations in accordance with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan (310 CMR 40.0000).

Mr. Patch has also been responsible for the geothermal well field design, test well installation and/or thermal conductivity testing for several projects that have utilized conventional closed-loop U-bends, quad-loops or High-Performance Geo Xchange (HPGX) materials.

Representative Experience:

Bruce C. Bolling Municipal Building; Boston, MA
Kenmore Square Development; Boston, MA
Fan Pier; Boston, MA
MGH Ragon Building; Boston, MA
Isabella Stewart Gardner Museum Expansion; Boston, MA
The Quinn: 370 Huntington Avenue; Boston, MA
Omni Boston Hotel at the Seaport; Boston, MA
Arlington High School; Arlington, MA
100 College Street; New Haven, CT
UMass Lowell University Crossing; Lowell, MA





OLIVIA D. BLACK, P.E.

GEOTECHNICAL PROJECT MANAGER

Education

Northeastern University;
Boston, Massachusetts
Bachelor of Science
in Civil and Environmental
Engineering

University of Texas at Austin;
Austin, Texas
Master of Science in
Geotechnical Engineering

Professional Registration

Registered Professional Engineer:
Massachusetts

Professional Affiliations

American Society of Civil Engineers
Boston Society of Civil Engineers
CREW Boston



Since 2015, Olivia has been directly responsible for a variety of geotechnical and/or geoenvironmental projects with McPhail.

Olivia's geotechnical responsibilities have included coordination of subsurface exploration programs, geotechnical analysis, design, and instrumentation, design assistance in preparing construction documents, and project coordination with other disciplines. Her foundation construction experience includes both design and/or field monitoring of shallow and deep foundations including spread footing systems, ground improvement systems, drilled and driven piles, slurry walls, underpinning, and temporary earth support design for building projects.

Olivia's geoenvironmental experience includes performing site assessments for the presence of oil and hazardous materials, preparation of soil disposition plans, and monitoring of site remediation operations in accordance with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan (310 CMR 40.0000).

Representative Experience:

Kenmore Square Development; Boston, MA
WIT, Center for Engineering, Innovation and Sciences; Boston, MA
Volpe Exchange Parcel; Cambridge, MA
Kendall Square Initiative; Cambridge, MA
Arsenal Yards; Watertown, MA
LINX II ; Watertown, MA
Parcel D3.1; Somerville, MA
1515 Commonwealth Avenue; Brighton, MA
100 Shawmut; Boston, MA
The Residences at Forest Hills; Boston, MA
Riverside Boat Club; Cambridge, MA
Boston Public Library Johnson Wing Improvements; Boston, MA
Bayside Doubletree Hotel Expansion; Boston, MA
20 Inner Belt Road; Somerville, MA
370 Harvard Street; Brookline, MA
North Shore Medical Center; Salem, MA
79-83 Gardner Street; Brighton, MA

McPhail Associates, LLC

Structural Engineer



JOSEPH G. LOMBARDO, JR., L.S.P.

SENIOR ENVIRONMENTAL ENGINEER

Education

University of Massachusetts - Lowell; Lowell, Massachusetts
Bachelor of Science in Civil Engineering (1997)
Master of Science in Civil and Environmental Engineering (1999)

Specialized Training

Personnel Protection and Safety Training for Hazardous Waste Site Activities in compliance with OSHA Standard 29 CFR 1910 and SARA section 126(d) (1988)

Professional Registration

Licensed Site Professional (L.S.P.):
Massachusetts

Professional Affiliations

L.S.P. Association



Since 1998, Mr. Lombardo has served as a field, project engineer and project manager for a variety of geoenvironmental and geotechnical engineering projects with McPhail Associates.

Joseph's geoenvironmental responsibilities have included development and coordination of field exploration programs, completion of ASTM Phase I and II environmental site assessments, soil management plans, preparation of various comprehensive response action reports, management and monitoring of site remediation operations, and environmental risk assessment in accordance with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan 310 CMR 40.0000 (MCP), and project coordination with other design disciplines. His geotechnical experience includes coordination of subsurface exploration programs, geotechnical analysis and design, preparation of foundation engineering reports, technical specifications, design assistance, and oversight of construction control.

Representative Projects:

The Quinn: 370 Huntington Avenue; Boston, MA
SixTen Main Street; Cambridge, MA
Trilogy Building; Boston, MA
The Van Ness, 1330 Boylston Street; Boston, MA
Innovation Square; Boston, MA
Fuller Middle School; Framingham, MA
Wellington Elementary School; Belmont, MA
Belmont High School; Belmont, MA
Dearborn STEM Academy; Boston, MA
Westport Middle School; Westport, MA
Michael Driscoll School; Brookline, MA
Old Colony Housing Phases One through Six; South Boston, MA
Martin's Park; Boston, MA



Education

University of Massachusetts – Amherst; Amherst, Massachusetts
Bachelor of Science
Earth Systems and Geology
(2011)

Boston College
Master of Science
Geology (2014)

Specialized Training

OSHA 40-hour HAZWOPER
Certification and Refresher
(updated 2020)

CPR, First Aid, and AED
Certification (2017)

Certified DOT HazMat Shipper
(2017)

Professional Registration

Professional Geologist:
New Hampshire



SHAKIB AHMED, P.G.

ENVIRONMENTAL PROJECT MANAGER

Since 2014, Mr. Ahmed has acquired extensive experience in planning and monitoring subsurface explorations, classifying soil and rock samples, performing geoenvironmental sampling, preparation of American Society of Testing and Materials (ASTM) Phase I and Phase II Environmental Site Assessments for the presence of oil and hazardous material in accordance with the Massachusetts Oil and Hazardous Materials Release Prevention and Response Act (MGL Chapter 21E) and the Massachusetts Contingency Plan (310 CMR 40.0000), performance of geoenvironmental analysis based on data obtained through exploration programs. Mr. Ahmed started at McPhail Associates in 2020 and prior to that he was a Senior Staff Geologist/Hydrogeologist at Brown and Caldwell and more recently was a Project Geologist at ATC Group Services LLC.

Summary of Qualifications:

- Experienced at preparing reports such as Phase I ESAs, Phase II LSIs, RAM, IRA, and PSS; experience writing and presenting hydrological investigation findings, interpretations, conclusions, and recommendations resulting from environmental/geological investigations.
- Provided reporting services for USEPA Tier II Program, Toxics Release Inventory (TRI) Program; MassDEP Toxics Use Reduction (TUR) Program and Hazardous Waste Reporting for multiple clients across Massachusetts and Connecticut. Provided Clean Air Act policy guidance to clients to keep emergency generators under compliance.
- 5 years of experience planning, conducting, and reporting hydrological and geoenvironmental field work, including data collection/evaluation, data logging, surveying, photo-documenting, field mapping, developing cross-sections, collecting water, air, and soil samples; supervise geoenvironmental drilling events and well installations.
- 6 years of MCP site report preparation under lead Licensed Site Professionals (LSP).
- AutoCAD & GIS software/modeling Specialist: ArcMap, ArcScene, Spatial, 3D Analyst.

Professional Affiliations:

- American Institute of Professional Geologist (AIPG)
- Association of Environmental and Engineering Geologist

Bryant Associates

Civil Engineer (MBE)

FIRM PROFILE

Founded in 1976, Bryant Associates, Inc. (Bryant) is a professional consulting firm that provides civil, structural and traffic engineering, water resources, construction management and surveying services to public and private clients throughout the Northeast, Midwest and Mid-Atlantic regions.

Bryant is a minority and disadvantaged business enterprise (MBE/DBE) certified by various states, government agencies, counties, cities and towns. Our public sector clients include local, state and federal environmental management agencies, facility management agencies, housing authorities, parks and recreation departments, public works agencies, municipalities and transportation agencies. Our private sector clients include architects, contractors, developers, engineering firms, corporations and institutions.

For over four decades, Bryant has helped our clients change the shape of their communities by providing thoughtful, innovative solutions to a wide array of infrastructure challenges. Capabilities include:

Site/Civil

- Feasibility Studies
- Grading & Erosion Control
- Land Use Planning & Permitting
- Site Development & Utilities
- Stormwater Management
- Stormwater Pollution & Prevention Plans
- Water & Wastewater Systems

Survey

- 3D Laser Scanning
- Aerial Photogrammetry
- Airport Runway Surveys
- ALTA & As-Built Surveys
- Construction Layout
- Control/Location Surveys
- GIS Data Capture
- Global Positioning Systems
- Bathymetric
- Property Line/Right-of-Way
- Rail Survey
- Topographic & Utility Surveys
- Wetlands & Resource Surveys

Structural

- Ratings
- Culvert Design
- Rehabilitation
- Seismic Investigations and Retrofit
- Substructure & Superstructure Design
- Type Studies
- Utility & Water Facilities

Water/Wastewater

- Combined Sewer Overflows
- Manhole Inspection
- Pipeline Rehabilitation
- Sanitary Sewer System Evaluation Study
- Trenchless Technologies

Transportation/Traffic

- ADA Compliance
- Bike Paths & Rail Trails
- Drainage Design
- Highways, Intersections & Roadways
- Parking & Pedestrian Studies
- Roundabouts
- Runways
- Sidewalks & Walkways
- Traffic Calming Methods
- Traffic Impact Analysis
- Traffic Signal Design
- Work Zone Control Plans

Construction Management

- Agency/Utility Coordination
- As Built Drawings
- Claims Analysis/Resolution
- Constructability/Design Review
- Construction Admin. & Management
- Contract Closeouts
- Field Investigations
- Public/Community Outreach
- Resident Engineering & Inspection
- Value Engineering

Clients choose Bryant because of our commitment to quality, our knowledge of their needs, standards and constraints and our proficient and thoughtful professional team, which includes registered engineers, professional land surveyors, construction managers and a skilled and creative technical staff.

We regularly work both as a prime and subconsultant and often collaborate with professional peers and organizations that complement our skills and experience, to build teams with diverse capabilities. We are quality driven and our leadership team is accessible, involved and available.

Locations

NORTHEAST

Boston, MA (headquarters)
Lincoln, RI

MID-ATLANTIC

Landover, MD
Baltimore, MD

MIDWEST

Louisville, KY

Capabilities

- Civil/Site Engineering
- Construction Management
- Structural Engineering
- Water Resources Engineering
- Survey & Mapping
- Transportation & Traffic Engineering
- Permitting

Executive

Jeffrey C. Bryant, PE
Chief Executive Officer
(617) 603-2372
jc'bryant@bryant-engrs.com

Certifications

Minority & Disadvantaged Business Enterprise
DBE in 237110, 541990, 236220, 541330, 237310, 237990 and 541370



Jack D. Bryant, PhD, PE
Founder and Tuskegee Airman

Diversity is our history and our future.

As a certified Minority Business Enterprise and Disadvantaged Business Enterprise, we're engineering an inclusive culture to drive positive change for our employees, clients and communities. Because at Bryant Associates, you belong.

PROJECT LEAD & CONTACT INFORMATION

James R. Comeau, PE
Project Manager
90 Canal Street, Suite 301
Boston, MA 02114
jcomeau@bryant-engrs.com
(617) 603-2375

Bryant Associates

Civil Engineer (MBE)

PARCELS 1B AND 1C

WEST END, BOSTON, MA



Owner & Client

Related Beal

Services

Civil Engineering

- Design Utility Connections
- BWSC Site Plan
- Permitting

Completion

2018

Cost

Contract Fee:
\$89,000

Construction Cost:
N/A

Reference

Stephen Ng, Design Manager
Related Beal
177 Milk Street Boston, MA
02109 (617) 399-9524
sng@relatedbeal.com

The West End's historic Bulfinch Triangle District in Boston received a new addition to the skyline. Rising above MassDOT's Central Artery's I-93 Tunnel, Parcels 1B and 1C, a mixed-use development on 96-120 Beverly Street houses a 220-room hotel, 239-residential affordable apartments, a 220-space below-grade parking lot as well as an at-grade commercial retail and restaurant space.

Bryant, a consultant to Related Beal, provided utility design for water, sewer, drain, electrical, telecommunications and gas service connections for this 52,985 square-foot parcel. Additionally, Bryant provided permit assistance for Public Improvements Commission requirements for approval of support of excavation and specific repair license plans identifying improvements associated with new sidewalk and roadway work. Permit work also included filing for site plan review with the Boston Water and Sewer Commission.

QUINZANI BAKERY/HARRISON AVENUE DEVELOPMENT

BOSTON, MA



Bryant is providing site engineering, grading, drainage, and permit assistance for Related Beal's development of a 14-story, multi-use building at 370-380 Harrison Avenue, the former sites of Quinzani's Bakery and the Ho Kong Bean Sprout Company in Boston's South End neighborhood.

This 356,500 SF building will contain 273 residential units (20% of them will be affordable housing); 8,500 SF of ground-floor retail space; and an underground three-level, 180-space parking garage.

Local permit work involved filing with the City of Boston Public Improvement Commission for approval of support of excavation and specific repair license plans highlighting improvements involving new sidewalk and roadway work. Permit work also included filing for site plan review with the Boston Water and Sewer Commission.

Owner/Client
Related Beal

Services
Site/Civil
Permitting

Completion
Ongoing

Cost
Construction Cost:
Unknown

Contract Fee:
\$80,000

Reference
Steven Ng
Project Manager, Design
177 Milk Street
Boston, MA 02109
(617) 399-9524
sng@relatedbeal.com

Bryant Associates

Civil Engineer (MBE)

135 DUDLEY STREET, CIVIL AND PERMIT ASSISTANCE

BOSTON, MASSACHUSETTS



Renderings provided by The Architectural Team, Inc.

Bryant is providing civil/site permitting services for the construction of a 346,716 GSF mixed-use facility. The space will feature an at-grade parking garage, housing, street-level commercial space that includes office space for the Boston Chapter of the National Association for the Advancement of Colored People (which is being offered rent-free for 10-years), restaurant space, and tenant amenities including art space and an underground parking garage for 90 vehicles.

One of the two proposed buildings will be six-stories tall with 55 affordable rental housing units for families starting at 30% area median income (AMI). The neighboring building will be nine stories with 105 condominium units, providing homeownership opportunities with 50 households at 70% and 80% AMI, and the remaining 55 units will be offered at market-rate. There will be a landscaped plaza between the two buildings, and another to the east of the rental units building, adjacent to the nearby Roxbury Branch of the Boston Public Library, opening on Dudley Street. The project has been filed with the Boston Planning & Development Agency under their Article 80 Guidelines for Large Projects.

Owner

Boston Planning & Development Agency

Clients

Cruz Development Corporation

Services

Site/Civil
Construction Administration
Permitting
Stormwater

Completion

2021 (est)

Cost

Contract Fee:
\$94,360

Construction Cost:
\$150,000,000

Reference

Daniel Cruz
Cruz Development
(617) 445-6901
DCruz@cruzcompanies.com

CRAIG A. VANCURA, PLS, EIT

SURVEY PROJECT MANAGER



Mr. Vancura has been with Bryant for over two decades and has over 35 years of industry experience working on major projects for the cities of Boston and Cambridge and with agencies such as the Massachusetts Bay Transportation Authority (MBTA) and Massachusetts Port Authority (Massport). Mr. Vancura's experience includes extensive light/heavy rail, urban projects and many types of complex survey projects for large construction sites and engineering projects. Mr. Vancura contributes his broad base of technical, legal and logistical expertise to managing all aspects of complex surveying projects. Mr. Vancura's responsibilities include overseeing boundary, topographic and hydrographic surveys; geodetic and photogrammetric projects; as well as GPS and construction layout services. Mr. Vancura is trained and equipped with state-of-the-art equipment and software.

Relevant Projects

BRA Northern Avenue Building 53 Subdivision Plan | South Boston, MA

Survey Project Manager oversaw the preparation of a subdivision plan to reconfigure Lot "A" and Lot "B" from a 1984 plan. The parcel is located on Northern Avenue and FID Kennedy. The scope of work included property line research, a field survey to recover record monuments and lines of possession and office calculations to reconfigure lots.

BHA West Broadway Redevelopment | Boston, MA

Responsible for existing conditions, utility and property surveys including the creation of two lease parcels, within this BHA public housing development, which sits on 20-acres in South Boston.

City of Boston Downtown Crossing Accessibility Improvements | Boston, MA

Survey Project Manager for survey services in support of the City's Downtown Crossing pedestrian zone improvements to ensure this public space remains welcoming, active and economically vibrant area for decades to come. Bryant provided base mapping survey including utilities, roadway conditions for curbs, sidewalks, ramps, pavement markings, signs, and building entryways.

BWSC South Boston Sewer Separation | South Boston

Survey Project Manager overseeing Bryant's total station survey work. The project involved preliminary and final design to separate a section of South Boston in conjunction with the future development proposed by the Boston Planning & Development Agency. The Commission is planning a master plan to rehabilitate or extend water and wastewater systems. This contract will review water and wastewater systems in this area.

BWSC Stony Brook Sewer Separation | Boston, MA

Survey Project Manager responsible for existing conditions survey of 80,000 LF of Boston streets with utilities for use in design of a sewer separation project. Mr. Hamilton was in charge of setup and coordination of field crews as well as office calculations and drafting efforts. Survey was used to support Bryant's site/civil engineering work to rehabilitate the sanitary sewers. Additionally, Mr. Vancura was responsible for all as-built construction drawings.

Education

BS, Civil Engineering,
Pennsylvania State University, 1984

Professional Registrations

Professional Land Surveyor:
Massachusetts #36127

Training

OSHA 10-hour Construction Safety and Health

Mass Coastal Railroad RWP

MassDOT Keolis RWP

MBTA ROW

GPS For Land Surveyors Seminar

GPS Software and Hardware Training

Land Court Panel & Review Seminar

Loss Prevention/Risk Management Seminar

MassHighway Law & ANR Approval Issues Seminar

Professional Liability Seminar

Memberships & Affiliations

Massachusetts Association of Land Surveyors and Civil Engineers

Bryant Associates

Civil Engineer (MBE)

JAMES R. COMEAU, PE

PROJECT MANAGER



Mr. Comeau joined Bryant Associates in 2003 and is an experienced civil engineer with almost 40 years of varied expertise working with public and private clients. He has worked on numerous transportation infrastructure improvement projects including highway, bridge and roadway projects providing engineering design as well as construction oversight services. Mr. Comeau has also provided engineering design, environmental permitting and construction management services for institutional, industrial, commercial and residential real estate and civil/site development projects throughout the New England area.

Relevant Projects

370-380 Harrison Avenue Development | Boston, MA

Project Manager responsible for site engineering, grading, drainage and permit assistance for a new 14-story, multi-use building at 370-380 Harrison Avenue, the site of the former Quinzani Bakery and the Ho-Kong Bean Sprout property. This mixed-used building will include commercial and residential space (173 apartments and 109 condominiums) and the addition of three levels of below-grade parking for 180-cars. Permit assistance will include Boston Sewer and Water Commission Site Plan Review and Boston Public Improvements Commission Specific Repair Plan review process.

Parcel 1B - Bulfinch Triangle | Boston, MA

Prepared the Boston Water Sewer Commission site plan submittal package for the new mixed-use development (retail, commercial and hotel) on a 52,985 SF parcel located above MassDOT's Central Artery I-93 Tunnel.

Class A Life Science Facility-6 Elkins Street | Boston, MA

Project Manager civil engineering and permit assistance services for development of three (3) levels of single or multi-tenant life science space and potential rooftop amenity space for a total of approximately 103,000 + GSF above grade and one level of parking and accessory uses below grade at approximately 33,000 + GSF.

135 Dudley Street Development | Roxbury, MA

Project Manager for ongoing civil/site permitting services for two new high-rise structures (six and nine-stories) and connective parking facility which currently includes 160 housing units, street level commercial space which includes office space for the Boston Chapter of the NAACP, a restaurant and flexible space-tenant amenities/art space. The project has been filed with the Boston Planning & Development Agency under their Article 80 Guidelines for Large Projects and is under review.

2085 Washington Street | Roxbury, MA

Project Manager providing civil/site utility infrastructure services for Trinity Financial in association with this residential use development. The project involves the development of a 12-story rental unit building and a 52 vehicle capacity parking garage. The project is the final of three phases associated with the full redevelopment of this parcel with the prominent anchor being the Tropical Foods retail facility.

Education

BS, Civil Engineering,
University of Lowell, 1983

Certificate of Completion,
Environmental Impact Assessment,
Harvard Graduate School of
Design, 1988

Professional Registrations

Connecticut #PEN.0026715
Massachusetts #38056
New Hampshire #16066
Rhode Island #13597

Training

SHEA Design and Specification for
Precast Stormwater Structures &
Systems

MicroStation V8i (SELECTseries)
Fundamentals

Memberships and Affiliations

Construction Management
Association of America

American Council of Engineering
Companies

SI K. LAM

PROJECT ENGINEER



Mr. Lam has been with Bryant since 2002 and has over two decades of experience. He has worked on high-profile projects for private and public clients such as the Boston Water and Sewer Commission (BWSC), Massachusetts Division of Capital Asset Management (DCAMM), Massachusetts Department of Transportation (MassDOT), Massachusetts Water Resources Authority, (MWRA) Boston Planning and Redevelopment Agency (BPDA) and the Massachusetts Bay Transportation Authority (MBTA). His expertise includes stormwater drainage design, roadway design, construction and operation of water supply, water distribution and wastewater collection systems, separation of combined sewers in heavily congested urban areas and civil/site engineering. Additionally, he is very knowledgeable in civil and site design for renovation and expansion projects.

Relevant Projects

370-380 Harrison Avenue Development | Boston, MA

Mr. Lam is providing site engineering for grading and drainage as well as utility design services for a new 14-story, multi-use building at 370-380 Harrison Avenue, the former site of the Quinzani Bakery and the Ho-Kong Bean Sprout property. This mixed-used building will include commercial and residential space (173 apartments and 109 condominiums) in addition to a three-level, below-grade parking garage for 180-cars. Mr. Lam is the Design Engineer detailing the infiltration recharge system. Since the project is located within the City of Boston Groundwater Conservation Overlay District, precast galleys are utilized to recharge 38,500 SF of impervious surface area and the corresponding stormwater volume attributed to the first one inch of stormwater. The project includes preparing permit applications to various City of Boston departments, including BWSC, Public Improvement Commission, Boston Groundwater Trust and Boston Planning and BPDA.

Parcel 1B - Bulfinch Triangle | Boston, MA

Provided civil support for design services, utility coordination and permitting assistance for a new mixed-use development (retail, commercial and hotel) on a 52,985 SF parcel located above MassDOT's Central Artery I-93 Tunnel. Responsibilities included preparing plans and permit applications to various City of Boston departments, including BWSC (Site Plan Review), Public Improvements Commission and BPDA.

Class A Life Science Facility - 6 Elkins Street | Boston, MA

Project Manager for civil engineering and permit assistance services for development of three (3) levels of single or multi-tenant life science space, potential rooftop amenity space for a total of approximately 103,000 + GSF above grade and one level of parking and accessory uses below grade at approximately 33,000 + GSF.

Education

BSCE, Civil Engineering,
Wentworth Institute of Technology,
1997

Training

Shea Design and Specification for
Precast Stormwater Structures &
Systems

MicroStationV8i (SELECTseries)
Fundamentals

Bryant Associates
Civil Engineer (**MBE**)

REFERENCES

PROFESSIONAL	CONTACT INFORMATION
Daniel DiLullo, PE President	DiLullo Associates 16 Crystal Street Melrose, MA 02176 (781) 662-3498 dilullo@comcast.net
Michael McBride Senior Vice President	Gilbane Building Company 7 Jackson Walkway Providence, RI 02903 (401) 997-6496 mmbride@gilbaneco.com
Donald D. Klema, AIA Associate Principal	DiMella Schafer 281 Summer Street Boston, MA 02210 (617) 778-0215 dklema@dimellaschaffer.com



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE

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

Maura Healey

Governor

Kim Driscoll

Lieutenant Governor

Matthew Gorzkowicz

Secretary

William M. McAvoy

Executive Director

February 8, 2023

Mr. Jeffrey C. Bryant
Bryant Associates, Inc.
90 Canal Street, Suite 301
Boston, MA 02114-2127

Dear Mr. Bryant:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **CIVIL ENGINEER CONSULTING, SPECIALIZING IN TRANSPORTATION, CIVIL, SITE, STRUCTURAL, TRAFFIC, AND MARINE ENGINEERING, SURVEYING AND MAPPING, MARINE SURVEYING AND CONSTRUCTION MANAGEMENT**. 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.

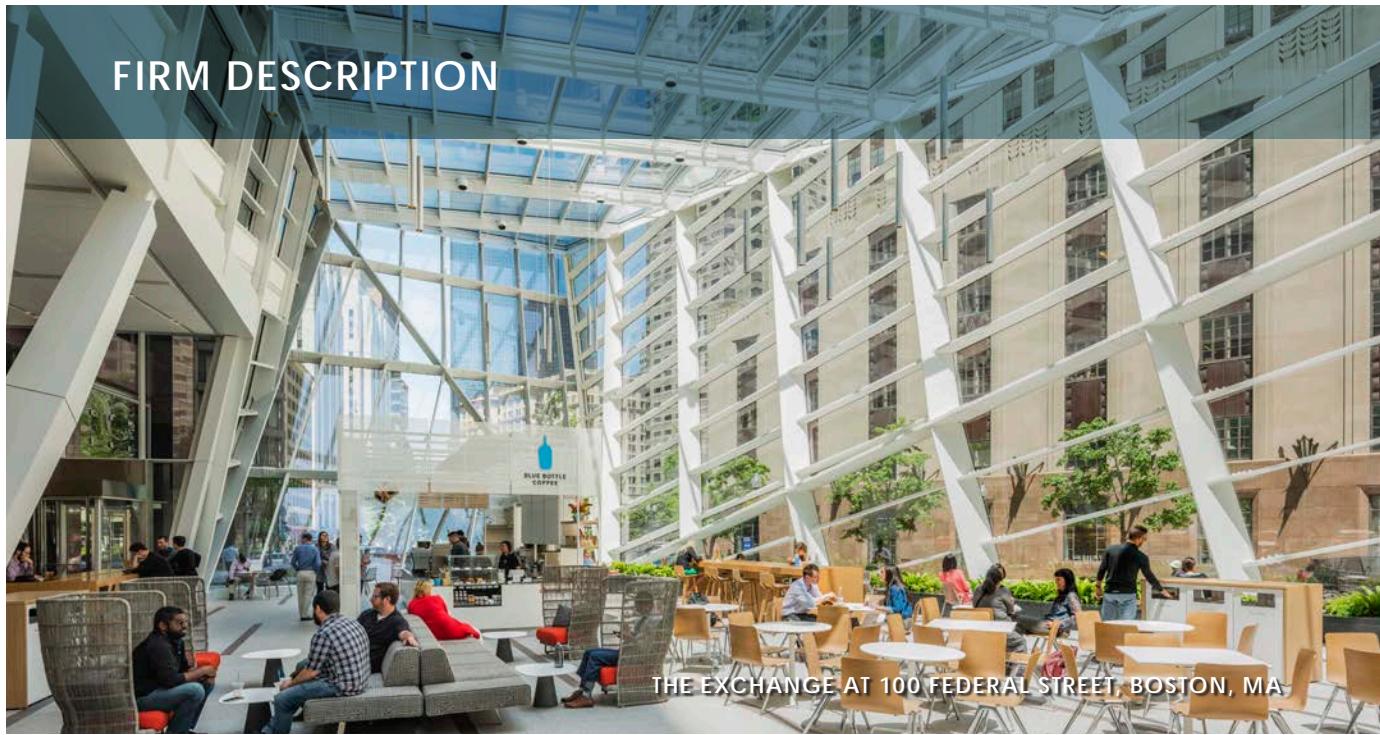
Your firm's next renewal date is February 16, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that 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.

McNamara Salvia

Structural Engineer

FIRM DESCRIPTION



© Anton Grassi/Esto

THE EXCHANGE AT 100 FEDERAL STREET, BOSTON, MA

INNOVATIVE • COLLABORATIVE • EXPERIENCED

McNamara • Salvia brings award winning creativity, innovation, and expertise in structural design to a variety of project types. Our experience spans the United States from the dense urban cities of the northeast, to the high-seismic regions of the west coast, to the hurricane climate of the southeast. In addition, our Principals have worked on projects in Europe, South America, Mexico, India, China and the Middle East. Our combination of local knowledge with global expertise allows us to bring innovative new ideas to projects while understanding local construction practices.

McNamara • Salvia understands constructing a building is a team effort, and we pride ourselves on working with the team to deliver a consistently high-quality project to our clients. Early and continuous involvement by our Principals will ensure the proper selection of structural systems and avoid costly design and constructability problems down the road. Strong collaboration with local contractors ensures an efficient and appropriate structural solution for each unique project.

FULL RANGE OF ENGINEERING SERVICES

AIR-RIGHTS / OVERTURE
STRUCTURES

BUILDING INFORMATION
MODELING (BIM)

INSPECTION SERVICES

LONG-SPAN-STRUCTURE
DESIGN

PEER REVIEWS

PERFORMANCE-BASED
DESIGN

PROGRESSIVE COLLAPSE
ANALYSIS

SEISMIC ENGINEERING

VALUE ENGINEERING

VIBRATION ISOLATION AND
MITIGATION

WIND ENGINEERING

WIND MOTION MITIGATION

Real Principal
Involvement from
Start to Finish.

REFERENCES

REFERENCES

BioMed Realty – William Kane

President - East Coast and UK Markets
101 Main Street, 16th Floor
Cambridge, MA 02142
(617) 225 – 2440

Mass General Brigham – John Messervy

Corporate Director of Design & Construction
399 Revolution Drive
Somerville, MA 02145
(617) 267 – 7171

John Moriarty and Associates – John Moriarty

Managing Principal
3 Church Street # 2
Winchester, MA 01890
(781) 729 – 3900

DEI APPROACH

DIVERSITY, EQUITY AND INCLUSION APPROACH

McNamara • Salvia is committed to a culture of Diversity, Equity, and Inclusion. We believe that attracting and hiring diverse talent, humanizing employee experiences for everyone, and creating a community of inclusion are our organizational pillars. As a firm McNamara • Salvia always seeks to pursue employee candidates of different colors, races, and genders. Our firm is currently comprised of 32% minority employees and 20% non-male employees.

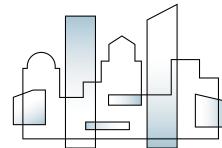
Diversity: We value the diverse characteristics that make each of us unique. This includes age, gender, race, ethnicity, disability, religion, sexual orientation, marital status, parental status, height, weight, work style, and all the other dimensions that make us unique.

Equity: We strive to ensure all individuals have what they need to succeed and participate fully and will provide equal access to opportunities, status, and rights.

Inclusion: McNamara • Salvia is committed to creating an environment where employees feel welcomed, supported, respected, valued, and provides an environment that encourages everyone to contribute their best work.

Our structural design industry suffers from a paucity of minority and non-male candidates and we believe that as one of the largest structural design firms nationally that we need to do our part to increase the exposure of the design industry to people of all backgrounds at a young age. We have formed an internal committee of employees who find volunteer and sponsorship outreach opportunities to younger students and Leadership encourages and funds these as they become available. For instance, several of our Boston employees recently volunteered as judges in a large-scale "Future Cities" program and Boston Society of Civil Engineers Model Bridge competition. The challenge of the "Future Cities" program was to explain components of the teams' cities that were designed specifically to improve life for citizens if the city was on the moon.

Collaboration: McNamara • Salvia is proud to collaborate with our partner Ryan Biggs Clark Davis (RBCD), a certified Woman Business Enterprise for a portion of this project similar to our collaboration with RBCD on the 22 Drydock Project in South Boston, MA and many other Boston area projects.



