



**Response For: 820 Cummins Highway, 30-32 Regis Road  
and Two Vacant Parcels located on Cummins Highway &  
Regis Road in Mattapan (the “Cote Ford Site”)**

**Submitted by:**

**Codman Square Neighborhood Development Corporation  
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*Original*

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## Cover Letter / Letter of Intent/ Introduction

Sunday, September 28, 2014

Ms. Sheila Dillon

Director, City of Boston Dept. of Neighborhood Development  
26 Court St., 11th Floor  
Boston, MA 02108



**RE: Cote Ford Development, Mattapan, MA**

Dear Ms. Dillon:

Codman Square Neighborhood Development Corporation (CSNDC) is delighted to lead the team responding to the Request for Proposals for the “Cote Ford” site in Mattapan, MA. As you know CSNDC is a 501(c)(3) not-for-profit community development corporation that develops, owns and manages (via third party) affordable housing specifically in the Codman Square Neighborhood. Our mission is to build strong communities by creating housing and commercial opportunities in the neighborhoods of Codman Square and South Dorchester in which people of all incomes and household types can live and thrive together. CSNDC does this by purchasing, developing, financing and operating high quality housing in innovative developments that are designed to meet the unique needs of each community.

For the past ten years or more, CSNDC has been a key member of the Fairmount CDC Collaborative. As such, we have already made strong starts in developing new TOD urban villages at both the Four Corners and Talbot Ave. Fairmount stations. With the recent demise of our Fairmount partner, Mattapan CDC, we have increasingly taken on the role of development advisor for Fairmount developments in Mattapan, at both the Morton St. and Blue Hill stations. We believe that CSNDC’s particular experience in working and developing over 1100 units of housing within our increasingly diverse community, combined with our unique ability to develop and build consensus among all stakeholders during the development process, makes CSNDC the most qualified development entity to work on the Cote Ford site. With this stakeholder consensus, combined with our experienced TOD development capacity, we will be able to create an affordable housing rental and homeownership product that will best meets the needs of the Mattapan community and the City of Boston at large.

As you will see in the attached Response, our proposal demonstrates the capacity, knowledge and experience necessary to successfully complete this very important project for the City of Boston. Based on over 30 years of experience, CSNDC will draw on its collective skills and resources to deliver the following.

- **A development team with a proven track record** of completing complex, community-driven projects of many sorts, and particularly creation of new TOD urban villages, which can complement the character of existing established neighborhood. In this capacity, we have particular experience working with diverse communities to develop and implement the best plan alternatives to meet the needs of all community stakeholders – including residents, local elected officials, non-profits and other volunteer organizations and other local constituents.

- **Financial capacity, experience and reputation** to raise public and private development funds. As demonstrated in our most recent developments, such as 157 Washington St., Codman Square Apartments, and Levedo, and our most recent funding award for the Whittier Lyndhurst Washington project, CSNDC has a proven track record in securing the funding sources necessary from state and local sources in the form of state and federal tax credits and other grant funds from DHCD, MassHousing and even the Federal Home Loan Bank of Boston.
- **A flexible site plan** that envisions a variety of options for consideration before future community meetings. This plan offers unit designs that can be used to house a range of household types as necessary to meet the changing needs in the community. The site plan enables residents to enjoy interaction among the entire community via shared commons, meeting spaces and a variety of amenities that seek to address long standing deficits in the Mattapan Square neighborhood.
- **Homeownership and rental development that will allow the potential residents of Cote Ford** to enjoy the flexibility of affordable rental, homeownership and market rate rental opportunities.
- **Conveyance of the Premises.** As will be described in our proposal CSNDC proposes the purchase of the Cote Ford lots for \$400 – or \$100/lot since the development will be utilizing City, State and other publicly sourced funding elements to complete the development and make it affordable to the Mattapan community at-large.
- **Corporate commitment to green development.** CSNDC is a NeighborWorks certified green organization; has developed several of its developments as LEED certifiable, (including the Levedo Building, the first LEED certified multi-family building in south Dorchester) and is the steward of the Talbot Norfolk Triangle Eco-Innovation District. We consistently build according to Enterprise Green Community Standards and continually seek to find and adopt new cost-effective green strategies for future projects.. We are dedicated to providing new alternatives for both energy production and consumption control to assist in ultimately lowering the energy costs to our residents, while promoting environmentally responsible and sustainable communities. It is our goal to design a residential development that conforms to appropriate sustainable construction principles – promoting health, efficiency and long-term affordability for the residents.

### ***The Development Team: Background***

The mission of Codman Square Neighborhood Development Corporation (CSNDC) is to build a better, stronger community in Codman Square and South Dorchester by creating housing and commercial spaces that are safe, sustainable, and affordable, promoting financial and economic stability for residents and for the neighborhood, and providing residents of all ages with opportunities and skills to empower themselves to improve their lives. This mission is carried out through comprehensive initiatives that encompass real estate development, economic development, and community planning and community building. CSNDC was founded in 1981. The agency has developed over 800 units of affordable rental and co-op housing, over 250 units of for-sale housing, and over 40,000 square feet of commercial space.

CSNDC has included the firm of Prellwitz Chillinski Associates (PCA) as its architect for this project. PCA has considerable experience in affordable housing design within the City of Boston and is experienced in creating a mixture of market rate, homeownership and affordable housing within each development without a significant difference in appearance. Being familiar with this market enables PCA to combine cost consciousness with a focus on designing to meet more high-end expectations in the marketplace today.

We are confident that the team we have proposed possesses the highest level of skills and qualifications necessary to carry out the development of Cote Ford as envisioned by the Mattapan community. We feel strongly that CSNDC's experience in working with communities throughout South Dorchester and Mattapan to develop consensus and support for new housing opportunities within the existing community will prove invaluable as the project moves forward through the acquisition, approval and permitting processes.

Sincerely,



Gail Latimore

Executive Director, Codman Square Neighborhood Development Corporation



RECEIVED  
DEPT. OF NEIGHBORHOOD DEVELOPMENT  
26 COURT STREET  
BOSTON, MA 02108  
DATE 9/30/14  
PROPOSAL FOR:

Cote Ford Site

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## Development Plan

### *Project Overview*

In support of the City of Boston's Mattapan Economic Development Initiative (MEDI) initiative and subsequently created overlay zoning district, a development on this site will serve to knit a community back together via homeownership and revivify now-empty commercial structures, while providing much needed retail/shopping amenities to the community, in the form of a new mixed use development combining a retail center (a now little found amenity to this urban neighborhood) with a business/non-profit incubation center-to serve the goals and ambitions of this neighborhood's residents.

The development envisions three new retail spaces, one of which is large enough to accommodate an anchor tenant, a new grocery or drugstore store at the first floor of a new building at the location of the present Cote Ford dealership structure, (our Site B) with a mixed-income rental development above. On the adjacent Cummins Hwy site (site A), the ground floor would be dedicated to a non-profit incubator, combined with a community space and flexible meeting room; upper floors would be reserved for affordable rental units. Parking for the smaller site A would be at grade, while the larger Site B would have extensive structured parking, re-using elements of the old Cote Ford basement level. In addition, we propose to create four drop off parking spaces directly adjacent to Cummins Hwy., for use by retail customers and T riders and by means of the public courtyard at Site B, to produce a truly pedestrian friendly streetscape along Cummins Highway. Further goals of the site include the provision of affordable homeownership and rental opportunities.

During the neighborhood Working Advisory Group (WAG) meetings it was suggested that a homeownership may serve to reinforce the sense of community long lacking in this section of Mattapan and further serve to re-knit this site into the larger community by providing opportunities to affordably own in the City of Boston. Conversations with Mattapan United and other stakeholders have illustrated the necessity of some community function/meeting space.

Directly abutting the site will be the new Blue Hill Avenue Commuter rail station (see Site Map overview Exhibit A attached). Working with the MBTA, this development intends to locate our new proposed neighborhood retail program adjacent to the T entrance in order to enhance the everyday quality of life for neighborhood residents. A proposed intent is to develop the site between the proposed T station entrance and Cummins Highway into shared short term parking space for both commuters and shoppers, in order to lessen the amount of surface parking and traffic impacts (i.e. congestion) in this residential neighborhood.

Currently the site is almost entirely paved and covered with buildings. The development will repair damaged pavement for reuse as parking and incorporate landscaping in accordance with City of Boston regulations that will transform the site and activate this

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now silent, yet key neighborhood intersection. Part of the program will include the cleanup of several existing environmental conditions on site caused by the automotive uses previously located at this former car dealership.

To that end, CSNDC proposes to build 29 units of homeownership units, using two distinct building types: (a) 3 ½ story buildings containing two stacked duplexes, with partially sunken ground floor and surface parking; and (b) attached 3 story townhouses, with garage and utility room at ground level. These units will be at the 30-32 Regis Road location (our Site C). These ownership units (affordable to families between 80 % and 110 % of ANI) will complement the 108 units of affordable rental housing, serving households in the 55% to 110% AMI range, proposed for the two Cummins Hwy. sites (A and B). Our proposal focuses on supporting the clear priorities derived from the Working Advisory Group reports and other sources:

- Develop quality mixed income housing targeting the needs of lower to middle income households that currently live or would like to live in the Mattapan. We feel strongly that there is need to provide housing supports for both of these household types and that these needs are best supported in our proposal for Cote Ford.
- Accommodate the abutting homeowners throughout development and construction, including responsibility for, and coordination of possible off-site improvements including landscaping and façade improvements.
- To build a vibrant community that re-knits and complements the architectural character in the Mattapan while harmonizing the natural beauty of the site and surrounding area.



- To mitigate resident and neighbor concerns through a thoughtful design that retains and expands the intimate/local building scale of two- and three- family homes (existing building types) in Mattapan.

**Existing Land Use around Cote Ford: Primarily residential 2-3 FAM**

We will continue to welcome and encourage review and refinement of our initial development plan through an iterative community planning process that takes into



consideration the interests and opinions of local stakeholders including existing residents of Mattapan, neighbors, town officials and other local interest groups. Our experience is that successful developments emerge through the give-and-take of this kind of process.

When contemplating the layout and functionality for a newly developed community, it is important to consider tenure and use alternatives that will reflect the true demand for housing in that community. Family developments target the housing needs of growing families. We feel that the family homeownership and rental alternatives proposed under this submission will be competitive under the funding guidelines for the public and private affordable housing sources proposed because the development best addresses those apparent housing needs in Mattapan.

The goal of our proposal is to create a vibrant community that will blend in with the existing housing stock – creating a new neighborhood that is a collection of uses to be enjoyed by all of its residents. Our proposed plan concentrates the buildings, recreation space and related infrastructure within approximately 3 acres of now inactive space.

Street Address	30 Regis Rd.	"0" Regis Rd.	820 CUMMINS	"0" CUMMINS HW	Total
Square Feet	56,913	6,250	49,458	10,366	122,987
Acres	1.31	0.14	1.14	0.24	2.82

***Project Description - Homeownership***

The homeownership component of the project contemplates a development that will create 29 affordable units that will be affordable to buyers in the 80-110% AMI tier. It is expected that we will market these units to this income tier to create opportunities for homeowners to own properties in the site that is currently 30-32 Regis Road which directly abuts the neighborhood of two-three family residential homes.

We believe that on-site amenities housed in a community center directly adjacent (building C5) will make this development more attractive to homeowners looking to settle in the City of Boston.

***Income Tiers/Eligibility***

**80% Income Eligibility Requirements**

One-person household	\$52,700	Five-person household	\$81,300
Two-person household	\$60,200	Six-person household	\$87,300
Three-person household	\$67,750	Seven-person household	\$93,350
Four-person household	\$75,300	Eight-person household	\$99,350

**100% Income Eligibility Requirements**

One-person household	\$65,850	Five-person household	\$101,650
Two-person household	\$75,300	Six-person household	\$109,150
Three-person household	\$84,700	Seven-person household	\$116,700
Four-person household	\$94,100	Eight-person household	\$124,200

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**120% Income Eligibility Requirements**

One-person household	\$79,050	Five-person household	\$121,950
Two-person household	\$90,350	Six-person household	\$131,000
Three-person household	\$101,650	Seven-person household	\$140,000
Four-person household	\$112,900	Eight-person household	\$149,050

***Highlights of the Homeownership Component:***

- **Affordable prices** that will be appealing to young professionals and families
- **Transit Oriented Development** which will allow residents at three different transit options: #30 Bus to Forest Hills Station, the Blue Hill Avenue T-Station (Fairmont Line) and the Mattapan trolley to the red line.
- **Open space** allowing each owner to have access to shared front yard spaces and individual backyard spaces and play spaces for young children.
- **Parking** which is currently proposed as 1:1 parking for each unit developed so that each owner has an option not to park on street and have access to personalized parking for young families. There will also be shared parking for zip car options that young professionals may prefer.
- **A gym/health/community club** allowing residents options to remain healthy and engaged with the community at large.
- **Building layouts** that maximize open spaces and natural vistas.
- **Appliances** including ranges/hoods, refrigerators, disposals, dishwashers with Energy Star ratings. Washer and dryer hookups will be provided in each unit in addition to a laundry room in the on-site
- **Shared** on-site management offices
- **Resident** storage in units and on site
- **Enhanced sound** attenuation proofing between units
- **Support, by CSNDC,** for formation of a strong self-governing condo association.

### *Target Market/Proposed Unit Mix/Sale Price Tiers*

Our proposed unit mix under this option responds to the perceived needs of the community for primarily two and three -bedroom dwelling units. The program we have proposed includes 15 two-bedroom units and 14 three-bedroom units.

#### *Affordable Homeownership Development Unit Mix*

Unit mix	No. of Units	% of each unit Type	Sales price
1 BR, 80% AMI	0		
2 BR, 80% AMI	5	17%	\$190,500
2 BR, 110% AMI	10	34%	\$274,900
3 BR, 80% AMI	6	21%	\$218,700
3 BR, 110% AMI	8	28%	\$313,600
<b>Total units</b>	<b>29</b>	<b>100%</b>	

#### **Proposed Pricing of For-Sale Units**

Per the table below prices below are per the Boston Redevelopment Authority's pricing structure for affordable homeownership in the City of Boston. It is useful to note that this project will concur with the policy initiatives implemented by the Department of Neighborhood Development's Middle Income Housing Initiative specifically the portion of the project which alludes to increasing the quality housing stock available to middle income homebuyers in high foreclosure neighborhoods to offset the losses of housing stock that resulted from the foreclosure crisis.

Unit size	1 BED	1 BED	1 BED	2 BED	2 BED	2 BED	3 BED	3 BED	3 BED
Sales price	\$137,800	\$162,500	\$236,300	\$162,500	\$190,500	\$274,900	\$187,200	\$218,700	\$313,600
Income category (% AMI)	70%	80%	110%	70%	80%	110%	70%	80%	110%
Target household size	2	2	2	3	3	3	4	4	4
AMI for this size family	\$75,300	\$75,300	\$75,300	\$84,700	\$84,700	\$84,700	\$94,100	\$94,100	\$94,100
Income limit for this size family, unit	\$52,700	\$60,200	\$82,800	\$59,290	\$67,750	\$93,150	\$65,870	\$75,300	\$103,500
Maximum Monthly pmt. (front end only)	\$1,318	\$1,505	\$2,070	\$1,482	\$1,694	\$2,329	\$1,647	\$1,883	\$2,588

CSNDC's initial proposal and market assumptions for affordable homeownership are based on our analysis and interpretation of City of Boston policy initiatives espoused in the *City of Boston's Consolidated Housing Plan (July 1, 2013 – June 30, 2018)* (aka "*Con Plan*") which offered some guidance on the lack of affordability available for new and existing homeowner's in the City of Boston. According to the Needs Assessment

referred to in the Con Plan, "...there are 16,330 renter and homeowner households with severe housing cost burden (paying over 50% of household income for housing) and another 20,970 households with a moderate housing cost burden (paying 30-50% of their household income for housing)."

*See our marketing plan for the homeownership units attached.*

**Project Description – Rental with Commercial Spaces**

Our proposed income mix creates a development that will be accessible to a broad range of incomes and responds to the needs expressed in the community for one, two and three bedroom units, while making a limited number of larger units available for larger households. Unit sizes are consistent with the demand outlined in the City’s Con Plan. The proposed mix of unit sizes and income tiers for the entire 108-unit development are shown on the following chart:

UNIT MIX & INCOME TIERS					
	1 BR	2 BR	3 BR	Total	(%)
0-30% AMI		18	10	28	26%
31-60% AMI	12	53		65	60%
61-80% AMI	5	5	5		
Unrestricted income				15	14%
<b>Total</b>	<b>17</b>	<b>76</b>	<b>15</b>	<b>108</b>	<b>100%</b>
<b>%</b>	<b>16%</b>	<b>70%</b>	<b>14%</b>	<b>100%</b>	

**Methodology for Income Calculation:**

This proposal assumes the use of a variety of public and private funding sources. Most of these sources will require verification of income for all prospective residents but are generally calculated as follows:

Household Income (50% of AMI)	\$37,650 for a family of 2 <i>LIHTC Qualified</i>
Rent Calculation	x 30%
	\$11,200/12 months = \$933/mo. <i>for a 2 bedroom unit</i>
Less allowance for utilities	(\$200) for 2BR*
<b>Net Qualified Rent</b>	<b>\$733.00</b>

*\*All figures above are estimates for illustration purposes only*

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This basic income calculation is also used under the Section 8 program, which we have proposed the use of up to 8 project-based vouchers and 20 MRVPs. However, to qualify for the Section 8/MRVP supported units, households can not earn more than 30% of the AMI or \$22,600 for a household of 2 people and \$15,960 for a single-person household. Further still we hope to make these units available to support the homeless in the City of Boston – for which there a great need for housing.

## Conveyance of Premises

We are proposing that the City of Boston convey the property to CSNDC for \$400 or \$100 per parcel since we intend to make the development affordable and are making the maximum purchase price per the RFP. There are also other parcels of interest CSNDC is interested in acquiring listed below as well.

### Cote Ford Sites

Site address	Parcel ID	SF	Size	Owner	AV Land	AV Building	Total AV	Acquisition Cost	Gateway Development Overlay
30 Regis Rd.	1801054000	56,913	56,913	City of Boston	\$390,200	\$31,400	\$421,600	\$100	Y
"O" Regis Rd.	1801092000	6,250	6,250	City of Boston	\$79,600		\$79,600	\$100	Y
820 CUMMINS	1801058000	49,458	40,166	City of Boston	\$250,700	\$153,700	\$404,400	\$100	Y
"O" CUMMINS HW	1801091000	10,366	10,366	City of Boston	\$129,900		\$129,900	\$100	Y
<b>Total</b>		<b>122,987</b>	<b>113,695</b>		<b>\$850,400</b>	<b>\$185,100</b>	<b>\$1,035,500</b>	<b>\$400</b>	

### Other Parcels of Interest

CUMMINS HW	1801803000	4,519	4,519	Joint Venture Capital LLC	\$71,100	\$0	\$71,100		Y
CUMMINS HW	1801804000	4,659	4,659	Joint Venture Capital LLC	\$72,500	\$0	\$72,500		Y
REGIS RD (across from 30-32 Regis, near Rockaway St)	1801101000	4,659	6,250	City of Boston (by fcl)	\$79,000	\$0	\$79,000		N

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## **Project Information**

### ***A. Overview of Housing Program Proposed***

CSNDC's development team has extensive experience in building community consensus toward project designs that balance the site context with financial necessity. As such CSNDC is confident that we will be able to develop a plan that will get community buy-in very early on in the development process.

The 29 homeownership units are in buildings which have been designed to reflect the local character of the two to three-family residential buildings near to Cote Ford – by including a combination of two story town home style duplex buildings. The site plan will have homeowner buildings located around rear yard personal green space and New England “Commons” style green spaces. There are two such “commons” in the site plan providing for a closer sense of neighborhood and community within the development – one commons surrounded by the larger building “B” facing Cummins Highways and the other surrounded by the smaller duplex-style 2-3 bedroom units.

The larger mixed income rental buildings contain 2 and 3 bedroom units and will have retail spaces designed to accommodate larger or smaller retail uses, but the intent is to design the retail spaces to include a provision for a larger anchor tenant who may be. These units will be designed in to incorporate Universal Design techniques to provide for flexibility and adaptability for senior citizen use.

Within the buildings, the proposed design accommodates open, modern unit floor plan with ventilation, materials and finishes that promote a healthy indoor environment. Rooms are furnishable and have adequate closet storage. Systems and fixtures will be selected to achieve the maximum feasible efficiencies.

The average size of units in the proposed development is:

One bedroom:	750 square feet
Two bedroom:	900 square feet
Three bedroom:	1,200 square feet

In addition the development includes 108 affordable rental residential units for which CSNDC's proposal includes parking for 96 vehicles, community room, gym facility space, non-profit rental space (designed as a business center), and large scale retail space. The community space will include a community room, mail area, and space for trash and recycling at the exterior. The non-profit business center will include a shared reception area and conference room. The intent behind this space is not only to attract non-profits in the Mattapan area such as Mattapan United, but also to offer free space to the many non-profits in the Boston area that may need such space to further develop and augment their capacities.

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We fully anticipate and invite Mattapan United, neighborhood/local Mattapan non-profits, the City of Boston and its related agencies to engage and participate in further review and development of the site and building designs, infrastructure plans, open space planning and other key elements of the physical plan proposed herein. It is envisioned that the neighbors and stakeholders will also provide support and guidance as appropriate in the zoning and permitting as well as efforts necessary to facilitate infrastructure such as water & sewer and utilities as necessary to make the proposed development reality. We envision that this will make this truly a cooperative, public-private development process.

*Environmental Impacts to be specifically addressed:*

CSNDC will follow all state and federal regulations as required by MassDEP to remediate the site. This includes preparation and submission of an Environmental Notification Form (ENF) to the Massachusetts Environmental Protection Agency (MEPA). Our process does not assume the reparation of a full Environmental Impact Review (EIR) as may be required by (MEPA) for wetlands resource area, coastal flood zone or endangered species -- however due to the project's proximity to the Mattahunt Wilds one of the aforementioned filings may be required.



**Walking distance from 820 Cummins to Mattahunt Woods/Wilds**

*Brownfield Remediation Costs*

CSNDC understands that the site contamination resulting from prior uses at the site may require further investigation and remediation. For the purposes of this proposal, we have assumed that up to \$500,000 will be sought from a combination of MassDevelopment/EPA under their Brownfield funds will be available to fund this work for assessment and remediation. The proposal design and program are subject to adjustment if necessitated by findings of additional environmental contaminants at the site not yet disclosed.

*Sustainable Design Elements*

As a baseline, we are committed to using LEED Silver as a starting point for minimum sustainable design requirements. We know that the project as currently designed can achieve even greater sustainability by analyzing additional design options that take the

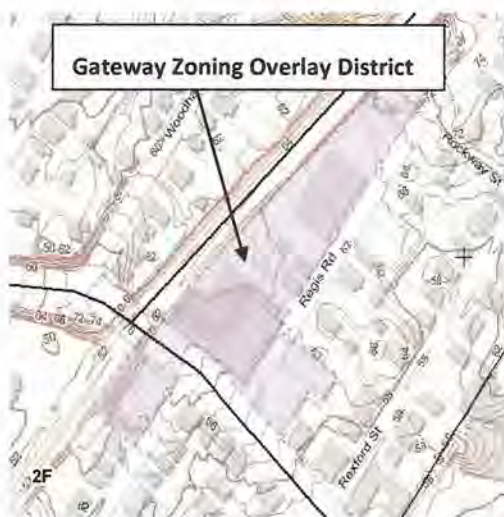


building envelope and mechanical, electrical and plumbing systems beyond LEED Silver minimum requirements. Through this process we will be able to estimate the reduction in energy consumption and related costs plus related reductions in emissions. We will establish a quantitative discipline through which valid comparisons can be made between options so that budget can be spent on the design options that return the greatest sustainable value. A short list of these design options include higher insulation levels for walls, roofs and windows, higher efficiency heating ventilation systems, and increased indoor air quality. We will also continue to explore the possibility of utilizing renewable such as geothermal or cogeneration to offset energy consumption to further reduce utility costs for both residents and the property management functions at the site.

The proposed preliminary design for the project consists of the following, emphasizing energy efficiency, indoor air quality, and cost-efficient sustainable materials:

- Landscaping: In addition to preserving existing mature trees where possible, new plantings will be of hardy, native species.
- Roof finishes will be 30-Year, Architectural Grade asphalt shingles and white rubber roofing where applicable.
- Project will be made solar PV and solar thermal ready.
- Cogeneration options for all sites are being considered.
- Solar Thermal and photovoltaics is being considered for all sites.
- Windows will be single hung windows double glazed with Low-E insulating glass and a U-value of .35; they will maximize energy efficiency to the extent feasible.
- For the proposed unit interiors, we will specify cost effective, durable materials that promote a healthy indoor environment.
  - Unit floors will be covered with resilient sheet flooring, and recycled-content tile, where feasible
  - Walls and ceilings will be painted gypsum board
  - Paints, sealants and caulk will all be low-VOC (volatile organic compound) to eliminate toxic off-gassing.

### ***B. Permitting & Approvals Relief***



The zoning in the area is “Gateway.” This is very important to note since there are two development scenarios that fall under that zoning:

- As-of-right Building Height of forty-five (45) feet and an as-of-right Floor Area Ratio (FAR) of two (2),
- As-of-right Building Height of fifty-five (55) feet and an as-of-right FAR of four (4)

Both of these scenarios despite being as of right still require Article 80 Large project review but no ZBA review. This will result in a shorter than average approvals process, but it also means that prior to the

Article 80 process CSNDC will have to have a clear program.

Current Zoning							
District	FAR	Building Height (ft)	Parking	Usable Open Space sf/du	Front Yard	Side Yard	Rear Yard
2F-6000 Sub-district (adjacent to Cote Ford)	N.A.	N.A.	N.A.	750 for 1 du, + 500 for 2nd du	20	10	30
Gateway Development Area Overlay	2.0	45	1-1 (res); 2/1000 (retail); 0.5/1000 (industrial); 0.7/1000 (educational)				
Gateway (w/ Article 80)	4.0	55					

### ***C. Outline of Permits and Approvals Required for the Cote Ford Development***

This section provides an outline to the possible permits and approvals required for the proposed development:

- **Zoning Board of Appeals (ZBA)** application – as stated above, this will likely not be applicable in this case, but we will submit in despite the “as-of-right” gate way development in the area since are some zoning and building code issues that may require ZBA review, namely a parking cut out on Cummins Highway.
- **Boston Redevelopment Agency** for the Project Notification Form (PNF) to begin Article 80 Large Project Review
- **Boston Inspectional Services**
  - Building Permit
  - Flammable Storage Permit (if required),
  - Certificate of Occupancy
- **Public Improvement Commission** will start at the end of design development. This process takes 3-4 months, depending on the complexity of the project.
- **Boston Parks Review**
- **Boston Water Sewer Commission**
  - Dewatering Permit
- **Boston Transportation Department (BTD)** will start at the end of design development and will likely include review of items under:
  - Public Improvements Commission
  - Transportation Access Plan Agreement
  - Traffic Impacts/Mitigation in coordination with BTD, the BRA and Boston Air Pollution Control Commission as needed
- **Boston Committee on Licenses**
  - Parking Garage License
  - Flammable Storage License
- **Utility review** with BWSC, NSTAR and National Grid where applicable. Baseline against site plan for approval of utility cuts.

- **Fire Department** to review safety, including emergency access to site and applicable fire codes for plan approval
- **Public Works Department** to review trash removal and approve necessary curb cuts
- **Sewer System Extension and Connection Permit**
- **EPA**
  - NPDES Permit- for the disturbance of one acre of land or greater
  - Remediation General Permit (RGP)
- **Water Quality Permits**
  - NPDES Point Source Discharge Permits
  - EPA Storm Water Management Plans for Industries and Large Construction Projects
  - NPDES Storm Water Discharge Permits
  - Phase II Storm Water Permits
- **The Historic Districts Act**
  - Massachusetts Historical Commission State Register Review
  - Boston Landmarks Commission Review/ Article 85 Demolition Delay

#### ***D. Development Schedule***

The tentative schedule is as follows:

Designation and DND funding commitment	November 2014
Submission of Article 80 application	December 2014
Initial funding application to DHCD	March 2015
DHCD funding commitment	August 2015
Construction loan closing/Construction start	January 2016
Construction completion	February 2017
Residential rent-up	June 2017
Commercial occupancy	July 2017

**(See attached Article 80 Schedule for more detail)**

#### **E. Development Budget: Rental Overview**

The following funding programs are proposed to support the development. These sources are also outlined in the proforma under Sources and Uses.

- 4% Federal Low Income Housing Tax Credits issued by the Department of Housing and Community Development (DHCD) in the amount of \$1,337,265 MM in annual credits. With this, we project a yield of approximately \$13,372,747 MM in equity available to support development of Cote Ford, representing \$1.00 raise per dollar of federal tax credit allocation awarded.
- State Tax Credits in the amount of \$1,395,000.00 in annual credit allocation yielding approximately \$4,882,500.00 in equity (assuming \$.70 raise per dollar of annual tax credit allocation awarded).

- 
- New Market Tax Credits in the amount of \$2,992,409.50 in net credit assuming an equity raise of \$0.85 for each dollar of equity.
  - Private debt for both construction period and permanent debt, in the amounts of up to \$23M for construction period debt and up to \$10MM in permanent debt.
  - Housing Stabilization Funds (HSF) administered by DHCD in the amount of \$1MM. .
  - Affordable Housing Trust Fund (AHTF) administered by MassHousing in the amount of \$1M. AHTF funds are used as a gap financing source to support private affordable housing initiative throughout the Commonwealth for households whose incomes are not more than 110% AMI. Preference is given to programs that support family housing.
  - HOME Funds: administered by DHCD in the amount of \$550,000.
  - Commercial Area Transit Node Housing Program (CATNHP): administered by DHCD in the amount of \$1M.
  - Community Based Housing (CBH): administered by DHCD in the amount of \$750,000.
  - MassWorks: A local match of sources is projected. Based on the size of the site, proximity to public transit (the Fairmount Line) and the amount of resources needed to undertake this development, CSNDC projects making a request for a combination of Public Works Economic Development (\$1M), Community Development Action Grant (\$1M) and Transit Oriented Development (\$1M).
  - City of Boston Sources (projected):
    - IDP: We assume a local IDP allocation of \$3MM as this site will serve as the beginning of Mattapan Revitalization – an item that is high on mayor’s policy agenda.
    - NHT: Further we request \$1MM is NHT – again as this site is a priority for development.
  - Federal Home Loan Bank: Based on preliminary scoring – CSNDC expects to qualify for \$500,000 in FHLB funding.
  - Brownfield, energy efficiency and sustainability funds. We anticipate raising a total of \$728,000 in funds to address the following:

- 
- \$620,000 to address existing environmental issues with Brownfield funds administered by MassDevelopment/Federal EPA.
  - \$108,000 in rebates through the Energy Star program of Massachusetts.

*Financing Support Letters are attached.*

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## **F. Development Budget: Ownership Overview**

- i. Affordable Housing Trust Fund (AHTF) administered by MassHousing in the amount of \$600,000. AHTF funds are used as a gap financing source to support private affordable housing initiative throughout the Commonwealth for households whose incomes are not more than 110% AMI. Preference is given to programs that support family housing.
- ii. HOME Funds: administered by DHCD in the amount of \$550,000.
- iii. City of Boston Sources (projected):
  - a. IDP: We assume a local IDP allocation of \$2.1MM as this site will serve as the beginning of Mattapan Revitalization – an item that is high on mayor’s policy agenda.
  - b. NHT: Further we request \$750,000 in NHT – again as this site is a priority for development.
- iv. Brownfield, energy efficiency and sustainability funds. We anticipate raising a total of \$492,500 in funds to address the following:
  - a. \$420,000 to address existing environmental issues with Brownfield funds administered by MassDevelopment/Federal EPA.
  - b. \$72,500 in prescriptive rebates through the Energy Star Homes program of Massachusetts.


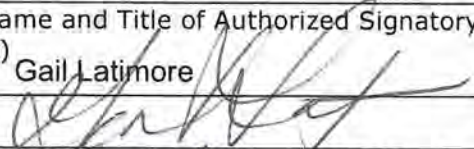


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*1. Appendices 1 thru 10*



**Appendix 1**

<b>SOLICITATION, OFFER AND AWARD</b>		3. Date Issued	
1. PROJECT NAME	2. TYPE OF SOLICITATION		
<b>Cote Ford Site Mattapan</b>	<input type="checkbox"/> Invitation for Bids <input checked="" type="checkbox"/> Negotiated (RFP)		<b>June 30, 2014</b>
4. ISSUED BY: City of Boston, Department of Neighborhood Development 26 Court Street, 9 <sup>th</sup> Floor Boston, MA 02180		5. ADDRESS OFFER TO: (If other than item 4)	
<b>NOTE:</b> In sealed bid solicitations "offer" and "offeror" mean "bid" and "bidder"			
<b>SOLICITATION</b>			
6. Sealed offers (original and 3 copies) will be received at the place specified in item 4 until <b>4:00 p.m. (EST) September 30, 2014.</b>			
<b>CAUTION:</b> Late submissions, Modifications, and Withdrawals: See Section 10. All offers are subject to all terms and conditions contained in this solicitation.			
7. For Information Contact:	7a. Name	7b. Telephone	7c. Fax
	Christopher Rooney	(617) 635-0493	(617) 635-0282
			7d. E-mail
			Christopher.M.Rooney@Boston.gov
<b>OFFER</b>			
8. In accordance with the terms of this RFP, the undersigned agrees, if this offer is accepted, to furnish any and all supporting documentation upon request by DND.			
<b>OFFER PRICE:</b>	\$ 400.00		
<b>9. SUBMISSION CHECKLIST</b>			
(x)		(x)	
<input checked="" type="checkbox"/>	Appendix 1: COVER SHEET	<input checked="" type="checkbox"/>	Appendix 6: CONSTRUCTION EMPLOYMENT STATEMENT
<input checked="" type="checkbox"/>	PROPOSAL SUMMARY	<input checked="" type="checkbox"/>	Appendix 7: PROPERTY AFFIDAVIT
<input checked="" type="checkbox"/>	Appendix 2: STATEMENT OF BIDDER'S QUALIFICATIONS	<input checked="" type="checkbox"/>	Appendix 8: AFFIDAVIT OF ELIGIBILITY
<input checked="" type="checkbox"/>	Appendix 3: PRELIMINARY DEVELOPMENT BUDGET	<input checked="" type="checkbox"/>	Appendix 9: CHAPTER 803 DISCLOSURE STATEMENT
<input checked="" type="checkbox"/>	Appendix 4: PRELIMINARY OPERATING BUDGET	<input checked="" type="checkbox"/>	Appendix 10: BENEFICIAL INTEREST STATEMENT
<input checked="" type="checkbox"/>	Appendix 5: DEVELOPMENT TIMETABLE		
10. ADDRESS OF OFFEROR 587 Washington St, Dorchester, MA 02124		11. Name and Title of Authorized Signatory (Print) Gail Latimore	
(617) 825-4224			
Phone Number			
		12. Signature <i>9/26/14</i>	13. Offer Date

**Appendix 2**

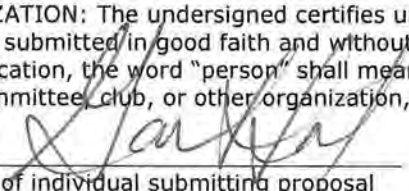
**STATEMENT OF PROPOSER'S QUALIFICATIONS**

All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

- 1. Name of proposer: Codman Square Neighborhood Development Corporation
  
- 2. Names and titles of principals: Gail Latimore, Executive Director  
Nathan Cooper, Board of Directors Co-Chair  
Kenan Bigby, Board of Directors Co-Chair
  
- 3. Names of authorized signatories: \_\_\_\_\_  
Gail Latimore, Nathan Cooper, Kenan Bigby
  
- 4. Permanent main office address: \_\_\_\_\_  
587 Washington Street, Dorchester MA 02124  
Phone: (617) 825-4224 Fax: (617) 825-0893 Email: gail@csndc.com
  
- 5. Date organized: 1981
  
- 6. Location of incorporation: Boston, MA
  
- 7. Number of years engaged in business under your present name: 32
  
- 8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
  - a. Department of Neighborhood Development, City of Boston
  
  - b. Department of Housing and Community Development, Massachusetts
  
  - c. United States Department of Housing and Urban Development

Has organization ever failed to perform any contract?  YES  NO  
If YES, attach a written declaration explaining the circumstances.

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

  
\_\_\_\_\_  
Signature of individual submitting proposal  
**Executive Director**  
\_\_\_\_\_  
Title  
**Codman Square NDC**  
\_\_\_\_\_  
Legal Name of Organization  
**9/19/14**  
\_\_\_\_\_  
Date

Codman Square MDC  
 Cote Ford Middle Income Homeownership Budget  
 Pro-Forma Permanent Sources & Uses  
 Updated

9/26/2014

Sources of Funds

\$7,146,375

Sales proceeds

<b>Public Funds</b>	
Mass DHCD: HOME	\$550,000
Mass DHCD: AHTE	\$600,000
Boston DND: HOME	\$0
Boston BRA/DND: IDP	\$2,102,325
Boston NHT	\$750,000
<b>Subtotal: Public Funds</b>	<b>\$4,002,325</b>

\$50K/unit

12.00

Additional Sources

Energy Star Homes	\$72,500
Massdev/EPA Brownfields	\$420,000
Developer Equity	\$100,000
<b>Subtotal: Additional sources</b>	<b>\$592,500</b>

Gap (to be identified)

\$0

TOTAL SOURCES

\$11,741,200

Energy Star Homes	
Category	Savings/Unit 29 Units
Tier I Incentive	\$650.00
Energy Star Appliances	\$50.00
Ductless Minisplit Heat F	\$500.00
Natural Gas On-demand	\$800.00
Heat Recovery Ventilato	\$500.00
<b>TOTAL</b>	<b>\$2,500.00</b>

Uses of Funds:

Acquisition: building	Total
Acquisition: land	\$0
<b>Acquisition Subtotal</b>	<b>\$100</b>

Construction: residential subtotal	\$8,288,125
Construction contingency	\$418,606
<b>Subtotal: Construction</b>	<b>\$8,706,731</b>

Architecture & Engineering	\$635,592
Survey and Permits	\$128,767
Clerk of the Works	\$96,900
Environmental Engineering	\$150,000
Geotechnical Engineering	\$30,000
Bond Premium	\$87,057
Legal (Owner)	\$145,000
Title and Recording	\$48,100
Accounting & Cost Certification	\$15,000
Marketing & Rent Up	\$11,000
Real Estate Taxes	\$22,099
Insurance	\$77,898
Relocation	\$0

Environmental Remediation	\$0
Appraisal	\$14,000
Security	\$5,000
Construction Loan Interest	\$153,161
Inspecting Engineer	\$74,500
Finance Fees (Construction & Permanent Loans)	\$45,948
Legal (DND)	\$15,000
Utilities	\$50,000
Legal (Lenders & Investor)	\$2,000
Other Finance Fees	\$4,000
Development Consultant	\$0
Predevelopment & Acquisition Loans Interest	\$22,000
Printing, Courier, W&D units, TI allowance, misc	\$8,000
Soft Cost Contingency	\$43,541
<b>Subtotal: Soft Costs</b>	<b>\$1,785,173</b>

**Subtotal: Acquisition, Construction, Soft** **\$10,492,004**

Developer Overhead	\$624,598
Developer Fee	\$624,598

<b>TOTAL DEVELOPMENT COST</b>	<b>\$11,741,200</b>
TDC/unit	\$404,869

<b>Surplus or (Deficit)</b>	<b>\$0</b>
<b>Sources as % of TDC</b>	<b>100.0%</b>

TDC (net of fee)	\$10,492,004
TDC/unit (gross)	\$404,869
TDC/residential per unit	\$404,869

Comparison of TDC w/ Different Schedules	
TDC: 46 mo	\$8,109,364
TDC: 30 mo	\$8,119,979
Difference	\$29,385

\$404,868.96

\$0.00



Uses of Funds:

		LHHC Residential	Commercial (including NMTC residential)	
		\$	\$	
Acquisition: building		\$300		
Acquisition: land		50		
<b>Acquisition Subtotal</b>		<b>\$300</b>	<b>70</b>	<b>\$70</b>
Construction: residential subtotal, LHHC		\$24,808,611		
Construction: residential subtotal, NMTC		\$4,001,389		
Construction: commercial		\$2,838,000		
Construction: parking		\$1,981,386		
Construction: remediation		\$510,625		
<b>Subtotal: Construction</b>		<b>\$34,140,011</b>	<b>\$6,199,450</b>	<b>7,940,562</b>
Architecture & Engineering		\$2,253,241	\$ 1,729,164	\$ 524,077
Survey and Permits		\$461,600	\$ 354,237	\$ 107,363
Clerk of the Works		\$180,550	\$ 138,556	\$ 41,994
Environmental Engineering		\$150,000	\$ 115,112	\$ 34,888
Geotechnical Engineering		\$65,000	\$ 49,882	\$ 15,118
Bond Premium		\$375,540	\$ 288,194	\$ 87,346
Legal (Owner)		\$275,000	\$ 211,038	\$ 63,962
Title and Recording		\$273,776	\$ 210,099	\$ 63,677
Accounting & Cost Certification		\$28,000	\$ 21,488	\$ 6,512
Marketing & Rent Up		\$46,000	\$ 35,301	\$ 10,699
Real Estate Taxes		\$15,446	\$ 11,853	\$ 3,592
Insurance		\$50,167	\$ 38,498	\$ 11,668
Relocation		\$100,000	\$ 76,741	\$ 23,259
Environmental Remediation		\$125,000	\$ 95,926	\$ 29,074
Appraisal		\$14,000	\$ 10,744	\$ 3,256
Security		\$5,000	\$ 3,837	\$ 1,163
Construction Loan Interest		\$836,430	\$ 641,887	\$ 194,544
Inspecting Engineer		\$22,000	\$ 16,883	\$ 5,117
Finance Fees (Construction & Permanent Loans)		\$466,338	\$ 357,873	\$ 108,465
Legal (DND)		\$15,000	\$ 11,511	\$ 3,489
Utilities		\$70,000	\$ 53,719	\$ 16,281
Legal (Lenders & Investor)		\$270,021	\$ 207,217	\$ 62,804
Other Finance Fees		\$401,850	\$ 308,858	\$ 92,993
Development Consultant		\$85,000	\$ 65,230	\$ 19,770
Predevelopment & Acquisition Loans Interest		\$75,000	\$ 57,556	\$ 17,444
Printing, Courier, W&D units, TI allowance, misc		\$12,500	\$ 9,593	\$ 2,907
Soft Cost Contingency		\$160,311	\$ 123,025	\$ 37,287
<b>Subtotal: Soft Costs</b>		<b>\$6,572,771</b>	<b>\$5,044,023</b>	<b>1,528,749</b>
<b>Subtotal: Acquisition, Construction, Soft</b>		<b>\$40,713,083</b>	<b>\$31,243,702</b>	<b>\$9,469,380</b>
Operating Reserve		\$642,436		
Commercial Rentup Reserve		\$488,981		\$ 488,981
Developer Overhead		\$1,065,698	\$ 817,829	\$ 190,217
Developer fee		\$1,065,698	\$ 817,829	\$ 190,217
<b>TOTAL DEVELOPMENT COST</b>		<b>\$43,975,895</b>	<b>\$33,521,797</b>	<b>\$10,338,796</b>
<b>Surplus or (Deficit)</b>		<b>\$0</b>		<b>448,734</b>
<b>Sources as % of TDC</b>		<b>100.0%</b>		<b>costs</b>
TDC Residential (LHHC)		\$33,521,797		
TDC Commercial (including NMTC residential)		\$10,338,796		
TDC residential (LHHC) per unit		\$360,449		
				<b>Net of Commercial</b>

TDC/unit, without netting out commercial costs

**Codman Square NDC**  
**Cote Ford Rental Budget**  
**Year One Operating Pro-Forma**  
**Updated: 9/26/2014**

**Residential Rent (monthly)**

Utility Allowances (Source: DND HUD income Limits - 2014)

	1BR	2BR	3BR	4BR
Electric oven	\$9	\$12	\$14	\$18
Lights & Appliances	\$33	\$44	\$55	\$68
<b>Total</b>	<b>\$31</b>	<b>\$42</b>	<b>\$52</b>	<b>\$65</b>

Section 8 PBVs/MRVPs	# of units	Contract Rent	Utility Allowance	Gross Rent (110% FMR rents*)	Rental Income	PBV MRVP	
Studio		\$1,035	\$0	\$1,035	\$0		
1 Bedroom	0	\$1,241	\$31	\$1,272	\$0		8
2 Bedrooms	18	\$1,546	\$42	\$1,588	\$27,828		20
3 Bedrooms	10	\$1,926	\$52	\$1,978	\$19,260		
4 Bedrooms		\$2,086	\$65	\$2,151	\$0		
<b>Total</b>	<b>28</b>						

\*Assume LIHTC investors will underwrite these rents at 100% LIHTC rent maximums.

