

PROPOSAL

Boston Planning & Development Agency (“the BPDA”)

RFP 626-628 Warren Street

Redevelopment and Ground Lease

DEVELOPMENT SUBMISSION



MARCH 03rd, 2025

AMBRY
DEVELOPMENT

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Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
12 Channel Street, Suite 901
Boston, MA 02110

March 3, 2025

Re: 626-628 Warren Street RFP Submission

Dear Teresa Polhemus,

Ambry Development Group, LLC (“Ambry”) is pleased to submit this proposal for 626-628 Warren Street RFP Submission (the “Proposed Project”). We are excited for the opportunity to collaborate with the Boston Planning & Development Agency (“BPDA”), local residents, and the community to reimagine Warren Street, revitalizing the area through thoughtful new construction, landscape enhancements, enhanced connectivity, and the development of new housing and retail opportunities. The Proposed Project will feature a mixture of commercial and residential uses, including both homeownership and workforce units on the upper floors, reserved for households earning at or below 70% Area Median Income (“AMI”) and for households earning at or below 100% AMI, along with approximately 1,453 sq ft of commercial space on the ground floor, with a 1:1 parking ratio for the residential units.

The unit mix consists of nine (9) affordable homeownership and workforce housing units at various levels of affordability, with two (2) affordable family-sized homeownership units reserved for households earning at or below 100% AMI, two (2) affordable workforce housing studio units reserved for households earning at or below 100% AMI, one (1) studio unit and one (1) one-bedroom unit reserved for households earning at or below 100% AMI. The remaining workforce housing units of this Proposed Project would consist of three (3) market-rate rental units.

The ground floor features retail space for a café or restaurant, creating a welcoming and community-oriented environment that promotes local entrepreneurship and enhances the pedestrian experience. Additionally, the Proposed Project will provide office space that will offer flexible workspace opportunities for small businesses, local organizations, or professional services. This proposal is driven by the core principles of creating communities and bringing people together in a vibrant Grove Hall neighborhood.

We plan to offer homeownership opportunities and workforce housing that align with the aim of the BPDA. The Proposed Project will revitalize an underutilized city-owned parcel to create an aesthetically pleasing building appropriate in massing, scale, and design in the Grove Hall neighborhood. Further, it will help facilitate the goals of the Boston 2030 Report Housing a Changing City by creating two (2) affordable homeownership units, seven (7) workforce housing units, and two (2) commercial uses.

We are pleased to introduce our highly qualified development team, bringing together industry leaders across various disciplines to ensure a well-executed, sustainable, and community-driven project. Social Impact Collective will serve as the Architect, designing a thoughtful and innovative space. Janey Construction Management will lead as the General Contractor, bringing extensive experience in high-quality construction. Brown Rudnick LLP will provide legal counsel, ensuring compliance and strategic guidance throughout the development process. RDH Building Science will serve as the Passive Housing Consultant, contributing expertise in energy-efficient and sustainable building practices. BP Designs will oversee landscape architecture, enhancing the site's open spaces and connectivity. Hawthorne Property Management Group will be responsible for property management, ensuring long-term operational success. Lindsey & Associates will lead the marketing and leasing efforts, driving community engagement and



tenant acquisition. Structural engineering will be led by Souza, True & Partners, while VAV International Inc. will handle MEP/FP engineering. Owl Engineers will serve as the Electrical Engineer, ensuring safe and efficient electrical infrastructure. Boston Civil will manage civil engineering aspects, and BETA Group Inc. will oversee environmental engineering to ensure regulatory compliance and sustainability. With this highly skilled team, we are confident in delivering a transformative development that aligns with the BPDA's vision and benefits the broader community.

This team is committed to providing economic opportunities to Boston residents throughout the project's development, construction, and operational phase of this project. Ambry plans to meet and exceed the goals of:

1. At least 51% of the total work on the Project will be by Boston residents;
2. At least 40% of the total work on the Project will be by people of color; and
3. At least 12% of the total on the Project will be by women.

With this proposal, Ambry hopes to create a high-quality project that exceeds the community's desires and prioritizes green strategies and development without displacement. We welcome the opportunity to work with the BPDA, the residents, and community members of Grove Hall to bring this project from conception to completion.

Thank you for your consideration and this exciting opportunity.

Sincerely,

Willie Bodrick, II, J.D., M.Div.
Principal
Ambry Development Group, LLC
(404)234-4452
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23 Moreland Street, Unit 1, Boston, MA 02119

Winston Bodrick, J.D.
Principal
Ambry Development Group, LLC
(404)405-6534
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23 Moreland Street, Unit 1, Boston, MA 02119

INTRODUCTIONS DEVELOPMENT TEAM



Willie Bodrick, II, Principal- Ambry



Winston Bodrick, Principal -Ambry

INTRODUCTION

Ambry Development Group, LLC (“Ambry”) is pleased to submit this proposal for the development of the Boston Planning & Development Association (“BPDA”) property located at 626-628 Warren Street (“Project”), in the Washington Park Urban Renewal Area in the Grove Hall neighborhood of the City of Boston.

Ambry is a minority-owned impact real estate development firm committed to creating sustainable and inclusive communities through innovative real estate projects. Our vision is to revitalize underserved neighborhoods, enhance economic opportunities, foster social equity, and increase generational wealth creation. During this housing crisis, Ambry’s

platform is focused on developing a diverse portfolio of affordable housing and homeownership, commercial uses, workforce, and transit-oriented housing in Boston and gateway cities across the Commonwealth. We are passionate about leveraging our expertise to create positive change and generate meaningful returns for our community.

As conscientious developers, our model ensures that we develop in a way that is resource-aware, environmentally conscious, and sustainable to strengthen communities through acquiring, developing, constructing, and rehabilitating undeveloped, distressed, and undervalued real estate assets within the Boston City limits and the Commonwealth of Massachusetts.

Ambry differentiates itself through its commitment to inclusivity, sustainability, and community impact. Ambry's conscientious method is rooted in a comprehensive effort to use development as a vehicle to close the wealth gap and create generational wealth opportunities, including but not limited to economically disadvantaged populations. This belief is the foundation of Ambry's purpose and mission to diligently work on behalf of communities to economically participate, achieving financial and social outcomes.

626-628 Warren Street consists of approximately 5,013 square feet of vacant land at the southeast corner of the intersection of Warren Street and Sunderland Street in the Washinton Park Urban Renewal Area, located in the vibrant Grove Hall commercial district which serves as a connector between the Roxbury and Dorchester neighborhoods. Nestled within this diverse neighborhood is a thriving diverse community that celebrates its rich cultural heritage and embraces its residents with open arms. The Grove Hall commercial district is one of Boston's busiest commercial districts, surrounded by numerous recreational and historical sites, including, the Franklin Park Zoo, and the William J. Devine Golf Course. This commercial district is walkable to local primary and middle schools and is conveniently located on several bus lines.

The proposed Project will feature a mixture of commercial and residential uses, including both homeownership and workforce units on the upper floors, reserved for households earning at or below 70% Area Median Income ("AMI") and for households earning at or below 100% AMI, along with approximately 1450 square feet of commercial space on the ground floor, with a 1:1 parking ratio for the residential units.

The site at 626-628 Warren Street holds a deep-rooted history within the Grove Hall neighborhood. Prior to 1931, the property was home to a two-and-a-half-story wood-framed residential building, contributing to the fabric of this historically rich community. However, between 1931 and 1969, the structure was demolished, and the land has remained vacant ever since. Today, this site presents a rare and compelling opportunity to shape the next chapter of Grove Hall's growth by leveraging its historic

context, urban connectivity, and proximity to key community assets.

Situated in a thriving commercial and civic corridor, the site benefits from immediate access to shopping, dining, and essential services, making it an ideal location for residential or mixed-use development. Within walking distance is the Grove Hall Mecca Mall, a major retail hub anchored by Stop & Shop, ensuring convenient access to grocery and retail options for residents. Directly across the street, Freedom House Inc. stands as a pillar of the community, providing critical educational resources and advancing opportunities for Black, Brown, and immigrant students in Roxbury.

Beyond its commercial amenities, the property is surrounded by key civic institutions that enhance the neighborhood's social and economic vitality. These include the Grove Hall branch of the Boston Public Library, the YMCA of Greater Boston, Grove Hall Main Streets, the Grove Hall Neighborhood Development Corporation (NDC), and various neighborhood associations such as the Garrison Trotter Neighborhood Association and the Crawford, Howland, Ruthven, Wenonah, Waumbek Block Watch Association. These organizations play an integral role in community advocacy, small business support, and neighborhood preservation, making this site a strategic location for sustainable development that aligns with local priorities.

The property is ideally positioned for transit-oriented development, benefiting from robust public transportation options that ensure seamless connectivity to Greater Boston. Multiple MBTA bus routes—including the 14, 19, 23, and 28—stop at Warren Street at Crawford Street, with two of these routes included in Boston's fare-free bus program. Additionally, the site is located just half a mile from the Fairmount Line's Four Corners/Geneva station and less than 1.5 miles from the Stony Brook station on the MBTA's Orange Line. This extensive transit network enhances accessibility for workforce housing, affordable housing, or mixed-use developments, allowing future residents and businesses to easily connect to employment centers, educational institutions, and essential city resources.

The surrounding area is home to an extensive network of schools, religious institutions, and public services that contribute to the neighborhood's cultural and educational landscape. Notable schools nearby include William Trotter K-6, Boston Latin

School, King K-6, Jeremiah Burke High School, and Mother Caroline Academy, all of which play a significant role in shaping the next generation of Boston residents. Additionally, recreational amenities such as Franklin Park, the Franklin Park Zoo, the William J. Devine Golf Course, and nearby neighborhood parks, including Brunswick-King Play Area and Ceylon Park—offer residents valuable green space and outdoor activities, fostering a well-balanced urban lifestyle.

With its central location, historical significance, and access to commercial, educational, and recreational resources, 626-628 Warren Street is uniquely positioned to contribute to the continued revitalization of Grove Hall. Ambry envisions transforming this vacant site into a vibrant, community-driven development that honors the neighborhood's past while shaping its future. Whether through the creation of affordable housing, mixed-use commercial spaces, or innovative residential projects, Ambry is committed to fostering sustainable growth and economic opportunity in Grove Hall, ensuring that this historically significant corridor remains a thriving hub for generations to come.

We are very interested in working with and alongside community members to develop affordable housing opportunities in this area, which will provide an invaluable opportunity for individuals and families to call this lively community their home. We believe our proposal is thoughtfully designed, carefully considering the desires of the community, and priced to ensure accessibility, to create a harmonious balance between affordability and quality living. We also believe our proposal will surpass the goals outlined by the BPDA.

We aim to ensure that this Project is planned, designed, constructed, and managed to minimize adverse environmental impact; conserve natural resources; promote sustainable development; and enhance the quality of life for the residents of this neighborhood and in Boston. Built along the City of Boston's Resiliency and GHG emissions reduction goals, including Neutral Boston 2050, we aim to design this Project to prioritize passive system strategies to reduce energy consumption, including energy conservation measures toward net zero/zero carbon emissions.

We envision a neighborhood that not only provides affordable workforce housing and homeownership options but also demonstrates a deep commitment

to ecological sensitivity and sustainability. With this vision in mind, our approach to developing affordable housing embraces principles that harmonize with the natural environment and minimize our ecological footprint. By incorporating green spaces into our design, we aim to create a balanced environment where residents can connect with nature, fostering a sense of well-being and community. Our affordable workforce and homeownership units will be designed to optimize energy efficiency. Through thoughtful architectural design, insulation techniques, and the use of sustainable materials, we strive to reduce energy consumption and promote a greener lifestyle. Energy-efficient strategies will be incorporated to minimize environmental impact while providing cost-saving benefits to residents. We aim to create an ecologically conscious neighborhood that supports the well-being of both residents and the environment.

Ambry is a Massachusetts Limited Liability Company, headquartered in Roxbury. Ambry is managed by Willie Bodrick, II, J.D., MDiv, Principal; and Winston Bodrick, J.D., M.A., Principal. As a minority-owned company, Ambry aims to foster diversity and inclusivity within the industry and empower underrepresented communities. Willie Bodrick, II serves as the Vice President of the Second African Meeting House ("SAMH"), which oversees sixteen residential affordable housing units and three commercial units. Both Principals have a combined decade of serving on the SAMH Board of Directors.

Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor's Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on a vacant parcel in Dorchester, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI.

In 2024, Ambry submitted a proposal for 21-29 Fernboro Street to MOH and BPDA. The five vacant parcels consist of approximately 14,914 square feet in the Brunswick King Renewal Area. Ambry aimed to develop twelve (12) residential homeownership units, consisting of four (4) of

such units reserved for households earning at or below 80% AMI, four (4) of such units reserved for households earning at or below 100% AMI, and four (4) units reserved for market rate. This proposed project aimed to build family-sized units consisting of two-and-three-bedroom units.

Previously, Ambry submitted a proposal for 34 Athelwold Street to the Mayor's Office of Housing during the summer of this year. The proposal consisted of a newly constructed three-family development that offered homeownership opportunities comprising one-third of the units at 80% AMI, one-third of the units at 100% AMI, and one-third of the units at market rate. In 2017, Ambry d.b.a. Bodrick Development Partners, along with architect Irena Matulic, proposed "Doma Homes" for the Garrison Trotter Housing Innovation Competition. This design was a combination of varied elements, including a two-bedroom, a one-bedroom, and a 360-square-foot micro-unit studio. The design was structured to create a flexible set of options that could allow an owner to live in one unit and rent out the others, helping to create home ownership as the city's triple-deckers have historically done.

DEVELOPMENT TEAM

Developing successful affordable homeownership opportunities in the Grove Hall area of Roxbury is pivotal to reducing Boston's housing crisis and issues impacting housing affordability. Ambry values the importance of working with community members to develop and design homeownership opportunities, commercial growth, and green space in a manner that will contribute to the economic growth of each area to ensure their sustainability and economic prosperity. We are pleased to partner with:

Social Impact Collective (Inc) – An MBE architecture and design firm with a community-based design approach through local stakeholder engagement.

Janey Construction Management – An award-winning construction and management company with over 35 years of delivering

high-quality projects.

Brown Rudnick LLP – A Boston-based law firm designed for speed and performance, with representation in key financial centers, including New York, London, California, and Washington, D.C.

BP Designs – Founded by Bertha Pantoja, BP Designs provides innovative landscape architectural services that transform outdoor environments into elegant, sustainable living spaces. Ms. Pantoja is an MA-registered landscape architect with design expertise gained over 15 years of project-based and teaching experience in Greater Boston and Mexico.

RDH Building Science, Inc. – Since 1997, RDH Building Science, Inc. has worked to achieve energy and sustainability goals for their buildings.

Hawthorne Property Management Group – HPMG is a minority-owned, full-service property management company that facilitates the management of your properties and optimizes their value. HPMG's mission is to optimize the lifestyle, increase property value, and maximize the quality of life of our clients (residents, landlords, investors, employees & vendors).

Lindsey & Associates Realty – Lindsey & Associates Realty was formally incorporated in 2017, though its founder and principal broker, Eric Lindsey, has been an active real estate professional in Massachusetts since 2006. Over the past 19 years, the firm has successfully closed over 500 transactions across both residential and commercial real estate.

Eric Lindsey is an Accomplished Real Estate professional with extensive experience in brokerage, investment, and property management. Proven track record of success in guiding clients through all types of real estate transactions and maximizing investment opportunities. Dedicated to providing superior customer service and fostering

ownership, development, and education within our communities.

Civil Engineer – **Boston Civil**
MEP, FP – **VAV International**
Structural Engineers: **ST&P Engineers**

DEVELOPMENT TEAM RESUMES

CONSULTANTS & CONTRACTORS

ARCHITECTURE- Social Impact Collective (SIC)

H.Killion Mokwete
Principal – Social Impact Collective (SIC)

Michael Chavez
Principal – Social Impact Collective (SIC)

LANDSCAPE ARCHITECTURE

Bertha Pantoja, BP Designs

ENERGY CONSULTANT

Andrew Steingiser, RDH Science Inc.

STRUCTURAL ENGINEERS

Chris M. Motto

CIVIL ENGINEERING

Boston Civil –Kevin Quetti
Oscar Yubi
James P. Aspiro

MECHANICAL ENGINEERING

VAV International Inc- Semoon Oh

CONTRACTORS- JANEY

Gregory Janey, CCM- President & Ceo: Janey

Eurick Dorsett, Project Executive- Janey

Angelo Mcrae Superintendent: Janey

Fernando Ruiz-Esparza, Senior Project Manager- Janey

Harris Hogu, Cmit, CM-BIM, Project Control Coordinator-Janey

LEGAL

Brown Rudnick LLP
Alvin Benjamin CARTER III-brownrudick
Sam Williams-brownrudick

REAL ESTATE

Lindsey & Associates Realty



Willie Bodrick, II
Principal

EDUCATION

Northeastern University, Honorary Doctorate
Northeastern University School of Law, J.D.
Harvard Divinity School, M.Div.
Georgetown University, B.A.

Twelfth Baptist Church, Senior Pastor
The American City Coalition, President & CEO

OVERVIEW

Willie Bodrick, II is a Co-founder and Principal of Ambry Development Group, LLC ("Ambry"). Willie is committed to creating transformative communities that reflect the diverse tapestry of society, while fostering equity and opportunity to ensure that prosperity is shared. Willie prioritizes inclusivity, affordability, and accessibility, ensuring that all residents have the opportunity to benefit from the positive changes brought about by their developments. Through intentional development he is committed to incorporate innovative and eco-friendly practices into every project.

Willie serves as Senior Pastor of the historic Twelfth Baptist Church and as Vice President of the SAMH Corporation operating a portfolio of affordable residential and affordable units. He also serves as President & CEO of The American City Coalition focusing on neighborhood revitalization through economic development, workforce development, research and policy. Prior to launching Ambry, Willie worked in the Corporate Group at the law firm Brown Rudnick, LLP.

PROJECT EXPERIENCE

Willie Bodrick, II serves as the Vice President of the Second African Meeting House ("SAMH"), which oversees twenty residential affordable housing units and two commercial units, and has of served on the SAMH Board of Directors for over eight years. Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor's Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on a vacant parcel in Dorchester, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI. Previously, Ambry submitted a proposal to Boston Planning & Development Agency and the Mayor's Office of Housings to develop twelve (12) affordable homeownership units, with four (4) of such units reserved for households earning at or below 80% AMI and four (4) of such units reserved for households earning at or below 100% AMI. In 2017, Ambry d.b.a. Bodrick Development Partners, along with architect Irena Matulic, proposed "Doma Homes" for the Garrison Trotter Housing Innovation Competition. This design was a combination of varied elements, including a two-bedroom, a one-bedroom, and a 360-square-foot micro-unit studio.

ACCOLADES

2023 Boston Magazine 150 Most influential Bostonians | 2023 Get Konnected! Boston's Most Influential Men of Color 2023 Bloomberg-Harvard City Leadership Initiative Fellow 2022 | Harvard Business School Young American Leaders Program | BBJ 2021 40 Under 40 | Boston Chamber of Commerce & City Awake 2021 Ten Outstanding Young Leaders Award | The Boston Foundations 20 Leaders of the 2020s | Law Clerk & Summer Associate at Brown Rudnick LLP



willie.bodrick@ambrydevelopment.com
www.ambrydevelopment.com



Winston Bodrick
Principal

EDUCATION

Boston College Law School, J.D.
Dartmouth College, M.A.
Morehouse College, B.A.

OVERVIEW

Winston Bodrick is a Co-founder and Principal of Ambry Development Group, LLC (“Ambry”). He is committed to creating sustainable and inclusive communities through innovative real estate projects by operating in a manner that’s resource aware, and environmentally conscious to strengthen communities’ economic growth and prosperity.

Formerly, he was a corporate associate at Kirkland & Ellis, LLP. During law school, he interned at Fidelity Investments, NASDAQ, and The Carlyle Group. Prior to law school, Winston Bodrick served as a Director at the Partnership, Inc., and as a Deputy Finance Director for a Massachusetts gubernatorial campaign. Winston is passionate about engaging his community. Her serves as the Chairman of Trustee Ministry at the Historic Twelfth Baptist Church, Board Member of the Second African Meeting House, Vice President of the Greater Boston Morehouse College Alumni Association, and various other board appointments.

PROJECT EXPERIENCE

Winston Bodrick serves on the Board of Directors of the Second African Meeting House (“SAMH”), which oversees twenty residential affordable housing units and two commercial units. Currently, Ambry is the tentatively designated developer of 34 Wales Street through the Mayor’s Office of Housing Welcome Home Boston, Phase 2 properties located in the Mattapan and Dorchester neighborhoods of the City of Boston. The proposed development consists of twelve (12) homeownership units on a vacant parcel in Dorchester, with six (6) of such units reserved for households earning at or below 80% AMI and six (6) of such units reserved for households earning at or below 100% AMI. Previously, Ambry submitted a proposal to Boston Planning & Development Agency and the Mayor’s Office of Housings to develop twelve (12) affordable homeownership units, with four (4) of such units reserved for households earning at or below 80% AMI and four (4) of such units reserved for households earning at or below 100% AMI. Previously, Ambry submitted a proposal for 34 Athelwold Street to the Mayor’s Office of Housing during the summer of this year. The proposal consisted of a newly constructed three-family development that offered homeownership opportunities comprising one-third of the units at 80% Area Median Income (“AMI”), one-third of the units at 100% AMI, and one-third of the units at market rate. In 2017, Ambry d.b.a. Bodrick Development Partners, along with architect Irena Matulic, proposed “Doma Homes” for the Garrison Trotter Housing Innovation Competition. This design was a combination of varied elements, including a two-bedroom, a one-bedroom, and a 360-square-foot micro-unit studio.

ACCOLADES

Dartmouth College Presidential Fellow | 1L Legal Intern at Fidelity Investments | 1L Legal Intern at NASDAQ | Corporate Associate & Summer Associate at Kirkland & Ellis LLP | 3L Legal Intern at The Carlyle Group | Featured in Boston College Law School Magazine



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H. KILLION MOKWETE, RIBA

“My design believe is that architecture is rooted in society, and that the built environment affects our everyday actions and our understanding of cultural values, social relations, institutions, and the distribution of power”

Killion is Co-Founder of SIC and enjoys working in partnership with the communities & project stakeholders through open and honest collaborative processes. He seeks to promote and be involved in community driven architectural practice and also academic discourse that is informed by principles of Participative Action Research (PAR) and continues to seek methodologies that can balance effective community engagement and participation towards urban resilience as a guiding career principle.

PROFESSIONAL TENURE

2021- Present: Co-Founder Social Impact Collective (SIC)

2015-Present: Associate Teaching Professor, School of Architecture, Northeastern University (from 2025-2020 as Adjunct Professor)

2017-2019: Project Manager, Urban Design & Community Engagement, Build Health International

2015-2017: Architect, Shepley Bulfinch

2005-2009: Architecture, Building Design Partnership (BDP), London, UK

EDUCATION

MA Architecture + RIBA Part III (Chartered Architect), Portsmouth University, Portsmouth, UK / 2008 - 2009

AA Diploma in Architecture + RIBA Part II, Architectural Association, London, UK / 2005 - 2007

Bachelor of Arts Architecture + RIBA Part I, University of Plymouth / 2001 -2004

PROFESSIONAL AFFILIATIONS & ACTIVITIES

Royal Institute of British Chartered Architects (RIBA)

Boston Society of Architects (BSA), COMMUNITY + COLLABORATIVE DESIGN (C+CD) Advisory Committee Member

RELEVANT EXPERIENCES PROJECT SAMPLES

Sustainable Learning Village Community (SVLC), 2019-2021- Project Manager and Team lead for a feasibility and viability studies for the development of a new University in Haiti. Facilitated Community/Stakeholder engagements, co-creation sessions towards visioning, goals and developing campus design principles.

Haiti Development Institute (HDI)- Community Engagement Framework and capacity building, 2021-Present- Co-creating a community engagement framework for HDI's programme activities towards build communities by supporting local leaders, strengthening organizations, and connecting stakeholders for systemic impact in Arcahaie, Haiti.

Saint Rock Haiti Foundation (SBRHF) Capacity Building & Stakeholder Outreach Strategy -2021- Partner with SBHF and its internal team in Boston & Haiti to develop a capacity building strategy towards engagement, member outreach, business development and internal community strategy.

Re-imagining Downtown Uxbridge, 2020- Partnering with the Community of Uxbridge, MA, through the Central Massachusetts Regional Planning Commission (CMRCP) and BAC Gateway to develop visioning, goals, strategic actions for Uxbridge, MA's downtown area. This visioning urban strategy will lead to the assessment of the relocation of the town's Municipal Town Hall to an empty high school building.

Fond-des-Blancs Town Centre Community Masterplan, Sud Department Haiti, 2017-2019- Project Manager and Team Lead for the development of a Town Centre masterplan for the community of Fond-des-Blancs through a participative and community engagement urban design and planning principles.

University of Global Health Equity (UGHE) Masterplanning- Butaro, Rwanda 2015-2017



Principal & Co-Founder

MICHAEL CHAVEZ, NCARB, NOMA, LEED AP

Michael is the Principal & Co-Founder of Social Impact Collective, Inc. His experience includes design and project management of affordable housing, community asset building, commercial design for small businesses and nonprofits, and youth program oversight.

Michael was also an Enterprise Rose Architectural Fellow where he worked with the Fairmount/Indigo Line CDC Collaborative to spearhead a sustainable, smart growth agenda along the 9-mile Fairmount commuter rail line in Boston, MA. Additionally, while at YouthBuild Boston, Michael launched the Commonwealth of Massachusetts's first Facilities Maintenance Technician Apprenticeship which continues to expand today.

Michael has been on the Board of Directors of Built Environment Plus and the Massachusetts Workforce Alliance. Michael has taught several courses at the Boston Architectural College and has led workshops and panel discussions focusing on community-based design in dozens of conferences. Michael is an active member in the Boston chapter of the National Organization of Minority Architects.

PROFESSIONAL TENURE

Social Impact Collective	2021-present
YouthBuild Boston, Inc.	2009-2013, 2017-2021
Fairmount-Indigo Line CDC Collaborative	2014-2016
Hogares, Inc.	2004-2008

EDUCATION

University of New Mexico, BA
Environmental Design w/ Emphasis in
Landscape Architecture

Boston Architectural College, Master of
Architecture

REGISTRATIONS

Registered Architect in Massachusetts &
New Mexico

USGBC LEED AP

National Organization of Minority Archi-
tects (NOMA)

NCARB Certificate Holder

RELEVANT EXPERIENCES PROJECT SAMPLES

Social Impact Collective, Inc.

- Design of Mixed-Income Housing, Small Business & Nonprofits
- Consulting on accessibility improvements for Boston-area daycare centers (funded by Children's Investment Fund, CEDAC)
- Policy development for Additional/Accessory Dwelling Units for the City of Boston and City of Salem

YouthBuild Boston, Inc.

- LEED-Gold Affordable housing development & design
- Community asset building coordination and management
- Youth program development & oversight. Examples include:
 - Designery: high school-level architecture & design program
 - Facilities Maintenance Technician Apprenticeship: partners include Winn Residential, National Development, Corcoran Residential, Peabody Properties, Charles Hotel, and others
 - Girl Scouts of America & Suffolk Construction: partnership to develop curriculum for girls ages 5-18 in building trades
 - YouthBuild International: providing program development and youth support for programs in Burnley, UK and Rio de Janeiro, Brazil

Fairmount/Indigo Line CDC Collaborative

- Supporting design development & community engagement for Transit-Oriented Development along Fairmount Corridor in Boston
- Living Roof Bus Shelter Initiative: Community engagement and green jobs exploration pilot exploring green infrastructure in Dorchester and Hyde Park
- Goatscaping: community engagement strategy utilizing combination of goats and youth summer programming to discuss use of potential green spaces and affordable housing in Hyde Park



GREGORY JANEY, CCM

President & CEO

Gregory Janey is the President & CEO of Janey Construction Management that provides services throughout the Northeast and Mid-Atlantic regions of the United States. Janey's portfolio includes commercial, institutional, and residential work within and around the cities of Boston, Washington DC, and Cape Cod. The firm provides construction management and consulting services including project management, construction management, estimating, and engineering.

Over the last several years, Mr. Janey has undertaken a variety of construction and renovation projects on a multitude of commercial and residential buildings. He brings a strong engineering background and has been actively working in the industry for over 40 years. He has managed and monitored projects ranging from \$5 Million to \$2 Billion. His public experience includes working with local agencies and city and town bodies around the planning, directing, and controlling the development of the preliminary and final design, construction schedule, and budget. Mr. Janey's background provides the company with the program expertise to service its client base and as a result, the organization is capable of managing construction projects of various magnitudes.

Mr. Janey holds a BS in Construction Management from Wentworth Institute of Technology, an MS in Civil Engineering from Northeastern University, and an Honorary Doctor of Engineering from Wentworth Institute of Technology.

Mr. Janey serves on the Industry Advisory Board for the College of Engineering at Northeastern University. He was elected to the Wentworth Corporation in 2008, the Institute's Board of Trustees in 2012 and currently serves as the Chair of the Board of Trustees. Mr. Janey has served and lead various committees including, Facilities, Academic Affairs and Long-Range Planning; He also has served on the Strategic Planning Steering Committee and has been actively involved with Wentworth's Industrial Professional Advisory Committees.

His advocacy volunteer work serving as a founding officer for the Massachusetts Minority Contractors Association, Advisory Committee for Madison Park High School and the Private Industry Council. He is a past president of the New England division of the Construction Management Association of America and Past Vice Chairman/ Director Emeritus of a CMAA's national board. He is also a program evaluator for ABET, which accredits college and university programs in applied science, computing, engineering, and engineering technology.

Mr. Janey's mission has stayed consistent throughout his career—to use his education, advocacy, and deep professional industry experience to provide opportunities for residents in and around the neighborhoods where he grew up. Mr. Janey continues to invest and advocate for the development of underserved Boston neighborhoods by providing scholarships for black Boston Public School Students entering in STEM education; intended to start a movement towards "Building The Future".

Notable awards and acknowledgments include being featured in Forbes and Entrepreneur magazines, ranked by Boston Business Journal as the 9th largest minority-owned business in Massachusetts, and receiving the STEM Corporate Leader of the Year from United Way.

EDUCATION

- » Wentworth Institute of Technology
Honorary Doctor of Engineering
- » Northeastern University
M.S. Civil Engineering
- » Wentworth Institute of Technology
B.S. Construction Management
- » Wentworth Institute of Technology
A.S. Architectural Technology

BOARDS/COMMITTEES

- » Wentworth Institute of Technology,
Board of Trustees, Chair
- » Northeastern University, Industry
Advisory Board
- » Boston Chamber of Commerce Board
of Directors
- » Private Industry Council, Workforce
Board
- » Federal Reserve Bank, New England
Advisory Council
- » Construction Management
Association of America, Board of
Directors, Emeritus
- » United Way of Mass Bay, Board of
Directors
- » Institute of Non Profits, Board of
Directors
- » Supplier Diversity Office, Advisory
Council
- » Boys & Girls Clubs of Boston, Board of
Trustees

LICENSES

- » MCPPO Certified Project Manager
- » ABC Building License
- » ABET Program Evaluator
- » OSHA 30
- » Construction Supervisors License
- » Certified Construction Manager

TEACHING & WORKSHOPS

- » Wentworth Institute of Technology,
Adjunct Professor
- » Certified Construction Manager
Instructor
- » Pathways to City Contracting Joint
Venture Workshop

NOTABLE AWARDS

- » General Contractors Magazine, Best
Hotel & Hospitality Contractor in Boston
- » Boston Business Journal, 9th Largest
Minority-Owned Business in MA
- » United Way, STEM Corporate Leader of
the Year
- » Massport, Diversity & Inclusion
Champion
- » Eastern Bank, Business is Good Award
- » Get Connected, Emerging Leaders in
Boston Award
- » Northeastern Society of Women
Engineers, Joint Corporate Honoree

SPEAKING ENGAGEMENTS & MEDIA PUBLICATIONS

- » Commencement Speaker - Wentworth
Institute of Technology; Boston Business
Journal, 26 Best Commencement Speeches
in MA
- » Keynote Speaker - Northeastern College of
Engineering
- » Keynote Speaker - Endicott College, School of
Business & Engineering
- » BECMA, A Path to Cultural Change, Federal
Reserve Bank
- » Featured in Forbes & Entrepreneur Magazines,
Rebuilding America: Boston



EURICK DORSETT

Project Executive

Eurick has been in the construction industry for over 30 years. He has managed numerous multi-million-dollar development, new construction, and renovation projects. He also has had much experience working internationally throughout his career. He currently serves as he Director of Preconstruction and Project Executive for Janey.

Eurick has experience working in industries such as Hospitality, Commercial, and Residential. He also has experience in High Rise construction and Marine Construction. With his Preconstruction work at Janey, he has worked on projects ranging from \$10M - \$550M.

Mr. Dorsett's skills encompass excellent analytical, leadership, interpersonal, and problem solving skills. He is a highly motivated team player and self-starter, and possesses communications skills imperative in relating to the construction industry. This includes interfacing with client representatives, A/E representatives, union officials, subcontractors and assist with implementation/interpretation of safety programs.

EDUCATION

Norfolk State University
B.S. Construction Management
Norfolk State University
A.S. Architectural Design Technology

AFFILIATIONS

Construction Management
Association of America (CMAA)

LICENSES

OSHA Certified

PROJECT EXPERIENCE

Confidential Technology Client - Boston, MA \$20M

Janey provided construction management at-risk services for an 88,870-SF office fit-out in Cambridge, MA. The scope included the build-out of four floors within the newly constructed 314 Main Street building, owned by MITIMCo, MIT's Investment Management Company.

Bank of America - Phase III - Boston, MA \$4.6M

This project is a renovation to the Bank of America Offices at 100 Federal Street, located across from Post Office Square Park, in the heart of Boston's Financial District. This was considered a space modernization renovation for floors 4, 8, 15, 16, and 17. The work will include demolition of the existing space plus new ACT, lighting, drywall, and all new finish work. Mechanical, plumbing, HVAC, electrical, and fire alarm updates will also be needed to accommodate these upgrades. The team completed 140,000 sf worth of work.

Seaport World Trade Center - Boston, MA \$500M

The proposed revitalization of the SWTC is a transformative project that will modernize and reposition the existing building and Commonwealth Pier. While the existing building and project site require a significant infrastructure investment to enable the adaptive re-use and revitalization, the project has tremendous potential to create an exciting, flexible, and creative workspace that attracts and retains talented employees and provides a unique waterfront experience for the public. The project will enhance its current uses by replacing the existing exhibition hall with new public realm spaces and improvements and expanded ground-floor retail space, as well as creating new flexible and innovative office space and first-class event spaces.

Omni Seaport Hotel - Boston, MA \$550M

This CM at-Risk \$550M project is a 788,500-square-foot hotel that will feature two new 21-story towers connected by a three-story ground-floor podium. The hotel will include 746 standard rooms 386 square feet in size, as well as 278 innovation rooms 250 square feet in size. The hotel will also include 120,000 square feet of meeting and event space including two large 25,000-square-foot and 15,500-square-foot ballrooms, 35,000 square feet of restaurant space, 5,000 square feet of retail space and an 8,500-square-foot spa and fitness center. Construction of the Omni Hotel is anticipated to commence in the third quarter of 2018, with completion expected in 2021. Project is targeting LEED Silver.

Harborside Inn - Boston, MA \$15M

Harborside Hotel is a renovation of an existing building over 200 years old. This building is located in downtown Boston. The proposed construction is for a boutique hotel adding 86 additional rooms to the existing Harborside Hotel. This hotel is a Guaranteed Maximum Price (GMP) contract with an estimated value of \$15M.





ANGELO MCRAE

Superintendent

Angelo brings a strong engineering background and a diverse portfolio to the team through his professional experience working throughout the project life cycle; Project management, Engineering and Construction. Angelo's experience includes estimating, document analysis and review of detailed construction drawings. Angelo's contributions during the plan review and as-built periods adds a valuable feature to any construction program.

As a Site Superintendent for Janey, Angelo's professional capabilities include assisting the clerk of work with contract compliance, updating the planned activities against actual events and reporting on discrepancies within the project schedule, construction documents, and percent of work completed. His duties also include field reports, document control and assistance with performance tracking quality control.

EDUCATION

Wentworth Institute of Technology
B.S. Construction Management

AFFILIATIONS

Construction Management
Association of America (CMAA)

LICENSES

OSHA 30 Certified

PROJECT EXPERIENCE

Harborside Inn - Boston, MA \$15M

The Harborside Inn project is an addition and full renovation of a 200 year old, 6 story warehouse located in the financial district between the Boston Aquarium and Faneuil Hall. This historic project includes adding two floors, 90 rooms and a new exterior envelope to the existing Hotel, while it maintains full operation. With a completion date of March 2020, the facility will be transformed into a modern designed, boutique hotel with the ability to accommodate 184 guest.

Rubina Ann Guscott Building - Boston, MA \$5M

The developer selected Janey to serve as Construction Manager for the renovation of this four-story masonry building in the Grove Hill section of Roxbury. The project included renovation of an existing 20,000 s.f. building, a new 2400 s.f. four-story stairwell addition, and site work including parking and landscaping. The building is named for a legendary local property developer.

Dearborn STEM Academy - Boston, MA \$70.7M

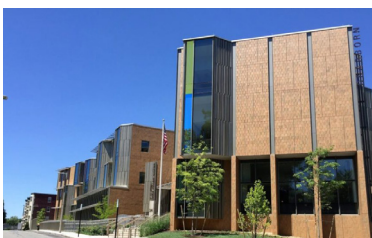
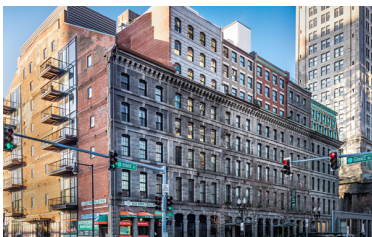
A major City initiative towards an improved future for the residents of Roxbury, this new neighborhood public middle/high school represents a new kind of educational building – a school without corridors which fosters inter-relatedness and transparency. The scope of work includes the abatement and demolition of an existing school built in 1918. The fabric of the STEM educational environment includes spaces for: small scale learning, collaboration, hybrid learning, project-based explorations and community engagement. The building is broken down into three educational communities or 'cohorts.' Each of which is sited on a different level and is centered on a satellite collaboration space, glass walled science explanatories and an office suite with dean's office, staff preparation and reception area.

Massachusetts Institute of Technology, Building 37 - Boston, MA \$350K

This project was in Janey's Special Projects Division (SPD) and included a renovation of a classroom on the Massachusetts Institute of Technology's campus. Janey was chosen to renovate the 2nd floor, which included 5 offices. The offices would then turn to student space and a reading room totaling approximately 1,000 square feet.

MGM Music Hall at Fenway, NESN Fit out - Boston, MA \$600K

Janey is collaborating with Gilbane in providing a broadcast fitout for NESN as part of the 175,000 SF MGM Music Hall, a new state-of-the-art, multi-use performing arts venue which connects to the historic Fenway Park. This project is 600 sq ft. renovation with a fast track schedule. Our team is coordinating with the NESN consultants and architects to bring this new state of the art broadcast studio expected to life. The studio will be completed in 2022.





HARRIS HOGU, CMIT, CM-BIM

Project Control Coordinator

Harris brings a strong engineering background and a diverse portfolio to the team through his professional experience working throughout the project life cycle; Project management, Engineering and Construction. Harris' Preconstruction work includes estimating, document analysis, scheduling, cost analysis, and building information modeling. This experience presents a natural transition to the construction phase contributing to an increase in quality control and assurance on the project. Harris' contributions during the plan review and as-built periods adds a valuable feature to any construction program.

As a Project Control Coordinator, Harris' professional capabilities include determining project objectives, cost engineering, establishing schedules and coordinating projects. His duties also include management information systems as they relate to the project life cycle.

EDUCATION

Northeastern University
B.S. Civil Engineering

AFFILIATIONS

Construction Management
Association of America (CMAA)

LICENSES

OSHA Certified
Certified Scheduling Technician (CST)
Certified Cost Technician (CCT)
CM-BIM
Construction Manager in Training (CMIT)



PROJECT EXPERIENCE

Local 537 Pipefitters Union - Boston, MA \$35M

The four-story, 70,000-square-foot building will feature a pipefitting training facility, office space, educational classrooms, and assembly space with capacity for up to 500 people. 117 parking spaces will be built on site. The building will replace the union's existing headquarters at 40 Enterprise Street; two existing buildings, which date back to 1880 and 1964, will be demolished. The building will be located next to the 720,000-square-foot South Bay Town Center mixed-use development. Construction of the building is anticipated to commence in the 3rd quarter of 2017, with completion expected by the 3rd quarter of 2018.

Harvard Quantum Initiative – 60 Oxford Street - Boston, MA \$50M

60 Oxford Street is a six level (two below grade and four vertical levels), 91,000 square foot building, constructed in 2003, which has been vacant since the departure of Harvard University Information Technology (HUIT) and, more recently, the Harvard Paulson School of Engineering and Applied Sciences (SEAS). The renovation project will enable the University to accomplish two strategic objectives in science and engineering: 1) provide expanded state-of-the-art laboratory and collaborative space for the HQI, and 2) allow for the co-location of the Rowland Fellows program, currently located in East Cambridge, with the FAS and SEAS science and engineering research community in the north campus precinct. The renovation will provide an identifiable home for HQI that creates an interdisciplinary, collaborative research environment by leveraging the capabilities of one of the campus's newer buildings.