McNAMARA • SALVIA
STRUCTURAL ENGINEERS



Market Sector(s): Mixed-Use | Residential | Renovation & Adaptive Reuse

Owner/Developer: Corcoran Company | Leggat McCall Properties | BHA | CRA

Architects: Stantec

Location: Charlestown, MA

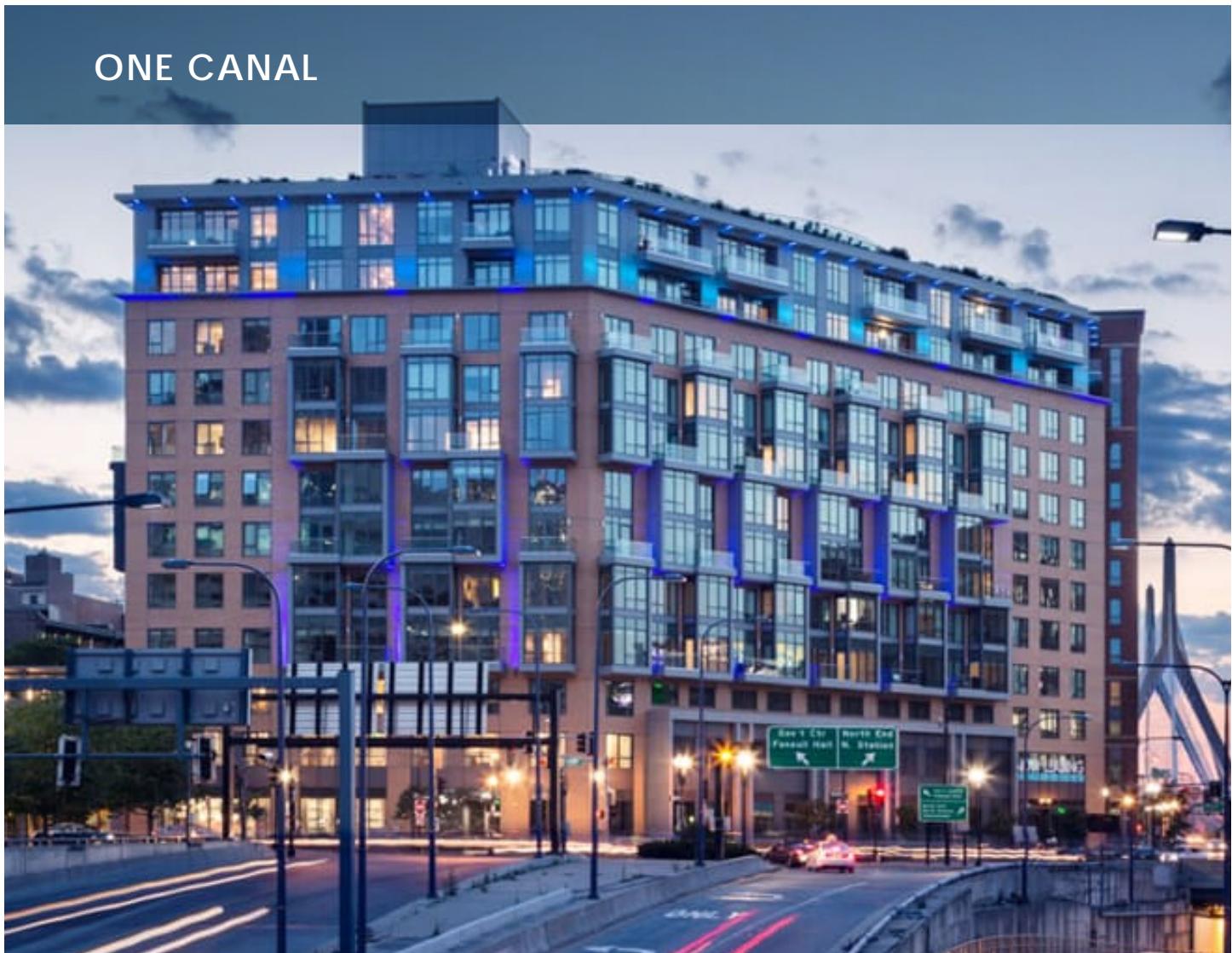
The Bunker Hill Housing Redevelopment is a multi-phased project bringing new affordable and market rate housing across 26-acres of Charlestown. This project is the largest public housing redevelopment in the history of Boston and will be the largest Passive House certified project in North America. It is the culmination of an eight-year community process for the development and expansion of the Bunker Hill Public Housing Community.

Building M, the first building of the larger redevelopment, consists of a six-story, 119,600 SF structure utilizing long spanning Cross-Laminated Timber (CLT) floors on steel stud walls, enabling a quicker turnaround on the floor-floor erection sequencing. This project utilizes a variance to erect this building under the new IBC 2021 Construction Type IV-C and will have fully exposed CLT ceilings.

McNamara Salvia

Structural Engineer

ONE CANAL



Market Sector(s): Mixed-Use | Residential | Retail | Air Rights/Overbuild

Owner/Developer: Aimco | Trinity Financial

Architects: ICON Architecture

Location: Boston, MA

One Canal is a 12-story mixed-use building in Boston's Bulfinch Triangle neighborhood. The 146-foot structure is situated at the tip of the Rose Kennedy Greenway and above the MBTA Orange and Green Lines and the Central Artery. The 435,000 SF building is home to 310 residential units, including 20 deemed affordable. The base relates to its active streetscape with 21,000 SF of retail offerings. Resident amenities include a rooftop deck with a heated pool, outdoor cinema, fire pit, a 2,000 SF fitness center and a Canal Club resident lounge. On site is also parking for 147 cars located on levels two and three.

THE HARVEY AT HOOD PARK



Market Sector(s): Residential | Parking Structures | Below-Grade Structures

Owner/Developer: Catamount Management Corporation

Architects: CBT Architects

Location: Charlestown, MA

The Harvey is a six-story, 168,000 SF residential building acting as the gateway to the revitalized Hood Park in Charlestown, Massachusetts. The building is a wood frame over steel podium with a total of 177 units with studios, one-, and two-bedroom apartment layouts. Amenities offered consist of a large outdoor courtyard, fitness center, 10,500 SF of ground-floor retail, and a two-story below-grade garage for 90 vehicles.

McNamara Salvia

Structural Engineer

ADAM C. McCARTHY, P.E. Principal

A member of the McNamara • Salvia team in Boston for over 25 years, Mr. McCarthy possesses a detailed approach to structural design and project management. Adam is well-rounded in all aspects of complex structural systems, as well as respected throughout the industry for his experience and strong collaborative skills. In his spare time, he shares his expertise as a structural advisor to architectural thesis candidates at the Boston Architectural College.



SELECTED PROJECT EXPERIENCE

Channelside - Boston, MA – A 1,100,000 SF mixed-use development consisting of research and laboratory, office, residential, retail and parking components. The multi-building campus revitalized a surface parking lot on the Fort Point waterfront. Architect: KPF

St. Regis Residences - Boston, MA – A 22-story, 260-foot tower along the waterfront, built on the site of the previously existing Whiskey Priest and The Atlantic Beer Garden. The building is comprised of 114 luxury units as well as 10,700 SF of retail space on the first two stories. Architect: Elkus Manfredi Architects

South Boston Waterfront Transportation Center (SBWTC) - Boston, MA – A 500,000 SF transportation center integrated into urban fabric. The nine-story garage includes 1,500 spaces and is built partially over the I-90 tunnel structure. Architect: Fennick/McCredie Architecture Ltd.

South Station Tower - Boston, MA – An 862,000 SF addition to the densely traveled South Station Transportation Hub. The 51-story mixed-use tower includes office space, condominium units, retail space, and a parking garage. Architects: Pelli Clarke & Partners, Kendall Heaton Associates

Copley Place Tower - Boston, MA – A 636-foot, 52-story tower built above and around a store at Copley Place Mall. The structure includes 542-units and 115,000 SF of expanded retail and restaurant space in an all-season glass enclosed atrium. *Designed, Not Built.* Architect: Elkus Manfredi Architects

Atlantic Wharf - Boston, MA – A 32-story mixed-use building, Boston's first green skyscraper. The base incorporates a historic brick building now housing 86-units with a glass tower addition containing 500,000 SF of office space. Architect: CBT Architects

The Victor - Boston, MA – A 286-unit luxury residential building located across from TD Garden. The 12-story structure was constructed completely over, and straddling, the I-93 cut and a portion of the MBTA green line tunnel. Architect: Stantec

The Beverly - Boston, MA – A 484,000 SF, 14-story building with residences, a hotel, retail and parking. The structure was constructed directly over the entrance to I-93, further offering easy access to the highway and North Station. Architect: CBT Architects

One Canal - Boston, MA – A 12-story mixed-use building with 310 residential units, 21,000 SF of retail, parking and extensive amenities. The 146-foot structure is situated above the MBTA Orange and Green Lines and the Central Artery. Architect: ICON Architecture

Echelon Seaport at Seaport Square - Boston, MA – A 1,300,000 SF, three-building residential complex. A total of 717 residential units and 125,000 SF of accompanying retail and restaurant space are anchored by a central courtyard and pedestrian mall. Architects: KPF, CBT Architects

Encore Boston Harbor - Everett, MA – A 3,000,000 SF resort and casino sitting on a 30-acre site along the Mystic River. The 27-story, 350-foot curved glass tower contains 671 luxury hotel rooms and a 210,000 SF gaming facility. Architects: Jacobs Architecture, DREAM Collaborative

Yotel Boston at Seaport Square - Boston, MA – A 12-story hotel built over an existing and continuously operating subway head house, offering direct access to the MBTA Silver Line. The 99,000 SF hotel offers 326 guestrooms. Architect: Stantec

Parcel 12 - Boston, MA – A 545,000 SF mixed-use development consisting of two towers set atop a platform over the Massachusetts Turnpike. The 21-story office building and 14-story citizenM hotel share a two-story podium containing 54,470 SF of retail. Architect: Elkus Manfredi Architects

ELLEN T. SWANSON, P.E.

Associate



Ms. Swanson has over 14 years of structural engineering experience primarily serving high-rise residential and retail clients. She has led the project team for two of the largest parcels in Boston's emerging Seaport District (One Seaport Square and Echelon Seaport) from the beginning conceptual design phase to construction administration and retail tenant improvement stages. She has been featured in High Profile in August 2016 for her work on One Seaport Square. Ellen enjoys creating innovative designs with the architectural team and works closely with the general contractor to find cost-effective solutions.

SELECTED PROJECT EXPERIENCE

Seaport Circle at Seaport Square - Boston, MA - A 700,000 SF life science, office, retail and community building with a 15,000 SF life-sciences training center. The project also includes immense improvements to the surrounding public space and a new Silver Line transit station. Architects: Arrowstreet, Moody Nolan, Studio Enee

20 CambridgeSide - Cambridge, MA - A nine-story, 340,000 SF laboratory and office building part of a larger redevelopment of the CambridgeSide Mall. Architect: Elkus Manfredi Architects

Parcel 12 - Boston, MA - A 545,000 SF mixed-use development consisting of two towers set atop a platform over the Massachusetts Turnpike. The 21-story office building and 14-story citizenM hotel share a two-story podium containing 54,470 SF of retail. Architect: Elkus Manfredi Architects

Echelon Seaport at Seaport Square - Boston, MA - A 1,300,000 SF, three-building residential complex. A total of 717 residential units and 125,000 SF of accompanying retail and restaurant space are anchored by a central courtyard and pedestrian mall. Architects: KPF, CBT Architects

The Benjamin and VIA at Seaport Square - Boston, MA - A two-tower, 1,500,000 SF residential development with 832-units split between 22-story and 20-story towers. Retail resides within the first three stories and below resides a three-story below-grade shared garage. Architect: Elkus Manfredi Architects

Miscela at Assembly Row - Somerville, MA - A mixed-use building featuring 500 residences, 26,500 SF of restaurant and retail space, and a 500-space parking garage. The structure consists of a low-rise podium and mid-rise building atop. Architect: Stantec

Waterside Place - Boston, MA - A 20-story, 350,000 SF residential tower that was constructed over the I-90 extension to the Ted Williams Tunnel. The residential program contains 236 units accompanied by 10,000 SF of ground-floor retail offerings. Architects: TRO JB, CBT Architects

1 Ink, 2 Ink, 3 Ink at Ink Block - Boston, MA - A 385,000 SF complex with 315 residential units along with 65,000 SF of associated retail space. There are three distinct buildings: 1 Ink with a glass exterior; the metal and precast stone-clad 2 Ink; and 3 Ink which has a brick façade. Architect: Elkus Manfredi Architects

ADDITIONAL PROJECT EXPERIENCE

OBay Colony Corporate Center – Waltham, MA

Security Forces Complex, Barksdale Air Force Base –

Belmont Country Club – Belmont, MA

Bossier City, LA*

Lake Nona Community – Orlando, FL*

University House Central Florida – Orlando, FL*

Las Ventanas – Boynton Beach, FL*

Winn-Dixie Tenant Improvements, Multiple Sites – Central FL*

Midway Community Center – Seminole County, FL*

(*) All experience prior to McNamara + Salvia

Mystic Pointe – Orlando, FL*

EDUCATION

Washington University in St. Louis M.S. in Structural Engineering

Colorado School of Mines B.S. in Civil Engineering

REGISTRATION AND MEMBERSHIP

P.E. – Massachusetts

Ryan Biggs | Clark Davis

Structural Engineer (WBE)

DIVERSITY, EQUITY AND INCLUSION APPROACH



Ryan Biggs | Clark Davis Engineering & Surveying, D.P.C., is one of the largest woman-owned engineering firms in Upstate New York. Specializing in structural engineering; civil engineering; repair and restoration; construction support, inspection, and testing; and surveying; we provide services to architects, engineers, developers, and private and public owners. Ryan Biggs | Clark Davis was founded in 1973 and has offices in New York's Capital Region and Finger Lakes Region. The firm maintains a staff of 40, including over 20 licensed engineers and is licensed to provide professional engineering services in over 25 states. The firm has vast experience working in both the public and private sectors.

The projects we have completed demonstrate our deep and continuing commitment to providing quality engineering and our appreciation for the uniqueness of every engineering endeavor, regardless of project size. We have both the technical ability and desire to work collaboratively with you to tailor specific solutions to your diverse challenges, economic limitations, and time constraints imposed by each and every project.

Service Capabilities

Structural Engineering

- New Structures, Renovations, Additions
- Forensic Investigations, Studies, Reports
- Delegated Design

Civil Engineering

- Site Planning and Design
- Water, Wastewater and Stormwater Engineering
- Municipal Infrastructure and Bridge Design

Repair and Restoration

- Masonry Restoration
- Concrete Repair
- Historic Preservation

Professional Engineering Licenses



Construction Support/Inspection/Testing

- Contractor Support Services
- Construction and Special Inspection
- Nondestructive Testing

Surveying

- GPS and Aerial Mapping Control Survey
- Boundary, Topographic and Utility Survey
- Highway and Bridge Survey
- Underground Utility and Pipe Location

Key Market Sectors

College/University | Commercial | Cultural
Hospitality | Housing | Industrial and Manufacturing
K-12 Schools | Medical | Municipal/Government
Office Buildings | Parking Structures | Religious
Institutions | Residential | Specialty Structures
Transportation | Water and Wastewater Treatment

WBE Information

Ryan Biggs | Clark Davis is a Certified Woman-Owned Business Enterprise (WBE)
New York State, New York City, City of Syracuse (NY), Port Authority of New York/New Jersey, Commonwealth of Massachusetts; and Women-Owned Small Business (WOSB) Federal Government

New York State Agency Experience
DASNY | NYSOGS | SUCF | SUNY | NYSDOT
NYSOPRHP | NYSTA | SHPO | OMH | GOSR

Federal ID No 14-1599413

RYAN BIGGS | CLARK DAVIS
ENGINEERING & SURVEYING, D.P.C.
www.ryanbiggs.com
info@ryanbiggs.com

CAPITAL DISTRICT – CORPORATE OFFICE
257 Ushers Road
Clifton Park, NY 12065
p 518.406.5506

FINGER LAKES OFFICE
4592 Jordan Road, PO Box 217
Skaneateles Falls, NY 13153
p 315.685.4732



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE

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

Charles D. Baker

Governor

Karyn E. Polito

Lieutenant Governor

Michael J. Heffernan

Secretary

William M. McAvoy

Executive Director

October 5, 2022

Ms. Jamie Davis

Ryan-Biggs Clark Davis Engineering & Surveying, P.C.

257 Ushers Road

Clifton Park, NY 12065-1403

Dear Ms. Davis:

Congratulations! Your firm has been renewed as a woman business enterprise (WBE) with the Supplier Diversity Office ('SDO') under the business description of **STRUCTURAL ENGINEERING SERVICES NEW BUILDING DESIGN; RENOVATION; INVESTIGATIONS, STUDIES, AND REPORTS; HISTORIC PRESERVATION AND MASONRY RESTORATION; BRIDGES CONTRACTOR SUPPORT SERVICES; NONDESTRUCTIVE TESTING; AND SPECIAL INSPECTIONS; MUNICIPAL ENGINEERING, SITE PLANNING AND DESIGN, AND LAND SURVEYING**. 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 42 CMR 2.00.

Your firm's next renewal date is November 20, 2025. 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.

Firm Profile

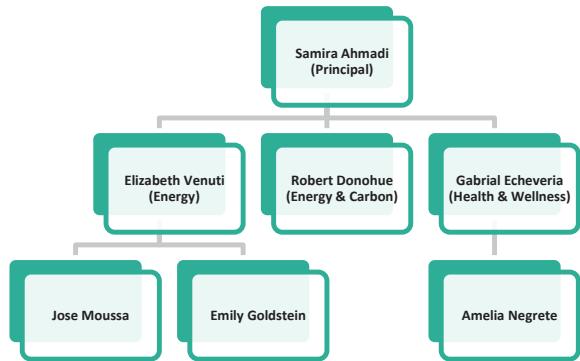
enviENERGY Studio

Who we are

enviENERGY Studio, founded in 2016, is a WBE-Certified Sustainable Design Consulting firm with the purpose of bringing environmental consciousness into building design, construction, and operation. Our consulting philosophy is formed around the concepts of teamwork, partnership, service, and quality, both in the coordination of our efforts within our firm and in our interactions with our clients.

We are specialized in assisting public and private sector clients to design high-performance buildings. We have experience in higher education, multifamily residential, laboratories, offices, libraries and galleries, campuses, industrial facilities, and warehouses at the regional and national levels.

Team org chart



Commitment to diversity, equity, and inclusion

enviENERGY Studio proudly stands as a 100% woman-owned business, with our team comprising an impressive 62% women and 40% minorities. Our dynamic team members hail from diverse backgrounds, collectively fueling our shared aspirations. At enviENERGY, we recognize diversity, equity, and inclusion as the essential foundations for attaining inclusive excellence. We are dedicated to cultivating a workplace that empowers every individual to thrive, fostering an environment that instills a profound sense of belonging for each member of our team and community. To celebrate our efforts, enviENERGY Studio is in the process of completing our B-Corp and Just Certification applications.

Community Engagement

In alignment with our company mission, the enviENERGY Studio team provides support to local non-profit organizations and participates in community-based events, including but not limited to annual support to Cory's Kids (Gory Griffin Foundation) in support of education for underserved youth, annual Winter Walk participation in support of the homeless population, and a reduced hourly rate for sustainability projects associated with non-profit organizations and low-income housing.

Firm Contact Information

100 Summer Street, Suite 1600
Boston, MA 02110

(617) 446-3114

info@envien-studio.com

Point of Contact

Samira Ahmadi

Samira.ahmadi@envien-studio.com

617-446-3114

8 staff members in Boston, and Philadelphia

Certified WBE by Women's Business Enterprise
National Council and State of Massachusetts



enviENERGY



Rendering Credit © CBT

Project Description:

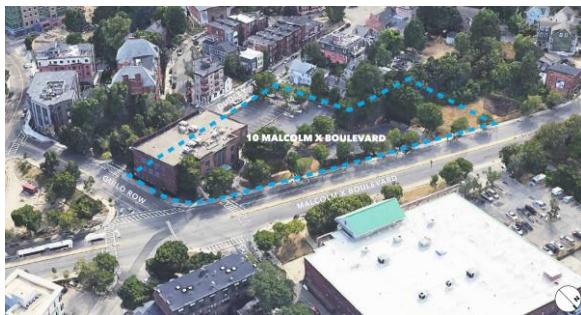
The proposed 40 Roland Street Project is one of three projects that comprise the Proponent's Sullivan Square masterplan vision. The Project will provide approximately 753,783 gross square feet of new lab/office, residential and retail development in three new buildings ranging in height from six to nine stories.



Rendering Credit © SGA

Project Description:

This proposed 1.9 million square foot development includes two residential blocks, two office and lab facilities, and one hotel and commercial complex. enviENERGY Studio has provided energy and sustainability consulting services for the masterplan and received positive feedback from the MEPA review team for their "excellent and responsive work" - quote from the MEPA and DOER team- on this project.



Project Description:

The project is comprised of one new four (4) story residential building with approximately twenty-five (25) units and one six (6) story mixed-use building with approximately one hundred fifteen (115) units. enviENERGY Studio is providing PHIUS consulting.

40 Roland Street Masterplan Sullivan Square Masterplan

Location:

Boston, MA

Owner:

Rise Together

Architect:

CBT

enviENERGY Scope of Work:

MEPA and EPNF/DPIR Energy Modeling

XMPLY Masterplan

Location:

Somerville, MA

Owner:

Cresset Development

Architect:

Spagnolo Gisness & Associates (SGA)

enviENERGY Scope of Work:

Sustainability Consulting and Energy Modeling for submission of the masterplan to the City of Somerville and MEPA

10 Malcolm X

Location:

Roxbury, MA

Owner:

10 MX Owner

Architect:

EMBARC

enviENERGY Scope of Work:

Passive House Design Consulting

enviEnergy

Sustainability Consultant (WBE)



Samira Ahmadi

POSITION

Founding Principal

OFFICE

Boston, MA

QUALIFICATIONS

Building Energy Modeling Professional (BEMP), LEED AP, WELL AP, CPHC

EDUCATION

M.S. Building Performance & Diagnostics, Carnegie Mellon University

Samira Ahmadi is the Founding Principal of enviENERGY Studio LLC, an energy and sustainability consulting firm, serving regional and national clients looking for sustainable solutions in the built environment. Her practice focuses on sustainability and energy performance analyses for new construction and existing building retrofit projects that are pursuing LEED certification and energy upgrades, occupant's health and comfort in the built environment, and post-occupancy evaluation, and measurement and verification. Samira has more than 12 years of experience in energy modeling and sustainability consulting. She is an advocate of sustainability and energy efficiency in the built environment and has served on the USGBC Massachusetts Chapter Board of Directors.

Project Experience

- Allston Labworks - LEED/ Article 37 and Energy Modeling
- UMass Amherst Sustainable Engineering Lab - LEED
- BI Medical Center - New Inpatient Building - LEED/ Article 37
- 140 Kendrick Building A Renovation - Net Zero Office
- 40 Roland Master Plan - MEPA Application Energy Consulting
- XMBLY Masterplan - MEPA Application



Elizabeth Venuti

POSITION

Senior Building Performance Consultant

OFFICE

Boston, MA

QUALIFICATIONS

LEED AP

EDUCATION

M.S. Sustainable Building Systems, Northeastern University

Elizabeth is a Senior Energy Consultant at enviENERGY. Prior to joining enviENERGY, she spent the past six years working with home performance contractors to retrofit residential buildings through the Mass Save program. She holds a BA in Architectural Studies from Connecticut College and an M.S. in Sustainable Building Systems from Northeastern University. A combination of her education and experience cultivated a keen interest in building science and sustainable practices. Elizabeth hopes to expand her impact on the built environment through her work at enviENERGY.

Project Experience

- Harvard Law School - Confidential Project - Energy Model
- Sullivan Square Redevelopment - 128 Cambridge - Energy Model
- Mass General Hospital - Cambridge Street Project- LEED / Article 37



Gabriel Echeverria

POSITION

Senior Sustainability Consultant

OFFICE

Boston, MA

QUALIFICATIONS

LEED AP, Fitwel Ambassador

EDUCATION

M.S. Sustainable Building Systems, Northeastern University

Gabriel Echeverria is an Energy Analyst and Sustainability Consultant at enviENERGY Studio. His passion for sustainable engineering and design has been years in making and currently, his practice at enviENERGY Studio focuses on energy performance analyses for new constructions, specifically life-science and multifamily residential buildings. After completing a B.S. in Civil Engineering from Florida International University as a member of FIU Honors College, Gabriel attained his Civil Engineering In Training (E.I.T) license.

Project Experience

- Allston Labworks - Allston, MA - Fitwel
- Blessed Sacrament - Affordable Housing in Boston, MA - LEED
- 250/290 Binney - Laboratory in Cambridge, MA - Energy Model



Robert Donohue

POSITION

Building Performance Engineer

OFFICE

Boston, MA

QUALIFICATIONS

LEED AP, CPHC

EDUCATION

B.S. Civil Engineering, Northeastern University

Robert Donohue is a Building Performance Analyst at enviENERGY Studio. He graduated from Northeastern University with a B.S. in Civil Engineering. He has experience in various construction industries, from utilities and municipalities to life-science GMPs. His work at enviENERGY Studio has focused on energy modeling, whole-building life cycle assessment, Passive House Consulting, and LEED project management. He has performed research utilizing iterative energy modeling in residential affordable housing renovation projects to balance operational and embodied carbon emissions associated with building envelope and HVAC system upgrades. By leveraging iterative modeling, embodied carbon knowledge, and quickly progressing coding skills, he can provide all the necessary skill sets to produce innovative solutions to low-energy, low-carbon construction.

Project Experience

- MITIMCO Volpe - Residential Parcels R2 - Energy Model
- EMD Hometown Office Building - Pennsylvania
- Pier 70 - Core and Shell Lab in San Francisco, CA - Energy Model

enviEnergy
Sustainability Consultant (**WBE**)



JOIN FORCES. SUCCEED TOGETHER.

hereby grants

National Women's Business Enterprise Certification

to

enviENERGY Studio LLC

who has successfully met WBENC's standards as a Women's Business Enterprise (WBE).
This certification affirms the business is woman-owned, operated and controlled and is valid through the date herein.

WBENC National WBE Certification was processed and validated by Center for Women & Enterprise, a WBENC Regional Partner Organization.

Certification Granted: June 21, 2022
Expiration Date: June 21, 2024
WBENC National Certification Number: WBE2201480

Authorized by Gaby King Morse, President &
CEO
Center for Women & Enterprise



NAICS: 541990, 541690
UNSPSC: 81101516



References

Tyson Reynoso	Ben Myers	Ariel Brain, AIA, NCARB, LEED AP BD+C
King Street Properties	Boston Properties	CBT
Managing Director and Partner	Senior Vice President, Sustainability	Principal
treynoso@ks-prop.com	bmyers@bpx.com	brain@cbtarchitects.com
617-910-5504		617-646-5113



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE

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

Maura Healey

Governor

Kim Driscoll

Lieutenant Governor

Matthew Gorzkowicz

Secretary

William M. McAvoy

Executive Director

September 8, 2023

Ms. Samira Ahmadi
enviENERGY Studio LLC
100 Summer Street
Boston, MA 02110

Dear Ms. Ahmadi:

Congratulations! Your firm has been renewed as a recognized women-owned business enterprise (WBE) by the Massachusetts Supplier Diversity Office ('SDO') in accordance with your renewal certification by the Women's Business Enterprise National Council. Based on this information, your firm will be listed as a WBE business entity in the Massachusetts SDO directory of verified businesses.

Your designation as a WBE is valid until June 21, 2024 unless revoked pursuant to 425 CMR 2.00. It is your responsibility to contact your Third-Party Certifying Organization before your next renewal expiration date and provide SDO with your new renewal certification letter or certificate.

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. Commonwealth of Massachusetts certification does not imply or guarantee that your firm will obtain any state work. Your firm is required to notify the SDO of any material changes to its business contact information or business description with Women's Business Enterprise National Council via your SDO Account. The firm also has a duty to report decertification and debarment notices from Massachusetts or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the organization's decertification.

To expand your Commonwealth of Massachusetts' business opportunities, please visit SDO's new resources page. Should you have any questions, please feel free to contact us via email at webmaster.sdo@mass.gov.

Sincerely,

Wanda Colon-D'Angelo
Director of Diverse and Small Business Certification

FIRM QUALIFICATIONS

Code Red Consultants, LLC is a fire protection engineering and code consulting firm. The majority of our consultants have Master of Science degrees in Fire Protection Engineering and include 26 licensed Fire Protection Engineers holding professional licensure in numerous states and territories. Having a specialized knowledge in fire science, coupled with an in-depth knowledge of building and fire codes, we offer a consulting experience that provides performance-based solutions in a world of prescriptive codes. From master planning through construction, our goal is to provide innovative and intelligent code compliance options that give our clients the information necessary to make informed design decisions.

The firm has significant experience working on residential apartment/condominium projects including low income and work force housing. Residential apartments and condominiums are often part of a larger mixed-use development project consisting of parking, retail and residential amenities ranging from fitness rooms to large roof decks. Each residential project presents its own issues, such as limitations on assembly space due to the construction type of the building, required plumbing fixtures for resident amenity spaces, limited connectivity through podium construction, constructability of required rated assemblies in wood framed construction and compliance with exterior wall assemblies. Our team is well versed in code allowances and alternatives, and continually work with Authorities Having Jurisdiction (AHJs) and owners to develop innovative approaches that meet the needs and goals for the building. Our backgrounds as fire protection engineers coupled with our involvement in the code community allows us to work alongside building and fire officials to successfully implement our code compliance approach.

REFERENCES

Kevin Herrick, AIA / Principal
The S/L/A/M Collaborative
80 Glastonbury Boulevard
Glastonbury, CT
860.657.8077
kherrick@slamcoll.com

Lisa Ferreira / Principal
Student Life Practice Leader
Goody Clancy
420 Boylston Street
Boston, MA 02116-3866
617.850.6558
lisa.ferreira@goodyclancy.com

Kristin Boudreau / Principal
Business Center Practice Leader
Stantec
40 Water Street, 3rd Floor
Boston, MA 02109
617.234.3235
kristin.boudreau@stantec.com

RELEVANT PROJECT EXPERIENCE

AVENU AT NATICK, Natick, MA (Senior Housing)



Avenu at Natick is a new senior living community offering high-end apartments and amenities to residents aged 62 years and older. This facility is located at 3 Superior Drive in Natick, MA which is opposite the adjacent Natick Mall. Residents are provided with daily activities, classes and social events with the 164 residential units over 6-stories provided with access to swimming, dining, movies, fitness classes and on-site parking.

Code Red Consultants was engaged for NFPA 241 compliance consulting for the new ground-up, stick-built over podium-style residential building. The firm worked with National Development, Elkus Manfredi Architects, and general contractor Cranshaw Construction to develop a plan that met the requirements of NFPA 241, the expectations of the Town of Natick, the construction methods of the contractor, and the schedule and design-related objectives of the developer.

Throughout the project, Code Red Consultants provided construction administration-related assistance and management on an as-needed basis to ensure that the project remained on track to achieve the target occupancy date and that compliance with NFPA 241 was maintained as the associated construction operations and hazards changed.

Size: 6 Stories, 60,000 SF Floor Area, 255,000 SF Aggregate

Cost: \$54.6 Million

Completion: 2019

BEACH HOUSE, Revere, MA



Beach House is a new luxury apartment building prominently situated on a 2.2-acre site along Revere Beach. Offering resort-style living and hotel-inspired amenities with ocean views, the stylish and modern Beach House features 234 luxury apartment residences in a five-story, 234,000 SF building, with one level of below-grade parking.

Code Red Consultants was engaged for NFPA 241 compliance consulting for the new ground-up, stick-built over podium-style residential building. The firm worked with Baystone Development, ICON Architecture, and general contractor Plumb House Inc. to develop a plan that met the requirements of NFPA 241, the expectations of the City of Revere, the construction methods of the contractor, and the schedule and design-related objectives of the developer.

Throughout the project, Code Red Consultants' role morphed from NFPA 241 planning to construction administration-related assistance and management on an as-needed basis to ensure that the project remained on track to achieve the target occupancy date.

Size: 234,000 SF
Cost: \$50 Million
Completion: 2018

RYDER / 21 REVERE BEACH BOULEVARD & 50 OCEAN AVENUE, REVERE, MA



Ryder is Revere's newest residential development offering oceanfront living just minutes away from downtown Boston in Revere, MA. Arrowstreet Architecture and Design was responsible for the master plan and design of this new multi-building development. 21 Revere Beach Boulevard and 50 Ocean Ave. are two new 7-story high rise residential apartment buildings with a 2-story below podium parking garage which were occupied via two turnovers.

Code Red Consultants was retained directly by the general contractor, Callahan, and the Owner's Project Manager, Redgate, to develop a comprehensive NFPA 241 & Phased Occupancy Plan that ensured the fire safety of residents, employees, and construction personnel over the course of the project which was just feet from Revere Beach. Additionally, Code Red Consultants served as the Smoke Control Special Inspector to ensure that the new stair and elevator pressurization systems were designed and built in accordance with the applicable codes and standards.

Code Red Consultants' focus was performing a comprehensive review of the turnover approach and interfacing with Revere city officials, where there was an upfront contract that the fire and life safety systems afforded to building occupants would not be compromised. Code Red Consultants' hands-on approach ensured that residences were able to be occupied on schedule.

Location: Revere, MA

Size: 7 Stories, 49,000 SF

Completion: 2021

Code Red

Building Code



Caitlin Gamache P.E.

Principal
Sr Project Manager

EDUCATION

Worcester Polytechnic Institute, Worcester, MA
Master of Science, Fire Protection Engineering, 2008
Bachelor of Science, Civil Engineering, 2006

PROFESSIONAL AFFILIATIONS

National Fire Protection Association (NFPA)
Society of Fire Protection Engineers (SFPE)
MA Registered Fire Protection Engineer #43432

CONTACT

154 Turnpike Road, Suite 200
Southborough, MA 01772
(617) 714-9849
CGamache@crcfire.com



PROFESSIONAL EXPERIENCE

Caitlin Gamache is a professional fire protection engineer and Principal with Code Red Consultants. During her career Ms. Gamache has been assisting building owners, architects, and engineers with achieving compliance with local, state, and federal codes and standards. She has provided code consulting services on a range of projects including high-rise office and residential buildings, laboratory facilities, athletic centers, academic buildings, shopping malls, campus centers, libraries, historic buildings and educational facilities.

Ms. Gamache regularly works with clients and authorities having jurisdiction to develop prescriptive code compliance strategies and provide solutions for complex fire protection and life safety issues, which incorporate performance based design or other alternative means and methods. She has significant experience performing existing building evaluations, accessibility audits, reviewing architectural and engineering drawings, master planning, and third party reviews.

Ms. Gamache has provided fire protection engineering and life safety code consulting services on a variety of residential buildings in the United States. Building types include dormitories, apartment complexes, condominium buildings, townhouses and many mixed-use developments. Ms. Gamache understands the code challenges these occupancies can present based on various construction type approaches, necessary site security, and satisfying the various applicable accessibility codes in effect. Ms. Gamache has significant experience performing accessibility reviews of residential project, including both common area and unit compliance. She is currently the Team Lead for the Residential Group at Code Red Consultants.

RELEVANT PROJECTS

Lynn Shelter Renovation, Osmond Building, Lynn, MA
The McElwain School Apartments, Bridgewater, MA
Baldwinville School – Residential Conversion, Templeton, MA
75 Dudley St, Roxbury, MA
Ink Block Building 7, Boston, MA
1791 Mass Ave., Cambridge, MA
2nd Avenue Residences, Needham, MA
Avalon Brighton, Brighton, MA
Frankfurt and Grove Street Housing, East Boston, MA
220 Huntington Ave., Boston, MA



JEFF PERRAS, P.E.