Homeless Set-Aside (30% AMI)	# of units	Contract Rent	Utility Allowance	Gross Rent	Rental Income
Studio		\$474	\$0	\$474	\$0
1 Bedroom		\$477	\$31	\$508	\$0
2 Bedrooms		\$567	\$42	\$609	\$0
3 Bedrooms		\$651	\$52	\$703	\$0
4 Bedrooms		\$720	\$65	\$785	\$0

60% AMI (LIHTC rents)	# of units	Contract Rent	Utility Allowance	Gross Rent (95% LIHTC rents)	Rental Income	LIHTC Max Gross Rents	Variance (window)
Studio		\$991	\$0	\$991	\$0	\$991	\$0
1 Bedroom	12	\$1,032	\$31	\$1,063	\$12,384	\$1,063	\$0
2 Bedrooms	53	\$1,233	\$42	\$1,275	\$65,349	\$1,275	\$0
3 Bedrooms	0	\$1,421	\$52	\$1,473	\$0	\$1,473	\$0
4 Bedrooms		\$1,579	\$65	\$1,644	\$0	\$1,644	\$0
	<b>65</b>	<b>30</b>	<b>35</b>				

80% AMI /CDBG (Market)	# of units	Contract Rent	Utility Allowance	Gross Rent (90% max rents)	Rental Income	Max Gross Rents	Variance (window)
Studio		\$991	\$0	\$991	\$0	\$991	\$0
1 Bedroom	5	\$1,063	\$0	\$1,063	\$5,315	\$1,063	\$0
2 Bedrooms	5	\$1,275	\$0	\$1,275	\$6,375	\$1,275	\$0
3 Bedrooms	5	\$1,473	\$0	\$1,473	\$7,365	\$1,473	\$0
4 Bedrooms		\$1,644	\$0	\$1,644	\$0	\$1,644	\$0

Total # of Studios	0						
Total # of 1BRs	17					17 1br	0.15740741
Total # of 2BRs	76					76 2br	0.7037037
Total # of 3BRs	15					15 3br	0.13888889
Total # of 4BRs	0						
<b>Total # of Units</b>	<b>108</b>						

Number of units LIHTC eligible 93  
 Proportion of units LIHTC eligible 86.1%

Total Residential Contract Rent (monthly)	\$124,821
Vacancy @ 5%	\$6,241
<b>Net Residential Rent Income (monthly)</b>	<b>\$118,580</b>

**Net Residential Rent Income (annual) \$1,422,960**

**Laundry Income (annual) \$0**

**Commercial Rent (annual)**

<b>Bldg A ("Community &amp; Non-profits")</b>	
Square Feet	2,500
Commercial Rent Rate (annual)	\$12
Vacancy @ 20%	\$6,000
Annual Rent	\$30,000
Net Annual Rent	\$24,000

**Bldg B (Retail)**

Square Feet	13500
Commercial Rent Rate (annual)	\$17.0
Vacancy @ 20%	\$45,900
Annual Rent	\$229,500
Annual Rent	\$183,600

**Included in NMTC/Commercial (80% AMI Units)**

Total Residential Contract Rent (monthly)	\$19,055
Vacancy @ 5%	\$953
Net Residential Rent Income (monthly)	\$18,102

Net Residential Rent Income (annual) \$217,224

**Net Commercial Rent Income (annual) \$424,824**

**Total Annual Income \$1,847,784**

**Operating Expenses (annual)**

		Total Residential	Commercial	per unit	Percent of Total Operating
Management Fee, residential @ 4.0%	\$56,918	\$43,680	\$13,239	\$2,189	
Management fee, commercial @ 1.0%	\$4,248	\$3,260	\$988		
Payroll, Administrative	\$90,000	\$69,067	\$20,933	\$833	
Payroll Taxes & Benefits, Administrative	\$27,000	\$20,720	\$6,280	\$250	
Legal	\$9,000	\$6,907	\$2,093	\$83	
Audit	\$27,000	\$20,720	\$6,280	\$250	
Marketing	\$2,160	\$1,658	\$502	\$20	
Telephone	\$5,400	\$4,144	\$1,256	\$50	
Office Supplies & Services	\$10,800	\$8,288	\$2,512	\$100	
Accounting	\$3,780	\$2,901	\$879	\$35	
Investor Servicing	\$36,000	\$27,627	\$8,373	\$333	
DHCD Monitoring Fee	\$3,240	\$2,486	\$754	\$30	
Asset Management Fee	\$27,000	\$20,720	\$6,280	\$250	
<b>Subtotal: Administrative</b>	<b>\$302,547</b>	<b>\$232,178</b>	<b>\$70,369</b>	<b>\$2,801</b>	
			\$0		
Payroll, Maintenance	\$64,800	\$49,728	\$15,072	\$600	
Payroll Taxes & Benefits, Maintenance	\$19,440	\$14,918	\$4,522	\$180	
Janitorial Materials	\$64,800	\$49,728	\$15,072	\$600	
Landscaping	\$4,500	\$3,453	\$1,047	\$42	
Decorating (interior)	\$16,200	\$12,432	\$3,768	\$150	
Repairs	\$16,200	\$12,432	\$3,768	\$150	
Elevator Maintenance	\$21,600	\$16,576	\$5,024	\$200	
Trash & Recycling	\$8,640	\$6,630	\$2,010	\$80	
Snow Removal	\$6,750	\$5,180	\$1,570	\$63	
Extermination	\$4,320	\$3,315	\$1,005	\$40	
Fire Protection / Miscellaneous	\$5,400	\$4,144	\$1,256	\$50	
<b>Subtotal: Maintenance</b>	<b>\$232,650</b>	<b>\$178,538</b>	<b>\$54,112</b>	<b>\$2,154</b>	
			\$0		
<b>Resident Services</b>	<b>\$81,000</b>	<b>\$81,000</b>	<b>\$0</b>	<b>\$750</b>	
			\$0		
Security	\$3,240	\$2,486	\$754	\$30	
			\$0		
Electricity	\$54,000	\$41,440	\$12,560	\$500	
Gas	\$75,600	\$58,016	\$17,584	\$700	
Water & Sewer	\$86,400	\$66,304	\$20,096	\$800	
<b>Subtotal: Utilities</b>	<b>\$216,000</b>	<b>\$165,761</b>	<b>\$50,239</b>	<b>\$2,000</b>	
		\$0	\$0		
Real Estate Taxes	\$81,000	\$62,160	\$18,840	\$750	
Insurance	\$44,928	\$34,478	\$10,450	\$416	
<b>Subtotal: Taxes &amp; Insurance</b>	<b>\$125,928</b>	<b>\$96,639</b>	<b>\$29,289</b>	<b>\$1,166</b>	
		\$0	\$0		
Replacement Reserve	\$35,100	\$35,100	\$0	\$325	
			\$0		
<b>Total Operating Expenses (Residential)</b>	<b>\$996,465</b>	<b>\$791,702</b>	<b>\$204,762</b>	<b>\$9,227</b>	
			\$0		
<b>Net Operating Income</b>	<b>\$851,319</b>	<b>\$631,258</b>	<b>\$220,062</b>	<b>\$7,883</b>	
			\$0		
			\$0		
<b>Debt Service</b>	<b>\$665,093</b>	<b>\$493,170</b>	<b>\$171,923</b>		
Desired Debt Service Coverage Ratio	1.28	1.28	1.28		
<b>Max MHP Perm Loan Amount @ 5.5%</b>	<b>\$9,806,190</b>	<b>\$7,271,341</b>	<b>\$2,534,849</b>	Assumes 5.5 % mortgage	\$996,465



## DEVELOPMENT TIMETABLE

**PROPOSER'S NAME:** Codman Square Neighborhood Development Corporation

*Assuming that you are designated on November 01, 2014, indicate below your target dates for achieving these key development milestones.*

MILESTONE	DATE
Designs Complete	March 2015
Apply for Permit(s)	November 2015
Zoning Relief Anticipated?	<input type="radio"/> YES <input checked="" type="radio"/> NO
All Development Financing Committed	August 2015
Permit(s) Issued	December 2015
Financing Closed	December 2015
Construction Begins	January 2016
Construction Complete	February 2017

**CONSTRUCTION EMPLOYMENT STATEMENT**

**PROPOSER'S NAME:** Codman Square Neighborhood Development Corporation

How many full time employees does your firm currently have?

Under 25                       25 -99                       100 or more

Are you a Boston-based business?    YES    NO

*"Boston Based": where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.*

Are you a Minority-owned Business Enterprise?    YES    NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?    YES    NO

Are you a Woman-owned Business Enterprise?    YES    NO

If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?    YES    NO

**RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT**

DND encourages developers to seek to achieve the following construction employment goals:

**Boston Residents   50% of project hours**  
**Minority                      25% of project hours**  
**Female                      10% of project hours**

These are targets, not requirements, but proposals that provide better evidence of their ability to achieve these targets will be more highly ranked. Explain what actions you will undertake to promote employment of these groups:

Codman Square NDC has a long history of exceeding the City's hiring goals. This is aided by our Responsible Employer Policy (attached), and our recent participation in a Boston pilot program with MACDC and the Massachusetts Minority Contractors Association (MMCA).

If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name.

*Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here:

(1) New Codman Square Apartments (2) 157 Washington A B & W Building (3) Levedo Building

## **Codman Square Neighborhood Development Corporation**

### **Responsible Employer Policy**

CSNDC requires that all Contractors and all Sub-Contractors on the aforementioned project comply with the following provisions:

1. Comply fully with the applicable governmental labor force requirements regarding location, race, gender, and income level, for the particular project. These are: Boston Resident Jobs Policy (location, race, gender); and possibly HUD Section 3 Requirements (location, income level).
2. Make a good faith effort to hire workers that reside within the CSNDC service area. Make a good faith effort to contract with local companies, and to hire local workers, from referral lists provided by third party community organizations and agencies to CSNDC. Third party organizations providing referrals include (but not limited to): Roxbury Builders Guild, Boston Workers Alliance, and Boston STRIVE.
3. Properly classify employees as employees rather than independent contractors and treat them accordingly for purposes of workers' compensation insurance coverage, unemployment taxes, social security taxes and income tax withholding.
4. Comply fully with all job classification restrictions for licensed trades, as defined and enforced by the State Office of Public Safety.
5. Provide medical insurance, workers compensation insurance, and disability insurance for all employees. Employees share of medical insurance premiums to be consistent with current standards.

This policy will be made contractual to the extent allowed by law.



Codman Square Neighborhood Development Corporation  
 587 Washington St.  
 Dorchester, MA 02124

Real Estate Owned  
 Updated: 5/30/13

Addresses:	Ward	Parcel	Assessing Parcel ID	
4 Norfolk St.	17	1629000	1701629000	
6 Norfolk St.	17	1628000	1701628000	
207 Norfolk St.	17	1630000	1701630000	
24 Crowell St.	17	2103000	1702103000	CODMAN SQUARE LPS
115 Maxwell St.	17	2507000	1702507000	CODMAN SQUARE LPS
119 Maxwell St.	17	2508000	1702508000	CODMAN SQUARE LPS
544-546 Washington St.	17	947000	1700947000	CODMAN SQUARE LPS
7 Capen St.	17	2080000	1702080000	CODMAN SQUARE LPS
225-227 Norfolk St.	17	1634000	1701634000	CODMAN SQUARE LPS
357 Washington St/3 Gaylord	17	35000	1700035000	CODMAN SQUARE LP
702-726 Washington St.	17	4730000	1704730000	CODMAN SQUARE LPS
728 Washington St	17	4738000	1704738000	CODMAN SQUARE LPS
1749 Dorchester Ave.	16	1331000	1601331000	CODMAN SQUARE LP
1757 Dorchester Ave.	16	1332000	1601332000	CODMAN SQUARE LP
380 Talbot Ave.	17	4781100	1704781100	Girls Latin
380 Talbot Ave.	17	4781102	1704781102	Girls Latin
380 Talbot Ave.	17	4781104	1704781104	Girls Latin
369 Talbot Ave.	17	4806010	1704806010	
363 Talbot Ave.	17	4804010	1704804010	LITHGOW COMMERCIAL LP
143 Columbia Rd.	14	1067000	1401067000	
147-150 Columbia Rd.	14	1068000	1401068000	
147-150 Columbia Rd.	14	766000	1400766000	
165 Columbia Rd.	14	78000	1400078000	
169 Columbia Rd.	14	79000	1400079000	
173 Columbia Rd.	14	80000	1400080000	
180 Columbia Rd.	14	707000	1400707000	
148 Geneva ave.	14	76000	1400076000	
53 Washington St.	14	841001	1400841001	
59 Washington St.	14	842000	1400842000	
67 Washington St.	14	843000	1400843000	
95 Washington St.	14	832000	1400832000	
190 Normandy St.	14	841000	1400841000	
52 Columbia Rd.	14	875000	1400875000	
90 Columbia Rd.	14	845000	1400845000	
94 Columbia Rd.	14	844000	1400844000	
108 Columbia Rd.	14	833000	1400833000	
11 Supple St	14	834000	1400834000	WASHINGTON COLUMBIA II
2 Herbert St.	17	435000	1700435000	FIVE 26 PARK STREET INC
538 Talbot Ave.	16	1531010	1601531010	FIVE 38 TALBOT AV BOSTON INC

Codman Square Neighborhood Development Corporation  
 587 Washington St.  
 Dorchester, MA 02124

Real Estate Owned  
 Updated: 5/30/13

Addresses:	Ward	Parcel	Assessing Parcel ID	
32 Erie St.	14	1853010	1401853010	ERIE-ELLINGTON LIMITED PRT
31 Erie St.	14	1002010	1401002010	ERIE-ELLINGTON LIMITED PRT
62 Glenway St.	14	1831000	1401831000	ERIE-ELLINGTON LP
64 Glenway St.	14	1830001	1401830001	ERIE-ELLINGTON LP
44 Ellington St.	14	2475010	1402475010	ERIE-ELLINGTON LIMITED PRT
82 Fowler St.	14	1815010	1401815010	ERIE-ELLINGTON LIMITED PRTN
Fowler	14	1812010	1401812010	ERIE-ELLINGTON LIMITED PRTN
146 ERIE	14	1779000	1401779000	ERIE-ELLINGTON LP
111 ELLINGTON	14	1801010	1401801010	ERIE-ELLINGTON LP
FOWLER	14	1812010	1401812010	ERIE-ELLINGTON LIMITED PRTN
108 ERIE	14	1833010	1401833010	ERIE-ELLINGTON LP
605 Washington St.	17	689000	1700689000	
14 Southern Ave.	17	695000	1700695000	
587-595 Washington St.	17	696000	1700696000	On the Square
193 Talbot Ave.	14	2922020	1402922020	TALBOT BERNARD SR HOUSING CP
112-114 Bernard St.	14	2922010	1402922010	
155-7 Washington St.	14	1034000	1401034000	157 Washington Street AB&W LLC
14 New England Ave	17	1590000	1701590000	Talbot Station I LLC
18 New England Ave	17	1580000	1701580000	Talbot Station I LLC
5-21 New England Ave	17	1592010	1701592010	Talbot Station I LLC
9 New England Ave	17	1593000	1701593000	Talbot Station I LLC
21 New England Ave	17	1594000	1701594000	Talbot Station I LLC
15 Mallard Ave.	17	1589000	1701589000	Codman Square Rehab, Inc

**AFFIDAVIT OF ELIGIBILITY**

The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve (12) months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development.

For purposes of this Affidavit, "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

This statement is made under the pains and penalties of perjury this 19 day  
of September, 2014  
Month Year

  
Proposer Signature

\_\_\_\_\_  
Co-Proposer Signature (If Applicable)

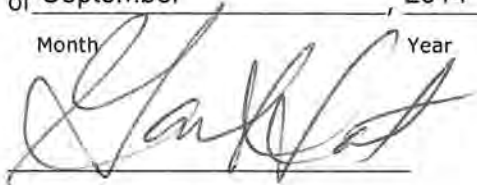
**CHAPTER 803 DISCLOSURE STATEMENT**

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 18 day  
of September, 2014

Month

Year



Proposer Signature

\_\_\_\_\_  
Co-Proposer Signature (If Applicable)



## Appendix 10

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

#### INSTRUCTION SHEET

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

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

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

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

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

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

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

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

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

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

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

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

(1) REAL PROPERTY:

820 Cummins Hwy, 30-32 Regis Rd & 2 Vacant Parcels on C<sub>1</sub>

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

purchase

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

Department of Neighborhood Development, C.O.B

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

Codman Square Neighborhood Development

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

Lessor/Landlord

Lessee/Tenant

Seller/Grantor

Buyer/Grantee

Other (Please describe): \_\_\_\_\_

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

NAME

RESIDENCE

CSNDC

587 Washington St., Dorchester, MA

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

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

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

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

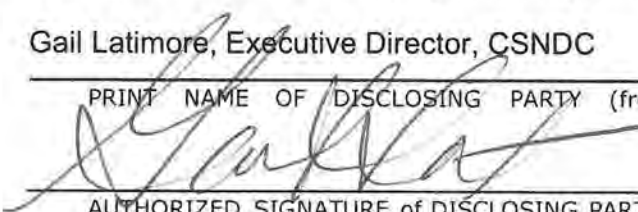
*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify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

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

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

Gail Latimore, Executive Director, CSNDC

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

  
\_\_\_\_\_  
AUTHORIZED SIGNATURE of DISCLOSING PARTY

09/19/14

DATE (MM/DD/YYYY)

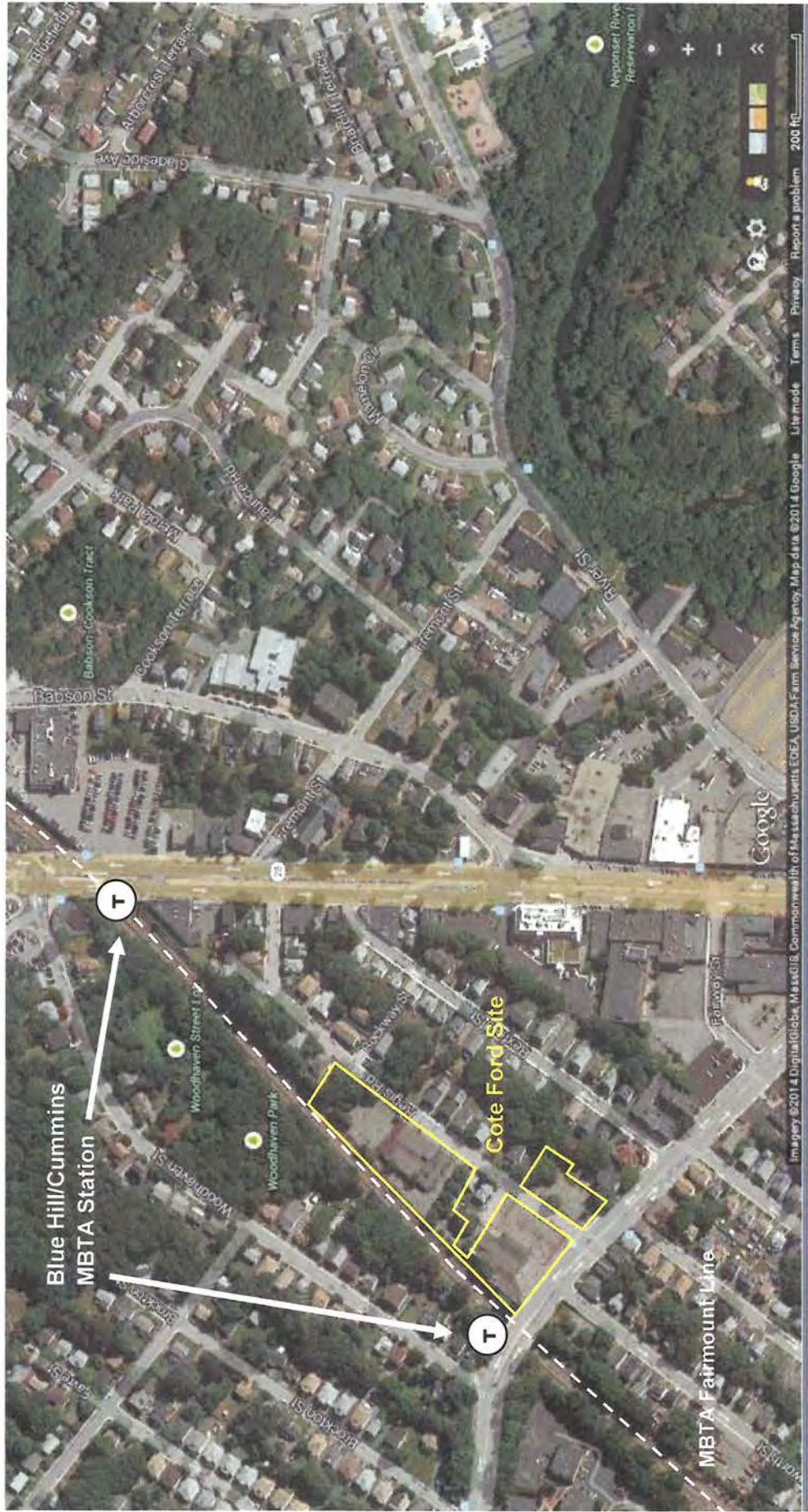
\_\_\_\_\_  
PRINT NAME & TITLE of AUTHORIZED SIGNER



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2. *Exhibit A: Site Map Overview with Context to Fairmount "T" Stop*

**Cote Ford Site and Surrounding Area**





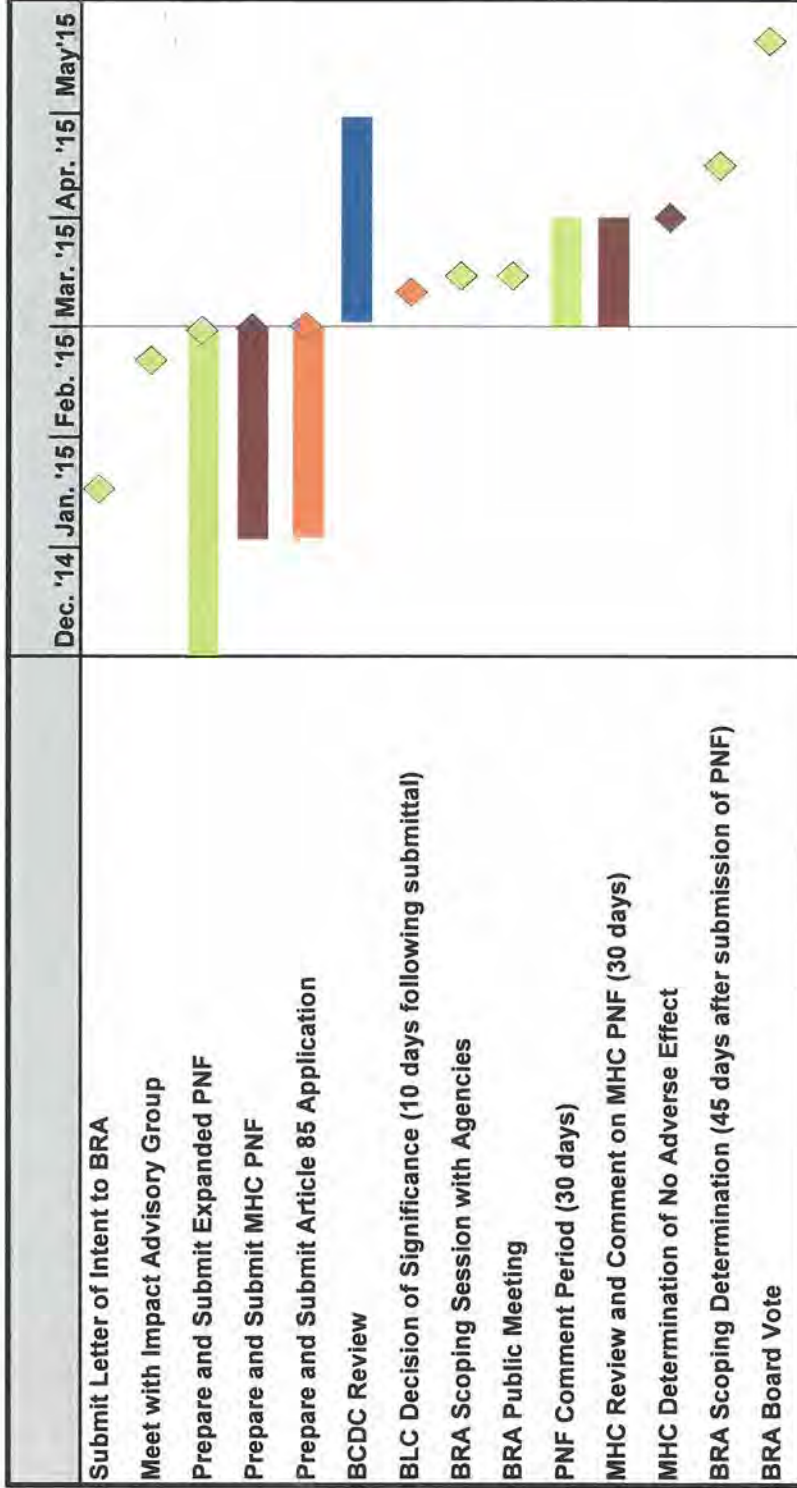
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*3. Exhibit B: Article 80/BLC Schedule*



# Cote Ford

## Article 80B, MHC, BLC Reviews





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#### 4. Exhibit C: Design Narrative and Conceptual Drawings

##### PROJECT OVERVIEW:

The project is spread across 3 sites, approximately ¼ mile from Mattapan Square. Site A is at the Northeast corner of Cummins Highway and Regis Road, Site B is at the Northwest Corner of Cummins Highway and Regis Road, and Site C runs along Regis Road and is bordered by the MBTA Commuter Rail tracks to its West. Cummins Highway is a major, 4-lane road connecting Roslindale Square to the West and Mattapan Square to the East. Regis Road is a small residential street with predominantly 3-story 2-family homes. The MBTA is planning a station on the Indigo Line directly to the West, with access from Cummins Highway, directly adjacent to Site B.

The project brings *vitality to the street* along Cummins Highway with building scale, massing, materials, and details that welcome people to Mattapan Square. Retail shops, cafes, and restaurants create a great sidewalk experience.

The project is also a *good fit for the community*. The larger buildings change height, scale, and materials as they approach the existing homes. New townhouses complement the rhythm and variety of the existing homes. A function space and public park will be provided for the community.

##### BUILDING A:

- *Overview* - The proposed building on Site A is 4 stories tall with retail and community function space on the ground floor with 3 floors of residential apartments above. 19 on-grade parking spaces lie behind the building with a portion of the second and third floors built overhead.
- *Ground Floor Retail and Community Space* - 2,900 square feet of retail space is oriented towards Cummins Highway and Regis Road with significant amounts of glazing at the street. A 2,500 square foot community function space fronts on Regis Road and the parking lot.
- *Residential* - The residential lobby is accessed from Regis Road. There are 20 units of 1, 2, and 3 bedrooms on floors 2 through 4. The fourth floor steps back as the building nears the adjacent residential neighborhood to the north.
- *Design and Construction* - The building will be constructed as slab-on-grade with wood framed structure. Materials are aluminum storefront and glass on the

---

ground floor facing the streets, with brick masonry, fiber-cement siding and panels at all floors.

#### **BUILDING B:**

- *Overview* - The proposed building on Site B creates a strong gateway to Mattapan Square. It is 5 stories above grade at the commuter rail tracks and 4 stories above grade at Regis Road. There is parking below the building, which because of a sloping site, can be accessed at grade from Youngs Road. The plan of the building is a 'U' configuration with the ends of the 'U' face Cummins Highway, appearing as two smaller buildings as drivers and pedestrians travel along the Highway.
- *Ground Floor Retail* - 13,500 square feet of retail space fronts directly onto Cummins Highway. A portion of the retail façade steps back from the street, creating a public, pedestrian friendly courtyard. Short-term parking spaces will be created on Cummins Highway for drop-offs at the commuter rail and customers to the retail stores. There are 27 below grade parking spaces for retail customers with a dedicated stair and elevator providing access to street level.
- *Residential* - A residential lobby is located on Regis Road. The lobby can also be accessed directly from the 50 car parking spaces and 88 bike parking spaces in the below-grade garage. There are 88 units of 1, 2, and 3 bedrooms. 3 units can be accessed directly from Youngs Road. A common resident-amenity space overlooks an open air courtyard on the second floor. A laundry room will be provided on each floor.
- *Design and Construction* - The buildings will be constructed predominantly within the footprint of the existing Cote Ford building. The existing retaining walls will be used as shoring while the new building is constructed. The parking level will maintain the elevation of the existing parking slab to minimize soil disturbance. A steel and concrete podium will be built up to the level of Cummins highway. The building above the podium will be a wood framed structure. Because of the importance of the site as a gateway to Mattapan, the materials along Cummins Highway will be aluminum and glass forming a pedestrian-friendly ground floor, with quality materials such as brick and metal above. Balconies, colored accent panels, and changes of materials create a contemporary and energetic design, signaling the entrance to modern-day Mattapan. As the building turns the corner and approaches the lower density neighborhood on Regis Road, the materials change to a residential scaled fiber cement siding with projecting bay windows.

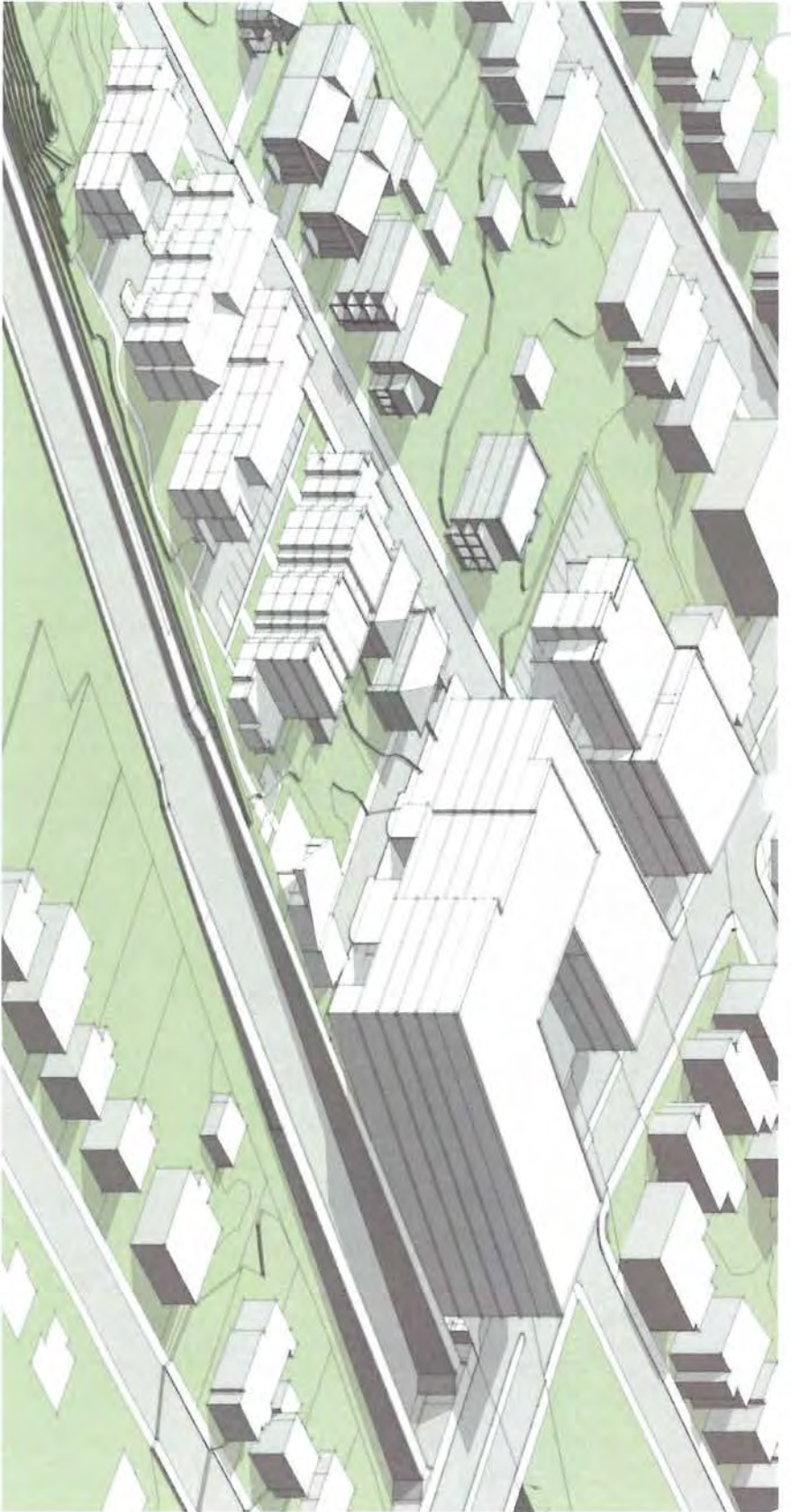
#### **SITE C:**

- *Overview* - Site C is composed of 5 buildings with for-sale condominiums.

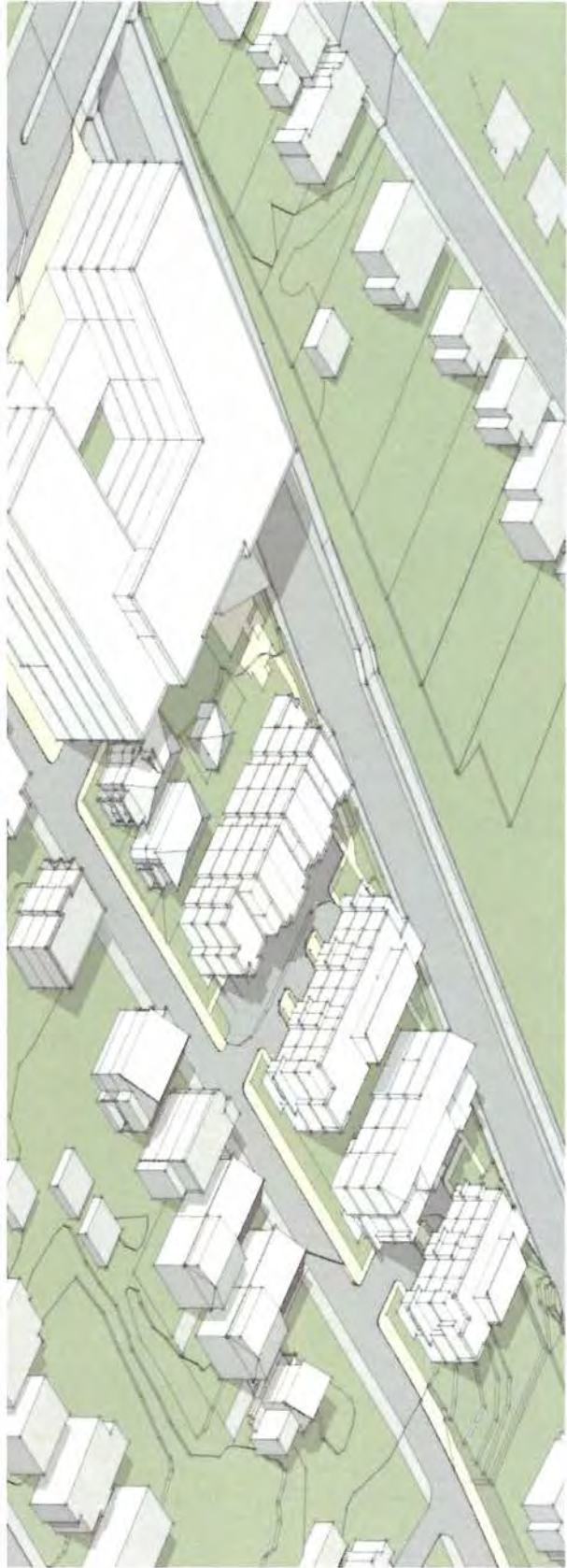
- 
- *Building C1* contains fourteen 2 and 3 bedroom flats and townhouses. The townhouses are stacked; the lower townhouse is accessed directly from grade. The upper townhouse starts at the third floor, accessed by a stair from grade. The ends of the building contain flats with handicapped accessible units on the ground floor. Rear yards for the units are provided directly behind the building. There are 14 surface parking spaces.
  - *Buildings C2, C3, and C4* contain fifteen 2 and 3 bedroom townhouses in a rowhouse configuration. Each unit has a garage and living space on the ground floor, as well as a rear yard. Living and sleeping spaces are on floors 2 and 3. Three bedroom units have an additional half-story.
  - *Building C5* is a 1,500 square foot community building for the residents of Site C.
  - *Open Space* - There will be a linear park along the railroad track, ending in an outdoor space for residents adjacent to Building C5. Outdoor space at the north end of the site will be designed as a public park for residents of the entire neighborhood.
  - *Design and Construction* - In order to respect the existing scale, rhythm, and character of the Regis Road neighborhood, these buildings are oriented with their short end facing the street. Each building is three stories tall as it abuts Regis Road, stepping up to 4 stories away from the street. Every building has a porch and entrance directly on the street. The buildings have varied massing, heights, and details to avoid a cookie-cutter look to the project. Construction will be wood framed structure. Materials include fiber-cement clapboard siding and panels, both painted and a wood-look texture.







Bird's Eye looking South



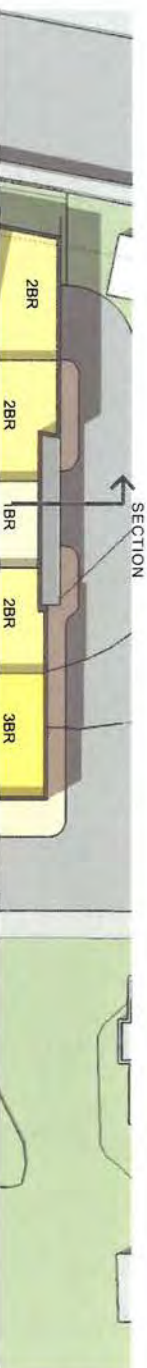




**Fourth Floor**  
Ei. + 97.2'



**Third Floor**  
Ei. +86.5'



**Second Floor**  
Ei. +74.0'

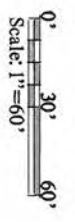


**Sixth Floor**  
Ei. 118.5'

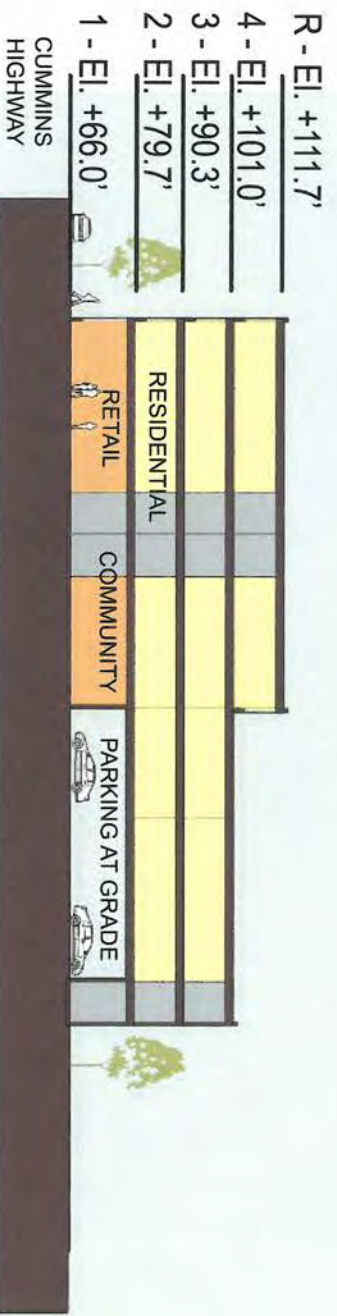


**Fifth Floor**  
Ei. +107.8'

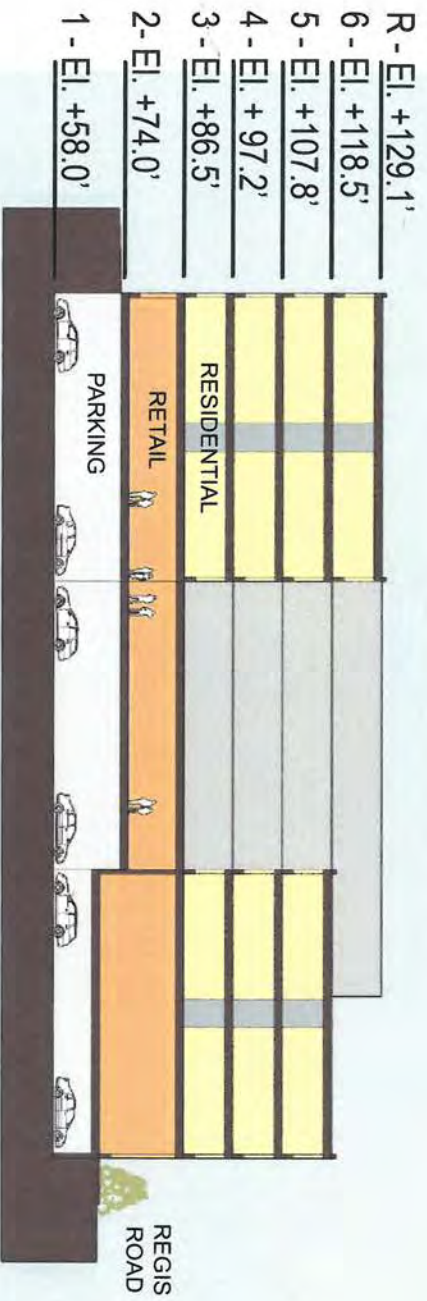
**Building A + B**



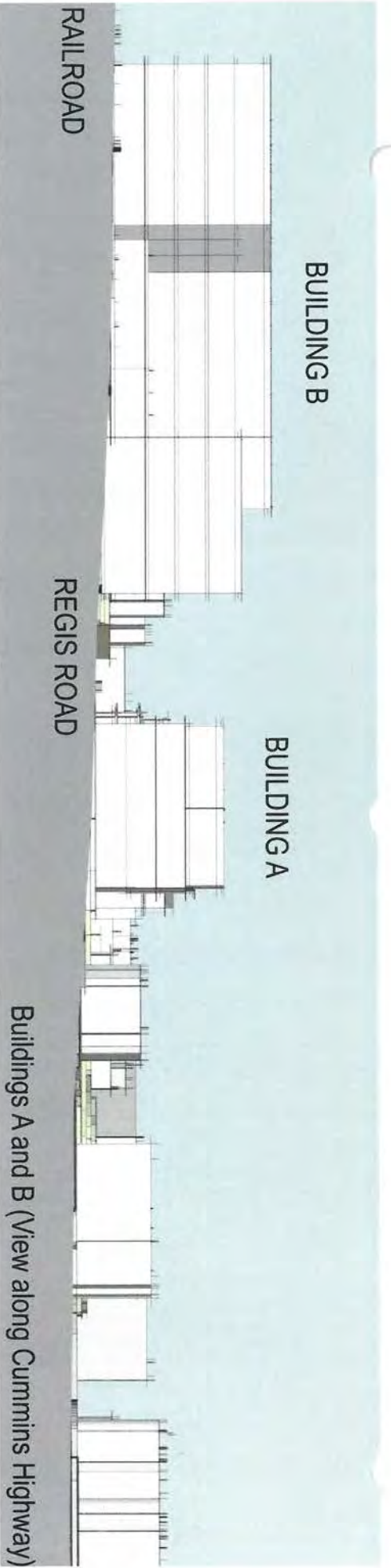
**Fourth Floor**



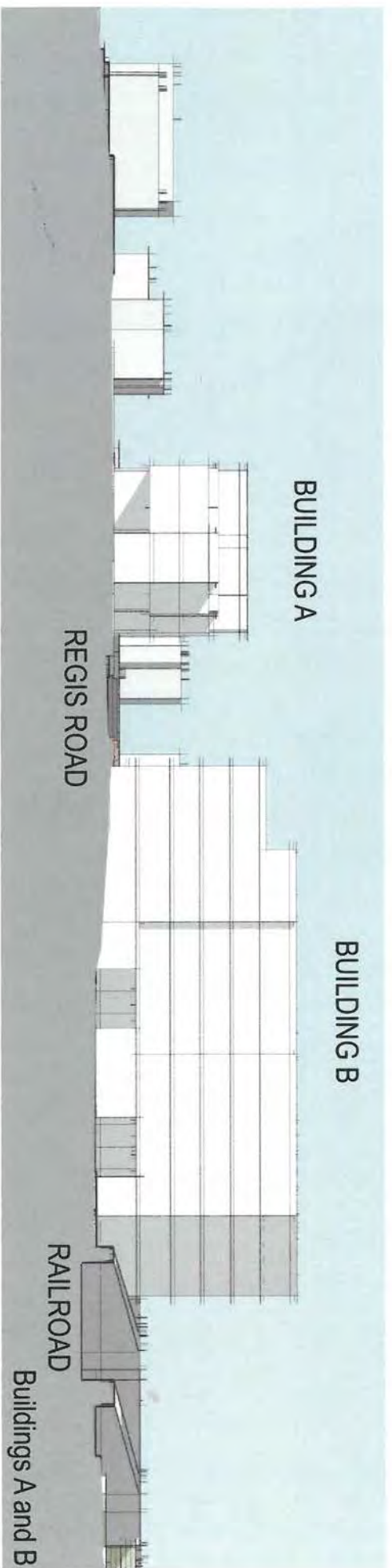
Building A  
Section A



Building B  
Section B



South Elevation



North Elevation



Volume



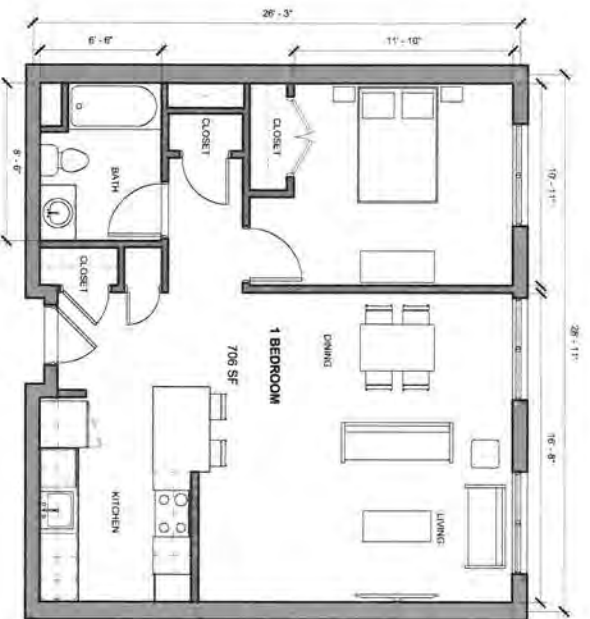
**Perspective A**  
View Down Cummins Highway