High Meadows Townhomes - Bourne, MA \$10M

This CM at-Risk \$10M project is the third phase of a 117-unit affordable housing project in Bourne that includes Canal Bluffs and Clay Pond Cove. Newly constructed in 2018, it consists of 44 mixed-income, two bedroom and three bedroom apartments. The development is in a desirable neighborhood near shopping, employment centers and transportation; and includes an on-site sustainable wastewater treatment plant, pedestrian-friendly walkways, communal open spaces and community amenities.

Omni Hotel Seaport - Boston, MA \$550M

This CM at-Risk \$550M project is a 788,500-square-foot hotel that will feature two new 21-story towers connected by a three-story ground-floor podium. The hotel will include 746 standard rooms 386 square feet in size, as well as 278 innovation rooms 250 square feet in size. Construction of the Omni Hotel is anticipated to commence in the third quarter of 2018, with completion expected in 2021. Project is targeting LEED Silver.

Harvard Business School Cash House - Boston, MA \$5M

This project is a renovation of the historic 7,500-square-foot, four-floor building, will update and preserve the original structure, which was built in 1926, while improving quality and optimizing usable space. The project includes an interior gut renovation, exterior window, slate shingle, and copper detailing replacement as well as stucco repairs and landscape restoration.



FERNANDO RUIZ-ESPARZA

Senior Project Manager

Fernando Ruiz-Esparza Jr. began his construction career in 2013. With his skills in university facilities, Fernando has an excellent track record of accurate project planning, subcontractor negotiations, phasing and scheduling, meeting critical schedule and budget goals, and achieving high levels of customer satisfaction.

Fernando has top-notch verbal and written communication skills, we are sure he will be able to deliver great client interface and support while working effectively with his team members. Fernando will ensure this project is managed efficiently and that all schedule, budget, safety, programming, and quality goals are achieved. He will also ensure that all project challenges are appropriately identified and mitigation plans in place to ensure on-time completion and that all planning is completed with exacting and detailed precision, ultimately leading to a seamless execution with no surprises.

EDUCATION

Purdue University
B.A. Professional/Technical Writing

AFFILIATIONS

Construction Management
Association of America (CMAA)

LICENSES

OSHA Certified

PROJECT EXPERIENCE

Harvard Business School - Cambridge, MA \$500K

Janey is providing construction project management services on various projects as necessary. Procurement activities, managing contractors, and other miscellaneous project management related services. Coordinating with contractors and HBS managers for campus access, meeting with HBS clients, project scheduling, coordinating with HBS Operations managers and HBS Consultants, budget control and tracking. Assisting with faculty and staff moves as necessary. Projects will include but not limited to: Cumnock Hall Interior fit-out, Cumnock Hall Exterior Improvements, Mechanical improvements to buildings supporting additional fresh air, and other projects assigned.

Brown School of Engineering - Providence, RI \$75M

This 200,00 GSF building in Providence, RI included features such as: A nano-technology cleanroom, An advanced imaging suite, A bio cleanroom, Large- and small-scale collaboration spaces, Open-plan laboratories on the second and third floors, A multi-functional commons, café, and meeting space on level one, Outdoor eating area adjacent to the café; green spaces for collaboration and relaxation, Innovative energy-saving strategies such as external vertical fins to manage solar gain from the west and south, Advanced multi-disciplinary undergraduate teaching lab.

UMASS Boston Residences - Boston, MA \$120M

The project consisted of 260,000 GSF with building features that included: Housing for first-year students 1,000 beds in singles, doubles, triples, and quads. Flexible living/learning spaces. A vibrant ground-floor indoor and outdoor commons, dining common for both residents and the campus community.

Boston Convention Center & Exhibit - Boston, MA

Some projects included Soffit repairs/waterproofing at approximately 35 catch basins and related soffit space on the Level 1 ring road. Exhibit Hall B Blackout, a room darkening system for AV presentations and general sessions D Street lot improvements including soil removal, some contaminated, from the site on the east side of the BCEC, and installation of new landscaping and hardscaping features.

Administrative Building & Hangar - Fort Worth, Texas \$10M

This design-build project supports the Department of Homeland Security, U.S. Customs and Border Protection (CBP), Air and Marine Facilities in Aguadilla, Puerto Rico. It consists of 22,792 square-foot maintenance hangar, a 9,597 square-foot administrative hangar support building and an open hangar area with fifteen (15) parking spaces, and the extension of the existing infrastructure.

City of Providence - Providence, RI \$48M

The program management team is assigned to help the City of Providence manage its Capital Improvement Plan. The Plan includes over 90 projects for three different departments (Public Building Authority, Department of Public Works, and Parks Department).





Alvin B. Carter III
Associate

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F: +1.617.289.0578
acarfer@brownrudnick.com

Overview

Alvin Benjamin Carter III is an associate in the Firm's Corporate Practice Group. Alvin advises clients in a broad range of corporate and transactional matters, including venture financings (representing companies and investors), mergers and acquisitions, drafting and negotiating commercial contracts, corporate governance, entity formation, and state and federal securities compliance. He has represented clients in varying industries, including emerging companies, brand and reputation management, sports and entertainment, digital commerce, web3, video games and esports, medical technology, financial services, fashion, food, and fintech, among others. Alvin also represents clients in intellectual property matters, including trademark clearance and prosecution for musicians and athletes, brand licensing, and responding to USPTO office actions.

Prior to joining Brown Rudnick, Alvin interned for State Street Corporation where he reviewed and drafted contracts, license agreements, and other related IP documents. While in law school, Alvin was the Legal Officer for NU IDEA Venture Accelerator where he assisted student entrepreneurs focused on software, hardware, medical devices and services, publishing, food, clothing, and consumer products. Prior to that, Alvin served as a legal intern for the Office of the Inspector General, where he conducted legal research on a broad variety of topics related to the OIG's statutory authority to prevent fraud, waste, and abuse in the expenditure of public funds.

Representation

- Representation of Luka Dončić, NBA and Slovenian National Team superstar widely hailed as one of the best players in the NBA, and Luka99 Inc., the business entity owned by Luka, in connection with intellectual property matters and the formation of Luka's charitable foundation, the Luka Dončić Foundation.
- Represent CompareCredit LLC in the purchase of the Trove web application and corporate governance.
- Represent Just Add Butter LLC, a food seasoning company, in connection with formation and corporate governance.
- Represent Big Charlie's LLC, a salad dressing brand, in connection with formation and corporate governance.
- Represent Woos! Hot Sauce LLC, a hot sauce brand, in connection with formation and corporate governance.
- Represent Nice Commerce LLC, a warehouse fulfillment service, in connection with corporate governance and drafting vendor contracts.
- Represent life sciences company in connection with a \$2.4-million convertible note financing.
- Represent portfolio client in connection with entity formation, equity financings, and asset purchases across the finance, food, and supply chain industries.
- Represent Broadway Advocacy Coalition in connection with trademark clearance and prosecution, drafting copyright assignments, drafting confidentiality agreements, and music licensing strategy.
- Assisted Endeavor Catalyst with co-investments with venture capital and growth equity fund, into the equity financing rounds of +25 Endeavor Entrepreneur companies.
- Represented Victoria PLC on the acquisition of Cali Bamboo Holdings, Inc., a U.S. multi-channel flooring distributor serving both online B2C and B2B channels.
- Represented a publicly traded UK biopharmaceutical company in (i) sale of its American Depositary Shares in an offering registered with the SEC and concurrent private placement of Warrants and (ii) sale of its Ordinary Shares and Warrants in a placing in the United Kingdom.
- Represented seller in acquisition of life sciences consulting company and its foreign subsidiaries.

Area of Practice

- Corporate

Related Experience

- Capital Markets
- Sports & Entertainment
- Trademark, Copyright, & Advertising
- Digital Commerce
- Technology
- Brand & Reputation Management
- Emerging Growth Companies & Venture Capital

Education

- Northeastern University School of Law, J.D.
- Harvard University Extension School, ALM
- Northeastern University, B.S., magna cum laude

Bar Admissions

- Massachusetts

- Advised NFL player in connection with trademark clearance and prosecution.
- Drafted a recording contract and a documentary agreement for an arts-based nonprofit.
- Drafted athlete influencer and blockchain related services agreements for a social media platform.
- Advised CBS Television Studios regarding multijurisdictional communications compliance in connection with a smartphone application released in Latin America.
- Representation of gourmet food retailer Dean & DeLuca in connection corporate matters related to its Chapter 11 proceedings.
- Drafted a streaming platform license agreement for an education-focused client.
- Represented life sciences companies in connection with multiple rounds of equity financing.
- Formed multiple entities and assisted with early-stage corporate matters for an emerging pharmacy.
- Represented an early-stage emerging growth company on corporate matters and governance.
- Represented multiple clients in USPTO office action responses.
- Advised blockchain companies on regulatory and securities laws matters.
- Assisted startups with entity

News

- "Associates Alvin Carter and Kyle Dorso Awarded for Pro Bono Work with LCR Boston" (June 23, 2023)
- "Associate Alvin Carter III Again Named to National Black Lawyer's 'Top 40 Under 40'" (April 24, 2023)
- "Brown Rudnick Lawyers to Participate in Leadership Council on Legal Diversity Programs" (February 24, 2023)
- "Associate Alvin B. Carter III Again Named to National Black Lawyer's 'Top 40 Under 40'" (June 17, 2022)
- "Sports Litigation Alert Publishes NIL Rights Article by David A. Moreno Jr. and Alvin B. Carter III" (October 11, 2021)
- "Alvin B. Carter III Appointed to Boston Bar Association's 2021-2022 Leadership Team" (September 22, 2021)
- "Alvin B. Carter III Spotlited in BBA's Campaign to Celebrate 'One Boston Day'" (April 16, 2021)
- "Alvin B. Carter III Spotlited in BBA's 'Get to Know Boston's Rising Stars' Series" (March 15, 2021)
- "Uchechi Egeonuigwe and Alvin B. Carter III Named to Lawyers of Color 2020 Hot List" (January 29, 2021)
- "Alvin Benjamin Carter III Named to National Black Lawyer's 'Top 40 Under 40'" (May 8, 2020)

Publications

- "Choice of Business Entity: General Strategies," Organizing, Financing, and Advising a Massachusetts Business 1st Edition, MCLE (February 2022)
- Co-author, "Will the NCAA's NIL Ruling Impact Collegiate Esports?" Sports Litigation Alert (October 2021)
- Co-author, "NFTs and IP: Traditional Questions Recontextualized," Brown Rudnick Alert (April 2021)
- "When New Entrepreneurs Navigate Intellectual Property: IP Matters That Really Matter in University-Based Venture Incubators," American Bar Association's Landslide Magazine, Vol. 10 (July/August 2018)
- "Statutorily Stifling: The Legal Burden Copyright Places on the Hip-hop Community," Northeastern University Law Review: Extra Legal



Samuel P. Williams
Partner

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Overview

Samuel Williams has nearly three decades of experience and concentrates his practice on mergers and acquisitions, corporate finance, venture capital, licensing and strategic partnerships, and international law. He counsels publicly and privately held corporations in a variety of industries including businesses in the financial services, information technology, semiconductor, communications and other high technology sectors, and life sciences.

Sam has structured numerous types of acquisitions, including auctions, open and closed bid transactions, MOEs, LBOs, acquisitions and dispositions of product lines, divisions and businesses, cross-border transactions, options, earnouts, tax free deals, exclusive licensing, secured party sales, and forward and reverse triangular mergers.

Sam has considerable experience guiding clients in formulating their intellectual property, licensing, and distribution arrangements and in establishing domestic and multinational strategic partnerships.

Sam advises clients in complying with securities laws in proxy solicitations, the ongoing reporting requirements of public companies, antitakeover techniques, corporate governance matters, and a broad range of other matters affecting companies and their officers, directors, and committees, including executive compensation.

Sam has successfully defended clients against shareholder activists, and shareholder activists against companies. Sam is consistently recognized by his peers for inclusion in The Best Lawyers in America in the field of Corporate Law. Sam is chair of the Firm's Global Integration & Cross-Selling.

Representation

Mergers & Acquisitions

- Regularly represents clients in connection with the acquisition of public and private targets and technology transfers, ranging in value from \$10 million to more than \$6 billion.
- Represented Hologic Inc., a publicly traded developer, manufacturer and supplier of premium diagnostic and medical imaging systems, in connection with its \$6.2 billion merger with Cytoc Corporation, creating a global leader in women's health care. Assisted Hologic in negotiating a \$2.55 billion of secured financing with Goldman Sachs Credit Partners to finance the merger. Subsequently represented Hologic
- Represented Walter Investment Management Company in connection with the acquisition of mortgage origination and Fannie Mae servicing business of Residential Capital LLC and GMAC Mortgage.
- Acted for selling companies and management teams in connection with multiple dispositions to Oracle and Microsoft.

Capital Raising

- Represents issuers and underwriters in dozens of IPOs, follow-on offerings and rights offerings in the United States and Europe, including dual listings and listings on NYSE, Nasdaq and AMEX. Extensive experience in Regulation S and Rule 144A offerings, placements of mezzanine equity, PIERS, converts, PIPES and other private placement transactions.
- Represented the first Belgian company to go public on Nasdaq.
- Counsel to American Railcar Industries in its \$200 million IPO. This was one of the first IPOs to be successfully completed under the SEC's Securities Offering Reform rules.
- Representation of GSI Corp., a publicly traded semi-conductor and components manufacturer, in its Chapter 11 proceedings, culminating in its successful reorganization and \$100 million rights offering.

Area of Practice

- Corporate

Related Experience

- Mergers & Acquisitions
- Capital Markets
- Cross-Border / International Transactions
- Public Companies
- Life Sciences
- Technology
- Emerging Growth Companies & Venture Capital

Education

- Duke University, J.D., with Honors
- Vanderbilt University, B.A., magna cum laude

Bar Admissions

- Massachusetts

Cross-Border, Corporate Governance & Strategic Relationships

- Leads teams of attorneys in a wide array of international transactions and has extensive experience with deals in Belgium, Canada, Germany, Japan, South Korea, and the United Kingdom.
- Represented Enzo Biochem, Inc, a NYSE traded company, in connection with successfully defending a proxy fight led by an insurgent former director.
- Represented a Special Committee of the Board of Directors of Demoulas in connection with its consideration of strategic alternatives including, ultimately, its buy-out by management.
- Joint ventures around the world on behalf of clients with companies such as AT&T, National Dispatch Center, and Samsung.
- Represented the Rhode Island Lottery (RIL) and the Rhode Island Department of Business Regulation in connection with the multibillion-dollar merger of GTECH and Lottomatica, the largest lottery operator worldwide and market leader in the Italian gaming industry. GTECH currently has a 20-year master contract with the State of Rhode Island to administer and operate the State's lottery program. Brown Rudnick provided multi-country assistance to the RIL, including due diligence and strategic planning to evaluate and help manage

News

- "64 Brown Rudnick Lawyers Named Among 2024 Best Lawyers in America"(August 17, 2023)

Publications

- "IPO Overhaul Raises the Bar for Going Public," an interview with CBS MarketWatch
- Contributor to "IPO Debuts Increase Sharply In Last Two Quarters of Year," published in Investor's Business Daily
- Contributor to "IPOs in Today's Market: Is Your Company Ready," Brown Rudnick Business Briefing
- "When to Pass Out the Parachutes," published in Boston FEI Chapter Newsletter
- "Business Litigation in the United States: the Costs and Consequences," published for the Center for International Legal Studies
- "Rating of Asset Backed and Mortgage Backed Securities," published in Securitization: Asset Backed and Mortgage Backed Securities published by Lexis publishing

Speaking Engagements

- Speaker, "Venture Financing: Soup to Nuts," UCSF Rosenman Institute (February 2021)
- Speaker, "Agreements: The Lifeblood of an Emerging Company," UCSF Rosenman Institute (December 2020)
- Speaker, "Financing Your Company: Rules of the Road to Success," Lawyers for Civil Rights | BizGrow, virtual conference (July 2020)
- Speaker, "Small Business Loans Under the CARES Act: What You Need to Know," UCSF Rosenman Institute, virtual event (April 2020)
- Speaker, "How to Prepare to Sell Your Life Science Company or MedtechCompany," UCSF Rosenma

Professional Affiliations

- Member, Boston Bar Association

Awards and Honors

- The Best Lawyers in America, Corporate Law, 2013-2024
- The Legal 500 US, Recommended Attorney for M&A / Corporate and Commercial -M&A: Middle-Market (Sub-\$500m), 2015-2019
- Super Lawyers, Top-Rated Securities & Corporate Finance Attorney in Boston, MA, 2004-2005
- Chambers USA, Notable Practitioner, 2012

Firm Activities: Management Committee



Andrew Steingiser | RA, CPHC, LEED AP
**Associate | Senior Project Architect |
Passive House Consultant**

Passive House lead in Boston and a Senior Project Architect, Andrew engages building owners and design teams as an early-phase design partner, consulting with them on scalable climate-resilient solutions.

He champions built environment carbon reduction through clean, resilient, and future-proof buildings. An expert on local and regional regulations, Andrew helps RDH's clients futureproof their projects.

Expertise + Experience

Andrew's background as an Architect translates into thought partnership and helps bridge the conversation between disciplines to deliver low operational energy, low carbon outcomes while maintaining the design vision.

Prior to joining RDH, Andrew practiced as an architect with SGA, Perkins + Will, and CBT.

Education

B.Arch., School of Architecture at Syracuse University, Syracuse, NY

Memberships + Certifications

- Certificate, National Council of Architectural Registration Boards (NCARB), 2009–Present
- CPHC, Passive House Institute US (PHIUS)
- LEED AP, US Green Building Council (USGBC)
- Board member, Passive House Massachusetts

Typical Projects

NEW CONSTRUCTION

- VOLPE R1 Site, Cambridge, MA – Passive House and enclosure consulting for a new construction high-rise multi-family student housing building
- Crafts St, Newton, MA - Passive House and enclosure consulting for a new construction senior-housing building with complex program including all electric commercial kitchen and swimming pool
- Bunker Hill Housing Redevelopment – F + M, Boston, MA – Passive house, enclosure, and mass timber consulting for this affordable multi-family residential redevelopment
- The Edison + Bakers Place, Madison, WI – Passive house, enclosure, and mass timber consulting for these multi-family residential buildings
- *Wheaton College Passive House, Wheaton College, Norton, MA – Passive House design for this new student residence hall
- *Garfield House, Williams College, Williamstown, MA – Passive House design for a new student residence hall

- 525 Lincoln Street – Boston, MA – enclosure and passive house consulting for this multi-family, co-housing residential building
- *1812 Ashland Ave, Forest City, Baltimore, MD – Architectural design for a life science lab building
- *Salisbury Hall, WPI, Worcester, MA – Architectural design for a new 380-bed modular residence hall
- *15 McGrath Highway, Leggatt McCall, Somerville, MA – Architectural design for a new 380,000gsf life science lab building

*These projects were completed at Andrew's previous place of work.

Presentations

- Holistic Sustainable Design Integration course, Wentworth Institute of Technology, 2020 – Guest lecture on Passive House principles, practices, and large-scale case studies
- North American Passive House Annual Conference, 2019 – Presented lessons learned through construction and certification process of large-scale PHIUS certified projects
- Modeling the Perfect Wall course, Boston Architectural College, 2019 – Guest lecture on Passive House principles, practices, and case studies
- Passive House in Higher Education Panel Discussion, 2019 – Presented on Passive House design in higher education and participated in moderated panel discussion with Katrin Klingenberg, Executive Director and Co-founder of PHIUS, hosted by SGA
- North American Passive House Annual Conference, 2018 – Presented on the early design of SGA's two PHIUS certified residential halls at Williams College and Wheaton College
- North American Passive House Annual Conference, 2016 – Co-presented with James Ortega of PHIUS certification team on WUFI Passive modeled case studies of university residential hall and hotel typologies in the Boston area, showing minimal modifications required from code-compliant base cases to meet PHIUS standards



LANDSCAPE ARCHITECT



Bertha Pantoja BSLA
Principal & Senior Manager
BP design LLC
133 Chestnut St, Cambridge MA

EDUCATION

- Harvard University - Graduate school of Design - Master in Landscape Architecture In Urban 1998
- Harvard University - Graduate school of Design - Master in Landscape Architecture Harvard 1997
- UNAM Mexico, Department, Department of Architecture - Bachelor in Architecture 1992

REGISTRATION

- Commonwealth of Massachusetts Division of Professional Licensure landscape Architecture 1546

ACADEMICS ACTIVITIES

- BAC-Dept. of Landscape Arch. - Adjunct Professor-Course Landscape Technology 2013 until today
- Technologic de Monterrey-school of Arch.- Adjunct Professor - Course Urban Planning and design 2021
- Northeastern University -Dept of Arch. - Adjunct Professor - Course Environmental Planning 2019
- BAC-Dept. of Architecture - Adjunct Professor-Interdisciplinary foundation Studio 2014-2019
- Wentworth Institute of technology - School of architecture - Enviromental desing 2008-2014
- CCA Cambridge center for Adult education

PROFESIONAL ACTIVITIES

- BP design landscape architecture - Founder and Principal (2011-Present)
- Solo design director and been responsible for the development of the landscape design firm, her services included master planning, historic design restoration, site-specific planting, ecological sustainability, construction detailing, permitting, project management and general contracting for landscape construction for private residential design and low income housing.
- Bellalta 3 Design Landscape Architecture - Associate Landscape Architect -2008 to 2010
- Responsible for Developing project from conceptual design, schematic design through construction administration for public and private institutions. Selected project; Planning for Town Hall/Highschool/Somerville MA Walden Pond Restoration, Concord MA
- CBA Landscape Architecture-Senior Landscape Architect 2004-2008

- Responsible for developing Schematic design, design development, construction document, construction administration for commercial, institutional, recreational and residential design. Selected projects; Russel School, Boston MA. City on the Hill Charter School, Boston MA.
- The Cecil Group, Planning, Urban Design & Landscape Architecture
- Project Manager 2002-2004
- Developing Urban Design, master planning presentations for community workshops and for clients, leading subgroup workshops in public meetings. Selected projects: Neighborhood improvement University of Springfield MA, Watertown Square streetscape improvement, Martha's Vinyard Streetscape Improvement.
- Child Associates Landscape Architect - Landscape Designer 2001 - 2002
- Prepare client presentation, construction documents for institutional clients project selected Rockefeller University, Research building, Ohio Wesleyan University Science Center, MIT Simmon Hall Dormitory, Edith Wharton Estate.

COMMUNITY ACTIVITIES - VOLUNTEER WORK

- ASLA American Society of Landscape Architects
- BSLA Boston Society of Landscape Architects
- PGA Tour, Puerto Vallarta Vidanta, Mexico Walking Score May 2023
- Cambridge art commission, Cambridge MA
- Elected board member 2015 to 2020
- The roll is to provide guidance and advice on the proper administration and implementation of the city's public Art/percent-for-art ordinance.
- Healthy Parks and Playground Committee, Cambridge MA
- Subcommittee member, 2011 to 2013
- City planning department appointed task force that recommends new and innovative design and operations of future Cambridge parks and playgrounds.
- Architecture and urban design reviewer of neighborhood development projects. Led process for city funding of renovations for the Golden Stairs Park, including presentation to Mayor Thomas Menino, and running of neighborhood workshops, and creating master plan for hiring of landscape architecture firm, 2004- 2005.

LANGUAGES

- Fully bilingual Spanish - English

COMPUTER SKILLS

- Auto Cad, Power Point, Photoshop, PageMaker, InDesign, Word, Excel, Illustrator, Dron pilot DGI mini2



Morehouse College, BA
University of Central Florida, MBA

OVERVIEW

HPMG is a Full-Service property management company that facilitates the management of your properties and optimizes their value. HPMG's mission is to optimize the lifestyle, increase property value, and maximize the quality of life of our clients (residents, landlords, investors, employees, and vendors).

Individuals, families, and organizations that own property and self-manage their properties find it time-consuming, mentally draining, and emotionally frustrating. HPMG eliminates the frustration of managing properties while providing financial benefits.

We value extraordinary service whether we give or receive it. We leverage technology, data, and organization to provide our customers with transparent and extraordinary customer service.

RESIDENTS

- **Responsive Care** - residents may submit a maintenance request via app or website and track the progress online
-
- **Online payments** - rental payments online via our app or website
-

OWNERS & ASSOCIATES

HPMG provides owners with access to property income statements, maintenance tracking, expense reports, and preventive maintenance schedules. We also provide:

- **Asset/Project Management** - HPMG manages rehab, renovation, and construction projects as well as cosmetic improvements. Providing these services adds value to your property and increases the return on your investment.
- **Property Evaluation** - HPMG prepares pricing analysis for rentals, sales and/or purchase of property.
- **HOA/Condo** - HPMG attends board meetings; performs annual budget preparation; manages reserves; collects fees and financial reporting for HOA or Condo associations
- **Vendor Management** - HPMG evaluates and hires vendors for every job initiated.
- **Facility Management** - HPMG drives the day-to-day operations of your property and the care of your residents. In addition, we establish a preventative maintenance schedule and vendor management services.
- **Leasing/Marketing** - HPMG markets your property to prospective residents. We also provide a thorough screening service to ensure that when the lease is signed you have a qualified resident.
- **Financial Management** - HPMG collects rent, pays expenses, provides monthly financial reports, and performs profitability consults.



Alvin B. Carter III | Lawyer Profile



Alvin B. Carter III
Associate

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acarter@brownrudnick.com

Area of Practice

- Corporate

Related Experience

- Capital Markets
- Sports & Entertainment
- Trademark, Copyright, & Advertising
- Digital Commerce
- Technology
- Brand & Reputation Management
- Emerging Growth Companies & Venture Capital

Education

- Northeastern University School of Law, J.D.
- Harvard University Extension School, ALM
- Northeastern University, B.S., *magna cum laude*

Bar Admissions

- Massachusetts

Overview

Alvin Benjamin Carter III is an associate in the Firm's Corporate Practice Group. Alvin advises clients in a broad range of corporate and transactional matters, including venture financings (representing companies and investors), mergers and acquisitions, drafting and negotiating commercial contracts, corporate governance, entity formation, and state and federal securities compliance. He has represented clients in varying industries, including emerging companies, brand and reputation management, sports and entertainment, digital commerce, web3, video games and esports, medical technology, financial services, fashion, food, and fintech, among others. Alvin also represents clients in intellectual property matters, including trademark clearance and prosecution for musicians and athletes, brand licensing, and responding to USPTO office actions.

Prior to joining Brown Rudnick, Alvin interned for State Street Corporation where he reviewed and drafted contracts, license agreements, and other related IP documents.

While in law school, Alvin was the Legal Officer for NU IDEA Venture Accelerator where he assisted student entrepreneurs focused on software, hardware, medical devices and services, publishing, food, clothing, and consumer products. Prior to that, Alvin served as a legal intern for the Office of the Inspector General, where he conducted legal research on a broad variety of topics related to the OIG's statutory authority to prevent fraud, waste, and abuse in the expenditure of public funds.

Representation

- Representation of Luka Dončić, NBA and Slovenian National Team superstar widely hailed as one of the best players in the NBA, and Luka99 Inc., the business entity owned by Luka, in connection with intellectual property matters and the formation of Luka's charitable foundation, the Luka Dončić Foundation.
- Represent CompareCredit LLC in the purchase of the Trove web application and corporate governance.
- Advised NFL player in connection with trademark clearance and prosecution.
- Drafted a recording contract and a documentary agreement for an arts-based nonprofit.
- Drafted athlete influencer and blockchain related services agreements for a social media platform.
- Advised CBS Television Studios regarding multijurisdictional communications compliance in connection with a smartphone application released in Latin America.
- Representation of gourmet food retailer Dean & DeLuca in connection corporate matters related to its Chapter 11 proceedings.
- Drafted a streaming platform license agreement for an education-focused client.
- Represented life sciences companies in connection with multiple rounds of equity financing.
- Formed multiple entities and assisted with early-stage corporate matters for an emerging pharmacy.
- Represented an early-stage emerging growth company on corporate matters and governance.
- Represented multiple clients in USPTO office action responses.
- Advised blockchain companies on regulatory and securities laws matters.
- Assisted startups with entity formation and ongoing corporate governance.

News

- "[Associates Alvin Carter and Kyle Dorso Awarded for Pro Bono Work with LCR Boston](#)" (June 23, 2023)
- "[Associate Alvin Carter III Again Named to National Black Lawyer's 'Top 40 Under 40'](#)" (April 24, 2023)

- Represent Just Add Butter LLC, a food seasoning company, in connection with formation and corporate governance.
- Represent Big Charlie's LLC, a salad dressing brand, in connection with formation and corporate governance.
- Represent Woos! Hot Sauce LLC, a hot sauce brand, in connection with formation and corporate governance.
- Represent Nice Commerce LLC, a warehouse fulfillment service, in connection with corporate governance and drafting vendor contracts.
- Represent life sciences company in connection with a \$2.4-million convertible note financing.
- Represent portfolio client in connection with entity formation, equity financings, and asset purchases across the finance, food, and supply chain industries.
- Represent Broadway Advocacy Coalition in connection with trademark clearance and prosecution, drafting copyright assignments, drafting confidentiality agreements, and music licensing strategy.
- Assisted Endeavor Catalyst with co-investments with venture capital and growth equity fund, into the equity financing rounds of +25 Endeavor Entrepreneur companies.
- Represented Victoria PLC on the acquisition of Cali Bamboo Holdings, Inc., a U.S. multi-channel flooring distributor serving both online B2C and B2B channels.
- Represented a publicly traded UK biopharmaceutical company in (i) sale of its American Depository Shares in an offering registered with the SEC and concurrent private placement of Warrants and (ii) sale of its Ordinary Shares and Warrants in a placing in the United Kingdom.
- Represented seller in acquisition of life sciences consulting company and its foreign subsidiaries.

• "[Brown Rudnick Lawyers to Participate in Leadership Council on Legal Diversity Programs](#)" (February 24, 2023)

• "[Associate Alvin B. Carter III Again Named to National Black Lawyer's 'Top 40 Under 40'](#)" (June 17, 2022)

• "[Sports Litigation Alert Publishes NIL Rights Article by David A. Moreno Jr. and Alvin B. Carter III](#)" (October 11, 2021)

• "[Alvin B. Carter III Appointed to Boston Bar Association's 2021-2022 Leadership Team](#)" (September 22, 2021)

• "[Alvin B. Carter III Spotlitged in BBA's Campaign to Celebrate 'One Boston Day'](#)" (April 16, 2021)

• "[Alvin B. Carter III Spotlitged in BBA's 'Get to Know Boston's Rising Stars' Series](#)" (March 15, 2021)

• "[Uchechi Egeonuigwe and Alvin B. Carter III Named to Lawyers of Color 2020 Hot List](#)" (January 29, 2021)

• "[Alvin Benjamin Carter III Named to National Black Lawyer's 'Top 40 Under 40'](#)" (May 8, 2020)

Publications

- "Choice of Business Entity: General Strategies," Organizing, Financing, and Advising a Massachusetts Business 1st Edition, MCLE (February 2022)
- Co-author, "Will the NCAA's NIL Ruling Impact Collegiate Esports?" Sports Litigation Alert (October 2021)
- Co-author, "NFTs and IP: Traditional Questions Recontextualized," Brown Rudnick Alert (April 2021)
- "When New Entrepreneurs Navigate Intellectual Property: IP Matters That Really Matter in University-Based Venture Incubators," American Bar Association's Landslide Magazine, Vol. 10 (July/August 2018)
- "Statutorily Stifling: The Legal Burden Copyright Places on the Hip-hop Community," Northeastern University Law Review: Extra Legal

Alvin B. Carter III | Lawyer Profile (Continued)



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Associate

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- "When Relying on Fair Use Isn't Fair: Creating Around the Copyright Act," Harvard University Fair Use Week Annual Blog
- "Law student affinity mentoring forges the path to diversity and inclusion in Boston," Massachusetts Bar Association's Massachusetts Lawyers Journal (February 2017)
- "M&A Led to Investors Successfully Bidding \$4 billion on the UFC: A Fan Speculates Legal Future," ABA-YLD Entertainment & Sports Newsletter (August 2016)
- **National Black Lawyers (NBL)**, Top 40 Under 40, 2020, 2022-2023
- **Lawyers of Color**, 2020 Hot List
- **Northeastern University School of Law**, Saul Lefkowitz Trademark Moot Court Team Co-captain
- **American Intellectual Property Law Association**, Jan Jancin Award
- **Executive Lt. Governor American Bar Association**, Law Student Division

Speaking Engagements

- "Fundable Deals: Making VCs Sit Up and Take Notice," 7th Venture Summit Digital Connect (March 30, 2022)
- Northeastern University School of Law/Multicultural Law Student Association 1L Diversity Welcome Reception (October 25, 2019)
- "FOR THE CULTURE: A Dialogue with Randall 'Sickamore' Medford," Harvard University's Hiphop Archive and Research Institute (April 5, 2018)
- "Civility in The Law," Mass. Bar Association judges panel at Northeastern University (March 21, 2017)
- "Pioneers of African American Cinema screening w/ DJ Spooky," Hiphop Archive Research Institute x Harvard Art Museum (November 17, 2016)
- Moderator/Panelist, Black Portraiture(s) II Conference, Hiphop Archive and Research Institute (HARI): Owning the Hiphop Body, Florence, Italy (May 29-31, 2015)

Professional Affiliations

- Co-Chair, New Lawyers Forum, Boston Bar Association (BBA) 2021-2022 Leadership Team

Awards and Honors

- **Massachusetts Supreme Judicial Court**, Pro Bono Honor Roll, 2022

Samuel P. Williams | Lawyer Profile



Samuel P. Williams
Partner

P: +1.617.856.8353
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F: +1.617.289.0440
swilliams@brownrudnick.com

Area of Practice

- Corporate

Related Experience

- Mergers & Acquisitions
- Capital Markets
- Cross-Border / International Transactions
- Public Companies
- Life Sciences
- Technology
- Emerging Growth Companies & Venture Capital

Education

- Duke University, J.D., with Honors
- Vanderbilt University, B.A., magna cum laude

Bar Admissions

- Massachusetts

Overview

Samuel Williams has nearly three decades of experience and concentrates his practice on mergers and acquisitions, corporate finance, venture capital, licensing and strategic partnerships, and international law. He counsels publicly and privately held corporations in a variety of industries including businesses in the financial services, information technology, semiconductor, communications and other high technology sectors, and life sciences.

Sam has structured numerous types of acquisitions, including auctions, open and closed bid transactions, MCOEs, LBOs, acquisitions and dispositions of product lines, divisions and businesses, cross-border transactions, options, earnouts, tax free deals, exclusive licensing, secured party sales, and forward and reverse triangular mergers.

Sam has considerable experience guiding clients in formulating their intellectual property, licensing, and distribution arrangements and in establishing domestic and multinational strategic partnerships.

Sam advises clients in complying with securities laws in proxy solicitations, the ongoing reporting requirements of public companies, antitakeover techniques, corporate governance matters, and a broad range of other matters affecting companies and their officers, directors, and committees, including executive compensation.

Sam has successfully defended clients against shareholder activists, and shareholder activists against companies.

Sam is consistently recognized by his peers for inclusion in *The Best Lawyers in America* in the field of Corporate Law.

Sam is chair of the Firm's Global Integration & Cross-Selling.

Representation

Mergers & Acquisitions

- Regularly represents clients in connection with the acquisition of public and private targets and

Cross-Border, Corporate Governance & Strategic Relationships

- Leads teams of attorneys in a wide array of international transactions and has extensive experience with deals in Belgium, Canada, Germany, Japan, South Korea, and the United Kingdom.
- Represented Enzo Biochem, Inc, a NYSE traded company, in connection with successfully defending a proxy fight led by an insurgent former director.
- Represented a Special Committee of the Board of Directors of Demoulas in connection with its consideration of strategic alternatives including, ultimately, its buy-out by management.
- Joint ventures around the world on behalf of clients with companies such as AT&T, National Dispatch Center, and Samsung.
- Represented the Rhode Island Lottery (RIL) and the Rhode Island Department of Business Regulation in connection with the multibillion-dollar merger of GTECH and Lottomatica, the largest lottery operator worldwide and market leader in the Italian gaming industry. GTECH currently has a 20-year master contract with the State of Rhode Island to administer and operate the State's lottery program. Brown Rudnick provided multi-country assistance to the RIL, including due diligence and strategic planning to evaluate and help manage possible repercussions resulting from the merger.

News

- ["64 Brown Rudnick Lawyers Named Among 2024 Best Lawyers in America"](#) (August 17, 2023)

Publications

- "IPO Overhaul Raises the Bar for Going Public," an interview with CBS MarketWatch
- Contributor to "IPO Debuts Increase Sharply In Last Two

technology transfers, ranging in value from \$10 million to more than \$6 billion.

- Represented Hologic Inc., a publicly traded developer, manufacturer and supplier of premium diagnostic and medical imaging systems, in connection with its \$6.2 billion merger with Cytyc Corporation, creating a global leader in women's health care. Assisted Hologic in negotiating a \$2.55 billion of secured financing with Goldman Sachs Credit Partners to finance the merger. Subsequently represented Hologic in a \$1.75 billion convertible bond offering.
- Represented Walter Investment Management Company in connection with the acquisition of mortgage origination and Fannie Mae servicing business of Residential Capital LLC and GMAC Mortgage.
- Acted for selling companies and management teams in connection with multiple dispositions to Oracle and Microsoft.

Capital Raising

- Represents issuers and underwriters in dozens of IPOs, follow-on offerings and rights offerings in the United States and Europe, including dual listings and listings on NYSE, Nasdaq and AMEX. Extensive experience in Regulation S and Rule 144A offerings, placements of mezzanine equity, PIERS, converts, PIPEs and other private placement transactions.
- Represented the first Belgian company to go public on Nasdaq.
- Counsel to American Railcar Industries in its \$200 million IPO. This was one of the first IPOs to be successfully completed under the SEC's Securities Offering Reform rules.
- Representation of GSI Corp., a publicly traded semiconductor and components manufacturer, in its Chapter 11 proceedings, culminating in its successful reorganization and \$100 million rights offering.
- Quarters of Year," published in Investor's Business Daily
- Contributor to "IPOs in Today's Market: Is Your Company Ready," Brown Rudnick Business Briefing
- "When to Pass Out the Parachutes," published in Boston FEI Chapter Newsletter
- "Business Litigation in the United States: the Costs and Consequences," published for the Center for International Legal Studies
- "Rating of Asset Backed and Mortgage Backed Securities," published in *Securitization: Asset Backed and Mortgage Backed Securities* published by Lexis publishing

Speaking Engagements

- Speaker, "Venture Financing: Soup to Nuts," UCSF Rosenman Institute (February 2021)
- Speaker, "Agreements: The Lifeblood of an Emerging Company," UCSF Rosenman Institute (December 2020)
- Speaker, "Financing Your Company: Rules of the Road to Success," Lawyers for Civil Rights | BizGrow, virtual conference (July 2020)
- Speaker, "Small Business Loans Under the CARES Act: What You Need to Know," UCSF Rosenman Institute, virtual event (April 2020)
- Speaker, "How to Prepare to Sell Your Life Science Company or MedTech Company," UCSF Rosenman Institute, San Francisco, California (February 2020)

Professional Affiliations

- Member, Boston Bar Association

Samuel P. Williams | Lawyer Profile (Continued)



Samuel P. Williams
Partner

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Awards and Honors

- **The Best Lawyers in America**, Corporate Law, 2013-2024
- **The Legal 500 US**, Recommended Attorney for M&A / Corporate and Commercial - M&A: Middle-Market (Sub-\$500m), 2015-2019
- **Super Lawyers**, Top-Rated Securities & Corporate Finance Attorney in Boston, MA, 2004-2005
- **Chambers USA**, Notable Practitioner, 2012

Firm Activities

- Management Committee



CHRIS M. MOTTO, P.E.

PRINCIPAL

EDUCATION

M.S.
Columbia University
New York, NY (2008)

B.S.
Northeastern University
Boston, MA (2007)

PROFESSIONAL

2022 – Principal
Souza, True and Partners, Inc.
Waltham, MA

2017 – Associate
Souza, True and Partners, Inc.
Waltham, MA

2016 – Senior Structural Engineer
Souza, True and Partners, Inc.
Waltham, MA

2008 – Project Engineer
Souza, True and Partners, Inc.
Watertown, MA

2006 – Co-op
Souza, True and Partners, Inc.
Watertown, MA

2004 – Co-op
Macomber Builders
Boston, MA

EXPERIENCE

Mr. Motto has been involved in the construction industry since his summers working with general contractors as a high school student. In his time at Souza, True and Partners, Mr. Motto has worked on a multitude of complex institutional and medical projects as well as multi-family housing developments. Mr. Motto played an integral role in the proliferation of BIM technology at Souza, True and Partners, helping Souza True adopt the technology in 2008. Mr. Motto has worked to adapt the BIM technology's parametric capability and versatility into the design and detailing process, and he also infused the well-defined and time tested drafting and workflow standards that Souza, True has had success with for decades.

BIO

Mr. Motto's background is rooted in the construction industry and he worked for general contractors during his summers off at the high school level and even during his time as an under-graduate student. Mr. Motto continued to expand and develop his experience in the AEC industry through the co-operative education program at Northeastern University in Boston. Through the nationally recognized co-op program he obtained a position at a prominent general contractor in the Boston area, where he worked on highly visible large scale building construction projects on the South Boston waterfront as a field engineer. The co-op program also led to Mr. Motto's first involvement at Souza, True and Partners in 2006.