Sr Project Manager

EDUCATION

Worcester Polytechnic Institute, Worcester, MA
 Master of Science, Fire Protection Engineering,
 May 2008
 Bachelor of Science, Civil Engineering,
 May 2006

PROFESSIONAL AFFILIATIONS

National Fire Protection Association (NFPA)
 Society of Fire Protection Engineers (SFPE)
 MA Registered Fire Protection Engineer #49000
 CT Registered Fire Protection Engineer #0031020

CONTACT

154 Turnpike Road, Suite 200
 Southborough, MA 01772
 (508) 669-7552
 JeffP@crcfire.com

CODE RED CONSULTANTS

PROFESSIONAL EXPERIENCE

Jeff Perras is a professional fire protection engineer and Sr Project Manager with Code Red Consultants. During his career Mr. Perras has been assisting building owners, architects, and engineers with achieving compliance with local, state, and federal codes and standards. He has provided code consulting services on a range of projects including high-rise office and residential buildings, laboratory facilities, athletic centers, academic buildings, shopping malls, campus centers, historic buildings and educational facilities.

Mr. Perras regularly works with clients and authorities having jurisdiction to develop prescriptive code compliance strategies and provide solutions for complex fire protection and life safety issues, which incorporate performance based design or other alternative means and methods. He has significant experience performing existing building evaluations, accessibility audits, reviewing architectural and engineering drawings, master planning, and third party reviews.

Mr. Perras has provided fire protection, life safety and accessibility code consulting services on a variety of residential buildings in the United States. Building types include apartment complexes, luxury condominium buildings, townhouses, micro-/efficiency units, existing building conversions and many mixed-use developments. Mr. Perras understands the code challenges these occupancies can present based on various construction type approaches, necessary site security, and satisfying the various applicable accessibility codes in effect. His services regularly include developing comprehensive code compliance reports, preparing life safety plans, and reviewing architectural and engineering drawings for code conformance. His experience is diverse and includes new construction, renovations, and additions to existing buildings.

RELEVANT PROJECTS

- Harbor Hill Complex**, Provincetown, MA
- Nantucket Workforce Housing**, Nantucket, MA
- Agawam Village Rehabilitation (IHA)**, Ipswich, MA
- Anchor Point Bldg. B New Construction**, Beverly, MA
- Parcel 25 Ph.2 1425 Tremont St.**, Roxbury, MA
- YMCA Senior Housing New Construction**, Gloucester, MA
- Tufts University Fraternity Study**, Medford, MA
- UMass Sheehy & Donahue Hall (Dorms) Study**, Lowell, MA



Firm Overview

Howard Stein Hudson (HSH) is a full-service planning and engineering firm that improves communities through inclusive engagements and creative solutions. Our collaborative approach with clients relies on sound technical expertise and combines it with knowledge of community/stakeholder issues and needs. We offer innovative options to build consensus around the complex needs of our clients and the community. Our tightly integrated relationships with clients and reviewing agencies ensure that sophisticated projects succeed swiftly and efficiently, regardless of scale. We promote respect, responsibility, integrity, accountability, and work-life balance. We value relationships with our clients, our partners, and our team members, and we incorporate these values into our work. We are more than engineering experts at HSH – we are the keystone of complex projects.

HSH's multi-disciplinary staff works seamlessly with project teams from conceptual design, environmental permitting, and through construction, providing keen insight into a project's transportation and site-civil issues and creatively developing mitigation for project impacts. HSH is also adept at managing large, multi-disciplinary teams that require extensive coordination with government entities, abutters, neighborhoods, communities, and other stakeholders. HSH's planners and engineers continuously upgrade their skills through active participation in workshops, courses, seminars, Webinars, and in-house training sessions to ensure that they keep up-to-date on the latest methodologies and technologies in their respective fields of expertise. HSH offers a well-rounded team of individuals who have exceptional knowledge and experience, and whose technical expertise complements that of the other team members.

Project Lead

Ian McKinnon, P.E., PTOE, RSP
11 Beacon Street, Suite 1010, Boston, MA 02108
imckinnon@hshassoc.com | 617.348.3341

References

Name	Organization	Email	Phone
Greg Contente	Samuels and Associates	gcontente@samuelsre.com	617.603.5449
Matt Moran	Boston Transportation Department	mattthew.moran@boston.gov	617-966-4895
Amy Prange	WS Development	Amy.Prange@wsdevelopment.com	857-205-1737



Channelside (244-284 A Street)

Related Beal
Boston, Massachusetts

HSH is providing transportation planning and traffic engineering consulting services for the proposed mixed-use redevelopment of an existing surface parking along the Fort Point Channel. The project will reduce the existing parking by approximately half and will include the construction of three separate structures totaling approximately 1,100,000 square feet (sf) of residential, commercial, and office/research and development space as well as approximately 120,000 sf of public open space.

Vehicular access to the Project will be provided via an extension of Necco Street through the parcel which will connect to the end of a shortened Binford Street. The remaining portion of Binford Street to the water will consist of public open space. Additional internal pedestrian and bicycle paths will connect the Necco Street extension and A Street. Public realm improvements are also a key component of the Project and include Necco Street Park, Fort Point Channel Park, the Harborwalk, and the Wormwood Extension.

Project Status

Under Review

HSH Services

- Transportation Planning
- Traffic Engineering

Howard Stein Hudson

Traffic Engineer



Whittier Choice Neighborhood

Preservation of Affordable Housing Roxbury, Massachusetts

This project includes the redevelopment of the Whittier Street Apartments in Boston's Roxbury neighborhood. It is comprised of the demolition of the existing buildings, and rebuilding to expand the property from 200 residential units to 387 units. The parking supply will be increased from 68 spaces to 121 spaces. Approximately 7,680 square feet (sf) of retail will also be built as part of the redevelopment.

The project will be constructed in three phases. Phase One will comprise a five-story building with 83 residential units. Phase Two will comprise a 15-story mixed-use building with approximately 241 residential units, ground-floor retail space, and a 121-car parking garage. Phase Three will comprise a five-story building containing up to 63 residential units.

The redevelopment project was subject to the Boston Planning and Development Agency's (BPDA's) Article 80 Large Project Review process, in which HSH completed the transportation component of the Expanded Project Notification Form (EPNF), and provided transportation consultant services.

Project Status

In Construction

HSH Services

- Transportation Planning
- Transportation Studies (Article 80)
- Traffic Impact Studies
- Site Design Assistance



HOWARD STEIN HUDSON



Exchange South End

The ABBEY Group
Boston, Massachusetts

The approximately 5.6-acres underutilized Site consists of a warehouse facility with an accessory surface parking lot. It fails to create a sense of place, and does not serve the local community in a meaningful way. It will be redeveloped into a life science and technology office campus, complemented by local retail, restaurants, bike trails, and dynamic public open spaces for recreation, arts, and cultural activities. The development will build on the district's and the region's momentum in innovation and technology to deliver a vibrant life science center with public realm amenities designed to foster a cohesive neighborhood atmosphere.

Project Status

Ongoing

HSH Services

- Master Planning
- Transportation Planning
- Traffic Engineering

Howard Stein Hudson

Traffic Engineer



Specialties

Inter-governmental Coordination
Stakeholder Outreach
Transportation Problem-solving

Education

Suffolk University, Master, Public Administration, 2011
Eastern Nazarene College, Bachelor of Arts, Business Administration, 2004

Professional Affiliations

Member, Greater Boston Chamber of Commerce (GBCOC)
Member, NAIOP Commercial Real Estate Development Association
Member, Women's Transportation Seminar (WTS)
Member, Urban Land Institute (ULI)
Member, Massachusetts Building Conference (MBC)
Member, Bisnow

Thomas Tinlin

Principal

ttinlin@hshassoc.com

Tom leads our talented group of transportation planners and civil engineers in helping clients realize their visions. Being at the center of mobility and transportation in Massachusetts for the past 30 years, Tom has a unique perspective on the merits and challenges facing various projects. Tom works with our exceptional team to deliver modern, sustainable projects in a seamless manner. Tom was the longest serving Commissioner of the Boston Transportation Department in the City's history. While in that role, he ushered in new technology in the areas of parking enforcement, parking meter payment, and operability. Tom also authored the first "Complete Streets" guidelines in the history of Boston. He established the first bike share program in Boston which quickly became a regional staple. Tom also served as MassDOT's Highway Administrator. His leadership in rolling out the All Electronic Tolling Conversion along the MassPike garnered him national recognition when he received the American Public Works Association's Professional Transportation Manager of the Year Award.

Relevant Experience

Seaport Square

WS Development – Boston, MA

Tom is serving as Strategic Advisor of the HSH team, assisting throughout construction as the lead transportation planning, traffic engineering, and parking consultant for Seaport Square, the largest urban redevelopment project in New England. As part of this effort, HSH conducted a comprehensive study of transportation impacts at over twenty-five intersections. HSH assisted the project team in the determination of overall public realm improvements as part of the project's mitigation commitments.

Bulfinch Crossing

The HYM Investment Group, Inc. – Boston, MA

Since 2007, working with prior and current ownership, HSH has provided transportation planning, traffic engineering, and construction phase traffic and pedestrian management on this 2.9M square foot, mixed-use redevelopment. HSH completed the transportation components of the City and State environmental permitting processes, and continues to assist the Project Team as construction commences. In addition to the supporting conceptual and schematic design efforts, which include site circulation and access, loading dock design, and roadway, sidewalk and streetscape improvements to meet Complete Streets guidelines and standards, HSH provides construction management plans for on-going demolition and building phases. HSH has supported the project through highway, traffic engineering and transportation planning efforts for the multi-phased development. Tom is serving as Strategic Advisor for the HSH team and regularly coordinates with the Client, the City of Boston, MassDOT, and the MBTA.



Ian McKinnon, P.E., PTOE, RSP

Associate Principal

Institutional and Private Markets Technical Leader

imckinnon@hshassoc.com

Ian's experience includes transit planning, complete streets, traffic modeling and forecasting, bike facility design, and traffic signal design. He has been Project Manager on multiple land development and off-site mitigation projects, and has led many arterial coordination projects from three intersection linear corridors to complicated grid systems and traffic responsive systems with preemption, transit priority, and systems engineering development. Ian is a certified Road Safety Professional with experience in systemic highway safety analyses and recommends countermeasures to lower crash risk and severity. Through his TRB membership, the body that recommends research on new safety treatments and new technology autonomous vehicles, he serves as a peer reviewer of safety trials and treatments around the globe. Ian weaves safety improvements into his projects, resulting in safer intersections and efficient corridors throughout New England.

Specialties

Traffic Engineering
 Transportation Planning
 Construction Management and Bidding
 Procurement
 Traffic Impact Studies
 Intersection and Traffic Signal Design
 Design Peer Reviews
 AutoCAD Civil 3D
 AutoTURN
 Safety Studies
 Traffic Simulation
 Vehicle Maneuverability Studies
 Signage Design
 ArcGIS
 Parking Studies
 Parking Lot and Loading Design

Licenses/Registrations

Professional Engineer, MA, 52942,
 6/30/2024
 Professional Traffic Operations Engineer,
 4241, 3/15/2026
 Road Safety Professional, 12/21/2024

Education

University of Massachusetts Amherst,
 Master of Science, Civil Engineering,
 2013



HOWARD STEIN HUDSON

Engineers + Planners

Relevant Experience

Seaport Square

WS Development - Boston, MA

HSH served, and is continuing to assist throughout construction, as the lead transportation planning, traffic engineering, and parking consultant for Seaport Square, the largest urban redevelopment project in New England. When completed, this 6.5 million square foot mixed-use development will transform approximately 23 acres of undeveloped land in South Boston into the hottest new destination in the city for world class office and research space, residences, retail shops, restaurants, hotels, and cultural institutions. Ian is managing the HSH team assisting with the Block P DOT Permitting effort. He coordinates between the client and the multi-disciplinary HSH team providing construction management, and design services to support the highway access permit required as part of the building.

Bulfinch Crossing

The HYM Investment Group, Inc. – Boston, MA

Since 2007, working with prior and current ownership, HSH has provided transportation planning, traffic engineering, and construction phase traffic and pedestrian management on this 2.9M square foot, mixed-use redevelopment. HSH completed the transportation components of the City and State environmental permitting processes, and continues to assist the Project Team as construction commences. The site includes the Massachusetts Bay Transportation Authority (MBTA) Haymarket Station, with access to the Green and Orange subway lines, and several local/regional bus routes. For various Project phases, HSH estimated the hourly ridership impact on these services, including a comparison to the MBTA's "planning" and "crush" capacity thresholds, and on passenger platforms. Additionally, HSH provided design assistance for the new Haymarket Bus Station, which adds waiting capacity for bus passengers. As Institutional and Private Markets Technical Leader, Ian provided QA/QC of bus and traffic design and reviewed the Conceptual Design Report (CDR).

Howard Stein Hudson

Traffic Engineer



Specialties

Traffic Impact Studies
Urban Realm Design
Traffic Operations Analysis
Traffic Signal Timings and Optimization
Bicycle Facility Design
Transit Capacity Analysis

Education

Wentworth Institute of Technology,
Bachelor of Science, Civil Engineering,
2002

Professional Affiliations

Member, Urban Land Institute (ULI)
Member, Urban Land Institute (ULI)
Boston, New England Infrastructure
Council
Member, National Association for Industrial
and Office Parks (NAIOP)
Member, Institute of Transportation
Engineers Massachusetts Chapter
(MAITE)
Member, Institute of Transportation
Engineers (ITE)

Brian J. Beisel

Associate Principal | Manager of Transportation Permitting
bbeisel@hshassoc.com

As Manager of Transportation Permitting, Brian's primary responsibility is managing development projects through the local and state permitting process, most notably within the City of Boston. This work begins with transportation site design assistance that sets the tone for developments to create multimodal, vibrant urban places, then through the Article 80/MEPA development permitting process, and the completion of the Transportation Access Plan Agreement. Brian has over 20 years of experience working on the transportation permitting of private development projects, peer reviews on behalf of municipalities, bicycle infrastructure planning and design, and signal design and intersection layouts. Brian continues to expand his transportation engineering and planning skills while having developed a proven track record as an experienced project manager and a public speaker that effectively presents transportation components of projects in public hearings and other public speaking forums.

Relevant Experience

Channelside (244-284 A Street) Related Beal - Boston, MA

HSH is providing transportation planning and traffic engineering consulting services for the proposed mixed-use redevelopment of an existing surface parking along the Fort Point Channel. As proposed, the project will reduce the existing parking by approximately half and will include the construction of three separate structures totaling approximately 1,100,000 square feet of residential, commercial, and office/research and development space as well as approximately 120,000 square feet of public open space. Vehicular access to the Project will be provided via an extension of Necco Street through the parcel which will connect to Binford Street as well as an additional internal roadway that will connect the Necco Street extension to A Street. As Project Manager, Brian worked on roadway network design based on previous City Master Plans.

Exchange South End

The Abbey Group – Boston, MA

HSH conducted an evaluation of the transportation impacts of the project in the South End neighborhood of Boston. The study included an evaluation of existing conditions, future conditions with and without the project, projected parking demand, loading operations, transit services, and pedestrian activity. Brian is providing site design assistance for access points to and from the site. The access points include potential connections between the South End neighborhood and regional highway network located west of the site. Once a site plan has been conceptually agreed upon with the City and potentially the State, Brian will manage the Article 80 Large Project review process to obtain City approval and the MEPA process for State approval.



Maven Construction

DEI (MBE)



Maven Construction, founded in 2008, is an emerging general construction company with its headquarters in Dorchester. Maven has annual revenues of 26M with staff in three regions; New England, Mid Atlantic and Soytheast.

Maven Construction has consistently grown over its corporate history. Maven has completed a wide variety of project types, from stuck frame over podium, high density residential projects to interior retail buildouts and complex biomedical laboratory facilities.

We work together with our clients to deliver projects at the highest quality for the best value. Maven Construction strives for excellence in everything that we do. We believe that our leadership drives deeper measurable outcomes for our clients. Maven specializes in high performing projects where community engagement is an essential part of the program.

Maven is an African American female led firm that supports decisions through data and technology. We know that our unique approach to project implementation broadens the opportunities for women and people of color in construction. Maven's executive leadership is 90% diverse, both corporate and workforce includes 45% women and 85% Black, Latinx and Asian workforce.

Maven Construction has first-hand knowledge of the challenges and goals the construction industry needs to address in the city. In addition, Maven is led by JocCole "JC" Burton a well-respected thought leader with a new approach to construction growth. JC founded SRGE, the construction accelerator and has partnered with Boston Consulting Group and Harvard University to launch a construction accelerator program servicing woman- and POC- led construction companies. The SRGE provides education, technical assistance and resources for individuals and companies in the construction industry for those who have previously encountered roadblocks in entering the field. Maven will expand opportunities to SRGE participant companies on this P3 Project.

The SRGE has garnered support from stakeholders, including the North Atlantic States Regional Council of Carpenters, Black Economic Council of Massachusetts, and Browning the Green Space. SRGE is currently working with currently 16 participant companies, and an additional 15 on the wait list. We care about the communities we build in and have a track record of members of the community and students in the in preparation for construction opportunities in time for the first phase of work. We care about the communities we build in and have a track record of members of the community and students in the neighborhoods we serve.

 @MavenConstruct1

 hello@mavenbld.com

 www.mavenbld.com

 (888) 208 - 4565

References

Tina Brooks Lowe

Mercy Housing Southeast
404.881.1191
Tbrooks@mercyhousing.org

Andrew Mackin

Marcus Partners
617.556.5280
AMackin@MarcusPartners.com

Olivia Rosa

Lawrence Community Works
orosa@lawrencecommunityworks.org



SELECTED PROJECTS

Westside Trinity Church Housing Stabilization, Atlanta GA
 Ward 7 Short-Term Family Housing, Washington DC
 Ward 8 Short-Term Family Housing Washington DC
 Reynoldstown Senior Housing Atlanta GA

EDUCATION

-  **UNIVERSITY OF CALIFORNIA, BERKELEY**
BSC Chemical Engineering
-  **GEORGIA STATE UNIVERSITY**
MBA Certificate - Finance

JOCCOLE "JC" BURTON

CONSTRUCTION EXECUTIVE, FOUNDER & CEO

JocCole "JC" Burton, LEED AP BD+C is CEO of Maven Construction, Inc. a Boston based General construction company and SRGE, the construction equity accelerator. Driving impact, JC founded SRGE with the intent to help other small contractor reach scale. In doing so, SRGE will close the racial wealth gap. SRGE will scale 125 BIPOC owned construction companies by February 2026.

JC brings 27 years of intense real estate development experience, her unique ability to move an industry is clear, she has received dozens of industry awards. Her most important work is the growth of others in the industry. Her impact is infectious. The Commonwealth of Massachusetts is legislating a State Funded Bonding Program which originated with a 2022 White Paper JC authored. Here are her SRGE numbers to date:

- Commitment for a \$2,000,000 Revolving Loan Fund
- 35 Industry Partners
- 32 Contracting Partners
- \$1,030,000 pre-seed funding

A well-sought-after leader, JC is the first Black woman to hold a mayoral appointment with Boston's Construction Licensing Board. JC serves on national and local organizations of impact including, the American Institute of Architects Foundation, Professional Women in Construction, and Environmental League of Massachusetts; Chairs the Boston Employment Commission, and Browning the Green Space, a non-profit organization driving inclusion in the renewable energy sector.

JC has received the White House Champion of Change distinction, served as the founding director of the National Association of Black Women in Construction, United States Green Building Council – Atlanta Chapter Chair of the Board, Urban Land Institute Urban Product Council, founding partner in the Center for Green Schools, United States Green Building Council, EcoDistricts' Protocol product development consultant, L.E.E.D. for Neighborhoods TAG, L.E.E.D. TAG, and 2005 United States Green Building Council Greenbuild Conference Host Committee Member.

Before launching her own company before the economic downturn turnoff 2008, JC led projects for a multibillion-dollar company in Atlanta, GA.

Maven Construction

DEI (MBE)



SELECTED PROJECTS

Westside Trinity Church Housing
Stabilization, Atlanta GA
Ward 7 Short-Term Family Housing,
Washington DC
Ward 8 Short-Term Family Housing
Washington DC
Reynoldstown Senior Housing
Atlanta GA

EDUCATION

 **TENNESSEE STATE UNIVERSITY**
BA Mechanic Engineering

 **PURDUE UNIVERSITY**
BA Mechanic Engineering
*Transfer

MARCUS BRUMMER

PROJECT MANAGER

Since 2015, Marcus Brummer has been responsible for providing effective, ethical, leadership in commercial construction as a Sr. Project Manager. Specializes in high-density residential and workforce housing projects, providing long-term strategy including sustainable strategies; energy and water management, and facilities management of assets. Utilized the most current technical tools to ensure all projects were developed and managed within scope, schedule, and budget. Understands challenges with Choice Neighborhood initiatives and Community Development Block Grant Programs. Prepares project-based construction implementation plans documents to facilitate the end-to-end process for all projects under management.

Marcus works diligently to ensure that all project milestones are met, clients' expectations are exceeded, and that all user groups use the schools and education facilities that he builds efficiently.

Experience

Before joining Maven Construction in 2015, Marcus was responsible for the corporate expansion of a \$25M of the residential group Davis Associates, a construction management and general contracting firm. During his time at Davis, Marcus used professional acumen to manage all operational and administrative roles with the education group. The Davis Companies specialized in municipal construction, including education facilities and affordable and workforce housing products. While at Davis for 13 years, Marcus was recognized for developing and implementing the company's Supplier Diversity and Minority Business Development programs.

In 1994, Marcus joined Jones Lang LaSalle, Chicago, IL office, where he provided comprehensive project and construction management services for community-focused development projects. Responsible for representing the company's owner to provide customers consultation in developing and managing the scope, schedule, and budget of various commercial construction projects. Aided in subcontractor and sub-consultant selection, as well as management. Ethically bid and negotiated multi-million-dollar contracts. Provided quality assurance and quality control oversight to ensure projects were completed on time, and at or under budget.



SELECTED PROJECTS

Ward 7 Short-Term Family Housing,
Washington DC
Ward 8 Short-Term Family Housing
Washington DC

EDUCATION

 **UNIVERSITY OF MD
UNIVERSITY COLLEGE**
BS Management Studies

 **UNIVERSITY OF MD
UNIVERSITY COLLEGE**
Management Foundations
Certificate

MARCUS LUCAS

SUPERINTENDENT

Marcus Lucas joined Maven Construction, as a project superintendent in 2017. From the onset, Marcus has demonstrated exceptional field leadership for II mixed use and multifamily products. Marcus direct field management includes an average project size of \$25M-\$45M, Marcus has demonstrated experience with private market rate developers and housing authorities and community developers on mid-rise projects. Marcus holds a Construction Supervisors License (CSL), OSHA 30, LEED GA. Marcus has also led major renovation projects that include roof restorations, HVAC modernizations, elevator installations, playground replacements, exterior window and door Replacements, along with other programmatic renovations. Included within work includes the support of planning, site management and delivery strategy with the pre-construction and project management teams. Marcus runs a safe site without any safety violations while leading a field of more than over 20+ field foremen at one time.

Experience

Marcus has deep understanding of housing. Successfully delivering a new short term family housing project for the District of Columbia, Maven partnered with other general contractors to expedite the delivery of three other facilities designed to provide homes for the homeless. Co-developer of the Facilities Turnover Management Plan for this product type for our District of Columbia client, Department of General Services which established a comprehensive plan for the facilities unit intersection points within a capital construction project, the training requirements for the operations and maintenance units, document transition package including CDs, Operations & Maintenance manuals and Warranty information. Prior to joining Maven Construction, Marcus was an essential member of Trammel Crow Residential, Baltimore, Maryland.

THE COMPANY

InOrder Business Development Inc., established in March 2014, specializes in **Diversity, Equity and Inclusion Strategies, Workforce and Underutilized Business Enterprise (UBE) Compliance, Management and ongoing monitoring and Business Capacity Building**. Providing services in this dual track helps to create win-win business relationships between emerging small-midsized historically under-represented and community businesses and the General Contracting/Construction Management and Real Estate Development Community. InOrder offers business diversity and workforce compliance solutions including outreach events, diversity plan creation UBE strategies, and ongoing monitoring tracking of results. Business development and capacity building services include a wide array of back-office services including strategic planning, certification and contractor prequalification assistance and accounting and administrative services. InOrder's diversity strategies have been published by the Massachusetts Gaming Commission and are included in the Policy Group on Tradeswomen's Issues as *Best Practices*. These best practices are talked about as a model to follow and are implemented by diversity professionals statewide.

LEAD CONSULTANTS



Shelley Webster is the President & CEO of InOrder. Under her leadership, InOrder has worked with real estate developers, construction management firms and anchor institutions including Harvard University and Mass General Hospital. The company's most notable completed project to date was at Encore Boston Harbor and involved implementing a system to engage and track diverse tradespeople and underutilized business enterprises (UBE). UBE services also included bridging the gap between UBEs and the Construction Manager and Owner. Encore had a construction budget exceeding \$1.6 million and over 7600 trades people that worked on the site.

With over 40 years' experience in the construction industry, Webster has held leadership positions at Webster Engineering Co., Inc., an MBE firm where she assisted in the company's growth from start-up to revenues of \$30 million annually and employed over 150 union and non-union personnel in the mid-1980s - 2005. She is the former owner of Centaur Construction Services LLC (2010-2014) and has served in Executive Leadership positions at Janey Construction Management and the Edward A. Fish Companies that included Dellbrook Construction, Peabody Properties, and E.A. Fish Development.

Webster holds her Masters' Degree from Simmons School of Management and is certified as a Professional Coach from The Institute of Professional Excellence in Coaching. She is affiliated with the The Black Economic Council of Massachusetts, the Policy Group on Tradeswomen's Issues, Massachusetts Girls in Trades, the Northeast Center for Tradeswomen's Equity, and Building Pathways, Youthbuild Boston, and the American Contract Compliance Association.



Dakota Jones is the **Director of Operations & Senior Diversity Consultant at InOrder Business**. He is a proud Boston resident - born and raised in Jamaica Plain. Through a stroke of luck, when Dakota was 15 years old his high school football coach at The Roxbury Latin School was able to get him a job on a construction site. The impact of this first job inspired him to make this job a career, and simultaneously help others do the same.

Dakota's first such endeavor started when he was just 19 years old. Dakota and his friends decided to start a painting company, aptly named Langston's Hues. Langston's Hues was socially enterprising - hiring local high school students of color to paint houses during the day, and then participate in "Curriculum" workshops in the evening. The goal was to provide tangible skills while engendering the entrepreneurial spirit that would allow these young men and women to turn jobs into careers.

After graduating from Amherst College, Dakota spent almost 8 years working with a large commercial construction company, Graycor Construction, followed by owner's representative Cumming Corporation. During this time Dakota developed a deep appreciation for and understanding of the process of commercial construction, and throughout this period Dakota continued to work on a volunteer basis with local youth outreach programs, providing guidance and support wherever possible.

Upon returning to Boston, Dakota sought-out opportunities to build upon the socially enterprising work that motivated him. In joining a start-up internship program called CREST (Commercial Real Estate Success Training), Dakota was able to help develop a program that would connect young people of color and women with prestigious commercial real estate internships. Providing access and opportunity to highly talented students who otherwise had no pathway into this notoriously closed industry required outreach, collaboration, buy-in and persistence. Ultimately, the objective of diversifying the CRE industry from a grassroots level began to pay dividends, and now ~60 CREST Alumni are employed full-time within CRE or CRE adjacent companies.

Dakota currently works at the DE&I consultancy InOrder Business, leading the implementation of Mass General Hospital's "Anchor Strategy" for the Ragon Building Project. In this capacity, Dakota is responsible for coordinating both the workforce and business diversity efforts that include outreach, community engagement and relations, programming, and monitoring.

Dakota's personal mission of creating meaningful access, inclusion and opportunity for underrepresented demographics continues with InOrder Business, and each project is an opportunity to create careers and livelihoods for Boston's underserved communities, businesses, and residents.

Outside of work, Dakota and his wife currently live in Roslindale with their two young children and enjoy exploring, teaching, playing and snuggling them as much as possible.

InOrder Business

DEI (MBE)

COMPLETED PROJECTS (partial list)

Last updated: Jan 2024

WORKFORCE COMPLIANCE										
CLIENT	PROJECT	DATE	POC Goals	POC Achieved	Boston Resident Goals	Boston Resident Achieved	FEM Goals	FEM Achieved	VET Goals	VET Achieved
D.F. Pray	Lenox Apartments	Feb 2021 - July 2023	40.0%	49.7%	51.0%	39.9%	12.0%	12.0%	NA	NA
Metric Corp	566 Columbus Avenue	May 2021 - June 2023	40.0%	55.0%	51.0%	18.0%	12.0%	5.0%	NA	NA
Suffolk Construction	Umass P3 Family Housing	Nov 2021 - June 2023	15.3%	20.7%	NA	NA	6.9%	8.4%	NA	NA
Suffolk Construction	Umass P3 Student Housing	Nov 2021 - Oct 2023	15.3%	55.8%	NA	NA	6.9%	6.8%	NA	NA
Suffolk Construction	Northeastern EXP	June 2020 - Aug 2023	40.0%	35.4%	51.0%	21.1%	12.0%	9.0%	NA	NA
D.F. Pray	Mattapan - Callendar Street and Various Satellite Sites	Mar 2021-Dec 2021	40.0%	61.8%	51.0%	30.9%	12.0%	3.7%	NA	NA
Suffolk and Encore	Encore Boston Harbor	Dec 2016- June2019	15.3%	25.7%	NA	NA	6.9%	7.2%	3.0%	5.3%
Encore and Wynn Development	Encore Boston Harbor	2016-2019	15.3%	25.7%	NA	NA	6.9%	7.2%	3.0%	5.3%
Columbia Construction	The Harmon Apartments	2017-2018	25.0%	53.7%	50.0%	29.3%	10.0%	9.0%	NA	NA

MBE/WBE/VBE COMPLIANCE				
CLIENT	PROJECT	DATE	MBE/WBE (VBE)	GOALS ACHIEVED
Suffolk Construction	UMass Family Housing	Nov 2021 - June 2023	13.0%	20.3%
Suffolk Construction	UMass Student Housing	Nov 2021 - Aug 2023	13.0%	12.7%
Suffolk Construction	Northeastern University/EXP	June 2020 - Aug 2023	30.0%	22.0%
Suffolk Construction	Winthrop Center Tower	2017-May 2020	10.4%	9.7%
Suffolk and Encore	Encore Boston Harbor	2016-2019	11.4%	21.3%
Columbia Construction	The Harmon Apartments	2017-2018	Best Efforts	14.8%

Suffolk Construction

Eileen Martin, VP – Diversity, Equity, & Inclusion

(617)652-9826 Direct

((781)752-8405 Cell

Mass General Hospital

Nicholas Haney – Project Manager Planning & Construction

(857)238-5218 Direct

(617)224-8239 Cell

T.H. McClory

Taidgh McClory, Principal

9 Williams Road, Lynnfield 01940

(617)797-2912 Cell



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE

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

Charles D. Baker

Governor

Karyn E. Polito

Lieutenant Governor

Michael J. Heffernan

Secretary

William M. McAvoy

Executive Director

October 12, 2022

Ms. Shelley Webster

In Order Business Development Solutions, Inc

P.O. Box 190573

Roxbury, MA 02119

Dear Ms. Webster:

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 **BUSINESS CONSULTING AND TECHNICAL ASSISTANCE, PAYROLL AND ACCOUNTING SERVICES, ADMINISTRATIVE/GENERAL MANAGEMENT CONSULTING, DOCUMENT PREPARATION SERVICES, HUMAN RESOURCES AND MARKETING CONSULTING, CONVENTION AND TRADE SHOW ORGANIZING, PACKING AND CRATING; USED HOUSEHOLD AND OFFICE GOODS MOVING**. 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 November 21, 2025. 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.

Our Village Initiative

Homeownership Education & Consulting



Our Village Initiative



who we are

A social impact platform and consulting firm focused on financial literacy and homeownership. We build stronger communities through strategic partnerships and curated initiatives.

our mission

Increase the rate of home ownership in communities of color by creating and curating solutions to help residents save, invest and own their legacy.

our vision

Create an authentic online village committed to equity and closing the racial wealth gap through financial empowerment, real estate and social responsibility. If we are intentional in our actions, we can have lasting impact and change family legacies.