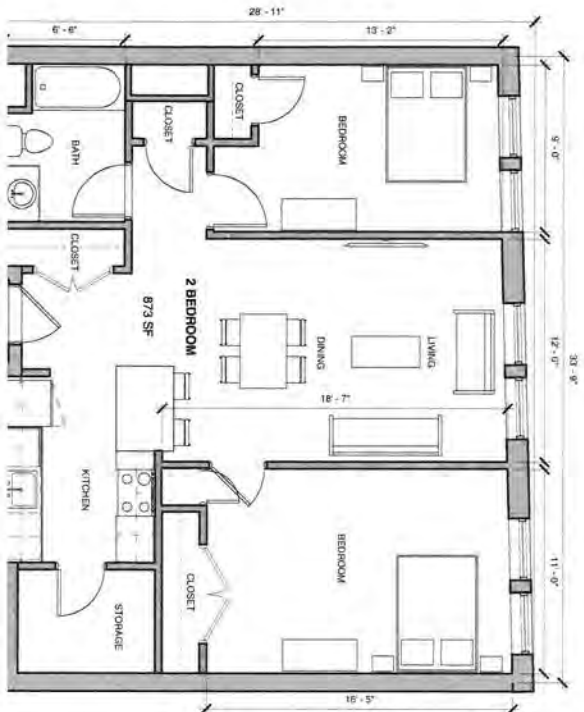
## Perspective C

View Down Regis Road Towards Cummins Highway

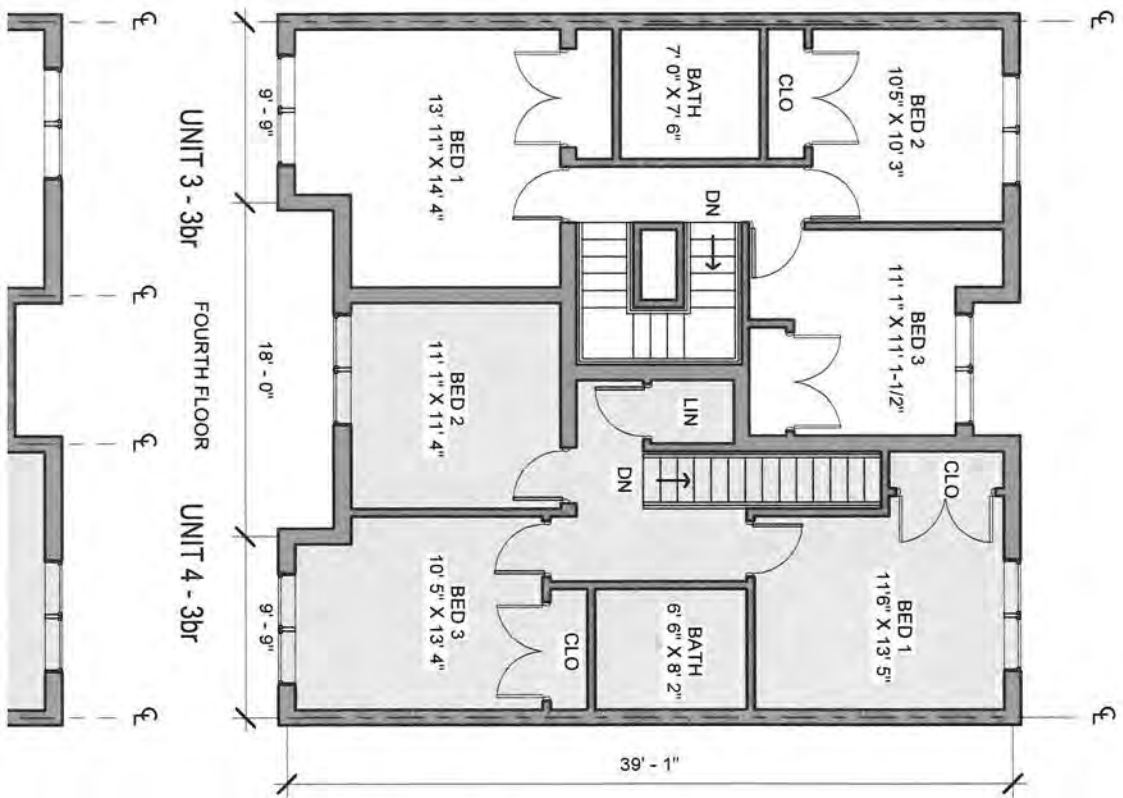
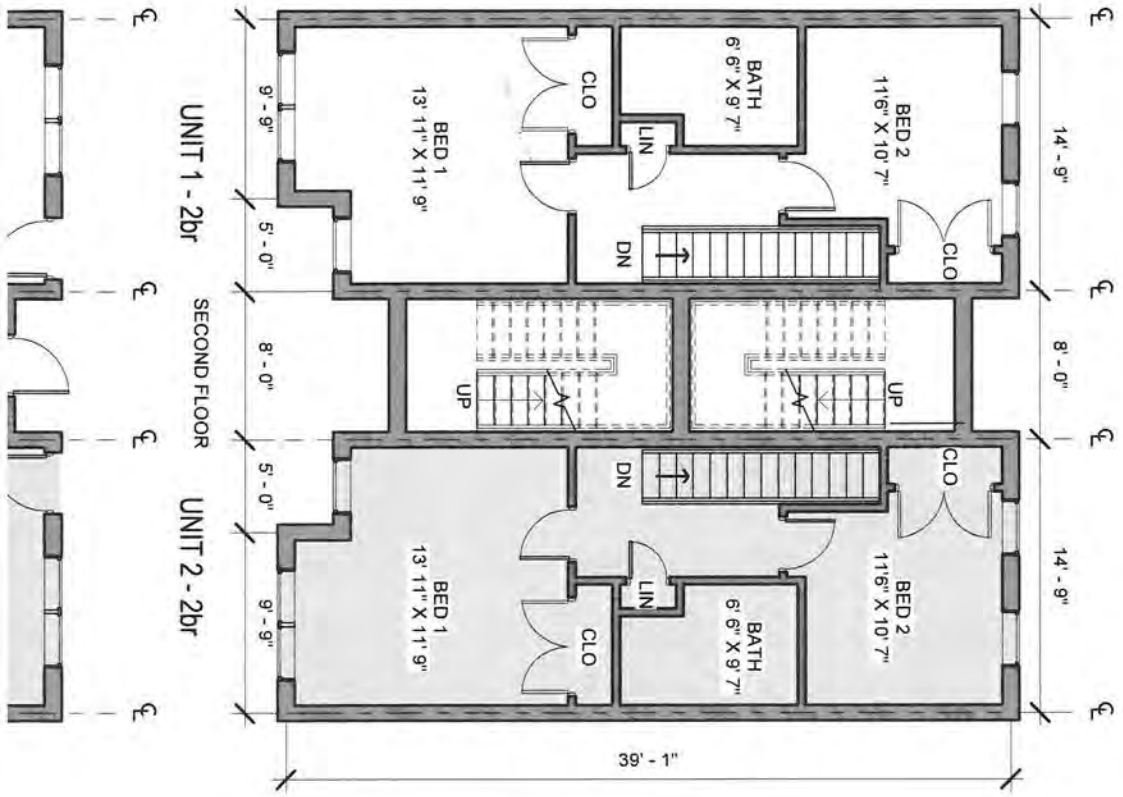




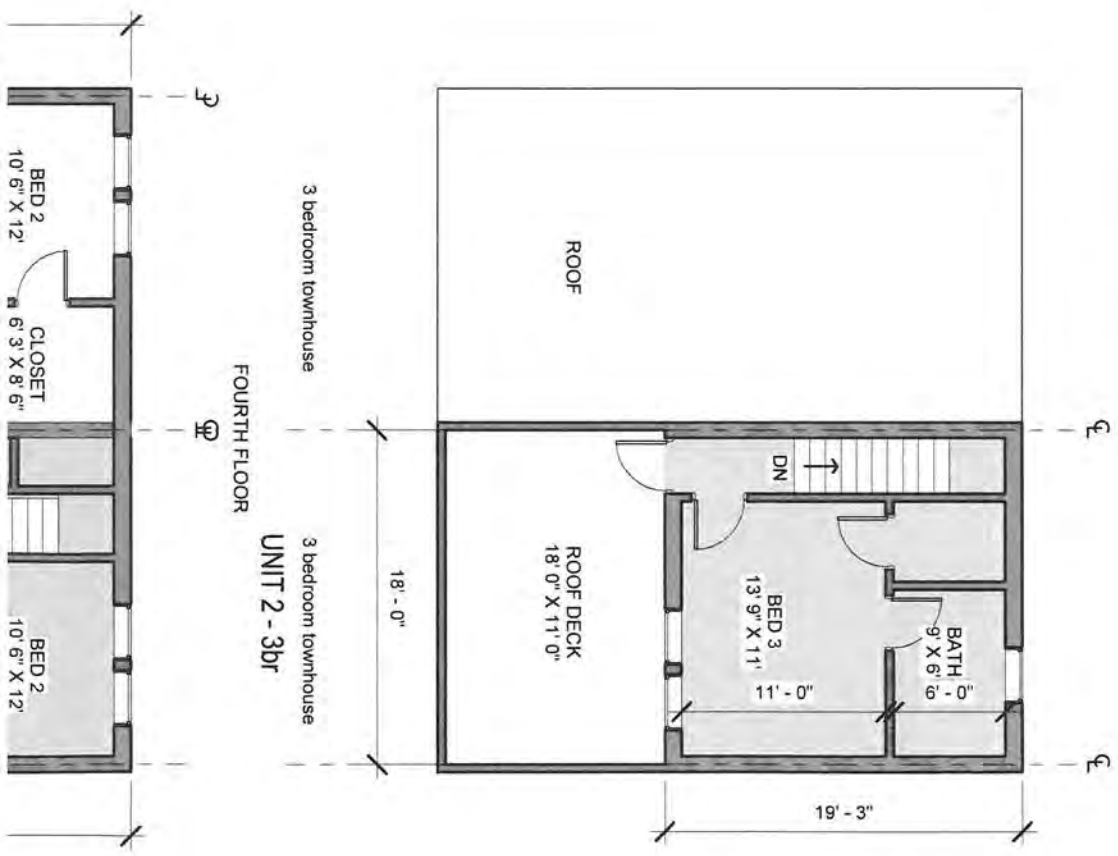
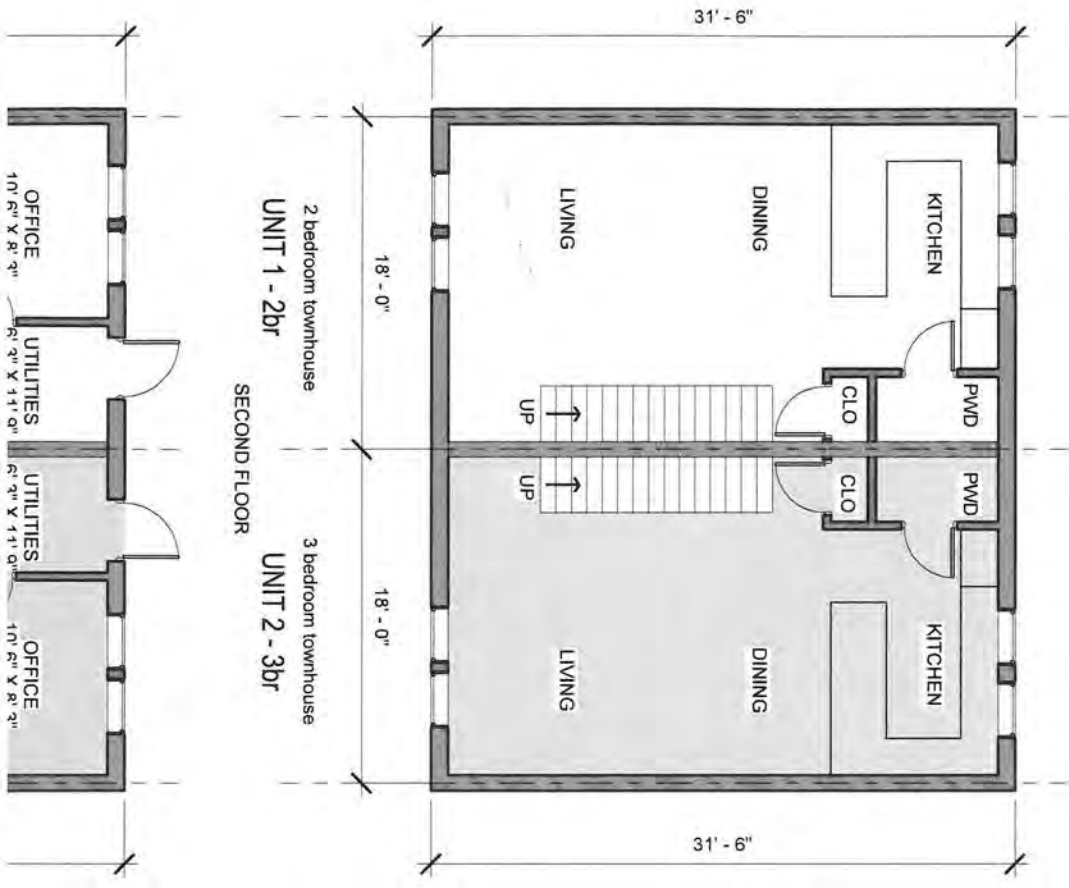
**Typical 1 Bedroom Unit**  
 +/- 750 sf



**Typical 2 Bedroom Unit**  
 +/- 900 sf



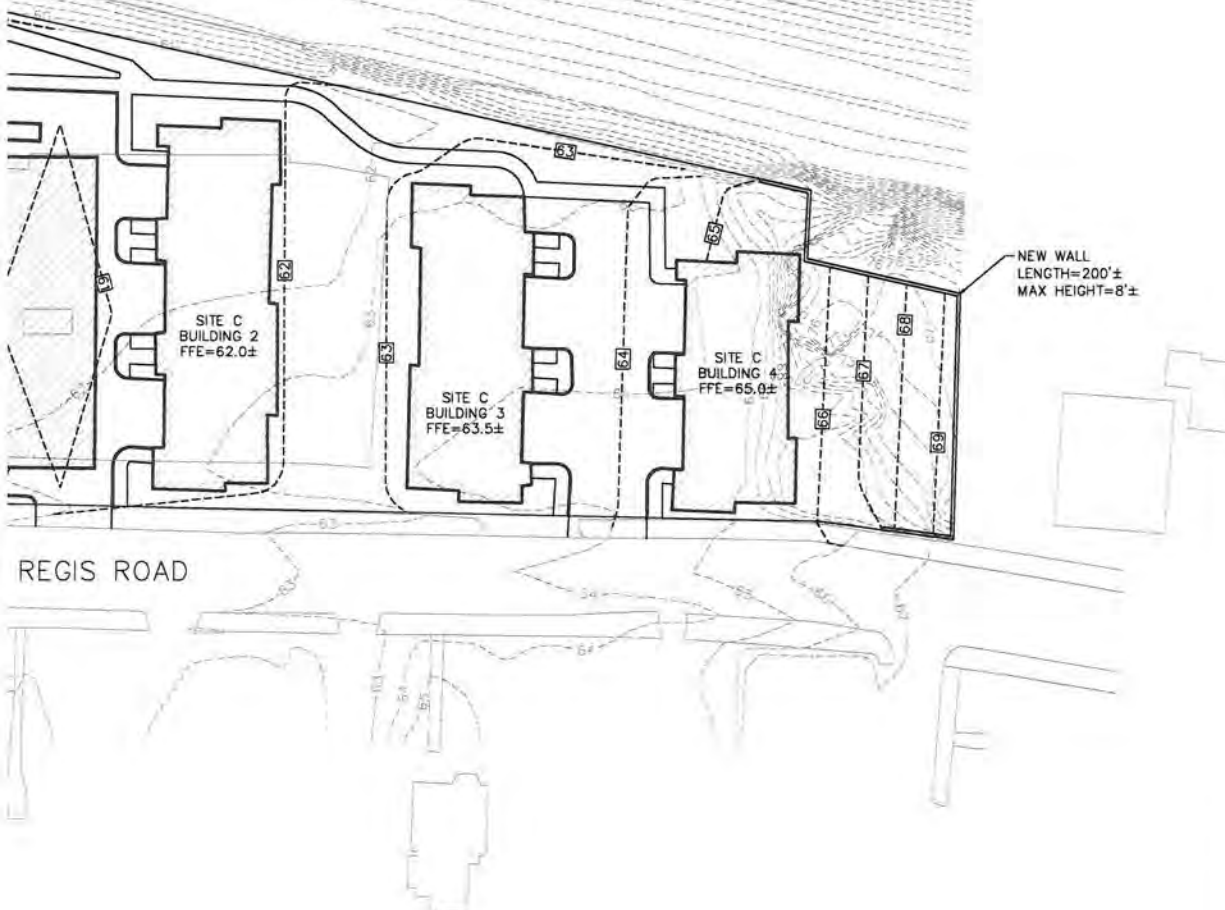






- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS

RAIL TRACKS



**PRELIMINARY CUT/FILL ANALYSIS**

COTE FORD REDEVELOPMENT  
MATTAPAN, MA

PREPARED FOR

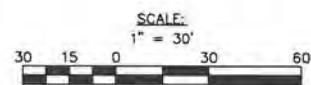
**CODMAN SQUARE NDC**

587 WASHINGTON STREET, DORCHESTER, MA 02124

REV	COMMENTS	DATE

ITEM	CUT	FILL	NET
SITE GRADING	2,949 CY	756 CY	2,193 CY CUT

- CUT/FILL NOTES:**
- EXISTING CONTOURS, ROADWAY INFORMATION AND PROPERTY LINES WERE OBTAINED FROM THE CITY OF BOSTON GIS AND ARE APPROXIMATE.
  - CUT/FILL ANALYSIS ASSUMES ALL BUILDINGS ARE SLAB ON GRADE.



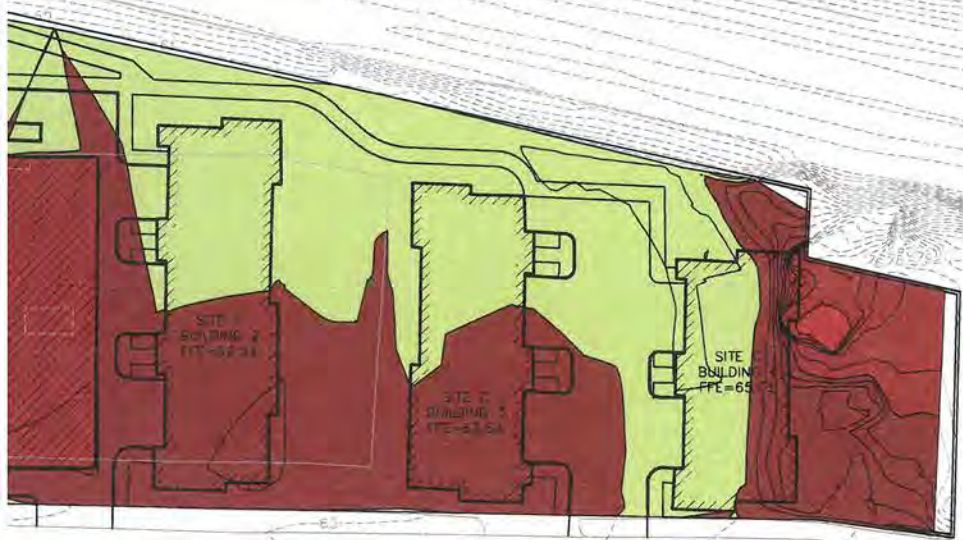
SHEET:

**SKC-1**



- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS

RAIL TRACKS



REGIS ROAD

**PRELIMINARY CUT/FILL ANALYSIS**

COTE FORD REDEVELOPMENT

MATTAPAN, MA

PREPARED FOR

**CODMAN SQUARE NDC**

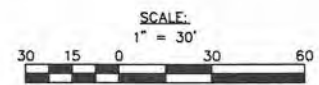
587 WASHINGTON STREET, DORCHESTER, MA 02124

Volume Table			
Number	Minimum Change	Maximum Change	Color
1	-25.000	-20.000	Red
2	-20.000	-15.000	Dark Red
3	-15.000	-10.000	Red
4	-10.000	-5.000	Dark Red
5	-5.000	0.000	Red
6	0.000	5.000	Light Green
7	5.000	10.000	Green
8	10.000	15.000	Dark Green
9	15.000	20.000	Light Green

ITEM	CUT	FILL	NET
SITE GRADING	2,949 CY	756 CY	2,193 CY CUT

**CUT/FILL NOTES:**

1. EXISTING CONTOURS, ROADWAY INFORMATION AND PROPERTY LINES WERE OBTAINED FROM THE CITY OF BOSTON GIS AND ARE APPROXIMATE.
2. CUT/FILL ANALYSIS ASSUMES A BUILDING SLAB DEPTH OF 48" FOR BUILDING A AND BASEMENT DEPTHS OF 12' FOR ALL OTHER PROPOSED BUILDINGS.



REV.	COMMENTS	DATE

NITSCH PROJECT #	10451
FILE:	1045/CLO.DWG
SCALE:	1"=30'
DATE:	9/11/2014
PROJECT MANAGER:	JMS
SURVEYOR:	
DRAFTED BY:	CDH
CHECKED BY:	JMS

SHEET:

**SKC-2**



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5. *Exhibit D: Outline Specifications*

Cote Ford Site Housing  
Mattapan, MA

OUTLINE SPECIFICATIONS

September 19, 2014

DIVISION 1 - GENERAL REQUIREMENTS

1. GENERAL - AIA 201 - General Conditions of the Contract (2007 edition)
2. SUMMARY OF CONTRACTOR'S RESPONSIBILITIES
  - a. Completion of and payment for all labor and materials, tools, construction equipment and machinery, etc., as required to complete the project.
  - b. Construction and maintenance of all required temporary facilities for the duration of the work, including, but not limited to project signage, construction offices, utilities, fire protection, storage, lavatory facilities, scaffolding, security, etc...
  - c. Payment for all temporary utilities required completing the project including water, electricity, heat and office telephones.
  - d. Secure and pay for all required permits and construction license fees.
  - e. Comply with all codes, regulations, rules, and ordinances of all governing authorities.
  - f. Submission, review, and contractor approval of all required shop drawings, samples, and manufacturer's data in accordance with the General Conditions of the Contract.
  - g. Provide all specified warranties.
  - h. Maintain quality control standards in accordance with good industry practice.
  - i. Provide for any requested testing agencies, such as concrete slump and cylinder tests, sewer and water line testing, etc.
  - j. Project close-out including delivery of equipment maintenance manuals, submission of all ties and warranties and guarantees, finish cleaning, and the submission of "as-built" drawings, test results, etc...
  - k. Provide and follow a Construction Waste Management plan that recycles all cardboard and foam packaging and recycles a minimum of 75% of construction waste.
  - l. Allow all new wood to dry for 10-days and ventilate all interior spaces after substantial completion prior to occupancy for a period to ventilate VOC's.
  - m. Provide a report from an independent commissioning agent verifying that the systems achieve efficiencies indicated.
  - n. Provide a blower test to comply with Stretch Code and LEED for Homes Midrise requirements.
  - o. Provide all appliances and lighting as Energy Star labeled products.
  - p. Provide all plumbing fixtures as WaterSense certified products.
3. Sustainable Design
  - a. It is the intention of the Owner to seek certifications for this project under the LEED for Homes Mid-rise program (Gold level is the target, with sufficient 'maybe' points for serious consideration of Platinum level certification) and the Energy Star Homes and the EPA Multi-Family High-Rise program. Third party commissioning of the HVAC systems will be undertaken for this project.
  - b. Air sealing for the building envelope shall achieve a minimum of 0.125 CFM50 per sq. foot of building enclosure (2.75 ACH50) for air leakage to the outdoors, and unit compartmentalization to achieve minimum of 0.23 CFM50 per sq. foot of unit enclosure (demising surfaces at floors, walls, and ceiling)

END OF SECTION

DIVISION 2 - SITE WORK

GENERAL: Refer to Civil and Site Drawings

NOTES:

1. EXCAVATION, FILLING, AND GRADING
  - a. Remove and dispose of all debris, trash from the property.
  - b. Remove and store all existing topsoil found to be suitable for re-use.
  - c. Excavate, trench, and back fill for utilities and as otherwise required for completion of the project. All fill materials shall be in accordance with industry standards.
  - d. Complete all backfill operations and specified compaction in accordance with good industry practice.
  - e. Protect all existing landscaping to remain. Replace any damage caused by related work to existing trees.
  - f. Install any and all barricades and safety devices in order to minimize any hazards to workers and the public.
  - g. Complete grading for required site drainage.
  - h. Follow SWPP requirements for sedimentation and erosion prevention during construction.
2. PAVING AND WALKS
  - a. New sidewalks and curbs.
  - b. New bituminous curbing.
  - c. New vehicular paving. Removal and replacement of unsuitable sub-grade shall be completed as required.
  - d. Install new reinforced concrete pad and where necessary at all exterior equipment and trash areas. Provide bollards where hazard from traffic exits.
  - e. New curbs as needed along new paved driveways and parking areas.
  - f. Stripe parking lot.
  - g. Install walkways in courtyards.
  - h. Provide Concrete pavers.
  - i. New bituminous walks.
  - j. Over 50% of hardscape surface materials shall have Solar Reflectance (SR) >0.33
  - k. Direct surface water on impermeable surfaces to on-site infiltration.
3. SITE UTILITIES
  - a. Connect new gas services.
  - b. Provide new sanitary system.
  - c. Provide new storm drain lines, roof leaders, etc. and infiltration for 100% of rainwater within the site
  - d. Provide new manholes and catch basins.
  - e. Provide new water services.
  - f. Provide new electrical and telephone services.
  - g. Provide new TV cable services.
4. LANDSCAPING
  - a. Install new topsoil at all areas to receive new grass seed.
  - b. Shrubs and trees shall be planted, a minimum must be drought tolerant and non-invasive species.
  - c. Entry sign as indicated on drawings.
  - d. Create new berming for landscaping.
  - e. Install down-light style site lighting to minimize light pollution.
  - f. Provide zoned drip irrigation systems, separately metered, with shut offs at each building.
  - g. Till all compacted soils to minimum 6" depth
5. GENERAL SITE IMPROVEMENTS
  - a. Provide rain water and run-off recharge areas for infiltration of rainwater within the site.

END OF SECTION

DIVISION 3 - CONCRETE WORK

SECTION 03300 - POURED-IN-PLACE CONCRETE

NOTES:

1. Provide dampproofed foundations resting on proper footings on undisturbed or properly compacted soil. Install 1" or greater XPS at Exterior of foundations from footing to grade level, after dampproofing has dried, and prior to backfill.
2. Provide reinforced concrete pads at entrance and all egress exits.
3. Provide concrete sidewalks 4" thick with broom finish.
4. Provide concrete foundation walls and footings with reinforcing rods.
5. Provide all miscellaneous concrete required for completion of the project.
6. Provide any and all required aggregate joint fillers, admixtures, hardeners, grout, etc. as required to complete concrete work.
7. Provide recycled content percentages and costs for concrete and reinforcing steel.
8. Provide regional content percentages and costs for concrete and reinforcing steel.

END OF SECTION



DIVISION 4 - MASONRY

NOTES:

1. Provide a hoistway for each elevator.
2. General
  - a. Provide any and all required reinforcement, mortar, grout, ties, etc. to complete all required masonry work.
  - b. Set any built-in work provided by other trades such as lintels, bearing plates, sleeves, conduits, etc.
3. Provide recycled content percentages and costs for masonry and any reinforcing.
4. Provide regional content percentages and costs for masonry.

SECTION 04200 - UNIT MASONRY

A. MATERIALS:

1. Concrete Masonry Units: Moisture-controlled, normal weight, Grade N, Type 1 units, and having a minimum compressive strength of 3,000 PSI for f'm of 1500. Fire rating as required for specific applications.
2. Masonry Veneer: 4" FBX brick, normal size; 4" Calcium Silicate Masonry Units. Cast stone lintel, sill, etc.
3. Mortar/Grout Materials:  
Portland Cement: Type II or I.  
Masonry Cement: with pre-mixed colors.  
Hydrated Lime: Type S.  
Mortar Aggregate: natural sands.  
Grout Aggregate:  
Water: Clean and potable.
4. Joint Reinforcement: Ladder or truss type, galvanized, welded-wire units constructed of deformed continuous, 0.1483 inch (9 Ga.) diameter rods and plain, 0.1483 inch (9 Ga.) diameter cross rods with prefabricated corner and tee units.
5. Veneer Anchors: Hot-dipped galvanized, triangular shaped, 0.1875-inch diameter (7 Ga.) wire ties with 1-1/4" wide by 9" high plate anchors secured with #10 diameter, stainless steel screws.
6. Flashing: Five (5) ounce per square foot copper sheet bonded with asphalt two layers of glass fiber cloth.

END OF SECTION

DIVISION 5 - METALS

NOTES:

1. Provide steel beams, columns.
2. Provide steel handrails at stairs.
3. Provide lintels and beams at elevator shafts.
4. Provide steel pit ladder at each elevator shaft.
5. Provide steel access ladder to roof at Stairs.
6. Provide recycled content percentages and costs for steel.
7. Provide regional content percentages and costs for steel.

SECTION 05100 - STRUCTURAL STEEL

A. MATERIALS:

1. Structural Steel: Grade B for structural steel tubes and pipes.
2. Welds: Complying with AWS and AISC standards and codes.

END OF SECTION

DIVISION 6 - WOOD AND PLASTICS

SECTION 06100 - ROUGH FRAMING

NOTES:

1. Framing and estimating practices should be used which limit (to 10% or less) the percentage of framing material order in excess of the estimated material required for construction. Panelized construction included structurally insulated walls, roofs, and floors, open web trusses, and precut framing packages are alternative framing measures that should be pursued. FSC Certified wood to be used to extent possible.
2. Interior non-loadbearing partitions: 2x4 wood studs (2x6 at plumbing walls) @ 24" o.c. with 5/8" gwb each side. Provide sound attenuation batts in wall.
3. Interior Tenant Separation Partitions: 10" wide staggered 2x6 wood studs @ 24" o.c. with 5/8" gwb each side. Provide sound attenuation batts in wall.
4. Prior to insulating and finishing walls, solid 2 x blocking shall be installed where accessories such as grab bars, towel bars, soap dishes and toilet paper holders are to be located. Insulation materials shall be cut to fit around such blocking. Solid blocking shall also be installed for future installation of grab bars, adjustable counters, and hardware in adaptable units. All bathrooms shall be blocked to permit the retrofitting of grab-bars in the tub surround area and around the toilet as required by the MAAB Code re: adaptability.
5. Provide FSC Certified wood.
  - A. Materials:
    1. All lumber in contact with concrete shall be pressure treated and separated from concrete with a capillary break material.
    2. All sloped roof panels shall be APA exterior grade plywood panels with

clips. SECTION 06200 - FINISH CARPENTRY

1. COMMON AREAS:
  - a. Provide ceiling trim around attic access hatches.
  - b. Provide adjustable clothes rod and shelf at all unit entry and bedroom closets.
  - c. Linen closets to have wire shelving
2. EXTERIOR:
  - a. Provide wood structural columns at porch column structure.
- A. Materials:
  1. Interior Running Trim: Stock molded patterns, paint grade. MDF.

END OF SECTION

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

SECTION 07210 - INSULATION

NOTES:

1. Insulation strategy: High R-values (targeting R-35 assembly through combinations of continuous and cavity insulation), low air infiltration, durability with drying to either side of the envelope, and reduction of thermal bridging throughout the envelope.
3. Provide perimeter insulation along foundation wall and continuous horizontal insulation under slabs on grade.
  - a. Connect thermal insulation layer under slab and at foundation to perimeter wall insulation thermal layer.
4. Provide sound insulation at unit demising walls and corridor walls.
5. Provide a continuous Air Barrier at building envelope, and between units to separate conditioned space from unconditioned spaces typically, and to separate units from each other.

A. MATERIALS:

1. Rigid Insulation: Closed cell foam, foil-faced rigid thermal insulation with minimum R-value of R-6 / inch.
2. Dense pack Insulation: Unfaced mineral fiber insulation, with a maximum flame spread and smoke developed values of 25 and 50, respectively and complying with ASTM C665 for Type I.
3. Spray Foam insulation for walls, attics, and sloped roofs
4. Air Barrier: Vapor permeable building wrap

SECTION 07310 - ASPHALT SHINGLES

A. MATERIALS:

1. Shingles: Fiberglass based asphalt-roofing shingle, architectural grade, UL class A.
2. Asphalt-Saturated Roofing Felt: No. 15, unperforated organic felt, Type I, and having an approximate weight of 18 lbs/sf.
4. Metal Drip Edge: aluminum sheet, with baked enamel finish, brake-formed to provide 3" roof deck flange, and 1-1/2" fascia flange with 3/8" drip flange at lower edge.
5. Metal Flashing: aluminum sheet with baked enamel finish.

SECTION 07460 - SIDING

A. MATERIALS:

1. Cement fiber based siding, clapboard, shingle and panel as selected by owner; Wood-look Cement Fiber based siding (Nichiha Vintage Wood, Certainteed ColorMax Stain or equal).
2. Metal Panels: Aluminum Composite Metal, Prefinished metal shingles
2. Accessories:
  - a. Solid soffit panels.
  - b. Ventilating soffit panels.
  - c. Corner posts and trim.
  - d. Door and window casings.
  - e. Trim.

SECTION 07500 - ROOFING:

1. Apply fully adhered membrane roofing at flat roofs with solar reflectance (SR) >0.33.
2. Install ridge venting at ridge between sloped and flat roofs.
3. Provide and install all flashing and counter flashing.
4. Provide aluminum seamless gutters and downspouts.
5. Provide ice and water shield at gables, valleys, and eaves.
6. Provide ice and water shield and fully adhered membrane on vertical mechanical penetrations.

A. MATERIALS:

1. Exterior Exposed Metal Trim: Roof manufacturer's standard trim and exterior flashing components for exterior wood exposed components.

SECTION 07900 - JOINT SEALERS (Caulking, Air Sealing, Waterproofing, and Firestopping) NOTES:

1. Air sealing for the building envelope shall achieve a minimum of 0.125 CFM50 per sq. foot of building enclosure (2.75 ACH50) for air leakage to the outdoors, and unit compartmentalization to achieve minimum of 0.23 CFM50 per sq. foot of unit enclosure (demising surfaces at floors, walls, and ceiling)
2. Caulk at material changes on exterior facade.
3. Caulk perimeters of all countertops and vanities to wall.
4. Seal perimeters of all bathtubs and showers and toilets and sinks.
5. Waterproof interior of all elevator pit walls and floors.
6. Provide firestopping as required by code, for all electrical and plumbing penetrations through fire assemblies.

A. MATERIALS:

1. One-Part Nonacid-Curing Silicone: For use at all exterior joints and non-traffic horizontal surfaces. Acceptable products/manufacturers shall be as follows:
  - "Dow Corning 790" by Dow Corning Corp.
  - "864" by Pecora
2. Multi-Part Non-Sag Urethane: For use at all interior and exterior joints in horizontal traffic surfaces. Acceptable products/manufacturers shall be as follows:
  - "Dynatred" by Pecora
  - "THC-901" by Tremco
3. Acrylic Sealant: For use at all interior joints and penetrations in vertical and horizontal non-traffic surfaces. Acceptable products/manufacturers shall be as follows:
  - "60+ Unicrylic" by Pecora
  - "Mono" by Tremco, Inc.
4. Acrylic-Emulsion Sealant: For use at all perimeter joints and penetrations between interior wall surfaces and frames of interior door, windows, elevator entrances, etc. Acceptable products/manufacturers shall be as follows:
  - "AC-20" by Pecora Corp.
  - "Sonolac" by Sonneborn Building Products, Div.
5. One-Part Mildew-Resistant Silicone Sealant: For use at perimeter joints and penetrations at all plumbing fixtures and vertical joints in ceramic tile areas. Acceptable products/manufacturers shall be as follows:
  - "Dow Corning 786" by Dow Corning, Corp.
  - "863" by Pecora Corp.
6. Metal Oxide Waterproofing: Install 1" on elevator pit walls and floor.
7. Foamed-In-Place Firestopping Intumescent Sealant, Intumescent wrap strips, Pillow bags, and Metal Collars: For use at all penetrations into fire-resistance rated floor and wall assemblies. Acceptable manufacturers shall be Dow Corning or Specified Technologies.
  - a. Non-shrinking Mortar: Used at fire penetrations through concrete floor slabs.

END OF SECTION

DIVISION 8 - DOORS AND WINDOWS

SECTION 08111 - STANDARD STEEL DOORS AND FRAMES

NOTES:

1. Provide fire-rated hollow metals doors and frames at all mechanical rooms, stairwells, utility, storage rooms.
2. Provide non-rated, insulated hollow metals doors and frames at all exterior doors with a maximum U- value of 0.30, the Energy Star threshold requirement for certification.
3. Provide rated, insulated access hatches to attic and roof. Provide ceiling trim and air sealing around attic hatch.
4. Provide rated, insulated hollow metal doors and frames at resident unit entries with air sealing weather stripping, typical.
5. Provide power operated doors at main entrance with air sealing and weather stripping to avoid air infiltration.
6. All exterior doors shall have <0.30 U-value and weather stripping for air sealing, and frames shall be sealed to the envelope air barrier.

A. MATERIALS

1. Steel Frames: At interior locations, provide manufacturer's standard, 18-gage, "knock-down" cold rolled steel frames. (Provide welded or heavier gage frames as required for applicable fire ratings.)  
At all exterior locations provide manufacturer's standard 16-gage, welded galvanized cold-rolled steel frames.
2. Steel Doors: At all interior locations, manufacturer's standard insulated (polyurethane core), 20 gage, and cold-rolled steel doors. At all exterior locations, provide manufacturer's standard insulated (polyurethane core), factory-galvanized, 18-gage steel doors.

SECTION 08211 - WOOD DOORS

NOTES:

1. Provide solid core wood doors and metal frames at unit entrances
2. Provide pre-hung hollow core doors at all door locations interior of the unit
3. Provide solid core doors at all offices, common spaces, etc.
4. Provide solid core wood doors & metal frames with top panel glazed at laundry rooms.

A. MATERIALS

1. Solid Core Wood Doors: Manufacturer's standard, veneered solid core doors having paint-grade poplar or pine faces.
2. Hollow Core Doors: Manufacturer's standard, economy grade hollow core doors, having hardboard faces and pre-hung within manufacturer's standard cased, finger-jointed split jamb wood frames.
3. French Doors: Manufacturer's standard, double-glazed tempered glass. Provide insulated door and insulated tempered glass at exterior locations.

SECTION 08600 - WINDOWS

NOTES:

1. Windows to be single hung fiberglass framed units with tilt feature, screens, and weather stripping at all locations.
2. Maximum U-factor shall be 0.33
3. Maximum SHGC shall be 0.40
4. Glazing shall be insulated, clear, with low-e coatings on appropriate surfaces for orientation.
5. Provide window guards at housing units as required. Guards should be operable, interior mounted with quick-release mechanism for emergency egress.
6. Aluminum Storefront: Heavy duty 4½" x 2" thermally broken frames with insulating low-e glazing. Provide tempered glazing as required.

SECTION 08710 - DOOR HARDWARE

NOTES:

1. Hardware for swinging, sliding, and bifold doors.
2. Hardware for Fire-Rated Openings: NFPA 80, and local requirements.
3. Handicapped Accessibility: ANSI A117.1, and local requirements.

A. MATERIALS:

1. Door Hardware:
  - a. Quality Level: within apartment units, Residential type; at apartment entries and throughout all common areas, Commercial type.
  - b. Locksets and Latchsets: Cylinder type.
  - c. Lock Cylinders: Interchangeable type.
  - d. Keying: Owner's requirements keying and key control system.
  - e. Hinges and Butts: Full-mortise type with non-removable pins at exterior doors. Full mortise type at all interior doors. All common area and apartment entry doors shall have ball bearing hinges. Apartment entry doors to have spring hinges.
  - f. Closers, Door Control, and Exit Devices: Barrier-free type.
  - g. Pivots: Offset or center-hung type.
  - h. Push/Pull Units: Through-bolted type.
  - i. Hardware Finishes: Brushed Nickel finish on exposed surfaces.
2. Auxiliary Materials:
  - a. Door Trim Units: Kickplates, edge trim, [viewers, knockers, and mail drops] and related trim.
  - b. Stops and overhead door holders.
  - c. Interior bifold door hardware.
  - d. Soundstripping.
  - e. Weatherstripping and thresholds.
  - f. Electromagnetic hold-open devices.
  - g. Card-operated opening devices.

SECTION 09900 - PAINTING

SECTION 08800 - GLASS AND GLAZING

NOTES:

1. Provide Wire glass lights at rated doors and assemblies.

A. MATERIALS

1. Wire Glass: 1 ¼" thick, Type II, Class I

SECTION 08830 - MIRROR GLASS

NOTES:

1. Provide mirrored glass at public restrooms and all resident unit bathrooms.

A. MATERIALS

1. Safety Glass Mirror: ½" thick, Type I, Quality q3, with beveled edge.

END OF SECTION

DIVISION 9 - FINISHES

SECTION 09250 - GYPSUM DRYWALL

NOTES:

1. Layout all new partitions and ceilings. Furnish and install all framing and furring required for new interior partitions, soffits at all kitchens and any required soffits at public spaces.
2. Install 5/8" fire-rated gypsum at steel columns, and other rated partitions.
3. Apply exterior grade drywall where applicable, MR at bathrooms and other wet wall locations, and cementitious backer board where applying tile on wall.
4. Install any new access panels required by other trades.
5. Provide non-paper faced moisture resistant wall board at all wet areas.  
Provide >50% recycled content, typically

A. MATERIALS:

1. Ceiling Framing Members:
  - a. Wire Ties: Class 1, soft temper.
  - b. Hanger Rods: Milled steel.
  - c. Flat Hangers: Milled steel.
  - d. Carrying Channels: Cold-rolled steel
  - e. Furring Channels: Cold-rolled steel
  - f. Rigid Channels: hat-shaped, having a depth of 7/8"
  - h. Resilient Channels: Manufacturer's standard, single or double leg configuration, ½" deep.
  - i. Grid Suspension System: Manufacturer's standard system composed of main beams and interlocking cross furring members.
2. Wall/Partition Framing Members:
  - a. Steel Studs: With flange edges of studs bent back and doubled over to form 3/16" minimum lip
  - b. Steel Rigid Furring Channels: Hat-shaped channels having a depth of 7/8"
  - c. Steel Resilient Channels: Manufacturer's standard, single or double leg configuration, ½" deep.
  - d. CH Studs: at shaft assemblies

SECTION 09250 - GYPSUM DRYWALL (CONTINUED)

1. Gypsum Board: Provide manufacturer's standard gypsum boards in ½" and/or 5/8" thickness, with tapered edges, and of the following types:
  - Regulars, for use at all dry non-fire-rated partitions.
  - Moisture-resistant, for use at all "wet walls".
  - Type "X", for use at all fire-rated assemblies.

SECTION 09900 - PAINTING

- f. Provide >50% recycled content
- f. Provide >90% local regional content
- 2. Exterior Gypsum Soffit Board: Manufacturers standard, regular (Type "X" for fire-rated assemblies), 5/8" thick boards.
  - a. Acceptable manufacturers shall be as follows:
    - Domtar Gypsum Co.
    - Georgia Pacific Corp.
    - Gold Bond Building Products Division
    - United States Gypsum Co.
- 3. Glass Mesh Mortar Units: Provide, at all tile substrate areas, manufacturers standard, glass mesh, fiber-reinforced proprietary backing units.
  - a. Acceptable manufacturers shall be as follows:
    - "Dens-Shield" by Georgia Pacific Corp.
    - "Wonder-Board" by Modulars, Inc.
    - "Durock" Tile Backer Board by Durabond Div, USG Industries
- 4. Joint Treatment Materials:
  - a. Joint Tape: Paper reinforcing tape.
  - b. Setting-Type Joint Compound: Manufacturer's factory-prepackaged, job-mixed, chemical-hardening products.
  - c. Drying-Type Joint Compounds: Manufacturer's standard, factory-prepackaged, and all-purpose.
- 5. Miscellaneous Materials:
  - a. Spot Grout: Setting-type joint compound
  - b. Concealed Acoustical Sealant: Non-drying, non-hardening, non-skinning, non-staining, non-bleeding, gunnable sealant.

SECTION 09262 - GYPSUM SHEATHING

NOTES:

A. MATERIALS:

- 1. Gypsum Sheathing Board: Provide manufacturer's standard, regular exterior gypsum sheathing board with water-resistant core. Acceptable manufacturers shall be as follows:
  - Georgia Pacific Corp.
  - Gold Bond Building Products Div.
  - National Gypsum Co.
  - United States Gypsum Co.
- 2. Air Infiltration Barrier: Asphalt-saturated organic felt, Type I (no. 15 felt), unperforated.

SECTION 09511 - ACOUSTICAL PANELS CEILINGS

NOTES:

- 1. Install ceiling tile at corridors and common areas.

A. MATERIALS:

- 1. Acoustic Panels/Grid: 2' x2' regular edge, with 15/16" grid system.

SECTION 09650 – FLOORING

NOTES:

- 1. Install solid wood flooring at all unit living rooms and bedrooms.
- 2. Install Ceramic tile floor at kitchens, bathrooms, utility rooms, janitor's closet, and public restrooms.
- 3. Provide and install waterproof, non-vinyl base at all bathrooms, restrooms, janitor's closets and utility rooms, public kitchen.
- 4. Provide all adhesives as low-VOC, edge strips, etc. required for a complete installation.



SECTION 09900 - PAINTING

A. MATERIALS

1. Solid wood
2. Ceramic tile
3. Concrete Slab Primer: non-staining type

1. Properly prepare and paint or seal all exposed surfaces including, but not limited to the following: Gypsum board at walls, ceilings, and soffits.

Doors and frames (interior and exterior)

All wood casing, framework, millwork, shelving, etc.

All exposed ferrous metals (interior and exterior), i.e. access ladder to attic, stair handrails, exterior railings.

Exterior trim and columns.

2. All interior paints to be NO-VOC type.

A. EXTERIOR PAINT SCHEDULE

1. Painted Wood: Manufacturer's standard, full-gloss latex over manufacturer-recommended primer.
2. Ferrous Metal: Manufacturer's standard, full-gloss alkyd-enamel over manufacturer recommended primer.
3. Zinc-coated metals: Manufacturer's standard, high gloss alkyd-enamel over manufacturer-recommended primer.