Upon graduating from Northeastern University in 2007, Mr. Motto continued his education at Columbia University in New York where he obtained a master's degree in structural engineering in 2008. After his matriculation through university he joined the team at Souza, True and Partners back in Boston.

As a result of his work ethic and drive, Mr. Motto has ascended from Project Engineer to Senior Engineer in 2016, followed-up quickly with an elevation to Associate in 2017, and now has now been brought into the firm partnership becoming a Principal in 2022. Now Mr. Motto spearheads many projects with a wide range of complexity, but all with the practical, construction based approach that has led him to this point.

REGISTERED PROFESSIONAL ENGINEER

Massachusetts #52731

1 Cranberry Hill, Suite 301 - Lexington, MA 02421
617.926.6100 • souzatrue@souzatrue.com



SEMOON OH, PE

PRINCIPAL

VAV International, Inc.
Consulting Mechanical Engineers



Project Assignment:
Principal in Charge.

Education:
Pennsylvania State University, Bachelor of Architectural Engineering, 1978.

Registration:
Massachusetts 31457

Position:
President, 1984- present.

Certification:
Massachusetts MBE (SDO) and DBE (DOT).

Project Experience Types:

- Private projects.
- Public c149A, c149, c25A.
- Public Schools K-12.
- Colleges- Labs, classes, athletic facilities, residence, dining, transportation, band.
- Biotech, pharmaceutical, clean rooms, Labs.
- Hospitals.
- Senior Living- IL, AL, ALZ, SNF.
- Innovative- NZE, Geothermal, CoGen, VRF, energy recovery.
- Trouble shooting.

Semoon's 45 years of experience covers wide spectrum of projects including but not limited to Multifamily development, both new and retrofit.

His expertise shines in innovative energy designs, phased construction, fast track designs, all with application of practicality. He is involved in design of every project to assure that his engineering experience is integrated into the design.

PRIVATE HOUSING & MIXED USE:

- MITIMCo Volpe Residential tower and mixed use R3- 450,000 SF, 450' tall high-rise, with a 25,000 SF Entertainment Venue, and underground garage. All-electric.
- 495 Dorchester Ave- 270,000 SF, 12 stories, 284 units. Includes retail and underground parking. All-electric.
- Brook House, Brookline MA- 780 unit Condo campus, over \$40M total MEP renovations.
- Harvard & Standish- 22 unit workforce ownership units, 25,000 SF. A retail vanilla space.
- Wilkes Passage, South End Boston- new 200 unit luxury condo.
- Laconia Place, South End Boston- new 200 unit luxury condo.
- 316-322 Summer St, Boston, MA- Mill building conversion to 100 unit condos.
- Verizon 8 Harrison, Boston, MA- 40 unit commercial to residential condo.
- Station Place, Wakefield, MA- new 60 unit condos.
- 231 Washington, Salem, MA- 56 rental apartments and commercial spaces.
- Riverbank Loft, Watertown, MA- 65 unit luxury condos, conversion from Lab building.
- Reading Woods- new 220 unit rental apartments.

PUBLIC HOUSING:

- Manning Apartments, Cambridge, MA- 200 Unit high-rise elderly public housing total renovations.
- Putnam Gardens, Cambridge, MA- 200 unit garden style family housing, renovations.
- Chelsea Neighborhood Housing- new construction 68 unit complex.
- Columbia West Apartments, Dorchester, MA- 80 unit subsidized housing.
- Brookside Artist Work/ Live, Dorchester, MA- 60 unit complex.
- Danvers Housing Authority- 80 unit housing in two campuses.

SENIOR LIVING:

- Benchmark Senior Living, Shelton, CT; Norwood, MA; Woburn, MA. Newton Center, Niantic, CT; Stamford, CT; Newport, RI; Newton Center, MA.
- Bright View Senior Living, Danvers, MA- A new 158-unit senior living complex comprising of IL, AL & ALZ.
- Mark Wentworth Home, Portsmouth, NH- 80 unit Assisted Living.
- Bridges at Hingham by Epoch Senior Living- A new 40 unit Assisted Living & ALZ.
- RiverMead AL, Peterborough, NH- Addition of 120-unit AL/IL to existing campus. Geothermal system.
- Jerome Home, New Britain, CT- A new addition of 65-unit AL to nursing home.
- Stafford Hills AL- 65 units, Plymouth, MA.
- Gardner Elderly/Special Needs Housing- Gardner, MA.
- New Horizons at Choate AL- 150 units, Woburn, MA.
- New Horizon at Madonna- 250 units, Marlborough, MA.
- Draper Place AL- 60-unit facility, Hopedale, MA.
- Marina Bay SNF- 80 bed facility, Quincy, MA.
- Bellingham Hill AL- 70 units, Chelsea, MA.

Carbon Neutral & NZE Experience:

- Lexington Hastings ES- 110,000 SF new construction, closed loop heat recovery geothermal system, NZE.
- Holyoke Community Center geothermal system.
- River Mead Senior Campus, Peterborough, NH- new 160-unit senior assisted living and independent living campus, geothermal system.
- Pond View 200-unit Condominiums, Winchester open loop geothermal system.
- VRF Systems- Lexington LCP (Net Positive Energy), Wellesley Senior Center, Walpole Community Center, Andover Senior Center, Randolph Intercultural, Peabody Welch ES, Lexington Visitor's Center.



Statement of Qualifications

Background:

Kevin Quetti, PE (#55455) founded Quetti Design LLC in October 2020 which rebranded to Boston Civil in December 2023. Boston Civil provides civil engineering and planning services for client building/site development and infrastructure needs. The firm has been able to grow by providing quicker turnarounds than our competitors, with the quality and detail of larger firms. Boston Civil hired our first full-time employee, Oscar Yubi, in April 2024, who Kevin had believed to be the most competent and hardworking Northeastern co-op during his 3.75 years at our previous firm. Boston Civil has a proven track record of satisfying clients by going the extra mile.

Kevin Quetti, PE – Principal Engineer, Founder

Education:

- Bachelor of Science in Civil Engineering, Villanova University, 2015

Licenses & Certifications:

- Massachusetts Professional Engineer (Civil) #55455, 2019
- OSHA (10-hour) Certified
- MA Licensed Soil Evaluator #14616, 2022

Years of Experience:

- 9.5 Years of Industry Experience
- 3.75 Years of MA Experience with Nitsch Engineering

Relevant Boston Civil Projects:

- 35 Harvey Street, Cambridge (Under Construction)
 - 16 unit bedroom lodge to 12-unit affordable single-room occupancy units
- 1627 Massachusetts Avenue / 4 Mellen Street, Cambridge (100% CD Completed)
 - Rehabilitation of existing historical mansion for affordable housing and construction of new 6-story mid-rise, totaling 29 units
- 28-30 Wendell Street, Cambridge (100% SD Completed)
 - Demolition of two 3-story brick buildings and tennis court for the construction of a new 9-story affordable housing mid-rise
- 44 Captain Bertie's Way, Provincetown (DD Phase)
 - Construction of 40-units, to be presented to the Cape Cod Commission
- 103 Nichols Avenue, Watertown (100% SD Phase Completed)
 - Construction of new 5-bedroom group home for adults with disabilities for the Watertown Housing Authority

Kevin Quetti, PE

Overview of Notable Massachusetts Projects from Previous Employment

Academic

8 the Fenway – Berklee College of Music – Boston, MA
Boston University Children’s Center – Brookline, MA
Brookline High School - Brookline, MA
Center for Engineering, Innovation and Sciences – Wentworth Institute of Technology – Boston, MA
Diman Regional Vocational High School – Fall River, MA
James F. Peebles Elementary School – Bourne, MA
MIT Athletic Facility Steam – Cambridge, MA
MIT Kendall Square SOMA – Cambridge, MA
MIT New House Dormitory – Cambridge, MA
Tufts University School of Dental Medicine – Boston, MA

Commercial / Office

10 Winthrop Square – Boston, MA
Cartier – Newbury Street - Boston, MA
Huntington Theatre – Boston, MA
St. Elizabeth’s Medical Center – Brighton, MA

Mixed-Use

Allston Square – Boston, MA
Harbor Garage Redevelopment – Boston, MA
Seaport Parcel N/P – South Boston, MA
Washington Village – South Boston, MA

Public Facilities

Olsen Swimming Pool – Hyde Park, MA
Southbridge Innovation Center – Southbridge, MA

Residential

104 Hemenway Street – Boston, MA
276 Newbury Street – Boston, MA
Burbank Apartments - Boston, MA
Maison Commonwealth – Boston, MA
Rogers School Development – Hyde Park, MA
The Freeport – South Boston, MA
Trinity Orient Heights Redevelopment Phases 2 & 3 – East Boston, MA

Please note: The projects listed above were developed during my tenure with a previous employer and are not affiliated with Quetti Design LLC or Boston Civil. These projects were undertaken before my association with my current company, and any work or accomplishments related to them should be attributed solely to the previous firm where they were executed. Quetti Design LLC and Boston Civil were not involved in the execution or management of these projects.

Oscar Yubi

yubi_123@live.com | (339)-206-1080

Note: Joined Boston Civil in April 2024.

ADDRESS

10 Patriot Pkwy
Weymouth, MA 02190

EDUCATION

Northeastern University, Boston, MA

Bachelor of Science in Civil Engineering May 2021

Awards: National Science Foundation LSAMP Scholar
Northeastern University James F. Haley Scholar

Activities: Elected Vice President for American Society of Civil Engineer - Student Chapter in 2019.
Elected Travel Team Member for Engineers Without Borders - Student Chapter in 2018.

Relevant courses: Senior Project Design – Structural/Construction Management, Construction Project Control and Organization, and Alternative Project Delivery Systems in Construction

WORK EXPERIENCE

Nitsch Engineering – Civil Engineering Department

Boston, MA

Civil Project Designer

July 2021 – Present

- o Created and developed engineering design plans through the design stages of Schematic Design, Design Development, and Construction Documents, encompassing utilities profiles, site layout and grading, and 3D site surfaces using AutoCAD 3D.
- o Collaborated effectively in project team meetings, integrating diverse design elements with collaboration from M/E/P Engineers, Architects, Landscape Architects, and Owner's Project Managers (OPM).
- o Executed on-site Civil inspections, ensuring strict compliance with Construction Documents' specifications, and contributing to the delivery of high-quality construction projects with minimal discrepancies.
- o Conducted comprehensive reviews of shop drawings, submittals, and Request for Information (RFI), ensuring rigorous verification of compliance with Project Specifications.
- o Provided invaluable assistance in construction administration and permitting, navigating processes with the Boston Planning and Development Agency, Public Improvement Commission, Boston Water and Sewer Commission, and National Pollutant Discharge Elimination System (NPDES) permits.

Nitsch Engineering – Civil Engineering Department

Boston, MA

Civil Engineering Co-op

January 2020 – August 2020

- o Performed AutoCAD Civil 3D drafting tasks, including revisions to project utility and site layouts as requested by the Project Engineer and Project Manager.
- o Participated in design meetings for projects and compiled site observation reports for the Project Engineer/Project Manager, facilitating effective communication and enhancing understanding of design objectives.
- o Generated schematic diagrams for civil design components, integrating utility and site layouts through collaboration with the Project Engineer, Landscape Architects, and M/E/P Engineers to ensure seamless integration.

WSP USA – Structural Facilities Group

Boston, MA

Structural Engineer Intern

July 2019 – September 2019

- o Performed Autodesk Revit CAD drafting tasks, responding to Structural Engineer requests, including design revisions using architectural Request for Information (RFI).
- o Assisted the Structural Engineer in conducting design calculations and verifications using Microsoft Excel and PTC Mathcad, encompassing tasks like analysis and design calculations for barrier walls and moment-frame beams.

Suffolk Construction Company – Planning Department

Boston, MA

Planning/Analytics Co-op

December 2018 – June 2019

- o Provided planning assistance to Field Operation staff by creating progress schedules at various project stages, aligning with Suffolk Construction's SOPs, e.g., Work Breakdown Structure and Critical Path scheduling methods.
- o Collaborated with Project Executives in the production of proposal schedules for upcoming projects' bids such as analyzing and detailing of baseline construction schedules and associated activities using Primavera P6.
- o Organized the preparation of monthly project status reports, utilizing Microsoft Excel and Tableau's data analytics tools. Effectively communicated schedule trends, baseline development, and project completion status to project executives, providing them with data-driven insights for informed decision-making.

SKILLS

Computer Software: Primavera P6, MS Project, Procore, Bluebeam Software, AutoCAD Civil 3D Autodesk Revit, 3D CAD Solidworks, Deltek Acumen, ArcGIS, Microsoft Software, PTC Mathcad, MATLAB.

Languages: Fluent in English and Spanish.

Certification & Training: OSHA 10-hr Occupational Safety and Health Training

JAMES P. ASPRINIO

Boston, Massachusetts, USA
1.415.716.3289 j.p.asprinio@gmail.com

Project Management

QUALIFICATIONS PROFILE

Highly analytical, detail-oriented and results-driven professional offering hands-on experience while delivering positive results. Possess excellent problem solving, leadership, interpersonal, organizational and communication skills.

AREAS OF EXPERTISE

*Project Management-Construction | Site Planning | Civil Engineering
Regulatory Compliance | Report Generation and Documentation | Construction Administration*

PROFESSIONAL EXPERIENCE

Arcadis, US – Boston, MA

Owners Project Manager - Places

2023–Current

Project Manager who oversees construction coordination and operations for several State run capital projects in Boston at the Boston Convention and Exhibition Center (230,000 m²).

- Works directly with the project's architect and engineers to review estimated project cost and design layouts.
- Reviews proposals and value engineering and approve or revise in Clients best interest.
- Attends pre-bid walkthrough with potential bidding contractors to help explain the project, and to answer any questions.
- Develops a project schedule and project manuals to post on the Clients website for bidding for each project.
- Attends bid openings with Arcadis and Client staff along with potential contractors.
- Provides construction site inspections and construction administration.
- Runs weekly construction meetings with the contractor.

HIGHPOINT ENGINEERING – Dedham, MA, USA

Managing Engineer

2021–2023

- Managing the design of commercial and municipal projects.
- Scheduling, budget, CAD Design (some), regulation reviews, construction administration and rfis.
- Projects include schools, storage buildings, high rise buildings, shopping centers.

DIPRETE ENGINEERING – Dedham, MA, USA

Project Manager

2017–2019

- Managing the design of commercial and municipal projects.
- Conduct on-site survey and stormwater inspections as well as generate Stormwater Pollution Prevention Plan reports.
- Work involved in both city and rural areas including schools, fire station, and shopping centers.

PARE CORPORATION • Foxboro, MA, USA

Project Manager

2015–2017

- Managing design and construction of projects including schools, athletic facilities, multi-use buildings.
- Ran a \$250 Million new high school project, replacing an existing school.
- Performed presentations at board and town meetings/hearings.
- Ran weekly project and construction meetings.
- Conduct on-site survey and stormwater inspections as well as generate Stormwater Pollution Prevention Plan reports.

GOLDER ASSOCIATES • Redmond, WA, USA

Site Civil Designer

2012–2014

- Assumed full responsibility in developing Civil CAD designs and drafts for various U.S. and Global projects including hydrology, site, stormwater, mining, wells, dams, infrastructure, and public transportation.
- Coordinated with geologists to work on borehole projections, plans, profiles, and cross-sections of critical areas.
- Worked on the Seattle Link Light Rail Project and minor subdivisions for housing.

URBAN DESIGN CONSULTING ENGINEERS • San Francisco, CA, USA

Project Engineer

2008–2012

- Played a key role in managing the design and managing of commercial projects including roadway, intersection, and park facility re-construction and improvements.
- Conducted on-site survey and stormwater inspections as well as generated Stormwater Pollution Prevention Plan reports.
- Effectively utilized AutoCAD Civil 3D in creating designs for stormwater and roadway projects.

JAMES P. ASPRINIO

Boston, Massachusetts, USA
1.415.716.3289 j.p.asprinio@gmail.com

EDUCATION AND CREDENTIALS

BS Civil and Environmental Engineering | University of Rhode Island • Kingston, RI, USA
Associate of Arts in General Engineering | Community College of Rhode Island • Warwick, RI, USA

PROFESSIONAL DEVELOPMENT

Leadership in Energy and Environmental Design Professional (LEED AP) – Building Design and Construction
Certified Erosion, Sediment, and Stormwater Inspector (CESSWI) | AutoCAD Civil 3D | Qualified Storm
Water Pollution Prevention Plan (SWPPP) Practitioner (QSP): *State of California*

TECHNICAL ACUMEN

Primavera, ProCore, PMWeb for Project Management | Microsoft Office Suite (Word and
Excel) | AutoCAD Civil 3D | AutoCAD SSA| HydroCAD gINT- Geotechnical Integration | GPS
Field Survey Equipment



ERIC LINDSEY

REALTOR®

617-501-1394 | ericelindsey@gmail.com | lindseyrealtyteam.com

350 Blue Hill Avenue, Dorchester | 607 Boylston St, 5th Floor, Boston



Eric Lindsey

MBE, SRS, ABR
Keller Williams Realty

📞 617-288-1042

📞 617-977-0970

✉ eric@lindseyrealtyteam.com

🌐 www.lindseyrealtyteam.com

PROFILE

Accomplished Real Estate professional with extensive experience in brokerage, investment, and property management. Proven track record of success in guiding clients through all types of real estate transactions and maximizing investment opportunities. Dedicated to providing superior customer service and fostering ownership, development, and education within our communities

WORK EXPERIENCE

REALTOR®

Lindsey & Associates Realty, Inc. (Keller Williams) 2006 - Present

- Consult clients on purchase, sale, and leasing of real estate properties in the Greater Boston Area.
- Lead a team of eight real estate agents, overseeing all aspects of sales generation, operations and transactions.
- Closed over 400 transactions with a sales volume exceeding \$200 million.
- Conduct First Time Homebuyer classes to educate and assist buyers in navigating the real estate market.

OWNER/INVESTOR/FRANCHISEE

Freedom Capital Solutions, LLC (HomeVestors of America) 2019 - Present

- Invest in, rehabilitate, and sell real estate properties, leveraging market expertise and strategic investment approaches.

CO-FOUNDER/ASSET MANAGER/DEVELOPER

Rigid Capital Investors, LLC December 2007 – 2012

- Oversaw daily operations of real estate investment company focused on property acquisition, rehabilitation, and resale in the Boston area.
- Managed property management responsibilities including rent collection, tenant screening, leasing contracts, and maintenance for residential and commercial properties.

ASSISTANT BANKING CENTER MANAGER

Bank of America June 2005 - September 2008

- Assisted manager in leading sales and service professionals to exceed sales goals and customer satisfaction targets.
- Managed daily operations of banking center, including staffing, customer service, and compliance.

CERTIFICATIONS

- Accredited Buyer's Representative (ABR), NAR 2021
- Seller Representative Specialist (SRS), NAR 2020
- Construction Supervisor, Greater Boston Code Consultants 2010
- Real Estate Broker & NAR Member 2009

EDUCATION

Tufts University

1999 - 2002

B.A. in History

SKILLS

- Knowledge of Eastern MA Real Estate market
- Negotiation Expert
- Marketing of high ticket assets for sale
- Investment Financials
- Project Management
- Presentation/Education for large group formats

COMMUNITY SERVICE

- Omega Psi Phi Fraternity
- OMIA Emergency Food Pantry Manager
- Culture Committee Chair KW Boston-Metro - Red Day 2023 & 2024

LETTERS OF SUPPORT

Our work is rooted in the communities and neighborhoods of Boston where our connection and relationships with key stakeholders is evident with the our Principals being recognized as follows;

- 2023 Boston Magazine 150 Most Influential Bostonians,
- 2023 Get Konnected! Boston's Most Influential Men of Color
- 2023 Bloomberg-Harvard City Leadership Initiative Fellow 2022,

- Harvard, Business School Young American, Leaders Program,
- BBJ 2021 40 Under 40 | Boston Chamber of Commerce & City Awake
- 2021 Ten Outstanding Young Leaders Award,
- The Boston Foundations 20 Leaders of the 2020s, Law Clerk & Summer Associate at Brown Rudnick LLP.

Our work in the community is supported by the following community leaders;





75 Arlington Street, 3rd Floor
Boston, MA 02116
embraceboston.org

Imari K. Paris Jeffries Ph.D.
President & CEO
Embrace Boston
imari@embraceboston.org
617-501-5055

Subject: Letter of Support for Ambry Development Group, LLC – 626-628 Warren Street

Dear Willie Bodrick, II & Winston Bodrick,

I am writing this letter on behalf of Embrace Boston to express our heartfelt support for Ambry Development Group, LLC, and their exceptional efforts in building 626-628 Warren Street, to ensure that there are affordable housing, workforce housing, and homeownership units in our community. As an organization committed to fostering racial and economic justice in Boston by connecting, educating, and energizing within our communities and across traditional borders, we recognize that Ambry Development Group significantly impacts the intersection of arts, culture, community, and research to dismantle structural racism.

At Embrace Boston, we firmly believe that access to safe and affordable housing is a fundamental component of achieving racial and economic justice. The work of Ambry Development Group aligns perfectly with our mission and values, as they actively address the urgent need for equitable housing opportunities in our community. They are also providing retail and community space that promotes local entrepreneurship, a community-oriented environment, and enhances the pedestrian experience.

We have closely followed Ambry Development Group's initiatives and are deeply impressed with their holistic approach to affordable housing development. By creating affordable rental housing and homeownership units, Ambry Development Group provides pathways for individuals and families to secure stable housing and build generational wealth.

Ambry Development Group's commitment to community engagement and collaboration is truly commendable. They actively involve residents, local organizations, and community leaders in the planning and decision-making processes, ensuring that their projects address the specific needs and aspirations of the people they serve. This inclusive approach empowers residents and fosters a sense of ownership and pride in their communities.

Furthermore, we greatly appreciate Ambry Development Group's dedication to dismantling structural racism through its work. Ambry Development Group is challenging and reshaping the systems perpetuating inequity by actively working at the intersection of arts, culture, community, and research. Their commitment to creating housing opportunities that are

accessible and affirming for marginalized communities is a vital step toward achieving racial and economic justice in our city.

In conclusion, Embrace Boston wholeheartedly supports Ambry Development Group, LLC, and their transformative initiatives in building 626-628 Warren Street, and developing affordable housing and homeownership units in our community. We commend their unwavering commitment to racial and economic justice and their innovative approaches to dismantling structural racism through their work.

We are excited about the positive impact Ambry Development Group will continue to make in our community, and we stand ready to support their efforts in any way possible. Please do not hesitate to contact us if there is any additional information or support we can provide to further enhance Ambry Development Group's initiatives.

Thank you for your attention to this matter, and we extend our best wishes for the success of Ambry Development Group's ongoing projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Imari K. Paris Jeffries". The signature is fluid and cursive, with a long horizontal stroke at the end.

Imari K. Paris Jeffries, Ph.D.
President & CEO
Embrace Boston

Willie Bodrick II
Winston Bodrick
Ambry Development Group, LLC

2 March 2025

RE: 626-628 Warren Street

Dear Willie and Winston,

I am writing to express my enthusiastic support for the Ambry Development Group, LLC project proposal for 626-628 Warren Street, Roxbury, MA, as part of the Request for Proposal (RFP) process conducted by the Boston Planning & Development Agency (BPDA). As the Founder and Managing Partner of Ace Strategy Group and a Roxbury resident, I must advocate for initiatives that prioritize equitable development, address the pressing need for affordable housing, and have a positive impact on black-owned businesses in our community.

The commitment demonstrated by Ambry Development Group, LLC to creating high-quality, affordable housing solutions, while honoring the distinctive cultural heritage of the Dorchester community, is commendable. This project holds the promise of bringing about transformative change for our neighborhood, particularly for black restaurant owners and businesses.

The project's emphasis on affordability is particularly noteworthy. Ambry plans to offer a diverse mix of housing options to support affordability and workforce accessibility. The development will consist of two (2) family-sized affordable homeownership units, designated for households earning at or below 100% of the Area Median Income (AMI). Additionally, the project will feature two (2) affordable studio rental units for households earning at or below 70% AMI, along with one (1) studio unit and one (1) one-bedroom unit reserved for households earning at or below 100% AMI. The remaining three (3) units will be market-rate workforce housing, ensuring a balanced mix of affordability and market-rate options within the community.

As a resident business owner in the community, I am thrilled to see Ambry Development Group, LLC is also providing retail and community space that promotes local entrepreneurship, and a community-oriented environment, and enhances the pedestrian experience. Ambry is actively engaged in creating workforce and affordable housing and homeownership opportunities that will benefit black residents and businesses in our community. The shortage of affordable housing has disproportionately affected black communities, and Ambry Development Group, LLC's commitment to addressing this problem is commendable.

Moreover, the fact that Ambry Development Group, LLC is a minority-owned development company exemplifies its commitment to diversity and equity within the construction and real estate sector. This is an inspiring example of the positive impact that black-owned entrepreneurial endeavors can have on communities, both socially and economically.

I wholeheartedly endorse the Ambry Development Group, LLC project for 626-628 Warren Street, Roxbury, MA and I am confident that this endeavor will bring about significant positive change in the lives of our black constituents. I look forward to witnessing the lasting impact of this project on the cherished Dorchester community.

Thank you for your attention to this matter, and I extend my best wishes for the continued success of Ambry Development Group, LLC in their mission to enhance the well-being of our black community.

Sincerely,



Benjamin F. Ivey
Founder & Managing Partner

March 3, 2025

Willie Bodrick II
Winston Bodrick
Ambry Development Group, LLC

RE: 626-628 Warren Street

Dear Willie and Winston,

I am writing to express my enthusiastic support for the Ambry Development Group, LLC project proposal for 626-628 Warren Street, Roxbury, MA, as part of the Request for Proposal (RFP) process conducted by the Boston Planning & Development Agency (BPDA). As the owner of the restaurant Food For The Soul, I must advocate for initiatives that prioritize equitable development, address the pressing need for affordable housing, and have a positive impact on black-owned businesses in our community.

The commitment demonstrated by Ambry Development Group, LLC to creating high-quality, affordable housing solutions, while honoring the distinctive cultural heritage of the Roxbury community, is commendable. This project holds the promise of bringing about transformative change for our neighborhood, particularly for black restaurant owners and businesses.

The project's emphasis on affordability is particularly noteworthy. Ambry plans to offer a diverse mix of housing options to support affordability and workforce accessibility. The development will consist of two (2) family-sized affordable homeownership units, designated for households earning at or below 100% of the Area Median Income (AMI). Additionally, the project will feature two (2) affordable studio rental units for households earning at or below 70% AMI, along with one (1) studio unit and one (1) one-bedroom unit reserved for households earning at or below 100% AMI. The remaining three (3) units will be market-rate workforce housing, ensuring a balanced mix of affordability and market-rate options within the community.

As a black restaurant owner, I am thrilled to see Ambry Development Group, LLC is also providing retail and community space that promotes local entrepreneurship, a community-oriented environment, and enhances the pedestrian experience. Ambry is actively engaged in creating workforce and affordable housing and homeownership opportunities that will benefit black residents and businesses in our community. The shortage of affordable housing has disproportionately affected black communities, and Ambry Development Group, LLC's commitment to addressing this problem is commendable.

Moreover, the fact that Ambry Development Group, LLC is a minority-owned development company exemplifies its commitment to diversity and equity within the construction and real estate sector. This is an inspiring example of the positive impact that black-owned entrepreneurial endeavors can have on communities, both socially and economically.

I wholeheartedly endorse the Ambry Development Group, LLC project for 626-628 Warren Street, Roxbury, MA, and I am confident that this endeavor will bring about significant positive change in the lives of our black constituents. I look forward to witnessing the lasting impact of this project on the cherished Roxbury community.

Thank you for your attention to this matter, and I extend my best wishes for the continued success of Ambry Development Group, LLC in their mission to enhance the well-being of our black community.

Sincerely,



Donnell Singleton

LAWSUITS

LEGAL DISCLOSURES

LAWSUITS & LEGAL DISCLOSURES

The Proponent and all principals have not been subject to any lawsuits.

DEVELOPMENT CONCEPT

Proposed Uses

Community benefit

Jobs Creation

DEVELOPMENT USES

Ambry believes that this Project has the potential to bring about substantial positive changes that will benefit not only the residents of the development but also the surrounding community. Ambry proposes to develop a dynamic mixed-use project on the 5,013 square feet of vacant land at the southeast corner of the intersection of Warren Street and Sunderland Street that fosters affordable homeownership, workforce housing, and commercial activation to strengthen Roxbury's economic and social fabric. The nine-unit residential component will offer a mix of affordable and workforce homeownership opportunities with long-term affordability protections, alongside a 1:1 parking ratio to balance accessibility and urban efficiency. Complementing the residential component, the project includes two commercial spaces: one designated for a retail establishment such as a café or restaurant, and another designed to house a minority-owned business, nonprofit, or flexible community workspace.

This thoughtful integration of residential and commercial uses will drive economic growth, support small businesses, and promote community engagement.

Sustainability and transit-oriented development are central to this proposal, supporting Boston's Carbon-Free 2050 and Climate Ready Boston initiatives. The site's proximity to MBTA bus stops serving routes 14, 19, 23, and 28—including two of the city's fare-free lines—enhances mobility and reduces reliance on cars. The building itself will incorporate high-performance envelopes, solar-ready roofing, energy-efficient HVAC systems, water conservation measures, and sustainable construction materials. The proposed 1:1 parking ratio aligns with the city's urban planning goals, optimizing land use while minimizing vehicle congestion.

Ambry is deeply committed to development without displacement, ensuring that Roxbury residents benefit directly from this investment in their community. This project will provide homeownership oppor-

tunities that promote economic stability, affordable rental options for those at risk of displacement, and meaningful community engagement throughout the planning and implementation process. By prioritizing affordability, economic empowerment, and long-term community benefits, the development will serve as a model for equitable urban growth.

Additionally, in alignment with Boston's Urban Forest Plan, the project will enhance environmental resilience by integrating landscaped green spaces, community gathering areas, and urban tree preservation. These features will not only contribute to neighborhood sustainability but also foster social interaction and overall community well-being.

Ambry's proposal for 626-628 Warren Street represents a holistic approach to equitable development that addresses the city's most pressing needs: affordable homeownership and workforce housing, local economic empowerment, sustainable urban growth, and community preservation. By aligning with the Roxbury Strategic Plan and Boston 2030, this project ensures that Roxbury's cultural identity, economic vitality, and housing affordability remain intact for generations to come. Ambry looks forward to collaborating with city officials, local stakeholders, and the broader community to bring this transformative vision to life.

626-628 Warren Street will be accessible to people with various disabilities, including those who use wheeled mobility. The Project will provide 10% of units to be fully accessible. All the units will comply with 531 CMR 9.4 Group 2 Dwelling Units. Each unit will be equipped with blocking required by Group 1 Bathrooms MAAB for future installation of grab bars and shower seats. Ambry will also factor in additional features that will increase the functionality of accessible units that will allow control of unit appliances, window treatments and switches from a central device. Considering the importance

of facilitating aging-in-place and accommodating life events that may present physical and mental challenges to residents, Ambry plans to make adaptable units that can be adjusted based on accessibility needs. However, Ambry will propose units that are distinctly designed for sensory units and mobility units to assist with matching residents for the units. The Project will also be equipped with curb ramps that meet accessibility compliance.

Ambry believes this Project proposes an innovative strategy to foster social cohesion and economic vitality that will beneficially enhance opportunities for the surrounding community. The construction and ongoing maintenance of this Project will generate jobs, further stimulate the vibrancy of the Grove Hall commercial district, and boost the overall economy of the surrounding communities in Roxbury. By providing affordable homeownership opportunities, Ambry enables residents to contribute more effectively to the local workforce.

SURROUNDING BENEFITS

Ambry believes that this Project promotes diversity, equity, and inclusion by bringing together individuals and families from different socioeconomic backgrounds, fostering a sense of unity and cohesive neighborhood. We believe this Project will help reduce the cost burden of housing in this community and surrounding communities by increasing Boston's housing stock and affordable home-ownership opportunities. Ambry firmly believes that this Project is a transformative opportunity for Grove Hall communities to improve the overall well-being of these communities by fostering economic growth, promoting diversity, providing affordable housing options, and delivering a development that aligns with the needs and aspirations of community residents and stakeholders.

NUMBER OF CONSTRUCTION AND PERMANENT JOBS

The number of construction jobs during the building's construction period is expected to be between seventy-five (75) and one hundred (100) construction workers. This includes skilled laborers, carpenters, electricians, plumbers, and other tradespeople.

COMMUNITY BENEFITS

Ambry seeks to transform these vacant lots into vibrant homes, an engaging streetscape, and a catalyst for job creation. With the construction of this Project, we expect an immediate economic boost to Roxbury, Dorchester, and the City of Boston. New jobs will be created, providing employment opportunities for residents that can support local businesses, from grocery stores to shopping centers, fostering a positive cycle of economic growth. The proposal aligns with key citywide initiatives, particularly Boston 2030's goal of increasing middle-income housing production and expanding homeownership opportunities. One-third of the residential units will be reserved for households earning up to 70% AMI, another third will be at 100% AMI, and the remaining units will be market-rate, with a third of the units designated as affordable homeownership. The development will also prioritize

family-sized units to address the growing need for multi-bedroom residences, ensuring that long-time Roxbury residents can remain in their community while building generational wealth.

Further reinforcing the goals of the Roxbury Strategic Plan, the project's commercial spaces will foster economic development and job creation. By creating a retail opportunity for a local café or restaurant and establishing an office space for a minority-owned business or nonprofit, the development will activate Warren Street and provide resources for local entrepreneurs. This commercial component will contribute to Roxbury's broader economic vision by supporting small businesses, creating employment opportunities, and strengthening the neighborhood's commercial ecosystem. Ambry plans to set a precedent for future projects aimed at tackling Boston's housing crisis by demonstrating that it's possible to provide affordable workforce and home-ownership opportunities that can be replicated as an impactful contribution to fix the complex issues surrounding the housing needs in the City of Boston and the Commonwealth of Massachusetts. Ambry believes that the development of this Project stands as a beacon of hope, innovation, and commitment to the well-being and future prosperity of this community and its residents. Together, as a community, we have the power to create a more equitable, inclusive, affordable, and resilient city. This development is a step toward realizing that vision.

DEVELOPMENT PLAN

Development Schedule

WHB Development Budget

Financial Letters of Interest

DEVELOPMENT PLAN

Ambry's development plan is rooted in a structured and strategic approach that prioritizes community collaboration, regulatory compliance, and financial viability to ensure the successful execution of this project. Our process begins with securing a Tentative Designation from the BPDA, demonstrating our commitment to aligning with Boston's development objectives and regulatory framework.

To ensure a comprehensive and well-informed approach, Ambry will conduct an extensive feasibility study and site assessment. This evaluation will cover zoning requirements, environmental impact considerations, and market analysis to ensure the project aligns with community needs and regulatory mandates. Throughout this phase, we will proactively engage with the community, incorporating stakeholder feedback to enhance transparency and inclusivity in the development process.

A critical next step involves submitting project plans to the Inspectional Services Department ("ISD") for initial review. Ambry will work closely with the BPDA Design Team to refine designs before submission, ensuring alignment with zoning and regulatory guidelines. Any necessary adjustments or modifications will be incorporated based on feedback from the BPDA Design Team. The ISD submission package will also include any required documentation related to potential encroachments,

which Ambry will address in coordination with the BPDA to facilitate a seamless approval process.

Following ISD submission, the project will progress to the Zoning Board of Appeals ("ZBA") hearing, which is anticipated within a few months of the initial filing. During this period, Ambry will continue to actively engage with the community, hosting meetings to keep stakeholders informed and address any concerns. This ongoing dialogue will ensure that community members remain an integral part of the decision-making process and have opportunities to provide feedback on any potential project refinements.

In parallel, Ambry will refine its financial strategy, finalizing project budgets, and updating construction cost estimates. This budget will be meticulously structured to outline sources and uses by building, providing transparency on cost allocations. Ambry will also conduct a rigorous assessment of cost-saving measures, evaluating factors such as site conditions, structural expenses, and construction contingencies. Any cost adjustments will be substantiated with a clear breakdown of funding sources used to accommodate these changes.

Ambry will work diligently with financial partners to secure the necessary funding and ensure compliance with the BPDA's financial requirements. Our strategy includes preparing for the

disbursement of Commonwealth Builder (CWB) funds, ensuring alignment with funding draw-down structures, and meeting the required loan holdback provisions.

As the project advances, Ambry will provide regular updates to the BPDA, including an updated development schedule, permitting and zoning status, and any adjustments to the housing unit and income mix. Additionally, an ownership entity will be established and registered in the City of Boston Supplier Portal to streamline financial transactions and requisition payments.

Construction will be spearheaded by Janey Construction Management, a firm with a proven track record in delivering high-quality residential projects. With contracts in place and resources mobilized, Ambry will coordinate closely with utility providers to ensure site readiness before breaking ground. Our commitment to a

methodical and well-executed construction timeline will ensure the timely delivery of homeownership units, fostering a vibrant and sustainable neighborhood.

Ambry’s development approach is guided by a steadfast commitment to community engagement, financial prudence, and regulatory compliance. By fostering strong partnerships with local stakeholders, city agencies, and financial institutions, we aim to deliver a transformative project that enhances the neighborhood’s landscape and creates lasting economic opportunities. We are excited about the potential to contribute meaningfully to Grove Hall and look forward to working collaboratively to bring this vision to fruition. See the schedule below for the projected timeline:

DEVELOPMENT SCHEDULE

Development Schedule	Date
Proposal Submission Date	March 3, 2025
Community Presentation	May 2025
Article 80 Approval (if appropriate)	June 2025
Zoning Board of Appeal Hearing	Q4 2025
Construction Bidding	Q1 2026
Contractor Selection	Q1 2026
Cost Finalization	Q1 2026
Financing Secured	Q1 2026
Permitting Secured	Q1 2026
BFHC Approval and Other Marketing Requirements Complete	Q2 2026
Closing	Q3 2026
Construction Begins	Q3 2026
Construction Complete	Q4 2027
Full Development – Lease Up	Q2 2028

DEVELOPMENT OPERATION

The proposed development at 626-628 Warren Street is designed as a dynamic mixed-use project that integrates residential, commercial, and office space, enhancing the vibrancy of the Grove Hall corridor. With a total of nine residential units, alongside thoughtfully designed ground-floor commercial and office spaces, this development will contribute to the economic and social fabric of the neighborhood while addressing critical housing needs.

The first level will feature a 950-square-foot café space, creating a welcoming and community-oriented environment that promotes local entrepreneurship and enhances the pedestrian experience. Additionally, a 500-square-foot office space will provide flexible workspace opportunities for small businesses, local organizations, or professional services. The ground floor will also include one two-bedroom residential unit, ensuring direct access to the neighborhood's commercial and civic amenities.

The residential component is designed to accommodate a variety of household sizes and income levels, fostering a diverse and inclusive community. The unit mix includes one two-bedroom unit on the first floor, two three-bedroom units on the second floor, and a combination of two-bedroom, one-bedroom, and studio units on the third and fourth floors. This thoughtful distribution ensures that the development meets the needs of families, individuals, and professionals, offering a range of housing options from efficient studios to spacious three-bedroom units.

Ambry intends to sell two (2) affordable homeownership units, consisting of two (2) family-sized units reserved for households earning at or below 100% AMI. The remaining units of this Project will consist of seven (7) affordable and market-rate workforce housing units.

By incorporating a blend of residential, retail, and office space, this project will activate the streetscape, provide local economic opportunities, and support the long-term growth and sustainability of the Grove Hall neighborhood. Ambry remains committed to delivering a development that aligns with

the community's needs while fostering a vibrant and inclusive living environment.

[The proposed financing plan includes construction and permanent financing limited to 90% of the completed value of the Project from [Massachusetts Housing Investment Corporation ("MHIC"). MHIC will collect 100% of the net sales proceeds of the homeownership and proceeds from the monthly workforce and commercial unit payments until the construction component of the financing is fully repaid. In addition, Ambry plans to receive predevelopment financing designed to provide early capital needs, and construction financing for affordable through a \$1 million predevelopment loan from MHIC. Ambry plans to receive funding from MassHousing's CommonWealth Builder Program, which is prepared to consider providing funding for this Project to the extent of available program funds subject to program guidelines and closing standards. In addition, we will also seek funding from other Community Development Financial Institutions.]]

In response to the growing need for affordable homeownership options and workforce housing in Boston, we are proud to introduce nine (9) newly developed residential units and two (2) commercial uses tailored to meet the needs of the community. Our marketing strategy aims to engage with residents, local organizations, and potential buyers to promote these affordable homeownership opportunities.

Ambry will work with Lindsey & Associates Realty to affirmatively market and secure the new affordable homeownership units, workforce housing, and commercial tenants in a fair and open process. In addition, we plan to work with BPDA by submitting our Affirmative Marketing and Tenet Selection Plan to the Boston Fair Housing Commission. Upon approval, Ambry plans to collaborate with Lindsey & Associates Realty to schedule open houses and arrange access to the property for Lindsey & Associates Realty and prospective buyers and tenants. Once a Certificate of Occupancy is obtained, Lindsey & Associates Realty will reserve buyers for the

homeownership units.

Local Residents: Engage with individuals who currently reside in Roxbury and are looking for affordable homeownership options.

First-Time Homebuyers: Reach out to individuals and families who are eager to purchase their first home and are attracted to the affordability of our units.