4,000+

PARTICIPANT
CONTACT LIST

400+

RESIDENTS BUILD WEALTH
VIA REAL ESTATE

103+

FREE COMMUNITY FINANCIAL
LITERACY SEMINARS

\$700,000+

DOWN PAYMENT & CLOSING
COST ASSISTANCE FOR BUYERS

What We Do

We work with organizations, developers and neighborhoods that desire greater financial impact in underserved communities. We prepare residents who want to own assets, desire to build wealth and increase their financial discipline to make this their reality. While our audience spans a diverse demographic across all sectors, economic status, and ethnicities, our vision is to create a village committed to closing the racial wealth gap. We intentionally seek out contractors from underserved communities to increase their wealth potential and exposure. We partner with organizations on our platform in one or all of the following areas:

● Our Village Initiative Community Outreach Partnership

- ▶ Collaborate with developers to meet or exceed their outreach and engagement goals. Target 10X number of units available
 - Strengthen network with aligned vision for community impact
 - Establish strategic partnerships with organizations and corporations to benefit their members

● Our Village Initiative and Financial Education Associates Homebuyer Success Programming

- ▶ Partner with developers to bring programming to underserved communities to increase the rate of homeownership and wealth creation among residents
- ▶ Prepare target demographic for homeownership opportunities
 - Design financial literacy and homebuyer programming to fit the need of desired community
 - Provide on site or virtual programming in addition to online learning platform for residents
 - Collaborate with industry experts to bring resources to residents
 - Collaborate with community and organizations to provide programming and increase financial empowerment of members
 - Collaborate with city and state agencies to inform them of the market on the ground and stay up to date on programs, resources and strategies to help residents achieve homeownership

● Community Savings Challenge

- ▶ Goal: Help Participants Save For An Emergency Fund or A Big Goal
- ▶ Educate participants on budgeting/saving strategies
- ▶ Create community of goal setters and accountability
- ▶ Monthly surprises and community incentives to reach savings targets

● Our Village Initiative and the Build Black Wealth Platform

- ▶ Monthly discussion on solutions to different barriers to wealth creation in the community
 - Select a topic and how your solution would close the wealth gap
- ▶ Provide take action list for community to implement immediately
- ▶ Design programming with partners specific to the needs of their audience

Our Village Initiative

Homeownership Education & Consulting



Our Village Initiative

Development Experience



Oxbow Urban
14 Homes and
4 Rental Units



TLEE Development
4 Two Family
Townhomes and
4 Rental Units



OFR Dev LLC
40 Condominiums

- Facilitated community outreach and support of project
- Liaison between residents and developer throughout process
- Facilitated Homebuyer Preparation and connection to resources
- Facilitated buyer engagement to enter lottery and post lottery coordination
- Strengthen local business partnerships
- New homeowner support for 12 months post sale
- Result: 89% Homeowners of Color



Lena New Boston
80 Condominium
Townhomes

- Facilitate community outreach and support of project
- Facilitate Homebuyer Preparation and connection to resources
- Facilitate buyer engagement to enter lottery
- Coordinate continued homebuyer education
- Result: 10x Applicants from underserved communities

In Partnership with
City of Boston
Mayor's Office of Housing
MassHousing



Our Village Initiative

Development Experience

Upcoming:



P3 Roxbury Team
184 Condominiums

- Coordinate community outreach and support of project
- Coordinate Homebuyer Preparation and connection to resources
- Coordinate buyer engagement to enter lottery
- Coordinate Homeownership Marketing efforts
- Identify and partner with contractors of color



VIBE
14 Condominiums

- Facilitate community outreach and support of project
- Facilitate Homebuyer Preparation and connection to resources
- Facilitate buyer engagement to enter lottery
- Coordinate continued homebuyer education

Our Village Initiative

Homeownership Education & Consulting



Our Village Initiative TEAM



Denisha McDonald
Founder



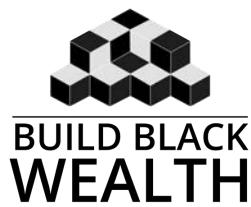
Britannia Johnson
Outreach Coordinator



Laquisa Burke
*Community Liaison and
Master Connector*



Financial Education Associates
Homebuyer Education Provider



Build Black Wealth LLC
Wealth Building Education Platform

Boston Water and Sewer Commission Parking Lots Disposition

Response to Request for Proposals

Design Submission

February 28, 2024

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01

DESIGN SUBMISSION

Design Narrative
Landscape Concepts
Architectural Concepts
Zoning & Phasing
Sustainability & Resiliency
LEED & Sustainability Forms
Floor Plans & Street Elevations

Project Overview

Design Narrative

The Related / DREAM Project is carefully conceived to meet the development objectives & design guidelines of the RFP.

The transformation of the properties owned by Boston Water and Sewer Commission will help create a more inviting streetscape, converting five blocks of surface parking lots into an inviting cluster of low-rise buildings and a central open space.

Improved Public Realm

The Project brings the opportunity to re-create and define a new urban character for the Harrison Avenue neighborhood. With five urban blocks in which each new parcel adds another tile into the neighborhood's growing mosaic of housing, retail and community spaces, and open space, the Project offers a unique opportunity to strengthen this distributed model, with a significant new open space, the Central Green, at its core.

While a grid of streets already exists in the Project area, the Project will result in the buildup of a more spacious public realm with wider sidewalks, bike lanes, open space, and a canopy of street trees.

The site plan begins with the principle of enhancing the built character and public realm at the neighborhood scale. Low-traffic Reed Street acts as the central organizing spine of the Project, with buildings set back to create an inviting pedestrian experience. The plan expands the amount of ground level open space to create a gracious, pedestrian- and bike- friendly entrance to the Project.

The Reed Street spine naturally leads visitors and residents into the main Central Green, which will be a much-needed green space for the

neighborhood. The western section of Reed Street will be transformed to a bike / pedestrian linear space helping connect to the Melnea Cass Bike Path.

As outlined in the RFP, the Project focuses most public uses—including retail and incubator spaces, open space and community amenities—along busier Harrison Avenue, and creates a quieter neighborhood feeling along Reed Street. Parking garages are provided in two buildings, with one garage access point for each (one on Reed Street and one on Thorndike).

Neighborhood Plan

Design Narrative

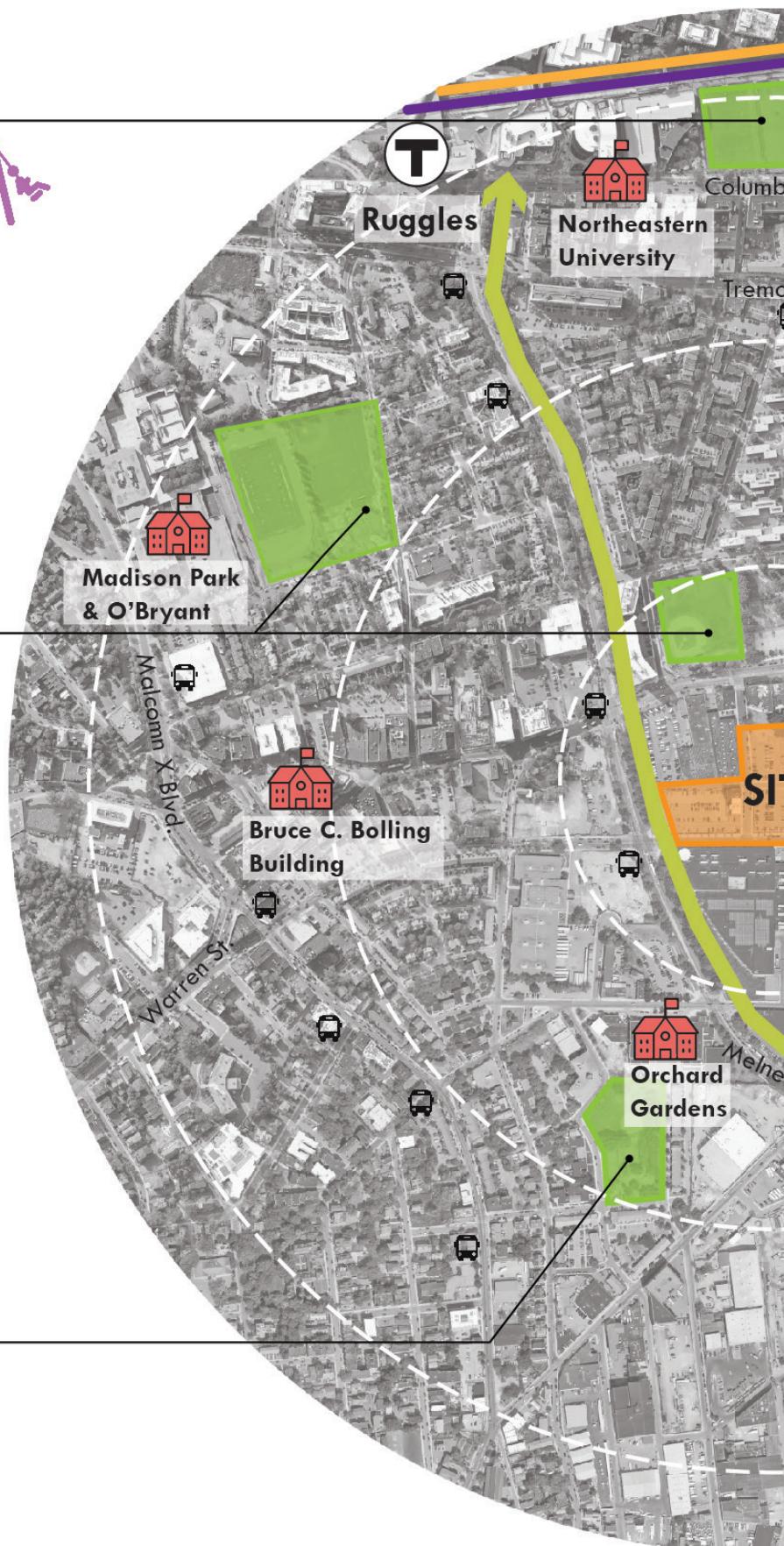
Sports Fields and Playground

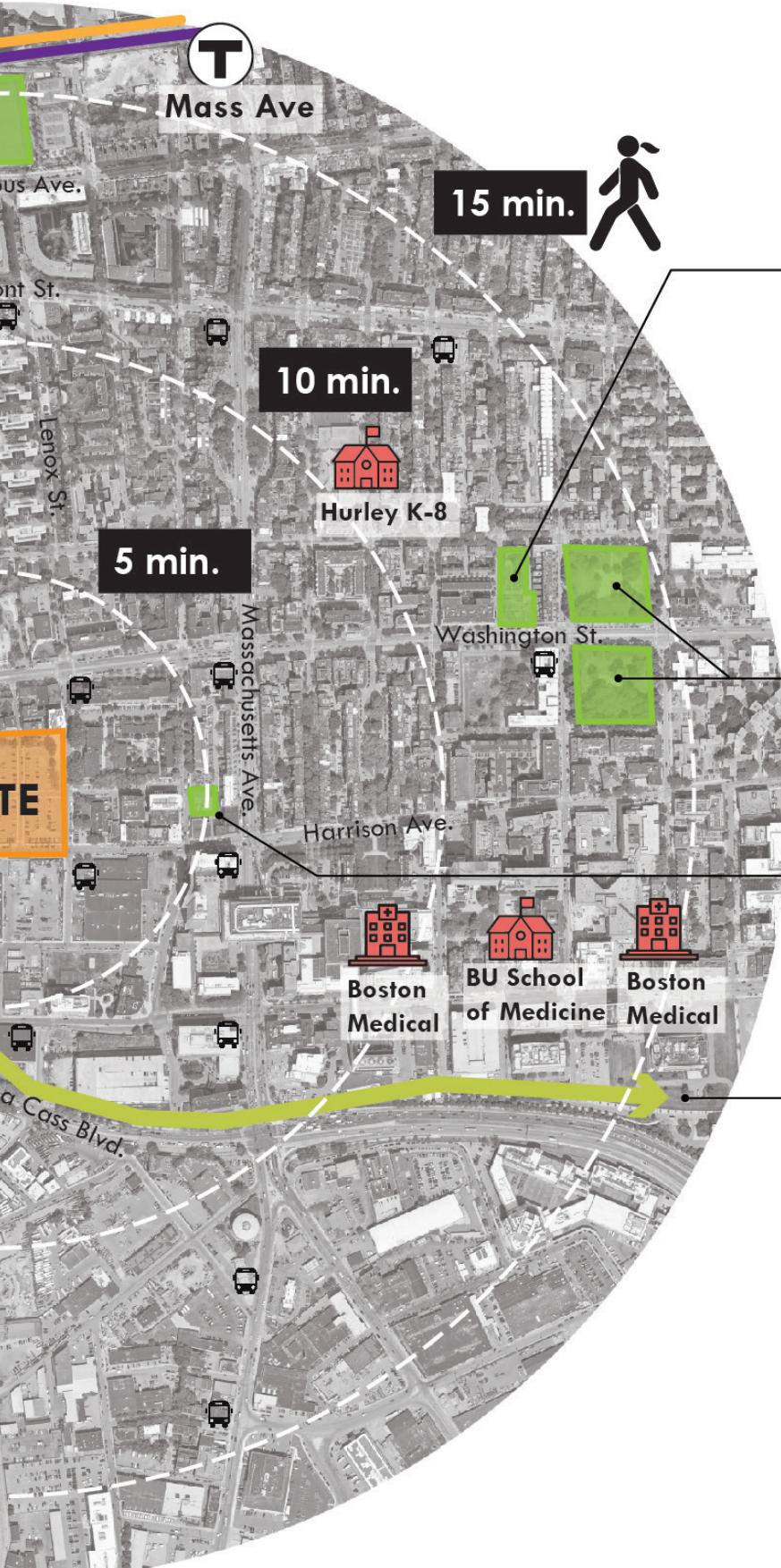


Sports Fields



Sports Fields





Community Garden



Public Squares



Community Garden



Bike and Pedestrian Path



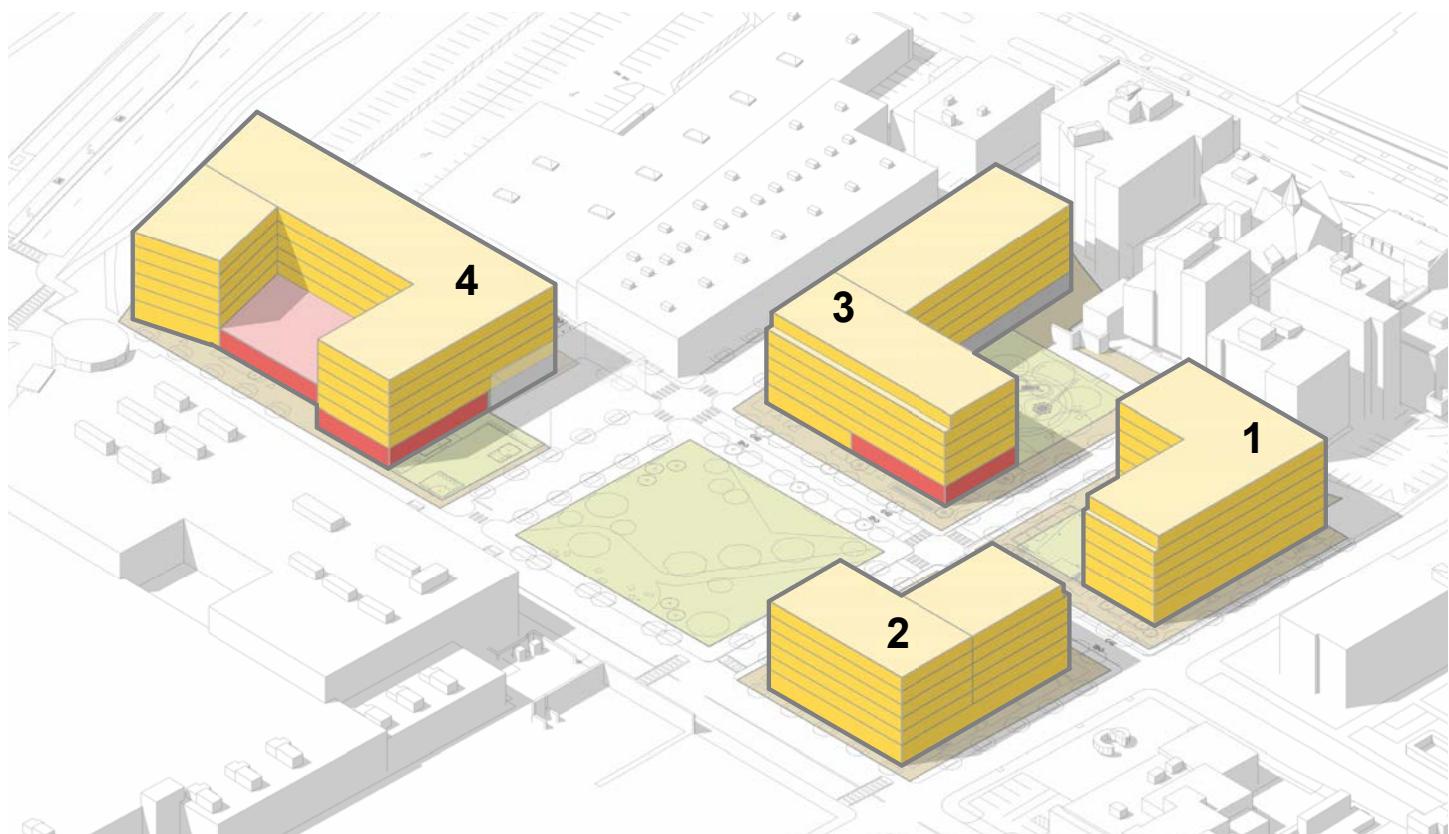
Site Overview

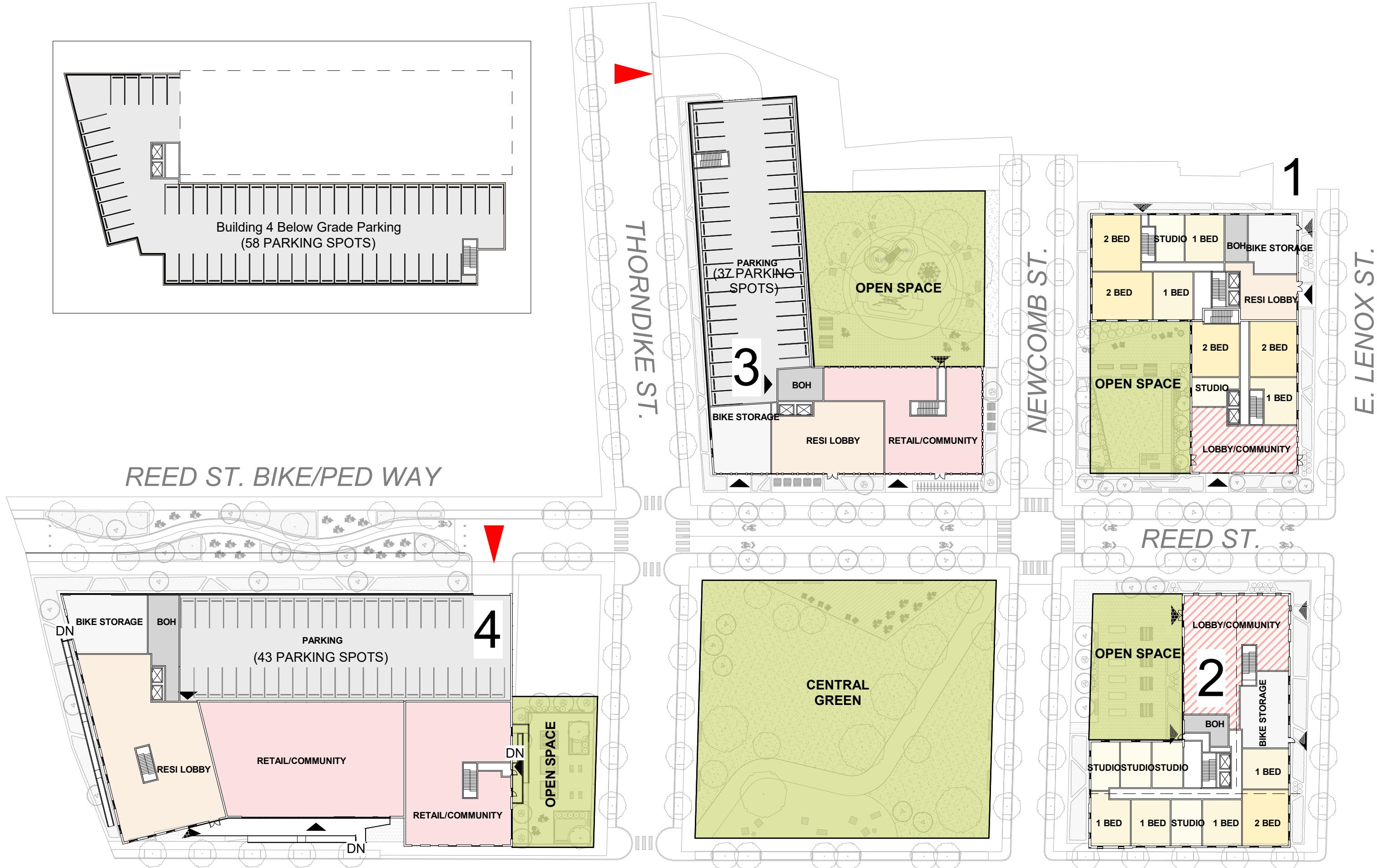
Design Narrative

Site Overview & Massing Concept

The project will include over an acre of at-grade open space, including a 25,000 square foot Central Green and several smaller open spaces. The Central Green is intentionally sited in the center of the development in order to be most accessible to neighborhoods on either side of Melnea Cass Boulevard. This block is across the street from the existing BWSC office building, which can help frame the park and give it a comfortable feeling of enclosure. In contrast, we

have placed a building on the site's southeasterly block along Harrison Avenue, so that the BWSC materials yard is not directly across the street from the Central Green.





Circulation & Parking Plan

Design Narrative

Connectivity

Complete Streets & Green Infrastructure Design

We have planned for expansion of public rights-of-way in order to meet the City's goals for Complete Streets design. We have provided allowances for the additional right-of-way enumerated in the RFP.

Because the western end of Reed Street between Melnea Cass and Thorndike is planned to be closed to traffic, we have sited this garage entry as far to the east along Reed Street as possible, so that the maximum portion of the street can be converted to a pedestrian space.

Given Reed Street's generous, expanded right-of-way and building setbacks, we are proposing an expanded green furnishing zone for the entire streetscape length.

Equitable Mobility

As shown in our Site Plan, Reed Street southwest of Thorndike is planned for conversion to a pedestrian / bicycle corridor, linking to the Melnea Cass Bike Path.

The project will provide a variety of mobility options, including dedicated BikeShare and electric scooter stations, electric charging stations, and on-street short-term parking for rideshare dropoff and pickup.

We have included convenient bike parking in all buildings, at grade and

accessible directly from the street, with no stairs or elevators needed.

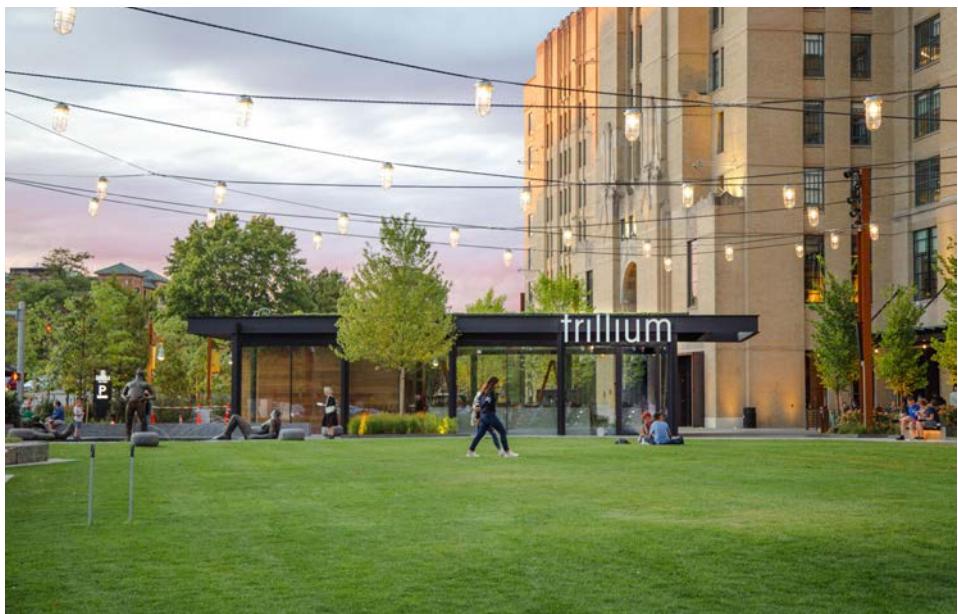
In order to create a pedestrian-friendly public realm, we are downplaying the visibility of structured parking. In Building 4, the parking garage begins to descend from the Reed Street driveway entry to a lower level, keeping parking out of view of the Harrison Avenue frontage. The driveway and ramps for this residential parking garage will comply with all flood-related egress requirements.

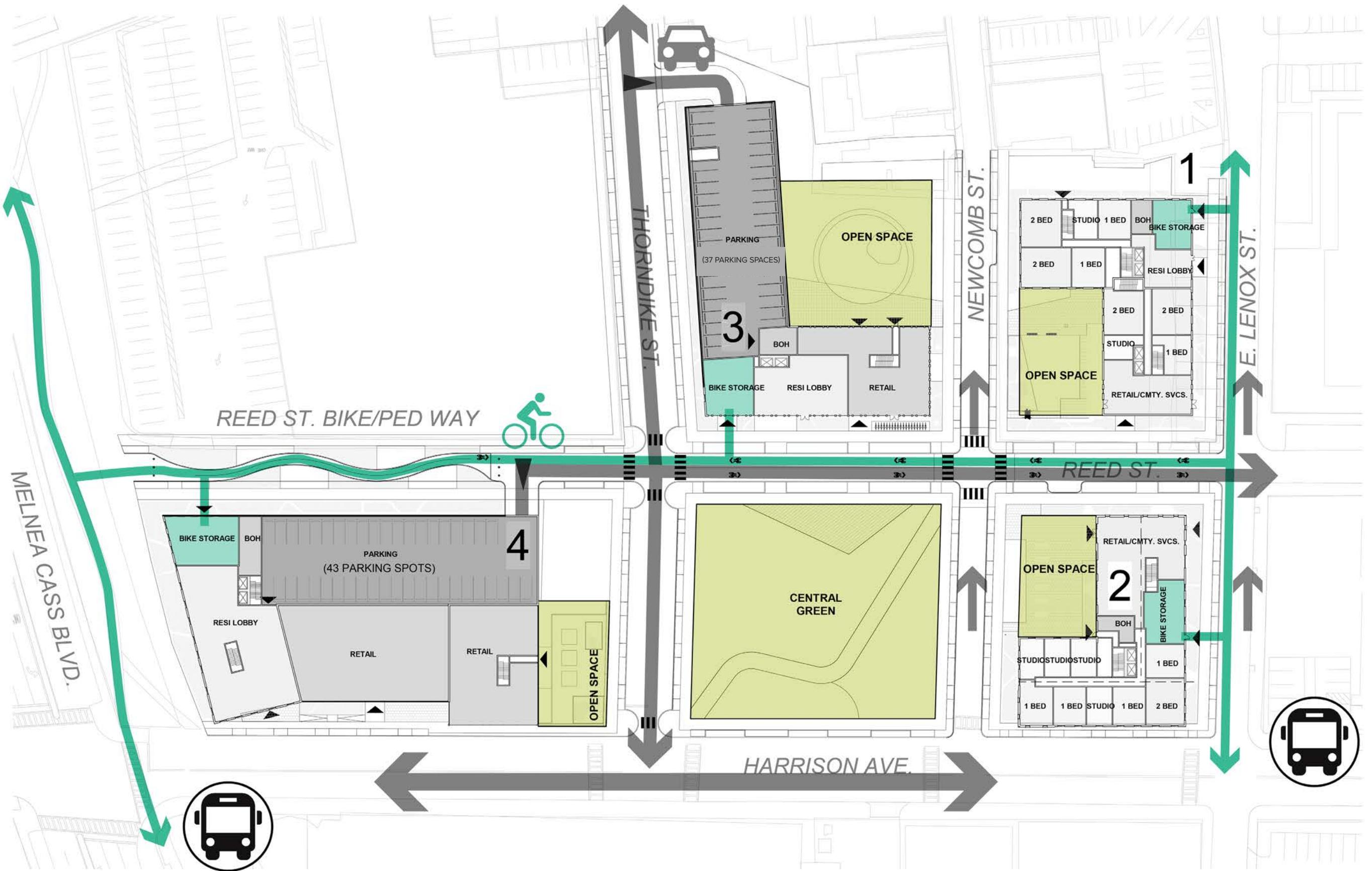
Open Spaces

Active and Passive Open Space

Throughout the site, building massing and orientation create a variety of smaller open spaces with different solar orientations, for both sunnier and shadier spaces. The character of these open spaces will be diverse, from active play areas for young children, to interesting spaces with interactive landscaping and landforms that teenagers or young adults might enjoy, to quieter sitting areas for relaxation.

All the open spaces will include shade trees, porous paving, and landscaping to help manage stormwater and create a comfortable microclimate.







Conceptual rendering looking north from Harrison Avenue, across the Central Green, towards Buildings 3, 1, and 2 (from left to right)

Landscape Plan



Elements for Smaller Open Spaces

Landscape Concepts

The Central Green will have trees, walking paths, shady and sunny areas, a water feature at the low point, and flexibly landscaped with plants that tolerate periodic submersion.

Reducing Urban Heat Island Impacts

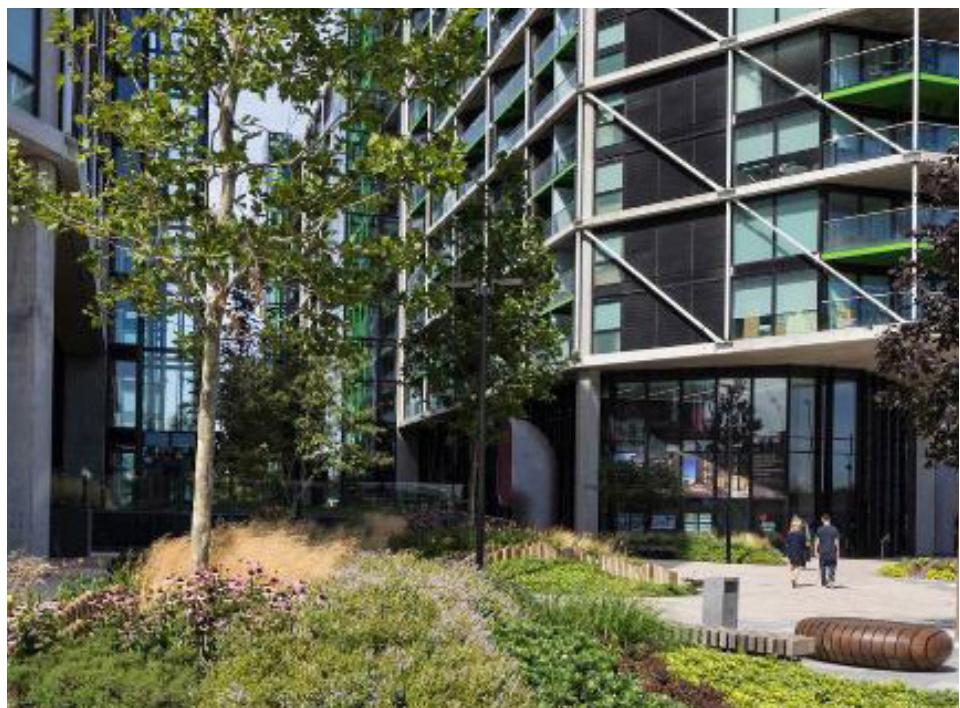
The Project will have tree-lined streets that provide shade during hot summer months, reducing the urban heat island impact. Light-color and porous paving, landscaped areas, and light-color roofing will further reflect heat and reduce ambient temperatures.

The building design will consider additional features, such as overhangs, awnings, and sunshades / brise-soleils, that could contribute further to increased shading and reduced energy use during summers.

Sustainable Site Design

The site design utilizes sustainable design practices, including minimizing impervious surfaces to maximize climate resiliency as well as using drought tolerant, native plantings. The programming will treat water management strategies as desirable outdoor amenities to enhance the value of the neighborhood.

Along Reed Street, in addition to large shade trees, porous pavement and furnishings, the grading and drainage



Active Ground Floors to Meet Community Needs

design will incorporate bioretention plant beds to encourage onsite infiltration. Groundwater recharge is an important part of any healthy watershed and even more important in urban environments.

Our project proposes a variety of ground-floor spaces that will help enliven public sidewalks and address neighborhood desires for retail, community spaces, small business support, and workforce development, as outlined in the RFP. The following descriptions are initial suggestions for programming and location, and our team would like to work with the community to refine these concepts.

Community Rooms / Resident Amenity Spaces

We have allocated space for a Community Room in Building 2, the senior housing, along Reed and East Lenox Street. The intention is for this space to double as a shelter-in-place emergency and warm / cool room, with backup power and lighting, basic medical supplies, and other features.

Retail / Small Business Development / Startup Spaces

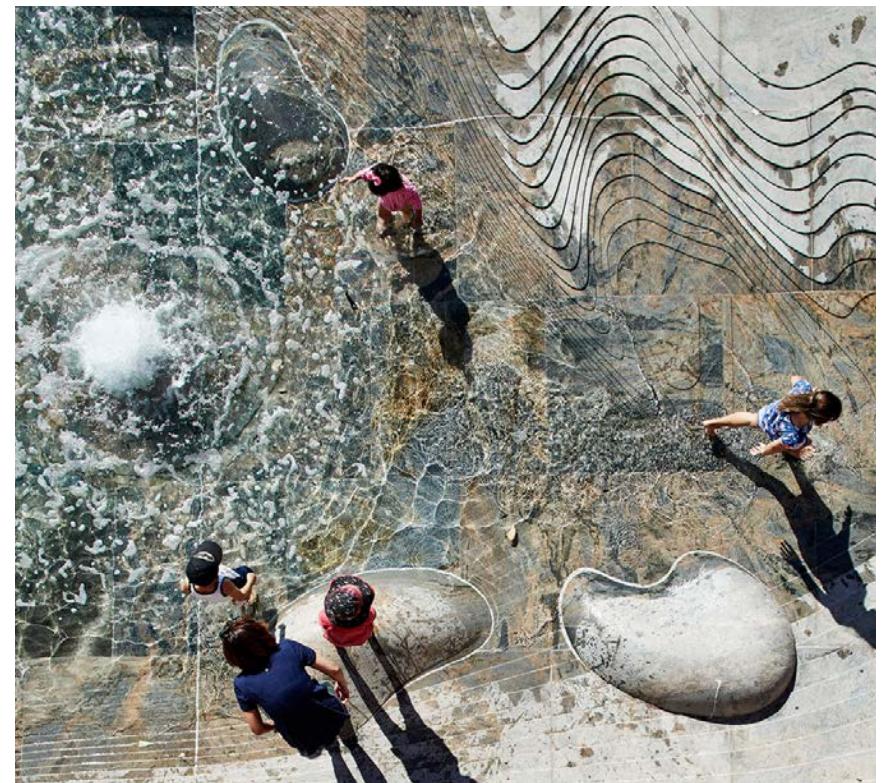
We have identified ground floor space for retail businesses and/or community



Ground floor spaces in the Project will include dining and retail, community services, and incubator and start-up spaces, all geared towards creative active, inviting streetscapes focused around the Central Green and along Reed and Harrison.