B. INTERIOR PAINT SCHEDULE:

1. Concrete: Manufacturer's standard, semi-gloss enamel finish over manufacturer-recommended primer.
2. Concrete Masonry Units: Manufacturer's standard, semi-gloss alkyd enamel finish over manufacturer-recommended primer.
3. Gypsum Drywall:
  - a. Manufacturer's standard, lusterless (flat) emulsion finish over manufacturer-recommended primer.
  - b. Manufacturer's standard, odorless, semi-gloss latex enamel finish over manufacturer-recommended primer at all bathroom and kitchen areas.
4. Ferrous Metals: Manufacturer's standard semi-gloss enamel finish over manufacturer-recommended primer.
5. Zinc-coated Metals: Manufacturer's standard semi-gloss enamel finish over manufacturer-recommended primer.
6. Painted Woodwork: Manufacturer's standard semi-gloss alkyd finish over manufacturer-recommended primer.

END OF SECTION

DIVISION 10 - SPECIALTIES  
SECTION 10200 - LOUVERS AND VENTS

NOTES:

1. Provide any required louvers and vents for dryer hook-ups, and other additional machinery per HVAC and plumbing drawings.

A. MATERIALS:

1. Louvers and Vents: Aluminum extrusion painted.
2. Insect Screen: Fixed bird screen on interior face of louver or vent.

SECTION 10522 - FIRE EXTINGUISHERS, CABINETS, AND ACCESSORIES

A. MATERIALS:

1. Fire Extinguishers: Complying with NFPA, provide the following:
  - a. Dry chemical-type, UL-rated 60-B:C, 10-lb. nominal capacity, in enameled steel container. Provide one in boiler room and commercial kitchen.
  - b. Multi-purpose dry chemical type, UL-rated 2-A: 10-B: C, 5 lb. nominal capacity, in enameled steel container, to be located near each stairway entry on each level.
2. Cabinets: Fully recessed cabinets with square-edged, exposed trim, and having perimeter framed, glass doors.
3. Hooks: Manufacturer's standard extinguisher hooks for boiler room and commercial kitchen units.

SECTION 10550 - POSTAL SPECIALTIES

A. MATERIALS:

1. Mailboxes: Horizontal, front loading, recessed. Aluminum Satin Anodized finish. Comply with USPS requirements.
2. Collection Unit: Aluminum Satin Anodized finish. Comply with USPS requirements.
3. Key Keeper: Manufacturer Standard. Located at Main entrance.
4. Key Storage Cabinet: Manufacturer Standard.

SECTION 10800 - Toilet and Bath Accessories

NOTES:

1. APARTMENT Bathrooms (non-handicapped):
  - a. Surface mounted medicine cabinet with mirror.
  - b. Toilet paper holder - surface mounted.
  - c. Double robe hook
  - d. towel bar
  - e. Shower curtain and hooks
  - f. (1) 12" grab bar at tub
2. APARTMENT Bathrooms (handicapped):
  - a. Surface mounted medicine cabinet with mirror.
  - b. Toilet paper holder - surface mounted.
  - c. Double robe hook
  - d. towel bar
  - e. Shower curtain and hooks.
  - f. (1) 36" grab bar & (1) 42" grab bar.
  - g. Shower unit with integral grab bars and seat.
3. PUBLIC Restrooms:
  - a. Surface mounted mirror at HP height
  - b. Toilet paper holder - surface mounted.
  - c. Towel paper dispenser and disposal - semi-recessed.

- d. (1) 36" and (1) 42" grab bars at toilet. Provide proper blocking
  - e. Sanitary napkin disposal unit (women's bathroom only).
  - f. Double robe hook.
- 4. Janitor's Closets
    - a. Broom and mop holder
  - 5. Country Kitchen Handwash Sink
    - a. Soap dispenser, surface mounted.
    - b. Paper Towel dispenser.

END OF SECTION

DIVISION 11 – EQUIPMENT

SECTION 11450 - RESIDENTIAL EQUIPMENT

A. MATERIALS:

1. Unit Appliances shall be Energy Star Rated where applicable, and with best in class energy and sonic (low Sone) performance typically.

DIVISION 12 - FURNISHINGS

SECTION 12390 - KITCHEN

CASEWORK NOTES:

1. Use only laminates and engineered wood products with no added urea-formaldehyde. Provide in all resident units, kitchen cabinets with post-formed laminate countertop, and bathroom vanity with countertop.
2. Provide kitchen cabinet with laminate countertop.

A. MATERIALS:

1. Cabinetry: Resident cabinets shall be made of low VOC particle board construction with melamine face.

Cabinet doors shall be modular frameless flush melamine. Cabinets to be made of low VOC particle board construction with solid wood or therm-o-foil face.

2. Plastic Laminate Casework: Work shall be made of plywood construction in "wet areas" or of particleboard construction in "non-wet areas". Plastic laminate shall be Wilsonart, or equal.
3. Countertops: post-formed laminate countertops with bull-nose front and integral backsplashes and loose sidesplashes.
4. Shelving at upper cabinets to be adjustable
5. Shelving at base cabinets to be pull-out style.

DIVISION 13 - SPECIAL CONSTRUCTION

Not Used.

DIVISION 14 - CONVEYING SYSTEMS

SECTION 14200 - ELEVATORS NOTES:

1. Provide energy efficient passenger elevators.

A. MATERIALS:

1. Elevators: Energy efficient operation and safety shall be a top priority. Provide ADA compliant elevator cabs complying with the following:

a. Capacity:	3500
pounds	
b. Speed:	125 feet per
minute	c. Platform Sizes:
8" (2 cars)	d. Car/Hoistway Door Sizes:
7'-0"	
e. Operation:	Group
Automatic	
f. Control:	Rheostatic AC with voltage reducing starter.
g. Buffers:	Spring type.
h. Sound Isolation:	Rubber isolated spring plate
i. Power Supply:	
Motor:	208 volts, 3 phase, and 60 cycle.
Signals:	110 volts, 1 phase, and 60 cycle.
Light:	110 volts, 1 phase, and 60 cycle.

- |                            |   |
|----------------------------|---|
| j. Leveling:<br>leveling.  | Automatic, two-way                              |
| k. Door Operation:<br>eye. | Two speed, retractable, with photoelectric eye. |

**DIVISION 15 - MECHANICAL AND PLUMBING**  
**SECTION 15300 - FIRE PROTECTION**

1. Classification: All residential apartments and corridors serving the residential units shall be classified as residential. All other areas shall be classified as commercial.
2. Standards: Residential side shall be designed per NFPA-13. Attic space shall be protected by a separate-zone dry system.
3. Contract: Provide design-build system complete with hydraulic calculations, CAD-prepared drawings and registered professional engineer's stamp for review by the Architect, and for submittal to the Owner's insurance company.
5. All sprinkler heads to white color.

**SECTION 15400 - PLUMBING**

1. Classification: All residential apartments and corridors serving the residential units shall be classified as residential. All other areas shall be classified as commercial.
2. Fixtures: Fixtures shall be WaterSense certified, with low-flow and include water saving features. Typical flow rates shall be:
  - Toilets:  $\leq 1$ gpf
  - Showers:  $\leq 1.5$ gpm
  - Lavatory Faucets:  $\leq 0.5$ gpm
  - Kitchen Faucets:  $\leq 1.5$ gpm
3. Waste & Vent Piping: Schedule 40 PVC for residential, no-hub cast iron for commercial. Insulate vertical waste lines and first 6 feet of the bottom horizontal lines with 1-1/2 inch thick fiberglass wrap.
4. Water Piping: Hard drawn, Type L copper piping with 1 inch thick Johns-Manville Micro-Lok insulation, including fittings and valve bodies.
5. Gas Piping: Schedule 40 steel piping with screwed fittings, installed per State Fuel Gas Code and as required by local officials.
6. Roof Drain Piping: Cast iron roof drain structures, cast iron piping with insulation.
7. Backflow Preventer: Provide main reduced pressure backflow preventer (BFP), as required by Code, and provide BFP the HVAC make-up air system.
8. Outside Faucets: Provide one wall hydrant every 100 feet.
9. DHW Plant: gas-fired DHW boiler with storage tanks. Alternate acceptable method is A.O. Smith (or equal) gas-fired tank-type DHW heaters. Provide 120 degree F loop for domestic hot water.
10. Cutting & Patching: Cutting, coring, patching and firestopping shall be by the plumbing subcontractor.
11. Testing: Conduct pressure testing of the entire system as required by the local Code official, and to assure tightness for a minimum of 24 hours. Notify Architect at least 48 hours notice prior to testing for optional observation.

**NOTES:**

1. Provide fire/smoke dampers at all duct penetrations through fire rated assemblies.
2. Provide firestopping assembly at all plumbing penetrations.

3. Provide fire sprinkler system in accordance with NFPA 13.

SECTION 15700 - HVAC

1. High efficiency heating system to be determined to optimize relationships between envelope and mechanical systems.
2. Additional Exhaust Systems: Elevator machine rooms, electric rooms, beauty/barber parlor, janitor closets and public bathrooms.
3. General Ductwork: Per SMACNA Low-Pressure Duct Construction standards. Insulate all supply and return ductwork.
4. Motor Starters: Provide HOA starters for all HVAC equipment.
5. Automatic Temperature Controllers: Low voltage electric/electronic controls for all HVAC equipment.
6. Demolition: Work on all existing equipment by the mechanical subcontractor shall be limited to make- safe only, with removal and proper disposal by others.
7. Cutting & Patching: Mark size and exact location for cutting by General Contractor. Patching shall be limited to firestopping, sleeve installation and packing voids with mineral wool insulation.
8. Start-Up, Testing and Balancing: Complete start-up, adjustments, air balancing to within 10 percent, water balancing to within 10 percent and pressure testing of the entire system is required.
9. Provide continuous unit exhaust through an ERV from bathrooms.
10. Provide individual thermostat controls for each residential unit that allow for user control with lockable upper and lower temperature limits.
11. Provide return air openings/ducting equivalent to 1sq inch per cfm of supply between unit spaces typically
12. Solar Hot water systems shall be considered for domestic hot water at the townhome units, and possibly in concert with centralized boilers on the multifamily mid-rise buildings.

DIVISION 16 - ELECTRICAL

1. GENERAL

The General Conditions and Supplementary Conditions are hereby made a part of this Section.

2. WORK INCLUDED

The work consists of the installation of all materials to be furnished under this Section and, without limiting the generality thereof, includes:

Electrical service, primary and secondary  
Grounding  
Main switch (120/208 volt, 3 phase, 4 wire)  
Emergency generator and transfer switch  
Panelboards  
Terminal connecting cabinets  
Raceways  
Conductors, wire and cable  
Wiring devices  
Wiring device plates  
Pull boxes and junction boxes  
Nameplates  
Outlets  
Lighting fixtures (including lamps)  
Motor connections  
Disconnect switches  
Fuses  
Telephone system, as required  
Time switches (automatic) and photocontrol  
Coordination and cooperation  
Fire alarm system  
Temporary light and power Access  
panels, as required Telephone  
connections Equipment  
mounting supports

3. RELATED WORK IN OTHER SECTIONS

The following items and associated work involved will be performed under other Sections:

Excavation and backfill  
Concrete bases and concrete work, transformer pad  
Painting  
Heating burner control wiring  
Staging over 8 feet in height  
Sprinkler system

4. TEMPORARY LIGHT AND POWER

Temporary service for light and power for construction shall be provided under this Section.  
Temporary power shall consist of 120/280 volts.

5. CODES, PERMITS, AND TESTS

The work shall be installed in accordance with the National Electric Code and all other applicable codes and standards.



6. ELECTRIC SERVICE

The electric service shall consist of primary underground service feeder and conduit furnished and installed by the Electrical Contractor to an exterior pad mounted transformer. Metering shall be by one (1) master meter. Approximate service size of 3000 amps. Up to two (2) secondary meters may be required for tenant service spaces.

7. EMERGENCY SERVICE

Emergency egress lighting shall be provided by battery backup. With Cogen (Combined Heat and Power or CHP) consideration for emergency operation on Building B to support critical loads panel.

SOLAR ENERGY SYSTEMS

Renewable energy shall be provided through solar electric PV systems on the townhomes and midrise buildings. PV with battery backup shall be incorporated for critical loads to support community emergency services.

Cogen or small generator for emergency power / battery charging shall be controlled by the solar inverter/charge controller.

8. PANELBOARDS

Panelboards for power, lighting and receptacle branch circuits shall be automatic molded case circuit breaker type. Short circuit rating shall be equal to or greater than the short circuit current at the panelboard. Panelboard shall be 120/280 volts as required.

9. RACEWAYS AND WIRING

Wiring shall be installed in threaded rigid steel conduit or intermediate metal conduit in concrete slabs. Electric metallic tubing may be used for concealed branch circuits and emergency circuits. Non-metallic cable may be used above hung ceilings and stud partitions, as long as it remains on the floor being serviced.

10. WIRING DEVICES AND PLATES

Switches and receptacles shall be commercial grade. All receptacles shall have a grounding pole. All switches to be rocker type.

Provide device plates for all devices, switches, and receptacles. Plates shall be plastic ivory or white type (per architect).

11. NAMEPLATES

Provide nameplates for panelboards, switches and controls, laminated plastic with engraved white letters.

12. LIGHTING AND LAMPS

Lighting levels shall be, in general, fluorescent, high density discharge type fixtures as shown for parking areas and quality lighting for designated areas.

Lighting levels and wattage shall be in accordance with energy codes, provide a minimum of 2700 lumens at each lamp.

Ballasts and lamps shall be electronic type.

Lighting shall be switched to provide economic energy use during all levels of occupancy.

Provide motion detector switches at common areas & laundry rooms.

Provide all lights at units as fluorescent fixtures & all exit signs as LED type.

13. MOTORS AND CONTROLS

Motors shall be wired and connected under this Section.

Motors ½ hp and larger shall be rated 208 volts, 3 phase. Smaller motors shall be rated 120 volts single phase.

Except for package units, all motor controls and starters shall be provided by the mechanical contractor.

14. DISCONNECT SWITCHES AND FUSES

Provide separate disconnect switches for each motor and equipment as shown. Disconnect switches shall have an I2t rating.

15. TELEPHONE SYSTEM

Provide wiring as required for resident telephone system. Telephone outlets shall be located as directed in unit, with outlets located in all living rooms, kitchens, bedrooms and dens. System shall incorporate fiber-optic wiring for integrated computer / data system with multiple outlets.

Provide outlet box next to telephone jack for TTY device.

16. FIRE ALARM SYSTEM

Fire alarm system shall be addressable type, electronically operated electrically double supervised, automatic and manual, local energy, city connected, direct current operating and closed circuit.

System shall be similar to Notifier addressable Life Safety Fire Alarm System. Heat and smoke detectors shall be provided in accordance with current NFPA standards, Public Safety requirements and local ordinances governing structures of this type and local fire department requirements.

Emergency power for fire alarm operation shall be provided by batteries.

16/2 low energy cable shall be used for fire alarm system.

110 volt self-contained combination smoke/carbon-monoxide detector shall be located in all apartments.

17. CABLE TELEVISION and MATV SYSTEM

This system shall be capable of simultaneous distribution of the VHF and UHF bands over a single cable. There will be two outlets per apartment. Cable/Matv television to be wired by this contractor. Patch panels to be installed to transfer Matv system from cable system.

18. SOUND SYSTEM

The contractor shall furnish and install a sound system complete with speakers, amplifiers, microphone outlets and all other items of equipment which shall be required to provide for a complete sound system. The system shall be so provided to transmit voice from the provided microphone. The voice shall be transmitted over the system's speakers as well as through the wireless transmitter provided for the hearing impaired.

19. CLOSED CIRCUIT TELEVISION SYSTEM

Provide interior and exterior cameras to visually transmit on to a monitor system. The system shall consist of stationary cameras. Cameras shall be low voltage type.

20. CO DETECTION SYSTEM

Provide Carbon Monoxide detection system throughout as required by code.



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## 6. *Exhibit E: Cote Ford Sustainability Narrative*

Sustainability and resiliency are driving forces behind our vision for the Cote Ford community. Codman Square NDC understands the importance of a holistic, integrated design approach in achieving such ambitious goals, and has assembled a design team that has the experience and expertise necessary to realize this vision.

Energy use reduction is a critical local and global issue. The Cote Ford project will address this issue through a combination of aggressive conservation and renewable energy generation. Super insulated “double stud” exterior envelopes that far surpass even aggressive Stretch Code requirements will provide the foundation for our low energy buildings. Careful attention will be paid to ensure an assembly with high effective R values that is durable and environmentally sensitive. The team will have a methodical focus on air sealing of the exterior envelope, starting with the development of comprehensive air barrier details, continuing during construction with careful air barrier inspections and verifications, and culminating in a final exterior envelope blower door performance of 2ACH 50 or less. These advanced building envelopes will be complemented by mechanical systems that have been chosen and sized to meet the minimal heating and cooling loads and ensure comfort. Preference will be paid to minimizing or eliminating the amount of on-site combustion based equipment, especially in the ownership townhomes units.

Domestic hot water production and distribution is a notoriously inefficient, even new buildings. New Ecology has measured actual system efficiencies in the 20-50% range. In a building with such a low demand for heating and cooling, the generation of domestic hot water represents a much more significant percentage of the expected overall energy use and cost, and thus presents an enhanced opportunity for energy and cost savings. Low flow, high performance fixtures that have been tested by the Cote Ford team will be integrated to reduce water and energy use while maintaining comfort, and the typical inefficiencies of the distribution system will be counteracted through compact design, strategic pipe size selection, comprehensive insulation, and demand control recirculation, where appropriate.

Electrical load will be reduced through smart lighting design that takes full advantage of the efficient, reliable, and attractive LED fixtures and controls that are now available. Appliances will be top performers in function, design, energy, and water efficiency, and the team will be carefully analyzing the expected electrical and hot water load profiles to determine the applicability of a highly efficient co-generation system. The Cote Ford team will build on the positive impacts of this efficiency with the incorporation of renewable energy systems. Townhomes will be designed to be “solar ready” and new owners will be given the option of incorporating photovoltaic electrical generation through a pre-negotiated power purchase agreement (Solar PPA), thus further reducing their operating costs and environmental impacts. CSNDC will carefully analyze the solar resources on Buildings A and B, and expects to integrate a PV system that will offset the electrical use in the common areas of those buildings. In sum, these efficiency approaches will result in buildings that sip, rather than guzzle, precious energy resources and are less expensive to operate. This is a critical component to the long term economic sustainability of the project.

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Of equally important consideration are the indoor air quality impacts of our approach. Codman Square NDC is committed to providing individuals and families with homes that enhance their lives and health. We will accomplish this through two methods: ventilation and material selection. Ventilation systems will be designed to provide fresh supply air directly to each home. Toxins and contaminants will be minimized through careful specification of low VOC and no added urea formaldehyde materials. Allergens will be minimized by eliminating carpeting, and the team is committed to incorporating hard wood flooring in lieu of conventionally specified vinyl. The team will investigate and incorporate materials with local and recycled content, as well as the re-use of concrete materials currently on site, to further minimize the negative environmental impacts of the development.

Landscaping will further emphasize the social and environmental priorities of this project. Outdoor spaces will be designed to encourage social engagement, turf will be limited to areas designed for active play, and plantings will be drought tolerant and appropriate for the microclimates specific to each planting area. The landscape will also play an important part in the management and infiltration of stormwater on site. In addition to subsurface infiltration systems, the team expects to employ low impact landscape approaches to retain and infiltrate stormwater on site.

These buildings will also contribute significantly to the resiliency of this community, in addition to the environmental and financial benefits that result from this design and construction approach. Super insulation will mean that these buildings will maintain habitable temperatures longer in the case of a power outage and allow for extended sheltering-in-place. Solar electric photovoltaic systems on Buildings A and B will incorporate battery back-up services for extended emergency operation of strategically identified components of the building at the Community Center (C5) and community spaces in Buildings A and B. This will provide the broader community a safe and secure place in the event of an emergency.

As we tally the benefits of the integrated approach we have outlined above, we expect this project to far exceed the minimum requirements related to LEED and Energy Star certification. We expect the buildings to achieve a LEED Gold certification, at minimum, with great likelihood of achieving a Platinum level of certification utilizing the recently released LEED Version 4 programs. Beyond certifications, we expect the investment in a highly sustainable design and construction process to yield significant operating and durability related dividends, but we actively acknowledge the role and importance of proper commissioning, optimization, and education to accomplish these goals. We will be working with New Ecology during the initial year of operations to benchmark and ensure the performance of these buildings. We will spend time and resources educating tenants and new homeowners about their homes and how to keep them efficient and healthy. We will ensure that our maintenance and management teams understand the buildings they are working in, and we will benchmark our accomplishments through the use of the WegoWise energy and water use software tool. We will share the lessons we have learned and our accomplishments with the broader community through the generation of a case study.



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7. *Exhibit F: LEED Checklists*





**LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise**  
 Project Checklist

Project Name: **Cole Ford Multifamily Neighborhood - Buildings C1, C2, C3, C4**  
 Date: **9/17/14**

Y	?	N	Possible Points
2			2
2			2
<b>Integrative Process</b>			
			2
14	1		15
Y			Required
<b>Location and Transportation</b>			
			15
<b>PERFORMANCE PATH</b>			
			15
<b>PRESCRIPTIVE PATH</b>			
8			8
2	1		3
2			2
2			2
<b>Sustainable Sites</b>			
4	3		7
Y			Required
Y			Required
1	1		2
1	2		3
2			2
<b>Water Efficiency</b>			
9	1	2	12
Y			Required
			12
<b>PERFORMANCE PATH</b>			
			12
<b>PRESCRIPTIVE PATH</b>			
5	1		6
4			4
<b>Energy and Atmosphere</b>			
22	10	6	38
Y			Required
Y			Required
Y			Required
15	8	6	29
<b>PERFORMANCE PATH</b>			
			29
<b>BOTH PATHS</b>			
4	1		5
2			2
1			1
1	1		1
<b>PRESCRIPTIVE PATH</b>			
Y			Required
			3
			2
			2
			3
			4
<b>EA PRESCRIPTIVE PATH (continued)</b>			
			3
			3
			2
			2
			4
<b>Materials and Resources</b>			
7	3		10
Y			Required
Y			Required
1			1
2	3		4
3			3
1			2
<b>Indoor Environmental Quality</b>			
8	8		16
Y			Required
Y			Required
Y			Required
Y			Required
Y			Required
Y			Required
Y			Required
Y			Required
Y			Required
3			3
1	1		2
2	1		3
			1
2			2
2			2
1	2		3
<b>Innovation</b>			
1	4	1	6
Y			Required
			5
4	1		1
1			1
<b>Regional Priority</b>			
2	1	1	4
1			1
1			1
1			1

**69 31 10 TOTALS** Possible Points: **110**  
 Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



**LEED v4 for Building Design and Construction: Multifamily Midrise**  
Project Checklist

Project Name: Cole Ford Multifamily Neighborhood - Buildings A & B  
Date: 9/17/14

Y	?	N	Possible Points
2			2
2			2

8	10	Indoor Environmental Quality	Possible Points
Y		Ventilation	18
Y		Combustion Venting	Required
Y		Garage Pollutant Protection	Required
Y		Radon-Resistant Construction	Required
Y		Air Filtering	Required
Y		Environmental Tobacco Smoke	Required
Y		Compartmentalization	Required
		Enhanced Ventilation	3
		Contaminant Control	2
		Balancing of Heating and Cooling Distribution Systems	3
		Enhanced Compartmentalization	3
		Enhanced Combustion Venting	2
		Enhanced Garage Pollutant Protection	1
		Low Emitting Products	3
		No Environmental Tobacco Smoke	1

14	1	Location and Transportation	Possible Points
Y		Floodplain Avoidance	15
		PERFORMANCE PATH	15
		LEED for Neighborhood Development Location	15
		PRESCRIPTIVE PATH	15
		Site Selection	8
		Compact Development	3
		Community Resources	2
		Access to Transit	2

4	3	Sustainable Sites	Possible Points
Y		Construction Activity Pollution Prevention	7
Y		No Invasive Plants	Required
		Heat Island Reduction	2
		Rainwater Management	3
		Non-Toxic Pest Control	2

10	2	Water Efficiency	Possible Points
Y		Water Metering	12
		PERFORMANCE PATH	12
		Total Water Use	12
		PRESCRIPTIVE PATH	12
		Indoor Water Use	6
		Outdoor Water Use	4

21	9	7	Energy and Atmosphere	Possible Points
Y			Minimum Energy Performance	37
Y			Energy Metering	Required
Y			Education of the Homeowner, Tenant or Building Manager	Required
			Annual Energy Use	30
			Efficient Hot Water Distribution	5
			Advanced Utility Tracking	2

6	3	Materials and Resources	Possible Points
Y		Certified Tropical Wood	9
Y		Durability Management	Required
		Durability Management Verification	1
		Environmentally Preferable Products	5
		Construction Waste Management	3

1	4	1	Innovation	Possible Points
Y			Preliminary Rating	6
			Innovation	Required
			LEED AP Homes	5
				1

2	1	1	Regional Priority	Possible Points
			Regional Priority: Specific Credit	4
			Regional Priority: Specific Credit	1
			Regional Priority: Specific Credit	1
			Regional Priority: Specific Credit	1

**68 31 11 TOTALS** Possible Points: 110  
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



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## 8. *Exhibit G: Environmental Process and Price Table*

Our pricing for environmental as carried in our proformas is based on the following assumptions:

- -There would be no basements in Site A and Site C buildings
- The basement beneath the existing building at Site B extends beneath the entire building/pad area to the retaining wall at Regis Rd.
- Existing slab at Site B will remain in-place with new perimeter and column foundations constructed.
- Complete excavation and removal of soil at AUL Area A at Site C.
- Use non-AUL soil (urban fill) to backfill AUL Area A excavation: timing and sequencing of the work would directly affect this assumption.
- Building 5 at Site C has been excluded from this analysis – but we assume minimal disturbance and soil removal/remediation costs due to the site not being one of the AUL sites and because the development will be slab on grade with no basement.

As shown on Table 2 (**attached**), in the above scenario, there is an excess of approximately 8,438 cy (13,500 tons) that would result in a transportation and disposal cost of about \$767,000. However, depending on the phasing/sequencing of the work, if we are able to use non-AUL soil (urban fill) to backfill the AUL Area A excavation, the transportation and disposal cost would be reduced to about \$526,300.

Based on our review of reports prepared by others, the site is mainly covered by urban fill over relatively shallow natural glacial till deposit. Groundwater is indicated to generally be present at depths of about 3 to 6 feet below ground surface and may be seasonally perched on the surface of the relatively impervious glacial till deposit. In general, the estimated permeability of urban fill and glacial till is about  $1 \times 10^{-4}$  centimeters per second (cm/s) and  $1 \times 10^{-6}$  cm/s, respectively.

The site is MassDEP listed release site which is governed by the Massachusetts Contingency Plan 310 CMR 40.0000 (the MCP). The site was reported to the MassDEP in October 1995 and June 1996 as a result of a release of oil and petroleum-related compounds to the subsurface associated with several former underground storage tanks (USTs) that were located at the site. Remediation at the included the removal of several USTs and excavation and disposal of petroleum impacted soil. Subsequent sampling and testing of soil and groundwater at the site documented the presence of residual levels of contamination in soil and groundwater at the site. The limits of the MCP release site were documented as the limits of the subject property at 820 Cummins Highway and 30-32 Regis Road. No off-site receptors were documented to have been impacted by the release. The site achieved closure under the MCP through the filing of a Class A-3 Response Action Outcome (RAO) Statement that included the results of a Method 3 Risk characterization during August 1997 which documented that a Permanent Solution had been achieved and a Condition

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of No Significant Risk exists at the site. However, the implementation of an Activity and Use Limitation (AUL) at the site was required to maintain that Condition. The results of more recent soil and groundwater sampling and testing performed by the site Owner have shown a reduction in the overall levels of contamination at the site indicating that natural attenuation has occurred.

In accordance with the terms and conditions of the AUL, allowable future uses of the site include any residential, commercial, or industrial use that do not result in exposures of children 15 years of age or younger to identified surficially contaminated soil or excavation of soils to the depth of the groundwater, or removal of the surficial asphalt or concrete structure below ground without appropriate monitoring of potential construction workers to petroleum hydrocarbon vapors, and without prior preparation of a Health and Safety Plan (HASP) for the construction work.

Accordingly, redevelopment of the site will require further assessment prior to remediation to evaluate current levels of contaminants in soil and groundwater to further assess construction worker exposure scenarios and possible exposures to future building occupants. Construction of the proposed development will be performed under a site-specific HASP and a Release Abatement Measure (RAM) Plan that will be prepared in accordance with the provisions of the MCP. It is anticipated that excess soil will be generated as part of the proposed excavation associated with the new construction development. In addition, localized excavation of soils within the defined AUL areas of the site is anticipated to facilitate the future use of the site for residential purposes as proposed herein. Excess soil will be handled, managed and disposed in accordance with the provisions of the MassDEP and MCP. The results of both pre- and post-remedial excavation sampling and analysis of soil and groundwater will be utilized in preparation of a revised Risk Characterization in conjunction with the filing of a revised Permanent Solution Statement and Amended AUL Opinion with the MassDEP.



## McPHAIL ASSOCIATES, LLC

CONSULTING GEOTECHNICAL AND  
GEOENVIRONMENTAL ENGINEERS  
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CAMBRIDGE, MA 02140  
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[www.mcphailgeo.com](http://www.mcphailgeo.com)

# Memorandum

**Date:** September 24, 2014

**Recipient: Company** Codman Square NDC  
**Person** Mark Dinaburg and Muammar Hermanstyne

**Copy To:**

**Sender:** Joseph G. Lombardo, Jr., L.S.P.

**Project Name and No:** Cote Ford

**Subject:** Preliminary Engineering Cost Estimate - Geoenvironmental and Geotechnical

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As you requested, the following presents our bulleted list of anticipated tasks and a preliminary budget estimate for engineering costs related to the geoenvironmental and geotechnical aspects of the Cote Ford project site.

### Geoenvironmental

- Perform additional subsurface explorations to further assess nature and extent of petroleum-related soil and groundwater contamination at AUL Areas, investigate release of CVOCs (TCE) to groundwater at eastern portion of the site, and to pre-characterize soil for off-site reuse, recycling, or disposal.
  - Includes installation of groundwater monitoring wells, sampling and chemical analysis of soil and groundwater. Groundwater sampling would be conducted during two (2) additional seasonal sampling events.
- Prepare an updated Phase I/II Environmental Site Assessment as would be required for securing financing.
- Preparation of a Soil Management Plan.
- Prepare the required MA DEP documents and reports in accordance with the Massachusetts Contingency Plan 310 CMR 40.0000 (the MCP) including:
  - Preparation of a Release Abatement Measure (RAM) Plan
  - Prepare two RAM Status Reports
  - Prepare a RAM Completion Report
  - Prepare a Revised Permanent Solution (formerly referred to as an RAO) Statement that would include a revised Risk Characterization.
  - Preparation of an Amended Notice of AUL.
- Prepare an Application for approval for temporary construction dewatering discharge to the US EPA: Remediation General Permit if discharged to a dedicated storm drain system or Massachusetts Water Resource Authority (MWRA) if discharged to a combined stormwater/sewer system.
  - Includes groundwater sampling and testing required per the permit application.

Preliminary estimated budget for the above scope of work is \$150,000.



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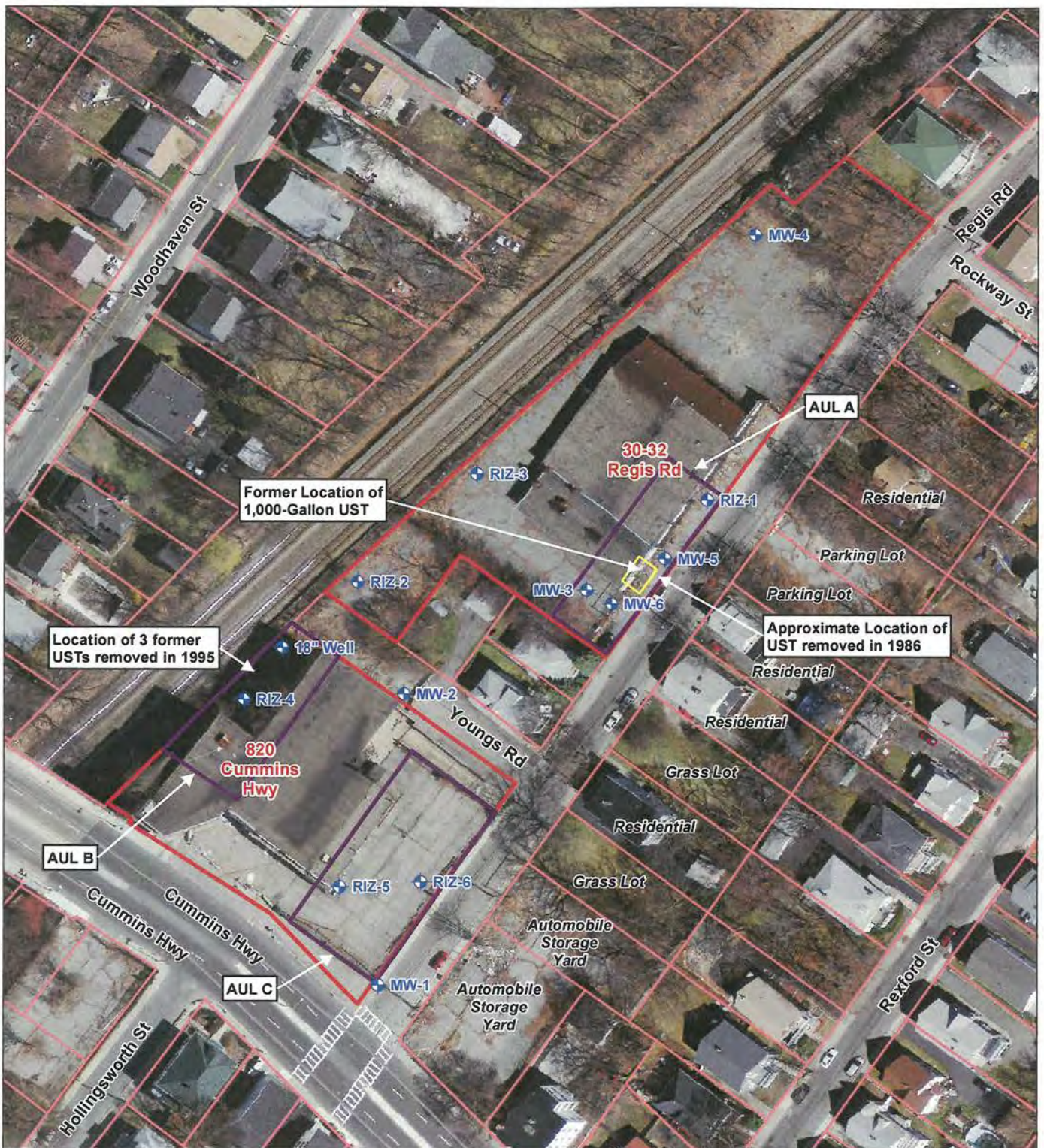
FAX: (617) 868-1423

[www.mcphailgeo.com](http://www.mcphailgeo.com)

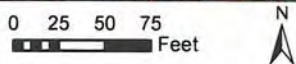
### Geotechnical

- Using boring information obtained from above scope of work, prepare a Foundation Engineering Report.
- Provide design assistance including review of structural drawings and preparation of Earthwork specifications for inclusion in contract documents.

Preliminary estimated budget for the above scope of work is \$10,000.



- Approximate Site Boundary
- Area of RAM Excavation
- + Existing Monitoring Well
- Parcel Boundary
- Approximate AUL Boundaries



**TRC** Wannalancit Mills  
650 Suffolk Street  
Lowell, MA 01854  
978-970-5600

**SITE PLAN**  
**FORMER COTE FORD SITE**  
**820 CUMMINS HIGHWAY**  
**AND 30-32 REGIS ROAD**  
**MATTAPAN, MA**

FIGURE 2      JANUARY 2013

Orthophotography: MassGIS/USGS, 2009



## Cote Ford

### Table 2 - Estimated Transportation and Disposal Costs

	Building Area (sf)	Volume Est. (ft)	Cut for	Vol. (cy)	Vol. (tons)	Unit Price (\$/ton)	Cost
Building A	9,000	2		667	1,067	\$55	\$58,667
Building B	32,500			250	400	\$55	\$22,000
Site C **Building 1 Total Building 5,600 sf	2,680	2		199	318	\$55	\$17,470
Site C **Building 2 Total Building 4,100 sf	2,530	2		187	300	\$55	\$16,492
Site C Building 3	3,600	2		267	427	\$55	\$23,467
Site C Building 4	2,900	2		215	344	\$55	\$18,904
		subtotal		1,784	2,855	\$55	\$156,999
Complete excavation of AUL Area A (Site C)	12,307	6		2,735	4,376	\$60	\$262,549
Excavation of portion of AUL Area B (outside north side of Building B) to square off new building at north corner	1,420	6		316	505	\$60	\$30,293
General Site Grading - Sites B and C	41,783	1		1,548	2,476	\$55	\$136,182
General Site Grading - Site A	7,354	1		272	436	\$55	\$23,969
Use excavated non-AUL urban fill to backfill AUL Area A				(2,735)	(4,376)	\$55	(240,670)
<b>** Portions of area outside limits of AUL Area A</b>				<b>5,704</b>	<b>9,126</b>		<b>\$526,320</b>

#### Assumptions:

- There would be no basements in Site A and Site C buildings
- The basement beneath the existing building at Site B extends beneath the entire building/pad area to the retaining wall at Regis Rd.
- Existing slab at Site B will remain in-place with new perimeter and column foundations constructed
- Complete excavation and removal of soil at AUL Area A at Site C
- Use non-AUL soil (urban fill) to backfill AUL Area A excavation
- Building 5 at Site C has been excluded from this analysis



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9. *Exhibit H: Construction Pricing - NEI*



## Cote Ford Site

Mattapan, MA

September 29, 2014

Rev 1

Total SF Commercial:	2,900	13,500	4,000	<b>TOTAL BUDGET</b>
Total SF Residential:	25,500	108,500	38,495	
Total SF:	28,400	122,000	42,495	
Total Units:	20	88	29	

Section	Description	Building A	Building B	Building C	
Division 2	Selective Demolition	\$ 35,581	\$ 125,540	\$ 49,628	\$ 210,749
	Hazardous Materials	\$ -	\$ -	\$ -	\$ -
	Sitework	\$ 321,477	\$ 1,436,734	\$ 391,803	\$ 2,150,014
	Fencing	\$ 62,423	\$ 278,977	\$ 87,067	\$ 428,467
	Landscaping	\$ 124,845	\$ 354,301	\$ 174,135	\$ 653,281
Division 3	Concrete	\$ 196,632	\$ 1,297,245	\$ 261,202	\$ 1,755,078
Division 4	Masonry	\$ -	\$ 320,824	\$ -	\$ 320,824
Division 5	Structural Steel	\$ -	\$ 948,523	\$ 114,929	\$ 1,063,452
Division 5	Miscellaneous Metals	\$ 142,324	\$ 557,955	\$ 195,031	\$ 895,309
Division 6	Rough Carpentry	\$ 593,016	\$ 2,552,643	\$ 870,673	\$ 4,016,332
	Finish Carpentry	\$ 187,268	\$ 795,086	\$ 261,202	\$ 1,243,556
Division 7	Waterproofing	\$ 46,817	\$ 237,131	\$ 65,300	\$ 349,248
	Insulation	\$ 224,722	\$ 892,728	\$ 261,202	\$ 1,378,651
	Exterior Siding & Trim	\$ 355,809	\$ 1,534,376	\$ 503,249	\$ 2,393,434
	EPDM Roofing	\$ 159,178	\$ 627,699	\$ 274,262	\$ 1,061,139
	Fireproofing		\$ 69,744		\$ 69,744
	Caulking	\$ 31,211	\$ 125,540	\$ 43,534	\$ 200,285
Division 8	Doors/Frames/Hardware	\$ 149,814	\$ 683,495	\$ 217,668	\$ 1,050,977
	Windows	\$ 124,845	\$ 516,108	\$ 174,135	\$ 815,088
	Glass & Glazing	\$ 62,423	\$ 320,824	\$ 87,067	\$ 470,314
Division 9	Gypsum Board Systems	\$ 321,477	\$ 1,366,989	\$ 457,103	\$ 2,145,570
	Flooring	\$ 249,691	\$ 990,370	\$ 348,269	\$ 1,588,330
	Painting	\$ 90,513	\$ 376,619	\$ 148,014	\$ 615,147
Division 10	Signage	\$ 16,230	\$ 69,744	\$ 21,767	\$ 107,741
	Fire Extinguishers & Equipment	\$ 38,702	\$ 172,966	\$ 53,982	\$ 265,650
	Postal Specialties	\$ 6,866	\$ 30,688	\$ 9,577	\$ 47,131
	Toilet Accessories	\$ 12,485	\$ 55,795	\$ 17,413	\$ 85,693
Division 11	Appliances	\$ 84,271	\$ 334,773	\$ 113,187	\$ 532,231
	Div 10/11 Equipment for Community Center				\$ -
Division 12	Kitchen Cabinets	\$ 149,814	\$ 627,699	\$ 239,435	\$ 1,016,949
	Window Shades	\$ 24,969	\$ 103,222	\$ 34,827	\$ 163,018
	Elevator	\$ 118,603	\$ 390,568		\$ 509,172
Division 15	Fire Protection	\$ 102,997	\$ 585,853	\$ 152,368	\$ 841,218
	Plumbing	\$ 314,610	\$ 1,339,092	\$ 438,819	\$ 2,092,521
	HVAC	\$ 486,273	\$ 1,910,995	\$ 678,254	\$ 3,075,523
	Electrical	\$ 499,382	\$ 1,813,353	\$ 696,538	\$ 3,009,273
	<b>SUBTOTAL</b>	<b>\$ 5,335,269</b>	<b>\$ 23,844,198</b>	<b>\$ 7,441,643</b>	<b>\$ 36,621,111</b>
	General Conditions	\$ 411,990	\$ 1,841,251	\$ 574,644	\$ 2,827,885
	Overhead	\$ 249,691	\$ 1,115,910	\$ 348,269	\$ 1,713,870
	Profit	\$ 187,268	\$ 836,932	\$ 261,202	\$ 1,285,402
	P&P Bond	NIC	NIC	NIC	NIC
	Insurance	\$ 37,454	\$ 167,386	\$ 52,240	\$ 257,080
	Workers Comp	\$ 20,599	\$ 92,063	\$ 28,732	\$ 141,394
	Permit Fee	NIC	NIC	NIC	NIC
	<b>TOTAL</b>	<b>\$ 6,242,271</b>	<b>\$ 27,897,740</b>	<b>\$ 8,706,731</b>	<b>\$ 42,846,743</b>
	Cost per Unit	\$ 312,114	\$ 317,020	\$ 300,232	\$ 460,718
	Cost per SF	219.80	228.67	204.89	222.12



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*10. Exhibit I: Marketing Plan – For Sale Development*

**Proposal**

*For the marketing and sale of condo units located at:*

**820 Cummins Highway, 30-32 Regis and Two Vacant Parcels located on Cummins Highway and Regis Road in Mattapan (the Cote Ford site)**

1. Summary

To provide resources, education, marketing, advertising and management to promote the sales of homes and businesses for the DND Proposed Project at the former Cote Ford site

- Oversee and manage the entire pre-marketing, pre-sale to purchase and sale process of residential and commercial units of the Project
- Provide advertising and marketing expertise to promote the sale of affordable and mixed-income housing
- Advise from a marketing perspective and promote the preservation of historic architecture of the Project
- Advise from a marketing perspective and promote the open spaces and community gardens incorporated into the common elements of the Project
- Provide education for first-time home buyers
- Support programs and solicit economic development of small businesses suitable for the Project

2. Scope of Work

The purpose of this proposal is to:

- Outline the full complement of real estate service required to implement and manage the successful launch and sale of residential and commercial units of the Project.
- Manage the qualification process for the sales of mixed-income housing, commercial sales and leases of clean businesses

- 
- Provide on-going property management for the mixed-income housing, clean commercial businesses and potentially, the educational use facilities planned for this Project.

### 3. Overview

- a. To work closely with the City of Boston and the Residents of Mattapan to promote and manage the sale of mixed-income housing units and clean businesses including educational use facilities
- b. To launch the implementation of a comprehensive advertising and marketing campaign extending from inception to pre-sale, purchase and sale to post-sale and continued promotion to the Project's successes
- c. To implement the qualification process for the sale and purchase of residential units to mixed-income home buyers and commercial businesses
- d. To work closely with the City of Boston and DND to provide the required reporting with respect to qualification of mixed-income home buyers and clean businesses that support local economic development
- e. To provide cost-effective, timely and superior on-going property management services to preserve and maintain the residential units and businesses
- f. To provide training and education to first-time home buyers
- g. To provide on-going support for the community, including a community website, electronic bulletin board and assistance with future re-sale and leasing of residential units and commercial businesses

### 4. Project Services Offered

- a. From Inception to Pre-Launch
  - Consulting from a marketing and sales perspective the unit amenities and finishes offered, common elements
  - Competitive Market Analysis and Broker Price Opinion for units offered
  - Pricing schedule based on unit placement, unit amenities, percentage of ownership

- 
- Conceptualization, design and print of all marketing and sales collateral including:
    1. 2-sided 8 1/2X11 full color fliers, jumbo color postcards, 11X17 4-sided color folded brochures, door knob hangers, promotional items, 8 1/2X11 price schedules, floor plans, model renderings, signage, Mattapan community information, lead paint certification information, LEED compliance information, City of Boston Redevelopment and DND Project information as deemed appropriate
    2. Professional photography and model renderings
    3. Securing domain names and launching web sites with virtual tours, YouTube video blog (in collaboration with RCC/BNN) with links to other DND projects (Brighton Mills)
    4. Video interviews of architects, community leaders, residents and contractors
    5. Preparation and implementation of MLS posting and feed to hundreds of third party real estate search engines including: Realtor.com, REMAX International.com, Boston.com, Zillow.com, Trulia.com, LinkBoston.com
    6. Ads for print media and local television
    7. Direct mail to targeted local residents
    8. Community outreach promotional printing
    9. Event planning and media promotion
    10. Promotional specialties and give-away items of value

b. Pre-sale to Sale

1. Roll out of phased sales of residential and commercial units
2. Ground breaking event(s)
3. Professional staging of model units
4. Hosting open houses with frequency
5. Scheduling group and private showings
6. Weekly reporting of sales activity and sales progress reports



- 
7. Perpetual quality improvement process based on constant feedback from target audience and constituents
  8. Engagement and collaboration with local lenders to promote and streamline pre-qualification process for mix-income housing and commercial units
  9. Processing and organizing applications for DND
  10. Preparing and executing offers to purchase agreements
  11. Assisting with scheduling and attending home inspections, appraisals, smoke and carbon monoxide inspections
  12. Following up with developer and subcontractors on punch list items
  13. Coordinating with attorneys, lenders, City of Boston and DND representatives to facilitate a successful closing.
  14. Attending closings and assisting with the move in process

c. Post-sale

- Property management services
  1. RE/MAX Destiny Property Management
  2. Condo Association fee \$40.00 per unit.