Community Organizations: Collaborate with local organizations, such as neighborhood associations and housing advocacy groups, to spread awareness and support our initiative.

Affordable Homeownership: Emphasize the affordability of the units and the potential for long-term financial stability and wealth building.

Community Engagement: Highlight our commitment to working closely with residents and community organizations to ensure that the development aligns with the needs of the neighborhood.

Quality and Design: Showcase the modern design and high-quality construction of the units, emphasizing the amenities and features that make them attractive to potential buyers.

Supportive Services: Highlight any available resources or support services, such as homebuyer education programs or down payment assistance, to help make homeownership more accessible to prospective buyers.

By implementing a community-centric marketing strategy that prioritizes engagement, collaboration, and accessibility, we aim to successfully promote the sale of the newly developed affordable homeownership units in Roxbury. Together, we can help individuals and families achieve their dreams of homeownership and contribute to the vibrancy and sustainability of the community.

REGULATORY APPROVALS TIMELINES

The Project is situated within a Boulevard Planning District ("BPD"), which serves as an overlay to the underlying subdistricts, as outlined in Section 50-37 of the Roxbury Neighborhood District zoning code. The BPD designation acknowledges the significance of major boulevards as primary entryways into Roxbury's neighborhoods, necessitating heightened design considerations and regulatory oversight. Within BPDs, all use regulations, dimensional requirements, and other provisions applicable to the underlying subdistricts remain in force. Additionally, special design review requirements and guidelines apply as per Subsection 50-38.1, Section 50-39, and Section 50-40. Screening and buffering requirements are mandated under Section 50-41.

Ambry Development Group is committed to ensuring that our proposed project aligns with the zoning and regulatory requirements of the Roxbury Neighborhood District while advancing the City of Boston's goals for workforce housing and affordable homeownership. In compliance with Section 50-39 of the Roxbury Neighborhood District Design Guidelines, the Project has been designed to enhance the street frontage and integrate seamlessly with surrounding buildings and open spaces. Vehicular access and parking areas are positioned to ensure pedestrian safety and maintain a vibrant streetscape. The undercroft parking has been strategically placed behind the building, adhering to Section 50-41 requirements for screening and buffering. The architectural design reflects the historic character of the neighborhood, incorporating setbacks, decorative elements, and urban-friendly façade treatments to minimize the sense of bulk and reinforce the area's distinctive qualities. Roof structures and mechanical elements have been designed to minimize visibility, preserving the building's aesthetic appeal.

The project also adheres to Section 50-40 of the Roxbury Neighborhood District's Specific Design Requirements. The street wall continuity is preserved by aligning the building's frontage with the established building line, reinforcing a cohesive urban fabric. The street-facing facades will be designed to maintain a visually engaging streetscape, enhancing pedestrian activity while preserving the

neighborhood's historic and architectural integrity. Furthermore, Ambry's development will adhere to display window area regulations where applicable, ensuring any commercial-facing aspects align with guidelines for street engagement and pedestrian interaction. The design details reflect Roxbury's rich architectural heritage, ensuring that new residential construction complements existing structures while promoting sustainability and modern efficiency.

Ambry Development Group is committed to navigating the necessary zoning approvals and regulatory processes, including site plan review, building permits, and community engagement initiatives. The development team will work closely with the Boston Planning & Development Agency (BPDA) and the Zoning Board of Appeals to ensure that the project aligns with the city's broader goals for equitable and sustainable urban development.

Furthermore, the project will undergo community outreach efforts to incorporate feedback from local residents, businesses, and stakeholders. By aligning with the Roxbury Strategic Master Plan, this development will contribute to the ongoing revitalization of Grove Hall, fostering economic growth and enhancing the quality of life for residents.

Through strategic planning and adherence to zoning regulations, the proposed development at 626-628 Warren Street will serve as a model for thoughtful urban infill that prioritizes community needs, architectural integrity, and long-term neighborhood sustainability.

Regulatory Approvals and Permitting Process:

To advance the development, the following regulatory approvals and permits are anticipated from local agencies. This list is based on the Project's current information and is subject to change. Some permits or approvals may not be required, while others may be necessary as the project progresses:

- **Boston Planning Department:** Article 80 Review, including design review and execution of related agreements, and compliance with Section 80B-6. As the site falls within the Washington Park Urban Renewal Plan Area, an Urban Renewal designation review is required.
- **Boston Public Safety Commission – Committee on Licenses:** Permits for garage operations and flammable fuel storage, if applicable.

- **Boston Transportation Department:** Approval of a Transportation Access Plan Agreement and a Construction Management Plan to address potential traffic impacts.
- **Boston Department of Public Works – Public Improvements Commission:** Sidewalk repair plan approvals, curb-cut permits, street/sidewalk occupancy permits, and a street opening permit.
- **Boston Fire Department:** Review and approval of fire safety equipment and compliance with fire code regulations.
- **Boston Water and Sewer Commission:** Approval of sewer and water connections, construction site dewatering, and storm-water management plans.
- **Boston Department of Inspectional Services:** Issuance of building permits, certificates of occupancy, and other construction-related approvals.
- **Boston Zoning Board of Appeal:** Review and approval of any required variances or zoning relief, contingent on project specifications.
- **Interagency Green Building Committee:** Article 37 review for compliance with sustainable building requirements.

BOSTON RESIDENTS JOBS POLICY

Planned approach

JOBS POLICY APPROACH

Ambry will meet the standards and guidelines outlined by the BPDA. Ambry has intentionally focused on establishing a team that exceeds these standards. To that end, our team is majority minority-owned. Under the Boston Residents Jobs Policy, Ambry will mandate that:

1. At least 51% of the total work hours of journey people and 51% of the total work hours of apprentices in each trade on this Project will be by bona fide Boston residents;
2. At least 40% of the total work hours of journey people and 40% of the total work hours of apprentices in each trade on this Project will be by people of color; and
3. At least 12% of the total work hours of journey people and 12% of the total work hours of apprentices in each trade on this Project will be by women.

Ambry recognizes the importance of the construction, residential, and commercial real estate industries, and the vitalness of these industries to Boston's economy, which is why Ambry will increase workforce opportunities in these industries, particularly for persons historically underrepresented, including Boston residents, people of color, and women.

We have and will continue to actively seek and hire a diverse workforce that reflects the communities we serve. We will establish partnerships with organizations that promote diversity in the real estate and construction industries, participate in job fairs targeting underrepresented communities, and implement fair hiring practices that eliminate biases.

DIVERSITY AND INCLUSION PLAN

Planned approach

DIVERSITY & INCLUSION PLAN

Ambry recognizes that promoting diversity, equity, and inclusion (“D&I”) is a moral imperative and a strategic advantage for our business. We are committed to fostering a work environment that embraces diversity, ensures equal opportunities, and values inclusivity. Our M/WBE-owned firms participating in the proposed development are as follows:

Construction: Janey Construction Management is a Certified Minority Business Enterprise construction management firm that has emerged as one of the leading and one of the most diverse commercial builders across the Northeast.

Architecture: Social Impact Collective is an MBE architecture and design firm with a community-based design approach through local stakeholder engagement.

Landscape Architect: Founded by Bertha Pantoja, BP Designs provides innovative landscape architectural services that transform outdoor environments into elegant, sustainable living spaces. Ms. Pantoja is an MA-registered landscape architect with design expertise gained over 15 years of project-based

and teaching experience in Greater Boston and Mexico.

Developer: Ambry Development Group is a minority-owned firm committed to creating sustainable and inclusive communities through innovative real estate projects. Our vision is to revitalize underserved neighborhoods, enhance economic opportunities, foster social equity, and increase generational wealth creation.

Marketing: Lindsey & Associates Realty is a minority-owned real estate company, founded by its principal broker, Eric Lindsey, that specializes in residential and commercial sales and leasing, disposition of distressed and estate properties, and advisory services for new construction and development projects. Eric has been an active real estate professional in Massachusetts since 2006. Over the past 19 years, the firm has successfully closed over 500 transactions across both residential and commercial real estate.

Operations and Management: Ambry will subcontract management and operational services

with Hawthorne Property Management Group, LLC (“HPMG”). HPMG is a minority-owned, full-service property management company that facilitates the management of your properties and optimizes their value.

Ownership: Ambry will maintain ownership of the land on each parcel and Bento Real Estate Group will sell these residential homeownership units to prospective buyers.

Our D&I Plan is strategically crafted to ensure the maximum inclusion of opportunities for people of color and women, as well as entities owned by these groups, throughout all phases of the project development. Ambry is committed to promoting diversity, equity, and inclusion in all aspects of our operations, including supplier diversity and outreach to M/WBEs. Our strategy outlines our goals, good faith efforts, and the strategies we will pursue to identify and engage M/WBEs, ensuring their meaningful participation in our projects.

To promote comprehensive inclusion, our goals are to implement supplier diversity strategies and outreach to promote inclusion, economically empower, and make a positive impact on communities. Ambry aims to foster the inclusion of M/WBEs in our procurement and contracting processes to create a more diverse and equitable business ecosystem. We plan to empower M/WBE by providing opportunities to grow their business, gain experience, and access new markets. We are committed to making good-faith efforts to achieve our supplier diversity and M/WBE participation goals by actively reaching out to Boston M/WBE through various channels, such as Boston-base and statewide M/WBE business associations, and affinity organizations, Boston Chamber of Commerce, Black Economic Council of Massachusetts, community organizations and networks. We will continue to collaborate with local community organizations and business associations that specialize in amplifying and supporting M/WBEs. By executing these efforts, Ambry aims to develop and maintain a database of M/WBE suppliers and subcontractors to facilitate their participation in our projects.

Further, Ambry will continue to conduct ongoing market research to identify potential M/WBEs that align with our Project needs and

goals. We will also regularly monitor and internally report our progress toward M/WBE participation goals, holding ourselves accountable for meeting or exceeding these objectives. By implementing these strategies and maintaining our commitment to supplier diversity and M/WBE outreach, we aim to create a more inclusive, equitable, and economically vibrant business ecosystem while delivering a successful Project that will benefit the Roxbury community.

Ambry recognizes the pivotal role that M/WBEs play in our community’s economic landscape. We are committed to supporting their growth and success, not only for the duration of our Project but also for their long-term viability. Ambry will actively encourage and facilitate joint ventures between M/WBE firms and established industry leaders. These partnerships will allow M/WBEs, like Ambry, to leverage the strengths and resources of larger firms, participate of greater scale and complexity, and build a robust track record. In addition, joint ventures will empower M/WBE firms to tackle larger projects, expanding our portfolio and increasing our attractiveness to potential clients and partners. This collaborative approach will be a catalyst for sustained business growth and pave the way for M/WBEs to secure a stronger foothold in the industry.

Ambry plans to partner with other M/WBEs and organizations to conduct specialized workshops and training sessions designed to enhance the technical managerial capacities of M/WBE firms. These sessions will cover critical areas such as project management, compliance, financial planning, and sustainability practices. The knowledge and skills acquired through these capacity-building sessions will not only benefit M/WBE firms in their current project involvement but will also equip them to pursue new business opportunities and diversify their service offerings, thereby ensuring sustained growth and resilience.

We believe that by implementing these strategies, we can make a meaningful and lasting impact on the growth trajectory of M/WBE firms. Through mentor-protege relationships, joint ventures, and capacity-building initiatives, Ambry aims to foster a thriving and inclusive business ecosystem that benefits the broader community. Ambry recognizes the critical importance of creating opportunities for individuals from underrepresented backgrounds to access and excel in the construction and real estate

development fields. We believe that a diverse and inclusive workforce is not only socially responsible but also a source of innovation and strength in our industry. We will actively support apprenticeship programs that provide hands-on training and education for individuals interested in pursuing careers in the construction trades that are designed to offer a clear path to employment and career growth.

Ambry plans to establish a scholarship program to make education and training more accessible for underrepresented individuals interested in real estate development fields, designed to support academic pursuits and vocational training. We believe that educational support through scholarships will reduce barriers to entry and help underrepresented individuals access the education and training necessary for careers in real estate development, fostering long-term economic stability. Also, we will actively partner with community organizations, schools, and workforce development agencies to create pathways for underrepresented individuals. Further, we will engage with local community stakeholders to ensure that our capacity-building efforts align with their needs and aspirations, fostering stronger connections between our Project and the communities we serve. Ambry is commit-

ted to making a tangible difference in the lives of underrepresented populations by providing pathways to meaningful employment and support in the construction trades and real estate development sectors. We believe that these strategies will not only benefit individuals but also contribute to a stronger, more inclusive, and resilient industry.

Ambry's D&I Plan outlines clear objectives and measurable goals for promoting diversity and inclusion within the Project. We are committed to ensuring that the benefits of the Project are accessible to all members of the community. We recognize that diversity and inclusion require a deliberate effort. Our plan outlines practical steps, such as developing mentorship opportunities, joint ventures, a scholarship program, and partnering with other M/WBEs and organizations to conduct specialized workshops and training sessions designed to enhance the technical managerial capacities of M/WBE firms. Ambry believes we have the expertise to execute the plan effectively, ensuring that it becomes an integral part of the Project. We understand that the goal of diversity and inclusion is to create stronger, more vibrant communities. Our plan emphasizes not only the incorporation of diverse residents but also the creation of opportunities for them to thrive and actively participate



DEVELOPMENT WITHOUT DIS- PLACEMENT

DEVELOPMENT WITHOUT DISPLACEMENT
Ambry recognizes the vibrant diversity of the Grove Hall community, which is home to a predominantly African American population. We are committed to ensuring that our proposed development enables current residents to remain in their community, access affordable housing, and find pathways to economic opportunity. Our proposed mixed-use development will provide a combination of affordable homeownership and workforce housing units designed to meet the diverse housing needs of Roxbury residents.

First, Ambry plans to develop a mixed-use development that integrates both residential and commercial spaces. The Proposed Project will feature nine (9) affordable homeownership and workforce housing units at varying levels of affordability, including two (2) affordable homeownership units reserved for households earning at or below 100% AMI, two (2) affordable workforce housing studio units reserved for households earning at or below 100% AMI, and one (1) studio unit and one (1) one-bedroom unit reserved for households earning at or below 100% AMI. The remaining workforce housing units will consist of three (3) market-rate rental units, with a 1:1 parking ratio for the residential units.

Second, the development of these two (2) units of residential homeownership opportunities, seven (7) workforce units, and (2) commercial spaces provide Ambry with the opportunity to use land that has been vacant since 1991 as a vehicle to close the wealth gap and create generational wealth pathways for current residents of Dorchester to remain in their community in the future.

The Project is directly aligned with community feedback that larger unit sizes are needed to support local families, while

smaller units can accommodate seniors and young professionals. To address this, our development includes a diverse unit mix that ensures families have access to two- and three-bedroom units while also providing studios and one-bedroom units that are suitable for seniors and individuals.

Beyond housing, the Project's ground floor will feature approximately 1,453 square feet of commercial space, designed to strengthen the neighborhood's economic vitality. This space will accommodate a café or restaurant and office space, providing local entrepreneurs and small businesses with opportunities to thrive. Additionally, the Project will generate between 75-100 jobs for Boston residents, with a strong focus on engaging Minority- and Women-Owned Business Enterprises ("M/WBEs") in ownership, financing, construction, design, and operations.

The Project will also provide homeownership opportunities as a critical tool to close the racial wealth gap and create generational wealth for Roxbury residents. Our commitment extends beyond construction—we will prioritize outreach to future homebuyers and tenants from the community to ensure they benefit directly from these new housing opportunities. Ambry values the unique cultural heritage of the communities we serve. Our development approach prioritizes working alongside community members to create housing solutions that not only provide stability but also reinforce Grove Hall's rich history and traditions. By integrating sustainable and conscientious development practices, we seek to foster long-term economic growth, ensuring that current residents can remain in and contribute to the prosperity of their neighborhood for generations to come.

OPERATIONS AND MANAGEMENT:

Hawthorne Property Management Group, LLC ("HPMG") is committed to ensuring the seamless operation and long-term maintenance of this mixed-use development, which consists

of two commercial units on the ground floor and nine residential units above. HPMG proven expertise in managing similar properties, HPMG will implement a comprehensive operations and maintenance plan to uphold the safety, sustainability, and overall aesthetic quality of the property throughout the duration of the ground lease.

HPMG will oversee the maintenance of all site features and furnishings, ensuring that communal spaces, pedestrian pathways, and shared amenities remain in excellent condition. Our preventative maintenance strategy will include routine inspections, timely repairs, and proactive servicing of property features to extend their lifespan and optimize functionality. Additionally, any proposed plantings will be maintained through a structured landscaping program, including irrigation, aeration, and subsurface drainage management to support their long-term health. HPMG will also replace any plantings as necessary to preserve the visual appeal and environmental benefits of the property's green spaces.

In alignment with our commitment to creating a clean and pleasant environment, HPMG will implement a rigorous cleaning schedule to keep the property free of debris. Trash receptacles will be emptied regularly, and common areas will be monitored to ensure they remain sanitary and inviting for residents, commercial tenants, and visitors. Snow and ice removal will be promptly handled to maintain safe pedestrian access to and from the property, mitigating potential hazards during winter months.

To ensure the property remains a desirable and well-functioning space, HPMG will leverage its advanced property management systems, allowing residents and commercial tenants to submit maintenance requests via our app or website and track their progress in real time. Our dedicated management agent will facilitate seamless communication between property stakeholders, address concerns promptly, and uphold compliance with local and state regulations.

HPMG's holistic approach to property management—encompassing financial oversight, vendor

coordination, and community engagement—will ensure that this development remains a sustainable, safe, and attractive asset for the duration of the lease. With a strong track record of managing residential and mixed-use properties, we are well-equipped to deliver the highest standard of operational efficiency and tenant satisfaction.

PERMITS AND LICENSES

All work will be done by licensed, insured, and bonded professionals, contractors, and subcontractors.

Willie Bodrick II, Principal, Ambry Development Group
Winston Bodrick, Principal, Ambry Development Group

COMPANIES PROFILES (APPENDIX)

SOCIAL IMPACT COLLECTIVE (SIC)

JANEY CONSTRUCTION

ST&P ENGINEERS

RDH BUILDING SCIENCE, INC.

LINDSEY ASSOCIATES

Our architecture and design approach

We offer architecture design services with a focus on impact and design outcomes.

SOCIAL IMPACT COLLECTIVE (SIC)

MISSION STATEMENT

CREATING EQUITY IN THE BUILT ENVIRONMENT THROUGH DESIGN, MANAGEMENT, AND EDUCATION.

OVERVIEW OF FIRM

WE SELECT PROJECTS AND PARTNERS THAT ALIGN WITH **OUR MISSION OF EMPOWERING UNDERSERVED COMMUNITIES TO BUILD RESILIENCY.**

We are guided by the United Nations' Sustainable Development Goals and use Impact Measurement and Management toolkits, the SDG Impact Assessment Tool and the Global Impact Investing Network (GIIN) to assess the impact of our projects.

OUR SERVICES ARE MULTIFACETED:

- **WE ARE ARCHITECTS**, designing in the built environment.
- **WE ARE MANAGERS**, offering masterplanning and supervising for communities and municipalities.
- **WE ARE EDUCATORS**, setting ourselves apart with top-notch learning content, from white papers to video.

BENEFITS OF WORKING WITH SIC

OUR APPROACH IS:

collaboration-centered and values local knowledge, local stakeholders' participation and human-centered design.

We believe that problems are interconnected across social, environ-

mental and economic aspects. As a result, our design solutions will aim for maximum impact in each of these sectors.

Our work is also data-driven. For example, we measure how construction of small business storefronts helps their owners build generational wealth.



H. Killion Mkwete

Principal & Co-Founder
RIBA ARCHITECT

Tel: 978-701-5477
killion@socialimpactcollective.com



Michael Chavez

Principal & Co-Founder
NCARB, NOMA, LEED AP
ARCHITECT

Tel: 500-385-1212
michael@socialimpactcollective.com

SIC first builds trust through collaboration.

We partner with our clients through collaborative and open engagement.

SOCIAL IMPACT COLLECTIVE: PORTFOLIO PROJECTS

I. MIXED-USE & RESIDENTIAL PROJECTS

221/251 SOUTH MAIN ST, Fall River, MA (2022)

Two mixed use buildings on South Main Street, Fall River totalling 33 new residential units with commercial spaces at ground level. We are passionate about the re-use of existing buildings in neighborhoods that have the potential to be vibrant centers for living and work for people of all incomes and backgrounds.



43 PINE ST. Taunton, MA (2022)

A new build 3 Unit family development in Taunton, MA providing affordable units with private access, parking, shared recreation, and fitted for solar energy harvesting.



II. COMMERCIAL PROJECTS

UNION CLUB OF BOSTON 8 Park St, Boston, MA (2022)

SIC is partnering with the Union Club of Boston to perform feasibility studies and schematic design for a potential recreational roof deck, interior design improvements, and upper floor accessibility strategies on the Historic Building.



JUICYGREENS 495 Foley St, Somerville, MA Assembly Row (2022)

Tenant fitout for a local small business. Juicygreens is a "Wellness Café and Juice Bar that thrives to build and nourish our community with delicious plant-based foods and juices made fresh daily in small batches".



III. MASTER PLANNING PROJECTS

FOND-DES-BLANCS COMMUNITY MASTERPLAN Fond-des-Blancs, Haiti (2019)

The project challenged us to rethink the role of the urban planner/architect in the creation of a community plan. The Plan serves as a guide for future growth and recommends catalytic projects and community assets investments.



SUSTAINABLE VILLAGE LEARNING COMMUNITY, ADAPTIV Archaie, Haiti (2021)

The master plan balances site context, philosophical campus planning principles, and the SVLC (client) vision of creating a welcoming, accessible & safe, culturally rich, beautiful, and environmentally conscious campus.



BP design LLC

133 Chestnut St,
Cambridge MA



At BP design, we passionately believe in harnessing the power of nature and exceptional design to enhance the quality of life for those who inhabit these spaces. We take immense pride in offering innovative landscape architectural services that seamlessly transform outdoor environments into elegant, sustainable living areas. Our commitment lies in crafting superior design solutions that breathe life into our clients' vision. This success is underpinned by our dedication to understanding our clients, nurturing robust relationships, and implementing environmentally conscious. We consider ourselves visual artists with a strong knowledge in ecology.

Our comprehensive range of services encompasses master planning, historic design restoration, site-specific planting, ecological sustainability, permitting, construction documents and project management catering to residential, corporate and institutional clients alike.

At the helm of BP design is Bertha Pantoja, a Massachusetts-registered landscape architect whose design prowess has been honed through over 15 years of project-based experience and teaching engagement in both Greater Boston and Mexico. Ms. Pantoja holds a Master Degree in Landscape Architecture and Urban Design from Harvard University's School of Design, complemented by a Bachelor's Degree in Architecture from UNAM, Universidad Nacional Autonoma de Mexico.

Before establishing BP design in 2014, Ms. Pantoja collaborated with distinguished firms such as Child Associates, CBA landscape architects and Bellalta 3 design delivering projects for educational and governmental institutions. Bertha has been an Adjunct Professor at Northeastern University, Wentworth Institute of Technology, and the Centro Metropolitano de Arquitectura Sustentable in Mexico City. Presently, she is an instructor teaching both undergraduate and graduate studios and landscape technology courses at the Boston Architectural College.

URBAN TERRACE
Boston, MA.



Situated within a residential building, the primary design goal for this terrace was to fashion a visually captivating and immersive retreat from the bustling city life, featuring a garden that thrives all year round. To achieve this, a sweeping wall of bamboo was thoughtfully introduced, not only to disrupt the uniformity of the existing fence but also to add an intriguing sense of depth and to produce a calming, rustling ambiance.

Furthermore meticulous attention was given to the selection of furnishing, such as the sleek stainless storage bench and planters. These were chosen with great care to harmonize seamlessly with the evergreen vegetation that grace the terrace through every seasonal



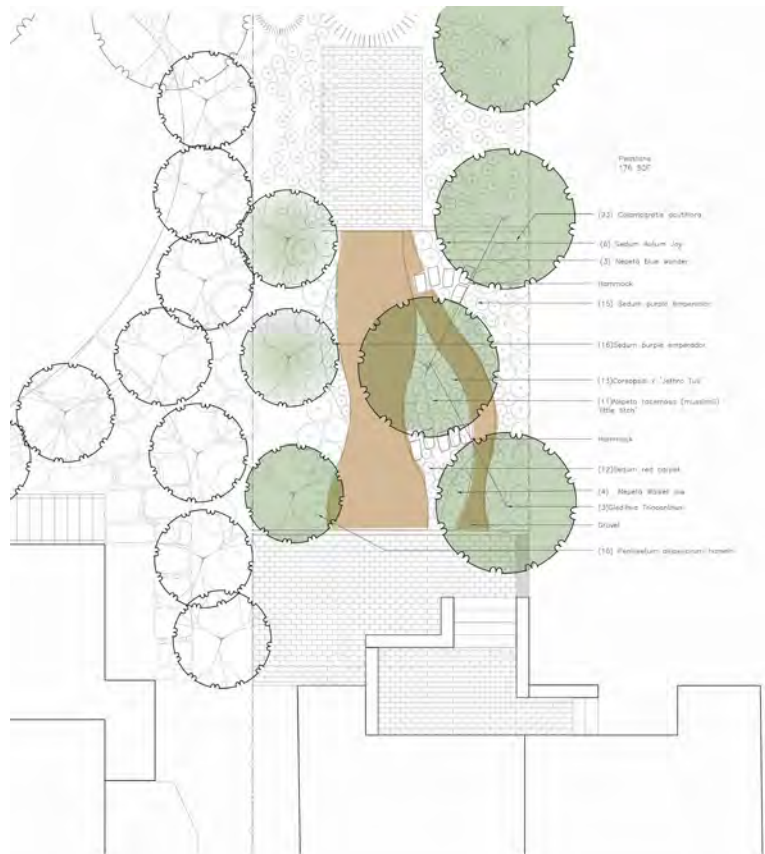
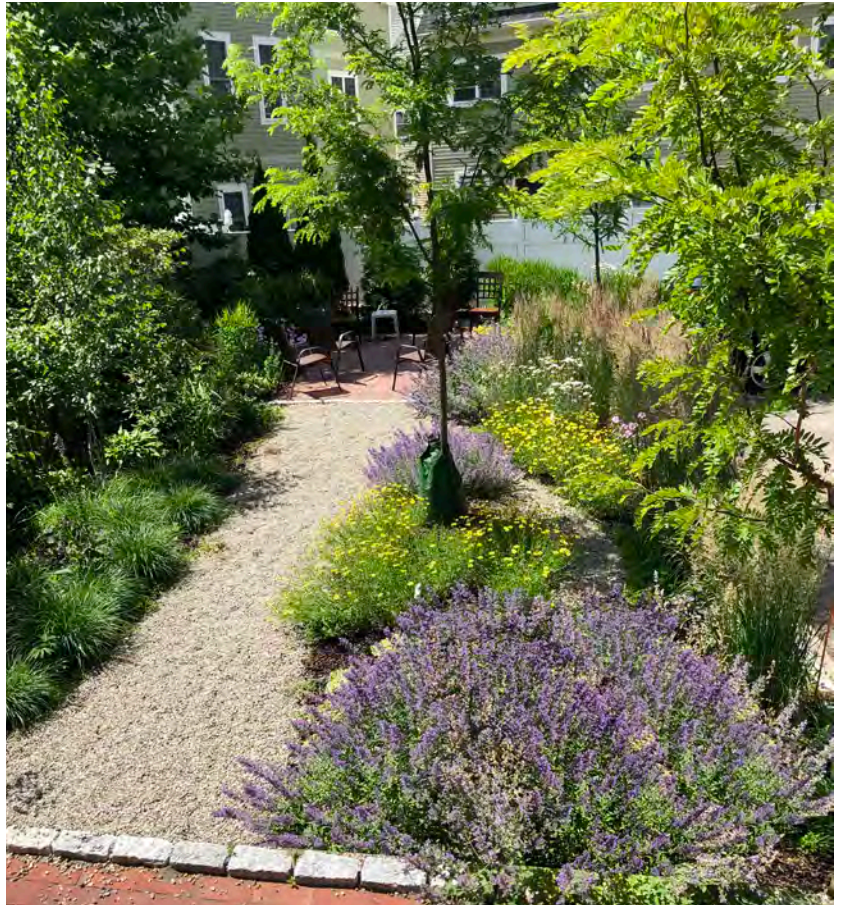
SUSTAINABLE SERENITY: The dried garden
Cambridge , MA.



Nestled within a multi-family rental unit in Cambridge MA, lies the innovative and visually captivating Dried Garden. This unique space was crafted with the goal of providing access to a beautiful garden while alleviating concerns about the cost and maintenance associated with traditional lawn and irrigation systems.

The dried garden bathed in full sunlight, offers an ingenious solution by incorporating peastone and gravels to create a captivating texture while simultaneously allowing for efficient water filtration. Native and drought-tolerant plants were thoughtfully selected, reducing the need for continuous watering to only the first two years during the establishment. This approach stands as a shining example of sustainable landscaping, minimizing environmental impact while maximizing aesthetic appeal.





Tall, graceful grasses serve a dual purpose, acting as a natural boundary that shields the garden from the view of parked cars, ensuring a sense of tranquility within. Additionally, the perennial plantings throughout the garden bloom in a constant kaleidoscope of colors, ushering in a delightful change with each passing season. The Died garden is a testament to the harmonious coexisting of nature and modern living, offering an oasis of serenity amidst the urban bustle of Cambridge MA.

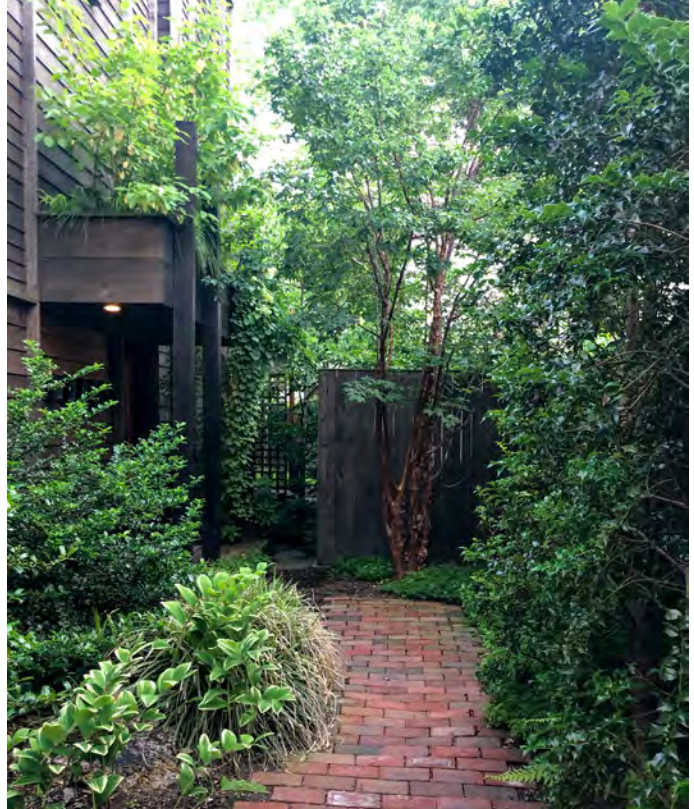
URBAN PATIO
Cambridge , MA.

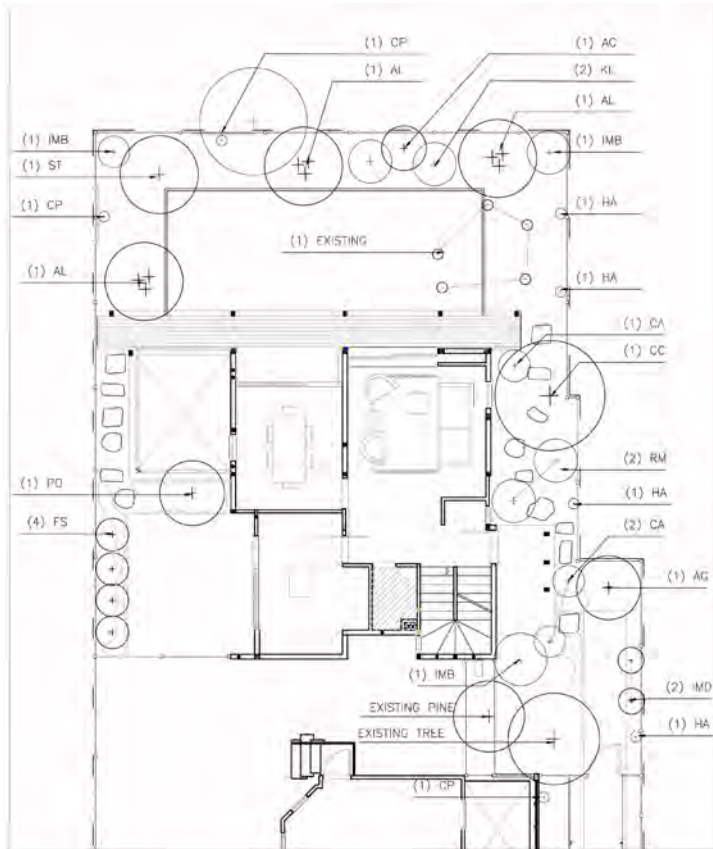
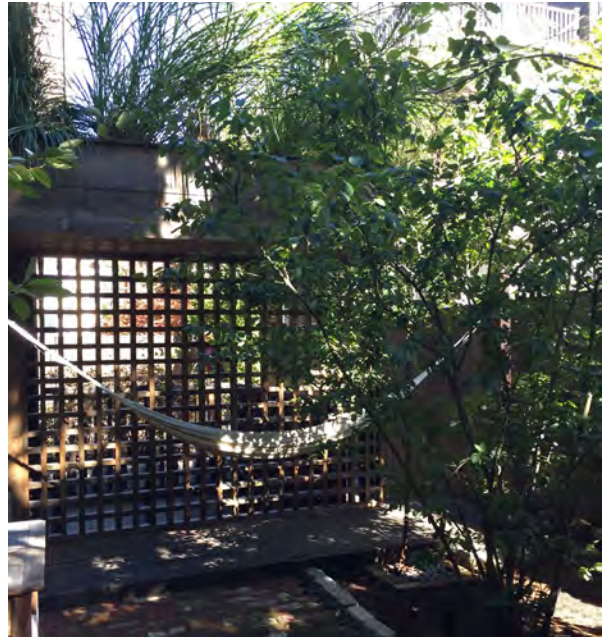


This compact urban landscape nestle in the heart of the city serves as a serene oasis designed to offer respite from the bustling city life. The intention behind this design is to seamlessly blend the boundaries between the home's interior and the exterior garden by crafting a series of intimate outdoor rooms, each with its distinct personality.

"The Foyer" welcomes you with a woodland garden, while the "Kitchen" invites you into the formal garden with perfectly aligned columnar trees. As you move into "the living Room" you find yourself in a relaxed, informal patio setting. The landscape is thoughtfully layered with a variety of vegetation, including Amelanchier and paper-bark maple, which not only infuse the space with vibrant colors but also create an illusion of depth and wilderness, all within this urban and central location.

Carefully chosen hammocks, furniture and trellises play a dual role- defining and animating each unique space while harmonizing with the surrounding privacy fence. This urban oasis offers a harmonious blend of nature and modern living, making it a sanctuary amidst the vibrant cityscape of Cambridge, MA.





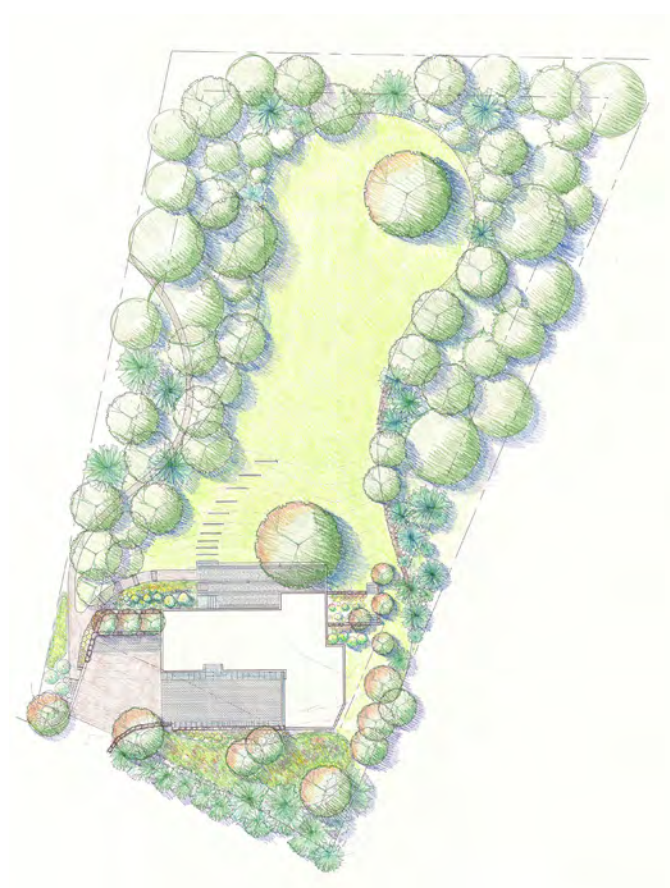
SYM	QUANTITY	SCIENTIFIC NAME	COMMON NAME
IMB	2	Ilex x meserveae 'Dragon Lady'	Dragon Lady meserve holly
AG	2	Acer gossacum multi stem	Fairybark Maple
AL	1	diarrhena lamarckii multi stem	Lure berry tree
FS	4	Fagus sylvatica 'Sweet Gold'	European beech- 'Fairygold'
RF	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese maple
CC	1	Caryopteris palmata	American Honeysuckle
ST	1	Stewartia pseudacmele	Japanese Stewartia
RM	2	Rhododendron 'English Roseum'	English Roseum rhododendron
IMB	3	Ilex x meserveae 'Blue Princess'	Blue princess meserve holly
CA	1	Cedrus atlantica 'Hummelbird'	summersweet
AL	2	Kalmia latifolia 'Olympic Wedding'	olympic wedding mountain holly
PO	1	Physocarpus opulifolius 'suewed'	Summer Wine Ninebark
CP	3	Clivia pericallis	Sweet & sour clivia
HA	4	Hydrangea anomala pinnatifida	Climbing Hydrangea

WOODLAND RESIDENCE
Lincon , MA.



This exquisite modernist residence, originally designed by the renowned Walter Gropius studio, underwent a transformative enhancement by our team. Our vision aimed to elevate the site's architectural beauty by introducing a minimalist, clean and geometric hardscape, juxtaposed with carefully planned massed gardens.

To enhance accessibility and esthetics , we incorporate granite curbs that doubles as stairs seamlessly guiding visitors from the patio to the lower garden area. Additionally, to ingeniously address the 10-foot elevation change, we constructed stone-wall terraces on the both the right and left sides of the patio. These terraces not only served a functional purpose but also provided space for the creation of dynamic, small-scale gardens, adding a touch of the vitality to the surroundings.





JANEY

Construction Management

STATEMENT OF QUALIFICATIONS

A Construction Management
Firm Worth Talking About





“ Taking new paths to develop ideas and **think beyond barriers** is just as important now as it was when the company was first established in 1984. ”

As a family-owned company, integrity and the will to succeed are an integral part of our corporate culture. They are more than that, however: They are also the basis for Janey's continuing success. Our customers all over, value our company's innovative strength and the high quality of our services. Every day, your trust strengthens our determination to become even better.

This trust also means great responsibility. Responsibility towards customers, subcontractors, and our employees. That is why constantly evolving and having an innovative spirit are a matter of course for us. This is especially true in a world that seems to be turning faster and faster. In taking on new challenges, we recognize the opportunities they present and plan our long-term strategy accordingly.

We continually strive to further expand our leading role as a construction management firm. Through our delivery methods, cutting-edge technology, unprecedented safety and leading sustainability solutions, we're here to make sure we not only meet, but exceed your expectations.

We look forward to **Building The Future** with you!

Gregory B. Janey, President & CEO

Robert White, Executive Vice President

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01

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BUILDING THE FUTURE.

A man in a dark blue suit, white shirt, and yellow patterned tie is sitting on a wide, grey stone staircase. He is looking directly at the camera with a slight smile. The background shows the continuation of the staircase and a white wall on the right.

A Trusted Construction Management Firm Since 1984

Maintaining A Solid Reputation

It was just over 35 years ago when Greg Janey founded a small, residential construction company in Roxbury with his 2 cousins. The company he founded in 1984 has grown from a small residential construction company to one of the most diverse commercial builders across the Northeast. The secret to nearly 4 decades of success lies in an unwavering adherence to the company's core values and a people-first approach to doing business.

Built From Humble Beginnings

Today, we work with clients on projects large and small for a diverse portfolio of public and private sector clients, developing long-term relationships based on partnership and trust. We believe that breakthrough ideas come from close collaboration of people from different areas of expertise and different cultural experiences. That's why we're proud to hire employees from across the country and world.