Public Realm Elements

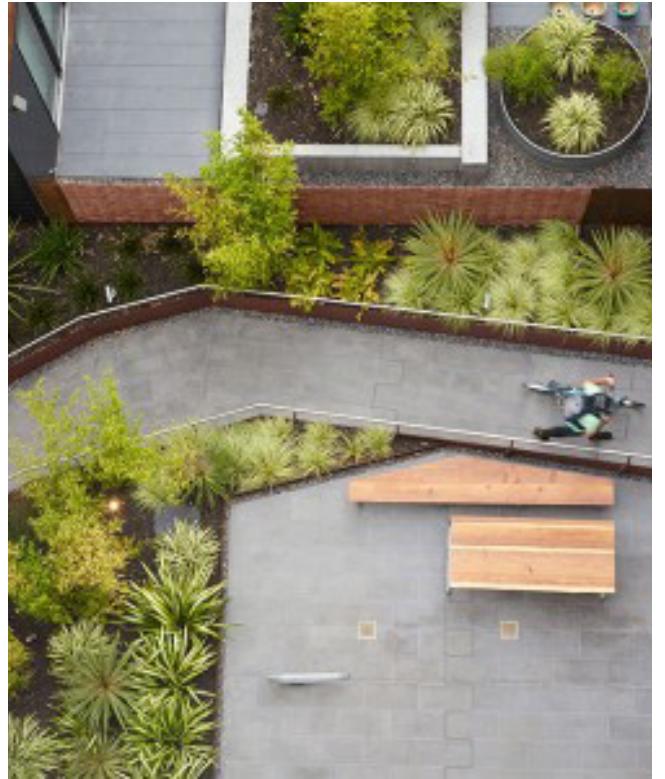
Landscape Concepts



PERMEABLE SURFACES

WATER AND TEXTURAL SURFACES

SEATING WITH PLANTING BEDS



ACTIVE BIKE AND PEDESTRIAN PATHS

INTERACTIVE STREETSCAPE

Parks & Semi-Private Courtyards

Landscape Concepts



SENSORY GARDENS



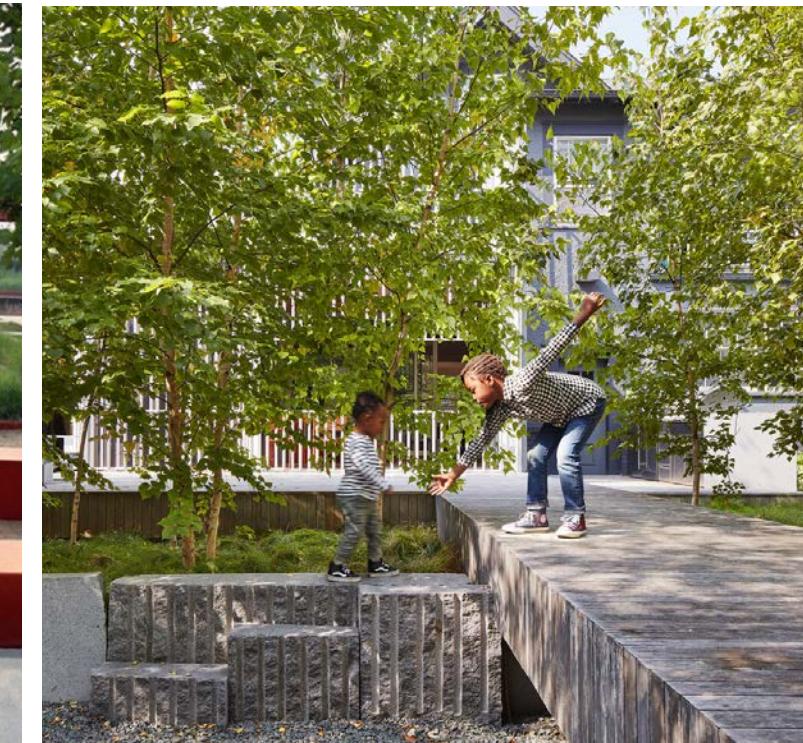
OPEN AMPHITHEATER



URBAN PLAY FEATURES



RAIN GARDENS



ENGAGING EXTERIOR FORMS AND FURNITURE



Project Character

Architectural Concepts

incubator needs in two locations: along Reed Street in Building 3 and along Harrison Avenue in Building 4.

In Building 3 along Reed Street, we have envisioned using ground-floor space for startup offices and/or community test kitchens in order to provide incubator spaces for entrepreneurial residents and fledgling local business. The RFP envisions Reed Street as a local neighborhood spine, making it most suitable for this local incubator space that allow residents to benefit from shared resources and training programs.

We envision that the ground-floor space along Harrison Avenue in Building 4 could be used to provide one or more of the retail services that the RFP identified as missing in this part of Roxbury: laundromats, pharmacies, and affordable daycare centers. Given Harrison's higher traffic levels and identity as a connector to the larger community, it makes sense to put retail businesses here where they can benefit from greatest visibility. If desired by the community, this retail space could be prioritized for locally-owned small businesses, including stores selling goods as well as restaurants, cafes, and other food and dining establishments.

Further details on dimensions and funding for these spaces are provided in the Development Submission.

Building Massing & Form

Massing, Height, Orientation

All proposed buildings are capped at six stories, with five stories of wood ("stick") construction over a one-story concrete podium.

- Building 1 is oriented to maximize sunlight into the at-grade green space along Reed and Newcomb.
- Building 2 is oriented to place more building massing along Harrison Avenue and a green space at Reed and Newcomb.

- Building 3 takes advantage of the parcel shape to extend building mass into the rear of the lot, maximizing the number of affordable apartments created in this building. The building placement also creates an active streetwall along Reed Street.

- Building 4 has a C-shaped mass that is oriented to maximize light and air into the central courtyard from the Harrison Avenue frontage.

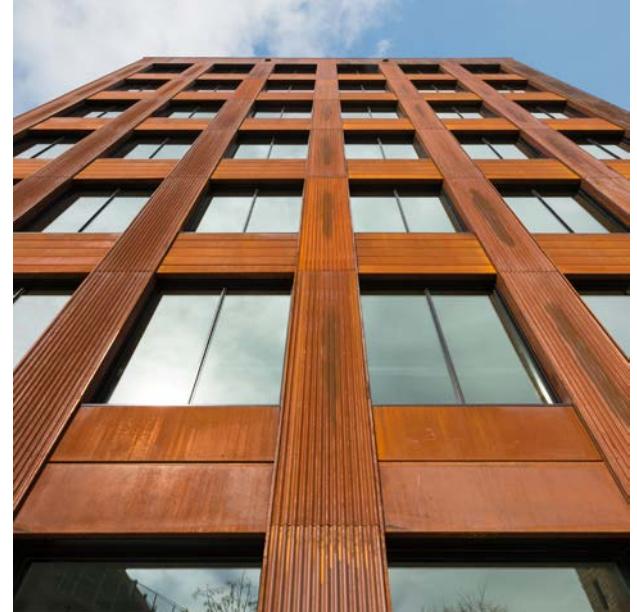




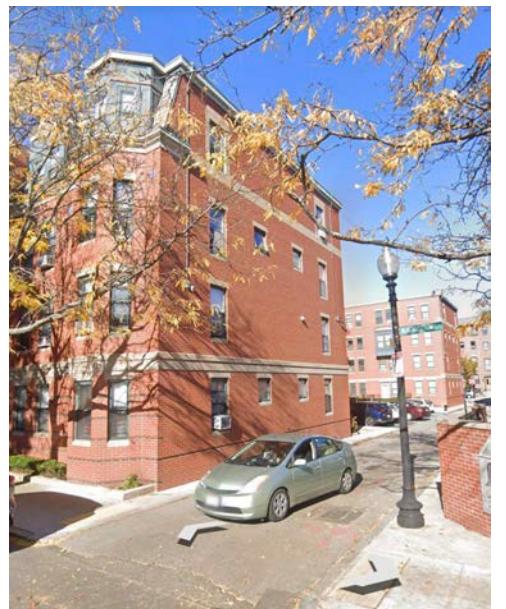
SUNNY,
GOLDEN
AND BRIGHT



NATURAL COLOR PALETTE CONNECTING TO MELNEA CASS BIKE PATH / GREENWAY

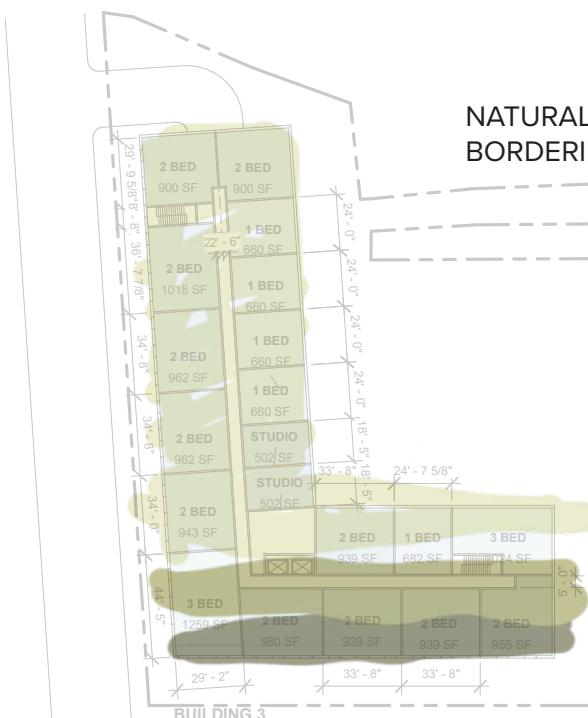


BLEND CONTEMPORARY BRICK AND TEXTURED METAL

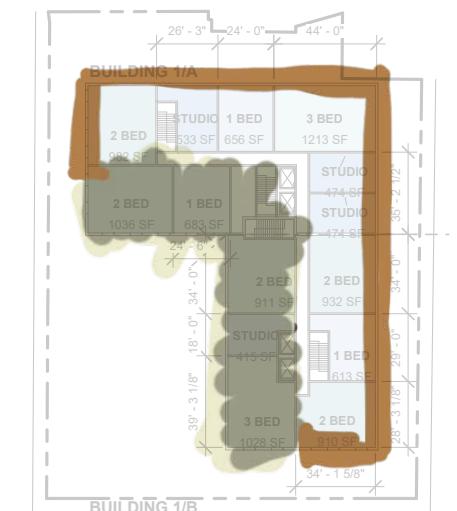


A photograph of a row of red brick townhouses, likely in a residential neighborhood. The buildings are three stories high with black-framed windows and wooden doors. The brick is a reddish-brown color. The townhouses are surrounded by trees, and a brick walkway leads to the entrance of the first building. The sky is overcast.

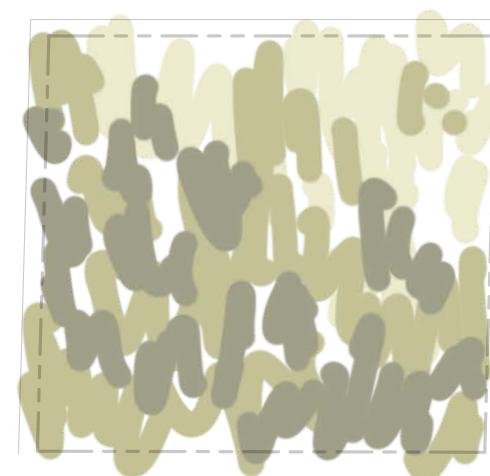
SOUTH END NEIGHBORS



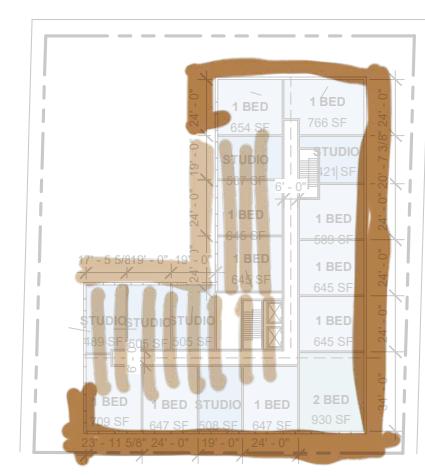
NATURAL COLOR PALETTE BORDERING THE CENTRAL GREEN



BUILDING



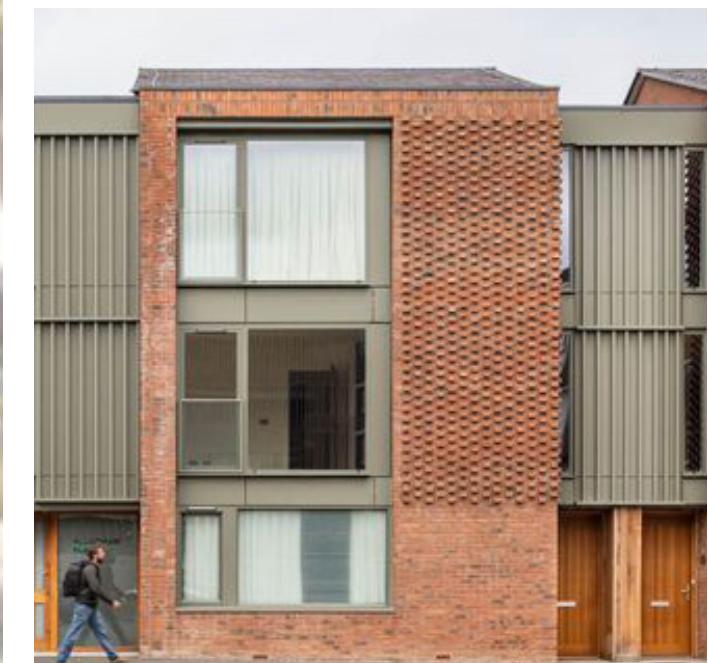
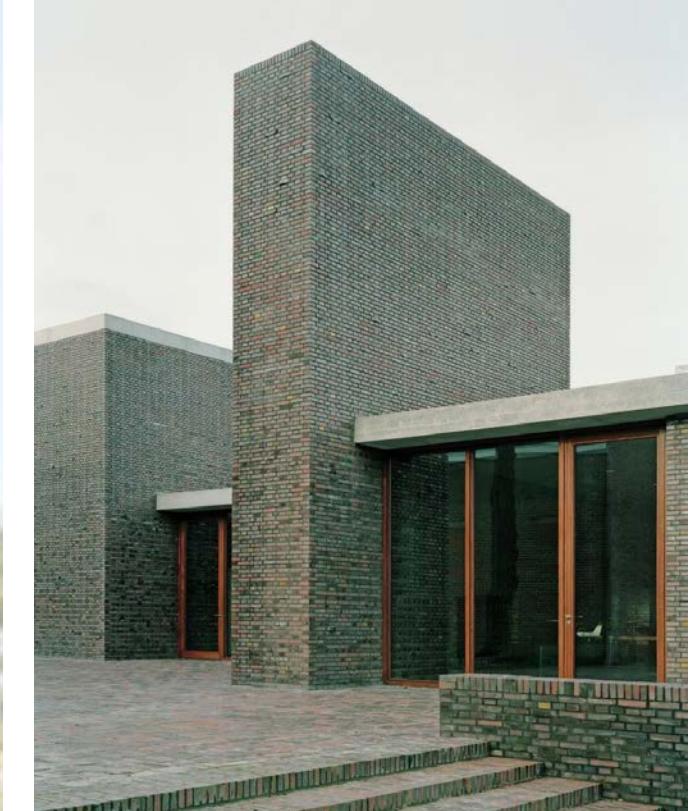
GREEN NATURAL OPEN SPACE



BUILDING 2

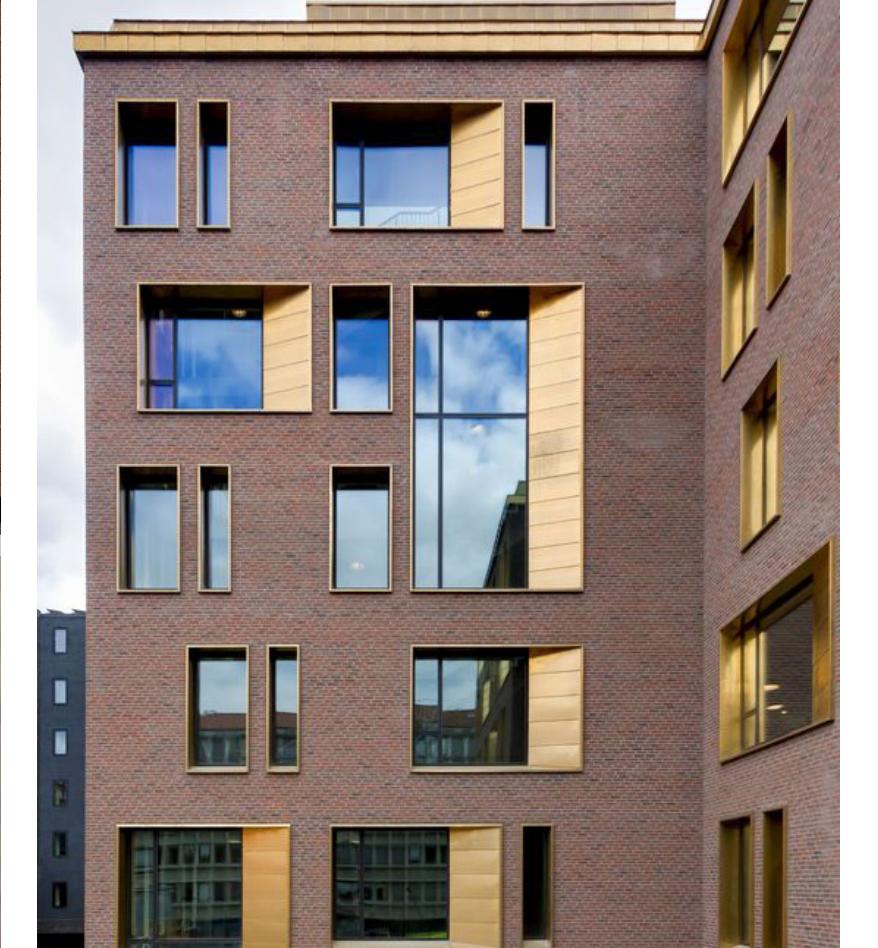
Building 1 Character: Brick & Textured Metal

Architectural Concepts



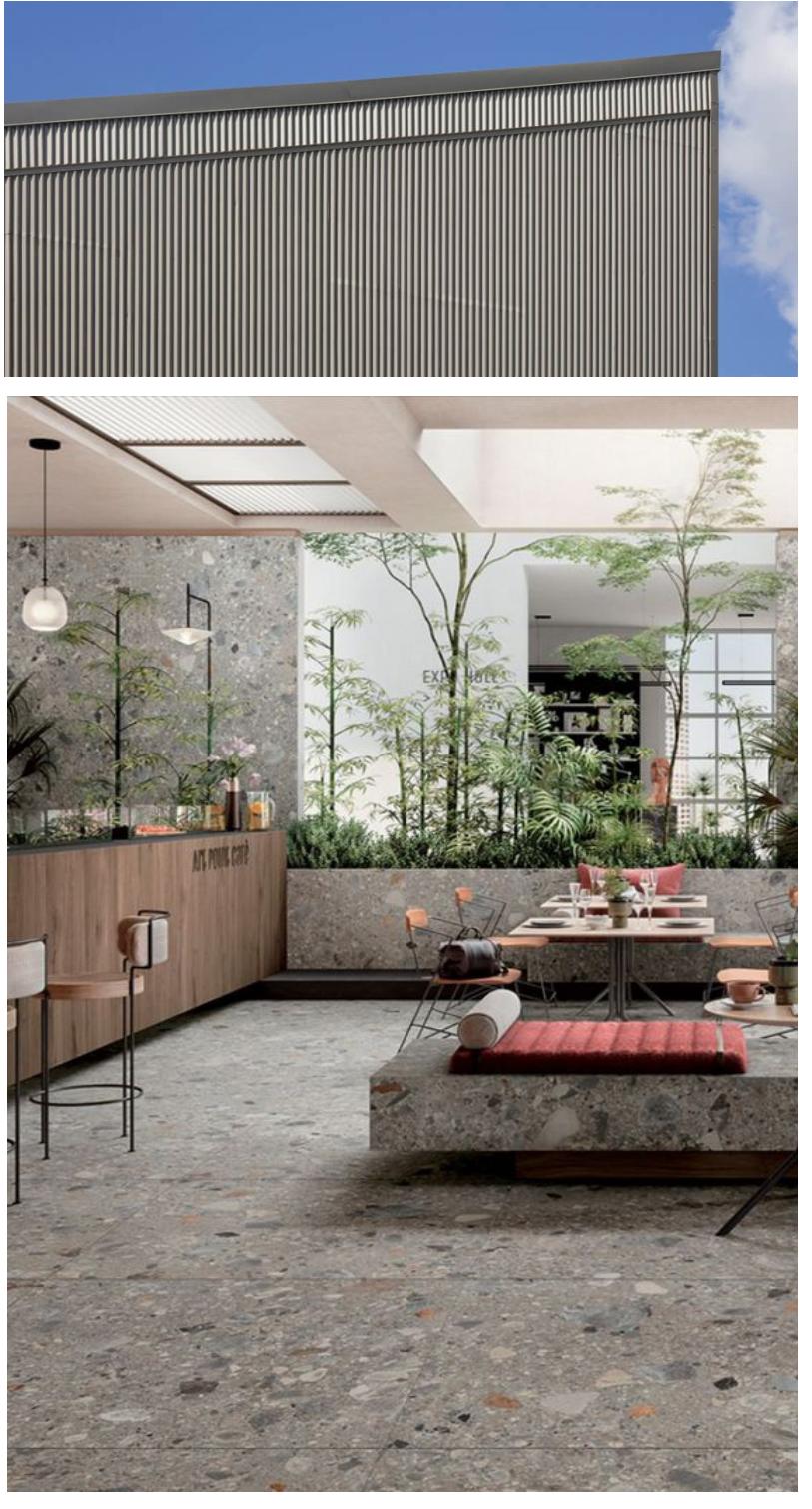
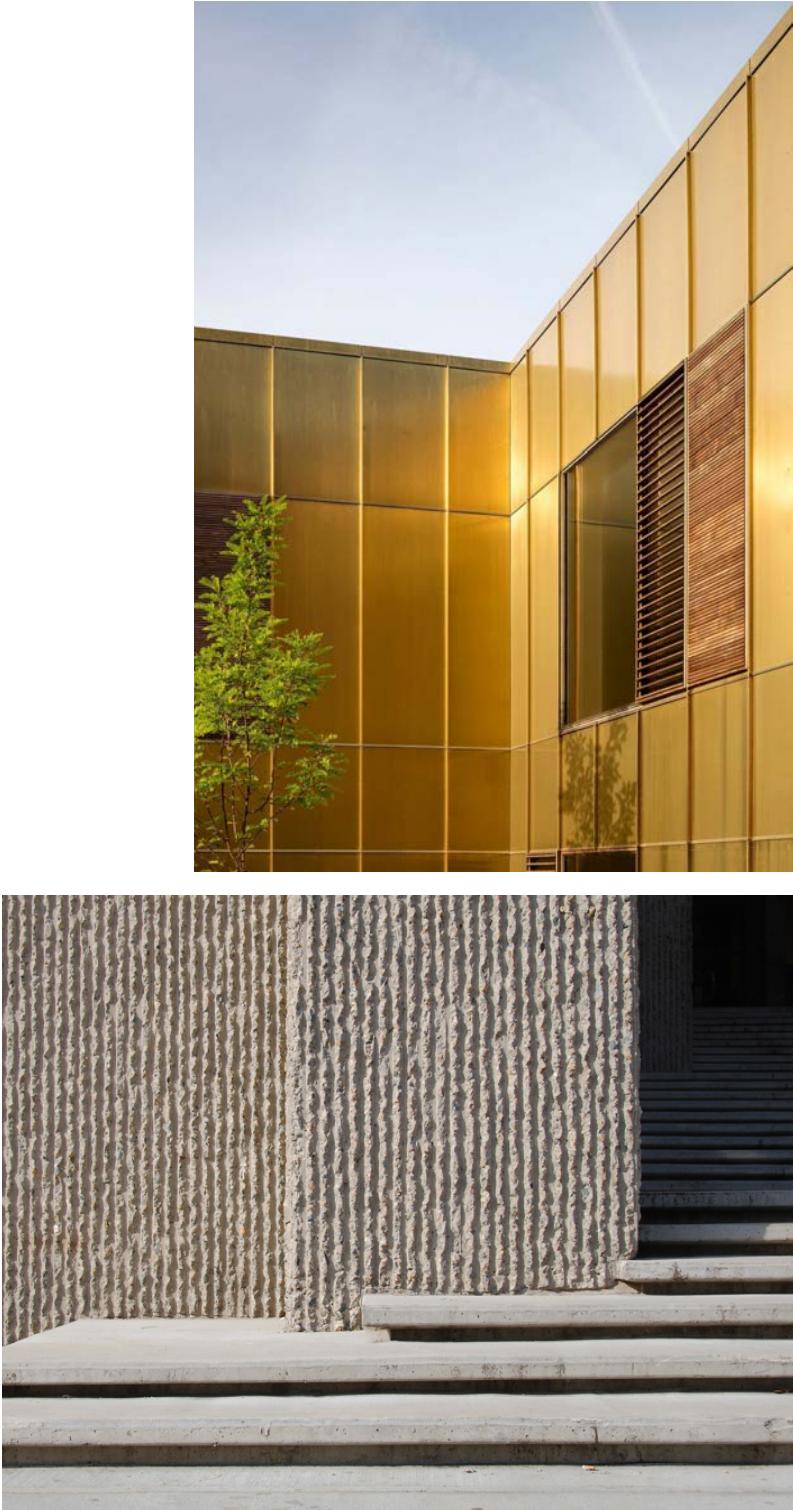
Building 2 Character: Brick & Wood Panel

Architectural Concepts



Building 3 Character: Metal Panel & Wood Plank

Architectural Concepts



Relationship to Open Space and Streets

Architectural Concepts

The buildings are sited to frame the Central Green with active uses and additional open space.

Given the small block sizes, most buildings have been oriented in a way that balances the need to maintain a streetwall along Reed and/or Harrison, and create ground-level open spaces that have direct sunlight.

With Reed Street transforming to a pedestrian / bicycle zone near Melnea Cass Boulevard, the streetscape vision for Reed Street is intended to create a welcoming spine through the site from the Grant Manor residences (to the east) to the Melnea Cass Bike Path (to the west).

The Central Green is intended to be an open space resource for the greater community. Active ground floors frame this open space and help to make it feel like a neighborhood park:

- Building 1's green space faces the Central Green.
- The green space next to Building 2 provides a link between the Central Green and the building's Residential Lobby / Community Room, which is envisioned to have a secondary entry and windows along this facade.
- Building 3's ground floor Retail / Community Services space faces the Central Green.

- Building 4 provides the bulk of the Project's parking supply at or below grade. Along the Harrison Avenue frontage, parking is below grade and screened by active retail or community spaces that maintain an inviting streetscape.

Windows along ground floor retail, lobbies, and community spaces are maximized to create a sense of transparency and connection to the public sidewalk:

- Retail and Community Service spaces are focused along Harrison and Reed in all buildings and have the highest proportion of window to facade area.
- For all buildings, residential lobbies are another means to provide transparency at the ground floor.
- Residential units are provided on the ground floor of Building 1, with smaller windows suitable for balancing the need to protect residential privacy with maintaining a friendly street presence.
- As living areas must be above the 20.5 foot Design Flood Elevation, Buildings 2 and 4 are envisioned to include terracing and planters along the Harrison Avenue frontage to mitigate the change in grade from the public sidewalk to the lowest habitable floor.



Relationship to Open Space and Streets

Architectural Concepts

Setbacks & Stepbacks

All buildings are set back from the public right-of-way by at least the amounts enumerated in the RFP, in order to create a generously-proportioned public realm that complies with the City of Boston's Complete Streets standards.

In addition, the top, sixth, floor of each building is stepped back along Reed Street to create a five-story datum line that harmonizes with the lower neighborhood scale of buildings envisioned for Reed Street.

Additional space for light and air along public streets is created by the smaller "pocket" open spaces next to all four buildings.

Rooftops

Building rooftops will be covered in light, reflective materials. All rooftops will include areas available for PV arrays, with location and size to be studied.

Architectural Style

The design of the Project strikes a balance between the character of the South End brownstone row houses, converging with the greenway along Melnea Cass, and the modern projects that are to come. Brick style wraps the edge of the development, marrying the existing context into the new. Facades facing the Central Green relate to the natural character of that space, and extend the look and feel beyond the boundaries of the block.

Durable and high quality materials clad these buildings with an eye towards sustainability and cost efficiency. The Project is composed of four distinct buildings each with its own character, but all of a family to bring cohesion to the built environment.

Housing for All Life Stages

As enumerated in the Development Submission, the Project will provide residences across four buildings, including rental and ownership units, a range of unit sizes from studios to four bedrooms, and meeting a range of affordability levels.

The proposed project will provide a diverse range of housing types and sizes to meet different stages of life. Rental units will be provided in sizes ranging from studios to four bedrooms. Ownership housing (Building 1) will be provided in a range of sizes. Senior housing rental units (Building 2) will vary from studios to two bedroom, with more units on the smaller size, reflecting the smaller household sizes at this demographic.

Please refer to the Development Submission for the details on residential unit mix and tenure; affordability levels, alternative pathways to homeownership, and other finance and development related content.

Flood Resilient Design

Our proposal recognizes the Design Flood Elevation (DFE) of 20.5 feet Boston City Base (BCB). Based on the survey provided with the RFP, existing site grades range from 15 feet at

Harrison / Melnea Cass to 23 feet at East Lenox / Reed Street and farther north.

The blocks most impacted by flood levels are those containing the two proposed buildings along Harrison. While street grades are approximately 15 to 16 feet, ground floor spaces in these buildings will be at or above 20.5 feet design flood elevation. Creative floodproofing approaches will be employed:

- For Building 2, the Harrison Avenue facade will be modulated with terraced landscape planters, ramped sidewalks, and/or other means to reduce the perceived height of the units above the Harrison Avenue grade. Entries to the ground-floor units will be from an internal hallway.
- Similarly, Building 4 will employ several measures to modulate the change in grade, such as a terraced or ramped sidewalk along Harrison and a raised floor for the bulk of the retail space inside. The small pocket park space on the east side of Building 4, facing the Central Green, offers another opportunity to mitigate

the grade change from street to building ground floor by incorporating terracing.

The Central Green includes progressive green design features to contain, slow, and infiltrate stormwaters and runoff. These features are described in more detail in the section below on Open Space Design.

Vehicular Parking

On-Street Parking

The RFP indicates that perpendicular parking on Reed Street east of the Project area will be converted to parallel spaces, and that this BWSC project must provide make-up parking spaces. Counting the perpendicular spaces on this block that are opposite parallel spaces, it appears that roughly 20 spaces will need to be replaced.

We have determined that these spaces, and more, can be provided on-street in the following locations, as enumerated in the RFP:

- The RFP describes Thorndike as having two parking lanes and two travel lanes, one in each direction. We estimate 23 spaces could be provided along Thorndike along the frontages that directly border properties owned by BWSC (i.e., both sides of the block between Harrison and Reed, and the east side of the block north of Reed).

- Along Newcomb: Although not stated explicitly in the RFP, it is assumed that Newcomb will continue to provide one lane of parking on the northeast side, on both blocks. Because we are not providing access to any parking garages along Newcomb, we have assumed this road will remain one-way on both blocks of the Project area. We estimate 15 spaces could be provided in total across the two blocks, using one side of Newcomb.

- Along E. Lenox: The RFP does not explicitly mention on-street parking, but the RFP mentions it as being one-way, with a 27' curb to curb width. Therefore, it is assumed that both sides of E. Lenox can have on-street parking. We estimate 15 spaces could be provided along the two blocks of E. Lenox on the west side, i.e. on the side that directly borders properties owned by BWSC.

Structured Parking

We have provided a limited number of garage parking spaces in two buildings on the site. Because structured parking is costly to build and adds tremendously to building costs, we have assumed a very low parking ratio of approximately 0.34 spaces per unit overall. The project provides 138 structured parking spaces. In addition, seniors typically have a low car ownership rate. Affordable rental and ownership housing will have access to the parking supply within Buildings 3 and 4 and will also be able to use on-street parking.

Access to Parking Garages

We have followed the RFP's requirement that no curb cuts are permitted along Harrison. However, Building 4 must have a curb cut along Reed Street. Having a parking garage on this larger block makes for the most efficient parking layout, with sufficient length to accommodate garage ramps. However, locations for vehicular access on this block are very limited: access to Melnea Cass is separated by the linear Melnea Cass Bike Path; Harrison is off limits for curb cuts, and the property only extends to Thorndike Street for half of the block length due to an outparcel. We have proposed that the Thorndike frontage of this building include a small open space or plaza at the front building entry, which also faces the Central Green at the center of the Project. did not want to disrupt this entry plaza green space and potential for active building uses along this frontage with a driveway entry; nor did we want a garage entry facing the Central Green. Therefore, we have proposed the garage entry to be along Reed Street.