Function: Collect Condo dues and over see the budget and manage the books along with other important paperwork to run the Condo association

d. Agents & Staff

57 Full time agents

5 full time staff and 3 part time staff

e. Budget

- Approximate admin 200 hours at a cost of \$40.00 an hour.

- 
- Cost Vs. Value
    1. Price per-sq. ft. for the commercial space is approximately \$30.00 to \$40.00 per-sqft for the ground level office space. The office space not on the ground price is approximately \$25.00 to \$32.00 per-sq. ft.
    2. Market rent for unit are from \$1100.00 for a 1 bedroom up to \$2000.00 for a 3 bedroom unit
    3. 2 bedroom condo price per unit for the townhomes will be around \$190,500 to \$274,900 (Depending on the finishes)
    4. 3 bedroom Condo price per unit for a townhome will be around \$218,700 to \$313,600. (Depending on the finishes)
  - Reporting
  - Warranties
- f. Feedback and Continuous Improvement Process

#### Company Bio

RE/MAX Destiny is an independently-owned full service real estate company and a member of the world's largest real estate network with the most recognized brand - RE/MAX (Real Estate Maximums in case you were wondering). RE/MAX is now in over 80 countries creating a powerful presence and a communications platform second to none.

The company started in 1999 to serve home buyers and sellers in Cambridge, Somerville, Boston & Boston Proper and places beyond. Since then, the company headquartered in Cambridge Massachusetts has grown from its original base of residential real estate services to include: luxury marketing, apartment rentals, property management, and commercial sales, leasing and consulting.

RE/MAX Destiny is agent-focused and in the business of building careers. We provide support services, tools and training for real estate professionals to excel. The company also features a Design and Marketing Division that produces and supports custom websites, blogs, e-marketing, and social media support and strategies to ensure outstanding and effective results.



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*11. Exhibit J: Development Team Resumes*

**Cote Ford  
Project Directory  
Updated: September 26, 2014**

**Development Team**

*Owner:*

Codman Square Neighborhood Development Corporation  
587 Washington Street  
Dorchester, MA 02124

Muammar Hermanstynne, Project Manager  
617-825-4224 x145  
Mobile: 617-285-5109  
[muammar@csndc.com](mailto:muammar@csndc.com)

Mark Dinaburg, Director of Real Estate Development  
617-825-4224 x145  
[mark@csndc.com](mailto:mark@csndc.com)

*Architect:*

Prellwitz Chilinski Associates  
221 Hampshire St,  
Cambridge, MA 02139

Mark Eclipse (Project Architect)  
617-547-8120  
[meclipse@prellchil.com](mailto:meclipse@prellchil.com)

David Chilinski (Senior Architect)  
617-547-8120  
[dchilinski@prellchil.com](mailto:dchilinski@prellchil.com)

*Structural Engineer (PCA sub):*

*MEP Engineer / Fire Protection Engineer (PCAsub):*

*Development Consultant:*

Henry Joseph & Associates  
103 Terrace Street  
Roxbury, MA 02120  
Henry Joseph  
(617) 782-4520  
[henry@hjoseph.biz](mailto:henry@hjoseph.biz)

*Relocation Consultant:*

TBD

*Green Consultant:*

New Ecology, Inc.  
15 Court Square, Suite 420

Edward F. Connelly/Lauren Baumann (Principals)  
617-557-1700

Luke McKneally AIA, LEED AP (Project Consultant)  
617-557-1700 x25

*Clerk of the Works:*

TBD

*Permitting Consultant:*

Geoff Starsiak, Senior Planner  
Epsilon Associates, Inc.  
3 Clock Tower Place, Suite 250  
Maynard, Massachusetts 01754  
Direct: 978.461.6276  
Epsilon: 978.897.7100  
[gstarsiak@epsilonassociates.com](mailto:gstarsiak@epsilonassociates.com)

*Legal:*

Goulston&Storrs  
400 Atlantic Avenue  
Boston, Massachusetts 02110

Amy Moody McGrath (Supervising Attorney)  
617-574-4198

[AMcGrath@GOULSTONSTORRS.com](mailto:AMcGrath@GOULSTONSTORRS.com)

*Title Agent:*

TBD

*Management:*

Winn Residential  
484 Tremont Street  
Boston, MA 02116

Brian Kean, Vice President  
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Jim Giusti  
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*Surveyor:*  
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Norwood, MA 02062  
Scott Cameron  
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[scameron@recameron.com](mailto:scameron@recameron.com)

*Civil Engineer:*  
Nitsch Engineering  
2 Center Plaza, Suite 430,  
Boston, MA 02108

*Geotechnical/Environmental Engineer:*

Joseph G. Lombardo, Jr., L.S.P.  
McPhail Associates, LLC  
2269 Massachusetts Avenue  
Cambridge, MA 02140

*Realtor/Home Sales:*

Melvin A. Vieira, Jr.  
Real Estate Consultant  
RE/MAX Destiny  
363 Centre Street  
Jamaica Plain, MA 02130  
Direct: 617-283-6003  
Fax: 617-690-4285

## Developer Profile

The Codman Square Neighborhood Development Corporation (CSNDC) is a neighborhood-based community development corporation founded in 1981. It has an experienced, capable, and multi-racial staff and board staff that has taken a leadership role in the Codman Square area of Dorchester, MA. Since its founding the NDC has worked in partnership with residents and neighborhood institutions to rebuild a community that had been nearly devastated by recurring cycles of speculation, arson, divestment, and abandonment.

The impetus for the CSNDC's' founding was a rash of arson fires in the 1970's that ravaged the community's commercial district and housing stock -- opening floodgates of increased crime and deterioration that would further erode the neighborhood over time. During this time arson fires led to the demolition of more than 20 commercial and 100 residential buildings. Disinvestments, tax delinquency, and housing abandonment were widespread. Living conditions for the large number of poor residents were rapidly falling below basic levels of safety and decency. CSNDC has been instrumental in the rebuilding of the neighborhood's physical infrastructure, supporting local community groups and redeveloping a blighted landmark commercial building in the central business district (the Lithgow Building / 22,000sf). At the same time, the NDC has built a portfolio of 873 units of rental housing and *simultaneously* helping 550 families retain their homes from foreclosure.

In August of 1993 the agency changed its name from the Codman Square *Housing* Development Corporation to the Codman Square *Neighborhood* Development Corporation (CSNDC) to better reflect its mission. This change was made in recognition that community development goes beyond "bricks and mortar" and includes development of human and economic capital. Along with that change the NDC expanded its service area from proximity to Codman Square to include the "four corners" area and westward to Columbia Road where there had been no community development organization presence

## Development Department Mission

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The primary mission of the Real Estate Development Department at CSNDC is to enhance the quality of life for all of the residents of the greater Codman Square and South Dorchester and to foster the stabilization of the community through the rehabilitation and construction of housing, open space and commercial real estate development, and the provision of supportive residents' services for renters and homeowners.

## Vision

1. We have strong community leaders. Strong community leaders strive to realize full potential, see the broad picture, are vested in outcomes, and have a strong sense of enlightened self-interest that is tied up in the well-being of the community as a whole, not just themselves.
2. The community shapes what development needs are and what projects we do.
3. We create neighborhood revitalization, one house at a time, and through volume to accomplish greater transformation.
4. Success in changing environment leads to more resident involvement and participation in their neighborhood and in social change at the local, state and national levels.

5. Residents are empowered to accomplish physical change as development shares information openly. We build resident capacity to make good decisions and responses and provide valuable input to CSNDC.
6. Development projects strive to address the holistic needs of residents.
7. Development projects and programs identify and draw on skills in the neighborhood, for example through local and minority vendor involvement and building the economic capacity of the neighborhood by developing local and minority vendor capacity. We reinvest in the community and leverage resources through our development projects and programs.
8. Every person has an affordable, quality place to call home.

Mark Dinaburg is CSNDC's Director of Real Estate Development, and plays a supervisory role in all phases of development of the project. Muammar Hermanstyne will be the Project Manager for Cote Ford and will be responsible for day to day management of the project. Both Mark and Muammar have extensive experience in all phases of real estate development including feasibility and acquisition, public relations, permitting, financing, construction management, marketing. Resumes of our development staff are available upon request by DND staff. Prior agency development experience is available upon request.



CSNDC: Cote Ford  
Application to Department of Neighborhood Development  
September 29, 2014

### CSNDC References at Lending Institutions

**Team Member:** Owner / Developer  
**Name:** Codman Square Neighborhood Development Corporation

All of the contacts below can attest to CSNDC being a fiscally responsible and effective developer

<i>Project</i>	<i>Contact Name</i>	<i>Organization &amp; Address</i>	<i>Phone #</i>	<i>Fax #</i>
Latin Academy	Tim Lanzillo	Mass Housing One Beacon Street, 26th floor Boston, MA 02108	(617) 854-1385	
Franklin Field South II And Levedo	Elizabeth Gruber	Bank of America 1 Federal Street Boston, MA 02110	(617) 346-1060	(617) 959-4270
Talbot Bernard Homes	Martha Garcia	Boston Private Ten Post Office Square Boston, MA 02109	(617) 912-4208	(617) 912-4556
Erie Ellington	Bob Van Meter	LISC 95 Berkeley Street, Suite 202 Boston, MA 02116	(617) 338-0411	(617) 338-2209
124 Glenway	Kathryn McHugh	Boston Community Capital 56 Warren Street Boston, MA 02119	(617) 427-3608	(617) 427-9300

**Mark Dinaburg**  
**124 Staniford Street**  
**Auburndale MA 02466**  
**(617) 480 3066**

**dinaburg.weinberg@comcast.net**

**Areas of Specialisation**

Planning, development, financing, construction, and marketing of affordable housing. Strong background in many phases of this work, from initial concept and project evaluation, to structuring development proposals, financial architecture, community process, client outreach, value engineering, and construction management.

**Related experience**

***A. Domestic***

**Director of Real Estate Development**, Codman Square NDC, Dorchester MA, Feb. 2005 – present.

- Oversight of all phases of real estate development for the NDC.
- Brought three major projects from acquisition to funding commitments: total of 64 units, 5,000 GSF of commercial space.
- Supervision of professional staff of five.

**Senior Project Manager**, Madison Park Development Corporation, Roxbury MA, 2001 – Jan., 2005

- Project Manager for \$11.7 million Ruggles Shawmut Housing, a 40-unit LIHTC preservation and substantial rehab project.
- Initiator and project manager of Dudley Gateway mixed-use project (\$47.42 million budget, 29,000 SF retail; 115 mixed-income housing units), and 46-unit Madison Park Village 6, (\$12.6 million TDC, mixed condo and rental).
- Primary corporate resource for construction management and contracting.

**Manager and Owner**, Human Scale Builders, (residential and commercial construction company), Newton MA, 1999-2001

- Directed all phases of operation: project development, design, approvals, contracting, construction, marketing.

**Chief Project Manager/Estimator**, Tara Construction, Boston MA, 1998 - 1999

- In first year, brought in projects doubling Tara's previous year's gross.
- Key responsibilities: marketing; contract negotiation; estimating; construction management.

**Director of Home Ownership Services, Senior Project Manager**, Urban Edge Housing Corporation, Boston MA, 1996 - 1998

- Manager of home-ownership programs: 1-4 family house program (purchase, rehab and sale); new construction for sale; home rehab lending. Managed staff of three.

- Project manager for \$1 million multi-family rehab; multi-family acquisition; asset management and capital improvement program.
- Primary construction manager for Urban Edge projects.

**Acting Director of Housing Development**, Boston Aging Concerns, Boston MA, 1995-

96

- Jump-started 26-unit GrandFamilies House project: 5 months from initial site selection to approved State/Federal applications.
- Organized and managed community processes.
- Carried out all phases of housing development: strategic planning; project definition; site selection; selection and management of architects, contractors, auxiliary professionals; public process; funding applications.

**Manager and Owner**, Human Scale Builders, (residential development and construction company), San Diego CA, 1977-1990

- Built company from initial start-up to over \$1 million gross annual income.
- Hired, trained, and supervised workforce of 9-15 employees.
- Directed all phases of operation: project development, financing, design, approvals, contracting, construction, marketing, sales.

**B. International**

**Project Architect, Social Services Delivery Project**, Jalal-Abad, Kyrgyzstan, Development Alternatives Inc., Bethesda MD, 1997-98

- Primary evaluator (of design, social value, financial feasibility, institutional capacity) of school and hospital projects proposed for funding by Asian Development Bank loan.

**Consultant on Construction Industry Restructuring**, Barnaul Russia, Carana Corporation, Arlington VA, 1997

- Lead consultant on restructuring of largest construction company (850 employees) in city of 1 million.

**Project manager, Central Asia Land Privatisation Project, Kazakhstan and Kyrgyzstan**, International City Managers Association (ICMA), Washington DC, 1994-95

- Principal advisor on organization of land auctions, Kazakhstan and Kyrgyzstan.

**Director of Projects, Former Soviet Union**, Co-operative Housing Foundation (CHF), Silver Springs MD, 1993-94

- Principal author, project manager, USAID funded home and building rehabilitation loan fund project, Novosibirsk, and World Bank/USAID sponsored demonstration new co-op housing project, Barnaul and Nizhni Novgorod.

**Resident Advisor for Land Privatisation, Odessa Ukraine**, Planning and Development Collaborative (PADCO), Washington DC, 1994

- Principal advisor for organization of all phases of demonstration land auction: site selection, appraisal, media, legal regime, sales.

**Housing Specialist, Central Asia Housing Reform Project**, International City Managers Association, Washington DC, 1993

- Specialist in construction industry, land use planning and development, co-operative and condominium housing.

**Co-ordinator, MIT St. Petersburg (Russia) Project**, MIT, Cambridge MA, 1991-93

- Initiated Russian-American collaboration for St. Petersburg Master Plan Competition, St. Petersburg port planning proposal.

**Urban Development Specialist, SIGUS/MIT Poland Project**, MIT, Cambridge MA, 1990-92

- Authored housing co-operative development proposal, co-authored urban management report.

### ***Professional Education***

**Massachusetts Institute of Technology, Master of City Planning, 1992**

Special studies in:

- Land use planning
- Housing economics
- Public/private partnerships
- Design and management of community process

### ***Liberal Education***

Master of Arts in Philosophy, University of Florida, 1974

Graduate study in Philosophy, Oxford University, England, 1971-72

Bachelor of Arts (Honors) in Philosophy, University of California, Berkeley, 1968

### ***Previous Experience***

- University Instructor in Philosophy, 1972-77
- Elementary school Principal and teacher, 1968-71
- Voter registration project team leader, South Carolina, 1965-66

### ***Licenses***

Massachusetts Construction Supervisor

California General Contractor

References available upon request

## MUAMMAR HERMANSTYNE

14 Hallam Street, #3 • Dorchester, MA 02125  
(347) 414-4492 • Mhermanstyne@gmail.com

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**OBJECTIVE:** To obtain a challenging position with responsibilities including but not limited to problem solving, planning, organizing, and managing budgets which will utilize my business and project management skills.

### EXPERIENCE

#### DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT

Boston, MA

##### *Neighborhood Stabilization Program (NSP) Specialist*

January 2011- Present

- Work as a direct interface and coordinator between homebuyers, banks, real estate brokers and construction professionals specifically as it pertains to foreclosures, REOs and short-sales.
- Responsible for the underwriting of \$1.5MM of city issued federal funding for subordinate financing of property rehabilitation and mortgage write-down assistance for low to middle income buyers
- Leverage \$3-4MM in bank funding for potential homebuyers to utilize city funding.
- Provide technical assistance to owners, banks and realtors.

#### NATIONAL INVESTMENTS LTD.

Cranston, RI

##### *Property Management Consultant*

May 2010 - December 2010

- Led a team managing over 500 units of family and elderly subsidized housing.
- Determined how to increase property cash flows by reviewing property expenses.
- Participated in presentations outlining property returns.
- Responded to due diligence and HUD compliance requests.
- Interacted closely with institutional investors, asset management, acquisitions, accounting and tax departments to fulfill investor requests as needed.
- Developed familiarity with the YARDI and other proprietary property management programs.

#### THE COMMUNITY BUILDERS INC.

Boston, MA

##### *Project Manager*

November 2007-May 2009

- Coordinated and managed all aspects of the real estate components for new business development opportunities and existing development projects.
- Conducted studies of budgetary needs to determine the need for the redistribution of manpower and for cost savings.
- Designed and implemented various analytical tools to identify wasteful business practices and procedures as it pertains to project resources pertaining to operating, development and construction budgets.
- Responsible for the quality, timeliness, feasibility and profitability of the projects.
- Oversaw the performance of all due diligence activities including RFQ/RFP submissions, various Federal and State funding applications such as Low Income Housing Tax Credits (LIHTC), HUD 202, financial and regulatory analysis, vendor procurements, construction, post-closing and any other measures necessary to identify potential costs and risks associated with new business and development opportunities.
- Managed and coordinated public-private partnership dynamics with federal, state and local officials.
- Supervised multi-disciplinary consulting teams by providing direction, establishing goals and projecting outcomes.

#### CORCORAN JENNISON COMPANIES INC.

Boston, MA

##### *Assistant Project Director*

January 2006- November 2007

- Built and maintained detailed financial models of development projects.
- Organized the property management division of the company in regards to lease up of the properties in order to meet requirements of funding agreements.
- Coordinated and managed all of the components necessary for the development of Peninsula Housing; a two-phase, 336-unit complex with a total development cost of \$90MM.
- Assisted in the development of the Crosstown office building; 210,000 SF office, retail and garage complex with a total development cost of \$79MM. Key issues worked on include public source financing for the projects and coordinating issues pertaining to this financing with city and state officials.
- Worked on all aspects of financing and deal structure for projects inclusive of review and due diligence of projects with investors, acting in a representative capacity for owners for all financing sources and as an intermediary to coordinate key deal points between owners and investors. Provided reports on a monthly basis as it pertains to the developments managed.
- Organized all pre- and post-construction activities inclusive of obtaining all relevant permits and approvals for new developments.

#### HUNTS POINT ECONOMIC DEVELOPMENT CORPORATION

Bronx, NY

##### *Director of Economic Development Programs*

June 2005 - December 2005

- Acted as a direct conduit between business owners to the City of New York's Small Business Services in regards to the resolution of certification issues and business incentives.
- Conducted annual compliance reviews and update to the State of New York's Empire State Development Corporation of companies to ensure zone compliance and ensure Empire Zone Retention Certificates are issued to businesses are maintained as members of the Zone.

- Ensure maximum score for compliance review was achieved such that state and city fiscal allocations to zone are maintained or increased over the useful life of the zone.
- Enabled companies to utilize enhanced benefits (inclusive of sales tax, real property tax, and tax reduction credit) associated with becoming a Qualified Empire Zone Enterprise (QEZE) businesses including zone certification and conducting additional analysis based on the business' employment history and operations.

**Manager of Commercial Revitalization**

January 2005 - June 2005

- Worked on the development and implementation of the Southern Boulevard Business Improvement District.
- Assessed area and properties most suitable for commercial use and development in the local business improvement district.
- Aided in the technical coordination of aspects of the development of capital and streetscape improvements as implemented through the New York City Economic Development Corporation for the industrial and commercial zones.
- Performed site examination, economic and financial feasibility analysis of development properties.
- Provided analysis to determine efficient and effective provision of district core supplemental service needs of the district which were used to determine overall budget size to be required by the district.
- Initiated the formation of a steering committee comprised of property owners and commercial tenants who are dedicated to aiding in the formation and organization of the business improvement district.

**WEST BRIGHTON LOCAL DEVELOPMENT CORP.**

New York, NY

**Consultant, NYU Project in Economic Development**

September 2004 - May 2005

- Served on a team of NYU graduate candidates to produce a plan to develop the waterfront of the North Shore of Staten Island.
- Assessed area/properties most suitable for redevelopment.
- Performed physical site examination, assessed values of properties examined.
- Executed economic and demographic analysis in order to determine best uses for properties.
- Provided supplementary recommendations and development plan for West Brighton community.

**ENERGY INTELLIGENCE GROUP**

New York, NY

**Production Editor**

September 2001 - May 2004

- Produced print and electronic publications on a daily basis.
- Coordinated editing efforts between NY, DC and London offices.
- Organized and filed publications for reference purposes.

**WINICK REALTY GROUP**

New York, NY

**Project Coordinator**

June 1998-September 2001

- Coordinated research workflow for presentations about properties to be developed.
- Developed company web content for property searches.
- Produced demographics and maps of sites for property evaluation.
- Coordinated property marketing plans.

**COMPUTER SKILLS**

MS Office Tools (Excel, Word, Access, PowerPoint, Publisher), MS Project, Quark Xpress, Adobe Acrobat suite including Adobe Illustrator and Adobe Photoshop, ArcView GIS, Dreamweaver, SPSS, HTML (literate), and HTML Editors.

**EDUCATION**

**UNIVERSITY OF PENNSYLVANIA**

Philadelphia, PA

**Penn Design, Center for Urban Redevelopment Excellence**

Post-Graduate Fellowship

2006-2008

**Specialization:** Large-Scale Urban Real Estate Development

**NEW YORK UNIVERSITY**

New York, NY

**Robert F. Wagner Graduate School of Public Service**

Master of Urban Planning

May 2004

**Specialization:** Housing and Economic Development.

**LONG ISLAND UNIVERSITY**

Brooklyn, NY

Bachelor of Arts: Journalism/Political Science

May 1998

**NON-PROFIT BOARDS**

Partners for Youth with Disabilities

2010-present

Foundation for a Green Future

2010-present

# Henry Joseph & Associates

**Housing and Community Development Consultants**

103 Terrace Street  
Roxbury, MA 02120

(617) 782-4520  
hjoseph@gis.net

I have been working as a housing and community development consultant for more than twenty-five years, specializing in supporting the creation and preservation of affordable housing in inner-city neighborhoods in the greater Boston area.

My work has been concentrated in two areas:

- providing project-specific development consulting services to community-based housing development organizations and resident associations, working on projects from initial planning through design and financial packaging to the completion of construction and occupancy; and
- helping to improve the capacity of community-based housing development organizations, other non-profit housing developers, and resident associations by working with them on Board and staff development, long-range planning, and fundraising.

I have extensive knowledge of and experience in all aspects of housing and community development. Over the past twenty-five years, I have put this knowledge and experience to work in the role of consultant to many community development corporations, resident associations, and other non-profit housing organizations in the greater Boston area.

In addition, I have, at various times over the past thirty-five years, served as staff member and Executive Director of a CDC in Cambridge; board member of a housing non-profit in Cambridge; Interim Program Officer for the Boston LISC program, and Director of Lending at the Massachusetts Government Land Bank, now known as MassDevelopment.

I strive to work with clients in a capacity-building role. The goal of this role is to develop the client's capacity for goal-setting and decision-making for, and implementation of, its programs and projects, while at the same time ensuring that the tasks at hand are successfully completed. I consider it a significant accomplishment when a client tells me that their in-house capacity has developed to the point that they no longer need my services.

My efforts to pass my knowledge and experience along to others in the field include an annual six-month training seminar for project managers at community development corporations and other housing non-profits. This seminar just completed its 11<sup>th</sup> year.

## Current and Past Consulting Contracts

### Projects in Predevelopment Phase

**Client:** **South Shore Housing Development Corporation (SSHDC)**  
169 Sumner Street  
Kingston, MA 02364

**Project:** Cranberry Manor/Carpenter's Glen - Refinancing and Capital Improvements

Development Consultant to SSHDC for the refinancing of and capital improvements to two former LIHTC properties in its portfolio, with a total of 56 units. This will be a tax-exempt financing/4% LIHTC project. SSHDC will submit its second application to DHCD for subordinate debt in March, 2014.

**Contact:** Carl Nagy-Koechlin, Executive Director  
(781) 422-4214

**Client:** **Viet-AID**  
42 Charles Street  
Dorchester, MA 02122

**Project:** Upper Washington/Four Corners New Construction

Development Consultant for the development of 35 new units of affordable housing on a mostly city-owned site in the Upper Washington/Four Corners neighborhood of Dorchester, with tax-exempt financing, 4% LIHTCs, city and state subordinate debt, and an FHLB grant. Viet-AID has been awarded \$2 million of city funding and will submit its first application to DHCD in March, 2014.

**Contact:** Aspasia Xypolia, Director of Real Estate  
(617) 822-3717

**Client:** **Caritas Communities**  
150 Wood Street  
Braintree, MA 02184

**Project:** Cortes Street SRO

Development Consultant for the refinancing, reconfiguration, and improvement of an existing 48-unit lodging house owned by Caritas, to provide 41 renovated units. This project will use tax-exempt financing, 4% LIHTCs, Federal historic tax credits, city and state subordinate debt, and an FHLB grant. The City of Boston has awarded \$1,000,000; Caritas will apply to DHCD for the first time in March, 2014.

**Contact:** Mark Winkeller, Executive Director  
(781) 843-1232



**Client:** **Codman Square Neighborhood Development Corporation (CSNDC)**  
587 Washington Street  
Dorchester, MA 02124

**Project:** Whittier-Lyndhurst-Washington (WLW)

Strategy and Financing Consultant for WLW, which combines renovation of a BHA-owned former school, renovation of other existing buildings, and new construction on other sites to provide a total of 44 affordable units. CSNDC will apply to DHCD for the second time in March, 2014.

**Contact:** Mark Dinaburg, Director of Development  
(717) 825-4224

**Client:** **Nuestra Comunidad Development Corporation (Nuestra CDC)**  
56 Warren Street  
Roxbury, MA 02129

**Project:** Bartlett Place - Building B

Bartlett Building B is the first phase of the redevelopment of the former MBTA Bartlett Yard. This mixed-income/mixed-use project will be divided into two components within one building: the "LIHTC Project," with 32 LIHTC-eligible residential units, and the "NMTC Project," with 28 moderate/market residential units, 14,000 square feet of commercial space, and structured off-street parking. Nuestra CDC will apply to DHCD for the second time in March, 2014.

**Contact:** Marcia Thornhill, Director of Real Estate Development  
(617) 989-1207

See below for other contracts with Nuestra CDC.

### **Other Clients and Projects**

**Clients:** **Dorchester Bay Economic Development Corporation (DBEDC)**  
**Quincy Geneva Housing Corporation (QGHC)**  
**United Housing Management (UHM)**

**Project:** Three Bays Redevelopment, Dorchester MA

Development Consultant for the three organizations referenced above, which have undertaken an ambitious collaborative effort to stabilize and improve a section of the Grove Hall neighborhood by combining the refinancing and renovation of a portfolio of 262 units of existing affordable rental housing currently owned by UHM with a comprehensive community organizing plan.

This project will proceed in three phases. The first phase, Quincy Heights, comprises 129 units, with a projected total cost of \$55 million. This project was awarded one of the first five implementation grants in HUD's new Choice Neighborhoods program. The financing closed and construction started at the end of June, 2013, and completion is anticipated by the end of 2014. The other two phases will follow or perhaps overlap with the first phase.

Contact: Jeanne DuBois, Executive Director, DBEDC  
Andy Waxman, Director of Development, DBEDC  
(617) 825-4200  
Christopher Thompson, Executive Director, QGHC  
(617) 442-5711  
Otis Gates, Chief Financial Officer, UHM  
(617) 541-5510

**Client: Housing Assistance Corporation of Cape Cod (HAC)**

Project: Great Cove Community, Mashpee, MA

Assisted HAC with closing the financing of Great Cove Community, 10 units of new affordable housing, which closed and started construction in May, 2013..

**Client: Metro West Collaborative Development, Inc. (MWCD)**  
63 Mount Auburn Street  
Watertown, MA 02473

Project: St. Joseph Hall, Watertown, MA

Development Consultant for the acquisition and moderate rehabilitation of St. Joseph Hall, a building with 25 apartments for elderly individuals and a private, non-profit learning center. MWCD purchased the property at a discounted price from the Dominican Sisters of Peace in 2012. This \$5.5 million project will be completed early in 2014.

Project: 1060 Belmont Street, Watertown, MA

Development Consultant for the acquisition and moderate rehabilitation of 18 existing units in three adjacent buildings. 1060 Belmont Street was originally conceived as a 4% LIHTC project, but was converted to Tax Credit Exchange funding in 2010. Construction was completed and full occupancy achieved at the end of 2010. The Total Development Cost was \$5.7 million.

Contact: Jennifer Van Campen, Executive Director  
Steve Laferriere, Director of Development  
(617) 923-3505

**Client:** Fenway Community Development Corporation (FCDC)  
73 Hemenway Street  
Boston, MA 02115

**Project:** Kilmarnock Street Apartments

Financing Consultant to Fenway CDC for the refinancing and condominium conversion of this 55-unit, mixed-income property initially built by the CDC in 1990 under the SHARP program. FCDC retained ownership of 22 affordable units and maintains them as rental housing for low-income families. FCDC closed on a \$10.69 million bridge loan in Summer, 2006, which was used to refinance existing debt and make needed capital improvements. All condominium sales were completed in 2009.

**Contact:** Lisa Soli, Project Manager  
(617) 267-4637 x14

**Client:** Supportive Living, Inc. (SLI)  
17 Warren Avenue  
Woburn, MA 01801

**Project:** Douglas House, Lexington, MA

Financing Consultant for SLI's adaptive reuse of an existing historic building in Lexington, MA, as a 15-unit residence for brain injury survivors, with supportive services. This project combined HUD Section 811 financing with equity from the syndication of LIHTCs and historic tax credits, with additional funding from DHCD, MassHousing, and FHLB. Completed and occupied in 2008. Total Development Cost was \$6.7 million.

**Project:** Old Farm Rockport, Rockport, MA

SLI's latest project involves the adaptive re-use of an existing historic inn as eight affordable units for brain injury survivors. The project proceeded without public subsidy and will be completed by the end of 2013.

**Contact:** Peter Noonan, Executive Director  
(781) 937-3199

**Client:** Sojourner House, Inc.  
85 Rockland Street  
Roxbury, MA 02119

**Project:** Humphreys Street Rental and Homeownership, Dorchester, MA

Development Consultant for the development by Sojourner House, a non-profit provider of shelter and permanent housing for homeless families, of 18 units of permanent affordable housing on a site near Uphams Corner, in Dorchester. The project was completed and occupied in 2008. Total Development cost was \$6.13 million.

**Contact:** Ms. Anastasia Lopopolo, Executive Director  
(617) 445-0590

**Client:** **Nuestra Comunidad Development Corporation**  
56 Warren Street  
Roxbury, MA 02119

**Projects:** A. Development Planning and Capacity-Building

Regular monthly meetings with the development staff to review the status of all of Nuestra's development activity and to build staff capacity through both information-sharing and training on specific topics.

B. Dartmouth Hotel – Affordable Rental Housing, with a Special Needs Component;  
Ground Floor Retail Space

Development Consultant for restoration of the historic Dartmouth Hotel in Dudley Square and construction of a new building on the adjacent lot. The project included 45 units of rehabilitated housing, 12 of which were for clients of the Department of Mental Health; 20 units of new housing, including 6 artists' lofts; and over 10,000 square feet of ground floor retail space. TDC was over \$20 million; the financing included 17 separate financing sources, including historic and low income housing tax credits. Construction was completed late in 2005; permanent financing closed in May of 2006.

C. Other Projects

Have assisted Nuestra in the past with: La Concha Rehab, Stafford Heights Cooperative; Sargent-Prince Block, Daly House, Sargent Street Homes, Adams Court, and Kasanof Bakery.

**Contact:** David Price, Executive Director  
(617) 427-3599  
Marcia Thornhill, Director of Real Estate Development  
(617) 989-1207

**Client:** **United Residents in Academy Homes II (URIAH)**  
2308 Washington Street  
Roxbury, MA 02119

**Project:** Redevelopment of Academy Homes II

Development Consultant to the residents of Academy Homes II on the demolition of and new construction of 236 units of housing at a HUD-owned project initially developed in the late 1960s. This redevelopment was carried out by MassHousing under the Demonstration Disposition Program, at a cost of well over \$50 million. Construction was completed and ownership transferred to the residents late in 2004.

**Contact:** Ms. Gloria Bowers, former President of URIAH  
(617) 522-1904

**Client: BOTH/NDC Community Initiative, LLC**  
c/o Neighborhood Development Corporation of Jamaica Plain  
31 Germania Street  
Jamaica Plain, MA 02130

Development Consultant to the BOTH/NDC Community Initiative, LLC, a partnership between the Back of the Hill CDC and the Jamaica Plain NDC formed to develop the remaining vacant land in the Back of the Hill Neighborhood.

- Projects:
- A. Community Housing Initiative - Phase 1: 22 units of new construction for homeownership, on several city-owned lots, for families with a range of incomes below 80% of median. Completed and sold in 2001.
  - B. Community Housing Initiative - Phase 2: 34 units of new affordable cooperative housing, on city-owned and privately-owned land on Heath Street. This \$7 million project made use of a wide range of financing, including Low Income Housing Tax Credits. Completed and occupied in early 2004.
  - C. Community Housing Initiative - Phase 3: Phase 3 was 22 units of new housing for homeownership, on six sites. Total Development Cost was \$4.5 million. Completed and sold in mid-2004.

**Note:** I had an extensive role in the Phase 1 project, including two periods as interim project manager. My role decreased with each successive phase, as the sponsors' capacity increased.

Contact: Richard Thal  
Executive Director of JP NDC  
(617) 522-2424 x231

**Client: Neighborhood Development Corporation of Jamaica Plain**  
31 Germania Street  
Jamaica Plain, MA 02130

Projects: A. Rockvale Circle

Development Consultant and, during staff transitions, interim Project Manager for the acquisition and renovation of 5 tax-foreclosed three-family buildings off Washington Street in Jamaica Plain, completed and occupied in the Winter of 2003.

B. Organizational Development Assistance

Provided, over a number of years, training and problem-solving assistance to the staff and planning assistance to the Executive Director of this long-term, successful community development corporation.

Contact: Richard Thal, Executive Director  
(617) 522-2424

**Client: Somerville Community Corporation**  
337 Somerville Avenue  
Somerville, MA 02143

**Project:** 34 Linden Street

Financing and Syndication Consultant for the development of 42 units of new affordable rental housing on a vacant site in East Somerville – the first new affordable rental housing in Somerville in many years. After the award of Low Income Housing Tax Credits, Somerville Community Corporation completed the project without further consultant assistance. The project was completed and occupied in the Winter of 2003.

**Contact:** Daniel LeBlanc, Executive Director  
(617) 776-5931 x227

### **Capacity-Building**

In addition to helping build capacity in the clients listed at are noted above, I have also:

- developed the concept for and conducted an annual six-month “seminar” for CDC project managers, currently completing its 11<sup>th</sup> year, with financial support from LISC;
- conducted a training session in the basics of housing development for staff of the Massachusetts Department of Mental Health;
- conducted a seven-session training program in project management for project managers at CDCs outside Route 495, sponsored and funded by CEDAC; and
- conducted a series of training sessions for the CDCs participating in the Fairmount Collaborative..

## **Other Consulting Contracts**

Henry Joseph & Associates has also provided planning, project-specific, and/or organizational development services to the following agencies and organizations:

Cambridge Housing Authority	Handbook documenting the Authority's property management policies and procedures.
Casa Esperanza Roxbury	Consultant for securing financing and rent subsidies for the Nueva Vida SRO.
Casa Myrna Vasquez Boston	Feasibility analysis.
CDC of Fitchburg	Project planning.
Codman Square NDC Dorchester	Project management.
Dorchester Bay EDC Dorchester	Project management and financing..
Fields Corner CDC Dorchester	Feasibility analysis and initial planning for two projects.
Inquilinos Boricuas en Accion Boston	Consultant on various projects; board training.
Local Initiatives Support Corporation Boston	Interim program officer.
Medford Community Housing	Board training.
NOAH East Boston	Application for project financing.
Oak Hill CDC Worcester	Initial Development Consultant for the Upsala Street School HUD 202 project.
Pine Street Inn Boston	Assistance with financing issues on Leila Doe House and the Algonquin Street and Ziegler Street projects.
Salem Harbor CDC Salem	Board training.



**David Ennis**  
*President*

**Tara Mizrahi**  
*Vice President*

**David Scheltz**  
*Director, NMTC  
Operations*

**Kiersten Abate**  
*Project Manager*

**Alex Ennis**  
*Asst. Project Manager*

# AFFIRMATIVE INVESTMENTS, INC.

SPONSOR CONSULTANT • CDE CONSULTANT • PROPRIETARY CDE • FUND MANAGER

**A**ffirmative Investments, Inc. (AI) was founded 31 years ago on the model of an investment bank bringing capital to projects serving low-income communities. For its first twenty years, AI worked primarily as a technical assistance provider and developer partner to non-profit groups creating affordable housing. During that time, AI brought together deals totaling over \$500 million in debt and equity.

Beginning in 2004, Affirmative expanded into the nascent New Markets Tax Credits (NMTC) program. The NMTC program was authorized by Congress in December 2000 to do for commercial development what the Low Income Housing Tax Credit had successfully done for housing – harness private capital for for the benefit of low-income populations. In Affirmative's first NMTC deal, we helped finance two under-utilized properties owned by Boston Medical Center (BMC), the City's safety-net hospital. Affirmative created a Community Development Entity, applied to the US Treasury Department for NMTCs, and won credits specifically for the project. Affirmative then leveraged its strong relationships in the LIHTC world by bringing Sovereign Bank into their first NMTC equity investment. In the project's final phase, Affirmative helped bring in 6 CDEs and \$140MM of NMTC allocation to create a new Ambulatory Care Center.

This multi-phase project demonstrated to Affirmative that a successful NMTC project requires a creative financial structure that aligns with the priorities of multiple parties – sponsors, CDEs, investors, and lenders – who are subject to complex regulations. Thirty NMTC deals later, Affirmative has

## *Affirmative by the Numbers*

**37** NMTC transactions closed, totalling \$900MM in costs and \$600MM in Qualified Equity Investments.

**6** Upper-Tier Investment Funds Managed by AI Securities, Inc. totalling \$125MM in assets.

**7** Successful NMTC Applications authored, winning \$225MM in credit allocation authority.

**4** Affirmative-Controlled CDEs created, channeling \$128MM in QEIs to projects totalling \$290MM in total development cost.

**9** NMTC deals in the pipeline, with total development costs totalling \$174MM

worked in several roles and represented the interest of all parties – as consultant, CDE, and fund manager. Our commitment to sharing the benefits of the NMTC program among all stakeholders is what has allowed us to be successful in the industry.







David Ennis  
*President*

Tara Mizrahi  
*Vice President*

David Scheltz  
*Director, NMTC  
Operations*

Kiersten Abate  
*Project Manager*

Alex Ennis  
*Asst. Project Manager*



### *Sponsor Consultant*

As consultants to the sponsor organization, we are directly involved in structuring and developing real estate projects using NMTCs. This experience has provided us with valuable insight into the program. Some of the major issues we help work through early in the process are:

- Investor requirements for economic return, indemnities from the CDE and Sponsor, lender forbearance, and deal unwind
- Leverage lender terms, collateral, rights in event of default, sponsor guarantees, and payment/repayment priority
- CDE criteria covering fee structures, flexible terms on CDE investments, reserve requirements, CDFI compliance, and community impact reporting

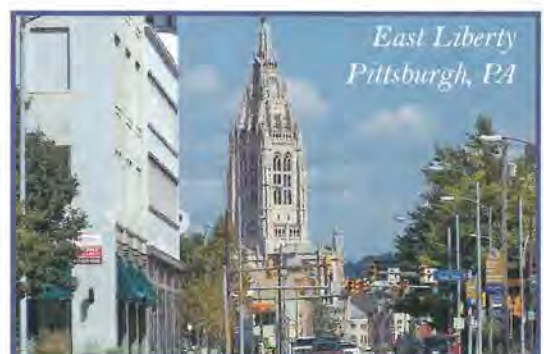
Creating a financial structure to address these issues depends critically on the nature of the sponsor organization and the project. Over our NMTC history, we have worked with a range of non-profit, mission-driven organizations as well as for-profit commercial developers. By understanding the needs of each deal and each organization, we can create a “closing ready” project prior to introducing it to CDEs and NMTC investors. By carefully managing the closing process and the involvement of other third-party professionals, we keep transaction costs low and maximize the value of the NMTCs. We also help the organization understand how using NMTCs will impact its operations, balance sheet, and future borrowing capacity.

### *CDE Consultant*

Affirmative has leveraged its experience with its CDE into assisting other organizations launch and manage their own CDEs. Affirmative’s role as a CDE consultant has covered all CDE-related activities, including:

- Assessing the organization’s suitability for running a CDE
- Defining the CDE’s strategy and objectives
- Writing the NMTC Application
- Identifying and structuring deals
- Engaging investors and lenders
- Bringing the deals to closing

We are currently working in this capacity with Pittsburgh Urban Initiatives, the CDE of the Pittsburgh Urban Redevelopment Authority. After authoring three successful applications for \$90 million, we were brought on as consultants to help with deal origination, structuring, and closing. Affirmative has helped PUI close \$55MM of NMTC allocation since September 2011.





David Ennis  
*President*

Tara Mizrahi  
*Vice President*

David Scheltz  
*Director, NMTC  
Operations*

Kiersten Abate  
*Project Manager*

Alex Ennis  
*Asst. Project Manager*



**Our Proprietary CDE: AI Wainwright LLC**  
In 2008, Affirmative partnered with Wainwright Bank & Trust, a community lender dedicated to corporate responsibility and social justice, to create AI Wainwright LLC. Affirmative authored the NMTC application and won AI Wainwright \$25

million in allocation authority. The founding philosophy of AIW was to bring capital to transportation nodes along the Fairmount/Indigo line in Boston's most distressed neighborhoods. AI Wainwright applied again for credits in 2010 and won \$32 million. With our 2010 credits we have retained our mission while expanding our geographic scope to encompass Massachusetts' Gateway Cities. We deployed credits in Lowell, Holyoke, Lawrence, and Boston. Affirmative is responsible for originating, structuring, closing, and asset management for all deals, and is the sole member of AI Wainwright.



*Hope House  
Boston, MA*



*Riverwalk Mill Complex  
Lawrence, MA*



*"Affirmative Investments is not just someone you hire, but the partner you need to get the job done"*

-Kathy Bazinet

Executive Director, East Bay Community Development Corporation

PCA

PRELLWITZ CHILINSKI ASSOCIATES

QUALIFICATIONS SUBMITTED TO

CODMAN SQUARE  
NEIGHBORHOOD  
DEVELOPMENT CORP.

RE:

COTE FORD SITE  
CUMMINS HIGHWAY/REGIS  
ROAD, MATTAPAN

August 5, 2014

# MARK ECLIPSE, AIA, LEED AP

## PRINCIPAL DESIGNER



### PROFESSIONAL EXPERIENCE

Mark has over 20 years of experience in programming, planning, and design of higher education, residential, and retail projects. He believes that every client has a message to convey and is focused on helping them communicate their stories through design.

Prellwitz Chilinski Associates, Inc., 2005 - Present

Sasaki Associates, 1995 - 2005

Blackney Hayes Architects, 1994 - 1995

William Polk Associates, 1990 - 1993

NBBJ Architects, 1989

### COMMUNITY SERVICE

- Roslindale Arts Alliance

### SELECTED PROJECTS

- Jackson Commons, Roxbury, Massachusetts  
Historic Renovation and New Construction of Mixed Use Residential, Office, and Retail
- Market Street at Lynnfield, Lynnfield, Massachusetts;  
650,000 SF Mixed-Use Retail Development
- Legacy Place, Dedham, Massachusetts;  
500,000 SF Mixed-Use Retail and Office Complex
- 33 Boylston Street, Newton, Massachusetts; Mixed-Use Retail and Offices
- Maud Morgan Arts Center, Cambridge, Massachusetts
- Franklin Highlands 250 Unit Renovations, Boston, Massachusetts
- Worcester State College, Chandler Village 420-bed Apartment Renovations, Worcester, Massachusetts
- North Carolina A&T, New Residence Halls, Greensboro, North Carolina (with Sasaki)
- Iowa State University, New Residence Halls, Ames, Iowa (with Sasaki)
- Amherst College, Residential Master Plan, Amherst, Massachusetts (with Sasaki)
- University of Maryland, Student Union, College Park, Maryland (with Sasaki)
- Stephen F. Austin State University, Student Center, Nacogdoches, Texas (with Sasaki)
- U.S. Military Academy, Physical Development Center, West Point, New York (with Sasaki)
- Chinatown North, Philadelphia, Pennsylvania;  
Multi-Family Housing Development (with Blackney Hayes)

### EDUCATION

University of Pennsylvania Graduate  
School of Fine Arts  
Master of Architecture, 1995

Washington State University  
Bachelor of Architecture, 1990

### REGISTRATION

Massachusetts

LEED Accredited Professional

# DAVID CHILINSKI AIA

## PRINCIPAL PROJECT MANAGER



### EDUCATION

Rensselaer Polytechnic Institute  
Bachelor of Architecture, 1977

### REGISTRATION

David holds a National Council of Architectural Registration Boards Certificate, with registration in: Massachusetts, Colorado, Connecticut, Florida, Georgia, Louisiana, Maine, Maryland, Missouri, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Tennessee, Texas and Virginia.

### AFFILIATIONS

- Boston Society of Architects
- American Institute of Architects
- American Planning Association
- Urban Land Institute
- Society of Environmental Graphic Designers
- Society College & University Planners

### PROFESSIONAL EXPERIENCE

As President and co-founder of PCA in 1982, David has been practicing Architecture, Interiors and Urban Design for over 30 years.