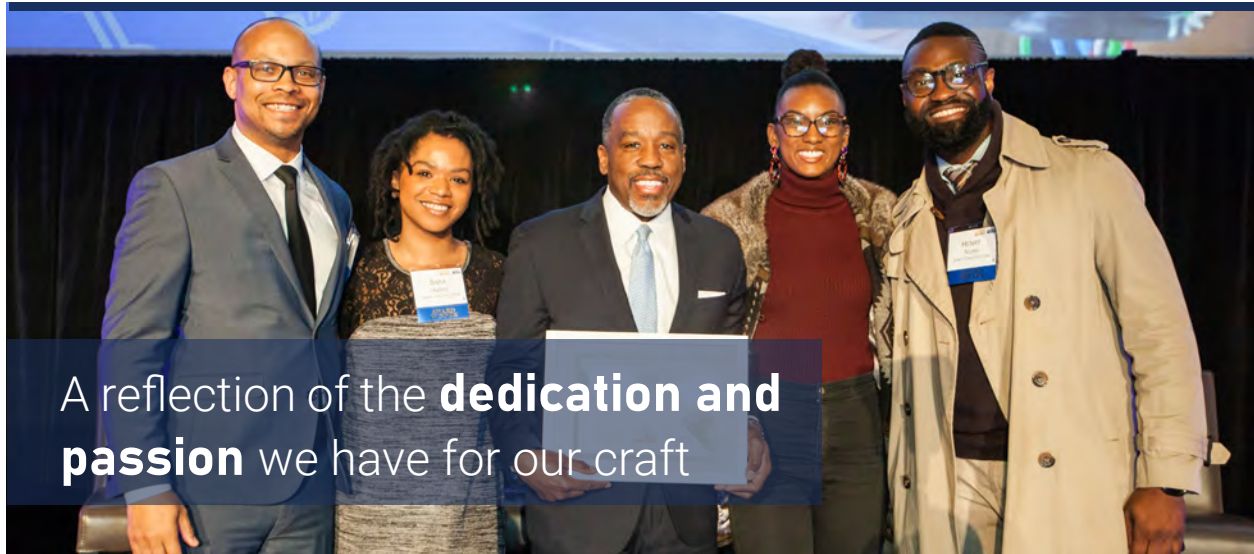
There's plenty that has changed since our humble beginnings in the 1980's, but our commitment to expressing our clients' visions and focusing on creating lifelong, valuable partnerships has not changed a bit along the way. That's what makes us one of the most trusted contractors in the country.

Dedicated To Our Craft, Culture and Community

Renowned for outstanding client service and attention to detail, we balance innovative, responsive building solutions with a pragmatic, cost-conscious approach. This client-centered philosophy has earned Janey repeat business and lasting relationships for more than 30 years. As general contractors, teachers, environmental stewards and community advocates, we seek to foster the education of the next generation of leaders through a culture of family, integrity, excellence, education, and a commitment to our community.

AWARDS & RECOGNITION

We are proud of the awards we have received because they reflect the value we provide to our clients. Each success story is a reflection of the dedication and passion our people have, as well as the value we place in our culture, clients and processes.



A reflection of the **dedication and passion** we have for our craft

2022

Greater Boston Chamber of Commerce, **Deal of the Year Award**

Northeastern University Civil Engineering Alumni Organization, Outstanding Alumni Award

2020

General Contractors Magazine, **Best Hotel & Hospitality Contractor in Boston**

Boston Business Journal, #9, **Largest Minority-Owned Business in Massachusetts**

2019

United Way, **STEM Corporate Leader of the Year**

Massport, Diversity & Inclusion

Champion

2018

Slade's Bar & Grill, Community Game Changer

2017

Eastern Bank, Business is Good Award

2016

Get Connected, **Emerging Leaders in Boston**

2015

Fortune, #12, 100 **Fastest-Growing Inner City Companies**

City of Boston City Council, Contribution to the Residences of Boston President

2014

Quincy Geneva Community Development Corporation, **Outstanding Construction Partner**

CMAA NE Chapter, NE Chapter

2012

Whittier Street Health Center, Men's Health Champion

City of Boston, Mayor Thomas Menino, Eliminating Health and Social Disparities

CMAA NE Chapter, Certificate of Appreciation

1996

Urban League of Eastern MA, **President's Award**

FIRM CERTIFICATIONS & AFFILIATIONS



CONSTRUCTION SUPERVISOR LICENSE



CERTIFICATIONS

Professional certifications are very important to our firm. Not only do they show that we hold our employees to the highest professional standards, it also ensures our clients that they will be safer and more secure knowing they're in certified hands.

- U.S. SBA 8(a) Certified
- CBE Certified
- OSHA Certified
- Certified Construction Manager (CCM)
- MA ABC Building License
- MCPPO Certified Project Manager
- ABET Program Evaluator
- Certified Scheduling Technician (CST)
- Certified Cost Technician (CCT)
- CM-BIM
- MA Construction Supervisor License (CSL)
- Fall Protection Certified

AFFILIATIONS

We enter ourselves into multiple strategic affiliations that align with our 3 pillars of success. These affiliations enable our firm to better serve our clients. Affiliations allow us to engage in joint training opportunities and to exchange thoughts on emerging issues.

- Construction Management Association of America (CMAA)
- National Society of Black Engineers
- Wentworth Institute of Technology
- Massachusetts Minority Contractors Association (MMCA)
- Boston Chamber of Commerce
- Madison Park High School

OUR CLIENTS

COMMERCIAL

Fidelity Investments
Pembroke Real Estate
New England Sports Network
The Davis Companies
The Peebles Corporation
Corcoran Jennison Co.
Pipefitters Local Union 537
Feldco Development
Windale Developers Inc
Kensington Investment Company
Charlesmark and Harborside Hotels
Starbucks
Urban League of Eastern MA
New Boston Fund
Urban Edge

RESIDENTIAL

United Housing Management
Central Boston Elderly Services
Warren Gardens Coop / Wingate Management
Nuestra Comunidad Development
Madison Park Development Corp.
Jamaica Plain Neighborhood Development Corporation (JPND)
Preservation of Affordable Housing
Dorchester Bay Economic Development Corporation
New Urban Collaborative
Long Bay Management

INSTITUTIONAL

Northeastern University
Massachusetts Port Authority (Massport)
Massachusetts Bay Transportation Authority (MBTA)
Benjamin Franklin Institute of Technology
Massachusetts Institute of Technology
Boys & Girls Club of Boston
Harvard University
Freedom House
Mattapan Community Health Center
Whittier Street Health Center
Boston Renaissance Charter School

“Janey’s team delivered our project with ease and a high level of professionalism.”
Harborside Inn, 2019

02

Notable Projects

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c. Commercial Projects	
d. Residential Projects	

BUILDING THE FUTURE.



BOSTON UNIVERSITY MEDICAL OFFICE BUILDING

Boston, MA

The developer for Crosstown Center selected Janey to provide Construction Consulting services for the new 282,000SF Medical Office Building currently occupied by Boston University. The facility, located at the corner of Massachusetts Avenue and Albany Street, is a seven-story commercial building comprising of 33,000 square feet of retail at the ground level with 170,000 square feet of office space on the floors above.

PROJECT VALUE
\$40M

OWNER REFERENCE
Kirk Sykes
New Boston Fund
Senior Vice President
617.723.7760

ARCHITECT
Tsoi Kobus Design / Ryan Associates /
ADD Inc. (Stantec)

PROJECT SIZE
282,000 sf

SERVICE
Owner's Representation

OFFICE BUILDINGS



PIPEFITTERS ASSOC. LOCAL 537 TRAINING AND OFFICE FACILITY
VALUE: \$25M

This state-of-the-art facility replaces two existing buildings that date from 1880 and 1964. Encompassing a training center, offices, a multi-purpose auditorium, and classroom, the new headquarters incorporates innovative green strategies, and member-friendly HVAC systems.



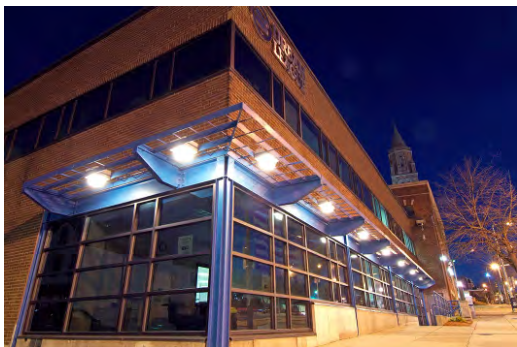
RUBINA ANN GUSCOTT BUILDING
VALUE: \$5M

The developer selected Janey to serve as Construction Manager for the renovation of this four-story masonry building in the Grove Hill section of Roxbury. The project included renovation of an existing 20,000 s.f. building, a new 2400 s.f. four-story stairwell addition, and site work including parking and landscaping. The building is named for a legendary local property developer.



UNITED HOUSING
VALUE: \$2M

This project was the complete interior and exterior renovation of a 2 story 10,000SF masonry office building. The mission of United Housing is to preserve and create affordable housing communities that remain affordable for working families and include its residents as a meaningful component in its management plan.



URBAN LEAGUE OF EASTERN MASSACHUSETTS
VALUE: \$2.5M

Previously home to the local telephone company, the building required a full renovation to create 8,000 sf of new office space. The mission of the Urban League of Eastern Massachusetts is to be a champion of civil rights dedicated to helping people improve their lives and to build stronger communities by providing local residents with education, job training, and placement at no cost.



OMNI HOTEL SEAPORT

Boston, MA

Upcoming 1,054-room Omni Hotel located on a 2.1-acre parcel across from the Boston Convention and Exhibition Center (BCEC). The new 788,500-square-foot hotel will feature two new 21-story towers connected by a three-story ground-floor podium.

The hotel will include 746 standard rooms 386 square feet in size, as well as 278 innovation rooms 250 square feet in size. The hotel will also include 120,000 square feet of meeting and event space including two large 25,000-square-foot and 15,500-square-foot ballrooms, 35,000 square feet of restaurant space, 5,000 square feet of retail space and an 8,500-square-foot spa and fitness center.

Construction of the Omni Hotel is anticipated to commence in the third quarter of 2018, with completion expected in 2021; construction of the hotel would take approximately 30 months.

PROJECT VALUE
\$61M

OWNER REFERENCE
Patrick Brophy
City of Boston
617-635-4624

ARCHITECT
Jonathan Levi Architects

PROJECT SIZE
126,763 SF

SERVICE
General Contractor

COMMERCIAL PROJECTS



SEAPORT WORLD TRADE CENTER
VALUE: \$500M

Commonwealth Pier Trust II and its affiliates have owned and occupied the Seaport World Trade Center on the prominent Commonwealth Pier for over three decades. The proposed revitalization of the SWTC is a transformative project that will modernize and reposition the existing building and Commonwealth Pier for its next generation of use as a vibrant place for work, retail, events and active public waterfront experiences within the city's Seaport District.



HARBORSIDE INN
VALUE: \$15M

The Harborside Inn is an addition and full renovation of a 200-year-old, 6 story warehouse located in the financial district between the Boston Aquarium and Faneuil Hall. This historic project includes adding two floors, 90 rooms and a new exterior envelope to the existing Hotel, while it maintains full operation. With a completion date of March 2020, the facility will be transformed into a modern designed, boutique hotel with the ability to accommodate 184 guests.



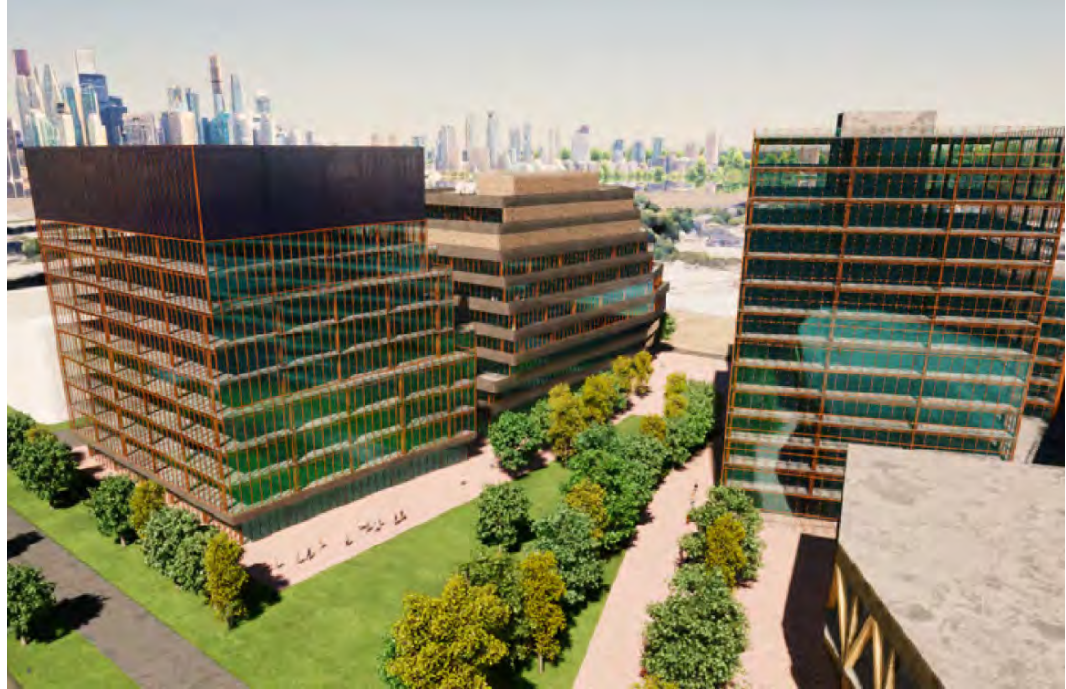
867 BOYLSTON STREET
VALUE: \$1.5M

Built in 1910, this 29,000-square-foot, six-story, mixed-use office and retail building is located in the heart of the Back Bay district. The first floor is occupied by a retail tenant, and the upper five floors house several office tenants, including Burn Fitness, Charlesgate Realty, Rafanelli Events, Idea Space, Iacocca Family Foundation, and Olivio Premium Products. Janey completed the office fit-out (5 floors). Each of the five floors was completed on time and within budget on a Fast-Track construction schedule.



RIO GRANDE DEVELOPMENT
VALUE: \$120M

The Guscott Rio Grande building program includes 177,650 s.f. of commercial, office, retail space and residential space, as well as 84 spaces of parking below and at grade. The vision includes creative economy incubator space and music venues, as well as preservation of historic spaces. The project site is in the Dudley Square Commercial District, an important commercial and cultural center for the Roxbury community. The proponent plan is to develop a mixed-use retail, office and residential complex. The Design concept preserves and incorporates two historic structures with lively commercial uses proposed including restaurants and entertainment venues.



HARVARD ENTERPRISE RESEARCH CAMPUS EAST & WEST LAB BUILDINGS

Cambridge, MA

The Project will be located on approximately 6 acres of developable area, and will be supported by various streets, sidewalks, and other utility infrastructure elements which are to be constructed on adjacent portions of the Planned Development Area by the Harvard Allston Land Company (HALC).

Phase A will contain approximately 900,000 square feet of mixed-use development consisting of a mix of uses that include residential, office/lab, hotel, conference center, restaurant, and retail use, along with nearly three acres of new publicly accessible streetscape and open space improvements.

PROJECT VALUE

\$290M

OWNER REFERENCE

Eric Stadelmann
Senior Director,
Development & Project Management
617.710.4339

ARCHITECT

Studio Gang (West Lab) & Henning Larsen (East Lab) & Arrowstreet

PROJECT SIZE

440,000 SF

SERVICE

General Contractor (JV)

INSTITUTIONAL PROJECTS



HARVARD QUANTUM INITIATIVE - 60 OXFORD STREET
VALUE: \$50M

60 Oxford Street is a six level (two below grade and four vertical levels), 91,000 square foot building, constructed in 2003, which has been vacant for a while. Proposed work assumes the renovation of all floors of the main building (south of the main atrium), one of the two floors of the Pavilion, plus mechanical spaces, and rooftop work. The project will have a strong focus on energy savings and is expected to meet LEED Gold certification.



NORTHEASTERN UNIVERSITY EXP
VALUE: \$400M

In January 2017, the first building on the Project site was completed, known as the Interdisciplinary Science and Engineering Complex (ISEC). Northeastern now proposes to construct a second building on the Project site: an eight-story, approximately 350,000 gross square foot building containing additional classrooms, laboratories, and a dynamic new makerspace hub.



HARVARD BUSINESS SCHOOL - CASH HOUSE
VALUE: \$5M

This project is a renovation of the historic 7,500-square-foot, four-floor building, will update and preserve the original structure, which was built in 1926, while improving quality and optimizing usable space. The project includes an interior gut renovation, exterior window, slate shingle, and copper detailing replacement as well as stucco repairs and landscape restoration. The building was renamed in honor of James I. Cash, the first Black member of the faculty to receive tenure and known for breaking barriers for Black people and for his leadership at the school.



BENJAMIN FRANKLIN LEARNING COMMONS
VALUE: \$200K

This project was a renovation of three signature spaces in the 'Learning Commons' on the main floor of Benjamin Franklin Institute of Technology (BFIT) in Boston, Massachusetts, and specified and coordinated furniture, lighting, AV, IT, power/data, mechanical, and electrical requirements. Each of the room renovations included refinishing and matching historic trims, achieving a sympathy of modern and historic elements. The Career Center renovation removed a suspended ceiling to create inspiration and drama in this room that is significant to BFIT students' bright futures.



PENINSULA APARTMENTS

Boston, MA

After prior success with Janey, the developer selected the firm to oversee the construction of this 335-unit waterside apartment community near the John F. Kennedy Library and UMass Boston. Forty-six of the units at The Peninsula were reserved for affordable housing.

PROJECT VALUE
\$100M

OWNER REFERENCE
Lee Bloom
Corcoran Jennison Co.
617.413.7753

ARCHITECT
Dimella Shaffer

PROJECT SIZE
350,000 SF

SERVICE
Owner's Representation

RESIDENTIAL PROJECTS



WHITTIER STREET APARTMENTS

VALUE: \$11M

This project is a multi-phased redevelopment of the existing Whittier Choice public housing development located in Roxbury. The redevelopment will create a total of approximately 387 residential units, bringing a net increase of approximately 187 residential units to Whittier Choice. Approximately 7,680 square feet of retail will also be built as part of the redevelopment. The new buildings will contain a mix of affordable and market-rate residential units.



OLMSTED GREEN

VALUE: \$400M

Janey's designation by the developer was a direct result of its past performance. The Olmsted Green Project is a mixed-income, mixed-use development built on a 42-acre portion of the former Boston State Hospital site. The site is comprised of an "East" and a "West" campus encompassing a phased approach to 520 mixed-income housing units for families and seniors to rent or own.



HIGH MEADOW TOWNHOMES

VALUE: \$14M

High Meadow Townhomes is the third phase of a 117-unit affordable housing project in Bourne that includes Canal Bluffs and Clay Pond Cove. Newly constructed in 2018, it consists of 44 mixed-income, two bedroom and three-bedroom apartments. The development is in a desirable neighborhood near shopping, employment centers and transportation; and includes an on-site sustainable wastewater treatment plant, pedestrian-friendly walkways, communal open spaces and community amenities.



QUINCY HEIGHTS

VALUE: \$53M

Janey was selected through the bid process to participate in the federally funded Quincy Heights project. The mission of the Quincy Heights Development Team, working with the Choice Neighborhoods Project, was "to preserve and redevelop 129 units as a vital source of affordable housing for lower income families in the Dorchester area of Boston for the long-time future". The project is a combination of gut renovation of 80 units and new construction of 49 units. The new buildings contain green and sustainable design features such as solar panels, reducing energy consumption.

03

Leadership Team

BUILDING THE FUTURE.

LEADERSHIP TEAM



GREGORY JANEY
President/CEO

Gregory Janey is the President & CEO of Janey Construction Management. Over the last several years, Mr. Janey has undertaken a variety of construction and renovation projects on a multitude of commercial and residential buildings. He brings a **strong engineering background** and has been actively working in the construction field as a Construction Manager for over **35 years**. He has managed and monitored projects ranging from **\$5 Million to \$2 Billion**.



ROBERT WHITE
Executive Vice President

Mr. White has over **30 years of experience** in the construction industry. As Executive Vice President, Mr. White applies his perceptive and innate **management and communication skills** to enable Janey to establish a broad network of business associations and vendors who serve as resources for many of its projects. He is responsible for **overseeing daily operations** of the firm. Mr. White also oversees the Owner's Project Management portion of Janey's portfolio.



LEAH JANEY
Director of Human Resources

Leah Janey has been in business management for over 20 years and brings over **15 years of human resource experience** supporting both established nonprofit organizations and corporate startups providing best practices in human resources management in their different stages of growth. She has an **unwavering passion** for people and makes it her goal to provide a platform for staff to be heard, respected and treated fairly in all matters.



GARY DAVIS
Legal

Janey's legal expert, Gary has a lengthy career in commercial and legal law behind him, specializing in areas including **contract negotiation** and **real estate law**. A graduate from the University of Lowell with both a bachelor and master's degrees in business administration, he also holds a law degree from Northeastern University. As the head of legal, he ensures that every project falls within the local, state, and national parameters to help every project move along smoothly.

LEADERSHIP TEAM (continued)



EURICK DORSETT
Project Executive

As the Director of Preconstruction and Project Executive for Janey, Eurick Dorsett capitalizes on over **three decades of experience** in the construction field to bring customers unmatched accuracy in scheduling and budgetary concerns. Tackling hospitality, commercial, and residential projects, including specialized high-rise construction and marine construction projects, he has directed projects ranging from **\$10M to \$550M**.



JOSEPH MAGANDAZI
Chief Resident Engineer

Joseph has over **30 years experience** in the construction industry. As a Chief Resident Engineer for Janey, Joseph's professional capabilities include **overseeing all resident engineers**, contract compliance, updating the planned activities against actual events and reporting on discrepancies within the project schedule, construction documents, and percent of work completed.



DAVID LOPES
General Superintendent

David has over **40 years experience** in the construction Industry. As Superintendent for Janey, Mr. Lopes professional capabilities include **control during construction operations**. David has a thorough knowledge of heavy construction methods and construction technology which enables the project to progress efficiently and be successfully completed **on time and within budget** He works with the senior management team to perform quality control inspections.

04

Our Commitment

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BUILDING THE FUTURE.

BUILDING THE FUTURE

Janey has been a progressive leader in Greater Boston Area STEM initiatives and commitment to building better communities since our founding in 1984.

Through various community engagement platforms within vocational and academic programs, we are actively engaging the youth of our communities to advance principals of STEM education.

Not only are we focused on strengthening our communities through infrastructure, we are committed to strengthening those same communities through

volunteerism, corporate giving and meaningful partnerships. Our team members are dedicated to contributing to the overall quality of life in all of the communities we touch locally and nationally.

Whether we are sharing our resources or professional expertise, Janey team members are caring, involved and committed to the ultimate goal of stronger communities throughout the world.



“Janey is a huge asset to our university - not only do they help with building the student’s skills but they also make them feel at home.”
Wentworth Institute of Technology, 2020

OUR INVOLVEMENT

- Building Bridges
- Madison Park Technical High School Student
- Dearborn STEM Academy
- Trotter Elementary School
- United Way BoSTEM
- Gregory B. Janey
- Endowed Scholarship Fund
- RAMP: Summer Bridge Program (pictured)
- YouthBuild
- Boys & Girls Club of Boston
- Wentworth Institute of Technology
- Northeastern University



OUR CULTURE & VALUES

WE CARE ABOUT OUR PEOPLE

At Janey, we view our employees as our most valuable asset. We understand that the skill, dedication and enthusiasm of our team is critical to our success. Our goals is to focus heavily on inclusiveness and communication.

Our company's open door policy encourages communication between team members and management. We realize that every company is only as strong as their weakest link. So we invest in all our employees so they can become the greatest they can be.



"The company culture is very relaxed and open which I believe allows for more productive and meaningful work."

Harris Hogu
Project Control Coordinator



"Janey is a place where all ideas are welcomed. I never feel unheard and because of that, I really feel like I'm contributing to the success of the firm."

Nakaila Pollard
Marketing Coordinator



"It's a good feeling to be involved in the growth of the company. And not just being involved but also being instrumental to the growth"

David Lopes
General Superintendent



OUR VALUES

FAMILY

We are committed to supporting each other like a family. Coming to work everyday should feel like a second home. We embrace the diversity of our employees, their ideas and culture.

INTEGRITY

We take pride in everything that is fair and honest. We believe in doing the right thing, even when no one is watching.

EXCELLENCE

We strive for quality in everything we do. We want to be known for our follow through and responsiveness to our customer's needs.

EDUCATION

We work to create a culture of constant learning. We pride ourselves on our thirst for knowledge and encourage innovative risk takers that accept accountability and change as an opportunity.

COMMITMENT TO COMMUNITY

Giving back is the backbone of all our efforts. It is our duty to give back to the communities we come from and that are underserved.

OUR MISSION

“

At Janey, we are constantly **redefining and evolving** what it means to be a builder. Through our **3 pillars of Excellence**: Advocacy, Education, and Industry, we work in **solidarity** with our partners to create a future where their dreams become the blueprint to their success!

”

05

Controls

- a. Financial Software
- b. Project Management Software
- c. Estimating Software
- d. Schedule Software

BUILDING THE FUTURE.

FINANCIAL SOFTWARE

SAGE

Sage is the #1 provider of construction financial management solutions. Sage financial products give complete visibility into, and control of, all of project financials. Easily stay on top of job and labor costs, change orders, accounts receivables and payables, as well as purchase orders, work orders, and invoices. Automated payroll functionality manages multiple unions, pay scales, along with state and federal requirements.

Sage offers the most advanced pre-construction solution on the market today. Seamless integration with industry leading technology such as Autodesk Navisworks, eTakeoff, and Assemble speed the takeoff process, enable estimators to work with both 2D and 3D content, and enable contractors to take full advantage of BIM benefits. Sage Construction mobile solutions enable you to streamline and simplify job site reporting, collaborate with project stakeholders online in real time, route, and manage documents electronically, provide field personnel with anytime access to financial data, and instantly provide service technicians with work order details.

In-depth insight into your business is vital for better decision-making. Getting accurate snapshots of your financial position, quickly identifying and analyzing key data, spotting trends, and accessing information on the go will help you control costs and dramatically improve your business strategy and performance.



PROJECT MANAGEMENT SOFTWARE

PROCORE

Procore helps firms drastically increase project efficiency and accountability by streamlining and mobilizing project communications and documentation. This real time data and accessibility minimizes costly risks and delays—ultimately boosting profits.

Using our award-winning suite of project management tools, over a million registered Procore users across the globe manage all types of construction projects including industrial plants, office buildings, apartment complexes, university facilities, retail centers, and more.

Janey understands that project success hugely depends on communication and transparency. Not having adequate information can lead to incorrect decision making and lengthy corrective measures. As an online tool, untethered access to centralized information ensures quick visibility to daily logs, RFIs, submittals, commitments, budgets, drawings, inspections and more from the office or the field. One source of truth expedites the process of solving problems.

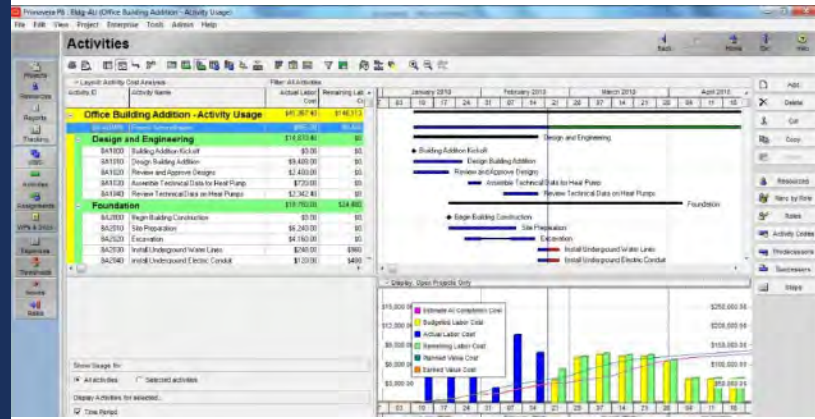
BUDGET SOFTWARE

SAGE & PROCORE

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SCHEDULE SOFTWARE

PRIMAVERA 6

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BOSTON

236 Huntington Avenue
Boston, MA 02115
617.267.6200

CAPE COD

245 Main Street
Wareham, MA 02571
508.273.7840

WASHINGTON DC

910 17th Street NW
Washington, DC 20006
202.650.5191

JANEY

BUILDING THE FUTURE.



FIRM PROFILE

Souza, True & Partners

As a structural engineering firm that has been in business since 1959, Souza, True and Partners believe that the most successful projects are based on knowledge, collaboration, attention to detail, and personal involvement.

Our principals are all **WORKING PRINCIPALS**, involved in each project from the kickoff meeting, through design and detailing, to the end of the building process and the close-out of the project. That personal involvement gives us an understanding of the goals of the entire project from start to finish.

That involvement also comes with a backing of professional knowledge and **EXPERIENCE**, with structural engineering expertise across a broad range of project types and construction materials.

We also understand the importance and power of using **BIM** to its full capabilities and always strive to be precise with the modeling and detailing of the structural members.

Having the tools, the knowledge, and the dedication are all important. But the successful project also needs collaboration with the entire **TEAM**. Each project has its challenges and we strive to find solutions that meet the client's needs by being an integral part of that collaboration effort.

Our Expertise

Souza, True and Partners works closely with our clients – architects, contractors, owners, and developers – to apply our structural engineering expertise to all types of projects. We offer a complete range of structural engineering services:

- ◆ Design / Build
- ◆ Integrated Product Delivery
- ◆ Fast-Track Designs
- ◆ Renovation and Adaptive Reuse of Existing Structures
- ◆ Comparative Studies and Value Engineering
- ◆ Structural Investigations and Reports
- ◆ Peer Reviews
- ◆ Expert Witnesses



CHRIS M. MOTTO, P.E.

PRINCIPAL

EDUCATION

M.S.
Columbia University
New York, NY (2008)

B.S.
Northeastern University
Boston, MA (2007)

PROFESSIONAL

2022 – Principal
Souza, True and Partners, Inc.
Waltham, MA

2017 – Associate
Souza, True and Partners, Inc.
Waltham, MA

2016 – Senior Structural Engineer
Souza, True and Partners, Inc.
Waltham, MA

2008 – Project Engineer
Souza, True and Partners, Inc.
Watertown, MA

2006 – Co-op
Souza, True and Partners, Inc.
Watertown, MA

2004 – Co-op
Macomber Builders
Boston, MA

EXPERIENCE

Mr. Motto has been involved in the construction industry since his summers working with general contractors as a high school student. In his time at Souza, True and Partners, Mr. Motto has worked on a multitude of complex institutional and medical projects as well as multi-family housing developments. Mr. Motto played an integral role in the proliferation of BIM technology at Souza, True and Partners, helping Souza True adopt the technology in 2008. Mr. Motto has worked to adapt the BIM technology's parametric capability and versatility into the design and detailing process, and he also infused the well-defined and time tested drafting and workflow standards that Souza, True has had success with for decades.

BIO

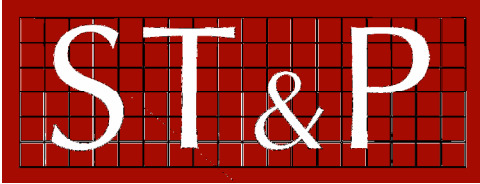
Mr. Motto's background is rooted in the construction industry and he worked for general contractors during his summers off at the high school level and even during his time as an under-graduate student. Mr. Motto continued to expand and develop his experience in the AEC industry through the co-operative education program at Northeastern University in Boston. Through the nationally recognized co-op program he obtained a position at a prominent general contractor in the Boston area, where he worked on highly visible large scale building construction projects on the South Boston waterfront as a field engineer. The co-op program also led to Mr. Motto's first involvement at Souza, True and Partners in 2006.

Upon graduating from Northeastern University in 2007, Mr. Motto continued his education at Columbia University in New York where he obtained a master's degree in structural engineering in 2008. After his matriculation through university he joined the team at Souza, True and Partners back in Boston.

As a result of his work ethic and drive, Mr. Motto has ascended from Project Engineer to Senior Engineer in 2016, followed-up quickly with an elevation to Associate in 2017, and now has now been brought into the firm partnership becoming a Principal in 2022. Now Mr. Motto spearheads many projects with a wide range of complexity, but all with the practical, construction based approach that has led him to this point.

REGISTERED PROFESSIONAL ENGINEER

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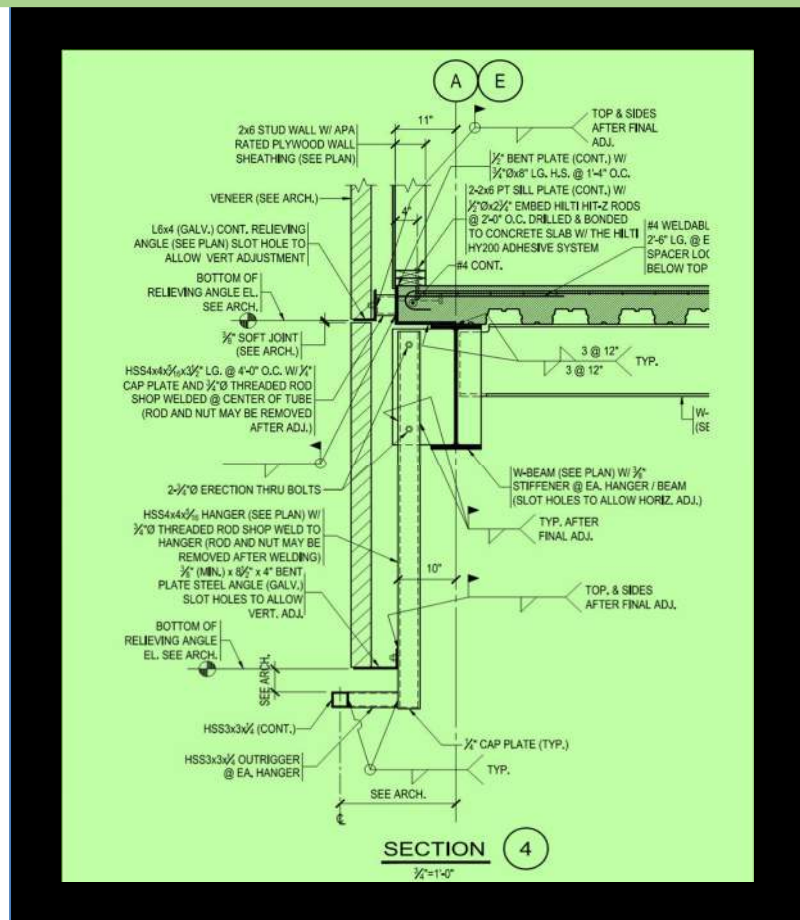


Live, work, shop, and play all in the same place – Souza, True and Partners uses podium-type construction to make your mixed-use project a reality.

Current trends in neighborhood planning and development favor mixed-use projects – combining commercial, office, and entertainment spaces with residential units.

Utilizing podium construction – creating a steel-and-concrete lower base supporting multiple stories of wood framing above – Souza, True and Partners is able to accommodate these mixed-use developments to create a unified space for the communities.

With prominent storefronts at street level to attract customers, and up to 5 stories of residential units to provide housing, these developments can instantly stimulate growth within a neighborhood and provide an attractive centralized hub for businesses and individuals.





PODIUM & MIXED USE PROJECTS

Representative Podium & Mixed Use Projects for Which We Have Provided Structural Engineering Services.

From large apartment complexes to hotels, Souza, True and Partners has experience with podium projects to fit your needs.

- **Tru by Hilton Manchester Millyard** | Manchester, NH
- **The Aberdeen** | Boston, MA
- **The Distillery North** | South Boston, MA
- **Boston East** | Boston, MA
- **Rantoul Street Development** | Beverly, MA
- **The Seville on Boston Harbor** | East Boston, MA
- **Centre 50 Enso Flats** | Brockton, MA
- **Windover Enterprise Apartments** | Beverly, MA
- **Windsor at Maxwell's Green** | Somerville, MA
- **Burnham Apartments** | Beverly, MA

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Podium & Mixed Use

Representative Projects

Tru by Hilton Manchester Millyard Manchester, NH



This project a 68,000 square foot hotel with retail and hotel amenities on the base level. The project also included a 79,000 square foot steel framed parking garage adjacent to the hotel. The hotel building is built as a podium with two stories of steel framed Type I-A construction with four stories of wood framed Type III-A construction over the steel framed levels.

Quick Facts:

Size: 68,000 SF (Hotel)

Year Completed: 2020

Est. Construction Cost: 20.3 Million

The Aberdeen Boston, MA



The Aberdeen Project is a new 51,000 square-foot six-story mixed-use building that included parking and retail on the ground floor and luxury condominiums above. The building is a podium-style construction that combines a structural steel and concrete podium for one story above grade with a wood framed five-story structure above. The neighborhood commission required the extensive use of brick veneer as the cladding on the building, requiring integration of the steel relief system for the brick into the exterior wall framing (comprised of fire-retardant treated wood).

Quick Facts:

Size: 51,000 SF

Year Completed: 2018

Est. Construction Cost: \$16 Million



Podium & Mixed Use

Representative Projects

The Distillery North

South Boston, MA



The project redevelops a 175-year-old South Boston rum distillery. Distillery North consists of a new 6-story podium (4 wood levels over 2 steel framed levels) building adding additional artist live/work loft spaces, commercial/retail space, a community roof top garden, two stories of parking, and a small grocery, café, and gallery. The roof framing is designed to support a community roof top garden and a public deck space. It is designed with Passive House energy-saving systems, delivering energy savings of up to 60% over conventional construction techniques and requiring only 10% of the energy to operate the building compared to comparably-size buildings. It is one of the first multifamily Passive House buildings in New England, the first in Massachusetts, and one of the largest projects of its kind in the United States.

Quick Facts:

Year Completed: 2017

Est. Construction Cost: Withheld

Boston East

Boston, MA



Boston East is a new luxury apartment building, located directly on the Boston Harbor and just steps from Maverick Square and Central Square. This new construction is a mid-rise residential community that features 200 units, including six artist live-work-sell units and a public art gallery. The building is a “U” shape with the wings extending towards the water allowing as many apartments to have views of the harbor. The center of the building has a graceful archway to welcome residents and visitors and frame an amazing view back towards Boston. The units have large floor to ceiling windows to take advantage of the surrounding views, and many of the units have outdoor space.

Quick Facts:

Size: 158,700 SF

Year Completed: 2018

Est. Construction Cost: \$71 Million



Podium & Mixed Use

Representative Projects

Rantoul Street Development Beverly, MA



New 36,400-square-foot steel framed science building located at Colby College in Waterville, ME. The new building is anticipated to receive LEED Silver certification from the U.S. Green Building Council. The steel frame is tailored to accommodate the Georgian style architecture resulted in several unique structural framing challenges.

Quick Facts:

Size: 60,000 SF

Year Completed: Est. 2018

Est. Construction Cost: \$20 Million

The Seville on Boston Harbor East Boston, MA



The Seville on Boston Harbor is a six-story 101,000 gross square feet new construction housing project with a total of 66 units. The structural design consists of five stories of wood framing over a steel-framed podium structure. The project was extremely complex because the new building superstructure is supported by the original existing foundations of the old Seville Theatre building. The building is benched into a hillside on a tight site between Border Street and Meridian Street in East Boston.

Quick Facts:

Size: 101,000 SF

Year Completed: 2016

Est. Construction Cost: \$22 Million



Podium & Mixed Use

Representative Projects

Centre 50 Enso Flats Brockton, MA



This new mixed-use development, part of Phase I of the Enterprise Block Redevelopment project, extends 500' along Centre street in downtown Brockton. Standing four stories above grade over a submerged parking garage level, this 123,000 square foot building is divided into two connected parts. Enso Flats, occupying the east end of the building, features 42 affordable housing units geared towards artists, with retail and fitness space, an artist's workshops, and gallery exhibit space on the ground floor. The west end of the building, Centre 50, includes 42 market rate apartments and 29 affordable units.

Quick Facts:

Size: 123,000 SF

Year Completed: 2014

Est. Construction Cost: Withheld

Windover Enterprise Apartments Beverly, MA



This is a four-story L-shaped building with three levels of wood-framed living units over a steel and concrete podium. The upper floors house a total of 45 living units, while the ground floor level is occupied by retail space and a parking garage. A large solar panel array is located on the roof. The building totals approximately 70,000 square feet of retail / residential space.

Quick Facts:

Size: 705,000 SF

Year Completed: 2013

Est. Construction Cost: Withheld



Podium & Mixed Use

Representative Projects

Windsor at Maxwell's Green Somerville, MA



This development features four separate residential buildings, each with below-grade parking and its own unique style, providing a total of 184 units. The independent structures (three four-story buildings and one three-story building) are constructed with wood-framed upper levels over a steel-framed composite concrete podium slab at the ground level. Building A, the main building, uses the podium platform to support four stories of wood framing above, with the masonry-clad building arching over the entry driveway. An adjacent two-story club house features large open amenity spaces.

Quick Facts:

Year Completed: 2013

Est. Construction Cost: \$28.1 Million

Burnham Apartments Beverly, MA



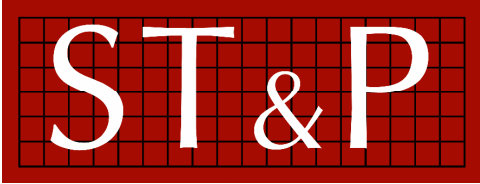
The Burnham Apartments is a four-story wood and steel framed structure featuring 38 living units in a 40,000 square foot building. The floors and roofs are constructed of pre-fabricated wood trusses to create large column-free spaces, and the roof holds a large solar panel array.