Phasing Plan

Zoning and Phasing

Summary of Compliance with Neighborhood Goals

Roxbury Strategy Master Plan and PLAN: Nubian Square

The project builds upon and will comply with two important neighborhood planning initiatives, Roxbury Strategy Master Plan (2004) and PLAN: Nubian Square (2019). The project follows the goals of both plans by creating inviting new housing and open space within a cohesive framework that weaves itself into the fabric of the neighborhood, enriching civic and cultural life for all.

Focused around a Central Green, the Project will create a vibrant public space that celebrates the diversity of our residents, offering a comfortable, lively, and safe environment for everyone to enjoy.

The Related / DREAM team is committed to fostering sustainable growth by creating employment and job training opportunities, ensuring residents are empowered to participate in the economic prosperity of their community. Business incubator spaces, community meeting rooms, and neighborhood retail and services are some of the ground-floor uses envisioned to benefit the wider neighborhood.

As accessibility is key, the Project improves alternative transportation options by creating a walkable and bikeable environment with direct and safe connections to the Melnea Cass Bike Path. Vehicular parking is

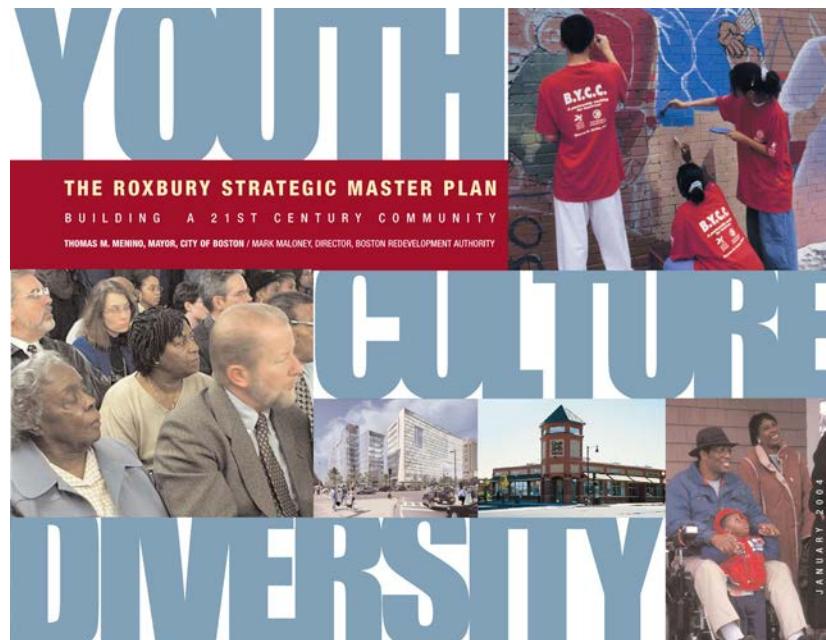
downplayed in favor of other travel choices, but continued on-street parking creates convenient short-term spaces for visitors and retail customers, and supplements parking areas for neighborhood residents.

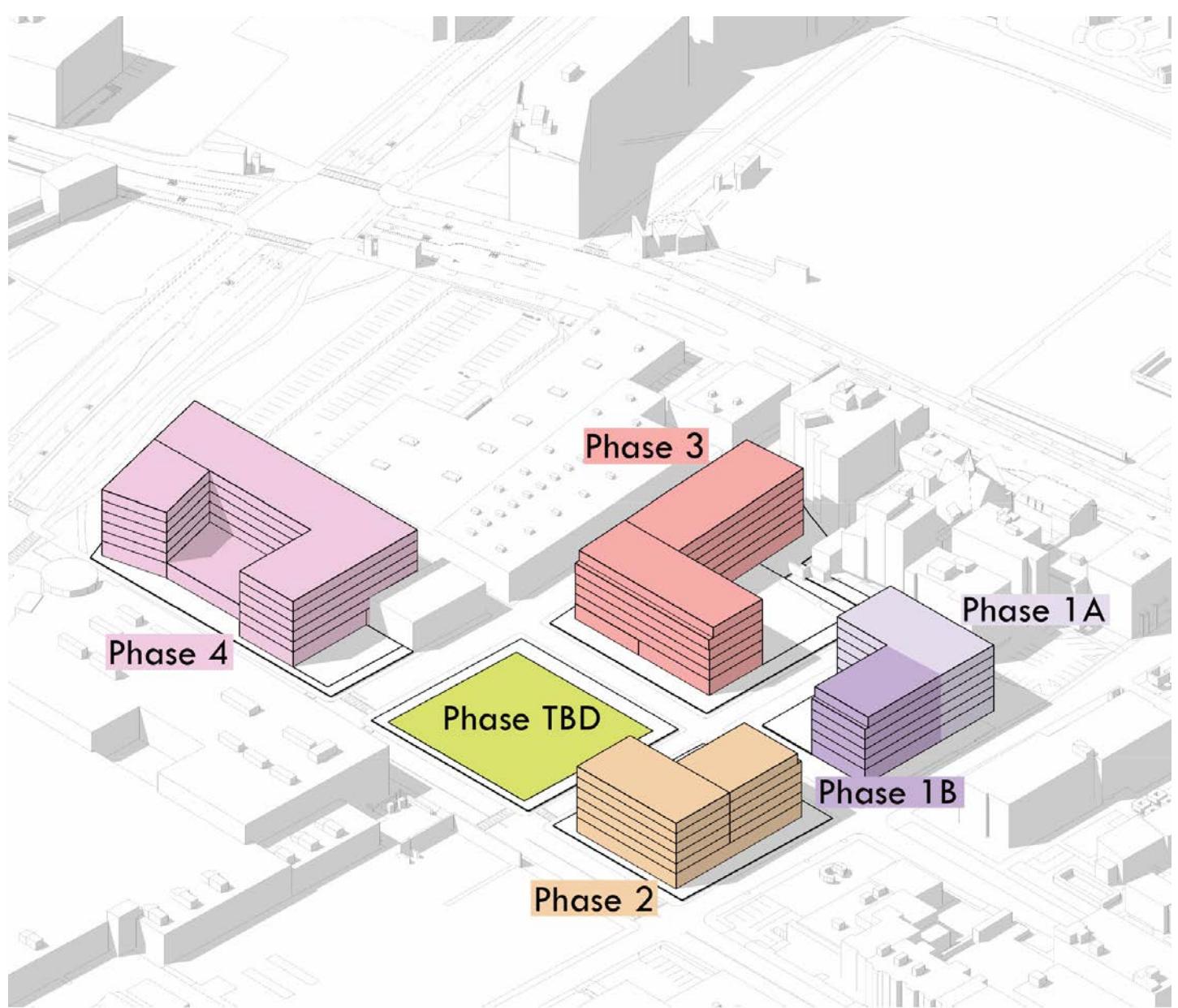
Recognizing the need for inclusive, affordable, and diverse housing, the Project expands and improves housing choices for individuals and families across various socioeconomic backgrounds, with a range of rental and ownership housing options. Starting from the composition of our proposal team, we are committed to diversity and inclusion in the development process. Finally, we believe in fostering a strong sense of community, where residents feel empowered to participate and hold government, institutions, and businesses accountable.

Project Phasing

Project phasing is structured to create the ownership housing in Building 1 as a first priority. Phases 2 and 3, including senior and rental housing, and the garage in Building 3, may be consecutive or may proceed concurrently, depending on financing and market absorption. The Central Green is envisioned to be built during Phase 2 or 3. Phase 4 would be the last phase with the large building at Harrison and Melnea Cass and a large portion of the structured parking.

For more details on phasing, please refer to the Development Submission.





Phasing Plan

Zoning and Phasing

Existing Zoning & Overlay Districts

The project is split between two existing zoning districts, Multi-family Residential (MFR) and New Market Industrial Development Area (IDA).

In addition, portions of the area are subject to several zoning overlays: the Groundwater Conservation Overlay District (GCOD), the Restricted Parking District (RPD), the Coastal Flood Resilience Overlay District (CFROD), and the Boulevard Planning District.

Evaluation of compliance with existing zoning involves consideration of multiple overlapping regulations for each building:

- Building 1 is within the MFR district as well as the GCOD and RPD.
- Building 2 is within the New Market IDA as well as the GCOD, RPD, and CFROD.
- Building 3 straddles both the MFR and the New Market IDA districts, as well as the GCOD and RFD.
- Building 4 is within the New Market IDA as well as the GCOD, RPD, CFROD, and the Boulevard Planning District.

The GCOD is mapped across the entire project area. The project will comply with goals of the GCOD with progressive site design and landscape features that slow, treat, polish, and

infiltrate stormwaters, in order to help maintain groundwater levels.

The project follows goals of the RPD by minimizing the amount of residential parking, with an overall ratio of 0.34 spaces per dwelling unit, in recognition of the walkable neighborhood character and the proximity to transit services. Parking for retail, commercial, and community services will rely on available on-street parking spaces. Additional parking spaces are available for general neighborhood use on-street in some locations.

The project follows recommendations of the CFROD with lowest habitable floors at or above the Design Flood elevation of 20.5 feet Boston City Base. Building design addresses the need to maintain active and visually engaging ground-floor facades while also preserving flood-resistant habitable space. Our initial concepts consider a variety of floodproofing measures, both inside the building and within setbacks and widened sidewalk areas.

The Boulevard Planning District is mapped along Melnea Cass Boulevard and extends 100 feet from the centerline of that street. Throughout Boston, BPDs are intended to acknowledge the significance of major boulevards as gateways to neighborhoods and as focal points requiring greater attention

to design and character. As such, our team looks forward to working with the community and BPDA on the special design review requirements that will apply to Building 4 along the Melnea Cass frontage.

Zoning Analysis

Proposed Variances

As shown in the following table, several variances from bulk standards of the MFR and IDA zoning districts may be required, including FAR, height, lot area per dwelling unit, and side and rear yards.

The open space per dwelling unit in the table is based on the conservative approach of counting only the open space within each building's block, and not counting the Central Green, which contributes open space to all

the buildings. With the Central Green counted, these ratios may comply with the required minimum. The table also assumes the existence of a rear yard for Building 4 adjacent to the existing buildings on that same block, requiring a variance; however, if all setbacks are considered side yards, this would be moot.



Zoning Compliance Table

MFR Zoning District			
FAR	1.0	2.7 TO 3.0	YES
MAX. BUILDING HEIGHT	4 STORIES, 45'	70'	YES
MIN. LOT AREA PER DWELLING UNIT (SF)	4,000 FOR FIRST 3 UNITS	NA	YES
ADDITIONAL LOT AREA FOR EACH ADDIT. DWELLING UNIT (SF)	1,000	1,260 TO 400 SF	YES
MIN. USABLE OPEN SPACE PER DWELLING UNIT (SF PER UNIT)	200	70 TO 112 SF	YES
MIN. LOT WIDTH	40'	65' TO 180'	NO
MIN. LOT FRONTAGE	40'	65' TO 180'	NO
MIN. FRONT YARD	20'	5.5' TO 21'	NO
MIN. SIDE YARD	10'	4' TO 18'	YES
MIN. REAR YARD	20'	2' TO 30'	YES
NEW MARKET IDA ZONING DISTRICT			
FAR	2.0	3	YES
MAX. BUILDING HEIGHT	65'	70'	YES
MIN. LOT SIZE	NONE	NA	NO
MIN. LOT AREA PER DWELLING UNIT	NONE	NA	NO
MIN. USABLE OPEN SPACE PER DWELLING UNIT (SF PER UNIT)	50	30 TO 249	YES
MIN. LOT WIDTH	NONE	NA	NO
MIN. LOT FRONTAGE	NONE	NA	NO
MIN. FRONT YARD (2)	NONE (1)	NA	NO
MIN. SIDE YARD (3)	NONE	NA	NO
MIN. REAR YARD	12'	2' TO 27.5'	YES

FOOTNOTES

(1) See Section 50-40 (Specific Design Requirements).

(2) In a required front yard in an Industrial Development Area, no plaza, terrace, or public access to a basement (other than required by the State Building Code) shall be below the grade of the nearest sidewalk unless, subject to the provisions of Article 6, the Board of Appeal grants permission therefor.

In an Industrial Development Area, every front yard required by this article shall, along every lot line on which such yard abuts, be at grade level; and every rear yard so required and every side yard so required which does not abut a street line shall, along every lot line on which such yard abuts, be at a level no higher than the level of the lowest window sill in the lowest room designed for human occupancy, or so occupied, and relying upon natural light or natural ventilation from windows opening on such yard.

(3) In an Industrial Development Area, no side yard is required except in the case of a lot with a side lot line abutting a Residential Subdistrict, which shall have side yards as if it were in such abutting district.

Resilient Development & Green Building Approach

Sustainability & Resiliency

The Related/ DREAM project aims to set a new standard for sustainability and resilience among major mixed-use developments in Boston over the next decade. Every aspect of the Project's design prioritizes environmental progress, ensuring that it aligns with both sustainability and resilience principles. Our objective is to demonstrate that affordable housing can embody the highest levels of sustainability, resilience, carbon neutrality, and on-site renewable energy integration.

The development will prioritize the well-being of its residents and surrounding neighbors, striving for reduced energy consumption and minimized negative environmental impacts on the neighborhood. Additionally, the development will implement sustainable strategies to address existing environmental justice issues impacting the neighborhood and its surroundings. These strategies include mitigating heat island effects, minimizing noise and light pollution from development and adjacent commercial areas, addressing potential soil contamination, and enhancing access to green spaces for the community.

Raising Critical Infrastructure

The Project will employ a creative range of flood protection strategies to mitigate any changes in grade between public sidewalks and lowest habitable floors of all buildings, such as along Harrison Avenue. As shown in this conceptual diagram, a portion of the grade change can be made outdoors with terraced and ramped planters and seating areas. Interior grade changes, if needed to help minimize the exterior grade changes, might include a lower entry vestibule connected to a raised main floor via ramps, steps, and elevators.



Resilient Development & Green Building Approach

Sustainability & Resiliency

The specific solutions for each building in the Project will be determined during subsequent design work through consultation with BPDA and the community.

Due to the site's vulnerability to coastal storm event, all residential occupied spaces will feature finished floors elevated at or above the Sea Level Rise – Design Flood Elevation (SLR-DEF) and Boston City Base of 20.5, ensuring resilience against potential flooding. Additionally, the Project proposes landscaped areas around the site perimeter, serving both as stormwater management solutions and potential soft barriers.

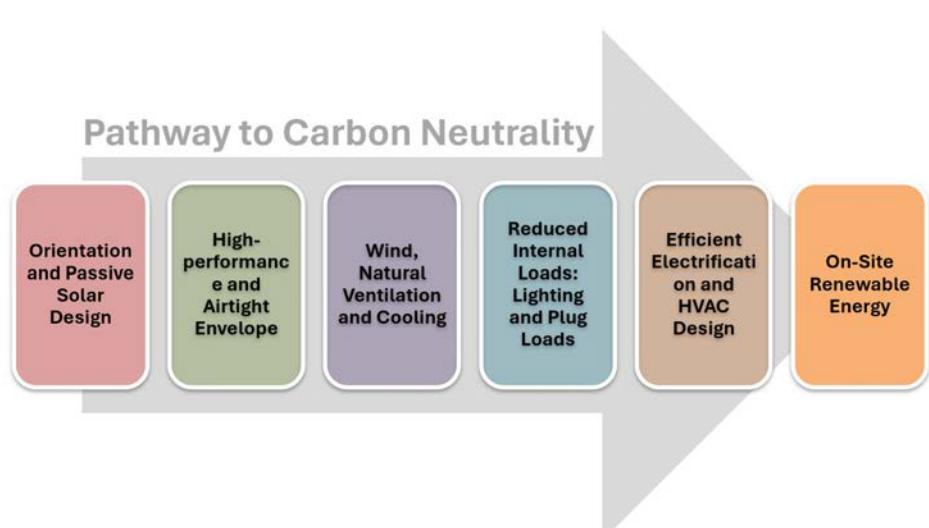
Critical utilities will be strategically elevated above the Design Flood Elevation (DFE), and The Central Green includes progressive green design features to contain, slow, and infiltrate stormwaters and runoff. The project prioritizes strategies for managing rainwater flow during severe weather events and implementing technologies to delay and reduce outflow, rather than focusing solely on coastal flood and tide surge defenses.

Greenhouse Gas Reduction

Our Team is committed to the development of high-performance buildings and will implement several energy conservations measures to reduce the buildings' operational carbon footprint and will eliminate its dependence on fossil fuel. Aligned with the City of Boston's commitment to carbon neutrality and following the recently enacted Specialized Opt-In Code, all buildings within the Project will employ electric heating, cooling, and DHW systems and are expected to be designed and constructed to not only meet the Mayor's Office of Housing (MOH) Zero Emissions Buildings requirements but also achieve Passive House certification, leveraging

meticulous attention to detail and cutting-edge technologies.

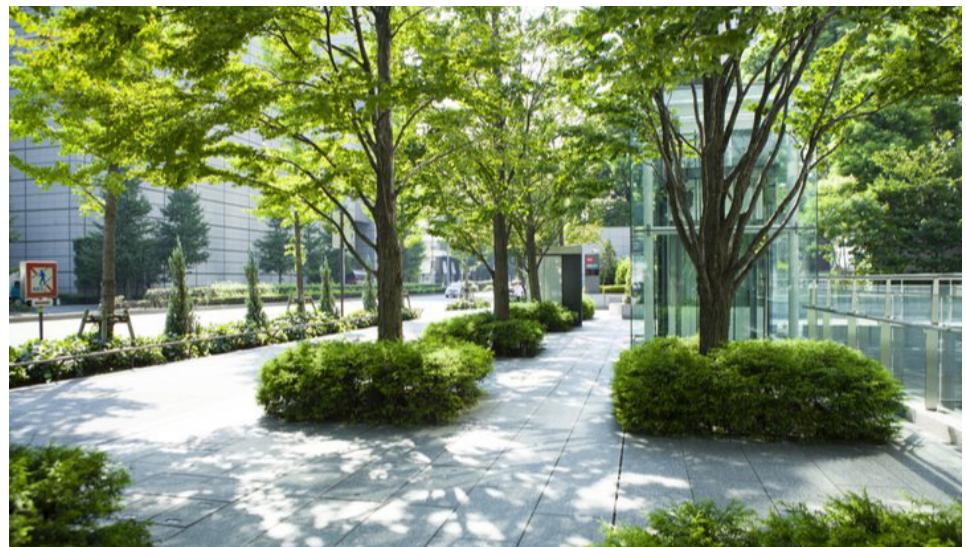
To effectively address operational emissions, the Project will entirely eliminate reliance on fossil fuels for space heating and service water heating. This will be achieved through the implementation of energy-efficient design and construction strategies. These strategies include optimizing building envelope performance, ensuring airtightness, minimizing thermal bridging, and utilizing high-efficiency heating and cooling systems. Additionally, a central ventilation system equipped with a high-efficiency energy recovery wheel will be employed. Furthermore, integrating an on-site Solar Photovoltaic array will significantly reduce operational GHG emissions.



All-electric design leads to a future of net zero/positive energy consumption and aligns the Project with Architecture 2030 goals of net-zero buildings now. As gas becomes more expensive than electric as soon as 2030, an all-electric design ensures future affordability of building energy needs. Demand response and load-shifting of energy needs via building management systems create less stress on the electric grid. Resident manuals and training help residents form new climate-friendly habits with the timing of their activities.

HFO or natural refrigerants will be used for heating/cooling to reduce the global warming potential of the systems by over 99%.

Regarding embodied carbon, the Project will prioritize reducing GHG emissions associated with construction materials and processes. Emphasizing adaptability and longevity in its design, the Project aims to minimize the need for frequent renovations and demolitions, thus reducing waste and emissions over time. To ensure well-informed decision-making in the early stages of design, a comprehensive Whole Building Life Cycle Analysis will be conducted by sustainability consultants in collaboration with architectural and structural teams. This analysis will provide crucial insights into the environmental impact of design choices, guiding the Project toward its sustainability objectives.



Resilient Development & Green Building Approach

Sustainability & Resiliency

Higher Temperature & Heat Events

The Project is implementing a series of strategies to mitigate heat exposure and retention, thereby enhancing comfort and sustainability:

- High-performance building envelope: The project adheres to Passive House standards, ensuring minimal heat transfer between the interior and exterior. This design minimizes heat gain in summer and loss in winter, promoting both comfort and energy efficiency. Passive House fundamentals benefit residents with quieter spaces, lower utility bills, more comfortable and reliable indoor temperatures, and better health. Continuous filtered ventilation also provides safer, more controlled indoor environments in the case of future epidemics.
- Reduced Window-to-Wall ratio and optimum SHGC: Careful optimization of window placement and size balances daylight and views while minimizing heat transfer and glare. Window-to-wall ratios that are sensitive to solar exposure mitigate both heating and cooling demand. Selective use and angling of exterior shading devices protect indoor spaces from excess sunlight at optimal times of the year.
- Mechanical and natural ventilation: Central energy recovery ventilators

provide filtered fresh air to residential units while minimizing heat exchange. Additionally, operable windows enable cross ventilation when weather permits.

- Increased landscape area and tree canopies: The project will include over one acre of at-grade open space, including a 25,000 square foot Central Green and several smaller open spaces. The Central Green is intentionally sited in the center of the development in order to be most accessible to neighborhoods on either side of Melnea Cass Boulevard. The proposed greenery and trees will cool the surroundings, mitigate heat island effects, and improve air quality.
- Transformation of existing asphalt parking lots: Converting five blocks of surface parking lot to sustainable developments with substantial green spaces and tree canopies will significantly alter the heat microclimate.

These strategies collectively contribute to a more comfortable, energy-efficient, and environmentally conscious development in Boston.

More Intense Precipitation

The Proponent is committed to implementing a comprehensive stormwater management plan, employing a range of effective strategies to mitigate the impacts of intense precipitation events. The project will incorporate the following strategies:

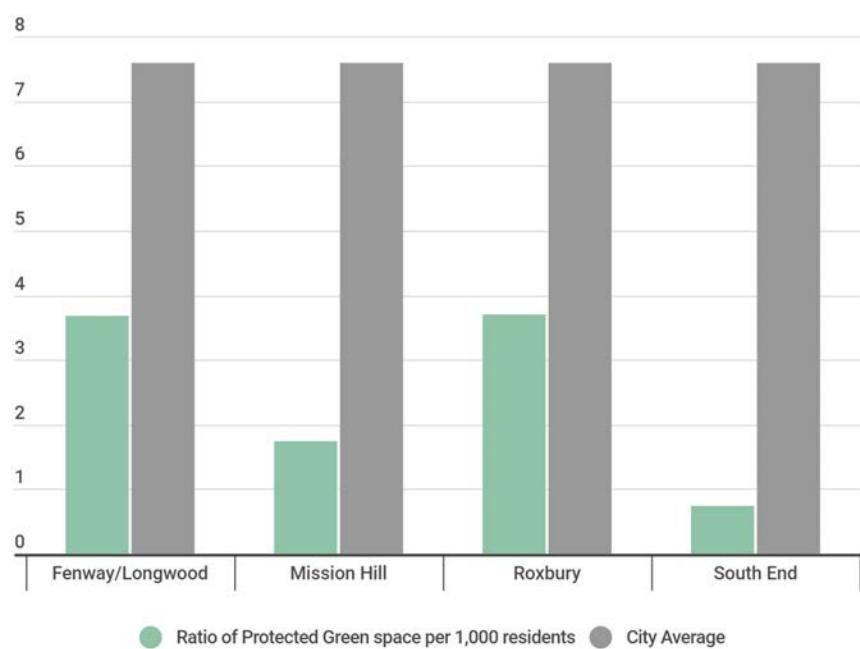
- When feasible, sidewalks and hardscape areas will incorporate permeable pavers and materials, enabling rainwater to seep into the ground instead of running off.
- Bioswales will be established to capture and treat stormwater, removing pollutants prior to their entry into the drainage system.
- Detention and retention basins: Constructing basins to capture and temporarily store stormwater runoff, allowing for controlled release over time. This helps to mitigate downstream flooding and erosion while promoting infiltration and groundwater recharge.
- Low-impact landscape measures: In addition to bioswales, cvvv will incorporate various low-impact techniques such as rain gardens and vegetated swales. These features effectively capture and filter stormwater, removing pollutants and reducing runoff volume and minimizing downstream flooding risks.

By employing this comprehensive suite of stormwater management practices, the development aims to minimize the adverse impacts of intense precipitation events, promoting resilience and sustainability within the development and surrounding community.

Sheltering in Place

The development will integrate resilient building design principles to enhance overall safety and resilience. This includes elevated critical utilities, robust structural components, and effective stormwater management measures to mitigate potential risks associated with extreme weather events. We envision a versatile community room equipped with heating and cooling systems to ensure a comfortable environment in both hot and cold weather conditions. This space will serve as a hub for residents to gather and seek shelter during extreme weather events or prolonged utility disruptions. Additionally, the room will be designed to accommodate essential systems such as backup power generators and emergency lighting to maintain functionality even in the event of power outages.

Open Space Ratio vs. Citywide Average



Roxbury is one of the four neighborhoods with lower than average green space per capita among Boston's neighborhoods (Source: The Inequity of Green Space).

Resilient Development & Green Building Approach

Sustainability & Resiliency

Green Building

All buildings will strive for LEED Platinum certifications in accordance with the LEED BD+C: New Construction v4 Guidelines. A preliminary LEED checklist, detailing the credits to be targeted, is provided further below.

Integrated Project Planning

The Team comprises a skilled group of professionals, including LEED Accredited Professionals and consultants with extensive experience in designing and developing high-performance buildings and sustainable, resilient built environments. This expertise spans various disciplines and is geared towards achieving ambitious sustainability goals.

To ensure the Project's success, the design and construction team, including Certified Passive House Consultants, will engage in an early-design charrette facilitated by enviENERGY Studio. This collaborative session aims to define the Project's energy and sustainability objectives and Key Performance Indicators (KPIs) fostering synergy between disciplines and building systems to realize high-performance buildings and an energy-positive community.

Initiating the process, Passive House Consultants will commence a WUFI model and initial feasibility study during the pre-schematic design phase. The

project will also be enrolled in the MassSave Passive House Incentives program, necessitating early-energy analysis to optimize efficiency.

Regular monthly meetings will provide opportunities for the Project team to review progress, assess the alignment of strategies with sustainability and energy goals, and plan next steps accordingly.

The project's sustainability goals encompass four key categories: Energy and Carbon, Water, Resiliency, and Health and Wellbeing. Through meticulous quantitative and qualitative metric tracking, the team will identify opportunities to reduce operational and embodied carbon, minimize water consumption, enhance the lifespan of building systems and infrastructure, and alleviate burdens on city services, the environment, and public health.

By integrating these measures into the Project's framework and maintaining a proactive approach to sustainability, the team is poised to create a development that not only meets but exceeds environmental standards, fostering a healthier, more resilient community for years to come.

Site Development

The project will adhere to LEED v4 and v4.1 Guidelines as the foundation for implementing strategies aimed at

mitigating the negative environmental impacts associated with new constructions. Transforming an existing parking lot into a more sustainable and resilient community, the development will allocate over 25 percent of the site blocks to green open spaces. Utilizing native and adopted plant species, these areas will combat the heat island effect and reduce stormwater runoff.

The development will integrate tree canopies throughout the site and along the boundaries to provide shade, mitigate the urban heat island effect, act as natural buffers, and slow down rainwater, thus reducing flooding and erosion. These green spaces will also enhance air quality, add aesthetic appeal, support biodiversity, and offer social and economic benefits. Prioritizing materials with a Solar Reflectance Index of 29 or higher for exterior walls aligns with the LEED v4.1 Cool Walls Pilot Credit, and the Project will explore the feasibility of achieving this credit.

The proposed landscape design aims to address the need for green space in Roxbury, which is one of the four neighborhoods with lower than average green space per capita among Boston's neighborhoods. (Source: [The Inequity of Green Space](#).)

To manage stormwater effectively, the Project will employ green infrastructure, bioswales, permeable pavement,

and retention and detention basins. Additionally, the Landscape Design team will implement Site Ecological Restoration, enhancing the natural ecosystem services of the site through replanting, native landscaping, and the promotion of pollinator habitats. These efforts will improve air quality, promote carbon sequestration, enhance biodiversity, and bolster resilience to climate change.

Water Efficiency

The Related/ DREAM team is dedicated to implementing a comprehensive water efficiency strategy to improve and promote water efficiency.

Firstly, all buildings within the development will be equipped with low-flow and low-flush plumbing fixtures, with the aim of reducing indoor potable water usage by at least 35%. This initiative will significantly contribute to water conservation efforts and minimize unnecessary water consumption.

In addition to efficient plumbing fixtures, water-saving appliances such as Energy Star Certified clothes washers and dishwashers will be installed throughout the development. These appliances are designed to minimize water usage while maintaining optimal performance, further reducing water waste.

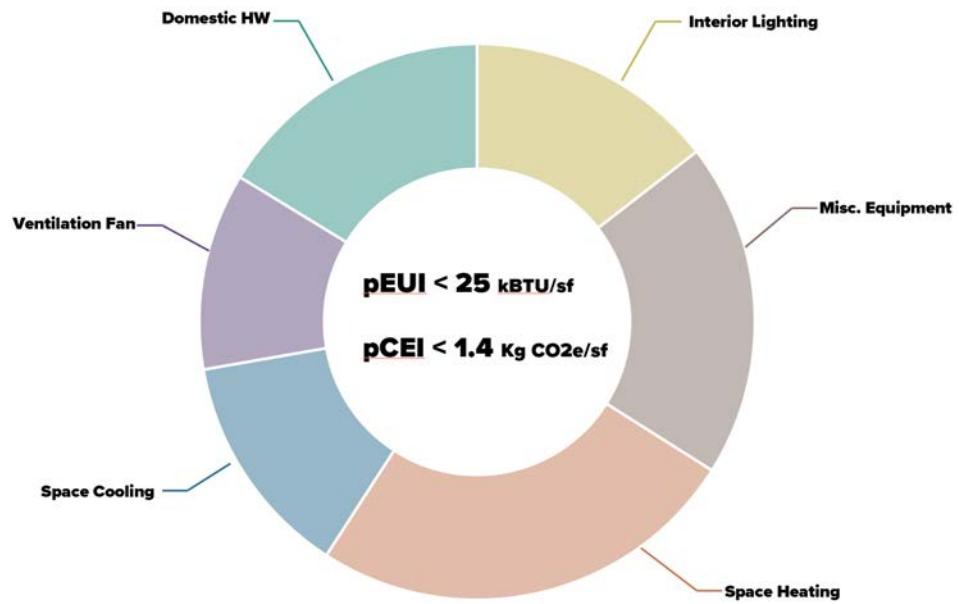
The landscaping design will predominantly feature native and adopted plants, complemented by a drip irrigation system where feasible. This approach aims to reduce outdoor water usage by at least 50% compared to the EPA Water Budget baseline, ensuring responsible water management in outdoor spaces.

To address potential leaks and mitigate water loss, the buildings will be professionally managed, incorporating a leak detection system and regular inspections. This proactive approach will enable the prompt identification and

resolution of leaks, minimizing water waste and ensuring efficient water use within the development. Moreover, residents will be actively encouraged to participate in water conservation efforts through awareness campaigns and education initiatives.

Energy Efficiency

In line with the City of Boston's carbon neutrality objectives and the Opt-In Specialized Energy Code, the building envelope of all buildings will adhere to Passive House standards, significantly reducing space heating and cooling



Resilient Development & Green Building Approach

Sustainability & Resiliency

demands. The implementation of high-efficiency LED lighting fixtures, Energy Star appliances, and an advanced HVAC system equipped with central energy recovery ventilators will further decrease the building's energy consumption and greenhouse gas emissions.

To ensure alignment with the Carbon Emissions and Energy Consumption targets established by the Mayor's Office of Housing (MOH) Zero Emissions Buildings standards, enviENERGY Studio has calculated projected Energy Use Intensity (pEUI) and Carbon Emissions Intensity (pCEI) thresholds for the residential buildings. Targeting a pEUI of 25 or less and a pCEI of 1.4 or less, these objectives meet the prescribed standards. Tenants and occupants will also be encouraged to opt up for Boston Community Choice 100, ensuring 100% carbon neutrality and further advancing the Project's sustainability efforts.

Renewable, Clean Energy Sources and Storage

The buildings and site are designed to minimize energy usage and mitigate negative environmental impacts on the neighborhood. As part of this effort, the Project will evaluate the feasibility of utilizing geothermal system. These systems are carefully engineered

to ensure long-term environmental sustainability with minimal impact.

To augment renewable energy generation, an on-site Solar Photovoltaic array will be studied to offset a portion of the annual energy consumption of the buildings, contributing to overall energy efficiency and environmental stewardship. Solar photovoltaics also help minimize the amount of energy lost through grid transmission.