His experience includes master planning, mixed-use urban villages and town centers, the design of commercial and retail developments, housing, educational/academic buildings, and urban redevelopment projects. He has programmed and designed Interior Architecture for a wide range of corporate and institutional clients as well as a number of very successful entrepreneurs.

David is a leading force in realizing PCA's mission of building "places" that enlighten and enrich people's lives. He is a thoughtful protagonist for the "24 hour city", and has brought that passion to urban projects with community involvement. He guides the firm with an infectious entrepreneurial spirit and unwavering commitment to creating vibrant, sustainable community places

### COMMUNITY SERVICE

- Massachusetts College of Art-Corporate Advisory Group
- United Way-Real Estate Committee
- Guest Lecturer-BU School of Management
- Guest Juror-MIT, Harvard GSD, RISD, Roger Williams and BAC
- Harvard Square Business Association-Board
- Agassiz Neighborhood Council-Board
- Trust for City Hall Plaza
- Project Bread
- Art Street, Inc.

### SELECTED PROJECTS

- The Edge / Mount Vernon Company, Boston, Massachusetts
- Yawkey Way Master Plan / Twins Enterprises, Boston, Massachusetts
- Ames Shovel Works Apartments / Beacon Communities
- Jackson Square Master Plan / Jackson Square Partnership / GLC Development
- 105a South Huntington / Longwood Group, Jamaica Plain, Massachusetts
- Eco, Mount Vernon Company, Boston, Massachusetts
- The Parkside on Adams / Peregrine Group, Roslindale, Massachusetts
- MarketStreet / National Development / WS Development, Lynnfield, Mass.
- Legacy Place / WS Development, Dedham, Massachusetts
- Arsenal Project / Boston Properties / Wilder Companies, Watertown, Mass.
- South Station, Boston, Massachusetts
- The Street / WS Development, Chestnut Hill, Massachusetts
- South Station / Boston, Massachusetts

# FIRM PROFILE



Prellwitz Chilinski Associates (PCA Inc.) is a Cambridge-based architectural firm of 46 people who enjoy putting design into action on behalf of our clients. Since 1982, our thoughtful, award-winning design approach has generated projects that bring lasting value to the community. The firm has grown steadily over the past 32 years by specializing in higher education design, retail and commercial design, housing, hospitality and recreation facilities, and urban rehabilitation.

Working collaboratively, we bring an uncommon combination of business insight and creative problem-solving power to each project. Our size, along with our collaborative culture and cutting-edge technology, allows us to commit extensive resources to our projects while retaining the accessibility and focused personal service of a smaller organization.

We are dedicated to servicing our clients and performing our project roles with a sense of urgency, and do so by putting ourselves in our clients shoes, continuously improving our understanding of their business objectives, and approaching each project as strategic partners delivering projects within a critical time schedule.

[www.prellwitzchilinski.com](http://www.prellwitzchilinski.com)

## FIRM INFORMATION

Principal Contact: David Chilinski, AIA, LEED AP – Principal  
617-547-8120 x220 – [dchilinski@prellchil.com](mailto:dchilinski@prellchil.com)

Office Address: Prellwitz Chilinski Associates, 221 Hampshire Street,  
Cambridge, MA 02139

Length of Time in Business: 32 years

Number of employees: 46

# THE EDGE



**Location:**

Allston, Massachusetts

**Program:**

New 76,000 SF apartment building with 79 units, 48 at-grade plus 31 underground parking spots, fitness center, and outdoor amenity space. LEED Platinum for Homes.

**Completed:**

August 2013

**Client:**

The Mount Vernon Company

# JACKSON COMMONS



**Location:**

Roxbury, Massachusetts

**Program:**

Adaptive re-use and gut renovation of existing 100-year old building and 4-story addition to include 37 mixed-income rental apartments, community learning center, and retail/office space.

To be completed Summer 2014

Client:

Urban Edge



# THE PARKSIDE ON ADAMS



**Location:**  
Roslindale, Massachusetts

**Program:**  
Adaptive reuse of historic  
substation for restaurant/retail  
use and development of 43-unit  
residential building.

**Completed**  
2015

**Client:**  
Peregrine Development



**Location:**

Allston, Massachusetts

**Program:**

93,280 SF, 108 unit new building including 58 one-bedroom, and 50- studios, fitness studio, and parking. Seeking LEED Gold Certification.

To be completed 2014

**Client:**

The Mount Vernon Company

# RESIDENCES AT 89 OXBOW



**Location:**

Wayland, Massachusetts

**Program:**

Site planning and design for 16 units of affordable housing in three buildings.

Completed 2008.

**Client:**

Oxbow Associates

# EASTHAMPTON MEADOW



Photos: Bruce T. Martin



**Location:**

Easthampton, Massachusetts

**Program:**

Residential community including 12 attached homes for foster/adoptive families, 48 attached senior housing units, and 48 for-sale homes

Completed 2006.

**Client:**

Beacon Residential Properties  
Treehouse Foundation

# RESIDENTIAL

## IN PROCESS

### ECO

108 rental units  
Allston, Massachusetts  
The Mount Vernon Company

### 105A SOUTH HUNTINGTON

108 rental units  
Boston, Massachusetts  
Longwood Development

### JACKSON COMMONS

Mixed-use addition/renovation including 37 affordable units  
Jamaica Plain, Massachusetts  
Urban Edge

### THE PARKSIDE ON ADAMS

Adaptive reuse of historic substation as restaurant and design of 43 new residential units  
Roslindale, Massachusetts  
Peregrine Development

### 1971 MASSACHUSETTS AVENUE

4-story mixed-use building with 20 residential units and 4,000 SF of commercial space  
Cambridge, Massachusetts  
Urban Spaces

### 900 BEACON STREET

Mixed-use residential and retail  
Boston, Massachusetts  
Michael Yu

### EAST STREET COMMONS

Mixed-use with 200 residential units and over 50,000 SF of restaurant and retail  
North Attleboro, Massachusetts  
Bournes Street Capital Partners

## MULTI-FAMILY

### AMES SHOVEL WORKS

113 units including 30 affordable and 4 workforce housing units and 1.6 acres public open space  
Easton, Massachusetts  
Beacon Communities

### BELMONT SCHOOL COOLIDGE SCHOOL GLENWOOD SCHOOL

Conversions to condominiums  
Malden and Watertown, Massachusetts  
Mitchell Properties

### 2022 COMMONWEALTH AVE

16 rental units  
Boston, Massachusetts  
GLC Development

### COURTHOUSE SQUARE

180 loft condominiums  
Cambridge, Massachusetts  
Beacon Community Partners

### EASTHAMPTON MEADOW

12 attached homes, 48 attached units, and 48 for-sale homes  
Easthampton, Massachusetts  
Beacon Communities  
Treehouse Foundation

### FARMER BROWN'S

35 new home sites  
Kingston, Rhode Island  
Historic Renovation  
Wakefield Mill Properties

### GODDARD CROSSING

24 units  
Worcester, Massachusetts  
Barkan Properties

### INMAN LOFTS

5 townhouses  
Somerville/Cambridge, Massachusetts  
GFC/Boston Investments

### JAMAICAWAY TOWER

Renovation of 30-story tower  
Jamaica Plain, Massachusetts  
Jamaicaway Tower Cooperative

### MANDELA HOUSING PROJECT

273 affordable units  
Boston, Massachusetts  
Beacon Residential Properties

### 1010 MEMORIAL DRIVE

Renovations at 15 story tower  
Cambridge, Massachusetts  
1010 Memorial Dr. Assoc.

### RUMFORD CENTER APARTMENTS

Mixed-use renovation including 85 rental units and 11 for-sale condos  
East Providence, Rhode Island  
Peregrine Development Corp.

### STATION LOFTS

25 rental units  
Brockton, Massachusetts  
Capstone Communities

### STONE HARBOUR

90 condominium units  
Bristol, Rhode Island  
Stonestreet Development

### THE EDGE

79 rental units  
Allston, Massachusetts  
The Mount Vernon Company

### TEEN MOTHER'S HOUSING

16 units  
Yarmouth, Massachusetts  
Yarmouth Housing Authority

### WALKOVER COMMONS

80 rental units  
Brockton, Massachusetts  
Beacon Residential Properties

### WILBER SCHOOL APARTMENTS

75-unit mixed-income  
Sharon, Massachusetts  
Beacon Communities, LLC

## SINGLE FAMILY

### BAUM RESIDENCE

Lexington, Massachusetts

### BENEDICT RESIDENCE

Burrough's Wharf  
Boston, Massachusetts

### HODGMAN RESIDENCE

Brookline, Massachusetts

### KAPLAN AND WEST RESIDENCE

Essex, Massachusetts

**KREMER RESIDENCE**  
Cambridge, Massachusetts

**PHILIP RESIDENCE**  
South Freeport, Maine

**SHAICH RESIDENCE**  
Brookline, Massachusetts

**SMITH RESIDENCE**  
Block Island, Rhode Island

**SOLOMONT RESIDENCE**  
Truro, Massachusetts  
Weston, Massachusetts

**VALLEAU RESIDENCE**  
Truro, Massachusetts

## TOWNHOMES

**32 CUSHING STREET**  
2 townhouses  
Cambridge, Massachusetts  
Turnkey Development

**132 FAYERWEATHER STREET**  
2 units  
Cambridge, Massachusetts  
Turnkey Development

**HIGHLAND AVENUE CONDOMINIUMS**  
9 duplex lofts  
Somerville, Massachusetts

Turnkey Development

**31 HUBBARD AVENUE**  
2 units  
Cambridge, Massachusetts  
Turnkey Development

**255 LAKEVIEW AVENUE**  
2 units  
Cambridge, Massachusetts  
Turnkey Development

**OXFORD STREET**  
5 condominium units  
Cambridge, Massachusetts  
Turnkey Development

**RESIDENCES AT 89 OXBOW**  
16 sustainable, affordable homes  
Wayland, Massachusetts  
Oxbow Associates

**RIVER COURT CONDOMINIUMS**  
8 townhouse condominiums  
Boston, Massachusetts  
The Manitou Company

**SEAPORT VILLAGE**  
5 condominiums  
Harwich, Massachusetts  
Eastward Homes



The Edge  
Boston, MA

# AWARDS

## **MARKETSTREET**

Best in Boston Real Estate Award, Mixed / Special Use Category, 2014  
*Boston Business Journal*

## **THE EDGE**

Green Project of the Year, 2014  
*MultiFamily Executive*

## **LEGAL SEA FOODS, LOGAN INT'L AIRPORT TERMINAL C**

Best Restaurant Design Award, 2014  
*IIDA New England*

Guth Award: Interior Lighting, 2014  
*Illuminating Engineering Society*

## **UNIVERSITY OF CONNECTICUT, MCMAHON DINING HALL**

Best Small Project, 2013  
*Engineering News Record*

Power of Change Award - Most Energy Efficient Top Building, 2013  
*Power of Change Consortium, State of Connecticut*

Excellence in Construction Award, 1st Place - Renovation, 2013  
*Associated Builders & Contractors*

Small Projects Award of Merit, 2013  
*Connecticut Building Congress*

## **NORTHEASTERN UNIVERSITY, CURRY STUDENT DINING CENTER**

Best Renovation - Best Concepts Award 2013  
*Food Management Magazine*

Outstanding Design - Cafeterias/Food-Service, Educational Interiors Showcase, 2013  
*American School & University*

Edwin F. Guth Memorial Award for Interior Lighting, 2013  
*Illuminating Engineering Society*

## **WILBER SCHOOL APARTMENTS**

Paul E. Tsongas Preservation Award, 2012  
*Preservation Massachusetts*

Preservation Award, 2012  
*Massachusetts Historical Commission*

NAA Paragon Award, Specialty Housing - Best Affordable Community, 2012  
*National Apartment Association*

J. Timothy Anderson Award for Excellence in Historic Rehabilitation, 2010  
*National Housing & Rehabilitation Association*

Annual Historic Preservation Award, 2010  
*Sharon Historical Commission*

## **LEGACY PLACE**

Gold Medal: Innovative Design & Development, 2010  
Silver Medal: Sustainability  
*International Council of Shopping Centers*

## **RUMFORD CENTER**

Outstanding Smart Growth Project, 2013  
*Grow Smart Rhode Island*

Project of the Year, 2012  
*Northeastern Economic Development Association*

Historic Preservation Project Award, 2010  
*Rhode Island State Preservation & Heritage Commission*

## **NORTHEASTERN UNIVERSITY, INTERNATIONAL VILLAGE**

Educational Interiors Showcase Outstanding Project, 2010  
*American School and University*

New Project of the Year, 2010  
*Food Management Magazine*

## **164 BRATTLE STREET RESIDENCE**

Historical Preservation Award, 2009  
*Cambridge Historical Commission*

## **CADET RESIDENCE HALL MASSACHUSETTS MARITIME ACADEMY**

Team Award, 2009  
*Building Design & Construction Magazine*

Excellence in Construction Award, Renovation, 2008  
*Association of Building Contractors*

## **DUNKIN' DONUTS PROTOTYPE**

Finalist, Notable, 2007  
*ReBrand100*

Tax Credit Excellence Awards, 2007  
Winner, Special Needs Housing Category  
*Affordable Housing Tax Credit Coalition*

## **DUNSTER & MATHER HALLS, HARVARD UNIVERSITY**

Educational Interiors Showcase Outstanding Project, 2006  
*American School and University*

## **20 SACRAMENTO STREET**

Historical Preservation Award, 2005  
*Cambridge Historical Commission*

## **NORTHEASTERN UNIVERSITY, SPEARE COMMONS**

Educational Interiors Showcase Outstanding Project, 2005  
*American School and University*

International Illumination Design Award Boston Region, 2005  
*Illumination Engineering Society*

## **EASTHAMPTON MEADOW PARAMUS PARK**

Finalist, Notable, 2005  
*ReBrand100*

**UNIVERSITY OF CONNECTICUT,  
MCMAHON DINING HALL**

Best Small Project, 2013  
*Engineering News Record*

Power of Change Award - Most Energy Efficient  
Top Building, 2013  
*Power of Change Consortium, State of Connecticut*

Excellence in Construction Award, 1st Place -  
Renovation, 2013  
*Associated Builders & Contractors*

Small Projects Award of Merit, 2013  
*Connecticut Building Congress*

**NORTHEASTERN UNIVERSITY, CURRY  
STUDENT DINING CENTER**

Best Renovation - Best Concepts Award 2013  
*Food Management Magazine*

Outstanding Design - Cafeterias/Food-Service,  
Educational Interiors Showcase, 2013  
*American School & University*

Edwin F. Guth Memorial Award for Interior  
Lighting, 2013  
*Illuminating Engineering Society*

**WILBUR SCHOOL APARTMENTS**

Paul E. Tsongas Preservation  
Award, 2012  
*Preservation Massachusetts*

Preservation Award, 2012  
*Massachusetts Historical Commission*

NAA Paragon Award, Specialty Housing - Best  
Affordable Community, 2012  
*National Apartment Association*

J. Timothy Anderson Award for Excellence in  
Historic Rehabilitation, 2010  
*National Housing & Rehabilitation Association*

Annual Historic Preservation Award, 2010  
*Sharon Historical Commission*

**LEGACY PLACE**

Gold Medal: Innovative Design &  
Development, 2010  
Silver Medal: Sustainability  
*International Council of Shopping Centers*

**RUMFORD CENTER**

Outstanding Smart Growth Project, 2013  
*Grow Smart Rhode Island*

Project of the Year, 2012  
*Northeastern Economic Development Association*

Historic Preservation Project  
Award, 2010



Wilbur School  
Sharon, MA





*Maverick Landing, East Boston*

Nitsch Engineering is a multi-disciplined engineering and surveying firm offering an integrated suite of services to efficiently serve the needs of our real estate development and infrastructure clients. Our civil and transportation engineers, land surveyors, planners, and GIS specialists work collaboratively to deliver client-focused, creative, cost-effective, and sustainable project solutions. We have earned the confidence of our clients, which is clearly illustrated by the fact that 94% of our work comes from repeat clients.

Since our founding in 1989, our experience in the City of Boston – over 900 projects – has given us an in-depth understanding of the City's needs and requirements, particularly when it comes to permitting with the Boston Redevelopment Authority, Boston Water and Sewer Commission, Boston Conservation Commission, Boston Transportation Department, and the Boston Public Improvement Commission. Nitsch Engineering is the largest women-owned business enterprise (WBE) civil engineering firm in Massachusetts.

### Civil Engineering

Nitsch Engineering's professional engineers coordinate their efforts with architects, landscape architects, and owners to provide comprehensive solutions to site-development issues. Our proactive approach to addressing stormwater management, grading, site utility, and permitting issues allows us to identify and resolve potential problems before they become critical issues.

### Land Surveying

Nitsch Engineering offers a broad range of land surveying services. We are dedicated to evaluating the newest survey technologies to better serve our clients, whether they are the latest in laser total stations, robotic total stations, Geographic Information Systems (GIS), GPS, gyro-theodolites, laser scanning, or aerial photogrammetry. We work with clients to determine the appropriate approach to meet the objectives of their project.

### Transportation Engineering

Nitsch Engineering recognizes that the transportation elements of a project – including vehicle, bicycle, and pedestrian traffic – often set the tone for how a project is balanced in the surrounding environment. We perform traffic impact, site access feasibility, parking, and traffic calming studies; prepare transportation master plans; and provide roadway design, technical assistance, and permitting.

### Sustainable Site Consulting

Using principles of biomimicry, ecohydrology, and ecological restoration, and often incorporating rainwater harvesting, Nitsch Engineering creates unique site solutions that respect natural environmental conditions. Our integrated approach results in sites that more closely reflect natural ecological patterns than traditional engineering techniques, while accomplishing the program goals and objectives.

### Planning

Nitsch Engineering works with our clients to prepare feasibility studies and master plan documents that evaluate alternatives with the goal of providing the "best use" plan for the site and environmentally sound solutions. We identify potential impacts, obtain project approvals, manage the public participation process, complete the appropriate documentation, and follow through with the permitting process.

### Geographic Information Systems (GIS) Services

Nitsch Engineering meets our clients' planning, engineering, and land surveying needs with GIS technology. By overlaying many different site factors, GIS analysis can help simplify the planning process when complex site or land issues are involved.



*Longfellow Bridge, Boston*



*Peabody Square, Boston's first green street pilot project*

September 19, 2014

Mr. Mark Dinaburg,  
Codman Square NDC  
587 Washington St.  
Dorchester, MA 02124

Dear Mark:

As we discussed, I am interested in participating on the Codman Square NDC development team as a trainer for the new condominium owners of CSNDC's proposed condominium projects. The project is very similar to 5 projects that I have supported in the past for Madison Park Development Corporation in Roxbury and NCB Capital Impact's Cornerstone Partnership in San Francisco. These projects involved providing trainings and materials to educate moderate-income homebuyers and homeowners in the process of purchasing an affordable condominium and the care and maintenance of their units and condominium association. The curriculum topics included responsible homeownership, understanding the condominium association, how to work together as condominium owners, and understanding and complying with covenant agreements.

My role on your project will include tailoring curriculum to suit the needs of your developments and training the new owners. Additionally, I can participate in some of your project planning activities to share my experience in marketing affordable homeownership properties and one on one counseling with the buyers. My rate for the 6-hour training will be \$1,200. Additional hours outside of the training will be billed at \$120/hour.

I have attached my qualification and resume for the proposed condominium projects. Please let me know if you need additional information.

Sincerely,

  
Jacqueline Cooper



# Business Profile

## Financial Education Associates

Jacqueline L. Cooper, Principal  
Financial Education Associates  
38 Bailey St  
Dorchester, MA 02124  
[www.money-classes.com](http://www.money-classes.com)  
Tel/Fax: (888) 839-0963  
Email: Jackie@money-classes.com

**FINANCIAL EDUCATION ASSOCIATES**



**Jacqueline Cooper** founded Financial Education Associates (FEA) in November 2001. In demand as an instructor of home buying classes, Jacqueline started FEA to present unbiased information to people seeking to get their finances in order to achieve home ownership and other financial goals.

Jacqueline teaches to empower and has taught thousands of people in homebuyer and financial education classes. Participants in her classes learn to research and evaluate financial products on their own as they work to achieve their financial goals.

Jacqueline has a wealth of experience in financial education, beginning in 1996 when she was hired to teach the first homebuyer classes for the Boston Home Center. She has worked in virtually all communities in Greater Boston and in many cities and towns throughout the Commonwealth. Her clients include dozens of non-profit development corporations, city agencies, local colleges and social service organizations.

Jacqueline is also an author. Her publications include *How to Purchase Foreclosed Property*, a curriculum written for Massachusetts Home Ownership Collaborative and *How to Live Within Your Means*, written to support Massachusetts residents during the recent financial crisis.

Jacqueline has a Masters in City Planning specializing in Housing, Community & Economic Development from Massachusetts Institute of Technology and a Bachelor's of Science in Management Information Systems from Northeastern University. Jacqueline is an approved consultant with NeighborworksAmerica to provide homebuyer and financial education and data management assistance. She is a Certified Housing Counselor through the Association for Financial Counseling, Planning and Education (AFCPE).

### **Financial Education Associates**

Financial Education Associates formal name is Jacqueline L. Cooper d/b/a Financial Education Associates. The organization is registered through the City of Boston, Massachusetts. Formed in November 2001, the organization's mission is to provide high quality financial education seminars, homebuying courses and related consulting services to our clients and their constituents. Our clients are government and not for profit organizations who provide homeownership (pre-and post purchase) education, financial education programming, and homebuyer counseling. Staff skills include instructional services, curriculum development, program development and program administration. FEA employs a full time Project Manager, 5 part time instructors, and a part-time administrative assistant to fulfill the mission.

Our clients over the past year include the Boston Home Center (City of Boston,

Department of Neighborhood Development), Massachusetts Housing Partnership, Boston University Humphrey Fellows Program, and Massachusetts Office of the State Treasurer and Receiver General (Financial Literacy Trust Fund). Through these contracts, we have served over 2,000 Massachusetts residents.

Financial Education Associates is registered in the U.S. federal government System for Award Management (Duns # 017263926, Cage: 6BM03) as a small women/minority owned business. Financial Education Associates is certified through the Massachusetts Supplier Diversity Office (fka SOWMBA) W/MBE and holds a Seal of Approval from the Massachusetts Homeownership Collaborative (CHAPA).

### **Relevant Financial Education Curriculum Development and Training**

- **Boston Home Center Topical Seminars:** The Boston Home Center assists Boston residents who are preparing to purchase a home or repairing a home in Boston. As part of my contract, I create curriculum for seminars to prepare residents for homeownership. The latest series is a 3 session “Boot Camp” for Boston residents who plan to buy a home in one year or less and another for residents planning to purchase in 2 years. There are evaluation tools to help participants measure personal progress and to assist us in addressing program participant needs.
- **Massachusetts State Treasurer’s Financial Literacy Trust Fund:** The Financial Literacy Trust Fund provided training to non-profit organization staff statewide to assist in developing financial education programs and increase staff capacity to deliver financial education to each organization’s clients. My co-trainer and I created materials for the two day training including a module on program assessment, provided mentorship to program participants as they implemented strategies, and created six financial education training webinars.
- **Cornerstone Partnership, NCB Capital Impact:** Cornerstone Partnership is a national collaborative that provides affordable housing development and retention services for government and non-profit organizations. I consult on projects that require a homebuyer education curriculum for its constituents. I have created curriculum for HomeownershipSF in San Francisco, CA and for Habitat for Humanity of Indiana.
- **Assets for Independence (AFI):** Assets for Independence is a program providing grant funds for matched savings accounts for low-income households through government and non-profit organizations. It is a program of the U.S. Department of Health and Human Services Administration for Children and Families. I provided training materials, trained grantee organizations, and provided technical assistance nationally on personal money management topics, program marketing, and data collection systems.

- **Madison Park Development Corporation (MPDC):** MPDC is a community development corporation in the Lower Roxbury community of Boston, MA. In my role as Financial Education Program manager, I was responsible for financial education programs in the service area. I raised funds, provided administration services for the programs, taught financial and new homeowner education classes, and counseled community residents interested in improving their credit. Through these efforts, I serviced low-income residents of Project Hope, Orchard Gardens, Orchard Commons, and residents of other housing developments in the area.
- **Dotwell Eat Green; Save Green:** Eat Green; Save Green was a program of Codman Square Health Center and Dorchester House to provide information to low-income Dorchester residents with chronic diseases that can be controlled by diet. As part of the program I was commissioned to provide financial education to the participants to support them in finding the finance and supports to purchase healthy food. The program included budgeting, credit, and how to use the computer to find food related information.
- **Dana Farber Cancer Institute Center for Community Based Research:** As part of a research project evaluating the role of personal financial management and cancer recovery, the Center for Community Based Research commissioned me to conduct financial education classes Roosevelt Towers Housing Development residents in Cambridge. The classes included information on budgeting, credit management, and resources to stretch their dollars.
- **Greater Boston Interfaith Organization (GBIO) Debt to Assets:** GBIO Debt to Assets financial education and credit repair program needed a series of classes based on "All Your Worth" by Elizabeth Warren and Amelia Warren Tyagi for a class of low-income/high asset clients. I created the curriculum, taught the classes, and counseled the clients.
- **Boston Health Care and Research Training Institute (BHCRTI) –** BHCRTI, a workforce development collaboration among Jamaica Plain Neighborhood Development Corporation, Fenway Community Development Corporation and the hospitals in the Longwood Medical Area in Boston, provided medical support staff training for unemployed residents around the Longwood Medical Area. I taught financial education as it relates to job benefits, credit, and other personal finance issues. My FEA staff also taught person finance brown bag lunch seminars for Longwood Area personnel.

**Jacqueline L. Cooper**  
38 Bailey Street  
Dorchester, Massachusetts 02124  
Phone: (617) 448-6318  
Email: jlcooper@alum.mit.edu

### **Summary of Qualifications**

Over twenty years experience in training in diverse industries. Financial education, homebuyer training and counseling, program development, and systems training experience. Program and system development experience. Works well alone and in team environments. Experienced public speaker and facilitator.

### **Work History**

- 2011 – 2012 Consultant, Cornerstone Partnership, San Francisco, CA*
- Created homebuyer training curriculum and video for Indiana Habitat for Humanity network.
  - Created training curriculum and marketing materials to support Homeownership SF in educating moderate-income 1<sup>st</sup> time homebuyers interested in purchasing affordable homes through the City of San Francisco Mayor's Office of Housing.
- 2010 – 2012 Consultant, Abt Associates, Bethesda, MD*
- Provide basic financial education trainings and curriculum through Abt Associates for grantees of the U.S. Department of Health and Human Services Assets for Independence (AFI) Program.
  - Create materials for the AFI Resource Center website including articles, webinar trainings, and online training material.
  - Provide technical assistance for data accumulation and analysis issues and program marketing for AFI grantees.
- 2002 – present Owner, Financial Education Associates, Dorchester, MA*
- Provide financial education program evaluation services for the Boston Bar Association.
  - Provide financial education training and mentor services for Boston University Humphrey Fellows program.
  - Financial education trainer and mentor to statewide non-profit agencies for the Financial Literacy Train the Trainer Program sponsored by the Commonwealth of Massachusetts Office of the State Treasurer Financial Literacy Trust Fund. Provided curriculum development, webinar presentations, and in-person training for the participants.
  - Provide marketing, education services, and program administration services for the HomeSafe Homeowner Post-Purchase program sponsored by Massachusetts Housing Partnership in Fall River, New Bedford, and Plymouth, MA.
  - Employ and train staff of five to deliver 48 classes and 48 seminars per year to execute the City of Boston Home Center's *Homebuyer 101*, *Credit Smart®*, and *Topical Seminars* program serving 1500-2000 Greater Boston residents annually. Funded by HUD CDBG.
  - Create curriculum and train trainers for special homeownership topics such as *How to Purchase Foreclosed Property*, *How to Buy a Home that Needs Work*, and *How to Prepare Your Finances for Homeownership*. Funded by HUD CDBG and NSP.
  - Provided credit seminars for *Hope Now Foreclosure Prevention* events in Boston and Foxboro.
  - Train trainers using *Homebuying 101* and *Credit Smart* curriculum city-wide.
  - Trained trainers for the *High School Financial Education Initiative (HIFI)* for the Massachusetts Office of Consumer Affairs and Business Regulations.
  - Provided training on basic financial topics for *GRLZ Radio* on-air teen personalities.

- Created population-specific financial education curriculum and training for RISE pre-release program for incarcerated women, DotWell Eat Green - Save Green, and Dana Farber Center for Community-Based Research.
- Authored “Purchasing Space” segment of [www.artistlink.org](http://www.artistlink.org) for the ArtistLink Collaborative.
- Provided population-specific homeownership training for self-employed artist and childcare providers.

*2003-2011 Project Manager/Consultant, Financial Education Programs, Madison Park Development Corporation, Roxbury, MA*

- Schedule, provide administrative services, teach, and counsel participants enrolled in Financial Fitness financial literacy program.
- Provided pre and post-purchase curriculum and education for buyers of Madison Park homeownership projects.

*1999 – 2001 Real Estate Project Manager/Program Coordinator, Madison Park Development Corporation*

- Designed and implemented condominium association trustee training.
- Coordinate and implement Spanish Homebuyer 101 program.
- Designed employment search training for Computer Skills Education and Training program.
- Identified human resource professionals willing to hire graduates and/ or provide pro bono job interview training.

*1996 – 2001 Consultant, Homeownership Is Possible/Fenway Community Development/Roxbury Community College/ Abundant Life Church*

- Taught courses on basics of home buying process including savings, income requirements, debt, budgeting, credit, contracts, and selection of real estate professionals.
- Assisted course participants in identifying and accessing funding alternatives for low to moderate incomes purchasing homes
- Designed curriculum and taught basic money management including employee benefits, savings, debt reduction, budgeting, and credit repair for adult continuing education classes.
- Designed and presented debt and credit workshop for U.S. Housing and Urban Development Homebuyers’ Seminar in Boston, June 1997.

**Education**

Master in City Planning (MCP) – HCED, Massachusetts Institute of Technology  
 B.S. Management Information Systems, Northeastern University

**Computer Skills**

PC products including MS Word, MS Excel, MS Access, MS Outlook, MS PowerPoint, MS Explorer, and MAC OS products including Safari, Bento, iWork, iLife. Social Media Tools including Facebook, LinkedIn, and Twitter.

**Affiliations**

CHAPA Massachusetts Homeownership Collaborative- Member  
 Abundant Life Church - Trustee, Property Manager, Financial Counselor  
 Massachusetts IDA Solutions (MIDAS), Board of Directors - Clerk  
 Commonwealth Housing Task Force Expanding Opportunities Committee - Co-Chair  
 Massachusetts Financial Education Collaborative – Steering Committee  
 NeighborWorks America - Consultant  
 Association for Financial Planning, Counseling, Education (AFCPE) - AFCPE Certified Housing Counselor®, Member

REFERENCES FURNISHED ON REQUEST



## **References**

Dwan Packnett  
City of Boston Department of Neighborhood Development!  
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Leanne Fay – Sheila O'Loughlin  
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State House Room 227  
Boston, MA 02133  
Phone: (617) 367-6900  
Email: lfay@tre.state.ma.us/soloughlin@tre.state.ma.us

# Strategic Environmental Permitting



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## **Credibility - Advocacy**

Epsilon's Principals and senior staff have worked long and hard to cultivate and maintain constructive working relationships with federal and state agencies, providing effective advocacy for our clients. When coupled with carefully conceived strategies, focused environmental analyses, and clear and concise filings, our credibility with the agencies positions us to secure timely and workable approvals for our clients.

## **Multidisciplinary Capabilities and Established Relationships**

Epsilon's highly qualified, environmental scientists and planners provide clients with technical excellence in the full range of technical and regulatory specialties, including:

- Air Quality
- Noise
- Cultural Resources
- Coastal Geology
- MEPA/NEPA
- Chapter 91
- Wetlands
- Water Quality
- Hydrogeology
- Rare Species
- Article 80 and Other Local Zoning Approvals

Epsilon has established relationships with high-quality specialty subconsultants whose work we direct as needed. We routinely collaborate with other specialized firms to provide a team specifically tailored to the needs of the project at hand.

## **Personal Attention and Cost Effective Services**

At Epsilon, we pride ourselves on the strong relationships we build with our clients. More than 90 percent of the company's new work comes to us via satisfied clients and referrals. We accomplish this by intelligently addressing issues raised in permitting forums, while keeping the range of issues within bounds. Epsilon is privately owned, which enables us to focus on client results, rather than corporate goals.

## **Complex, Large-Scale Projects**

Epsilon has taken on upwards of 2,500 projects, including the most visible projects in New England and beyond. We have gained approvals for many of the largest and most complex projects in the region, including such projects as Seaport Square, South Weymouth Naval Air Station, Weaver's Cove Energy, the Boston Convention and Exhibition Center, Horse Hollow Wind Farm/Texas, and Palmer Renewable Energy. The clients who have entrusted us with their work represent the area's best-known companies and government agencies.



# Margaret B. Briggs

## Managing Principal

### EDUCATION

B.A., Biology and Environmental Science,  
Middlebury College

### PROFESSIONAL MEMBERSHIPS

Environmental Business Council of New  
England, Board of Directors, Executive  
Committee (2003-current, Chairman of  
Board 2011-2014)

Boston Harbor Islands Alliance, Board of  
Directors, 2011 - present

New England Women in Real Estate  
(NEWIRE), Steering Committee (1999-  
2002)

American Consulting Engineers Council of  
Massachusetts (ACEC/MA); Board of  
Directors (1998-2001)

Ms. Briggs has an extensive track record of successfully assisting clients through the complex regulatory process associated with development, institutional, infrastructure and energy facility projects. She has played a major role in countless Massachusetts Environmental Protection Act (MEPA), Boston Redevelopment Authority (BRA), and National Environmental Protection Agency (NEPA) permitting efforts over the past 25 years. She regularly collaborates with lawyers, project proponents, and regulatory agencies in strategic discussions of permitting, and project planning. She has developed streamlined permitting processes for numerous projects.

Ms. Briggs combines a firm technical understanding of key environmental issues and driving regulatory programs with the strong communications skills that are necessary to complete a successful and efficient permitting program. Through her complex and visible assignments, she has developed a reputation as a pre-eminent project manager and MEPA/NEPA specialist.

In 1997, Ms. Briggs was appointed to the 21 member MEPA Regulations Working Group. This group was selected from top industry professionals and agency representatives in Massachusetts to revisit and, as necessary, revise the MEPA Regulations. In 2002, Ms. Briggs was elected to the Board of Selectmen in Concord, MA, and was re-elected in 2005. She is a Corporator of the Middlesex Savings Bank. In 2011 she was elected as the Chairman of the Board of Directors of the Environmental Business Council of New England. She serves on the Board of Directors of the Boston Harbor Island Alliance.

## PROFESSIONAL EXPERIENCE

### *Waterfront Development Projects*

- ◆ *Lovejoy Wharf Redevelopment, Boston, MA.* Ms. Briggs was the Principal-in-Charge for the permitting of redevelopment of this historic wharf. The project required approvals MEPA, Chapter 91, Municipal Harbor Plan Amendment, BRA Article 80 Large Project Review, Massachusetts Historic Commission, U.S. Army Corps of Engineers, and Conservation Commission.
- ◆ *Waterside Place, Boston, MA.* Ms. Briggs was the Principal-in-Charge of permitting this major development project located in the South Boston Seaport district on Massport-owned land. The project included substantial retail space plus residential units and parking.
- ◆ *Fan Pier, Boston, MA.* Ms. Briggs assisted Spaulding and Slye with permitting the Fan Pier project. She directed preparation of all permitting documents, including an Environmental Impact Report (EIR), Project Impact Report (PIR), and Chapter 91 license. Issues included shadows, wind, urban design, traffic, infrastructure, air quality, noise, wetlands, and water quality. Ms. Briggs worked closely with other team members, and state and city officials in developing documents that addressed these key issues.
- ◆ *Intercontinental Hotel, Boston, MA.* Ms. Briggs was the Principal-in-Charge for MEPA, BRA, and Chapter 91 approval for this hotel. This project required strategic permitting for Chapter 91 height substitution.
- ◆ *Boston University Boathouse, Boston, MA.* Ms. Briggs oversaw permitting for the reconstruction of Boston University's boathouse on Charles River in Cambridge. Work included preparing an Environmental Notification Form (ENF), Chapter 91 licensing, and approvals from the Metropolitan District Commission and Conservation Commission.

### *Commercial Real Estate Projects*

- ◆ *Mashpee Wampanoag Casino, Taunton, MA.* Ms. Briggs was the Principal-in-Charge of the NEPA and MEPA approvals for this proposed resort casino. Filings conducted for the Bureau of Indian Affairs NEPA compliance, and MEPA compliance. In addition, work supported the local Intergovernmental Agreement with the City of Taunton. Key issues included traffic, socioeconomic, wetlands, water quality, water and sewer capacity, and archaeological resources.
- ◆ *Boston Convention and Exhibition Center (BCEC) Expansion, Boston, MA.* Ms. Briggs was the Project Manager for the MEPA and BRA approvals for the expansion of the BCEC and related development of hotels and parking along D Street in the Boston Seaport district. Key issues included traffic, greenhouse gas analysis, urban design, and sustainability. A Phase I waiver from MEPA was granted to fast track the hotel development.

- ◆ *New Balance Development, Boston, MA* Principal-in-Charge of the BRA Article 80 Large Project Review and MEPA approval for major redevelopment project in Brighton for New Balance.
- ◆ *Waterfront Square, Revere, MA.* Principal-in-Charge of approvals for the transit-oriented development located on approximately 10.14 acres of land adjacent to the Wonderland MBTA station. The proposed project included approximately 1.3 million square feet (s.f.) of mixed-use development, including hotel, commercial, and residential uses.
- ◆ *Liberty Mutual Building, Boston, MA* Ms. Briggs oversaw the fast track approval process for the Liberty Mutual building in Boston. The project was subject to Article 80 Large project review and MEPA.
- ◆ *The First Church, Christ, Scientist, Boston MA.* Ms. Briggs directed the planning and environmental approvals for the redevelopment master plan for the TFCCS historically significant campus in Boston. The result was a PDA Master Plan approval and MEPA clearance for redevelopment.
- ◆ *City Center, Worcester, MA.* Ms. Briggs was Project Manager of MEPA permitting for this major redevelopment project. The project involved demolition, renovation, and construction leading to an entire new neighborhood in the city. The project resulted in 1.2 million new s.f. of development including 650 new housing units, commercial, and retail space
- ◆ *New Boston Garden Redevelopment, Boston, MA.* Project Manager for the approval process for the redevelopment of the old Boston Garden site and a parcel to the west of the Garden. Uses include retail, residential, hotel and office space.
- ◆ *Chicopee River Business Park, Springfield and Chicopee, MA.* Project Manager for the ENF as well as Draft and Final EIR for this more than 1 million square-foot commercial and light industrial business park. Issues addressed in the EIR included traffic, wetlands, water quality, archaeology, and infrastructure. Draft EIR was successful and no Final EIR was required.

#### ***Residential Development Projects***

- ◆ *Clarendon Street Residential Building, Boston, MA.* Ms. Briggs was the Principal-in-Charge for the permitting of this luxury residential building. Permitting included MEPA and BRA's Article 80 to cover key issues including historic resources, USPS coordination, urban design, and traffic.
- ◆ *Emerson Place, Boston, MA.* Ms. Briggs was the Principal-in-Charge of MEPA and BRA's Article 80 for this major residential project in Boston's West End neighborhood.



# Taya S. Dixon

## Senior Consultant Historic Preservation Specialist /Architectural Historian

### EDUCATION

M.S., Historic Preservation, University of Pennsylvania

B.A., Architectural History, Wellesley College

### PROFESSIONAL MEMBERSHIP

Preservation Massachusetts

National Trust for Historic Preservation

Historic Resources Committee, Boston Society of Architects

Lowell Historic Board (2007-2009)

Coalition for a Better Acre, Board Member

Ms. Dixon has 16 years of professional experience in cultural resource management, historic preservation planning, architectural design review, municipal, state and federal environmental regulation and compliance, Federal, Massachusetts, Connecticut, Rhode Island and New York tax credits programs, transportation design review, and project management. Ms. Dixon assists clients in meeting regulatory requirements through consultation with municipal, state, and federal agencies and with the preparation of environmental impact assessments and documentation, Section 106 and State Register evaluations, and memoranda of agreement (MOA).

Prior to joining Epsilon, Ms. Dixon was a Preservation Planner with the Massachusetts Historical Commission (MHC), the State Historic Preservation Office where she reviewed Project Notification Forms (PNFs), Environmental Notification Forms (ENFs), Environmental Impact Reports (EIRs), Historic Preservation Certification Applications (HPCA), Cultural Resources Management Plans, and Master Planning documents. She facilitated consultation between the MHC, project proponents and developers, and state and federal agencies. Additionally, in her role at the MHC she educated developers and public and private organizations on compliance with historic preservation and environmental protection laws.

Ms. Dixon has experience in implementing Section 106 of the National Historic Preservation Act, Chapter 254 of the Massachusetts General Laws, and related municipal, state and federal environmental laws, regulations, and guidelines affecting historic resources, including National Environmental Protection Act (NEPA), Massachusetts Environmental Protection Act (MEPA), and the State and Federal Rehabilitation Investment Tax Credit. She has established working relationships with numerous municipal, state, and federal agencies, the development community, architectural and planning firms, and private organizations involved in cultural resource management.

As a preservation specialist and architectural historian, Ms. Dixon provides guidance for developers and architects on appropriate methods and materials for complex redevelopment and adaptive reuse projects that meet the Secretary of the Interior's Standards for the Treatment of Historic Properties. Her expertise in the field of architectural history and preservation planning provide a unique perspective within a redevelopment project team. Ms. Dixon meets the Secretary of the Interior's Qualifications as a Historic Preservation Consultant.

**PROFESSIONAL EXPERIENCE*****Regulatory Compliance Projects***

◆ *319 A Street Rear, Boston, MA.* The project included the construction of a 20-story, 268,000-square-foot building in the Fort Point Channel neighborhood of Boston. Ms. Dixon prepared the historic sections of the BRA PNF and DPIR, the MHC PNF and Application for a Certificate of Design Appropriateness from the Fort Point Channel Landmark District Commission.

◆ *Dreamland Theater, Nantucket, MA.* The new theater will be redeveloped from a movie theater to a fully accessible community arts and cultural center including a movie center/live performance theatre, studio theater, offices, and function rooms. Ms. Dixon was responsible for preparation of the MHC PNF and alternatives analysis for the reconstruction of the theater, a property listed in the National Register. Consultation resulted in a MOA for the reuse of historically significant portions of the building in the new theater.

◆ *New Lowell Judicial Center, Lowell, MA.* The project included the construction of a new consolidated trial court facility to replace three facilities in the City. Ms. Dixon drafted the historic resources permitting memo to assist the MA Division of Capital Asset Management in the planning stages of the project and prepared the MHC PNF and Alternatives Analysis. The project required consultation with the MHC, City of Lowell, Lowell Historic Board and the Lowell National Historical Park resulting in an MOA.

***Energy and Infrastructure Historic Preservation Regulatory Compliance Projects***

◆ *NSTAR Lower SEMA 345 kV Project, Carver, Plymouth, Bourne, Sandwich and Barnstable, MA.* Ms. Dixon prepared the Historic Resources Visual Analysis and analysis of the project on cultural resources for a proposed 345 kV transmission line for the development of the Energy Facilities Siting Board (EFSB) Petition and MEPA ENF, Draft EIR, and Final EIR. She managed archaeological survey services and coordination with Native American tribes and coordinated consultation with the MHC, U.S. Army Corps of Engineers, and state agencies under Section 106 and State Register Review.

◆ *Brayton Point Station, Somerset, MA.* Responsible for Cultural Resources Visual Analysis of proposed natural draft cooling towers and spray dryer absorber/fabric filter at Brayton Point Station. The analysis was prepared to assist EPA in mandating the implementation of a closed cycle cooling at the 1,600 megawatt (MW) coal-, oil-, and natural-gas fired power plant in compliance with Section 106. Consultation resulted in a Programmatic MOA.

***Transportation-Related Historic Preservation Regulatory Compliance Projects***

◆ *Massachusetts Department of Conservation and Recreation, Boston, MA.* Ms. Dixon prepared the historic resources section of the ENF for the Storrow Drive Tunnel Reconstruction project and provided support for public meetings. She prepared the historic resources sections of Draft EIR, developed analyses to

four different alternatives for the design of project and was responsible for coordination of the State Register Review.

◆ *Massachusetts Bay Transportation Authority (MBTA) Greenbush Line Restoration Project, MA.* This project involved the restoration of the 17.8-mile Greenbush Line Commuter Rail serving South Shore communities. Ms. Dixon served as the planner for the Project Conservator Team. The Project Conservators' principal task was to provide an independent monitoring and advisory role in assessing compliance with a Programmatic Agreement drafted among the MBTA, U.S. Army Corps of Engineers, and MHC outlining stipulations to eliminate, minimize, or mitigate adverse effects to numerous historic properties along the project corridor.

#### ***Historic Tax Credit Projects***

◆ *Hill Envelope Company Factory, Worcester, MA.* Ms. Dixon prepared the State and Federal Historic Preservation Certification Applications for the adaptive reuse of the approximately 90,000-square-foot former factory building into affordable and market rate residential units. The Hill Envelope Company Factory is a contributing resource in the Harding and Winter Streets Manufacturing District, a district listed in the State and National Registers of Historic Places.

◆ *Old Middletown High School, Middletown, CT.* Responsible for the state historic preservation certification application for the turn-of-the-century former institutional building. Converted into elderly housing in 1978, the building will undergo a substantial rehabilitation of the exterior and interior to preserve the existing 65 units of housing.

◆ *Livingston School, Albany, NY* Responsible for drafting the Federal Historic Preservation Certification Application for the former Philip Livingston Junior High School in Albany. The Project will rehabilitate the building into affordable elderly housing. Located within an eligible census tract, the building will also utilize the New York State Historic Tax Credit. The Project will require listing on the National Register of Historic Places.

#### ***Research and Planning Projects***

◆ *Arnold Arboretum of Harvard University, Boston, MA.* Ms. Dixon was responsible for the research and preparation of the Cultural Resource Management Plan. The Plan identified cultural resources within and near the Arboretum and provided recommendations for the management and protection of these resources.