Quick Facts:

Size: 40,000 SF

Year Completed: 2012

Est. Construction Cost: \$6 Million



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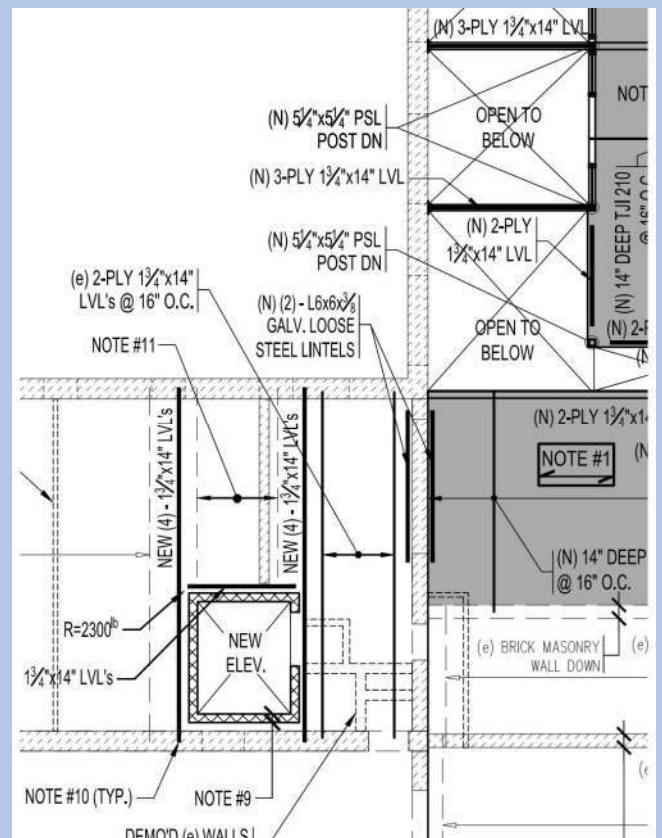


Souza, True and Partners works with architects and owners to preserve the historic character of a building while adapting it to meet changing needs.

Sometimes, a building has outlived its intended purpose – maybe the building layout no longer fits with the growing demands of the space, or it offers a service that is no longer required. Rather than demolishing the structure, renovating the existing building can revitalize the historic charm of the area while upgrading the system to meet changing technologies or to serve new uses for the community.

Souza, True and Partners offers a wide range of structural services for building renovations and reuses, including the addition of new stair or elevator shafts to improve circulation, removal and resupport of existing bearing elements, addition of new floor openings or infills, addition of new exterior canopies and façade elements, upgrades to lateral systems, and even horizontal and vertical additions.

Whatever the end goal is desired, Souza, True and Partners will work with the client to transform the existing structure into the perfect upgraded system while maintaining the unique historic character the building originally had.





RENOVATION & ADAPTIVE REUSE

Representative Renovation & Adaptive Reuse Projects for Which We Have Provided Structural Engineering Services.

From simple redesigns to accommodate a new architectural layout to complete to complete modernization of a building to include a new vertical expansion, Souza, True and Partners can facilitate the new vision for the space.

- **Boston University Myles Standish Hall** | Boston, MA
- **877 Beacon Street Residences** | Boston, MA
- **Union Station Terminal Building and Bus Depot** | Springfield, MA
- **37 Union Street** | Attleboro, MA
- **Enterprise Block Redevelopment** | Brockton, MA
- **The Wyeth Residences** | Cambridge, MA
- **Salem State College Central Campus Renovation** | Salem, MA
- **Thomas Henry Borysek Living and Learning Center** | Worcester, MA
- **Arsenal on the Charles** | Watertown, MA
- **Landmark Center** | Boston, MA
- **Memorial Square** | Springfield, MA
- **Borinquen Apartments** | Springfield, MA
- **Belcher School Apartments** | Chicopee, MA

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Renovation & Adaptive Reuse

Representative Projects

Memorial Square Apartments Springfield, MA



This gut renovation and reconfiguration has revitalized the historic Memorial Square Apartment Building, a 6-story wood-and-steel framed structure, located in the North End of Springfield. Originally constructed in the 1900's, the new renovations provided upgrades finished and mechanical systems for the upper floor levels. The lower two floor levels were completely reconfigured to provide accessible units, which also required a new concrete masonry elevator shaft be installed within the existing construction serving the basement up to the top floor. The building's historic façade was maintained and repaired per historical requirements and the retail space on the ground level was rehabilitated for additional floor capacity to accommodate a new grocery store.

Quick Facts:

Size: 51,000 SF

Year Completed: 2017

Est. Construction Cost: \$15 Million

37 Union Attleboro, MA



The existing factory located at 37 Union underwent a major renovation and conversion to new apartments, while maintaining its historic features. The existing building located is a five-story timber and steel structure with brick masonry walls that was originally built in the early 1900's. The building had been utilized in the past for manufacturing and constructed with wood planks requiring special jointing and field repairs. The project required significant rehabilitation of the existing structure to re-level the floors, repair damaged timbers, and to also maintain the historic brick headhouse above one stair while the wall supports below were removed to create more usable space.

Quick Facts:

Size: 54,000 SF

Year Completed: 2022

Est. Construction Cost: Withheld



Renovation & Adaptive Reuse

Representative Projects

Boston University **Myles Standish Hall** **Boston, MA**



This gut renovation revitalized the historic Myles Standish hall, a 9-story concrete-framed structure with a 4-story wood-and-steel annex structure, located in Kenmore Square. Originally constructed in the 1920's, the new renovations enhances the student experience with updated unit layouts, new modern amenities, and upgraded building systems. Structural work included new stair and elevator shafts, new basement mechanical spaces and water storage tanks, new rooftop equipment and mechanical screening, and a complete restoration of the exterior façade, including new limestone cladding and replacement of deteriorated lintels and relieving angles. The project was completed in phased construction, with more than half of the building space occupied during each phase of construction.

Quick Facts:

Size: ???

Year Completed: 2018

Est. Construction Cost: ???

877 Beacon Street Residences **Boston, MA**



A 2015 fire gutted this Audubon Circle building and left the interior office spaces unusable. The building was renovated as new residences with a full restoration / replacement of the interior framing as well as the addition of a new elevator, a new 5-story horizontal addition in the rear of the building, and a new penthouse level.

Quick Facts:

Size: ????

Year Completed: 2017

Est. Construction Cost: ????



Renovation & Adaptive Reuse

Representative Projects

Union Station Terminal Building and Bus Depot Springfield, MA



This renovation project of the historic Union Station consists of the rehabilitation and alteration of the existing Terminal Building. Additions include new mezzanine space, new space at the second floor, improved circulation, including several new stairways and elevators, seismic retrofitting, repair work to existing facades, demolition of the existing adjacent Baggage Building, and the repair and strengthening of a 320' long by 20' high retaining wall. Additionally, the project includes updates to three existing railway access platforms to comply with ADA standards, as well as the renovation of a 200' long pedestrian tunnel which runs from the Terminal Building to the existing Amtrak Station beneath six active railroad lines.

Quick Facts:

Size: 45,000 SF

Year Completed: 2017

Est. Construction Cost: \$75 Million

65 Grove Street Watertown, MA



Originally built in 1945 as a three-story office / R&D manufacturing facility, this brick masonry and cast-in-place concrete building was renovated to provide 120,000 square feet of office-, medical-, research-and-development-, and life-science-ready space. New structural work includes added steel bracing of existing exterior walls to accommodate new windows and glass facades, new stair and elevator shafts to improve circulation, new exterior canopies and ramps, and new steel framing below new rooftop equipment.

Quick Facts:

Size: 120,000 SF

Year Completed: 2016

Est. Construction Cost: ????



Renovation & Adaptive Reuse

Representative Projects

Enterprise Block Redevelopment Brockton, MA



Part of the Enterprise Block Redevelopment aiming to revitalize downtown Brockton, this project featured the renovation and adaptive reuse of 52,000 square feet of an existing development (originally built in 1890, with additions in 1894 and the 1970's), formerly housing the Brockton Enterprise Newspaper, into new government offices, retail spaces, and restaurant space. Structural renovations included new stair and elevator shafts, new floor infill levels and penthouse spaces, new rooftop mechanical equipment, and the restoration of the original 1890's era facades.

Quick Facts:

Size: 52,000 SF

Year Completed: 2015

Est. Construction Cost: ????

The Wyeth Residences Cambridge, MA



This adaptive reuse project converted two existing 1910's-era brick schoolhouses into new luxury apartments. The scope of structural work on this 55,000 SF project included the lowering of floor areas at the existing split-level third floor; the addition of a new loft level between the existing third floor and roof; the addition of new exterior balconies, roof decks, private unit entries, and canopies; and extensive restoration and repair of the existing facades.

Quick Facts:

Size: 55,000 SF

Year Completed: 2014

Est. Construction Cost: ????



Renovation & Adaptive Reuse

Representative Projects

Salem State College Central Campus Renovation Salem, MA



This 90,000 square foot renovation and addition project transformed a former manufacturing plant into a new college building. The existing steel and wood construction was renovated, new lateral bracing elements were added to upgrade the lateral response of the structure, new steel-framed additions were constructed above the existing building, and existing columns and floor framing were removed to create a new auditorium space within the footprint of the existing building.

Quick Facts:

Size: 90,000 SF

Year Completed: 2004

Est. Construction Cost: \$10 Million

Thomas Henry Borysek Living and Learning Center Worcester, MA



This multi-use college building is principally a dormitory with retail and classroom facilities at the lowest levels. An existing eight-story office building plus its full basement was renovated and upgrade for the college, including the addition of new elevators. Above the existing roof, a new one-story vertical addition was constructed to house additional dormitory rooms, a conference room with a roof deck, and new roof-top equipment. The resulting building is approximately 100,000 square feet. The renovated existing building is cast-in-place concrete, while the new floor and roof structure is framed with composite concrete slabs supported by a structural steel frame.

Quick Facts:

Size: 100,000 SF

Year Completed: 2005

Est. Construction Cost: \$13 Million



Renovation & Adaptive Reuse

Representative Projects

Arsenal on the Charles Watertown, MA



This historic project at the former Watertown Arsenal site consists of the adaptive reuse and / or additions to nine existing buildings of office, retail, assembly, and business spaces. Building #311, fronting Arsenal Street, was altered to create approximately 400,000 square feet of office space. An existing overhead crane was modified and relocated above the central lobby in order to conform to the National Park Services and Watertown Arsenal District Commission. Existing steel columns, which previously supported the roof level and 150-ton overhead cranes, were utilized structurally to support three new floor levels.

Quick Facts:

Size: 650,000 SF

Year Completed: 2000

Est. Construction Cost: \$60 Million

Landmark Center Boston, MA



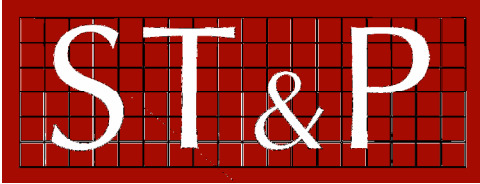
This project consisted of the adaptive reuse and additions to approximately 1.4 million square feet of existing building space. The project comprised a total of six independent structures. The main building, an 8-story building with a 4-story tower portion, built circa 1926, was altered to accommodate retail, parking, and 16 cinemas. A total of 30 columns at each level above the second floor were removed for the planned spaces. Lateral resistance in the form of diagonal steel bracing was introduced to strengthen and stiffen the existing structure.

Quick Facts:

Size: 1,400,000 SF

Year Completed: 2000

Est. Construction Cost: \$70 Million



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COMMERCIAL & OFFICE

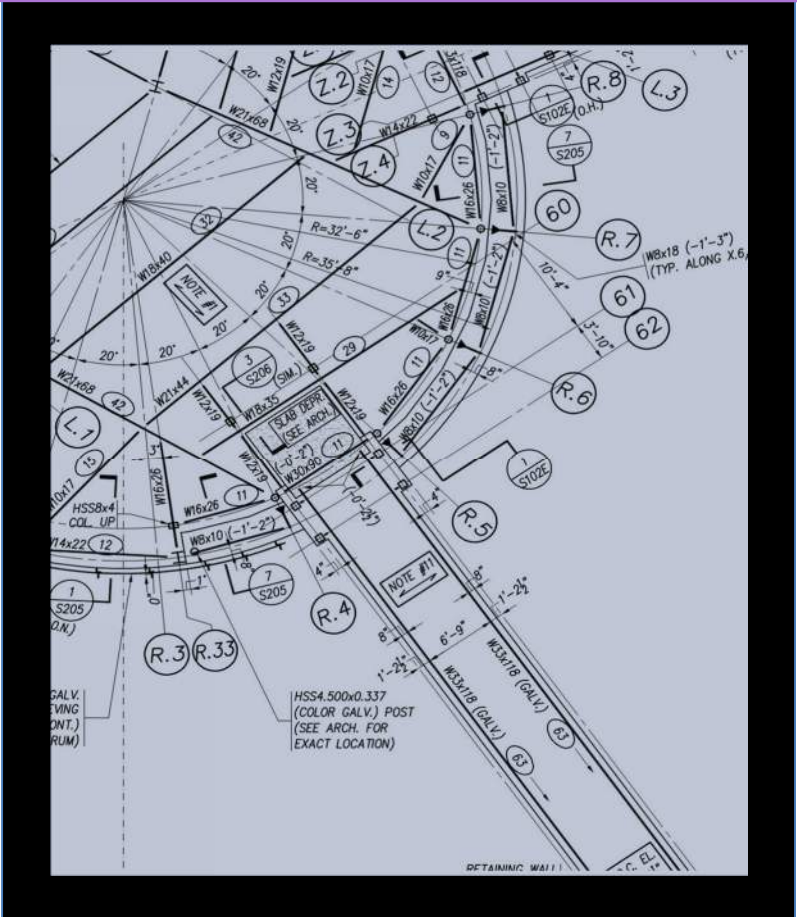
Higher education institutes and research facilities are always expanding – and Souza, True and Partners is here to meet their structural needs.

For offices and commercial space, flexibility is often the key.

As tenants come and go, or as new services are added or revamped, the building space needs to be able to constantly adapt and reinvent itself to suit the new space requirements.

Through careful selection of materials, framing layouts, and lateral systems, Souza, True and Partners creates the flexible, open-floor systems that can be easily updated to meet an owner's growing and changing needs.

We are also able to utilize the repetitive nature of typical commercial and office spaces to develop efficient and economic framing systems to suit any use.





COMMERCIAL & OFFICE PROJECTS

Representative Commercial & Office Building Projects for Which We Have Provided Structural Engineering Services.

From multi-story office buildings to renovations to manufacturing expansions, Souza, True and Partners has engineering solutions to fit your needs.

- **Flower Exchange** | Boston, MA
- **Tru by Hilton** | Manchester, NH
- **New Headquarters Expansion** | Maine
- **Bancroft & Co.** | Peabody, MA
- **IDEXX Synergy Center** | Westbrook, ME
- **610 North Lincoln Street** | Waltham, MA
- **Needham Bank Addition** | Needham, MA
- **Blue Cross Blue Shield Headquarters** | Hingham, MA
- **Hillside Office Building** | Waltham, MA

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Commercial & Office Representative Projects

EXCHANGE South End Building B Boston, MA



This new steel structure built upon the old Flower Exchange includes three below grade parking levels, first floor retail and community space, eleven floors of tenant space, plus a two story penthouse structure. The building will have an open plan concept utilizing up to 55'-0" clear spans around a central core. Floor framing is designed to reduce vibrations in the lab environment. The main lobby is open to three stories, with access to both the 505 parking spaces below grade and to the upper office levels via twelve total elevators. The building is clad in a unitized glazed curtain wall system that features terra-cota and metal panel accents.

Quick Facts:

Size: 634,500 SF

Year Completed: 2022

Est. Construction Cost: \$250 M

Tru by Hilton Manchester, NH



This project a 68,000 square foot hotel with retail and hotel amenities on the base level. The project also included a 79,000 square foot steel framed parking garage adjacent to the hotel. The hotel building is built as a podium with two stories of steel framed Type I-A construction with four stories of wood framed Type III-A construction over the steel framed levels.

Quick Facts:

Size: 68,000 SF (Hotel)

Year Completed: Est. 2020

Est. Construction Cost: \$20.3 M



Commercial & Office Representative Projects

New Headquarters Expansion Maine



The owner has requested that the name of this project not be advertised. Services include the design of a new three story, 130,000 square foot expansion of the existing facility that will serve as additional office space. The architectural vision of the space includes large open spaces with an emphasis on natural lighting and well-being of the occupants. Two large full height light wells are featured in the building. It is anticipated that the facility will reach LEED Gold status as a minimum.

Quick Facts:

Size: 130,000 SF

Year Completed: 2020

Est. Construction Cost: \$62 Million

Bancroft & Co. Peabody, MA



This new 12,000 square foot steakhouse at the North Shore Mall seats 300 diners and features a 35' high vaulted ceiling. The steel-framed structure includes a partial second floor / mezzanine level and steel braced frames for lateral resistance. The roof framing is a combination of open-web steel joists and exposed steel gable trusses comprised of angle-shape chord- and web members. The exterior facades feature large glass sections and exterior canopies.

Quick Facts:

Size: 12,000 SF

Year Completed: 2018

Est. Construction Cost: Withheld



Commercial & Office Representative Projects

IDEXX Synergy Center Westbrook, ME



Services include the design of a new 107,300 square foot administration building intended to be the company headquarters. The building has a focus on collaboration, healthy living, and environmental sustainability and is certified LEED Gold. The structure is comprised of composite steel framing with moment frames for lateral stability and is founded on pile foundations, with a structural slab-on-grade at the ground level. The structural systems accommodate large open spaces for future fit-out or space revisions.

Quick Facts:

Size: 107,300 SF

Year Completed: 2015

Est. Construction Cost: \$35 Million

610 North Lincoln Street Waltham, MA



This project involved renovations to an existing three-story, 83,500 square foot office building. The structural design included adding a new two-story vestibule and canopy onto the existing building, turning an existing depressed mechanical space into an additional 3,500 square feet of new usable floor space, and removing an existing areaway to provide for additional exterior windows. Other structural work included reinforcement of the existing roof framing for new air handling units and extending an existing stairwell from the second floor up to the third floor.

Quick Facts:

Size: 83,500 SF

Year Completed: 2015

Est. Construction Cost: Withheld



Commercial & Office

Representative Projects

Needham Bank Addition Needham, MA



This two-story addition was built to connect three separate buildings, dating back to the early 1900's. Projecting into a narrow alleyway between two of the existing buildings, the new addition houses three floors of office space (including one below-grade space), conference rooms, and executive board rooms, as well as new stair and elevator shafts to facilitate better circulation throughout the new and existing spaces. Hung steel lintel systems were also required to support brick facades at the prominent new entrance. Extensive underpinning was required to prevent damage to the adjacent existing rubble foundations due to construction of the new addition foundations. The structural system is composite steel framing with steel moment frames for lateral resistance.

Quick Facts:

Size: 18,500 SF

Year Completed: 2013

Est. Construction Cost: \$5.7 Million

Blue Cross Blue Shield Headquarters Building Hingham, MA



This new 325,000 square-foot four-story composite steel framed structure typifies a state-of-the-art corporate office building, including an information technology data center, a server and winter garden, and a connector / link to an adjacent 1,500 car precast concrete parking garage. Ordinary steel moment frames provide lateral resistance to wind and seismic loads. A combination of curtain walls, brick, granite, and metal panel walls envelop the exterior. Continuous strip windows and sunshades provide details to the building perimeter.

Quick Facts:

Size: 160,000 SF

Year Completed: 2006

Est. Construction Cost: \$85 Million



Commercial & Office Representative Projects

Hillside Office Building Waltham, MA



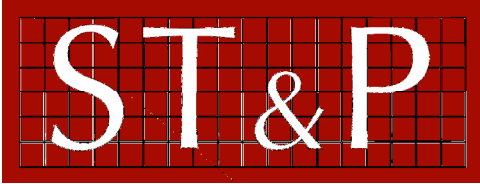
This new 300,000 square-foot five-story composite steel framed office building is constructed over an eight-story cast-in-place concrete garage structure. The total complex is supported by a concrete spread footing foundation system located directly on ledge. The veneer system for the building is glass and granite panels.

Quick Facts:

Size: 300,000 SF

Year Completed: 1990

Est. Construction Cost: \$27 Million



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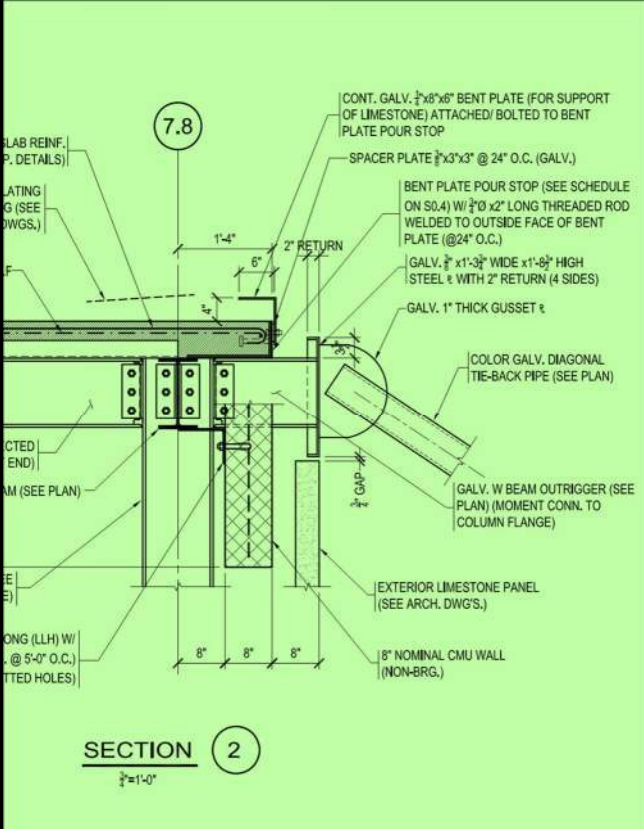
ACADEMIC & RESEARCH

Higher education institutes and research facilities are always expanding – and Souza, True and Partners is here to meet their structural needs.

Colleges, universities, and research facilities are constantly expanding to meet the growing needs of their students and clientele.

Whether it's a new dormitory, classroom, athletic facility, research laboratory, or campus center, Souza, True and Partners will provide a structure meeting the program requirements of any space.

From designing designated lab spaces with additional strength and stiffness to accommodate highly sensitive equipment, to creating large open-floor areas at auditoriums, to the design of long-span structure for athletic facilities, and anything in-between, Souza, True and Partners is able to make all academic and research facility projects a reality.





ACADEMIC & RESEARCH PROJECTS

Representative Academic & Research Building Projects for Which We Have Provided Structural Engineering Services.

From redesigns and expansions to dormitories to Learning Focal Centers, Souza, True and Partners has a broad range of experience on University campuses.

- **Dartmouth-Hitchcock Medical Center – Williams Translational Research Bldg** | Lebanon, NH
- **University of New Hampshire – Holloway Commons Renovation & Exp.** | Durham, NH
- **Northern Essex Community College Allied Health & Technology Bldg** | Lawrence, MA
- **Schacht Center for Health & Wellness** | Northampton, MA
- **Colby College New Science Building** | Waterville, ME
- **Clark University Blackstone Hall** | Worcester, MA
- **Lasell College Rockwell Hall** | Newton, MA
- **WPI Life Sciences and Bioengineering Center** | Worcester, MA
- **Clark University Lasry Center for Bioscience** | Worcester, MA
- **Northeastern University SquashBusters Center** | Boston, MA

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Academic & Research Representative Projects

Dartmouth-Hitchcock Medical Center Williams Translational Research Bldg. Lebanon, NH



The newly constructed Williamson Translation Research Building is a 160,000 square foot state-of-the-art research facility built for Dartmouth-Hitchcock Medical Center. The building is an eight-story structure framed with composite steel beams and composite concrete slabs and is designed to limit the effects of occupancy-induced vibration transmission in order to provide the optimum environment for medical research. The structural design features include several long cantilevers and bridges which adjoin this new building to the adjacent existing buildings, a new auditorium with 40' clear spans, and a three-story atrium running along the full 200' length of the building.

Quick Facts:

Size: 160,000 SF

Year Completed: 2015

Est. Construction Cost: \$82 Million

University of New Hampshire Holloway Commons Renov & Exp Durham, NH



This 10,500 square foot renovation and expansion increased the seating capacity at the campus's largest dining hall and improved circulation throughout the facility. The project included new horizontal and vertical additions, the addition of a new braced frame for increased lateral strength, a new elevator, and new a new entry vestibule and canopy.

Quick Facts:

Size: 10,500 SF

Year Completed: 2014

Est. Construction Cost: \$4 Million



Academic & Research

Representative Projects

Northern Essex Community College Allied Health & Technology Building Lawrence, MA



The new Allied Health and Technology Building at NECC is a three story building located in Lawrence, Massachusetts. The framing included complex detailing to create large atrium openings, skylights, and a large roof plaza. The architecture successfully blended a complex mix of sunshades and lightshelves along the exterior facades to draw in natural light. These external features, along with column free corners and setbacks, called for the creative use of steel cantilevers and outriggers to float the elements beyond the lines of primary support. The harmony between structure and architecture was pivotal in creating this state-of-the-art facility for learning.

Quick Facts:

Size: 45,000 SF

Year Completed: 2014

Est. Construction Cost: \$17.9 Million

Schacht Center for Health & Wellness Northampton, MA



This new 12,000 SF two-story building houses the combined student health services at Smith College. It features a prominent full-height curtainwall at the main entry atrium and was delivered on a design-build contract. The structural system consists of a composite concrete slab on steel framing with diagonal braced frames.

Quick Facts:

Size: 12,000 SF

Year Completed: 2014

Est. Construction Cost: \$4 Million



Academic & Research

Representative Projects

Colby College New Science Building Waterville, ME



New 36,400-square-foot steel framed science building located at Colby College in Waterville, ME. The new building is anticipated to receive LEED Silver certification from the U.S. Green Building Council. The steel frame is tailored to accommodate the Georgian style architecture resulted in several unique structural framing challenges.

Quick Facts:

Size: 36,400 SF

Year Completed: 2014

Est. Construction Cost: Cost Withheld

Clark University Blackstone Hall Worcester, MA



This residence hall on the Clark University campus houses 208 students in 44 apartment-style units. The four-story steel structure utilizes open-web steel joists at the floor and roof levels with steel braced frames for lateral resistance and is founded on conventional shallow foundation systems. An extensive system of hung relieving angles is provided to support the exterior cladding.

Quick Facts:

Year Completed: 2007

Est. Construction Cost: \$12 Million



Academic & Research

Representative Projects

Lasell College Rockwell Hall Newton, MA



This dormitory is a new 36,000 square foot four-story building with a roof top observatory deck overlooking the adjacent athletic fields. The structure is framed with composite concrete slabs supported by a structural steel frame. The lateral system is comprised of moment frames and braced frames coordinated with the adjoining dormitory rooms. The structure is founded on conventional spread footings.

Quick Facts:

Size: 36,000 SF

Year Completed: 2007

Est. Construction Cost: \$10 Million

WPI Life Sciences and Bioengineering Center Worcester, MA



The science center serves as the flagship complex on the WPI campus's Gateway Park. Consisting of renovations to an existing structure and a new four-story horizontal addition, this building houses graduate research labs, as well as offices and labs for several local life sciences companies. Renovations to the existing structure include new infills and new openings in the existing wood-framed floors and the addition of a new exterior canopy. The new horizontal addition is constructed of composite steel and concrete slabs with the upper three stories at the south and southeast elevations cantilevered out past the ground level. Framing at the new research labs were designed with increased stiffness to accommodate the vibration requirements of the sensitive laboratory equipment.

Quick Facts:

Size: 125,000 SF

Year Completed: 2007

Est. Construction Cost: \$35 Million



Academic & Research

Representative Projects

Clark University Lasry Center for Bioscience Worcester, MA



This project consists of a new three-story, 48,000 square foot biology building and major renovation and conversion of an existing approximately 40,000 square foot building to a new mathematics and physics facility. The new building has an unusual triangular plan configuration and is framed with composite steel construction. The renovated building has a new elevator / stair lobby addition and contains new structural anchorages to improve its seismic resistance.

Quick Facts:

Size: 48,000 SF

Year Completed: 2005

Est. Construction Cost: \$18 Million

Northeastern University SquashBusters Center Boston, MA



This recreational facility serves Northeastern University faculty and staff, as well as local middle and high school aged students taking part in squash-oriented youth programs. The facilities include eight state-of-the-art squash courts, men's and women's locker rooms, a multipurpose room, and 52 workout stations. The structure is founded on pressure-injected footings and grade beams, with the upper floors constructed of composite steel framing and the roof levels constructed of standard steel framing. A large portion of the upper structure is raised on exterior concrete columns in order to accommodate an access road cutting through the site below the building footprint.

Quick Facts:

Year Completed: 2004

Est. Construction Cost: \$9.5 Million



RDH BUILDING
SCIENCE

Passive House General Qualifications

2025

FIRM OVERVIEW

Firm Overview

RDH is a high-performance, building science consulting and engineering firm that makes buildings better. We believe that the inherently holistic discipline of Building Science has the power to shape the built environment, pushing the way we approach our work to deliver solutions that center on durability, environmental impact, and performance.

From a single office in Vancouver, we've become a truly national and international firm, but our core values have never changed. For us, building science underpins everything that we do.

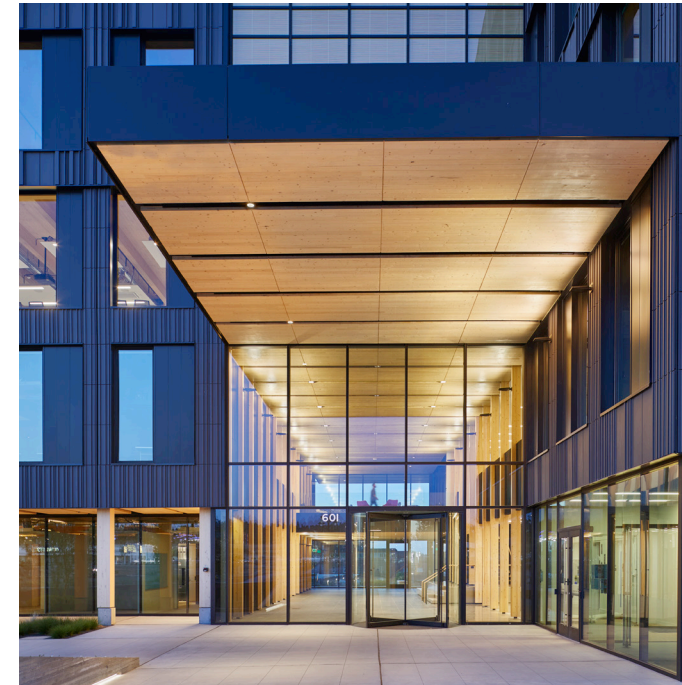
Building Science is an area of professional practice integrating building physics, the art of design, and the practical challenges of construction.

We are a collective of seasoned engineers, architects, scientists, technologists, project managers, and construction experts that bring rigor to the design and construction process, helping our partners arrive at thoughtfully considered, impactful solutions.

RDH operates across North America with locations in Toronto, Vancouver, Boston, Portland, Seattle, and Oakland. We are proud to be trusted partners of our clients and work with architects, development & building owners, product manufacturers, government bodies, attorneys, industry associations, stratas/condos, contractors, and more.

Our firmwide capabilities include but are not limited to:

- Passive House Consulting and Certification
- Building Envelope Consulting
- Facade Engineering
- Facade Structural Engineering
- Energy and Sustainability Analysis
- Structural Engineering
- Historic Preservation
- Construction Project Management
- Construction Litigation
- Research and Forensics
- Capital Plan Reports/Capital Needs Assessments
- Depreciation Reports/Reserve Fund Studies





Bunker Hill Redevelopment

Cambridge, MA

The Bunker Hill Housing Redevelopment Project is a transformative public-private partnership between the Boston Housing Authority (BHA) and the City of Boston, aimed at revitalizing Charlestown’s historic waterfront. While the full 26-acre redevelopment will eventually replace 42 aging public housing buildings with new, sustainable structures, Building M represents the first phase of this ambitious initiative. This mixed-use building, which will shortly receive its certificate of occupancy, is set to provide 102 units of 100% affordable housing.

RDH was retained by the project’s architect, Stantec, to provide building enclosure consulting and Passive House verification services for Building M. The goal for Building M is to meet the rigorous Passive House Institute US (PHIUS+) certification standards, ensuring the building is energy-efficient, comfortable, and sustainable for its residents.

RDH’s involvement began early in the project’s design, working closely with Stantec, mechanical engineers, and Passive House consultants to optimize the building’s enclosure. By focusing on passive performance, RDH’s team contributed to a design that minimizes energy demand, reducing reliance on mechanical systems and improving overall building efficiency. The aim was to create a highly insulated, airtight building envelope that allows the building to achieve superior energy performance, thereby lowering long-term operational costs and environmental impact.

Building M is constructed with a range of prefabricated elements, including kitchen and bathroom modules, load-bearing walls, and cross-laminated timber (CLT) floor

framing. These prefabricated systems aimed to streamline the construction process, reduce material waste, and ensure consistent quality. RDH’s facade engineering team collaborated with the design team and Suffolk Construction to develop these load-bearing prefabricated enclosure systems, ensuring they align with the project’s sustainability goals and high standards of performance.

As part of RDH’s building enclosure engineering services, the team has provided recommendations throughout the schematic design, design development, and construction document phases, ensuring the building’s enclosure will perform optimally. RDH also provided ongoing support during construction, reviewing mock-ups, shop drawings, and responding to RFIs (requests for information) as part of our construction administration role.

RDH’s Passive House Verification services ensure that Building M is constructed according to PHIUS+ 2021 certification standards. This includes rigorous quality control measures, such as site visits, airtightness testing, and performance verification. The project is in the final stages of construction and just recently passed its whole building airtightness test with a result of 0.055 CFM50/sqft, achieving the Phius target of .06 CFM50/Sqft for mass timber structured buildings.

Services Provided	Building Enclosure Consulting, Passive House Verification; Facade Engineering
Client	Stantec Inc.
Project Completion	Complete 2025



34 Wales Street

Dorchester, MA

Welcome Home, Boston is a transformative initiative spearheaded by Mayor Michelle Wu to empower Bostonians to purchase their own homes and build generational wealth. With a substantial allocation of \$58 million from the American Rescue Plan Act (ARPA), the initiative aims to fast-track the production of affordable homes and provide comprehensive support to prospective homeowners.

The City of Boston has made 150 parcels of City-owned land available for new homeownership opportunities. These parcels will be developed into a variety of property types, including single-family homes, duplexes, townhouses, and multi-family condominiums. The homes will be available to qualified buyers earning below 80 or 100 percent of the Area Median Income (AMI).

The program offers educational resources to help Bostonians understand the home-buying process, repair their credit, and pre-qualify for new City-backed mortgage products. These mortgage products will enhance the buying power of eligible Bostonians by up to 10 percent through forgivable grants.

The Mayor's Office of Housing (MOH) oversees the Welcome Home, Boston Program. Established in 1966, MOH has a long history of providing affordable housing opportunities in Boston. The agency collaborates with governmental and private entities to address the affordable housing shortage and educate the community about housing issues.

In 2024, Ambry Development was selected to develop the 34 Wales Street parcel in Dorchester. Ambry Development

Group is dedicated to creating healthy, inclusive communities and fostering economic prosperity.

Their vision for the project includes selling twelve affordable homeownership units, with six units reserved for households earning at or below 80% AMI and six units for those earning at or below 100% AMI. The project comprises three three-bedroom units, three two-bedroom units, and six one-bedroom units.

Ambry's design concept prioritizes consistency in height and massing, featuring a flat roof that aligns with the neighborhood playground structure. The project includes open basement parking for residents' convenience and uses a dark terracotta rain screen to match the neighborhood's character. Additionally, the design safeguards the tree canopy and existing vegetation, employing native species for better adaptability to climate change. The project also integrates Passive House design and high-efficiency building systems to contribute to Boston's 2050 carbon neutrality goals.

Ambry has partnered with RDH for building enclosure consulting and Phius CPHC Passive House consulting services. The project is currently in the Design Development Phase.

Renderings courtesy: Social Impact Collaborative.

Services Provided	Building Enclosure Consulting, CPHC (Phius) Consulting;
Client	Ambry Development LLC
Project Completion	In Design



47 Olympia Place Student Housing

Amherst, MA

The new five-story, 68-unit residential project at 47 Olympia Drive is set to provide a modern, high-quality housing option for local college students. Developed by Archipelago Investments LLC, the 230-bed building will complement the adjacent 57 Olympia Drive, a 236-bed student housing facility that opened in 2016. The project aims to enhance student living while incorporating advanced sustainability measures, including Passive House (Phius) certification for high energy efficiency.

The project site was formerly home to the Iota Beta chapter of the Chi Omega sorority, which Archipelago acquired nearly four years ago. The new 96,566 SF building features two residential bars connected by a fully glazed, full-height central connector that houses fitness areas, reading lounges, and flex space. The hybrid mass timber structure consists of prefabricated load-bearing wood-framed façade panels, produced by Blueprint Robotics.

With limited on-site parking, residents will primarily utilize nearby University of Massachusetts parking facilities. Additionally, all utilities will be placed underground to maintain a clean and unobstructed streetscape. While the project was approaching design completion, the town of Amherst finalized its adoption of the new State Opt-In Stretch Energy Code, which requires Passive House certification for projects like 47 Olympia. Phius certification ensures these new residential buildings will achieve stringent energy performance targets, airtightness, high thermal efficiency, and heat recovery ventilation. To meet these new standards, the project was forced to pivot rapidly in order to stay on track to receive its building permit.

RDH was retained to provide integrated Phius (CPHC) and building envelope consulting services to ascertain how the project design would need to evolve to meet the more stringent Passive House design requirements. RDH completed a WUFI Passive energy modeling analysis to evaluate the performance of the existing design and evaluate necessary changes. The energy model was crucial for helping the design team evaluate and understand how to maintain the existing window-to-wall ratio, window solar heat gain coefficient, and all-glass connecting bridge – all key design priorities for the project – while still meeting the Passive House certification targets.

Through sustainable design and rigorous energy efficiency measures, 47 Olympia Drive will provide a comfortable, high-performing residential environment for students while contributing to Amherst’s broader carbon reduction goals.



Services Provided	Integrated Phius (CPHC) and Building Envelope Consulting; Passive House Verification; Energy Modeling
Client	Archipelago Investments LLC
Project Completion	In Design - Construction beginning 2025



745 Concord Ave

Cambridge, MA

745 Concord is a 12-story residential building of approximately 230,000 square feet gross floor area. The building will contain tenant amenity spaces on the ground level and first floor mezzanine, with the remaining 11 stories containing a mix of studio, 1-bed, 2-bed, and 3-bed apartment units. The design calls for decentralized hot water, ventilation, and air-source heat pumps with VRF fan coil units in the suites and amenity spaces. Each suite has their own direct electric water heater, energy recovery ventilator (ERV), and VRF fan coil unit connected to individual rooftop air-source heat pumps.

Cambridge has opted into the Specialized Opt-In Code, which was effective as of July 1, 2023. As a multi-family residential building over 12,000 square feet, 745 Concord is required to achieve Passive House certification for Energy Code Compliance.

RDH has been leading an integrative design process as Passive House and enclosure consultant. We kicked-off the design process with a conceptual design phase Passive House design charrette to develop consensus on basis of design items that affect building performance. Participants included RDH (enclosure and Passive House consultant), MEP Engineers, Architect, Structural Engineers,

Construction Manager, and Owner. RDH proceeded to develop early-phase Passive House energy modeling using the agreed upon basis of design systems. The Construction Manager is utilizing this basis of design to cost optimize the design while maintaining the required level of performance. RDH has coordinated, and will continue to coordinate design modifications with the Passive House energy modeling to confirm ongoing compliance with the certification targets.

As building enclosure consultant and Passive House Verifier, RDH will be conducting site visits to observe and comment on enclosure related construction progress and provide site visit reports. Additionally, Phius verification requires mid-construction enclosure inspections and final whole-building air tightness testing and compartmentalization testing. RDH will coordinate and observe window airtightness and water penetration testing.



Services Provided	Article 22 Entitlements Management & Compliance; Integrated Building Enclosure and Phius (CPHC) Consulting; Phius Verification
Client	Boylston Properties
Architect	Hacin
Project Completion	In Design



Lucas Nahrgang | PE (MA, NY, CT, ME)

Principal – Building Science Specialist

Lucas is a Principal and Building Science Specialist with the RDH Boston team. He is a Principal for both new construction and existing buildings projects, including rehabilitation and renewal projects for existing buildings and enclosure consulting and building enclosure commissioning (BECx) on new construction. Lucas performs a variety of services on these projects, including enclosure design review, detail development, performance specifying, construction review, and field troubleshooting.

Lucas' areas of expertise include building enclosure consulting and commissioning (BECx) for both new and existing buildings work ranging in size from multimillion-square-foot data centers across the country to multifamily residential buildings.

On existing buildings, Lucas' responsibilities include building enclosure rehabilitation design, building enclosure condition assessments, and enclosure investigations.

On new construction projects, Lucas performs building enclosure design review and leads field review and building enclosure commissioning services.