Energy Efficiency Incentives

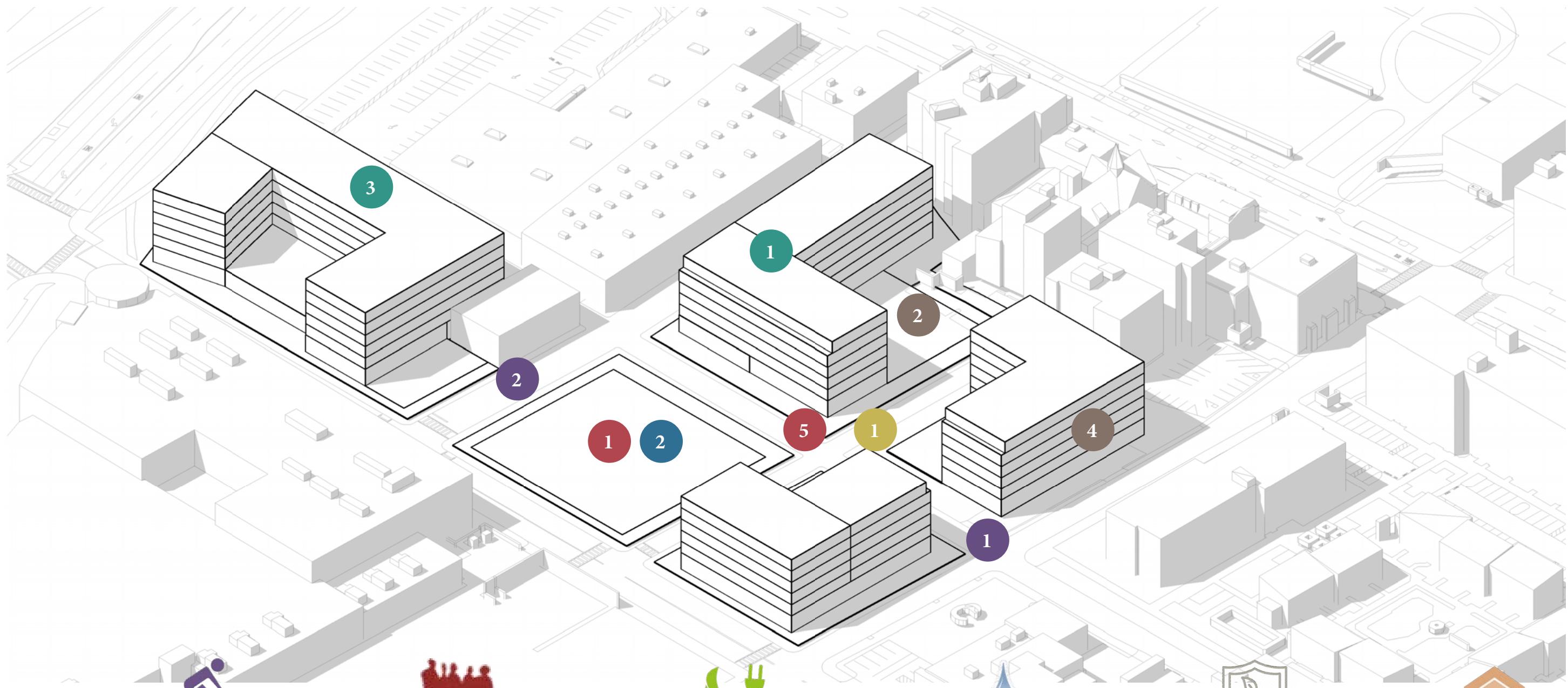
The Related/ DREAM Team is committed to actively seeking out and utilizing all available energy incentives, rebates, and financing options provided by existing utilities, state agencies, and federal programs, including but not limited to Mass Save Passive House incentives and MassCEC benefits and savings. Our team consists of consultants and engineers specializing in sustainable, electrical, site, and lighting design, boasting extensive experience in securing funding for green initiatives at various levels. Led by enviENERGY Studios, our sustainability consultant, we are dedicated to maximizing financial support for our environmentally conscious endeavors.

Indoor Environmental Quality

Ensuring healthy indoor environments plays a crucial role in enhancing the health and wellbeing of residents. By reducing respiratory issues linked to poor ventilation, allergens, and pollutants, preventing Sick Building Syndrome, minimizing chemical exposure—particularly VOCs—and improving sleep quality, residents can enjoy a higher quality of life.

In line with the Project's health and wellbeing objectives, the development will implement strategies to identify and eliminate potential sources of indoor air pollutants, provide adequate ventilation, and maintain a healthy indoor environment. Each residential unit will feature operable windows and mechanical ventilation facilitated by a central energy recovery ventilator equipped with at least MERV 13 filters. Furthermore, the building envelope will be designed to ensure proper drainage, safeguarding surfaces against moisture damage.

To further promote indoor air quality, the Project will pursue LEED Enhanced Indoor Air Quality Management standards. This entails implementing 10-foot-long entryway systems, ensuring adequate exhaust in chemical storage areas such as janitor closets, utilizing high-efficiency filters, and employing additional source control strategies. Moreover, low-emitting materials—



Connectivity



1. Access to public transportation
2. Access to bike lanes and bike storage
3. Access to blue bike station
4. EV charging stations will be installed for 25% of parking capacity with 100% capacity for future upgrade

Community



1. Public access to Green Space
2. Access to bike lanes and bike parking
3. Access to EV Charging Stations
4. New tree canopies and green public spaces

Energy & Carbon



1. All electric buildings; no gas connection at site
2. Passive House certification and to target low-carbon development

Water



1. Indoor Water Use Reduction by utilizing low-flow and low-flush plumbing fixtures
2. Landscaping to reduce the rainwater runoff
3. Integration of bioswale and permeable paving

Resiliency



1. Reduction in heat island effect by incorporating landscaping and tree canopies
2. Rainwater management
3. Elevating MEP systems
4. High performance building envelope

Wellness



1. Biophilic design principles: connection to nature and place
2. Central energy recovery system provides outside air to all spaces
3. Selection and utilization of sustainable and low-emitting materials

Resilient Development & Green Building Approach

Sustainability & Resiliency

prioritizing Red List Free materials—will be utilized within the building, contributing to a healthier indoor environment for residents. We will also aim for EPA Indoor AirPlus, which includes ultra low-VOC materials for healthy indoor air.

Materials Selection

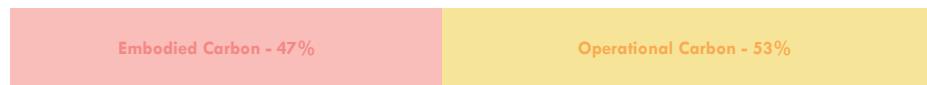
In the design of this development, careful consideration will be given to selecting sustainable and health-conscious materials, fostering a community that prioritizes both ecological responsibility and resident wellbeing. The project will pursue LEED v4.1 Building Product Disclosure and Optimization credits, placing emphasis on sourcing materials that are responsibly procured, contain recycled content, and boast a low-carbon footprint. Additionally, a commitment to material transparency will be upheld through the utilization of Environmental Product Declarations (EPDs), Health Product Declarations (HPDs), and Cradle to Cradle certification programs, ensuring residents can feel confident in the sustainability and safety of their living environment.

By exploring the utilization of alternative cementitious materials, the Project team will assess the potential to reduce the carbon footprint associated with traditional concrete production, thus mitigating the environmental

impact of construction. Additionally, investigating the incorporation of mass-timber in hybrid structures offers the opportunity to significantly decrease the embodied carbon of buildings, as timber boasts lower carbon emissions during manufacturing compared to conventional construction materials.

Through comprehensive analysis and research, the Project team will explore opportunities for reducing the embodied carbon associated with this development.

Baseline Emissions



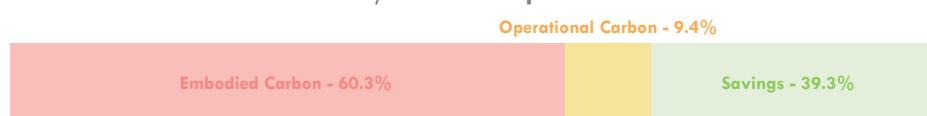
Code Required Passive House Optimization



Passive House Baseline

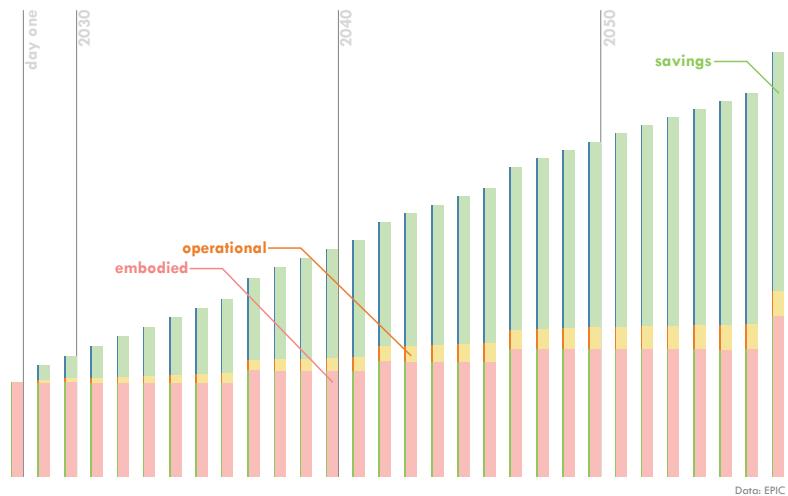


Material/Structural Optimization



Passive House design can vastly improve embodied and operational carbon performance. Through material and structural optimization, even greater savings can be achieved.

Code-required PH level Building compared to Baseline Energy Emissions



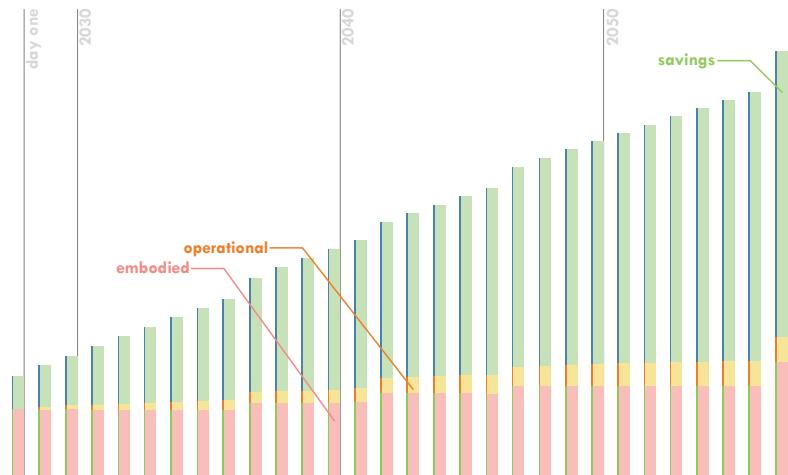
The Project will aim for an optimized vertical and floor structure to reduce embodied carbon emissions. High recycled content and low-carbon cement enable further reductions. While light wood framing is already the lowest carbon intensive construction type, the embodied emissions can be further reduced through the use of advanced framing and material selection for wall assemblies and finishes.

Design for demountability helps with easier maintenance and replacement of damaged or end-of-life building elements, while also providing materials for a circular economy at the potential end-of-life for these buildings.

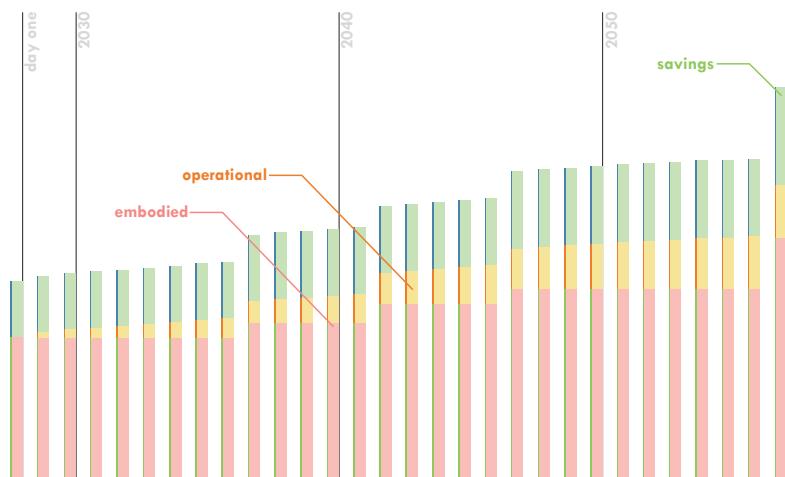
Low Carbon Building Standards

Compliance with low carbon building standards requires a holistic approach that considers energy efficiency, renewable energy generation, sustainable materials, passive design strategies, life cycle assessment, and green certifications to minimize carbon emissions and promote environmental sustainability in the built environment. The development will utilize several Green Building and Low Carbon Building standards, such as the Living Building Challenge and the forthcoming LEED v5, which focus significantly on embodied carbon reduction while optimizing building operation, as guidelines to inform building design

PH + Material + Structural Optimization compared to Baseline Energy Emissions



Emissions Savings beyond Code-required Passive House with Material + Structural Optimization



Resilient Development & Green Building Approach

Sustainability & Resiliency

and reduce operational and embodied carbon while improving the health and wellbeing of the occupants.

- Energy Efficiency: Implementing energy-efficient design principles, such as incorporating high-performance insulation, energy-efficient HVAC systems, LED lighting, and smart building technologies, will significantly reduce energy consumption and carbon emissions.
- Renewable Energy: Integrating renewable energy sources like solar PV or geothermal systems will help offset carbon emissions associated with the building energy usage.
- Sustainable Materials: Using environmentally friendly and low-carbon building materials, such as recycled materials, sustainably sourced timber, and low-embodied carbon concrete, will minimize the carbon footprint of construction activities.
- Passive Design Strategies: Incorporating passive design strategies like natural daylighting, passive solar heating, and natural ventilation will reduce the need for mechanical heating, cooling, and lighting systems, thereby decreasing energy consumption and carbon emissions.
- Life Cycle Assessment: Conducting a life cycle assessment (LCA) of the

building materials and systems will help identify opportunities to reduce embodied carbon throughout the building's lifecycle, from construction to operation and eventual demolition or renovation.

Innovation

The Project will explore the potential for District Energy Microgrids, geothermal and wastewater heat recovery systems, and other progressive energy approaches, including the following:

1. Building Integrated Photovoltaics (BIPV): BIPV systems integrate solar panels directly into building materials such as roofs, facades, or windows, allowing buildings to generate renewable energy while maintaining aesthetic appeal.
2. Energy Storage Systems: Battery storage systems can store excess renewable energy generated by solar panels during periods of low demand, allowing buildings to use stored energy during peak demand periods or when renewable energy generation is low.
3. Prefabricated and Modular Construction: Prefabricated and modular construction methods allow for the efficient production of building components in controlled factory environments, reducing

material waste, construction time, and onsite energy consumption.

4. Advanced Insulation Materials: Innovations in insulation materials such as aerogels, vacuum insulated panels, and phase change materials offer superior thermal performance compared to traditional insulation materials, reducing energy loss and improving building envelope efficiency.

Healthy Development

In order to enhance indoor air quality and optimize the advantages of mechanical ventilation, a comprehensive site assessment will be conducted. This assessment will take into account various factors, including prevailing wind patterns, sources of pollutants such as roadways, and the surrounding environment, to inform the design and placement of air intakes.



The Kenzi is an example of a Passive House affordable senior residence complex currently under construction in Roxbury.



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

Project Checklist

Y ?+ ?- N

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Credit

Integrative Process

1

Y ?+ ?- N

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Location and Transportation

16

Credit	LEED for Neighborhood Development Location	16
Credit	Sensitive Land Protection	1
Credit	High Priority Site	2
Credit	Surrounding Density and Diverse Uses	5
Credit	Access to Quality Transit (LEED v4.1)	5
Credit	Bicycle Facilities (LEED v4.1)	1
Credit	Reduced Parking Footprint	1
Credit	Electric Vehicles (LEED v4.1)	1

Y ?+ ?- N

10	0	0	0
----	---	---	---

Sustainable Sites

10

Y		Prereq	Construction Activity Pollution Prevention	Required
1		Credit	Site Assessment	1
2		Credit	Site Development - Protect or Restore Habitat (LEED v4.1)	2
1		Credit	Open Space (LEED v4.1)	1
3		Credit	Rainwater Management (LEED v4.1)	3
2		Credit	Heat Island Reduction	2
1		Credit	Light Pollution Reduction	1

Y ?+ ?- N

6	1	0	4
---	---	---	---

Water Efficiency

11

Y		Prereq	Outdoor Water Use Reduction	Required
Y		Prereq	Indoor Water Use Reduction	Required
Y		Prereq	Building-Level Water Metering	Required
1	1	Credit	Outdoor Water Use Reduction	2
4		Credit	Indoor Water Use Reduction	6
		Credit	Cooling Tower Water Use	2
1		Credit	Water Metering	1

Y ?+ ?- N

21	3	0	9
----	---	---	---

Energy and Atmosphere

33

Y		Prereq	Fundamental Commissioning and Verification	Required
Y		Prereq	Minimum Energy Performance	Required
Y		Prereq	Building-Level Energy Metering	Required
Y		Prereq	Fundamental Refrigerant Management	Required
6		Credit	Enhanced Commissioning	6
12	2	Credit	Optimize Energy Performance	18
		Credit	Advanced Energy Metering	1
		Credit	Demand Response	2
2	1	Credit	Renewable Energy Production (v4.1)	5
1		Credit	Enhanced Refrigerant Management	1
		Credit	Green Power and Carbon Offsets	

Project Name: BWSC Parking Lot Redevelopment
 Date: 2/22/2024

Y	?+	?-	N	
9	1	1	2	Materials and Resources
Y				Prereq Storage and Collection of Recyclables Required
Y				Prereq Construction and Demolition Waste Management Planning Required
2	1		2	Credit Building Life-Cycle Impact Reduction (LEED v4.1) 5
2				Credit Environmental Product Declarations (LEED v4.1) 2
1		1		Credit Sourcing of Raw Materials (LEED v4.1) 2
2				Credit Material Ingredients (LEED v4.1) 2
2				Credit Construction and Demolition Waste Management 2
Y	?+	?-	N	
12	2	0	2	Indoor Environmental Quality
Y				Prereq Minimum Indoor Air Quality Performance Required
Y				Prereq Environmental Tobacco Smoke Control Required
2				Credit Enhanced Indoor Air Quality Strategies 2
3				Credit Low-Emitting Materials 3
1				Credit Construction Indoor Air Quality Management Plan 1
		2		Credit Indoor Air Quality Assessment 2
1				Credit Thermal Comfort 1
1	1			Credit Interior Lighting (LEED v4.1) 2
2	1			Credit Daylight 3
1				Credit Quality Views 1
1				Credit Acoustic Performance 1
6	0	0	0	Innovation
1				Credit Innovation: Green Building Education 1
1				Credit Pilot: Affordable Housing 1
1				Credit Exemplary Performance: EPDs 1
1				Credit Innovation: LEED O+M Starter Kit or other IN 1
1				Credit Innovation: Purchasing - Lamps 1
1				Credit LEED Accredited Professional 1
4	0	0	0	Regional Priority
1				Credit Regional Priority: High Priority Site/ Indoor Water Use 1
1				Credit Regional Priority: Rainwater Management 1
1				Credit Regional Priority: Building Life-cycle Impact Reduction 1
1				Credit Regional Priority: Optimize Energy Performance/ Renewable Energy 1

81 7 4 18 TOTALS

Possible Points: **110**

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

NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).

A.1 - Project Information

Project Name:	Boston Water & Sewer Commission Parking Lot Disposition		
Project Address:	Harrison Ave, Roxbury, MA 02119		
Project Address Additional:			
Filing Type (select)	PDA/IMP (Master Plan, Development Plan) <i>Initial Filing (PNF, EPNF DPIR, NPC, or other prior to Board Approval)</i> <i>Design Filing (in conjunction with BPDA Design Approval, prior to Building Permit application)</i> <i>Construction (at Construction Completion, prior of Occupancy application)</i>		
Filing Contact	Samira Ahmadi	enviENERGY Studio	Samira.ahmadi@envien-studio.com 617-446-3114
Is MEPA approval required	Yes/no	Date	

A.3 - Project Team

Owner / Developer:	Related Beal
Architect:	DREAM Collaborative
Landscape Architect	DMLA
Mechanical Engineer:	TBD
Sustainability / LEED:	enviENERGY Studio
Performance Modeler	enviENERGY Studio/ DREAM Collaborative
Civil Engineer	Bryant Associates
Permitting:	TBD
Construction Management:	TBD
Transportation Consultant	Howard Stein Hudson
Consultant for Advanced Energy Feasibility Assessment	TBD

A.3 - Project Description and Design Conditions

Date COBUCS Report was submitted	TBD
List the Building Below Grade Uses:	Parking and Storage
List the Principal Building Uses:	Residential, Retail
List the First Floor Uses:	Residential, Retail
List any Critical Site Infrastructure and or Building Uses:	

Site and Building:

Site Area:	191,500 SF	Building Area:	487,000 SF
Project Gross Square Feet:	487,000 SF	Building Gross Floor Area:	73,330 – 170,600 SF
Length of sidewalk reconstructed:	TBD LF	Building Gross Square Feet:	487,000 SF
Building Height:	70 Ft	Building Height:	6 Stories
Existing Site Elevation – Low:	+15 Ft BCB	Existing Site Elevation – High:	+23 Ft BCB

Proposed Site Elevation – Low:	+20.5 Ft BCB
Proposed First Floor Elevation:	+20.5 Ft BCB

Proposed Site Elevation – High:	+20.5 Ft BCB
Below grade levels:	One Stories

Description and Design Conditions – Building Envelope

When reporting U values, report total assembly U value including supports and structural elements.. For any data (number) requests that are not applicable, please enter a value of 0

Roof Area (SF):	TBD (SF)	Roof U-Value(U):	0.022 AVG.
Foundation Wall Area (SF):	TBD (SF)	Foundation Wall U-Value(U):	0.1
Exposed Floor Area (SF):	TBD	Exposed Floor U-Value (U)	0.067
Slab on Grade Area (SF)	TBD	Slab on Grade U-Value (U)	0.025
Building Infiltration Rate:	0.08 at 75PA	Window to Wall Ratio(%):	TBD <35 %

Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):

Opaque Curtain Wall/Spandrel Area	TBD (SF)	Opaque Curtain Wall / Spandrel U Value	0.25 (U)
Opaque Framed Wall Area:	TBD (SF)	Opaque Framed Wall U Value:	0.033 (U)
Vision Glazing/Window Type 1 Area	TBD (SF)	Vision Glazing/Window Type 1 U Value	0.25 or lower (U)
Vision Glazing/Window Type 1 SHGC	0.26-0.30	Vision Glazing/Window Type 2 Area	TBD (SF)
Vision Glazing/Window Type 2 U-Value	0.25 or lower (U)	Vision Glazing/Window Type 2 SHGC	
Doors Area	TBD (SF)	Doors U Value	
Total Wall Area	TBD (SF)	Vertical U Average	< 0.12 (U)
Whole Building U Average	<0.12 (U)	Wall Value	(U)
Area of Framed & Insulated / Standard Wall:	>65% (%)	Window Glazing Assembly Value:	(R)
Area of Vision Window:	<35% %	Window Glazing SHGC:	(SHGC)
Area of Doors:	%	Door Assembly Value:	(U)

Article 37 Green Building:

LEED Version - Rating System :

V4 BD+C: New Construction
Certified
Silver
Gold
Platinum

Proposed LEED rating:

LEED Certification:

Yes / No /Registered
81 Pts.

Proposed LEED point score:

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

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

B.1 – GHG Emissions - Design Conditions

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

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

Energy analysis will be started early on, during the conceptual design phase. In order to reduce the annual energy consumption and GHG emissions of this building, the design team will evaluate a series of integrated strategies, and will implement the optimum energy efficiency measures in the design of this project.

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

This project will feature an air-sealed envelope with a robust continuous insulation system. Buildings are oriented for the optimum passive solar energy harvesting while bringing more natural light to more units. Each unit will have at least one operable window in the bedroom and living area in order to provide for passive ventilation.

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

All buildings will utilize high-efficiency, all-electric heating and cooling systems as well as domestic hot water systems. Energy recovery units equipped with total energy recovery wheels will provide treated ventilation air to the common areas and residential units.

For hot water heating, electric or heat pump hot water heaters will be used in all dwelling units.

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

Environmental and financial analysis of an on-site solar PV array will be investigated.

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

N/A

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

Project will participate in Mass Save Passive House Incentives program.

B.2 - GHG Reduction - Adaptation Strategies

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

Transition to Carbon neutrality is the ultimate goal for this development and the project team will investigate strategies that can be implemented in the design on day one. The project will utilize all electric heating and cooling systems and DHW system and will be solar PV ready. In the future, when the building systems need to be replaced, the new components will be more energy efficient than the initial systems; therefore, 100% of the building energy consumption can be provided by renewable resources and cleaner electricity grid.

B.3 Building 2035 Predictive Carbon Emissions Intensity (pCEI) Targets and Performance

Using predictive modeling and 2035 Emission Factors, report the modeled performance for Primary, Secondary, and Tertiary Building Uses and the Whole Building including Energy Source Amount(s) and pCEI(s). If multiple uses share common systems or are not individually modeled, use a common pCEI. Otherwise provide use specific performance data:

2035 Emissions Factor Electric (kg CO2e/MBtu):	52.1
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2035 Emissions Factor Gas (kg CO2e/MBtu):	53.11
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B.4 Building 2035 Predictive Carbon Emissions Intensity (pCEI) Performance- Primary Use

In the next sections, we ask for information about up to three building uses. Using predictive modeling and 2035 Emission Factors, report the modeled performance for Primary Building Uses including Energy Source Amount(s) and pCEI(s). If multiple uses share common systems or are not individually modeled, use a common pCEI. Otherwise provide use specific performance data

Building Primary Use Type:	Residential	Building Primary Use floor area:	TBD (SF)
Primary Use Annual Electric:	TBD (MBtu/yr)	Primary Use Annual Electric pCEI:	<1.4 (kg CO2e/sf/yr)
Primary Use Annual Gas/Other:	0 (MBtu/yr)	Primary Use Annual Gas/Other pCEI:	0 (kg CO2e/sf/yr) #
Primary Use Energy Amount Totals:	TBD (MBtu/yr)	Primary Use pCEI Totals:	<1.4 (kg CO2e/sf/yr)

B.5 Building 2035 Predictive Carbon Emissions Intensity (pCEI) Performance- Secondary Use

Using predictive modeling and 2035 Emission Factors, report the modeled performance for Secondary Building Uses including Energy Source Amount(s) and pCEI(s). If multiple uses share common systems or are not individually modeled, use a common pCEI. Otherwise provide use specific performance data. For any data (number) requests that are not applicable, please enter a value of 0.

Building Secondary Use Type:		Building Secondary Use floor area:	(SF)
Secondary Use Annual Electric:	(MBtu/yr)	Secondary Use Annual Electric pCEI:	(kg CO2e/sf/yr)
Secondary Use Annual Gas/Other:	(MBtu/yr)	Secondary Use Annual Gas/Other pCEI:	(kg CO2e/sf/yr)
Secondary Use Energy Amount Totals:	(MBtu/yr)	Secondary Use pCEI Totals:	(kg CO2e/sf/yr)

B.6 Building 2035 Predictive Carbon Emissions Intensity (pCEI) Performance- Tertiary Use

Using predictive modeling and 2035 Emission Factors, report the modeled performance for Tertiary Building Uses including Energy Source Amount(s) and pCEI(s). If multiple uses share common systems or are not individually modeled use a common pCEI. Otherwise provide use specific performance data. Note: for any data requests that are not applicable, please enter a value of 0.

Building Tertiary Use Type:		Building Tertiary Use floor area:	(SF)
Tertiary Use Annual Electric:	(MBtu/yr)	Tertiary Use Annual Electric pCEI:	(kg CO2e/sf/yr)
Tertiary Use Annual Gas/Other:	(MBtu/yr)	Tertiary Use Annual Gas/Other pCEI:	(kg CO2e/sf/yr) #
Tertiary Use Energy Amount Totals:	(MBtu/yr)	Tertiary Use pCEI Totals:	(kg CO2e/sf/yr)

B.7 Building 2035 Predictive Carbon Emissions Intensity (pCEI) Performance- Whole Building

Using predictive modeling and 2035 Emission Factors, report the modeled performance for Whole Building Uses including Energy Source Amount(s) and pCEI(s). If multiple uses share common systems or are not individually modeled, use a common pCEI. Otherwise provide use specific performance data. Note: for any data / number requests that are not applicable, please enter a value of 0.

Whole Building pCEI:	<input type="text" value="<1.4 (kg CO2e/sf/yr)"/>	Total Annual Energy:	<input type="text" value="(MBtu/yr)"/>
Energy Use Intensity:	<input type="text" value="<25 (kBtu/sf/yr)"/>	Annual Heating:	<input type="text" value="(kBtu/sf/yr)"/>
Peak Heating Load:	<input type="text" value="TBD (Btu/hr/sf)"/>	Annual Cooling:	<input type="text" value="(kBtu/sf/yr)"/>
Peak Cooling Load:	<input type="text" value="TBD (Btu/hr/sf)"/>	Energy Use Below Code:	<input type="text" value="At least 20% (%)"/>
Energy Code Compliance Path:			<input type="text" value="Prescriptive
HERS
Passive House
ASHRAE
TEDI"/>

B.8 Building Performance Assistance (Utility, State, and Federal)

Has the Project team met with utility representative for project assistance?	<input type="text" value="Yes/No"/>	Have the local utilities reviewed the predictive performance model?	<input type="text" value="Yes/No"/>
Will the project receive assistance?	<input type="text" value="Yes/No/ TBD"/>	How much funding assistance?	<input type="text" value="TBD"/>
Comment: The project will participate in the Mass Save Passive House Incentive program, which make the project eligible for \$25,000 soft cost incentives and \$3,000/unit of hard cost incentives.			

C.1 Carbon Emission Mitigation- On Site Renewable Energy Generation (Solar PV Ready)

System 1-		System 2-	
System Type:	<input type="text" value="Solar PV,BIPV, BI Wind, Solar Thermal, Other, No"/>	System Type:	<input type="text" value="Solar PV,BIPV, BI Wind, Solar Thermal, Other, No"/>
System Ownership	<input type="text" value="TBD"/>	System Ownership:	<input type="text" value=""/>
Size in kW	<input type="text" value="TBD (kW)"/>	Size in kW:	<input type="text" value=" (kW)"/>
Annual Output	<input type="text" value=" (kWh)"/>	Annual Output:	<input type="text" value=" (kWh)"/>
Total Systems:	<input type="text" value=" (kW)"/>	Total Annual Output:	<input type="text" value=" (kWh)"/>

C.2 Carbon Emission Mitigation- On Site Renewable Energy Storage

Energy Storage System Type:	<input type="text" value="Battery, Thermal, Other, No"/>	Describe the ownership:	<input type="text" value=""/>
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Storage System Size (kW)	(kW)	Storage System Capacity (MBtu)	(MBtu)
--------------------------	------	--------------------------------	--------

C.3 Building Carbon Emission Mitigation- Off site measures – Procurement Renewable Electricity

Describe the type of Renewable Electricity procurement:	(TBD) Renewable Energy Credits and Boston Community Choice	Describe the source of Renewable Electricity:	
Annual Quantity of Renewable Electricity:	(kW)	Renewable Electricity procurement- % of total Annual Electricity Usage	(%)

C.4 Carbon Emission Mitigation- Off Site measures - Procurement Renewable Electricity, Power Purchase Agreements and other Mechanism

Describe the type of RECs, Power Purchase Agreements, and other Mechanism:		Source of RECs, Power Purchase Agreements, and other Mechanism:	
Annual Quantity of RECs, Power Purchase Agreements, and other mechanisms:	(tons of CO2e)	Percent of total Annual Carbon Emissions – RECs, Power Purchase Agreements, and other Mechanisms	(%)

C.5 Payments for Non-electricity Carbon Emissions

Describe the type of non-electricity carbon emissions:		Source of non-electric carbon emissions:	
Annual Quantity:	(tons of CO2e)	Non-electricity carbon emissions- % of annual carbon emissions	(%)

D - Extreme Heat Events Mitigation

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

Existing Hardscape- Percent of Site:	100%	Proposed Hardscape- Percent of Site:	TBD%.
Existing Softscape- Percent of Site:	0%	Proposed Softscape- Percent of Site :	26.6 (%)

D.1 – Extreme Heat - Design Conditions

Non-roof Landscape Area:	50,968 (SF)	Non-roof Landscape Percent of Site	(%)
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Non-roof Landscape- Area Meeting LEED Criteria	TBD (SF)	Non-roof Landscape SRI Value	(SRI)
Non-roof Hardscape Area	(SF)	Non-roof Hardscape Percent of Site	(%)
Non-roof Hardscape- Area Meeting LEED Criteria	100% of area will meet SR requirements (SF)	Non-roof Hardscape SRI Value	SR > 0.28 (SRI)
Roof Surface Area	(SF)	Roof Surface Percent of Site	(%)
Roof Surface Area Meeting LEED Criteria	100% (SF)	Roof Surface SRI Value	> 80 (SRI)
Roof Vegetated Area	(SF)	Roof Vegetated Percent of Site	(%)
Roof Vegetated Area Meeting LEED Criteria	(SF)	Roof Vegetated SRI Value	(SRI)
Total Area	(SF)	Total Area Meeting LEED Criteria	(SF)
Total SRI Value (weighted average)		Vertical Cool Wall Area (only east, south, and west facing)	(SF)
Vertical Cool Wall Area Meeting LEED Criteria	(SF)	Vertical Cool Wall- Percent Meeting LEED Criteria	(%)
Temperature Range - Low:	0 Deg.	Temperature Range - High:	100 Deg.
Annual Heating Degree Days:	5,541	Annual Cooling Degree Days	2,897

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

Days - Above 90°: 15 #

Days - Above 100°: 5 #

Number of Heatwaves / Year: 5 #

Average Duration of Heatwave (Days): 3 #

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

The open spaces will be designed with a focus on increasing the green spaces and planting of new trees. The available roof area will be utilized for integration of potentially green roof and solar PV array.

D.2 - Extreme Heat – Adaptation Strategies

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

Design will include measures to adapt to these conditions, including a highly performance envelope with self-shading and glazing with low SHGC and U-value. The project will also install trees and landscape at the ground level to reduce heat absorption and minimize the heat island effect. The roof areas and the hardscape areas will be covered by materials that have a high solar reflectance index (SRI) to further reduce heat absorption.