◆ *Assabet Mills Historic Properties Management Plan, Maynard, MA.* Ms. Dixon prepared the Historic Properties Management Plan (HPMP) for Clock Tower Place. Required by the Federal Energy Regulatory Commission, the HPMP included the history and existing conditions of the complex and recommendations for management and maintenance of the historic properties and hydroelectric power system associated with the complex. The HPMP was accepted by FERC and the MHC.





# Geoffrey Starsiak

## Senior Planner

### EDUCATION

M.C.P. City, Community and Regional Planning, Boston University

B.A. Environmental Studies, University of Southern California

Mr. Starsiak is a project manager with more than ten years of experience conducting environmental analyses and permitting. He works closely with project teams to develop expeditious and effective permitting strategies and to prepare environmental regulatory documentation—including Project Notification Forms (PNFs), Project Impact Reports (PIRs), Institutional Master Plan Notification Forms (IMPNFs), Institutional Master Plans (IMPs), Environmental Notification Forms (ENFs), Environmental Impact Reports (EIRs) and Environmental Assessments—in compliance with Article 80 of the Boston Zoning Code as administered by the Boston Redevelopment Authority (BRA), the Massachusetts Environmental Policy Act (MEPA) and National Environmental Policy Act (NEPA).

He has managed or is managing the environmental review process for more than ten million square feet of development in Boston. His projects include those for the City of Boston, Boston Housing Authority, Massachusetts Convention Center Authority, Harvard University, Berklee College of Music, Brigham and Women's Hospital, Skanska, Boston Properties, Millennium Partners and others.

Prior to joining Epsilon, Mr. Starsiak worked as a Planner and Geographic Information Systems (GIS) Analyst for the Boston office of an engineering consultant and for an environmental consulting firm in Los Angeles, CA working on environmental documentation and GIS analysis for transportation and land use projects.

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**PROFESSIONAL EXPERIENCE*****Commercial Projects***

- ◆ *The Boston Garden, Boston, MA.* The project includes 1.9 million square feet of residential, hotel, retail and restaurant space on the site of the old Boston Garden. Mr. Starsiak is the Project Manager for the preparation of the Article 80 and MEPA documentation.
- ◆ *345 Harrison Avenue, Boston, MA.* The project, located in the South End neighborhood, includes approximately 569,400 square feet in two buildings, with approximately 602 residential units and approximately 33,500 square feet of ground floor retail and restaurant space. Approximately 252 parking spaces will be located in a parking garage. Mr. Starsiak was the Project Manager for the preparation of the Article 80 documentation.
- ◆ *40 Trinity Place, Boston, MA.* The project includes approximately 380,000 sf of residential, hotel and restaurant space in a new 33-story tower in the Back Bay neighborhood. Mr. Starsiak is the Project Manager for the preparation of the Article 80 documentation.
- ◆ *Old Colony Housing Redevelopment (Phase 1 and Phase 2), Boston, MA.* The project includes the demolition of the existing public housing buildings and the development of new residential units, new community center and new open spaces. The Phase 1 required review under Article 80, MEPA and NEPA, while Phase 2 only required NEPA review. Mr. Starsiak was the Project Manager.
- ◆ *1350 Boylston Street, Boston, MA.* The project, located in the Fenway neighborhood, includes approximately 196,500 square feet anticipated to contain approximately 7,050 square feet of ground floor retail and approximately 240 rental apartments. Approximately 105 parking spaces will be located in a below-grade garage. Mr. Starsiak was the Project Manager for the preparation of the Article 80 documentation.
- ◆ *Barry's Corner Residential and Retail Commons Project, Boston, MA.* The project is proposed on Harvard-owned land in Allston, but being developed by a private developer. The project includes approximately 325 units of rental housing and approximately 45,000 square feet of retail space and residential amenities. Mr. Starsiak was the Project Manager for the preparation of an expanded PNF and ENF for BRA and MEPA review.
- ◆ *Millennium Tower and Burnham Building, Boston, MA.* The project includes approximately 1,185,000 square feet of residential, office and retail space, as well as 550 below grade parking spaces, within a new 625 foot tower and the rehabilitated Burnham Building (the previous Filene's building) in Downtown Boston. Mr. Starsiak was the Project Manager for the preparation of the Notice of Project Change to the BRA and an Expanded ENF to MEPA.

### *Public Agency Projects*

- ◆ *Boston Convention and Exhibition Center Expansion, Boston, MA.* The project includes the expansion of the Boston Convention and Exhibition Center facility in South Boston, new hotels, and a new parking garage to replace existing parking on the site. The project will total approximately 3.2 million square feet. Mr. Starsiak is the Project Manager for the MEPA and BRA reviews. A Phase 1 waiver was sought from MEPA for D Street Development portion of the project, which includes new hotels and the parking garage. A Notice of Project Change was prepared for the D Street Development for BRA review.
- ◆ *Dudley Municipal Office Facility, Boston, MA.* The project includes approximately 160,000 square feet of space with ground floor retail and office and conference space for municipal services and for staff from the Boston Public Schools and Jobs and Community Services. The project will incorporate the facades of three historic buildings on the site. Mr. Starsiak was the Project Manager for the preparation of the ENF to MEPA.
- ◆ *Old Colony Master Plan, Boston, MA.* The Old Colony Master Plan includes the demolition of the existing public housing buildings on the site, and the construction of 650-750 new affordable residential units. The Master Plan also includes a new community center and new open spaces and pathways throughout the site. Mr. Starsiak was the Project Manager for the preparation of a PNF and a Notice of Project Change to MEPA.

### *Institutional Projects*

- ◆ *Brigham & Women's Hospital, Boston, MA.* Mr. Starsiak was the Project Manager for the preparation of an Institutional Master Plan Notification Form/ Project Notification Form, as well as the Institutional Master Plan Amendment and Draft Project Impact Report for the approximately 360,000 square-foot research building proposed by Brigham & Women's Hospital on Parcel C of Emmanuel College's Endowment Campus.
- ◆ *Harvard Business School, Tata Hall, Boston, MA.* The project included an approximately 150,000 square-foot academic and residential building for the Harvard Business School Executive Education Program. Mr. Starsiak was the Project Manager for the BRA reviews.
- ◆ *Berklee College of Music, Boston, MA.* Mr. Starsiak was Project Manager for the preparation of the IMP to the BRA for the campus which included three projects. The 168 Massachusetts Avenue project was further reviewed under Article 80, and included an approximately 350-bed dormitory, 400-seat dining hall and student performance center, and approximately 19,000 square feet of music technology and academic space. Mr. Starsiak was the Project Manager for the preparation of the Expanded PNF to the BRA.

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Century 21	410,543	20.9%	14.4%	61	7100	103,800	
RE/MAX	116,160	1.6%	0.0%	32	2,300	31,200	
Sotrabuy	78,841	0.7%	11.8%	41	700	14,500	
RE/MAX	55,712	0.7%	1.6%	2	260	8,400	
RE/MAX	NOT released	1.5%	0.1%	1	370	14,000	
RE/MAX	NOT released	0.4%	0.2%	1	360	7,600	
RE/MAX	NOT released	0.1%	0.0%	1	350	14,000	



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- Listings in Front Window Display
- In-House Web & Print Design
- Custom Email Marketing
- Printing & Binding
- Ad Design & Placement
- Video & Editing Services
- Social Media Support
- Custom Sign Riders with QR Codes



RE/MAX Destiny is an independently owned full service real estate company that is a member of the world's largest real estate network with the most recognized brand name - RE/MAX. (Real Estate Maximums) in case you were wondering.

RE/MAX Destiny was founded in 1999, serving buyers and sellers primarily in Cambridge, Somerville and the Greater Boston Area. The company has grown to well over sixty real estate professionals supported by a dynamic, creative staff and leadership team. The Jamaica Plain office was opened in October of 2013.

In recent years the company expanded and diversified from a primarily residential sales firm into a full service real estate company, creating new synergies in service by building separate yet interconnected divisions including: rentals, commercial sales and leasing, consulting, design/ marketing services, and property management. Today RE/MAX Destiny is a One Stop Real Estate Solution.

RE/MAX Destiny is an agent-centric company that provides support services, tools, and training for real estate professionals to insure the highest level of service for our clients. We are local experts who know the marketplace, its dynamics and the inventory. We are specialists in condominium marketing, sales, condo conversion and new construction. RE/MAX Destiny ranks as one of the top ten companies for condominium sales in Massachusetts.

# RE/MAX<sup>®</sup> DESTINY

*Fine Homes, e3 Luxury Properties*

# FULL SERVICE REAL ESTATE SOLUTIONS



Melvin A. Vieira, Jr.  
RE/MAX Destiny

melvinsellsrealstate@gmail.com  
www.propertiesforsaleinboston.com  
Cell: 617-283-6003

Your personal concierge  
to full service

# NEI

## COMPANY INTRODUCTION

For over 16 years, **NEI General Contracting** has provided a full spectrum of General Contracting and Construction Management services to the New England construction market. NEI offers Owners and Developers a fast paced first class quality approach to any type of construction need. **NEI has completed over \$600,000,000 in quality construction projects over the last ten years** spanning a wide variety of types and programs. From historic renovations, to class A office fit-outs, to institutional projects, NEI has the expertise and capacity to meet any construction challenge.

**NEI's ability to work effectively and efficiently with the design team, deliver an exceptional final product, and exceed all expectations are some of the many benefits we bring to each project.**



Our deep resources and broad industry experience offer our clients an unparalleled tool for project development and exceptional capabilities for construction.

- **Preconstruction.** Our skilled team of preconstruction and construction professionals has extensive experience working with a variety of complex project structures and executing successful construction strategies within those challenging conditions. Critical project criteria are established early in the project and all construction activities, details and site operations are regularly reassessed for compliance with those basic criteria.
- **Technical Expertise.** Our professional project teams have extensive experience in quality project delivery. Our team's experience in unique and varied building types provides NEI the ability to anticipate many potential coordination and integration conflicts in advance and offer efficient solutions within the design intent.
- **Site Management.** NEI is proud of our safe and productive work sites, particularly those in dense urban environments. Workplace safety, efficient coordination of site activities, community engagement, appropriate storage of materials and site security are the foundation of any NEI project.
- **Project Management.** NEI has managed successful project ranging in size from \$1,000,000 to \$50,000,000. All facets of our projects are managed electronically to ensure accuracy, efficiency and completeness. Our professional team has the experience to lead projects of any size or complexity to successful completion. NEI has never failed to complete a project or been involved in litigation with an owner, developer, or awarding authority.



# NEI

## COMPANY INTRODUCTION

- **Budget Control.** When NEI is a participant in project preconstruction and scope finalization with the design team the potential for construction change orders is substantially reduced. NEI has a proven track record delivering projects on-time and within budget. Nearly all NEI projects within the past 5 years have been delivered with excess contingency monies, creating opportunities for Owner enhancements.
- **Value Engineering.** NEI's skilled professionals will collaborate closely with the design team and trade professionals to identify and develop value engineering and scope adjustments to offer reductions in the project construction cost. Significant savings can typically be achieved through alternate materials, details, scope limits and construction techniques.
- **Scheduling.** Together with the owner, NEI is constantly analyzing project performance to maintain smooth workflow. Project critical path items and milestones are established early in the process and used as a guide for all subsequent decisions. This strategy provides a real-time understanding of the project status and how each decision or change may affect the delivery schedule.
- **Risk Management/Safety.** NEI places a high value on safety with dedicated, Risk Management and Safety teams that offer the full package of monitoring and mitigating construction risks. With the ability to track insurance compliance, NEI's Risk Management team ensures that subcontractors and vendors on the job have up-to-date insurance prior to and throughout the construction process. NEI has not received a single OSHA violation in 4 years and over \$250 million of construction.
- **Quality Assurance/Control.** NEI has a Quality Assurance/Quality Control coordinator on staff that is responsible to manage our Quality Control program and ensure that all our projects are built in compliance with the contract documents to ensure we deliver the high quality our clients have come to know.
- **Insurance & Bonding Capacity.** Insurance provided with Travelers Insurance (A+ Rated) at \$10,000,000 of coverage including completed operations. Bonding provided by Berkeley Surety Group at \$60,000,000 single limit and \$100,000,000 aggregate. Higher limits available if required.



**We are confident that if given the opportunity we will exceed your expectations and provide you with the high quality product you deserve and expect.**

Included herein you will find a brief overview of NEI, our staff, our approach to projects, and recent project experience. We are eager to answer any additional questions you may have about NEI and look forward to the opportunity to work together.

# NEI

## PRECONSTRUCTION APPROACH

Effective planning is critical to the successful outcome of every project. NEI provides comprehensive preconstruction services to assist the development team with budgeting, estimating, scheduling, design document/constructability review, value engineering, materials and methods selection analysis, life cycle costing, construction staging, and site management. NEI's approach to preconstruction services includes strong communication with the owner and design team, comprehensive knowledge of construction, and competitive detailed cost analyses.

The most important element of any preconstruction process is communication. We believe an effective preconstruction phase requires close coordination between all parties of the project team. Regular project meetings, tracked agenda and schedules, and "living" summary documents are all essential to keeping the team focused and on target. Live summary documents also provide the opportunity to capture and track project potential liabilities and cost benefits. **Tracking and costing issues in real time ensures the team is focused on those issues with greatest impact on the project.** NEI approaches all preconstruction projects as a collaborative effort. The more communication and clarity of discussion early in a project the more efficient the project will be. The more efficient the project during purchasing and construction the greater the benefit to all parties and the more stable the project budget.

Thoughtful constructability is also essential to the preconstruction process. NEI's deep project experience, and individual expertise, brings a universe of knowledge to this effort. **Not only are typical well-honed construction strategies and building assemblies explored, but alternate and innovative techniques are assessed.** NEI will look for efficiencies, conflicts and opportunities in all details and trades. When applicable, subcontractors, installers and vendors will be incorporated into the discussion for input and recommendations. Alternatives identified will be well documented and reviewed with the team. NEI can also help assess how best to represent constructability issues within the project documents to maximize the design team's efforts. NEI's skilled staff has the experience and knowledgebase to provide thoughtful insight into whatever building strategy the project is best served by.





# NEI

## PRECONSTRUCTION APPROACH

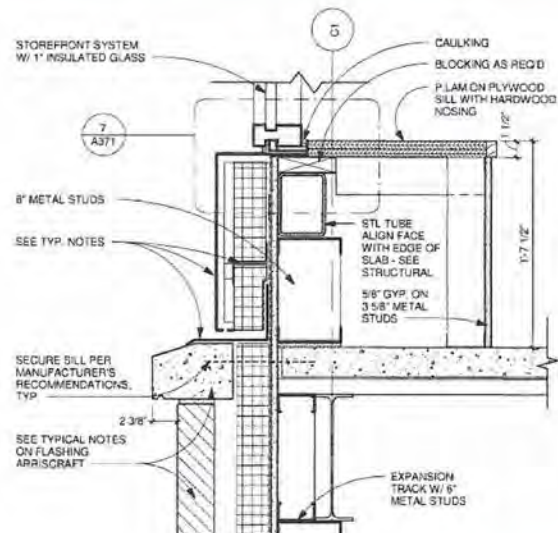
The preconstruction process is not complete without accurate and detailed costing. No amount of clear communication and constructability insight will benefit a project if either the project cannot support the final design, or if construction efficiencies are not realized in budget savings. From the start of the preconstruction process and establishment of the development budget, NEI continually tracks and forecasts the construction costs. **Detailed project budgets are created during development intervals and incidental decisions throughout the process will be priced to keep the team fully informed of the budget at all times.**

NEI is dedicated to reducing errors and communicating smart solutions to the challenges of design and construction. **Throughout the preconstruction process, NEI utilizes its entire team not only for their breadth of experience, but also for quality control.** The process and the project are best served when a team of skilled professionals work together in making development decisions. All of NEI's preconstruction and company assets are available to the design team and project. Depending on the phase of development or topic of discussion, additional resources including Superintendent, Project Manager, Chief Estimator, or select subcontractors will be included in the conversation.

### Our Preconstruction Team

Communication is an essential part of the preconstruction process and NEI is one of the few contractors to have a dedicated and structured team of professionals who speak both languages between designers and builders. It's this sensitivity towards both the design intent and the physical construction process that creates an extraordinary, collaborative and effective process to ensure success in each project. Our trusted team has deep practical project experience which allows NEI's preconstruction team to engage and advance every project request. Our mission is to make the final connections between those very critical elements of the project to ensure scope, budget and project vision are ultimately captured in the final successful product.

NEI's preconstruction team ensures that nothing is lost between the project team intent and the execution of the construction project.



### Our Preconstruction Team



**Benjamin Coulehan** LEAD AP

*Director of Preconstruction*

19 years of experience

As **Director of Preconstruction**, Benjamin's primary focus is to ensure clear and comprehensive coordination between the design team and the construction team during project development and prior to the start of construction. Benjamin brings both a rich architectural background and sustainable design sensibility to the construction process. Benjamin will oversee NEI's preconstruction team and provide assistance with project assessment, document coordination, detailed project scoping, and contract strategies



**Hilary Michaels** AIA

*Preconstruction Project Manager*

15 years of experience

As a **Preconstruction Project Manager**, Hilary is responsible for managing all facets of a project prior to construction start. Hilary is a licensed Architect with extensive experience in residential and commercial projects. Her architectural background provides an excellent resource for balancing the project design intent with the challenges of construction. Hilary will attend and run preconstruction project meetings and coordinate the attendance of Project Manager, Superintendents, Estimators and Subcontractor Consultants as necessary for each phase of development or area of discussion.



**Nicole Casello** Assoc. AIA

*Preconstruction Project Manager*

16 years of experience

As a **Preconstruction Project Manager**, Nicole is responsible for managing all facets of a project prior to construction start. Nicole has extensive residential and adaptive reuse project experience. Her architectural background provides an excellent resource for coordination of existing conditions, preservation strategies, and interior finishes. Nicole will attend and run preconstruction project meetings and coordinate the attendance of Project Manager, Superintendents, Estimators and Subcontractor Consultants as necessary for each phase of development or area of discussion.



**Steve Dionne**

*General Superintendent*

31 years of experience

Steve brings the experienced and critical construction eye of a **General Superintendent** to the preconstruction process. Steve has tremendous experience building projects ranging from museums to mills rehabilitations on all types of sites, both complex urban and open. Steve's primary focus is the analysis of the civil, structural and MEP scopes of work to ensure the efficient constructability of the project. He will also assist with the development of site logistic and operations strategies to ensure swift and efficient completion of the project.

# NEI

## PRECONSTRUCTION APPROACH

### Our Estimating Team

The foundation of a successful project is a comprehensive construction estimate. NEI's experienced estimating team can provide the most complete, competitive, and coordinated estimates available. Our team utilizes a combination of in-house estimating, advanced software, and broad-based subcontractor solicitations to provide our clients with the best and most qualified pricing in the market.



**William Parker**  
*Senior Estimator*

28 years of experience

As **Senior Estimator**, Bill is responsible for compiling project estimates, ensuring they're accuracy, and identifying any gaps in the scope of work. Bill has extensive project experience estimating and costing successful projects ranging in size up to \$100 Million. Critical to accurate pricing is a thorough understanding of all trades and the many ways they interact within the scope of work. His deep experience with complex projects is essential in developing a price for the whole projects and not just the sum of the documents.



**Carolyn Sicard**  
*Chief Estimator*

17 years of experience

As **Chief Estimator**, Carolyn's primary focus is to ensure deep coverage of all trades and ensure maximum cost competitiveness. Carolyn will leverage our project experience and industry relationships to maximize diverse subcontractor participation at all levels of the project. Throughout the preconstruction and construction phases, Carolyn will provide competitive real-time pricing of alternates and changes to ensure the design team has the tools they need for informed decisions.





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*12. Exhibit K: Financing Letters*



September 19, 2014

Codman Square Neighborhood Development Corporation, Inc.  
Attn: Mark Dinaburg  
587 Washington Street  
Dorchester, MA 02124

Dear Mr. Dinaburg,

Thank you for providing Eastern Bank the opportunity to submit a Letter of Interest (LOI) on the Cote Ford project. We feel that this project represents an excellent opportunity to build upon our commitment in investing our financial capital in underserved communities. Upon reviewing your initial summary of the project, we're pleased to present you with the following proposal.

Please note that this LOI is (i) subject to the Bank's credit and other internal approvals, (ii) is not a commitment to extend credit, (iii) is not an attempt to define all the terms and conditions which may be included in final documentation, and (iv) all costs shall be at the Borrower's expense regardless of whether the proposed loan is closed. Please note that the evaluation of the request may require additional information, which will be requested at a later date.

Should you have any questions, please call me at (617) 897-1048.

Best Regards,

Yongmei Alexis Chen  
Senior Vice President  
Community Development Lending Group  
Eastern Bank

Cc: Pamela Feingold

### Letter of Interest

<b>BORROWER:</b>	Codman Square Neighborhood Development Corporation, Inc.
<b>LOAN TYPE:</b>	Term Note
<b>LOAN PURPOSE:</b>	Borrower will use 100% of the proceeds to make a New Markets Tax Credit leverage loan (the "Leverage Loan A") to an Investment Fund that will own a 99.99% interest in and make a Qualified Equity Investment (the "QEI") in a Community Development Entity
<b>AMOUNT :</b>	Up to \$3MM
<b>COLLATERAL:</b>	Assignment of loan documents evidencing Leverage Loan A; First security interest in all business assets of Borrower; Lender must receive a Fund Loan Amendment Agreement with the Investment Fund concerning redeployment rights of the QLICI A Loan
<b>TERM:</b>	To-be-determined based on final construction schedule
<b>INTEREST RATE:</b>	To-be-determined based on fixed rate options selected. The estimated rate range is between 4.50% to 6.75% if the loan closes today
<b>PAYMENT SCHEDULE:</b>	Monthly interest only payments during construction period followed by monthly principle and interest payments based on a 25-year amortization schedule
<b>LOAN FEE:</b>	0.50% commitment fee
<b>FINANCIAL COVENANTS:</b>	1) Minimum debt service coverage ratio of 1.15X 2) Maximum loan to value of 75%
<b>PREPAYMENT PENALTY:</b>	Yield Maintenance

### Other Conditions

<b>FINANCIAL STATEMENTS:</b>	The Borrower shall cause to be delivered financial statements including, but not limited to: <ul style="list-style-type: none"><li>• Audited annual financial statements of the Borrower within 120 days of each fiscal year end</li></ul>
<b>DOCUMENTATION:</b>	The financing documentation required for the Loan shall include, but not be limited to, promissory notes, loan or credit agreements, security agreements, pledge agreements, and all additional

documentation as the Bank or its counsel shall request in connection with the transactions contemplated by this Letter of Interest, all of which documentation shall be in form and substance satisfactory to the Bank and to its counsel.

**EXPENSES:**

The Borrower agrees to pay for all costs of whatever kind or nature in connection with this negotiation, making and enforcement of this loan, including all fees and expenses of Bank Counsel and accountants or other professionals, and other expenses of like nature, regardless of whether or not the loan is consummated.

**NO ASSIGNMENT,  
ETC:**

The identity of the Borrower and its principals is of material importance to the Bank, and this commitment accordingly may not be waived as to any provision by an instrument in writing, signed on behalf of parties hereto.

**OTHER:**

Borrower will be required to have a depository relationship with Eastern Bank including its primary operating account.



BOSTON PRIVATE BANK  
& TRUST COMPANY

September 26, 2014

Mark Dinaburg  
Director of Real Estate  
Codman Square Neighborhood Development Corporation  
587 Washington Street  
Dorchester, MA 02124

**RE: Cote Ford Site, Mattapan**

Dear Mr. Dinaburg:

Boston Private Bank & Trust Company is pleased to offer this strong letter of interest to provide construction and term financing for the development of the Cote Ford site in Mattapan (the "Project"). We have been pleased and proud to work with Codman Square Neighborhood Development Corporation several times in the past and would be eager to be involved in this important new development.

We understand the Project involves acquisition of property and new construction of 108 affordable residential rental units and 29 homeownership units affordable to low, moderate and middle income households along with ancillary amenities and facilities such as parking, a gym and conference space. This will be an important driving force in the stability and continuing vitality of this area of Mattapan.

We have reviewed your proposed budgets for the Project, and we can indicate our strong interest in providing financing according to their terms. With respect to the rental part of the Project, we are willing to consider providing construction/bridge financing of approximately \$23,898,008.00 or 80% of the value of the property comprising the Project, as estimated by the Bank's appraiser, including the value of any low income housing tax credits associated with the property. We are also interested in providing the long-term loan financing for the Project at the projected level of \$9,806,190.00 or up to 80% of the as-completed value of the property comprising the Project. The terms of the financing that you've described in your budgets are consistent with what the Bank would be able to offer.

With respect to the homeownership portion of the Project, we are willing to consider providing construction/bridge financing of approximately \$5,360,000.00 or 75% of the net sales proceeds projected for this portion of the Project, as estimated by the Bank's appraiser. The terms of the financing that you've described in your budgets are consistent with what the Bank would be able to offer.

Please be aware that this is not a commitment of funds, and that any commitment is fully conditioned upon further due diligence and review and approval of the Bank's Loan Committee.

I am very pleased to express the Bank's interest in working with the Codman Square NDC on this project. Please feel free to contact me at 617-912-3701 with any questions. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Peter Hollands".

Peter Hollands  
Senior Vice President

cc: Howard Tarlow, Boston Private Bank  
Esther Schlorholtz, Boston Private Bank



September 26, 2014

Ms. Gail Latimore  
Executive Director  
Codman Square Neighborhood Development Corporation  
587 Washington St.  
Dorchester, MA 02124

Re: **“Cote Ford”** (the “Project”)

Dear Ms. Latimore:

The National Equity Fund, Inc. (“NEF”) is very pleased to have partnered with Codman Square Neighborhood Development Corporation on several very successful low-income housing tax credit investments over the last twenty years. We understand that CSNDC is responding to the Request for Proposals for the “Cote Ford” site in Mattapan. This is a key development opportunity for the City of Boston and no organization is better suited to take it on than CSNDC. NEF knows full well the experience and capacity of CSNDC in leading efforts for “transit oriented development” (TOD). For the past ten years or more, CSNDC has been a key member of the Fairmount CDC Collaborative. NEF provided the equity financing for two recent TOD projects with CSNDC; 157 Washington Street and Codman Square Apartments. Both projects presented complex development challenges that CSNDC was able to effectively overcome.

For the Cote Ford site, NEF understands the development plan to include retail, homeownership, and a 108-unit rental development, all located adjacent to the Blue Hill Avenue Commuter rail station. This is an excellent TOD development opportunity and NEF would be very interested in working with CSNDC should you be approved to acquire this site. We know first-hand that CSNDC understands mixed use development and this parcel is ideally suited for that, and is located in close proximity to other properties in which NEF invested, thereby reinforcing and continuing to revitalize the neighborhood.

NEF Support Letter  
September 26, 2014  
Page 2

Please do not hesitate to contact us if further detail is needed on a potential investment by NEF in this project. We look forward to working with you and your organization in the revitalization of the Codman Square community.

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Lyons", written in a cursive style.

**NATIONAL EQUITY FUND, INC.**  
Tony Lyons, Vice President



Community Development Banking  
225 Federal Street  
MA1-225-02-02  
Boston, MA 02110

Elizabeth Gruber  
Senior Vice President  
P: 617.346.1060 F: 617.346.2724  
[elizabeth.gruber@baml.com](mailto:elizabeth.gruber@baml.com)

September 26, 2014

Mark Dinaberg  
Director of Real Estate Development  
Codman Square Neighborhood Development Corporation  
587 Washington St.  
Dorchester, MA 02124

RE: Cote Ford Site

Dear Mark:

This letter is in response to your request for a letter of interest, in connection with the re-development of the Cote Ford site in Mattapan, MA. Your project contemplates the construction of a mixed-use residential and commercial project comprised of 108 units of mixed-income rental housing (30-80% AMI), 29 units of moderate income homeownership units (80-110% of AMI) and commercial space for retail, non-profit office, gym and community room uses, along with 96 parking spaces. Resources needed to undertake this redevelopment include tax-exempt bonds and LIHTCs, Massachusetts state LIHTCs, New Markets Tax credits, and a wide range of public and private funding sources.

Codman Square Neighborhood Development Corporation (CSNDC) is a highly-valued long term customer of Bank of America, and if you are selected to develop this site, we welcome the opportunity to work with you on this exciting development. We expect, like all projects that CSNDC has undertaken, that this one would be very successful, and a catalyst for further redevelopment of the surrounding community.

Bank of America has worked closely with CSNDC on numerous real estate development projects over the past 30 years, and has seen the organization grow and expand. All projects have been completed satisfactorily, all loans have been paid as agreed, and Bank of America welcomes the opportunity to pursue additional business with your stellar organization.

We wish you the best of luck as you pursue this potential opportunity. Please let us know if there is anything further that we can provide you in connection with this letter of interest.

Sincerely,



**Massachusetts  
Housing  
Partnership**

September 29, 2014

Muammar Hermanstyne  
Codman Square Housing Development Corporation  
587 Washington Street  
Dorchester, MA 02124

Re: Cote Ford Site

Dear Muammar:

I am happy to express the interest of the Massachusetts Housing Partnership (MHP) in providing permanent financing for the Codman Square Neighborhood Development Corporation's (CSNDC) proposed Cote Ford Development project in the Mattapan neighborhood of Boston. We understand you are proposing to redevelop this site into 108 units of 100% affordable residential rental housing, 29 units of moderate income homeownership units serving households between 80%-110% of AMI, commercial space for retail, non-profit office, gym, and community room uses, plus 96 parking spaces.

MHP has had a long and successful lending relationship with CSNDC on such projects as Erie Ellington, Talbot Bernard, Norfolk Terrace, Lithgow Apartments, and more recently AB&W Housing Co-operative. We would be excited about this project both because of its provision of affordable rental units for households at 80% of median income or lower, and because of its stimulative impact on a Mattapan neighborhood.

We wish you well in your application to the City of Boston, and we look forward to hearing more about your progress. Please let me know if we can be of further assistance in developing the financing model for this project.

Sincerely,

Amanda Roe  
Senior Loan Officer

Cc: David Rockwell, Director of Lending, Massachusetts Housing Partnership

160 Federal Street  
Boston, Massachusetts 02110  
Tel: 617-330-9955  
Fax: 617-330-1919

462 Main Street  
Amherst, Massachusetts 01002  
Tel: 413-253-7379  
Fax: 413-253-3002

[www.mhp.net](http://www.mhp.net)



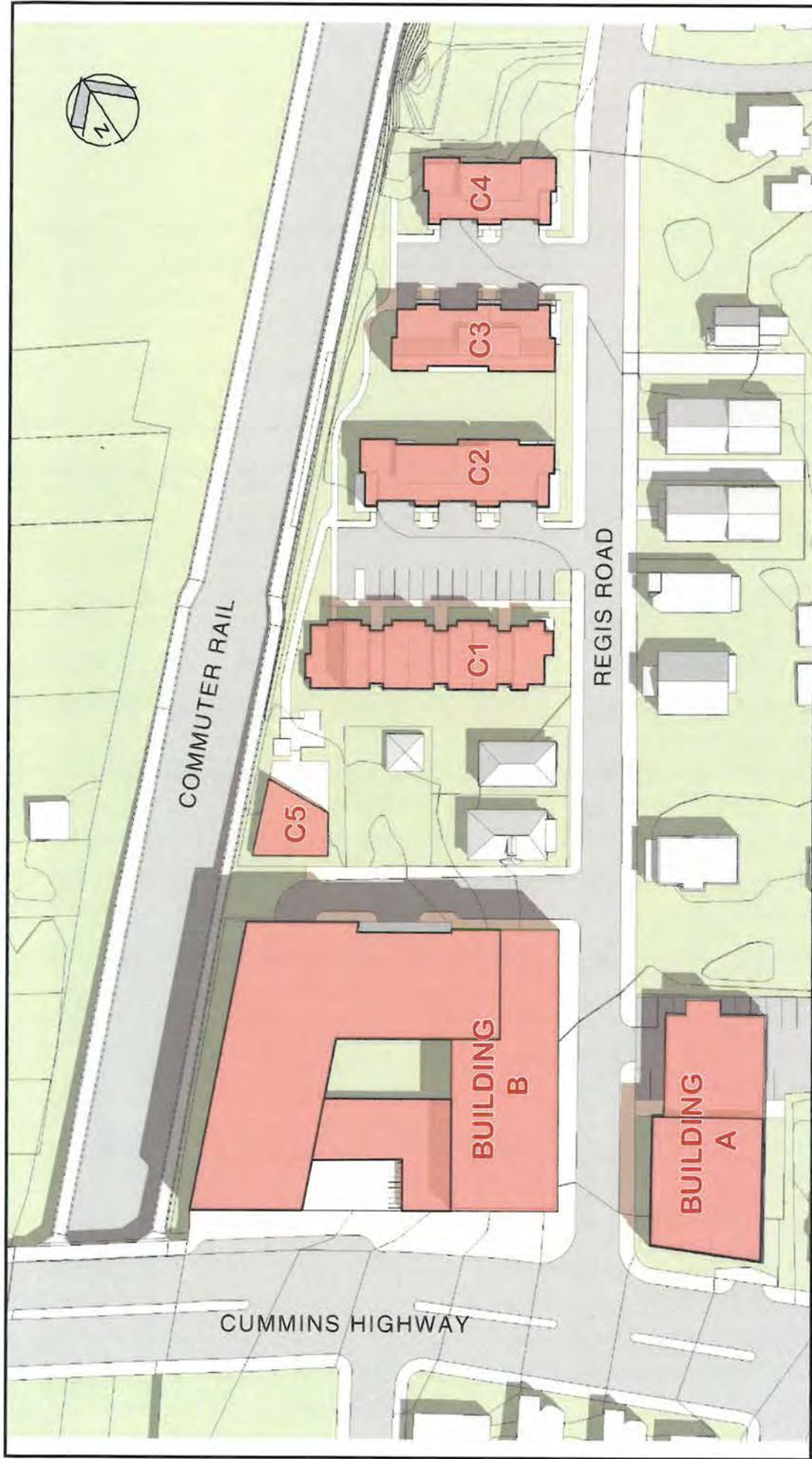
## Cote Ford Site, Mattapan MA

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Context Map  
N.T.S.



0' 40' 80'  
Scale: 1"=80'

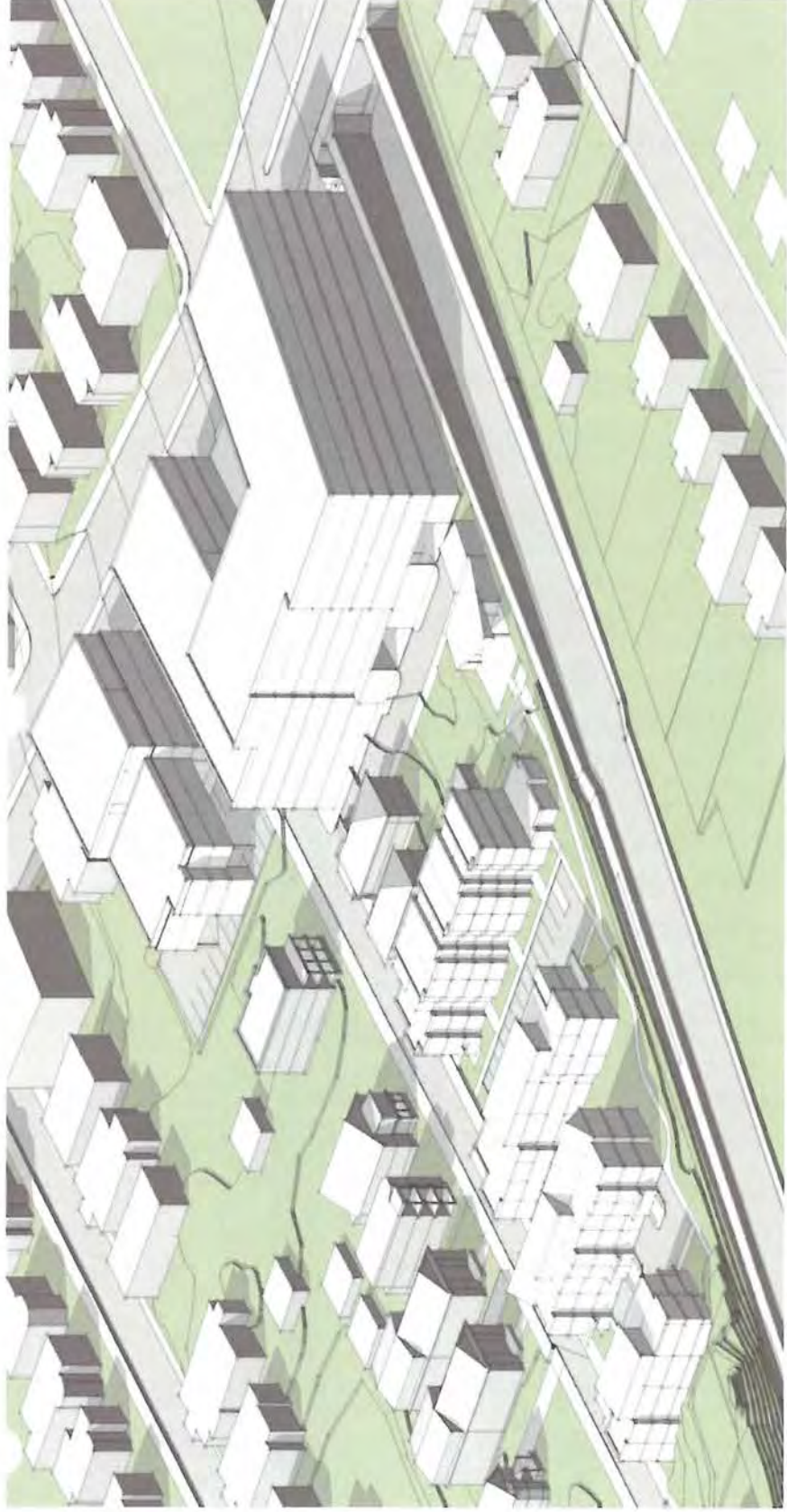
Site Plan



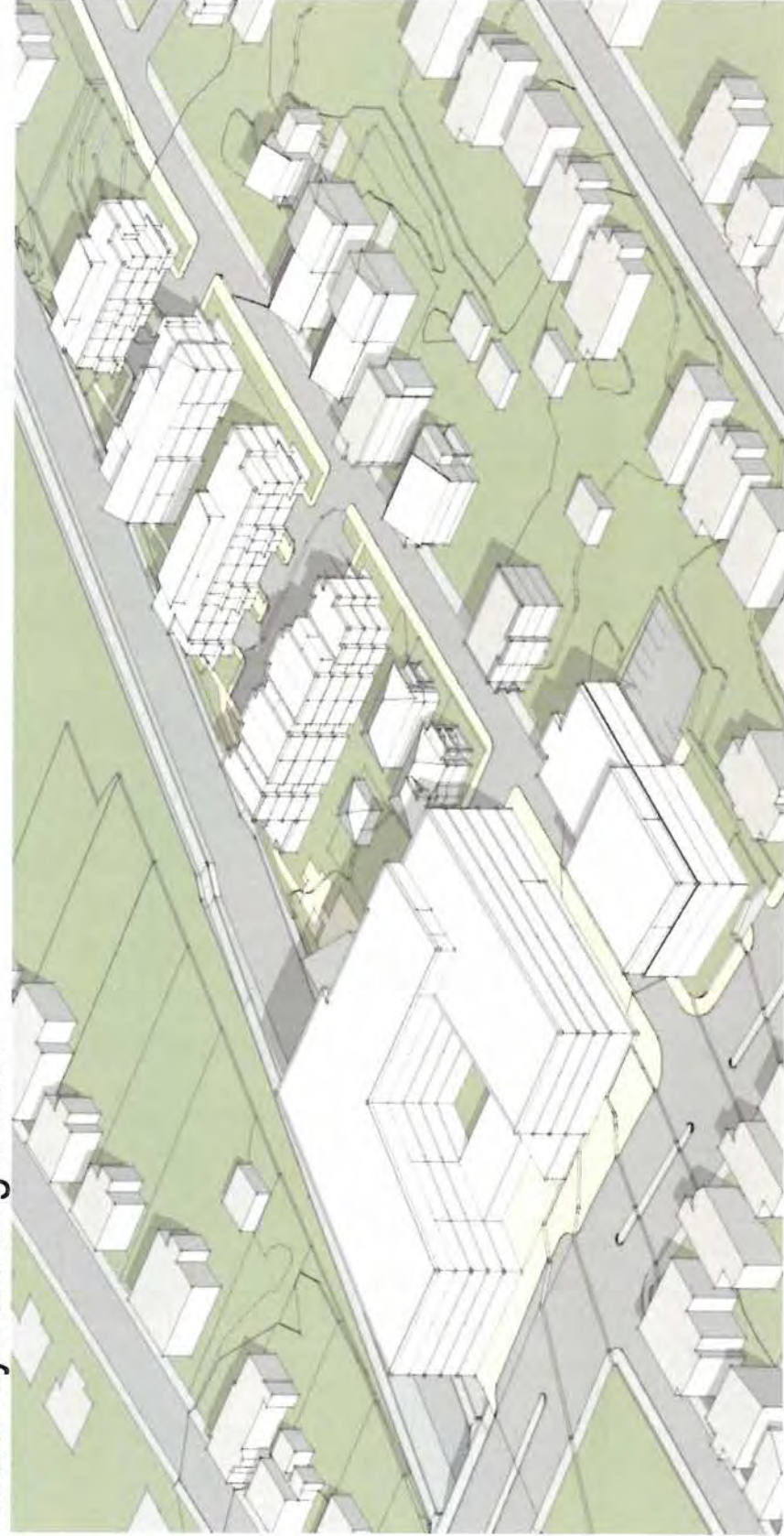
Cote Ford Site

**PCA**  
PRELWITZCHILSKI ASSOCIATES  
Architecture Planning Interiors





Bird's Eye looking South



Bird's Eye looking North

BUILDING A									
FLOOR	4	3	2	1	TOTAL	unit	pct.	parking needed	
Bldg Area	4,800	8,800	8,800	6,000	28,400 sq ft				
3BR	2	2	2	0	6		30%		
2BR	2	4	4	0	10		50%		
1BR	0	2	2	0	4		20%	10 spaces at .5/unit	
Retail				2,900	2,900 sq ft			7 spaces at 2.5/1000sf	
Function/Community Space				2,500	2,500 sq ft				
Parking					19 spaces				17 spaces needed
TOTAL	4	8	8	0	20				

TOTALS			
	27 3br		19.7%
	93 2br		67.9%
	17 1br		12.4%
	137 units		
	16,400 retail/office area		
	197,400 total building area		

BUILDING B										
FLOOR	6	5	4	3	2	1	TOTAL	unit	pct.	parking needed
Bldg Area	16,000	24,500	24,500	24,500	28,000	4,500	122,000 sq ft			
3BR	2	2	2	2	1	0	9		10%	
2BR	10	16	16	16	7	1	66		75%	
1BR	1	3	3	3	1	2	13		15%	44 spaces at .5/unit
Retail					13,500		13,500 sq ft			27 spaces at 2/1000sf
Parking							77 spaces			71 spaces needed
TOTAL	13	21	21	21	9	3	88			
Site Area										

BUILDING SITE C									
UNIT TYPE	Flats	Stacked TH	Townhouses	TOTAL	unit	pct.	parking needed		
Bldg Area	4,600	14,600	27,800	47,000 sq ft					
3BR	1	5	6	12		41%			
2BR	3	5	9	17		59%			
1BR	0	0	0	0		0%	29 spaces at 1/unit		
Parking				29 spaces			29 spaces needed		
TOTAL	4	10	15	29					
Site Area									

## AREAS and UNIT COUNT



Cote Ford Site

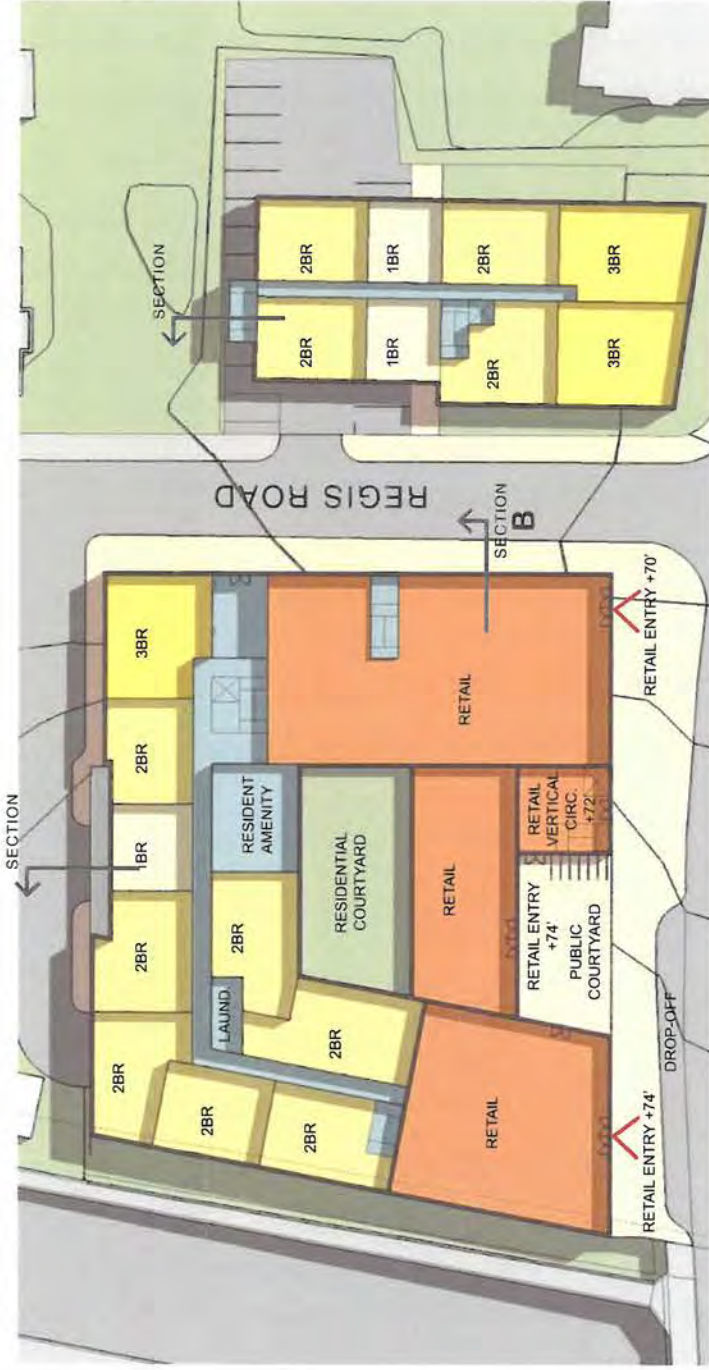
**Fourth Floor**  
El. +97.2'