Education

- B.A.Sc., Honors, Civil Engineering with Distinction, University of Waterloo, ON, Canada

Licensure and Memberships

- Member, International Institute of Building Enclosure Consultants (IIBEC)
- Member, Society of College and University Planning
- Professional Engineer (Civil - MA, NY, CT, ME)

Select Relevant Experience

EXISTING BUILDINGS

- Ice House Condominium | Ice House Condominium Trust | Provincetown, MA.
- Willis Hall Retrofit | Northeastern University | Boston, MA.
- White Stadium Grandstand Reconstruction | Stantec Inc. | Boston, MA.
- Yawkey L6 Expansion | Boston Medical Center | Boston MA.
- Menino/Yawkey Lobby Expansion | Boston Medical Center | Boston MA.
- Old Science Center Waterproofing Repair – Wheaton College | Miller Dyer Spears | Norton, MA.
- 40 Sylvan Rd | Gensler | Waltham, MA.

CONDITION ASSESSMENTS + INVESTIGATIONS

- Project Charles Simulation and Monitoring | CannonDesign | Cambridge, MA.
- Pierce School | Miller Dyer Spears | Brookline, MA.
- Burnell Hall, Bridgewater State University | Miller Dyer Spears | Bridgewater, MA.
- South Station Leak Investigation | CBRE | Boston, MA.

NEW CONSTRUCTION

- New Patient Tower | Dartmouth Hitchcock Medical Center | Lebanon, NH.
- Stanhope Hotel | Group One | Boston, MA.
- Washington Place | Mark Development LLC | Newton, MA.
- Wellspan Critical Care Tower | CannonDesign | York, PA.

- Parcel 14 | Spagnolo Gisness Associates | Providence, RI.
- Baldwin Elementary School | Torrado Architects | Pawtucket, RI.
- New Pierce School | Miller Dyer Spears | Brookline, MA.
- 2 Harbor | Handel Architects | Boston, MA.
- Bunker Hill Redevelopment Building M | Stantec Inc | Charlestown, MA.

BUILDING ENCLOSURE COMMISSIONING

- Cambridge Street Redevelopment | Massachusetts General Hospital | Boston, MA.
- New Patient Pavilion | Dartmouth Hitchcock Medical Center | Lebanon, NH.
- Martin Richard Field House | Boys & Girls Club of Dorchester | Dorchester, MA.
- Data Centers | Confidential Company | Various states, USA.
- Outpatient Ambulatory Surgery Center | Mass General Brigham | Salem, NH.
- Malone Family Tower | Maine Medical Center | Portland, ME.
- Coulombe Family Tower Addition | Maine Medical Center | Portland, ME.
- Joyce Cummings Center | Tufts University | Medford, MA.
- ArtLab Innovation Center | Harvard Capital Projects | Allston, MA.
- Building 54 Addition | Massachusetts Institute of Technology | Cambridge, MA.



Andrew Steingiser | RA, CPHC, LEED AP
Associate, Specialist – Passive House Consultant

Andrew is the Passive House lead in RDH’s Boston office and a Senior Project Architect. Andrew engages building owners and design teams as an early-phase design partner, consulting with them on scalable climate resilient solutions. He champions operational and embodied carbon reduction of the built environment through clean, resilient, and futureproof buildings. An expert on local and regional regulations, Andrew helps RDH’s clients futureproof their projects.

Andrew’s background as an Architect translates into thought partnership and helps bridge the conversation between disciplines to deliver low operational energy, low carbon outcomes while maintaining the design vision. Prior to joining RDH, Andrew practiced as an architect with SGA, Perkins + Will, and CBT.

While at SGA, Andrew led the design and construction administration process for the first two Phius-Certified student residential halls in Massachusetts; Pine Hall at Wheaton College and Garfield House at Williams College.

Education

- B.Arch., School of Architecture at Syracuse University, Syracuse, NY

Licensure and Memberships

- Certificate, National Council of Architectural Registration Boards (NCARB), 2009–Present
- CPHC, Phius
- LEED AP, US Green Building Council (USGBC)
- Board of Directors, Passive House Massachusetts

Select Relevant Experience

NEW CONSTRUCTION

- Bunker Hill Housing Redevelopment – F + M | Stantec Inc. | Boston, MA – Passive house, enclosure, and mass timber consulting for an affordable multi-family residential redevelopment.
- 745 Concord Ave | Boylston Properties | Cambridge, MA – Integrated Article 22 compliance, building enclosure, and Phius (CPHC) consulting; Phius Verification.
- Confidential | Confidential | Boston, MA - Article 37/MEPA Compliance Support; Phius (CPHC) Consulting; Phius Verification for new 220,000sq ft, 18-story mixed-use residential tower.
- 40 Sylvan Rd | Gensler | Waltham, MA – Building enclosure condition assessment and consulting for stretch energy code consulting.
- John Pierce School | Miller Dyer Spears | Brookline, MA – Building enclosure and stretch code consulting for a new construction net-zero energy elementary school under the new TEDI path, and retrofit of historic existing building.
- VOLPE Redevelopment R1 | Stantec Inc. | Cambridge, MA – Passive House and enclosure consulting for a high-rise multifamily student housing building.
- 78 Crafts St | Boylston Properties | Newton, MA – Passive House and enclosure consulting for new multi-building residential development.
- 525 Lincoln Street | Arx Urban | Boston, MA – Enclosure consulting for a multi-family, co-housing residential building.

- *Wheaton College Passive House | Wheaton College | Wheaton College, Norton, MA – Passive House design for a new student residence hall.

PUBLICATIONS + PRESENTATIONS

- *The Shifting Energy Code Landscape in Massachusetts*, High Profile Publications, 2023 – Authored article about the updated Stretch Energy and Specialized Opt-In codes in MA.
- *Passive House Accelerator Podcast EP. 128: Andrew Steingiser, RDH Building Science*, 2023 – Guest speaker on Passive House in MA.
- *Committee on the Environment (COTE) DOER: Critical Stretch Code Series, TEDI Compliance Pathway*, 2023 – Part of COTE's series of presentations on MA Stretch Code focused on the Thermal Energy Demand Intensity (TEDI) path.
- *Committee on the Environment (COTE) + Building Enclosure Council: The Shifting Energy Code Landscape in Massachusetts and the Building Enclosure*, 2023 – Presentation with Paul Ormond of MA Department of Energy Resources reviewing the impacts of the MA Stretch Energy Code on building enclosure design.
- *How the Code is Shifting to Passive House, Passive House Massachusetts*, 2023 – Presentation on the new Stretch Energy Code in MA and how it is shifting building assemblies towards Passive House (PH), even for non-PH projects; discussed code requirements and how TEDI calculations compare to PH certification.
- *Passive House and How We Design*, Northeastern University, 2023 – Guest lecturer on Passive House.
- *Mass Timber Construction + Passive House*, Wentworth Institute of Technology, 2023 – Guest lecturer on mass timber + Passive House.
- *Penciling Out*, PhiusCon, 2023 – Presentation on how early-phase design detailing can support the bid process for high-performance panelized wall systems.

**Projects completed at Andrew's previous places of work.*



Boston

18 Tremont Street #530
Boston, MA 02108

Courtenay

730 Grant Avenue #208
Courtenay, BC V9N 2T3

Denver

6145 Broadway
Denver, CO 80216

Northern Canada

PO Box 31300
Whitehorse, YT Y1A 2C0

Oakland

405 14th Street #600
Oakland, CA 94612

Portland

5331 S Macadam Avenue
#314
Portland, OR 97239

Seattle

2101 N 34th Street #150
Seattle, WA 98103

Toronto

26 Soho Street #350
Toronto, ON M5T 1Z7

Vancouver

4333 Still Creek Drive #400
Burnaby, BC V5C 6S6

Victoria

740 Hillside Avenue #602
Victoria, BC V8T 1Z4

Waterloo

167 Lexington Court #6



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PROFILE

Accomplished Real Estate professional with extensive experience in brokerage, investment, and property management. Proven track record of success in guiding clients through all types of real estate transactions and maximizing investment opportunities. Dedicated to providing superior customer service and fostering ownership, development, and education within our communities

WORK EXPERIENCE

REALTOR®

Lindsey & Associates Realty, Inc. (Keller Williams) 2006 - Present

- Consult clients on purchase, sale, and leasing of real estate properties in the Greater Boston Area.
- Lead a team of eight real estate agents, overseeing all aspects of sales generation, operations and transactions.
- Closed over 400 transactions with a sales volume exceeding \$200 million.
- Conduct First Time Homebuyer classes to educate and assist buyers in navigating the real estate market.

OWNER/INVESTOR/FRANCHISEE

Freedom Capital Solutions, LLC (HomeVestors of America) 2019 - Present

- Invest in, rehabilitate, and sell real estate properties, leveraging market expertise and strategic investment approaches.

CO-FOUNDER/ASSET MANAGER/DEVELOPER

Rigid Capital Investors, LLC December 2007 – 2012

- Oversaw daily operations of real estate investment company focused on property acquisition, rehabilitation, and resale in the Boston area.
- Managed property management responsibilities including rent collection, tenant screening, leasing contracts, and maintenance for residential and commercial properties.

ASSISTANT BANKING CENTER MANAGER

Bank of America June 2005 - September 2008

- Assisted manager in leading sales and service professionals to exceed sales goals and customer satisfaction targets.
- Managed daily operations of banking center, including staffing, customer service, and compliance.

CERTIFICATIONS

- Accredited Buyer's Representative (ABR), NAR 2021
- Seller Representative Specialist (SRS), NAR 2020
- Construction Supervisor, Greater Boston Code Consultants 2010
- Real Estate Broker & NAR Member 2009

EDUCATION

Tufts University

1999 - 2002

B.A. in History

SKILLS

- Knowledge of Eastern MA Real Estate market
- Negotiation Expert
- Marketing of high ticket assets for sale
- Investment Financials
- Project Management
- Presentation/Education for large group formats

COMMUNITY SERVICE

- Omega Psi Phi Fraternity
- OMIA Emergency Food Pantry Manager
- Culture Committee Chair KW Boston-Metro - Red Day 2023 & 2024

Lindsey & Associates Realty

Lindsey & Associates Realty was formally incorporated in 2017, though its founder and principal broker, **Eric Lindsey**, has been an active real estate professional in Massachusetts since 2006. Over the past 19 years, the firm has successfully **closed over 500 transactions** across both **residential and commercial real estate**.

Lindsey & Associates Realty specializes in:

- **Residential and Commercial Sales and Leasing**
- **Disposition of Distressed and Estate Properties**
- **Advisory Services for New Construction and Development Projects**

The firm maintains **the highest industry standards** through continuous education and professional development. Lindsey & Associates Realty holds several **nationally recognized designations**, including:

- **Seller Representative Specialist (SRS)**
- **Accredited Buyer Representative (ABR)**
- **Minority Business Enterprise (MBE) Certification**

Rooted in Community. Committed to Excellence.

Lindsey & Associates Realty is distinguished by its **deep commitment to Boston's inner-city neighborhoods**. The firm operates from its office in **Grove Hall, Dorchester**, where it serves as a **resource hub for residents, investors, and business owners**. With a mission of **strengthening communities through real estate**, the firm actively engages in **community outreach, educational programs, and economic development initiatives** that contribute to long-term neighborhood growth and stability.

With extensive experience navigating **complex transactions** and a **deep understanding of local market dynamics**, Lindsey & Associates Realty is uniquely positioned to represent properties in both **public and private sectors**. The firm's dedication to professionalism, strategic market insight, and **community-centered approach** makes it a valuable partner in **real estate advisory and representation**.

Lindsey & Associates Realty – Rooted in Community. Focused on Results.

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
Single Family Listings								
71793150	SLD	17 Faulkner Hill Rd	Acton, MA	9 room, 4 bed, 1f 1h bath Colonial	43	\$550,000	\$550,000	x25
73071675	SLD	84 Summer St	Andover, MA	9 room, 4 bed, 2f 2h bath Colonial	45	\$799,900	\$821,000	x25
73149042	SLD	56 BALLARDVALE RD	Andover, MA	8 room, 4 bed, 2f 1h bath Colonial, Gambrel/Dutch	15	\$900,000	\$862,500	x40
72143147	SLD	4 Sibley Street	Attleboro, MA	8 room, 4 bed, 2f 0h bath Colonial	41	\$164,900	\$180,000	x5
72742339	SLD	52 Holden St	Attleboro, MA	8 room, 4 bed, 2f 0h bath Other (See Remarks)	18	\$379,000	\$385,000	x31
72752982	SLD	66 Nathaniel Paine Rd	Attleboro, MA : Briggs Corner	7 room, 4 bed, 2f 1h bath Contemporary, Ranch, Mid-Century Modern	24	\$469,000	\$480,000	x35
72829204	SLD	14 Roger Belanger Drive	Bellingham, MA	7 room, 4 bed, 2f 0h bath Colonial	15	\$349,000	\$376,000	x38
72720564	SLD	35 Fox Run Rd	Bellingham, MA	9 room, 4 bed, 2f 1h bath Colonial	23	\$489,000	\$520,000	x19
72306682	SLD	29 Sycamore Ln	Billerica, MA	10 room, 4 bed, 2f 2h bath Colonial	22	\$565,000	\$578,000	x30
73113512	SLD	447 Middlesex Tpke	Billerica, MA	9 room, 3 bed, 2f 0h bath Cape	19	\$519,900	\$615,000	x40
72998341	SLD	29 Sycamore Lane	Billerica, MA	8 room, 4 bed, 2f 2h bath Colonial	20	\$899,000	\$925,000	x35
73318065	ACT	28 Fifield Street	Boston, MA : Dorchester	9 room, 5 bed, 1f 0h bath Colonial	86	\$579,000		x6
71269201	SLD	76 Wheatland ave	Boston, MA	7 room, 4 bed, 1f 1h bath Colonial	130	\$119,900	\$110,000	x1
71954356	SLD	59 Rockdale St	Boston, MA	7 room, 4 bed, 2f 1h bath Colonial	0	\$150,000	\$150,000	x8
71252108	SLD	48 Old Morton St	Boston, MA	6 room, 3 bed, 2f 0h bath Colonial	35	\$159,900	\$152,900	x5
70914652	SLD	33 Sefton St	Boston, MA : Mattapan	6 room, 2 bed, 2f 0h bath Other (See Remarks)	31	\$199,000	\$185,000	x10
71972108	SLD	88 Rosewood St	Boston, MA : Mattapan	8 room, 5 bed, 1f 1h bath Colonial	52	\$210,000	\$200,000	x1
71271703	SLD	27 Nonquit St	Boston, MA : Dorchester	6 room, 3 bed, 1f 2h bath Multi-Level	82	\$229,000	\$214,200	x18
71271704	SLD	51 Milton Ave	Boston, MA : Dorchester	7 room, 3 bed, 1f 1h bath Colonial	175	\$219,900	\$219,000	x17
71306414	SLD	48 Old Morton St	Boston, MA : Dorchester's Lower Mills	6 room, 4 bed, 2f 1h bath Colonial	107	\$299,000	\$282,500	x18
71986566	SLD	1-D Lorenzo St	Boston, MA : Dorchester's Neponset	6 room, 3 bed, 1f 1h bath Other (See Remarks)	28	\$299,000	\$299,900	x12
72152077	SLD	18 Park Street	Boston, MA : Hyde Park	7 room, 3 bed, 1f 1h bath Colonial	40	\$325,000	\$310,000	x13
71939733	SLD	84 Messinger St	Boston, MA : Mattapan	7 room, 4 bed, 1f 1h bath Ranch	27	\$311,000	\$310,000	x17
72474237	SLD	21 Jacob Street	Boston, MA : Dorchester	5 room, 3 bed, 1f 1h bath Other (See Remarks)	37	\$314,900	\$319,000	x10
71652379	SLD	185 Sherrin St	Boston, MA : Hyde Park	6 room, 3 bed, 1f 1h bath Cape	9	\$299,900	\$325,000	x26
72164833	SLD	2 Holborn Park	Boston, MA : Dorchester	8 room, 5 bed, 2f 1h bath Colonial	117	\$399,900	\$350,000	x16
72088859	SLD	92 GREENFIELD RD	Boston, MA : Mattapan	7 room, 3 bed, 1f 1h bath Other (See Remarks)	15	\$304,900	\$350,000	x30
70680912	SLD	14 Rosedale St	Boston, MA : Dorchester	10 room, 5 bed, 2f 1h bath Colonial	50	\$370,000	\$350,000	x1

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
71710462	SLD	97 Leighton Rd	Boston, MA	7 room, 3 bed, 2f 0h bath Raised Ranch	23	\$379,000	\$357,000	📷 x15
72919459	SLD	34 Seminole St	Boston, MA : Hyde Park	6 room, 4 bed, 1f 1h bath Cape	18	\$349,900	\$375,000	📷 x4
71750679	SLD	48 Old Morton St	Boston, MA : Dorchester's Lower Mills	6 room, 4 bed, 2f 1h bath Colonial	7	\$369,000	\$375,000	📷 x14
72037011	SLD	24 Maryknoll St	Boston, MA	7 room, 4 bed, 2f 1h bath Cape	49	\$399,900	\$390,000	📷 x2
72553911	SLD	16 Winborough St	Boston, MA : Hyde Park	6 room, 3 bed, 1f 0h bath Colonial	12	\$399,000	\$399,900	📷 x1
71930280	SLD	14 Old Morton St	Boston, MA : Dorchester's Lower Mills	6 room, 3 bed, 2f 0h bath Colonial, Other (See Remarks)	31	\$399,000	\$400,000	📷 x21
72881408	SLD	5 Violet St	Boston, MA : Mattapan	7 room, 3 bed, 1f 1h bath Ranch	37	\$415,000	\$415,000	📷 x34 📌
72324203	SLD	19 Pinewood St	Boston, MA : Hyde Park	7 room, 4 bed, 2f 0h bath Cape	74	\$424,900	\$415,000	📷 x5
72159649	SLD	15 Gwinnett St	Boston, MA : Hyde Park	5 room, 3 bed, 3f 1h bath Colonial 🦿	13	\$369,900	\$420,000	📷 x18
72368308	SLD	8 Don St	Boston, MA	9 room, 5 bed, 1f 1h bath Colonial	20	\$350,000	\$420,500	📷 x28
72449650	SLD	5 Dodge Road	Boston, MA : Hyde Park	7 room, 3 bed, 1f 1h bath Raised Ranch	58	\$449,900	\$425,000	📷 x18 📌
72616182	SLD	36 Longfellow St	Boston, MA : Dorchester	8 room, 3 bed, 1f 1h bath Colonial	72	\$455,000	\$430,000	📷 x1
72218660	SLD	25 Blake St	Boston, MA : Hyde Park	8 room, 5 bed, 1f 0h bath Colonial, Farmhouse	20	\$384,900	\$430,000	📷 x20 📌
71924639	SLD	38 Rosedale St	Boston, MA : Dorchester's Codman Square	8 room, 5 bed, 2f 1h bath Colonial	179	\$464,900	\$430,000	📷 x19
72298228	SLD	40 Hollowell Street	Boston, MA : Mattapan	7 room, 3 bed, 1f 1h bath Colonial	16	\$439,000	\$439,000	📷 x17
72154436	SLD	88 Rosewood St	Boston, MA : Mattapan	8 room, 4 bed, 2f 1h bath Colonial	36	\$449,000	\$448,000	📷 x24
72374156	SLD	4 Gwinnett St	Boston, MA : Hyde Park	6 room, 3 bed, 1f 0h bath Colonial	24	\$399,900	\$450,000	📷 x4
72373130	SLD	2 Holborn Park	Boston, MA : Roxbury	8 room, 5 bed, 2f 1h bath Colonial	55	\$455,000	\$450,000	📷 x15 🏡
72117438	SLD	56 Edson St	Boston, MA	5 room, 3 bed, 2f 1h bath Multi-Level	31	\$399,999	\$450,000	📷 x1
72292595	SLD	292 Eustis St	Boston, MA : Roxbury	6 room, 3 bed, 2f 1h bath Colonial	64	\$499,900	\$455,000	📷 x22
72924633	SLD	125 Woodrow Ave	Boston, MA	5 room, 3 bed, 1f 2h bath Other (See Remarks)	63	\$460,000	\$460,000	📷 x23
72482559	SLD	87 Arlington Street	Boston, MA : Hyde Park	8 room, 4 bed, 1f 1h bath Victorian	90	\$465,000	\$471,000	📷 x8
72426843	SLD	163 Greenfield Road	Boston, MA : Mattapan	8 room, 3 bed, 1f 1h bath Colonial	88	\$479,000	\$485,000	📷 x30 📌 🏡
72463848	SLD	149 Gallivan Blvd.	Boston, MA : Dorchester's Lower Mills	6 room, 3 bed, 1f 1h bath Colonial	84	\$499,900	\$490,000	📷 x18
72288937	SLD	2 Daniel Ct	Boston, MA : Hyde Park	9 room, 5 bed, 2f 0h bath Raised Ranch	24	\$499,900	\$499,900	📷 x14
72374141	SLD	111 Running Brook Rd	Boston, MA : West Roxbury	8 room, 3 bed, 3f 0h bath Cape	47	\$499,900	\$500,000	📷 x28 📌 🏡
72258439	SLD	59 Rockdale Street	Boston, MA : Mattapan	7 room, 4 bed, 2f 0h bath Colonial	41	\$524,900	\$501,000	📷 x26 🏡
72761664	SLD	19 Westcott St	Boston, MA : Dorchester	7 room, 4 bed, 3f 0h bath Colonial	16	\$515,000	\$505,000	📷 x34 📌
71977701	SLD	34 Grew Ave	Boston, MA : Roslindale	7 room, 5 bed, 1f 1h bath Colonial	81	\$565,000	\$525,000	📷 x21

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72343206	SLD	81 Leighton Rd	Boston, MA : Hyde Park	7 room, 3 bed, 1f 1h bath Raised Ranch	44	\$544,900	\$530,000	x20
72069895	SLD	27 Richfield St	Boston, MA : Dorchester	9 room, 4 bed, 4f 0h bath Colonial	83	\$580,000	\$540,000	x14
72987405	SLD	124 Chittick Rd	Boston, MA	6 room, 4 bed, 1f 0h bath Cape	195	\$564,900	\$560,000	x15
72563476	SLD	100 Pierce St	Boston, MA : Hyde Park's Fairmount	10 room, 4 bed, 2f 1h bath Colonial	16	\$564,999	\$560,000	x18
71967986	SLD	30 Moultrie St	Boston, MA : Dorchester	9 room, 5 bed, 2f 2h bath Colonial	118	\$579,000	\$573,000	x25
73000936	SLD	49 Danny Road	Boston, MA : Hyde Park's Readville	5 room, 2 bed, 1f 1h bath Cape	23	\$569,000	\$590,000	x33
72699089	SLD	102 Davison Street	Boston, MA : Hyde Park	6 room, 4 bed, 2f 0h bath Cape	46	\$599,900	\$623,000	x42
73060905	SLD	16 Olney St	Boston, MA : Dorchester	7 room, 4 bed, 1f 1h bath Colonial	21	\$639,900	\$627,000	x36
73215524	SLD	20 Ruskindale Rd	Boston, MA : Hyde Park	7 room, 4 bed, 1f 1h bath Cape	19	\$529,900	\$636,000	x12
73144598	SLD	26 Lewiston St	Boston, MA : Hyde Park	7 room, 3 bed, 2f 0h bath Cape	62	\$639,000	\$642,000	x24
72759880	SLD	1 Haley St	Boston, MA : Roxbury	14 room, 6 bed, 2f 1h bath Colonial	54	\$649,000	\$646,000	x6
72991527	SLD	100 West Street	Boston, MA : Hyde Park	6 room, 3 bed, 1f 1h bath Colonial	21	\$649,000	\$655,000	x25
72996905	SLD	144 Hollingsworth Street	Boston, MA : Hyde Park	9 room, 4 bed, 3f 0h bath Colonial	151	\$699,900	\$680,000	x36
72765192	SLD	71 Glencliff Rd	Boston, MA : Roslindale	8 room, 4 bed, 2f 1h bath Cape	74	\$699,900	\$710,000	x17
73034553	SLD	22 Vfw Pkwy	Boston, MA : West Roxbury	8 room, 3 bed, 2f 1h bath Ranch	23	\$749,000	\$725,000	x26
72938477	SLD	74 Mayfield St	Boston, MA	10 room, 6 bed, 1f 1h bath Colonial	31	\$799,900	\$750,000	x26
73008104	SLD	5 Clinton Pl	Boston, MA : Charlestown	8 room, 3 bed, 2f 1h bath Colonial	18	\$985,000	\$975,000	x41
72714008	SLD	14 Albion St	Boston, MA : Hyde Park's Fairmount	13 room, 7 bed, 3f 1h bath Colonial	66	\$999,000	\$985,000	x42
73175655	SLD	86 Thornton Street	Boston, MA : Roxbury's Fort Hill	9 room, 5 bed, 3f 1h bath Other (See Remarks)	116	\$1,049,900	\$1,050,000	x40
72827532	SLD	95 Tonawanda Street	Boston, MA : Dorchester	11 room, 4 bed, 3f 1h bath Colonial	59	\$1,149,000	\$1,100,000	x38
73250099	SLD	30 Perrin Street	Boston, MA : Roxbury	11 room, 6 bed, 4f 1h bath Colonial, Antique	166	\$1,579,000	\$1,579,000	x41
72131400	SLD	139 Elmlawn Rd	Braintree, MA	6 room, 3 bed, 3f 1h bath Colonial	16	\$499,000	\$505,000	x20
72551786	SLD	348 Middle St	Braintree, MA : East Braintree	6 room, 3 bed, 1f 1h bath Colonial	60	\$595,000	\$560,000	x24
72945336	SLD	359 Hancock St	Braintree, MA	8 room, 4 bed, 2f 1h bath Cottage	36	\$799,900	\$785,000	x39
72796884	SLD	45 Magnolia Way	Bridgewater, MA	9 room, 4 bed, 2f 1h bath Colonial	17	\$679,900	\$750,000	x40
73311265	UAG	48 Almon Avenue	Brockton, MA	5 room, 3 bed, 1f 0h bath Front to Back Split	41	\$459,900		x22
70846575	SLD	3 Sycamore St	Brockton, MA	5 room, 2 bed, 1f 0h bath Multi-Level	247	\$75,000	\$85,000	x1
72031275	SLD	21 Cary St	Brockton, MA	6 room, 3 bed, 1f 1h bath Colonial	33	\$199,000	\$220,000	x12
72032429	SLD	35 FOSTER ST	Brockton, MA	6 room, 3 bed, 2f 0h bath Colonial	41	\$234,900	\$235,000	x10
72100983	SLD	5 Quincy St	Brockton, MA	5 room, 3 bed, 1f 0h bath Ranch	27	\$246,400	\$240,000	x18

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71973121	SLD	28 Hollis St	Brockton, MA	6 room, 3 bed, 1f 0h bath Colonial, Cape	61	\$239,000	\$240,000	x23
72075581	SLD	158 N Quincy St	Brockton, MA	6 room, 3 bed, 1f 0h bath Ranch	104	\$249,900	\$245,000	x14
72280489	SLD	66 Frankton Ave	Brockton, MA	5 room, 3 bed, 1f 0h bath Ranch	21	\$240,000	\$250,000	x14
72338832	SLD	218 Market St	Brockton, MA	6 room, 3 bed, 2f 1h bath Cape	2	\$259,900	\$260,000	x16
72046753	SLD	10 Baltic Ave	Brockton, MA	5 room, 3 bed, 1f 1h bath Raised Ranch	41	\$269,900	\$260,000	x21
72320725	SLD	36 Leahy Road	Brockton, MA	5 room, 3 bed, 1f 0h bath Ranch	83	\$279,000	\$265,000	x14
72311926	SLD	18 Colonial Ter	Brockton, MA	6 room, 3 bed, 1f 0h bath Colonial	47	\$299,900	\$299,900	x12
72435065	SLD	120 Coe Rd	Brockton, MA	5 room, 3 bed, 1f 1h bath Front to Back Split	30	\$299,000	\$311,000	x5
72374148	SLD	56 Baldwin Rd	Brockton, MA	7 room, 3 bed, 2f 1h bath Ranch	26	\$317,900	\$320,000	x28
73014082	SLD	180 Falconer Ave	Brockton, MA	5 room, 2 bed, 1f 0h bath Ranch	48	\$349,000	\$350,000	x31
72417698	SLD	128 Ashfield Drive	Brockton, MA	7 room, 4 bed, 1f 1h bath Multi-Level	28	\$349,900	\$350,000	x24
72565764	SLD	71 Hillcrest Ave	Brockton, MA	9 room, 4 bed, 1f 1h bath Colonial	43	\$359,900	\$355,000	x38
72774085	SLD	23 Scott Rd	Brockton, MA	6 room, 3 bed, 1f 0h bath Ranch	8	\$339,900	\$370,000	x33
72850297	SLD	66 Wayland Street	Brockton, MA	9 room, 3 bed, 3f 0h bath Colonial	22	\$419,900	\$392,500	x22
72879796	SLD	23 Galen Street	Brockton, MA	5 room, 3 bed, 1f 1h bath Split Entry	21	\$399,900	\$410,000	x12
73035588	SLD	25 Kingston St	Brockton, MA	8 room, 3 bed, 2f 0h bath Front to Back Split	24	\$449,000	\$425,000	x18
73031803	SLD	135 Nilsson St	Brockton, MA	8 room, 3 bed, 2f 1h bath Colonial	21	\$419,900	\$430,000	x33
72786256	SLD	100 Morse Ave	Brockton, MA	6 room, 3 bed, 1f 1h bath Colonial, Bungalow	17	\$399,900	\$431,500	x26
73258316	SLD	36 Shaw Road	Brockton, MA	5 room, 2 bed, 1f 0h bath Cottage, Bungalow	4	\$429,900	\$445,000	x23
73260399	SLD	24 Washburn Street	Brockton, MA	6 room, 3 bed, 1f 0h bath Front to Back Split	19	\$449,900	\$447,000	x3
73060489	SLD	30 Marion Ave	Brockton, MA	6 room, 4 bed, 1f 1h bath Colonial	38	\$449,900	\$449,900	x27
73321474	SLD	105 Hammond Street	Brockton, MA	8 room, 5 bed, 3f 0h bath Cape	31	\$449,900	\$460,000	x2
73001729	SLD	28 Stebbins Ave	Brockton, MA	5 room, 2 bed, 1f 0h bath Cape	34	\$430,000	\$462,500	x25
73115782	SLD	42 Lowell Street	Brockton, MA	6 room, 4 bed, 2f 0h bath Colonial	23	\$484,900	\$490,000	x25
73031760	SLD	91 Short St	Brockton, MA	6 room, 4 bed, 1f 1h bath Split Entry, Front to Back Split	12	\$469,000	\$500,000	x18
72903884	SLD	11 Ash Street	Brockton, MA	7 room, 3 bed, 1f 1h bath Colonial	20	\$475,000	\$500,000	x23
72430750	SLD	14 Michael Way	Cambridge, MA : Kendall Square	5 room, 3 bed, 2f 0h bath Multi-Level	68	\$1,089,000	\$1,050,000	x9
72804478	SLD	7 Natalie Rd	Chelmsford, MA	10 room, 4 bed, 2f 1h bath Colonial	5	\$849,000	\$875,000	x31
73107303	SLD	41 Youngs Rd	Dedham, MA	8 room, 4 bed, 3f 0h bath Contemporary, Greek Revival	28	\$675,500	\$673,000	x41
72758579	SLD	88 Lincoln Street	Easton, MA : North Easton	9 room, 3 bed, 2f 0h bath Colonial	33	\$429,000	\$413,200	x40

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72731912	SLD	141 Howard Street	Easton, MA	10 room, 4 bed, 3f 2h bath Colonial	317	\$674,900	\$670,000	x16
71750113	SLD	84 High Rock Rd	Fitchburg, MA : Fitchburg	7 room, 3 bed, 2f 1h bath Colonial	83	\$299,999	\$294,000	x25
72783450	SLD	107 Summer Street	Foxboro, MA	6 room, 3 bed, 1f 0h bath Ranch	28	\$339,000	\$303,000	x12
72676822	SLD	18 Millett St	Gloucester, MA	7 room, 3 bed, 1f 1h bath Colonial	19	\$429,000	\$385,000	x29
72834760	SLD	9 Amy Lynne Ln	Haverhill, MA	10 room, 4 bed, 2f 1h bath Colonial	48	\$625,000	\$625,000	x41
72691406	SLD	63 Marion Street	Holbrook, MA	7 room, 3 bed, 1f 0h bath Ranch	40	\$359,000	\$385,000	x14
72689823	SLD	11 Rindone St	Holbrook, MA	6 room, 3 bed, 1f 1h bath Ranch	15	\$369,900	\$410,000	x38
72824943	SLD	28 Louise rd	Holbrook, MA	7 room, 4 bed, 2f 0h bath Ranch	18	\$445,000	\$455,000	x40
73122237	SLD	12 Arbor Rd	Holbrook, MA	6 room, 4 bed, 2f 1h bath Colonial	15	\$549,999	\$625,000	x37
72920521	SLD	178 Kingsley Road	Hull, MA : Kenberma	5 room, 3 bed, 1f 0h bath Ranch, Bungalow	24	\$479,900	\$484,900	x22
72560189	SLD	624 Varnum Ave	Lowell, MA	8 room, 3 bed, 2f 0h bath Bungalow	65	\$335,000	\$345,000	x36
72869190	SLD	6 Den Quarry Way	Lynn, MA	6 room, 3 bed, 1f 0h bath Cape	23	\$399,900	\$410,000	x19
73126027	SLD	195 Lowell Street	Lynnfield, MA	15 room, 5 bed, 3f 1h bath Colonial	116	\$1,199,900	\$1,100,000	x30
72557948	SLD	33 Pierce Street	Malden, MA	9 room, 4 bed, 1f 1h bath Colonial	43	\$619,900	\$612,000	x29
72598717	SLD	21 Alden St	Malden, MA : Fells	8 room, 4 bed, 2f 1h bath Colonial	198	\$679,900	\$659,000	x32
73115555	SLD	34 Belle Ave	Medford, MA	7 room, 3 bed, 1f 1h bath Ranch	57	\$659,900	\$630,000	x12
71163577	SLD	11 Elm St	Methuen, MA	4 room, 3 bed, 2f 0h bath Colonial	104	\$139,500	\$140,000	x1
72644151	SLD	48 Sycamore Rd	Methuen, MA : East Methuen	11 room, 4 bed, 2f 1h bath Colonial, Garrison	15	\$492,500	\$490,500	x1
72474497	SLD	669 Randolph Avenue	Milton, MA	5 room, 3 bed, 2f 0h bath Ranch	30	\$539,900	\$530,000	x20
72349051	SLD	17 Quentin St	Milton, MA	6 room, 3 bed, 2f 1h bath Split Entry	20	\$549,000	\$550,000	x22
72819755	SLD	210 Brush Hill Road	Milton, MA	7 room, 4 bed, 1f 1h bath Colonial, Farmhouse	48	\$649,900	\$600,000	x30
72275234	SLD	289 Blue Hill Ave	Milton, MA	8 room, 4 bed, 2f 1h bath Multi-Level	23	\$599,900	\$630,000	x30
71821815	SLD	68 Trout Brook	Milton, MA	10 room, 3 bed, 3f 0h bath Ranch	22	\$599,000	\$640,000	x28
72937917	SLD	15 Union Ave	Milton, MA	7 room, 3 bed, 2f 0h bath Ranch	147	\$599,500	\$651,500	x28
72344854	SLD	114 VALENTINE ROAD	Milton, MA	6 room, 3 bed, 2f 1h bath Multi-Level	25	\$739,000	\$730,000	x27
73237378	SLD	89 Hollingsworth Rd	Milton, MA	9 room, 3 bed, 2f 1h bath Multi-Level	16	\$975,000	\$1,100,000	x38
73036163	SLD	181 Parmenter Road	Newton, MA : West Newton	9 room, 3 bed, 2f 1h bath Colonial	22	\$1,399,000	\$1,400,000	x40
72548348	SLD	41 Mark Road	North Andover, MA	7 room, 3 bed, 2f 0h bath Raised Ranch	25	\$479,900	\$479,900	x29
71618101	SLD	248 Rumonoski Dr	Northbridge, MA	5 room, 3 bed, 3f 0h bath Split Entry	113	\$236,000	\$235,000	x22
72406416	SLD	259 Dean St	Norwood, MA	7 room, 3 bed, 1f 0h bath Ranch	26	\$420,000	\$417,000	x20

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72944438	SLD	20 Buckingham Road	Norwood, MA	8 room, 3 bed, 2f 0h bath Ranch	9	\$749,900	\$765,000	x41
72698898	SLD	35 Gannett Road	Quincy, MA	5 room, 2 bed, 1f 1h bath Bungalow	76	\$329,000	\$329,000	x23
72412861	SLD	72 French St	Quincy, MA : Wollaston	5 room, 3 bed, 1f 0h bath Cape	25	\$399,900	\$355,000	x10
72528210	SLD	156 West St	Quincy, MA	4 room, 2 bed, 1f 0h bath Colonial	7	\$349,900	\$372,000	x10
71821694	SLD	15 Cummings Ave	Quincy, MA	6 room, 3 bed, 2f 1h bath Bungalow	8	\$449,900	\$449,900	x27
72870409	SLD	25 Trask Ave	Quincy, MA : West Quincy	6 room, 3 bed, 2f 0h bath Cape	46	\$597,900	\$580,000	x27
72981253	SLD	3 Hopedale St	Quincy, MA	8 room, 4 bed, 2f 0h bath Colonial	7	\$759,900	\$740,000	x42
71712413	SLD	230 Centre Street	Randolph, MA	5 room, 3 bed, 1f 1h bath Split Entry	82	\$249,900	\$257,000	x11
71814216	SLD	11 Grove Avenue	Randolph, MA : North Randolph	7 room, 3 bed, 2f 0h bath Ranch	74	\$280,000	\$280,000	x23
71894561	SLD	145 S Main St	Randolph, MA	8 room, 4 bed, 1f 1h bath Colonial	158	\$320,000	\$321,000	x10
72454471	SLD	30 Jane St	Randolph, MA	6 room, 3 bed, 1f 1h bath Front to Back Split	27	\$324,000	\$330,000	x19
72735823	SLD	70 Orchard St	Randolph, MA	5 room, 3 bed, 1f 0h bath Ranch	26	\$349,900	\$340,000	x30
72109869	SLD	93 Cross St	Randolph, MA	6 room, 3 bed, 2f 0h bath Cape	27	\$379,900	\$374,500	x19
72747116	SLD	11 Tangen Street	Randolph, MA	9 room, 4 bed, 2f 0h bath Ranch	26	\$409,000	\$420,000	x13
72966114	SLD	65 Acorn Dr	Randolph, MA	8 room, 4 bed, 2f 0h bath Cape	49	\$439,900	\$440,000	x15
73034824	SLD	186 Canton St	Randolph, MA	7 room, 4 bed, 2f 5h bath Colonial	4	\$649,000	\$640,000	x28
73105180	SLD	24 Ledge Hill St	Randolph, MA	12 room, 5 bed, 3f 0h bath Front to Back Split	65	\$797,000	\$755,000	x42
72928765	SLD	62 Central Tree Road	Rutland, MA	7 room, 3 bed, 2f 1h bath Colonial	68	\$470,000	\$480,000	x11
72341830	SLD	775 Union Street	Springfield, MA	8 room, 3 bed, 1f 1h bath Colonial	54	\$139,900	\$123,000	x15
72327463	SLD	1824 Parker St	Springfield, MA : Sixteen Acres	8 room, 3 bed, 2f 0h bath Cape	31	\$224,900	\$224,900	x30
72113816	SLD	223 School St	Stoughton, MA	5 room, 2 bed, 1f 0h bath Colonial	31	\$229,900	\$232,500	x15
72974346	SLD	59 Kenmore Rd	Stoughton, MA	5 room, 3 bed, 1f 0h bath Ranch	127	\$384,900	\$365,000	x5
72230641	SLD	74 Lucas Drive	Stoughton, MA	6 room, 3 bed, 1f 1h bath Cape	20	\$389,900	\$417,000	x2
72675177	SLD	769 Central Street	Stoughton, MA	6 room, 3 bed, 2f 1h bath Colonial	19	\$389,000	\$420,000	x27
73278814	SLD	923 Park St	Stoughton, MA	7 room, 3 bed, 1f 0h bath Ranch	26	\$539,900	\$551,540	x12
72840023	SLD	142 Charles Circle	Stoughton, MA	10 room, 5 bed, 1f 1h bath Raised Ranch, Split Entry	14	\$535,000	\$565,000	x39
73163833	SLD	206 William Kelley Rd	Stoughton, MA	8 room, 4 bed, 2f 1h bath Contemporary	25	\$744,900	\$755,000	x42
73109532	SLD	60 Mayflower Ln	Stoughton, MA	12 room, 4 bed, 2f 1h bath Raised Ranch	18	\$739,000	\$770,136	x27
72730539	SLD	43 New Ocean St	Swampscott, MA	5 room, 3 bed, 1f 1h bath Other (See Remarks)	67	\$379,000	\$370,000	x25
72888645	SLD	207 Silverwood Dr.	Taunton, MA	10 room, 5 bed, 3f 0h bath Raised Ranch	23	\$579,900	\$580,000	x41