HVAC systems will be sized to design weather factors with safety factors included.

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

High performance building envelope will reduce summer peak cooling loads and heat loss in the winter. Low lighting power density and energy efficient receptacle equipment will help reduce tenant loads. Backup generators will be used to keep essential functions going during interruptions of electrical utilities.

E - Extreme Precipitation Events Mitigation – Storm Water Management

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

E.1 – Extreme Precipitation - Design Conditions

Are there any parcels across the entire project located in a Ground Water Conservation Overlay District (GCOD): Yes/No

Permeable Site Surface Area:	<i>TBD (SF)</i>	Permeable Site Surfaces- % of Site:	<i>TBD (%)</i>
Impermeable Site Surface Area:	<i>TBD (SF)</i>	Impermeable Site Surfaces-% of Site:	<i>TBD (%)</i>
Imp. Surfaces Water fr 1" of Rain:	<i>TBD (CF)</i>	Imp. Surfaces Water fr 1.25" Rain:	<i>TBD (CF)</i>
Roofs- Area:	<i>TBD (SF)</i>	Roofs- % of Site:	<i>TBD (%)</i>
Roofs- Water from 1" of Rain:	<i>TBD (CF)</i>	Roofs- Water from 1.25" of Rain:	<i>TBD (%)</i>
Total Area Precipitation Mitigation:	<i>TBD (SF)</i>	Total- Water from 1" of Rain:	<i>TBD (CF)</i>
Total- Water from 1.25 of Rain:	<i>TBD (CF)</i>	Rainwater Reuse- Type:	<i>TBD</i>
Rainwater Reuse- Amount:	<i>TBD (CF)</i>	Storm Water Reuse- Type:	<i>TBD</i>
Storm Water Reuse- Amount:	<i>TBD (CF)</i>	Green Infrastructure- Type:	<i>TBD</i>
Green Infrastructure- Amount:	<i>TBD (CF)</i>	Storm Water Retention- Type:	<i>TBD</i>
Storm Water Retention- Amount	<i>TBD (CF)</i>	TOTAL Retention- Amount:	<i>TBD (CF)</i>

E.2 - Extreme Precipitation - Adaptation Strategies

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

On-site stormwater retention will be utilized for this project, other on-site adaptation strategies TBD.

F – Sea Level Rise and Storms

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

Is any portion of the site in a FEMA SFHA? Yes / No

What Zone: A, AE, AH, AO, AR, A99, V, VE

Current FEMA SFHA Zone Base Flood Elevation: Ft BCB

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online [BPDA SLR-FHA Mapping Tool](#) to assess the susceptibility of the project site. Yes / No

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

F.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance

coastal flood event with 40 inches of sea level rise (SLR). Use the online [BPDA SLR-FHA Mapping Tool](#) to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24" of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12" of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	18Ft BCB	First Floor Elevation:	20.5Ft BCB
Sea Level Rise - Design Flood Elevation:	20.5Ft BCB	Proposed Site Elevation- Low:	20.5Ft BCB
Existing Site Elevation- Low:	TBD Ft BCB	Lowest Occupied Floor Elevation:	TBD Ft BCB
Ground Level- Finished Floor Elevation(s):	TBD Ft BCB	Proposed Site Elevation- High:	20.5Ft BCB
Existing Site Elevation- High:	TBD Ft BCB	Accessible Route Elevation:	TBD Ft BCB
Site Elevations at Building:	TBD Ft BCB		

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

TBD

Is the flood proofing being proposed:

No/Dry/Wet/Both
TBD

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

TBD

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and wastewater provisions and the expected availability of any such measures:

TBD

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

TBD

F.2 – Sea Level Rise and Storms – Adaptation Strategies

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

TBD

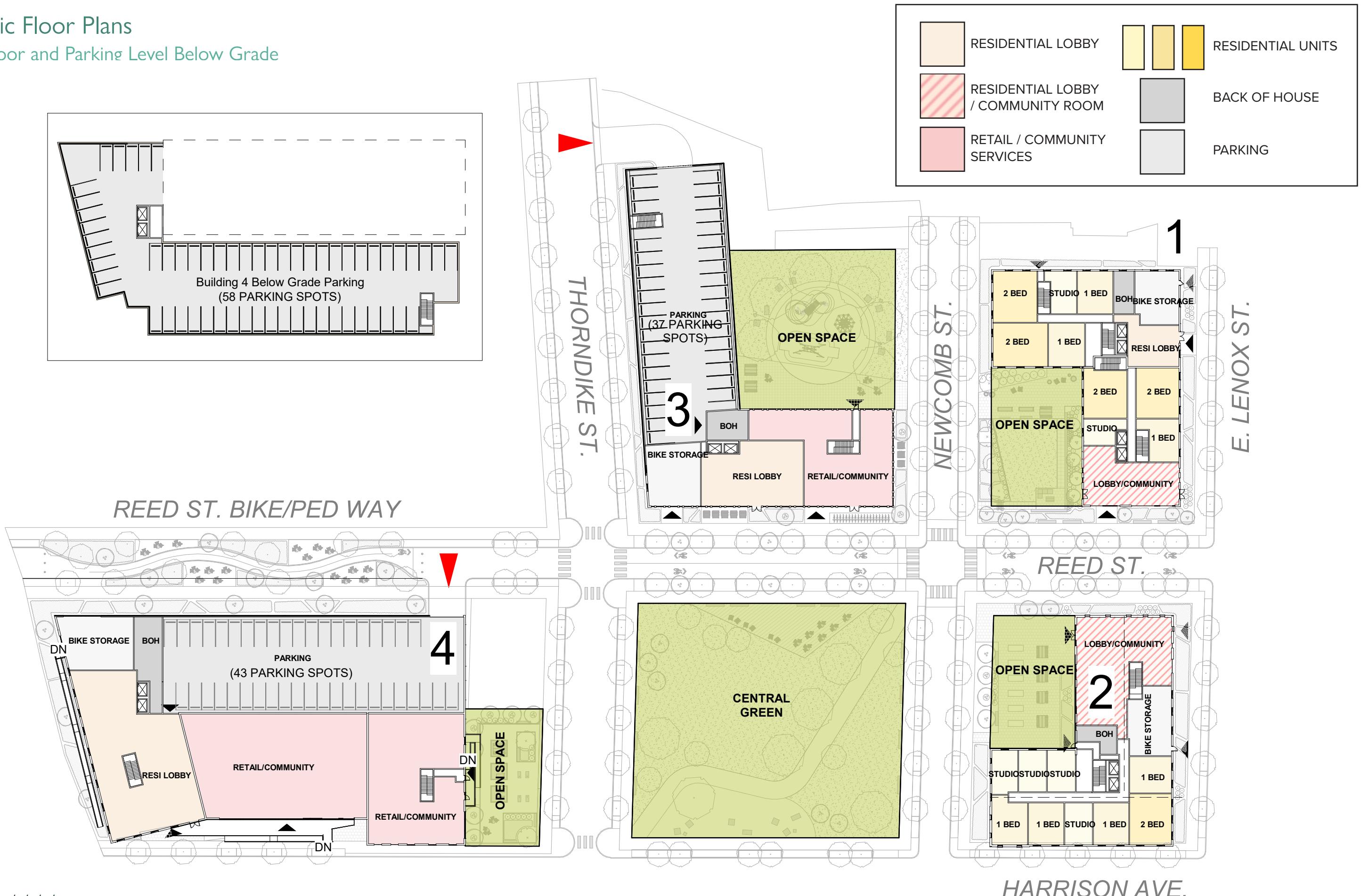
Describe all strategies being utilized to reach the Design Flood Elevation. Examples include: raising the building and any associated public realm considerations, dry and/or wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention etc.:

TBD

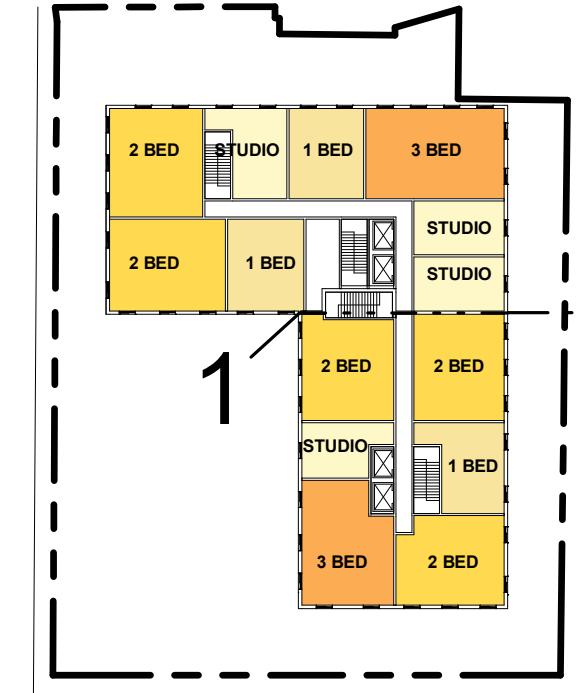
A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the online Climate Resiliency Checklist.**

Schematic Floor Plans

Ground Floor and Parking Level Below Grade

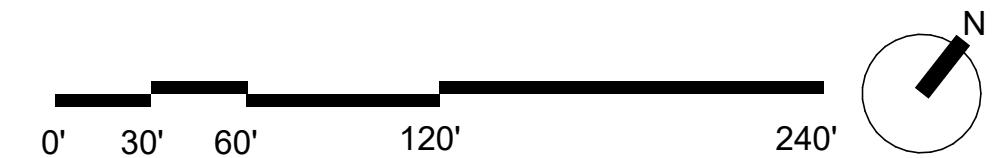
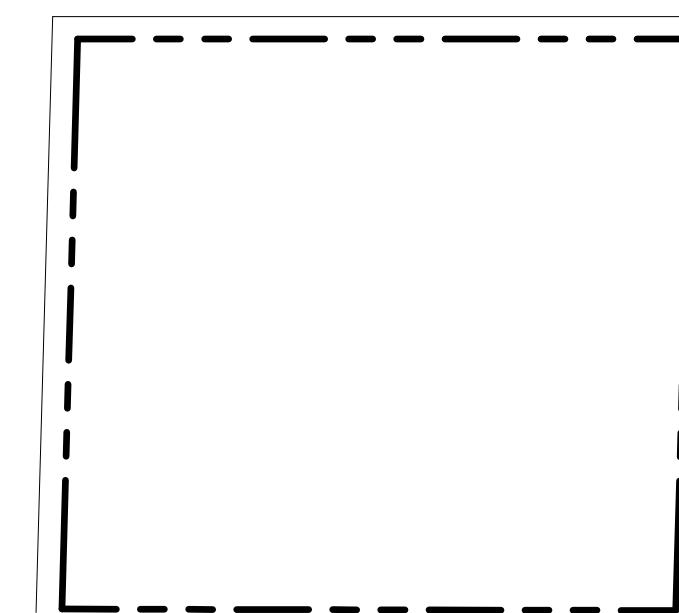
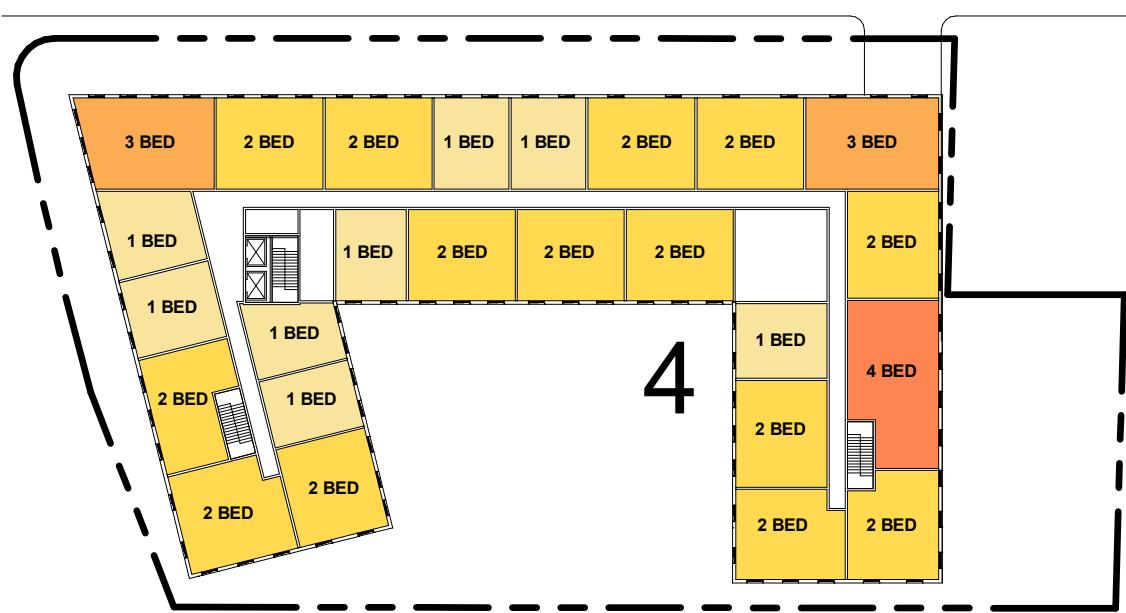


Schematic Floor Plans
Typical Upper Floor

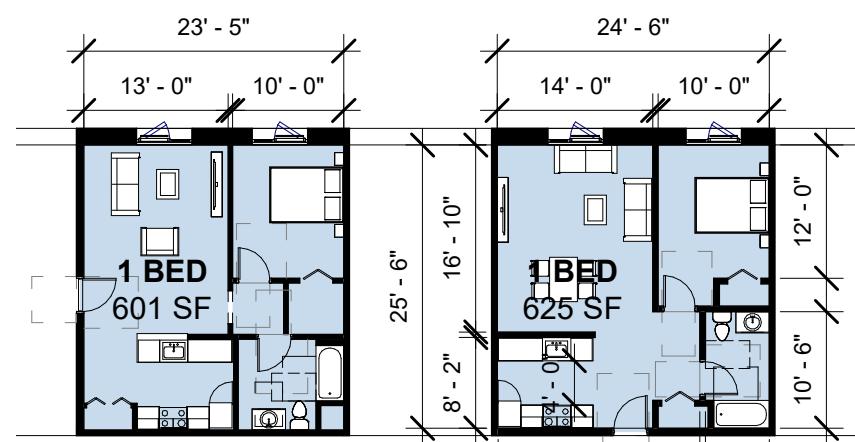
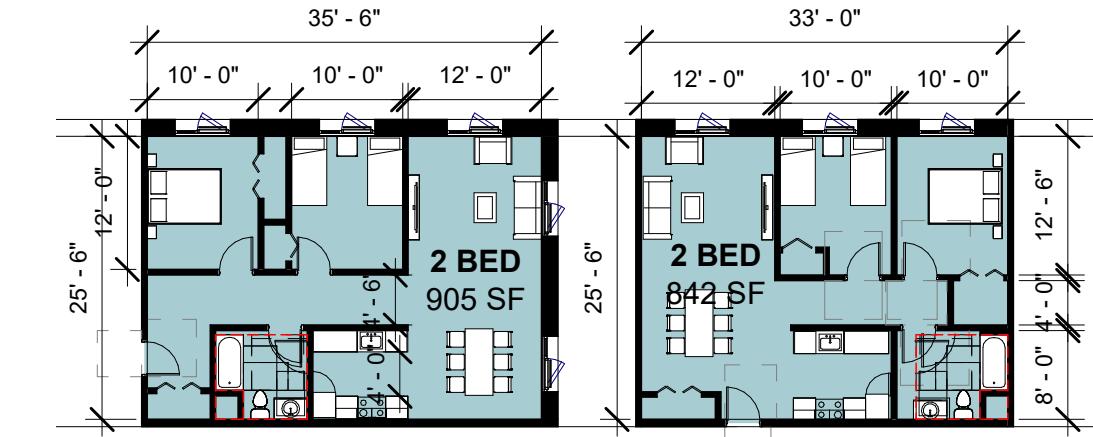
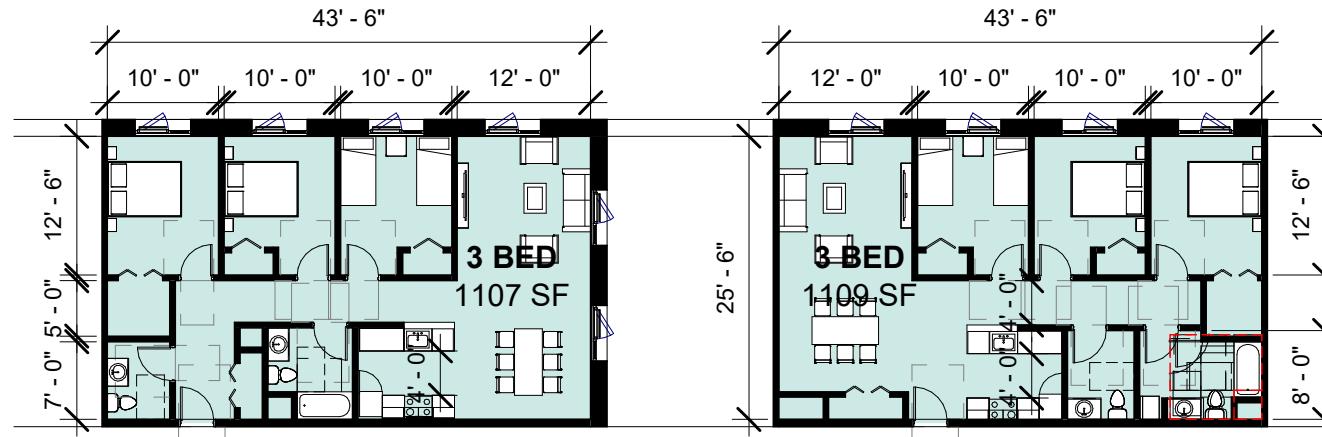


BLDG 1A

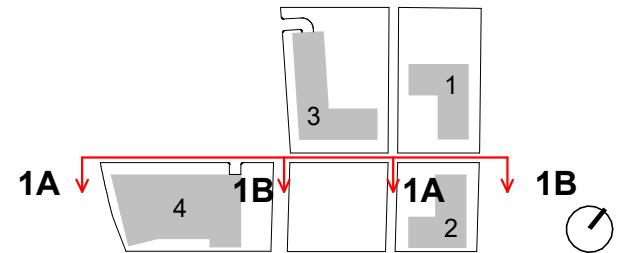
BLDG 1B



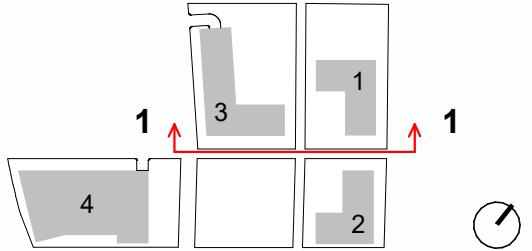
Typical Unit Floor Plans



Street Elevations
Reed Street - South Side

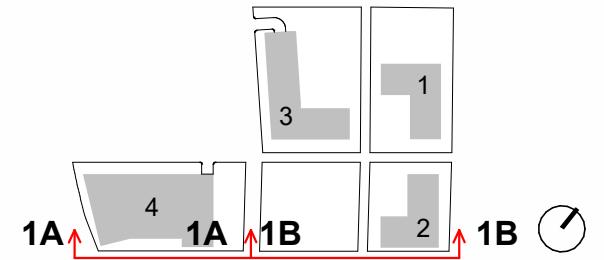


Street Elevations
Reed Street - North Side



① STREET ELEVATION - REED ST. NORTH
1" = 50'-0"

Street Elevations
Harrison Avenue

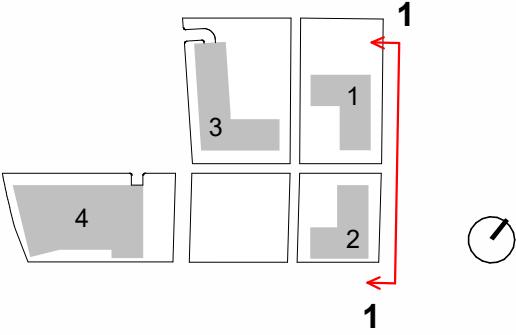


1B STREET ELEVATIONS- HARRISON AVE - B
1" = 50'-0"



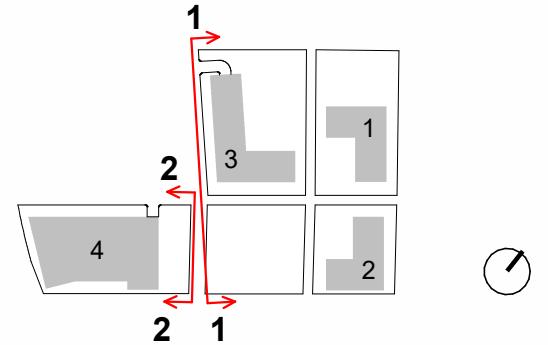
1A STREET ELEVATIONS- HARRISON AVE - A
1" = 50'-0"

Street Elevations
East Lenox Street



① STREET ELEVATION - E. LENOX ST. WEST
1" = 50'-0"

Street Elevations
Thorndike Street

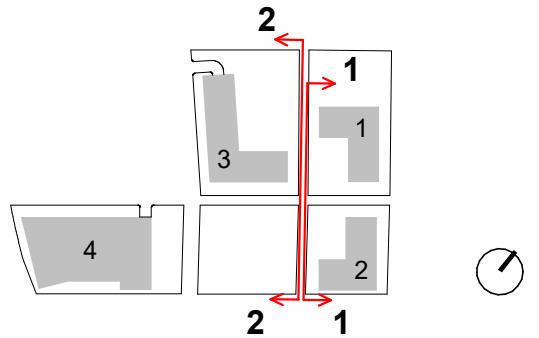


② STREET ELEVATION - THORNDIKE ST. WEST
1" = 50'-0"



① STREET ELEVATION - THORNDIKE ST. EAST
1" = 50'-0"

Street Elevations
Newcomb Street



Boston Water and Sewer Commission Parking Lots Disposition

Response to Request for Proposals

Appendix: Full Size Drawings

Site Plan 1" = 20 feet

Floor Plans 1/8" = 1 foot

Building Elevations 1/8" = 1 foot

February 28, 2024



SCHEMATIC SITE PLAN

A100

Scale 1" = 20'-0"



BWSC PARKING LOTS - RFP

ROXBURY, MA

FEASIBILITY STUDY

FEBRUARY 28, 2024

Number	Description	Date
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SCHEMATIC FLOOR PLANS BUILDING 1

A101

Scale 1/8" = 1'-0"



1 LEVEL 1 - BUILDING 2
1/8" = 1'-0"

2 LEVEL 4 - BUILDING 2
1/8" = 1'-0"

BWSC PARKING LOTS - RFP

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FEASIBILITY STUDY

FEBRUARY 28, 2024

BWSC PARKING LOTS - RFP

ROXBURY MA

FEASIBILITY STUDY

FEBRUARY 28, 2024

SCHEMATIC FLOOR PLAN

LEVEL 1 - BUILDING 3

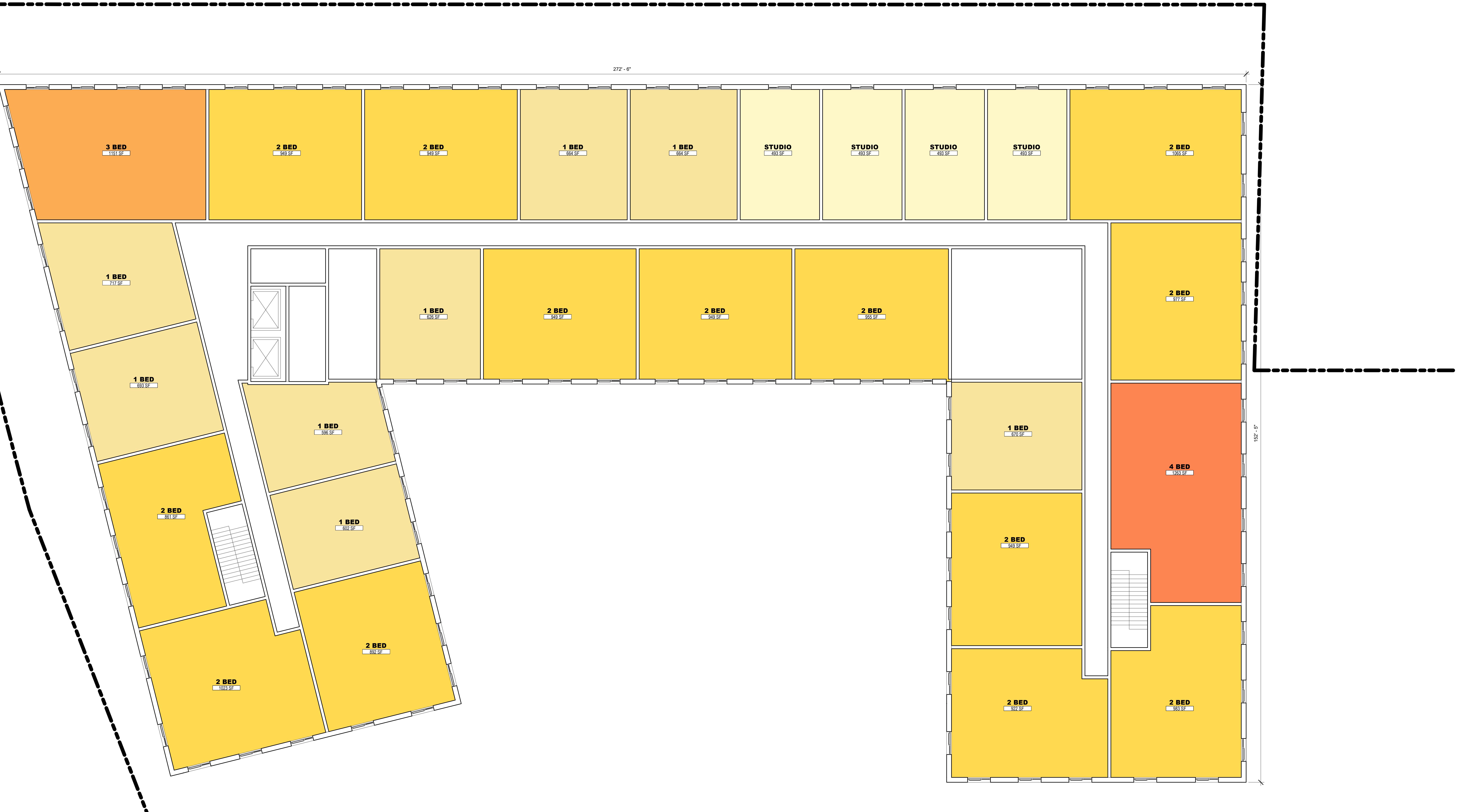
A103

Scale 1/8" = 1'-0"

This architectural site plan illustrates a mixed-use building complex. The plan includes the following key features and dimensions:

- Building A (Left):** A tall, rectangular structure with a grey facade. It contains **(37 PARKING SPACES)** on the upper levels and **BOH** (524 SF) on the ground floor. The building is 200'-7" high.
- Building B (Bottom):** A shorter, rectangular structure with a grey facade. It contains **BIKE STORAGE** (1439 SF) on the ground floor and **RESI LOBBY** (2673 SF) on the upper levels.
- Building C (Right):** A long, rectangular structure with a red facade. It contains **RETAIL/COMMUNITY** (4085 SF) on the ground floor and **RESI LOBBY** (2673 SF) on the upper levels.
- Exterior Areas:** The plan shows a **12'-0" SIDEWALK** on the left, a **8'-0" SETBACK** between Building A and Building B, and a **10'-0" SIDEWALK** on the right. The total width of the building footprint is **164'-7"**.
- Other Labels:** The plan includes labels for **12'-0" SETBACK**, **15'-0" SETBACK**, and **10'-0" SIDEWALK**.

1 LEVEL 1 - BUILDING 3
1/8" = 1'-0"



SCHEMATIC FLOOR PLAN
LEVEL 6 - BUILDING 4

A106

Scale 1/8" = 1'-0"



1 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"

4 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"

BWSC PARKING LOTS - RFP

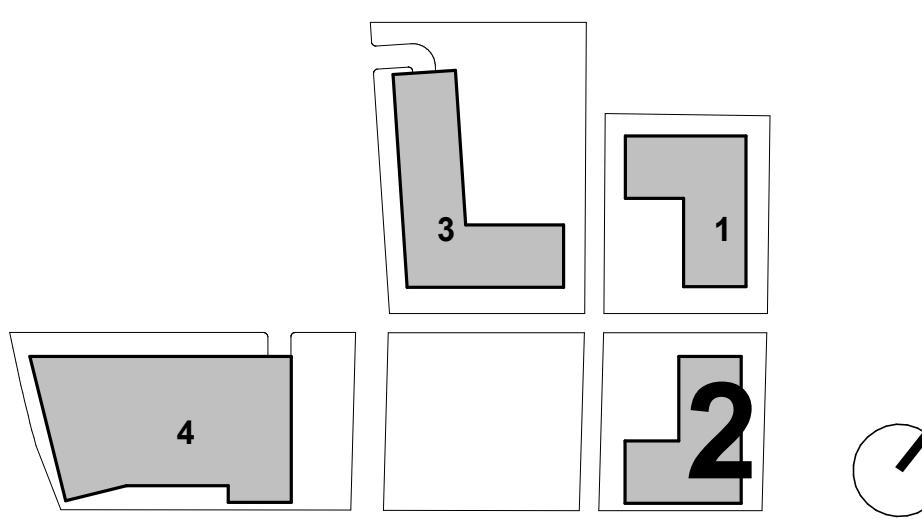
ROXBURY, MA

FEASIBILITY STUDY

FEBRUARY 28, 2024

Scale As indicated

A301



1 BUILDING 2 - NORTH ELEVATION
1/8" = 1'-0"

2 BUILDING 2 - EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 2 - SOUTH ELEVATION
1/8" = 1'-0"

4 BUILDING 2 - WEST ELEVATION
1/8" = 1'-0"

BWSC PARKING LOTS - RFP

ROXBURY, MA

FEASIBILITY STUDY

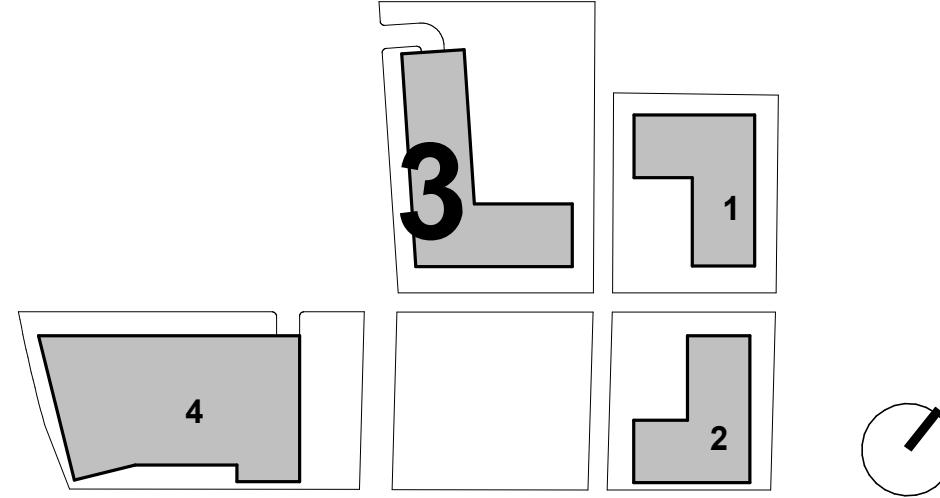
FEBRUARY 28, 2024

FEBRUARY 28, 2024

BUILDING ELEVS

BUILDING 2

A302



1



1 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"

1 1/8" = 1'-0"



2 BUILDING 3 - EAST ELEVATION

2) $1/8" = 1'-0"$

BWSC PARKING LOTS - RFP

ROXBURY, MA

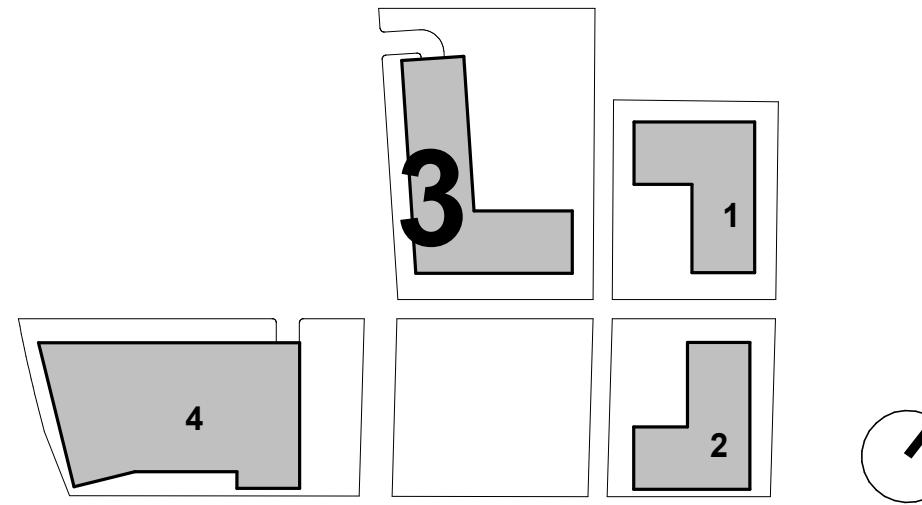
FEASIBILITY STUDY

FEBRUARY 28 2024

BUILDING ELEVS

BUILDING 3

A303



1 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

BWSC PARKING LOTS - RFP

ROXBURY, MA

FEASIBILITY STUDY

FEBRUARY 28, 2024

BUILDING ELEVS

BUILDING 3

A304