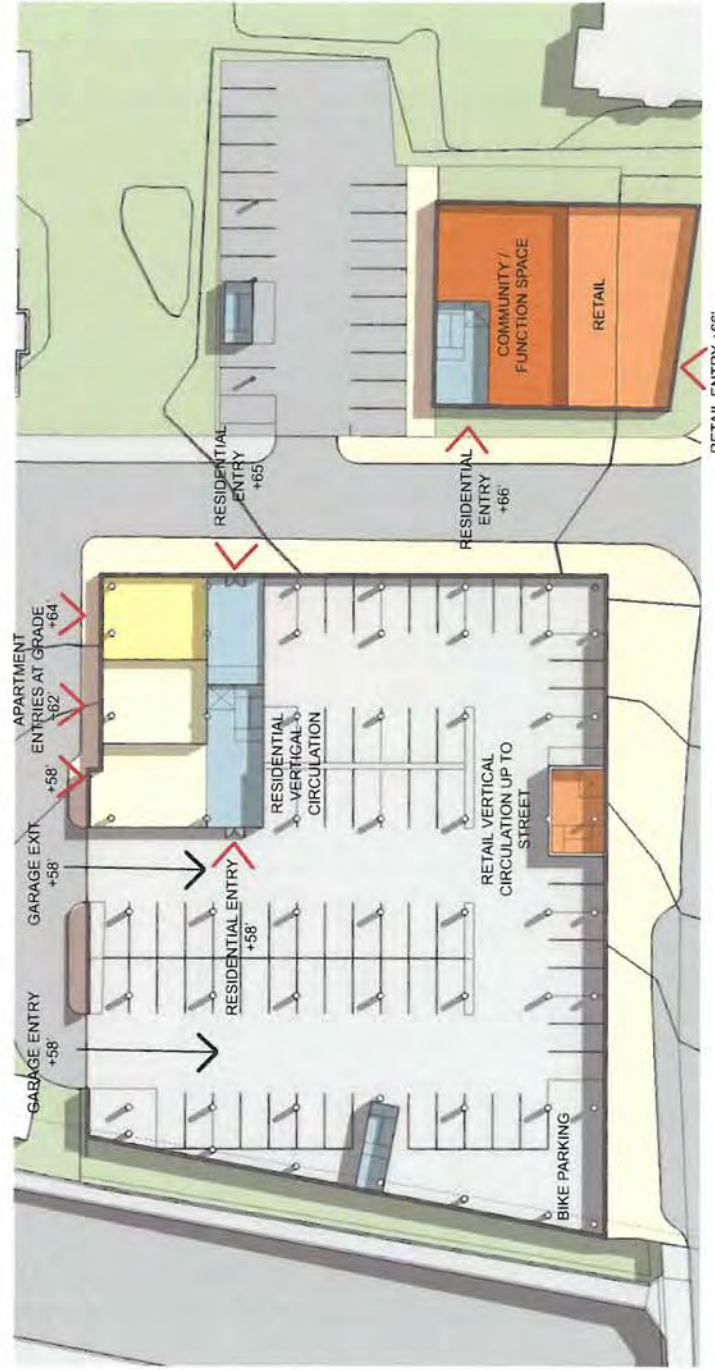
**Third Floor**  
El. +86.5'



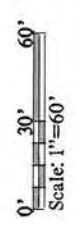
**Second Floor**  
El. +74.0'



**Ground Floor**  
El. 54.0' at garage entry / +68.0' at retail entry



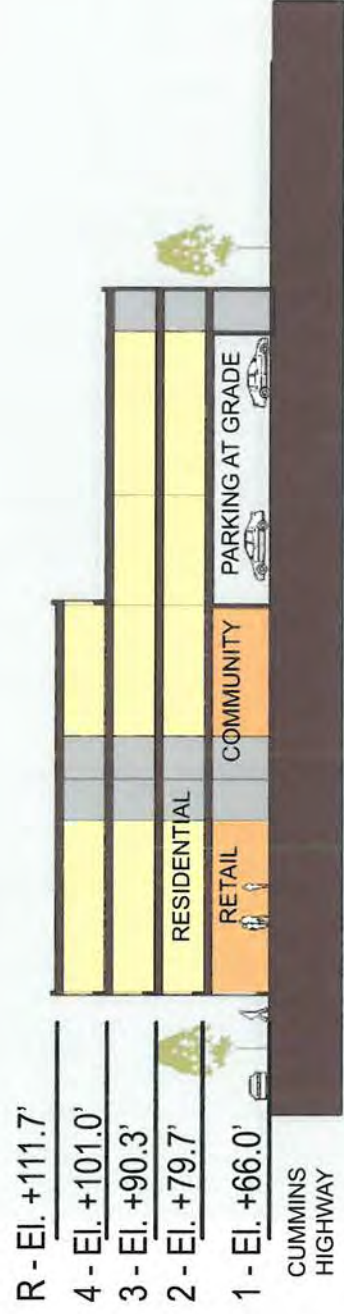
**Building A + B**



**Cote Ford Site**

**PCA**  
PRELLWITZCHILSKI ASSOCIATES  
Architecture Planning Interiors

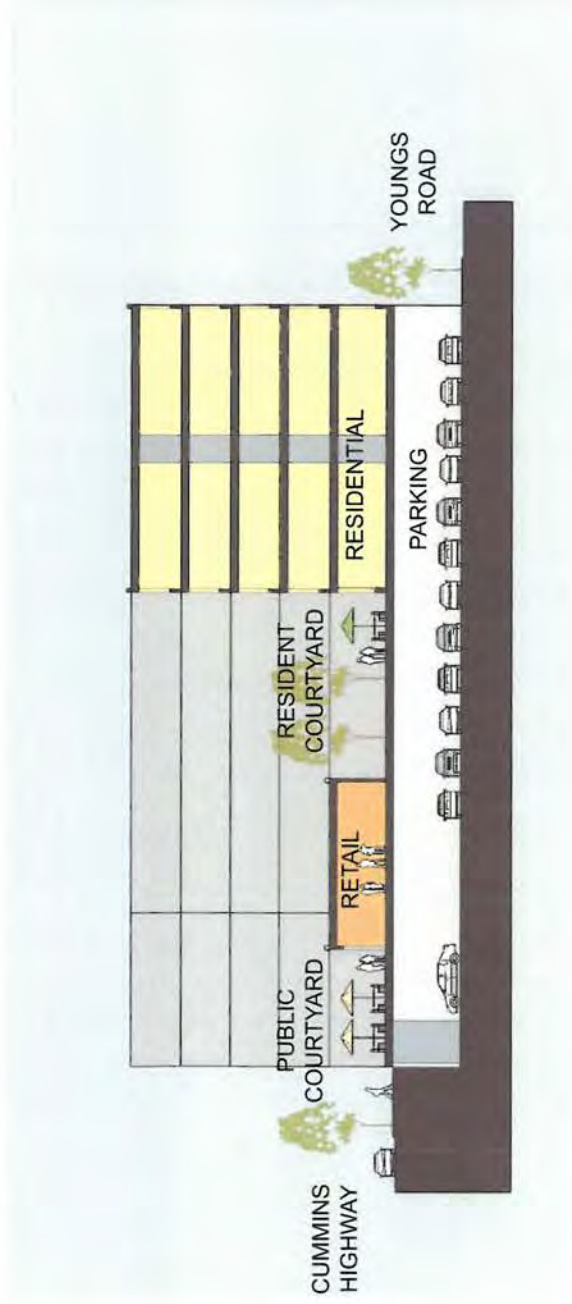




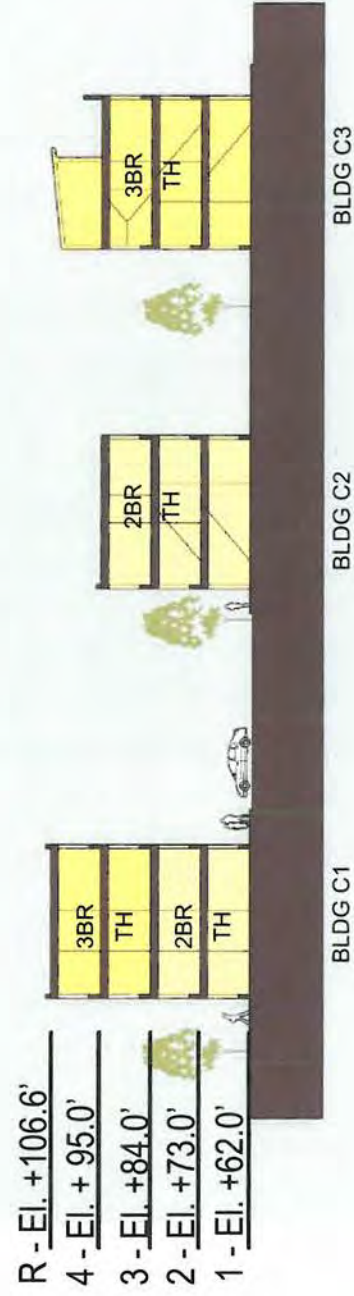
**Building A**  
Section A



**Building B**  
Section B



**Building B**  
Section B1



**Site C**  
Section C

Building Sections

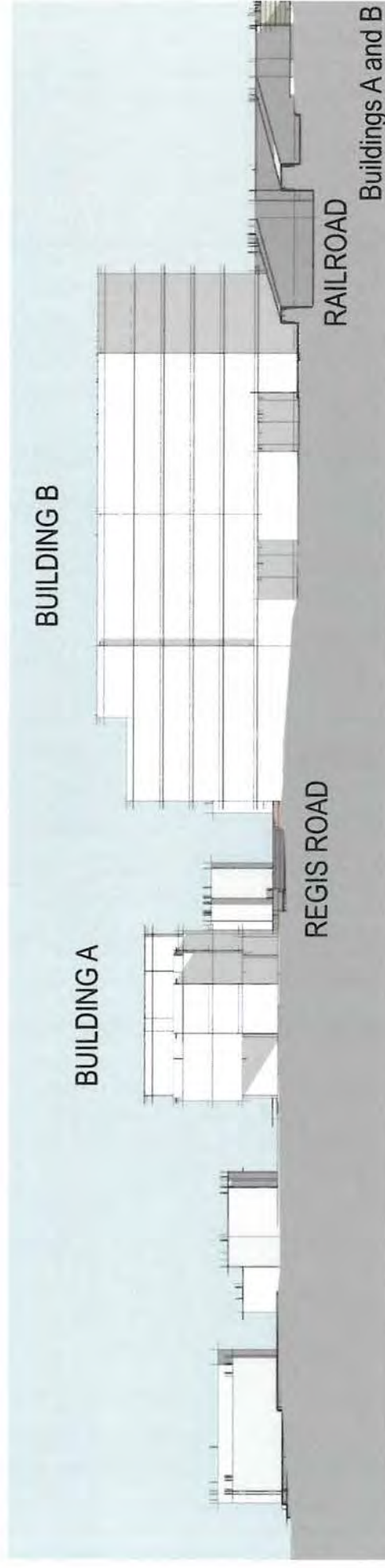


Cote Ford Site

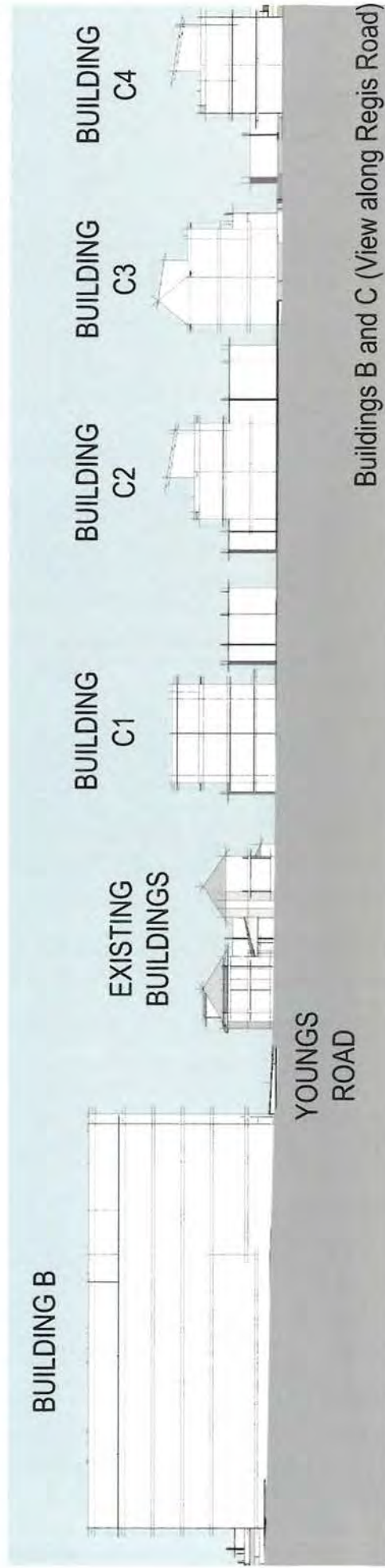




Buildings A and B (View along Cummins Highway)  
**South Elevation**



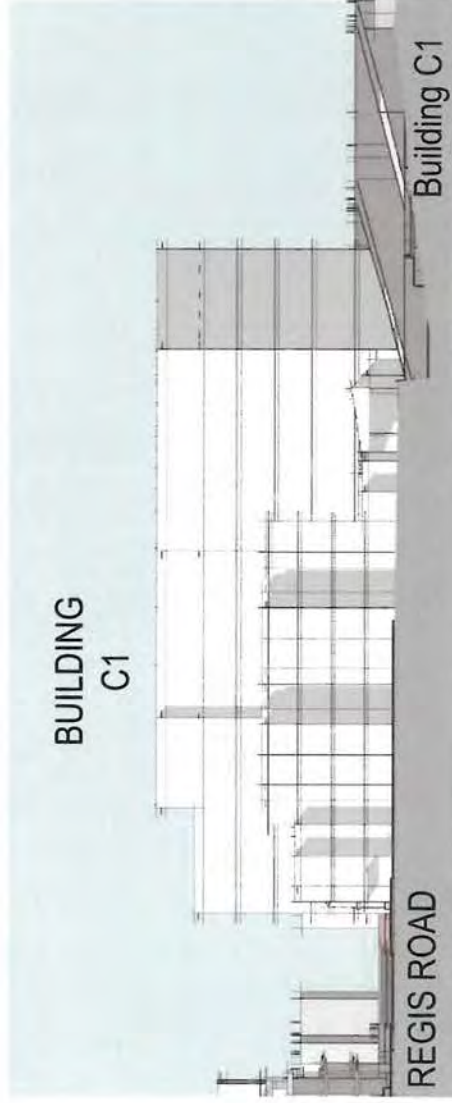
**North Elevation**



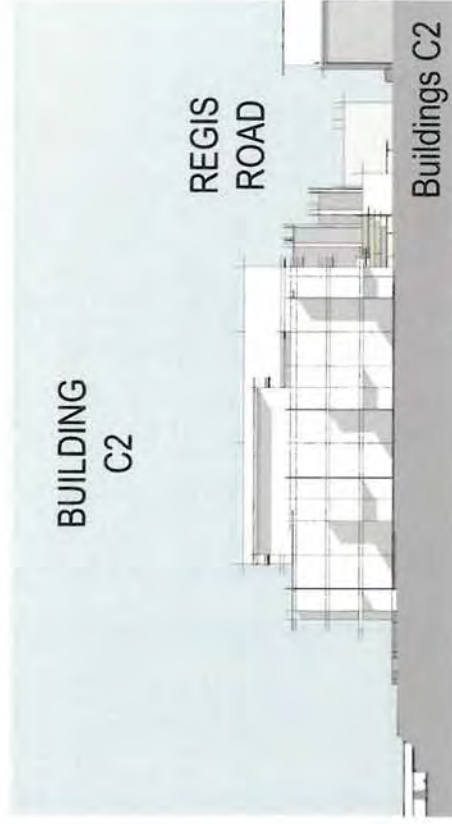
**East Elevation**



**West Elevation**



**North Elevation**



**South Elevation**

0' 30' 60'  
Scale: 1"=60'



**Cote Ford Site**

**PCA**  
PRELLWITZHIJSKI ASSOCIATES  
Architecture Planning Interiors



**Perspective A**  
View Down Cummins Highway



**Perspective B**  
View down Regis Road



Cote Ford Site



**Perspective C**  
View Down Regis Road Towards Cummins Highway



**Perspective D**  
View Down Regis Road

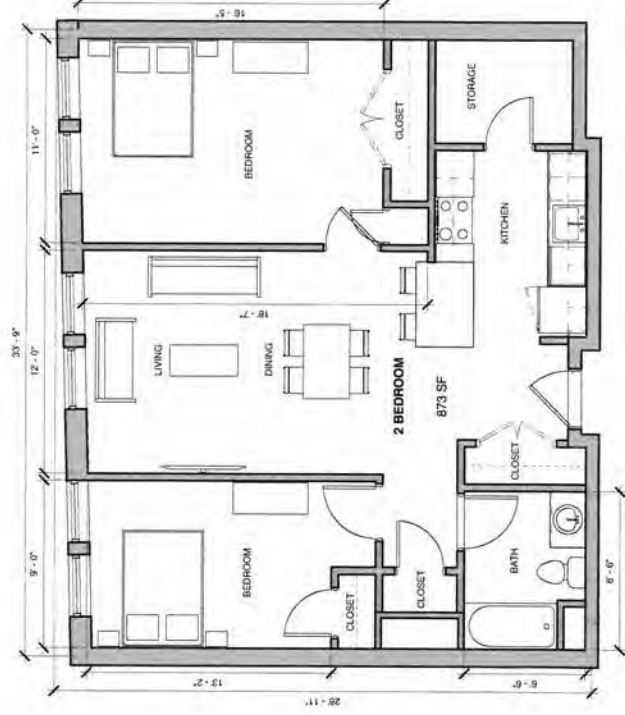


Cote Ford Site

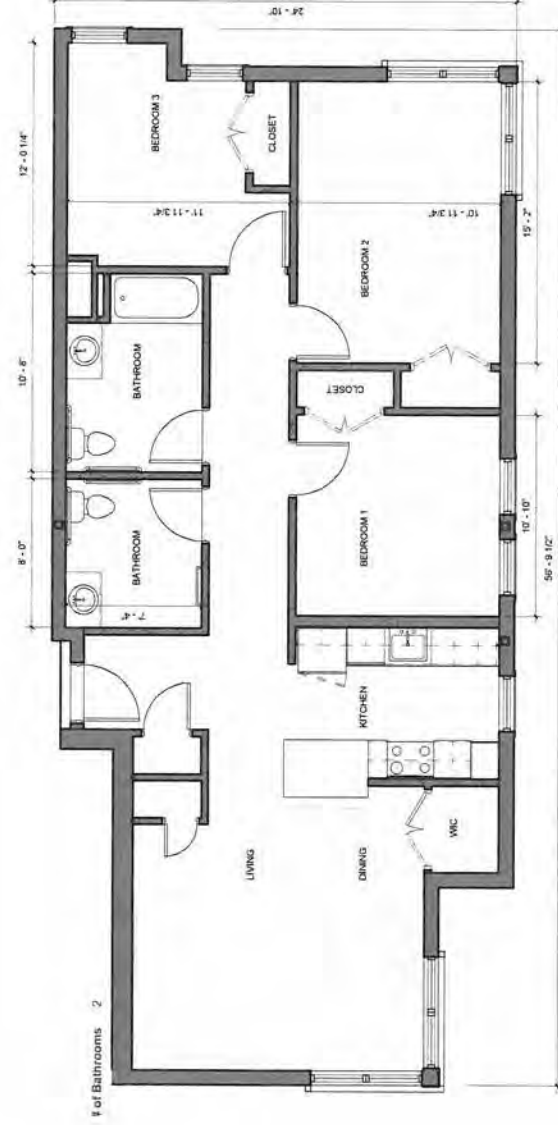
**PCA**  
PRELLWITZCHILSKI ASSOCIATES  
Architecture Planning Interiors



**Typical 1 Bedroom Unit**  
+/- 750 sf

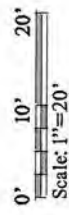


**Typical 2 Bedroom Unit**  
+/- 900 sf



**Typical 3 Bedroom Unit**  
+/- 1,250 sf

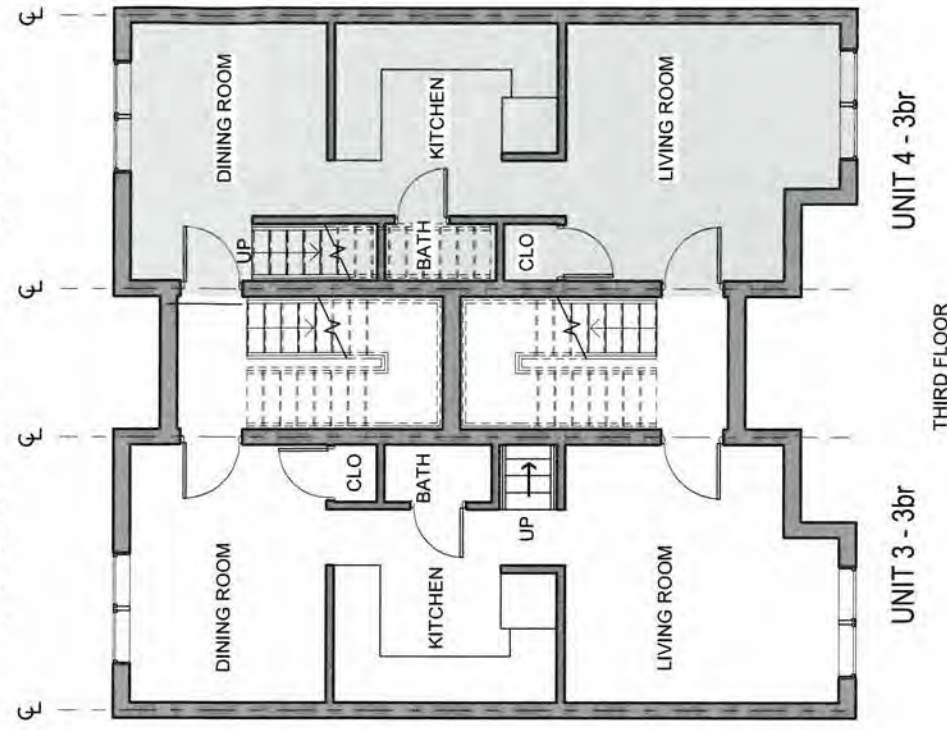
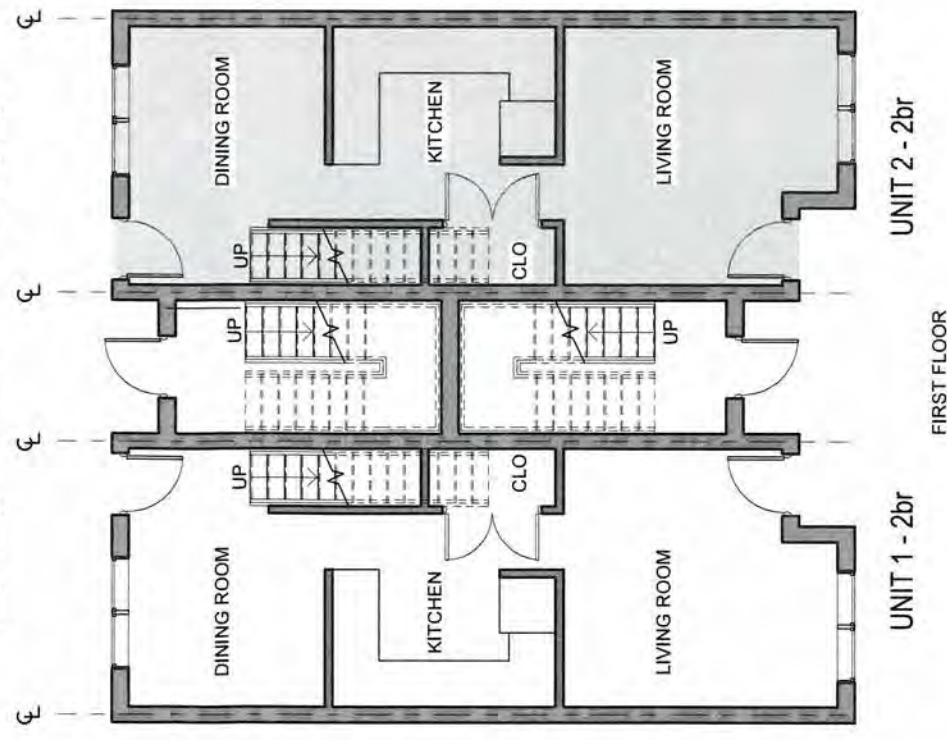
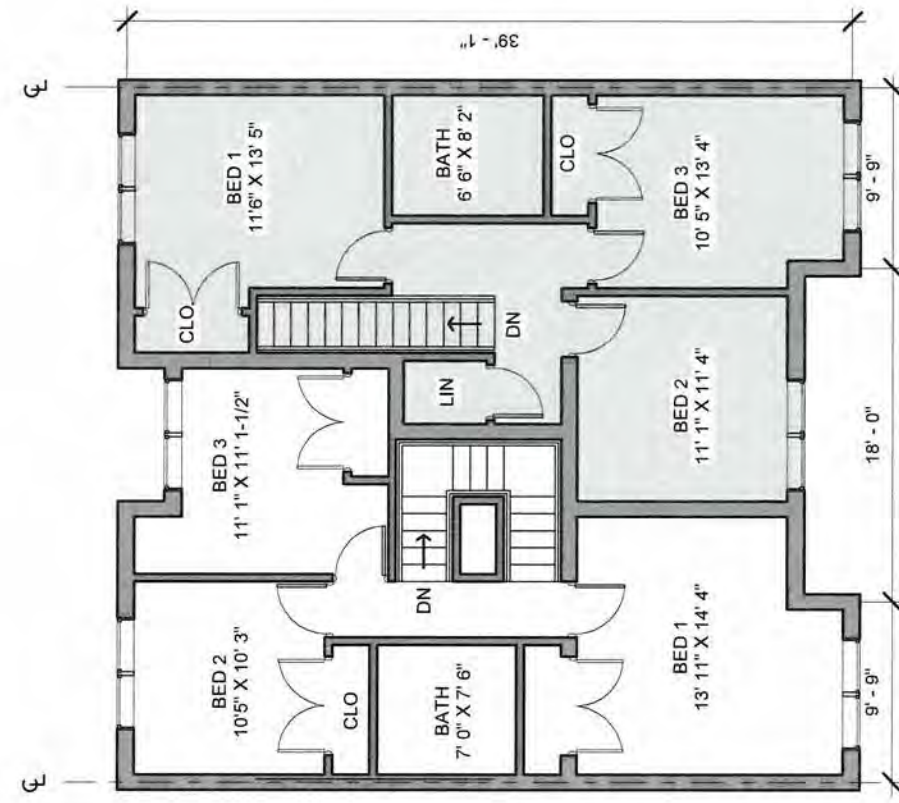
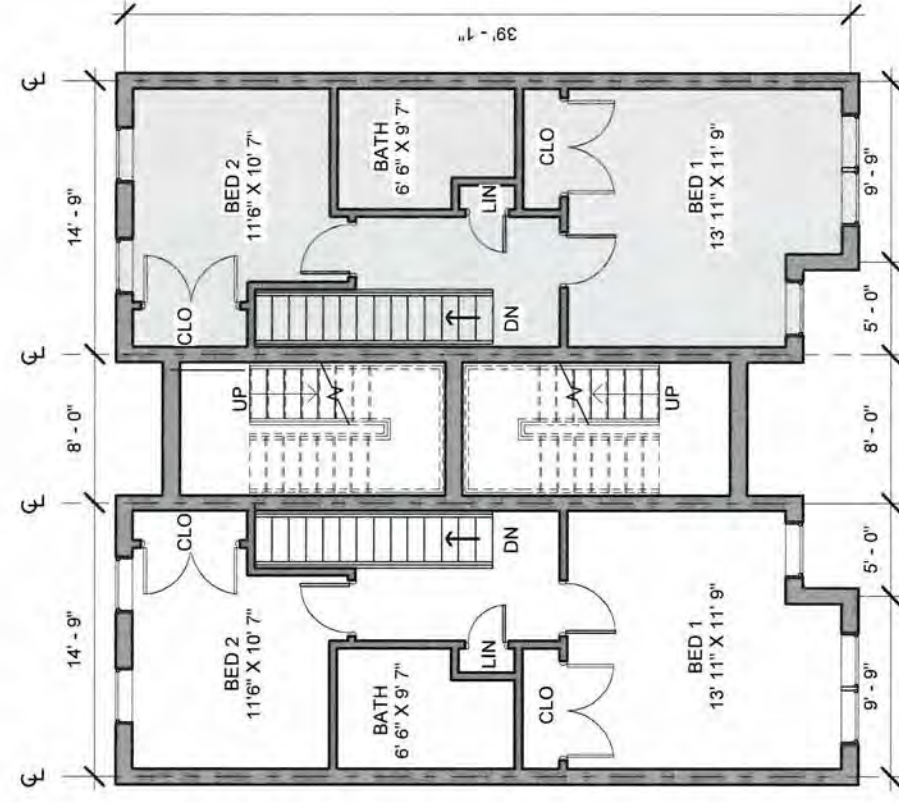
Typical Building A and B Unit Plans



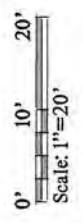
Cote Ford Site

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**Typical 2 & 3 Bedroom  
Stacked Townhouse -  
Building C1**  
+/- 1,060 sf (2br) or +/- 1,250 sf (3br)  
(excluding common circulation)

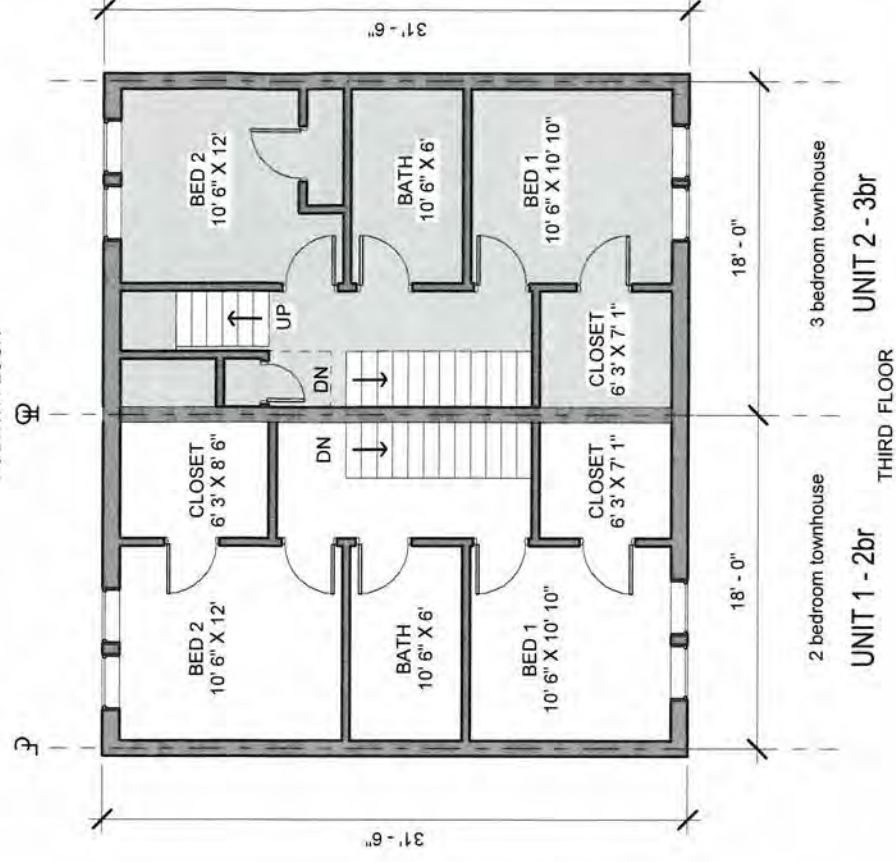
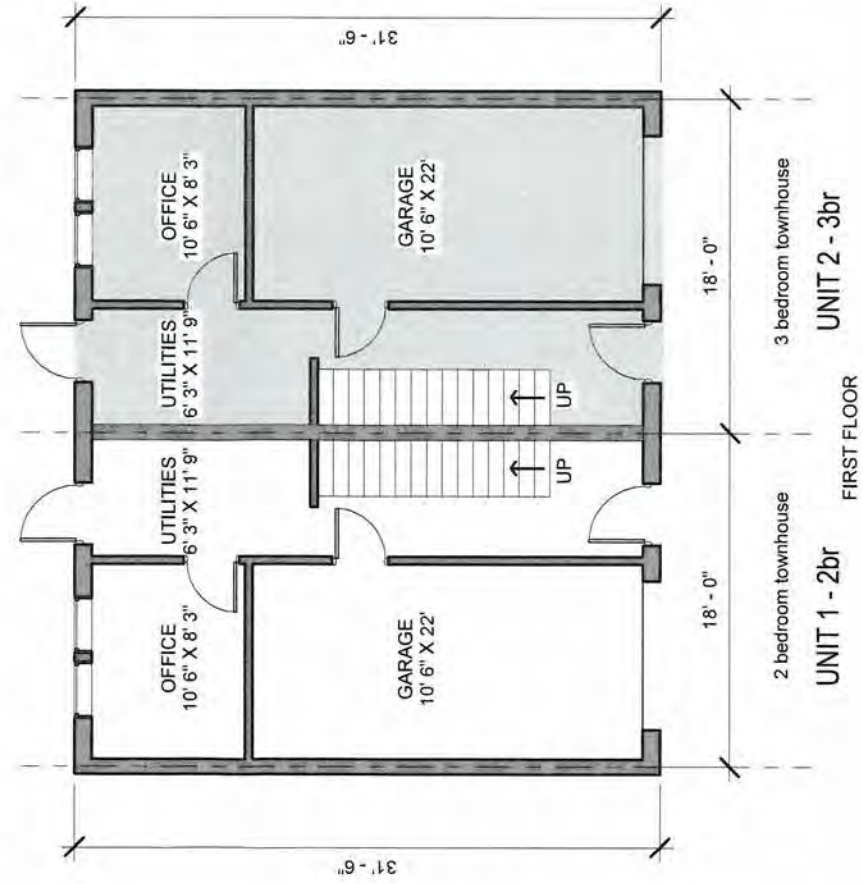
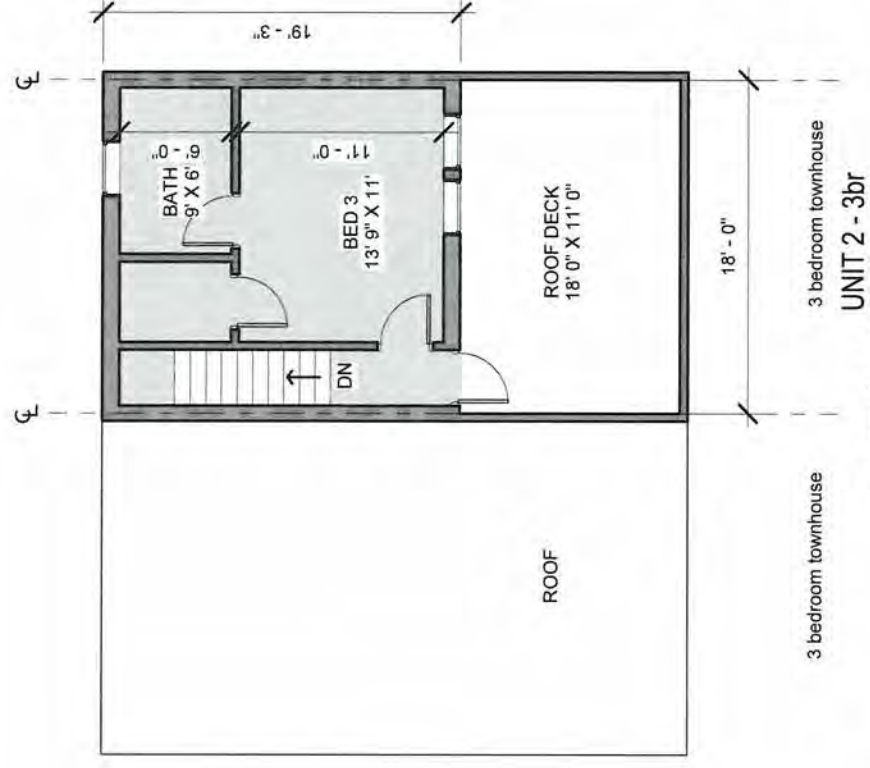
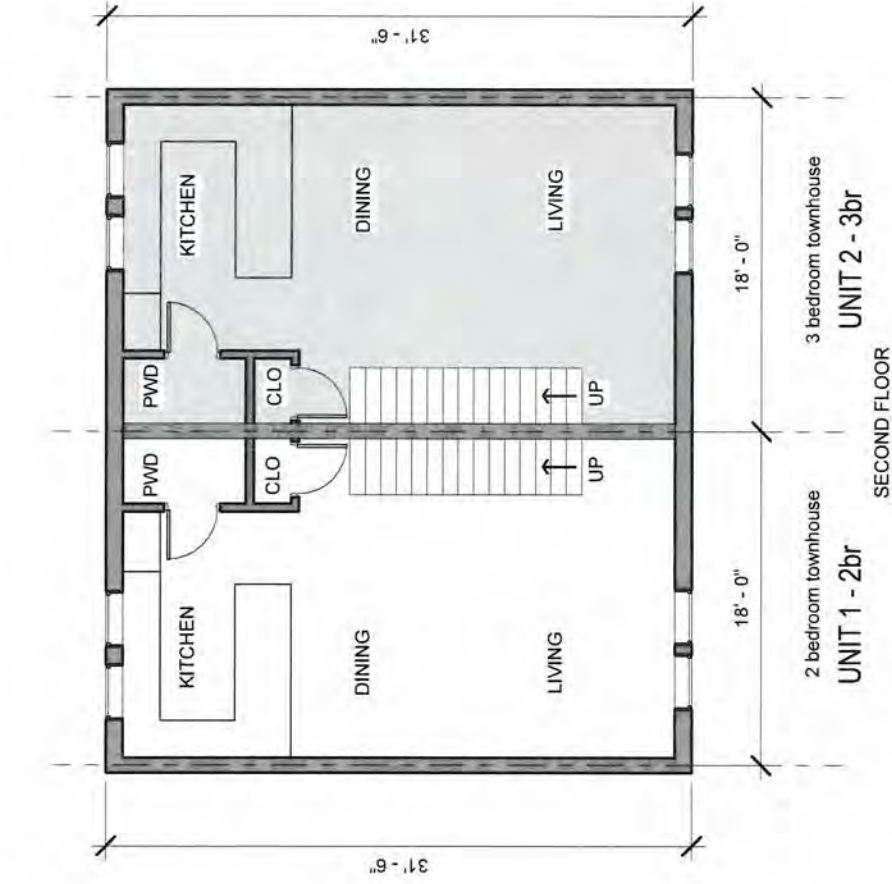


**Typical Site 3 Townhouse Plans**



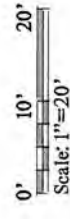
**Cote Ford Site**





**Typical 2 & 3 Bedroom  
Townhouse w/ Garage -  
Buildings C2 - C4**  
+/- 1,150 sf (2br) or +/-1,500 sf (3br)  
(excluding garage and storage)

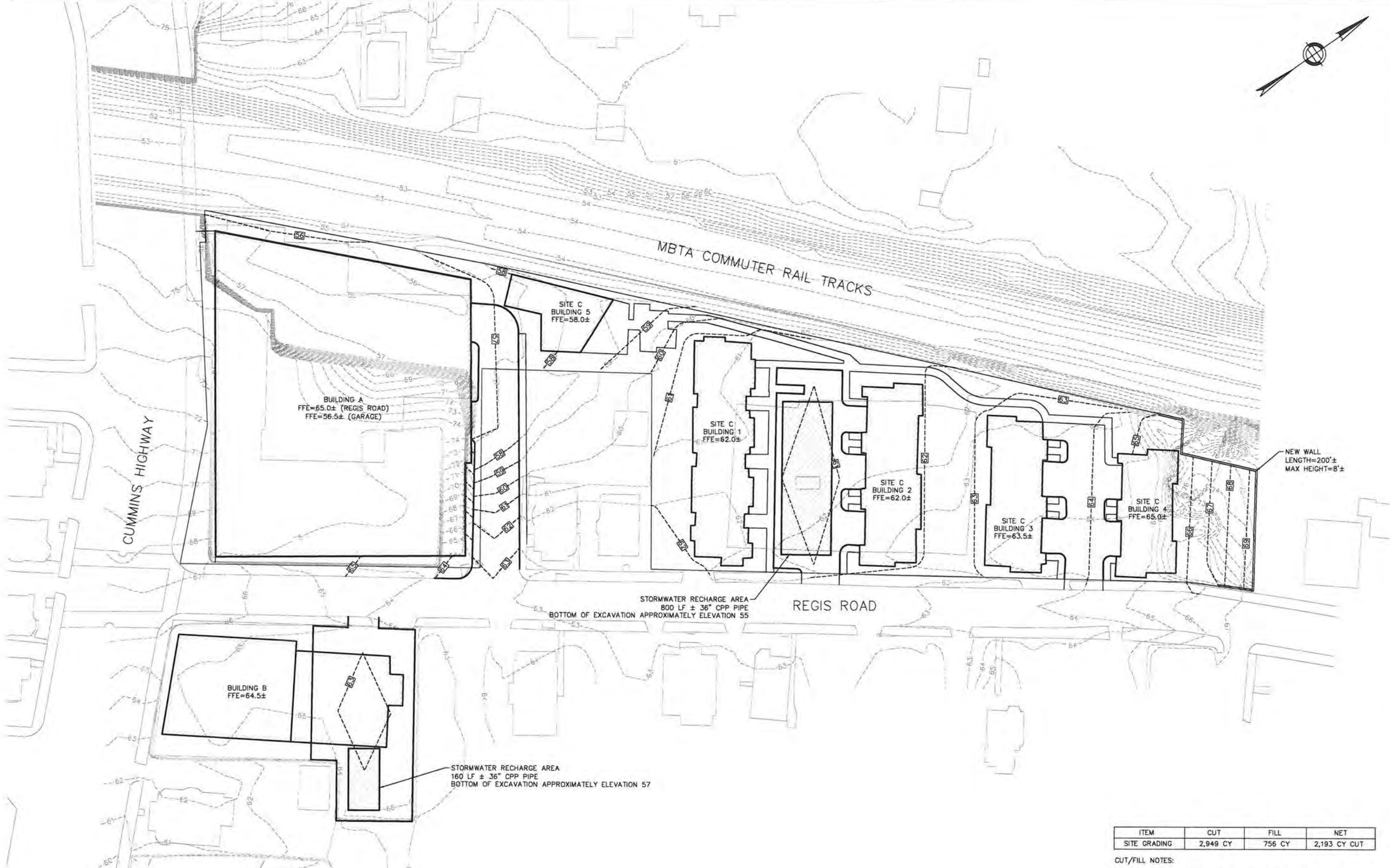
Typical Site 3 Townhouse Plans



Cote Ford Site

**PCA**  
PRELWITZHLISKI ASSOCIATES  
Architecture Planning Interiors

- ▶ Civil Engineering
- ▶ Land Surveying
- ▶ Transportation Engineering
- ▶ Sustainable Site Consulting
- ▶ Planning
- ▶ GIS



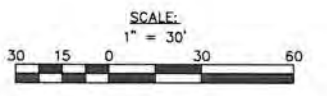
**PRELIMINARY CUT/FILL ANALYSIS**  
 COTE FORD REDEVELOPMENT  
 MATTAPAN, MA

PREPARED FOR:  
**CODMAN SQUARE NDC**  
 587 WASHINGTON STREET, DORCHESTER, MA 02124

REV.	COMMENTS	DATE

ITEM	CUT	FILL	NET
SITE GRADING	2,949 CY	756 CY	2,193 CY CUT

- CUT/FILL NOTES:**
- EXISTING CONTOURS, ROADWAY INFORMATION AND PROPERTY LINES WERE OBTAINED FROM THE CITY OF BOSTON GIS AND ARE APPROXIMATE.
  - CUT/FILL ANALYSIS ASSUMES ALL BUILDINGS ARE SLAB ON GRADE.



SHEET:  
**SKC-1**



**PRELIMINARY CUT/FILL ANALYSIS**  
 COTE FORD REDEVELOPMENT  
 MATTAPAN, MA

PREPARED FOR:  
**CODMAN SQUARE NDC**  
 587 WASHINGTON STREET, DORCHESTER, MA 02124

REV.	COMMENTS	DATE

SHEET:

**SKC-2**

Volume Table

Number	Minimum Change	Maximum Change	Color
1	-25.000	-20.000	Red
2	-20.000	-15.000	Dark Red
3	-15.000	-10.000	Red
4	-10.000	-5.000	Dark Red
5	-5.000	0.000	Red
6	0.000	5.000	Light Green
7	5.000	10.000	Green
8	10.000	15.000	Dark Green
9	15.000	20.000	Light Green

ITEM	CUT	FILL	NET
SITE GRADING	2,949 CY	756 CY	2,193 CY CUT

- CUT/FILL NOTES:
- EXISTING CONTOURS, ROADWAY INFORMATION AND PROPERTY LINES WERE OBTAINED FROM THE CITY OF BOSTON GIS AND ARE APPROXIMATE.
  - CUT/FILL ANALYSIS ASSUMES A BUILDING SLAB DEPTH OF 48" FOR BUILDING A AND BASEMENT DEPTHS OF 12' FOR ALL OTHER PROPOSED BUILDINGS.