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72576852	SLD	36 Redfield Rd	Wakefield, MA	6 room, 4 bed, 1f 1h bath Cape	23	\$499,900	\$505,000	📷 x20
72856503	SLD	44 Melvin Street	Wakefield, MA	7 room, 3 bed, 1f 0h bath Colonial	26	\$589,900	\$610,000	📷 x27
72752920	SLD	99 Coney Street	Walpole, MA	6 room, 3 bed, 1f 0h bath Other (See Remarks)	17	\$389,000	\$370,000	📷 x35
73244602	SLD	183 Sterling St	West Boylston, MA	6 room, 3 bed, 1f 0h bath Ranch	39	\$459,000	\$445,000	📷 x27
72426848	SLD	28 Stoney Road	West Bridgewater, MA	7 room, 3 bed, 2f 0h bath Contemporary, Split Entry	89	\$499,000	\$495,000	📷 x28
71855561	SLD	23 Willard Circle	Westwood, MA	7 room, 3 bed, 1f 1h bath Ranch	63	\$459,000	\$458,000	📷 x16
71162319	SLD	114 Park Ave. West	Weymouth, MA	7 room, 3 bed, 1f 0h bath Cape	167	\$245,000	\$237,000	📷 x13
71701960	SLD	210 Belmont Street	Weymouth, MA	9 room, 5 bed, 2f 1h bath Colonial	64	\$319,900	\$319,900	📷 x17
72980520	SLD	100 Hollis	Weymouth, MA	10 room, 4 bed, 3f 0h bath Colonial	15	\$715,000	\$707,500	📷 x40
71641498	SLD	21 James Ave	Winthrop, MA	6 room, 3 bed, 1f 1h bath Tudor	21	\$315,000	\$312,000	📷 x6
72447659	SLD	34 Barclay St	Worcester, MA	7 room, 3 bed, 1f 0h bath Multi-Level	167	\$205,000	\$210,000	📷 x16
Single Family Listings: 188 Avg. Liv. Area SqFt: 1866.9 Avg. List \$: \$484,201 Avg. List \$/SqFt: \$273 Avg. DOM: 49.15 Avg. DTO: 31.33 Avg. Sale \$: \$485,680 Avg. Sale \$/SqFt: \$274								
Condominium Listings								
72104509	SLD	28 Suffolk St U:28	Abington, MA	5 room, 2 bed, 2f 1h bath Townhouse, Half-Duplex	50	\$320,000	\$320,000	📷 x22
72454820	SLD	62 Burgess Street U:2	Attleboro, MA	5 room, 3 bed, 2f 1h bath Townhouse	176	\$299,900	\$299,000	📷 x5
72794601	SLD	218-220 Blanchard Road U:218	Belmont, MA	7 room, 3 bed, 2f 0h bath 2/3 Family	23	\$749,900	\$775,000	📷 x39
73337623	ACT	43-47 Fremont St U:10	Boston, MA : Mattapan	5 room, 2 bed, 1f 0h bath Low-Rise	6	\$549,000		📷 x7
73329904	UAG	80 Beaumont St U:207	Boston, MA : Dorchester's Ashmont	5 room, 2 bed, 1f 0h bath Low-Rise	16	\$489,000		📷 x38
73318068	ACT	28 Fifield Street U:1	Boston, MA : Dorchester	9 room, 5 bed, 1f 0h bath Attached	86	\$579,000		📷 x5
71329023	SLD	11 Wainwright St U:2	Boston, MA	5 room, 2 bed, 1f 0h bath 2/3 Family	52	\$124,900	\$121,900	📷 x6
71599480	SLD	65-69 Nightingale St U:4	Boston, MA : Dorchester	5 room, 3 bed, 1f 0h bath Low-Rise	25	\$129,000	\$140,000	📷 x3
71486157	SLD	17 Dent St U:2	Boston, MA	6 room, 2 bed, 1f 0h bath 2/3 Family	27	\$125,000	\$140,000	📷 x1
72280808	SLD	623 Cummins Hwy U:E	Boston, MA	4 room, 2 bed, 1f 0h bath Low-Rise	89	\$159,000	\$142,000	📷 x2
72192481	SLD	459 Columbia Rd U:1	Boston, MA : Dorchester	4 room, 2 bed, 1f 0h bath Low-Rise	535	\$170,000	\$160,000	📷 x1
71486155	SLD	17 Dent St U:1	Boston, MA	5 room, 2 bed, 2f 0h bath 2/3 Family	2	\$125,000	\$165,000	📷 x1
71878921	SLD	796 Canterbury St U:796	Boston, MA	4 room, 2 bed, 1f 1h bath Townhouse	15	\$174,900	\$174,900	📷 x10
71480830	SLD	67 Clifford St U:2	Boston, MA : Roxbury	7 room, 3 bed, 1f 0h bath 2/3 Family	81	\$234,900	\$231,000	📷 x10
71934316	SLD	13 Torrey St U:13	Boston, MA : Dorchester's Codman Square	7 room, 4 bed, 2f 0h bath Detached, Half-Duplex	113	\$255,000	\$248,000	📷 x7
73057886	SLD	790 Hyde Park Avenue U:33	Boston, MA : Hyde Park	4 room, 1 bed, 1f 0h bath Garden	20	\$259,900	\$254,000	📷 x7


MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72714722	SLD	352-R Blue Hill Ave U:2	Boston, MA : Dorchester's Grove Hall	4 room, 2 bed, 1f 0h bath Mid-Rise	47	\$279,000	\$279,000	x26
71916282	SLD	23 Sutton St U:23	Boston, MA	5 room, 3 bed, 2f 1h bath Townhouse	159	\$280,000	\$284,000	x10
71562095	SLD	39 Fenton St U:3	Boston, MA : Dorchester's Neponset	5 room, 2 bed, 2f 0h bath Townhouse	32	\$299,000	\$285,000	x14
72011016	SLD	486 Huntington Ave U:B	Boston, MA : Hyde Park	5 room, 2 bed, 1f 1h bath Townhouse	27	\$299,900	\$298,000	x8
71507766	SLD	21 Hill Top St U:2	Boston, MA : Dorchester	10 room, 3 bed, 1f 1h bath bath 2/3 Family	7	\$319,000	\$315,000	x17
72603795	SLD	139 Intervale U:1	Boston, MA	5 room, 2 bed, 1f 0h bath Rowhouse	145	\$319,900	\$319,000	x18
72777242	SLD	241 Norfolk Street U:D	Boston, MA : Dorchester	5 room, 2 bed, 1f 1h bath Townhouse	86	\$325,000	\$325,000	x32
71978295	SLD	67 Clifford St U:2	Boston, MA : Roxbury	8 room, 3 bed, 1f 0h bath 2/3 Family	39	\$345,000	\$338,000	x8
72777802	SLD	20 Dix Street U:1	Boston, MA : Dorchester's Fields Corner	4 room, 2 bed, 1f 0h bath Other (See Remarks)	38	\$365,000	\$344,000	x20
72520545	SLD	22 Branchfield St U:D3	Boston, MA	4 room, 2 bed, 1f 0h bath Low-Rise	18	\$338,500	\$345,000	x23
71691078	SLD	1910 Dorchester Avenue U:509	Boston, MA : Dorchester	5 room, 2 bed, 1f 0h bath Mid-Rise	170	\$339,000	\$345,000	x15
73027146	SLD	185 Chestnut Hill Ave U:19	Boston, MA	3 room, 1 bed, 1f 0h bath Low-Rise	5	\$345,000	\$353,000	x13
73174019	SLD	8 Chestnut Ave U:A	Boston, MA : Jamaica Plain	3 room, 1 bed, 1f 0h bath 2/3 Family	61	\$370,000	\$360,000	x13
72756082	SLD	18-20 Cedar St U:1	Boston, MA : Dorchester's Lower Mills	7 room, 4 bed, 1f 1h bath Townhouse, Attached	18	\$339,000	\$360,000	x11
72979212	SLD	650 Metropolitan Ave U:3	Boston, MA : Hyde Park	4 room, 2 bed, 1f 0h bath Low-Rise	41	\$329,900	\$365,000	x18
72923925	SLD	49 Intervale St U:3	Boston, MA : Dorchester's Grove Hall	6 room, 4 bed, 1f 0h bath 2/3 Family	117	\$349,900	\$365,000	x1
72198861	SLD	19 Abbot Street U:1	Boston, MA : Dorchester	5 room, 3 bed, 2f 1h bath Townhouse	39	\$369,000	\$365,000	x10
73042510	SLD	549 Adams St U:4	Boston, MA : Dorchester	4 room, 2 bed, 1f 0h bath Low-Rise	7	\$375,000	\$375,000	x14
72588113	SLD	54 Bateman Street U:2	Boston, MA : Roslindale	6 room, 3 bed, 1f 0h bath 2/3 Family	191	\$399,000	\$380,000	x15
72336004	SLD	1971-1977 Dorchester Ave U:6009	Boston, MA : Dorchester's Ashmont	3 room, 1 bed, 1f 0h bath Mid-Rise	36	\$389,000	\$389,000	x7
72614441	SLD	31 Wellington Hill St U:3	Boston, MA	6 room, 3 bed, 2f 0h bath Low-Rise, 2/3 Family	95	\$416,900	\$390,000	x23
72596307	SLD	76 Perrin Street U:2	Boston, MA : Roxbury	4 room, 2 bed, 1f 0h bath Other (See Remarks)	56	\$399,000	\$393,000	x21
72433993	SLD	1910 Dorchester Ave. U:516	Boston, MA : Dorchester	5 room, 1 bed, 1f 0h bath Mid-Rise	30	\$409,000	\$397,000	x11
72083671	SLD	19 Abbot Street U:2	Boston, MA : Dorchester	5 room, 3 bed, 2f 1h bath Townhouse	24	\$399,900	\$399,900	x26
71998362	SLD	1910 Dorchester Ave U:509	Boston, MA : Dorchester's Ashmont	5 room, 2 bed, 1f 0h bath High-Rise	29	\$399,900	\$399,900	x9
72255784	SLD	74 Kingsdale St U:2	Boston, MA : Dorchester	6 room, 3 bed, 2f 0h bath Other (See Remarks)	35	\$409,000	\$400,000	x24
73101231	SLD	8 Chestnut Ave U:3	Boston, MA : Jamaica Plain	5 room, 1 bed, 1f 0h bath 2/3 Family	55	\$419,000	\$409,000	x13
73076161	SLD	6 Chestnut Ave U:2	Boston, MA : Jamaica Plain	5 room, 1 bed, 1f 0h bath 2/3 Family	132	\$409,000	\$409,000	x13

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72929657	SLD	10 Bowdoin St U:302	Boston, MA : Beacon Hill	3 room, 1 bed, 1f 0h bath Mid-Rise	14	\$411,763	\$411,763	📷 x3
73101224	SLD	6 Chestnut Ave U:3	Boston, MA : Jamaica Plain	5 room, 1 bed, 1f 0h bath 2/3 Family	57	\$419,000	\$419,000	📷 x13
72813965	SLD	56 Coffey St U:1	Boston, MA : Dorchester's Neponset	5 room, 2 bed, 1f 0h bath Mid-Rise	6	\$399,000	\$420,000	📷 x19 
72255786	SLD	74 Kingsdale St U:3	Boston, MA : Dorchester	6 room, 3 bed, 2f 0h bath Other (See Remarks)	62	\$439,000	\$420,000	📷 x24
72985291	SLD	84 Evans Street U:3	Boston, MA : Dorchester	6 room, 3 bed, 1f 1h bath Townhouse	21	\$399,000	\$425,000	📷 x28 
72013074	SLD	21 Hill Top Street U:2	Boston, MA : Dorchester	10 room, 3 bed, 1f 1h bath Detached	23	\$399,900	\$430,000	📷 x14
72294923	SLD	10 Wolcott Street U:1	Boston, MA : Dorchester	5 room, 3 bed, 2f 0h bath 2/3 Family	50	\$449,900	\$437,500	📷 x15
72664016	SLD	45 Alexander St U:3	Boston, MA : Dorchester	6 room, 4 bed, 2f 0h bath 2/3 Family	91	\$454,900	\$456,000	📷 x24
72294926	SLD	10 Wolcott Street U:2	Boston, MA : Dorchester	5 room, 3 bed, 2f 0h bath 2/3 Family	22	\$469,000	\$469,000	📷 x20
72835556	SLD	97 Moreland St U:2	Boston, MA : Roxbury	4 room, 3 bed, 2f 0h bath 2/3 Family	35	\$499,000	\$499,000	📷 x35 
72931016	SLD	890 Adams Street U:1	Boston, MA : Dorchester	6 room, 3 bed, 2f 0h bath 2/3 Family	86	\$499,000	\$520,000	📷 x27 
70643998	SLD	70 Tremont St U:1	Boston, MA : Brighton	7 room, 3 bed, 2f 1h bath Townhouse	18	\$535,000	\$535,000	📷 x22
72846892	SLD	138 Centre U:3	Boston, MA : Dorchester	6 room, 3 bed, 2f 0h bath 2/3 Family	37	\$599,999	\$600,000	📷 x18
72772566	SLD	10 Taber Street U:301	Boston, MA : Roxbury	4 room, 2 bed, 1f 0h bath Mid-Rise 	161	\$620,550	\$620,550	📷 x6 
73024940	SLD	49-A River St U:49A	Boston, MA : Dorchester	6 room, 3 bed, 2f 1h bath Townhouse	29	\$675,000	\$650,000	📷 x19
72964848	SLD	68 Marginal Street U:A	Boston, MA : East Boston	4 room, 2 bed, 1f 1h bath Townhouse	19	\$679,900	\$716,000	📷 x21 
72441196	SLD	25 Longworth Ave U:6	Brockton, MA	5 room, 2 bed, 1f 0h bath Mid-Rise	171	\$187,900	\$179,000	📷 x20 
72734347	SLD	221 Oak St U:8-24	Brockton, MA	4 room, 1 bed, 1f 0h bath Mid-Rise	19	\$179,000	\$182,500	📷 x24
73082145	SLD	146 Court St U:603	Brockton, MA	4 room, 2 bed, 2f 0h bath High-Rise	14	\$285,000	\$300,000	📷 x25 
72642946	SLD	52 Will Dr U:81	Canton, MA	6 room, 2 bed, 1f 0h bath Garden	21	\$249,900	\$240,000	📷 x20
71887841	SLD	10 Indian Woods Way U:10	Canton, MA	6 room, 3 bed, 3f 1h bath Townhouse	70	\$549,000	\$549,000	📷 x28
72866896	SLD	175 Cottage St U:402	Chelsea, MA	5 room, 2 bed, 2f 0h bath Mid-Rise	43	\$399,999	\$390,000	📷 x18 
73192560	SLD	25 Second Street U:305	Chelsea, MA	3 room, 1 bed, 1f 0h bath Mid-Rise	95	\$459,000	\$450,000	📷 x16 
72100914	SLD	8 Gaslight Ln U:8	Easton, MA : North Easton	5 room, 1 bed, 1f 1h bath Townhouse	35	\$239,900	\$237,900	📷 x10
72516266	SLD	12 Woodland Street U:45	Everett, MA	3 room, 1 bed, 1f 0h bath Mid-Rise	9	\$199,900	\$185,000	📷 x11 
73019955	SLD	12 Woodland St U:21	Everett, MA	4 room, 2 bed, 1f 0h bath Mid-Rise	38	\$299,000	\$300,000	📷 x18 
71682897	SLD	21 Lewis St U:11	Lynn, MA	4 room, 2 bed, 1f 0h bath Detached, Low-Rise	168	\$129,900	\$118,000	📷 x12
71105191	SLD	87 Cedar Street U:2	Malden, MA : West End	4 room, 2 bed, 1f 0h bath Low-Rise	188	\$119,900	\$105,000	📷 x8
71706752	SLD	23 Rockwell St U:3	Malden, MA	4 room, 1 bed, 1f 0h bath 2/3 Family	473	\$110,000	\$110,000	📷 x8
72941827	SLD	14 Anderson Way U:14	Malden, MA	6 room, 2 bed, 1f 1h bath Townhouse	25	\$449,000	\$460,000	📷 x25 

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72605156	SLD	12 Sydney St U:2	Medford, MA	7 room, 4 bed, 2f 0h bath 2/3 Family	24	\$649,900	\$690,000	📷 x13
72908105	SLD	253 West Wyoming Avenue U:253	Melrose, MA : Wyoming	6 room, 3 bed, 2f 0h bath Townhouse, Duplex	28	\$545,000	\$555,000	📷 x42 🏠 🌐 🗺️
72696687	SLD	99B Day St U:2	Norwood, MA	10 room, 2 bed, 2f 0h bath bath Detached	109	\$528,000	\$500,000	📷 x34
72129244	SLD	20 Miller St U:11	Quincy, MA : West Quincy	4 room, 2 bed, 1f 0h bath Brownstone	31	\$250,000	\$250,000	📷 x6
72732640	SLD	21 Linden Street U:407	Quincy, MA	3 room, 1 bed, 1f 0h bath Other (See Remarks)	29	\$319,000	\$309,000	📷 x27 📄
73180253	SLD	133 Commander Shea Blvd U:513	Quincy, MA	3 room, 1 bed, 1f 0h bath Mid-Rise	42	\$312,500	\$310,000	📷 x24 📄
72838185	SLD	211 West Street U:4A	Quincy, MA	5 room, 2 bed, 2f 0h bath Mid-Rise	147	\$369,900	\$360,000	📷 x25
73230025	SLD	185 Quincy Shore Dr U:A47	Quincy, MA	5 room, 2 bed, 2f 0h bath High-Rise 🦿	25	\$485,000	\$485,000	📷 x28
72217226	SLD	17 Union Sq U:17	Randolph, MA : South Randolph	5 room, 2 bed, 2f 0h bath Townhouse	7	\$235,000	\$235,000	📷 x30
72571578	SLD	17 Charlotte Ln U:17	Randolph, MA	5 room, 2 bed, 1f 0h bath Half-Duplex	4	\$234,999	\$242,000	📷 x11 📄
72198764	SLD	43 FITCH TER U:A1	Randolph, MA	7 room, 3 bed, 1f 1h bath Townhouse	52	\$285,000	\$270,000	📷 x15
72656042	SLD	140 Canton Street U:I-3	Randolph, MA	6 room, 2 bed, 2f 1h bath Townhouse	29	\$310,000	\$298,000	📷 x24 📄
72762044	SLD	45 Raechel Road U:B	Randolph, MA	7 room, 3 bed, 1f 1h bath Half-Duplex 🦿	29	\$344,800	\$325,000	📷 x27 📄
72384419	SLD	1001 Irving Rd U:1001	Randolph, MA	6 room, 2 bed, 2f 1h bath Townhouse	52	\$339,900	\$340,000	📷 x10
72971242	SLD	1001 Irving Road U:1001	Randolph, MA	6 room, 2 bed, 2f 1h bath Townhouse	7	\$479,000	\$500,000	📷 x30 📄
71476396	SLD	25 Aldrich Street U:25	Somerville, MA	6 room, 3 bed, 2f 0h bath Garden	19	\$224,900	\$280,000	📷 x15
71783292	SLD	25 Aldrich St U:25	Somerville, MA	6 room, 3 bed, 2f 0h bath Half-Duplex	63	\$479,900	\$475,800	📷 x16
72417476	SLD	545 Page U:308	Stoughton, MA	4 room, 2 bed, 2f 0h bath Low-Rise	8	\$235,000	\$242,500	📷 x15
72789449	SLD	30 Camelot Court U:30	Stoughton, MA	6 room, 2 bed, 1f 1h bath Townhouse	40	\$399,000	\$405,000	📷 x37 📄
72626725	SLD	110 Dean Street U:51	Taunton, MA	5 room, 2 bed, 1f 1h bath Townhouse	50	\$199,900	\$199,900	📷 x22 📄 🏠
72391540	SLD	27 WASHINGTON GREEN U:27	Walpole, MA	6 room, 3 bed, 1f 1h bath Townhouse	84	\$359,900	\$355,000	📷 x30 📄
73180145	SLD	33 Peirce Street U:1	Waltham, MA	11 room, 4 bed, 4f 1h bath Townhouse	47	\$1,250,000	\$1,230,000	📷 x41
73146247	SLD	41 Wilson Ave U:41	Watertown, MA	6 room, 3 bed, 1f 1h bath Townhouse	22	\$725,000	\$742,000	📷 x35 📄
71486303	SLD	117 Tall Oaks Dr U:F	Weymouth, MA : South Weymouth	3 room, 1 bed, 1f 0h bath Garden	28	\$137,900	\$130,000	📷 x12
72032556	SLD	117 Tall Oaks Dr U:F	Weymouth, MA	4 room, 1 bed, 1f 0h bath Townhouse	84	\$171,900	\$168,500	📷 x8
72743616	SLD	55 Tall Oaks Drive U:601	Weymouth, MA	5 room, 2 bed, 2f 0h bath Mid-Rise	15	\$299,999	\$305,000	📷 x27
72740636	SLD	101 Summit Ave U:1	Winthrop, MA	5 room, 2 bed, 1f 0h bath Garden, Mid-Rise	5	\$299,000	\$285,500	📷 x2
72740672	SLD	101 Summit Ave U:4	Winthrop, MA	4 room, 1 bed, 1f 0h bath Garden, Mid-Rise	10	\$279,000	\$305,000	📷 x2
72084941	SLD	25 Somerset U:3	Winthrop, MA	6 room, 3 bed, 1f 0h bath 2/3 Family	101	\$346,900	\$340,000	📷 x17
72737606	SLD	95-97 Summit Ave U:3	Winthrop, MA	5 room, 2 bed, 1f 0h bath Garden, Mid-Rise	9	\$369,000	\$360,000	📷 x13

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72744499	SLD	95-97 Summit Ave U:2	Winthrop, MA	6 room, 3 bed, 2f0h bath Garden, Mid-Rise	93	\$579,000	\$547,500	x23
Condominium Listings: 105 Avg. Liv. Area SqFt: 1219.48 Avg. List \$: \$367,932 Avg. List \$/SqFt: \$330 Avg. DOM: 61.41 Avg. DTO: 40.13 Avg. Sale \$: \$363,074 Avg. Sale \$/SqFt: \$325								
Multi Family Listings								
72871047	SLD	75 Jessie Ave	Attleboro, MA : South Attleboro	2 unit, 12 total rooms, 6 total bedrooms 2 Family - 2 Units Up/Down	4	\$475,000	\$493,800	x29
73335775	CTG	1505 Hyde Park Ave	Boston, MA : Hyde Park's Readville	3 unit, 11 total rooms, 5 total bedrooms 3 Family - 3 Units Up/Down	90	\$800,000		x2
73326329	ACT	2 Waumbek St	Boston, MA : Roxbury	5 unit, 14 total rooms, 9 total bedrooms 5+ Family - 5+ Units Up/Down	46	\$1,900,000		x31
70994283	SLD	411 Seaver Street	Boston, MA : Dorchester	2 unit, 7 total rooms, 3 total bedrooms 2 Family	4	\$189,900	\$189,000	x4
71447398	SLD	48 Elmont Street	Boston, MA : Dorchester	2 unit, 11 total rooms, 6 total bedrooms 2 Family	59	\$199,900	\$205,000	x1
70971560	SLD	56 Clifford St	Boston, MA : Roxbury	3 unit, 12 total rooms, 6 total bedrooms 3 Family	27	\$230,000	\$220,000	x3
70725824	SLD	79 Spencer Street	Boston, MA : Dorchester	3 unit, 11 total rooms, 5 total bedrooms 3 Family	275	\$212,500	\$230,000	x6
71399555	SLD	8 North Ave	Boston, MA : Roxbury	2 unit, 8 total rooms, 4 total bedrooms 2 Family	6	\$234,900	\$235,000	x11
71345103	SLD	79 Spencer St	Boston, MA : Dorchester	3 unit, 11 total rooms, 5 total bedrooms 3 Family	7	\$275,000	\$270,000	x1
71908595	SLD	29-31 Cedar St	Boston, MA : Mattapan	2 unit, 10 total rooms, 4 total bedrooms 2 Family	193	\$319,900	\$309,000	x1
71444815	SLD	38 Savin St	Boston, MA : Roxbury	2 unit, 10 total rooms, 4 total bedrooms 2 Family	115	\$309,000	\$309,000	x16
71944397	SLD	22 Wolcott St	Boston, MA	2 unit, 14 total rooms, 6 total bedrooms 2 Family	0	\$325,000	\$316,500	x1
71439947	SLD	100 Ormond St	Boston, MA : Mattapan	2 unit, 12 total rooms, 6 total bedrooms 2 Family	44	\$325,000	\$320,000	x1
71843105	SLD	3 Tracton Ave	Boston, MA : Hyde Park	2 unit, 11 total rooms, 4 total bedrooms 2 Family	257	\$349,000	\$329,000	x4
71321671	SLD	4-6 Burt St	Boston, MA : Dorchester's Ashmont	2 unit, 10 total rooms, 4 total bedrooms 2 Family	64	\$339,000	\$333,000	x19
70818913	SLD	25 Bellevue St	Boston, MA : Dorchester	2 unit, 12 total rooms, 6 total bedrooms 2 Family	89	\$329,000	\$335,000	x6
71877166	SLD	55 Bowdoin Ave	Boston, MA	2 unit, 13 total rooms, 7 total bedrooms 2 Family	41	\$369,000	\$350,000	x3
70730155	SLD	30 Speedwell St	Boston, MA : Dorchester	3 unit, 14 total rooms, 8 total bedrooms 2 Family	14	\$375,000	\$370,000	x2
71428181	SLD	36-38 Fowler St	Boston, MA : Dorchester	2 unit, 13 total rooms, 6 total bedrooms 2 Family - 2 Units Up/Down	101	\$330,000	\$375,000	x19
71217976	SLD	80 Draper Street	Boston, MA : Dorchester	3 unit, 15 total rooms, 6 total bedrooms 3 Family	186	\$379,000	\$379,000	x2
70522375	SLD	687 Washington	Boston, MA : Dorchester	3 unit, 15 total rooms, 6 total bedrooms 3 Family	14	\$379,000	\$379,000	x1
70613150	SLD	689 Washington St	Boston, MA : Dorchester	3 unit, 15 total rooms, 8 total bedrooms 3 Family	37	\$389,900	\$380,000	x1
72007222	SLD	127 Callender St	Boston, MA : Dorchester	2 unit, 10 total rooms, 4 total bedrooms 2 Family	91	\$399,000	\$385,000	x1
71802618	SLD	8-10 Codman Hill Ave	Boston, MA : Dorchester	2 unit, 8 total rooms, 4 total bedrooms 2 Family	167	\$399,900	\$385,000	x10
73095626	SLD	9 Wilbur Street	Boston, MA : Dorchester	2 unit, 10 total rooms, 5 total bedrooms 2 Family	42	\$499,900	\$400,000	x16

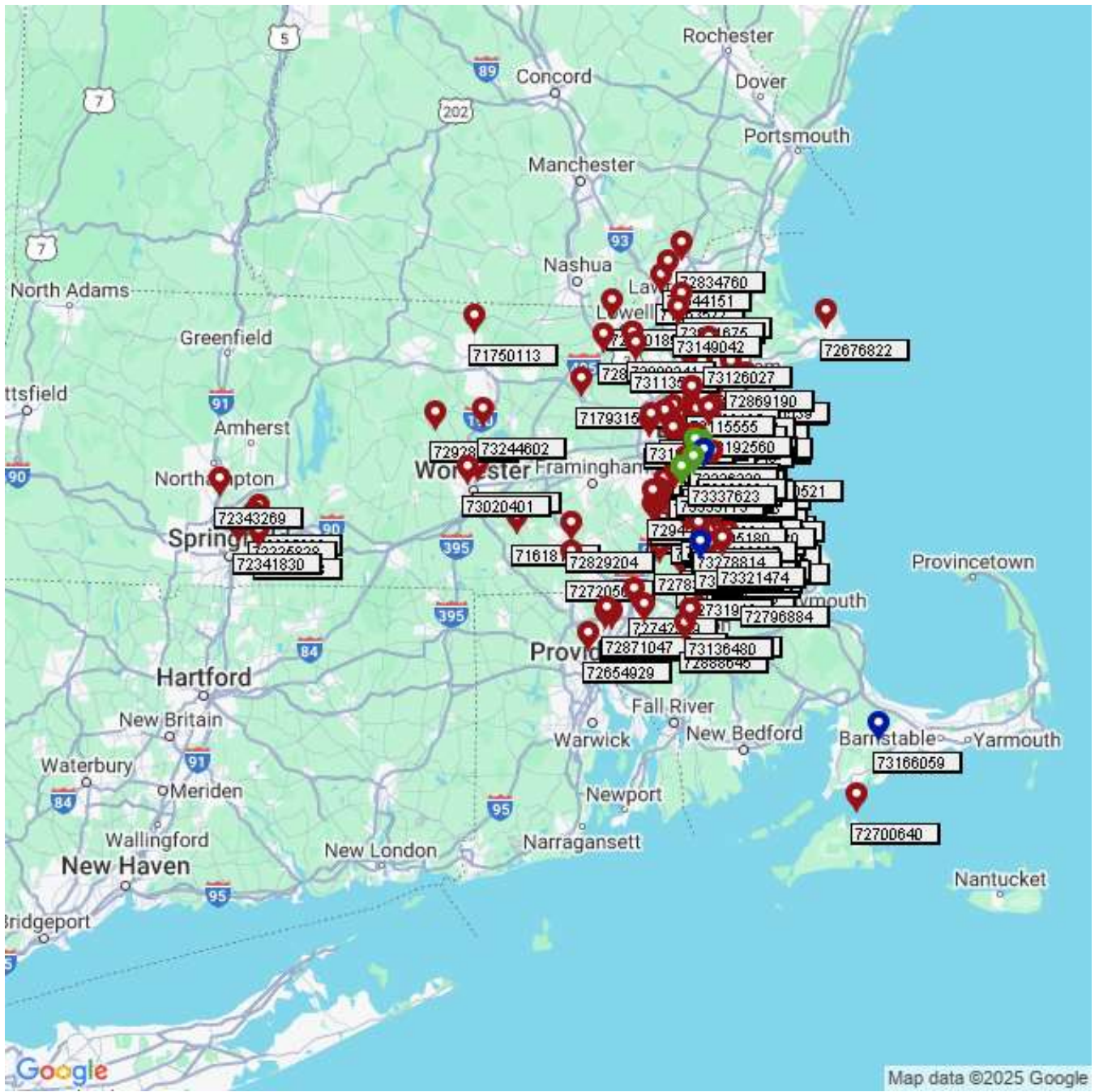
MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
71908597	SLD	5-7 Wilmington Ave	Boston, MA	2 unit, 8 total rooms, 4 total bedrooms 2 Family - 2 Units Side by Side	44	\$415,000	\$400,000	x1
71877685	SLD	65 Loring St	Boston, MA : Hyde Park's Fairmount	2 unit, 11 total rooms, 4 total bedrooms 2 Family	48	\$415,000	\$415,000	x9
71773214	SLD	23 Crowell St	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	17	\$425,000	\$415,000	x11
71880906	SLD	53 Favre St	Boston, MA : Mattapan	2 unit, 10 total rooms, 5 total bedrooms 2 Family	70	\$425,000	\$430,000	x6
71869063	SLD	6-8 Nazing St	Boston, MA : Dorchester's Grove Hall	2 unit, 14 total rooms, 6 total bedrooms 2 Family	66	\$499,000	\$430,000	x3
72098501	SLD	8 Whitman St	Boston, MA	2 unit, 9 total rooms, 5 total bedrooms 2 Family - 2 Units Up/Down	17	\$425,000	\$440,000	x13
72285477	SLD	31 Goodale Rd	Boston, MA : Mattapan	2 unit, 12 total rooms, 7 total bedrooms 2 Family	113	\$479,900	\$450,000	x30
72281318	SLD	22 Wolcott Street	Boston, MA	2 unit, 14 total rooms, 6 total bedrooms 2 Family	22	\$415,000	\$458,425	x8
7199839	SLD	176-178 Fuller Street	Boston, MA : Dorchester	2 unit, 12 total rooms, 6 total bedrooms 2 Family	20	\$450,000	\$460,000	x3
71625468	SLD	5 Atherton	Boston, MA : Jamaica Plain	2 unit, 12 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	5	\$450,000	\$460,000	x10
72287972	SLD	34 Holborn St	Boston, MA : Roxbury	2 unit, 12 total rooms, 6 total bedrooms 2 Family	36	\$460,000	\$469,000	x26
71634990	SLD	613 Morton	Boston, MA	3 unit, 18 total rooms, 12 total bedrooms 3 Family	20	\$499,900	\$475,000	x9
72417358	SLD	435 Chelsea Street	Boston, MA : East Boston	2 unit, 10 total rooms, 2 total bedrooms 2 Family	8	\$349,617	\$480,607	x2
73122653	SLD	2 Hansborough Street	Boston, MA : Dorchester	2 unit, 11 total rooms, 5 total bedrooms 2 Family	31	\$492,863	\$500,000	x9
72375378	SLD	77 Lyndhurst St	Boston, MA : Dorchester	2 unit, 11 total rooms, 5 total bedrooms 2 Family	10	\$499,900	\$520,000	x15
72754749	SLD	59-59A Callender St	Boston, MA : Dorchester	2 unit, 11 total rooms, 5 total bedrooms 2 Family	19	\$525,000	\$525,000	x18
70492504	SLD	112 Homestead St	Boston, MA : Dorchester	4 unit, 19 total rooms, 10 total bedrooms 4 Family	67	\$529,000	\$529,000	x4
72184780	SLD	16-18 Wentworth Street	Boston, MA : Dorchester	2 unit, 10 total rooms, 4 total bedrooms 2 Family	43	\$525,000	\$530,000	x9
72056479	SLD	87 West St	Boston, MA : Hyde Park	2 unit, 9 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	22	\$539,900	\$540,000	x28
72226370	SLD	20 Almont St	Boston, MA : Mattapan	3 unit, 15 total rooms, 9 total bedrooms 3 Family	40	\$550,000	\$550,000	x3
72251999	SLD	36 Ralston Rd	Boston, MA : Hyde Park	2 unit, 10 total rooms, 4 total bedrooms 2 Family	23	\$525,000	\$551,000	x1
71820358	SLD	449 Norfolk St	Boston, MA : Mattapan	3 unit, 18 total rooms, 9 total bedrooms 3 Family	29	\$550,000	\$555,000	x26
71846760	SLD	608 Park St	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	64	\$560,000	\$560,000	x1
72251994	SLD	242 Talbot Ave	Boston, MA : Dorchester	3 unit, 14 total rooms, 8 total bedrooms 3 Family	93	\$575,000	\$570,000	x3
71795687	SLD	47-49 Codman Hill Ave	Boston, MA : Dorchester	2 unit, 10 total rooms, 6 total bedrooms 2 Family	96	\$599,000	\$595,000	x13
72073553	SLD	589 Park Street	Boston, MA : Dorchester	3 unit, 10 total rooms, 8 total bedrooms 3 Family	64	\$599,900	\$599,900	x1
72762102	SLD	39 Elmont Street	Boston, MA : Dorchester	2 unit, 10 total rooms, 6 total bedrooms 2 Family	25	\$599,000	\$600,000	x15
72160891	SLD	10 Wolcott St	Boston, MA : Dorchester	2 unit, 11 total rooms, 5 total bedrooms 2 Family	23	\$599,000	\$600,000	x19

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72039621	SLD	55 Bowdoin Ave	Boston, MA : Dorchester's Mount Bowdoin	2 unit, 13 total rooms, 8 total bedrooms 2 Family	19	\$565,000	\$600,000	📷 x30
72117455	SLD	19 Wolcott St	Boston, MA : Dorchester	3 unit, 14 total rooms, 7 total bedrooms 3 Family	19	\$599,900	\$610,000	📷 x1
72125567	SLD	74-74A Mattapan St	Boston, MA : Mattapan	3 unit, 17 total rooms, 8 total bedrooms 3 Family	27	\$599,900	\$630,000	📷 x4
72620803	SLD	23 Hallowell Street	Boston, MA : Mattapan	2 unit, 10 total rooms, 4 total bedrooms 2 Family	20	\$625,000	\$635,000	📷 x7 
72426834	SLD	87 West Street	Boston, MA : Hyde Park	2 unit, 9 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	80	\$629,900	\$635,000	📷 x24 
72280316	SLD	655 Morton Street	Boston, MA : Mattapan	3 unit, 15 total rooms, 9 total bedrooms 3 Family	73	\$724,900	\$650,000	📷 x1
72167748	SLD	35 Havelock St	Boston, MA : Dorchester	3 unit, 17 total rooms, 8 total bedrooms 3 Family	28	\$650,000	\$650,000	📷 x21
72507873	SLD	92 Gladeside Avenue	Boston, MA : Mattapan	2 unit, 10 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	21	\$630,000	\$651,000	📷 x8 
73257296	SLD	19-21 Belnel Rd	Boston, MA : Hyde Park	2 unit, 11 total rooms, 6 total bedrooms 2 Family	112	\$649,900	\$659,000	📷 x1
72319775	SLD	1057-1059 Washington St	Boston, MA : Dorchester's Lower Mills	2 unit, 12 total rooms, 6 total bedrooms 2 Family	82	\$679,900	\$660,000	📷 x1
72406534	SLD	331 Seaver St	Boston, MA : Dorchester	3 unit, 17 total rooms, 9 total bedrooms 3 Family	21	\$699,999	\$680,000	📷 x1
72161750	SLD	45 Lawrence Avenue	Boston, MA : Dorchester	2 unit, 14 total rooms, 8 total bedrooms 2 Family	6	\$649,900	\$690,000	📷 x28
72387518	SLD	6-8 Delford St	Boston, MA : Roslindale	2 unit, 12 total rooms, 6 total bedrooms 2 Family	73	\$699,900	\$695,000	📷 x17
73033418	SLD	14-16 Nazing Street	Boston, MA : Dorchester's Grove Hall	2 unit, 12 total rooms, 6 total bedrooms 2 Family	13	\$750,000	\$700,000	📷 x19 
73290239	SLD	34-36 Abbotsford Street	Boston, MA : Dorchester	2 unit, 11 total rooms, 4 total bedrooms 2 Family	32	\$760,000	\$715,000	📷 x5
72886549	SLD	5-7 Wilmington Ave	Boston, MA : Dorchester's Lower Mills	2 unit, 8 total rooms, 4 total bedrooms 2 Family - 2 Units Side by Side	21	\$685,000	\$723,000	📷 x1
72318665	SLD	492 Harvard St	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	22	\$749,000	\$740,000	📷 x2
72631801	SLD	48 Evelyn Street	Boston, MA	3 unit, 15 total rooms, 6 total bedrooms 3 Family - 3 Units Up/Down	6	\$750,000	\$750,000	📷 x41
72370052	SLD	261-263 Gallivan Blvd	Boston, MA	2 unit, 13 total rooms, 6 total bedrooms 2 Family - 2 Units Up/Down	35	\$769,500	\$750,000	📷 x29
72207694	SLD	32 Wilcock St	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	17	\$750,000	\$750,000	📷 x16
72514112	SLD	31 Westglow St	Boston, MA : Dorchester	2 unit, 10 total rooms, 4 total bedrooms 2 Family	53	\$790,000	\$790,000	📷 x30 
72432531	SLD	22 Stellman Road	Boston, MA : Roslindale	3 unit, 16 total rooms, 6 total bedrooms 3 Family - 3 Units Up/Down	27	\$799,000	\$799,000	📷 x11
72486346	SLD	153 Intervale St	Boston, MA : Dorchester	3 unit, 18 total rooms, 8 total bedrooms 3 Family	78	\$799,000	\$799,999	📷 x14 
72505011	SLD	149 Millet St	Boston, MA : Dorchester	3 unit, 15 total rooms, 10 total bedrooms 3 Family	21	\$799,000	\$805,000	📷 x20
72246702	SLD	24 Havelock St	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	49	\$799,000	\$830,000	📷 x14
72462539	SLD	19-21 Rosaria Street	Boston, MA : Dorchester's Neponset	2 unit, 15 total rooms, 7 total bedrooms 2 Family - 2 Units Up/Down	25	\$885,000	\$875,000	📷 x29

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
73146510	SLD	21 Supple Road	Boston, MA : Dorchester	2 unit, 14 total rooms, 6 total bedrooms 2 Family	22	\$849,000	\$881,000	x28
72704020	SLD	31 Hiawatha Road	Boston, MA : Mattapan	3 unit, 18 total rooms, 9 total bedrooms 3 Family - 3 Units Up/Down	111	\$899,900	\$890,000	x22
72490880	SLD	22 Crowell Street	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	52	\$899,900	\$891,000	x24
72400420	SLD	44 Arbutus St	Boston, MA : Dorchester	3 unit, 18 total rooms, 12 total bedrooms 3 Family	19	\$899,900	\$900,000	x28
72298865	SLD	6 Pine St.	Boston, MA : Hyde Park	3 unit, 16 total rooms, 7 total bedrooms 3 Family - 3 Units Up/Down	23	\$899,000	\$915,000	x30
72545171	SLD	64-66 Armandine Street	Boston, MA	2 unit, 13 total rooms, 6 total bedrooms 2 Family - 2 Units Up/Down	3	\$950,000	\$950,000	x1
72557479	SLD	2207 Dorchester Ave	Boston, MA : Dorchester	3 unit, 15 total rooms, 7 total bedrooms 3 Family	132	\$980,000	\$951,000	x11
73017969	SLD	20 Thornley St	Boston, MA : Dorchester	2 unit, 11 total rooms, 6 total bedrooms 2 Family	28	\$980,000	\$965,000	x37
73036540	SLD	8-10 Woodfield St	Boston, MA : Dorchester	2 unit, 9 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	7	\$1,025,000	\$985,000	x18
72283044	SLD	66 Clarkson St	Boston, MA : Dorchester	3 unit, 18 total rooms, 12 total bedrooms 3 Family - 3 Units Side by Side	25	\$949,900	\$1,000,000	x1
72499978	SLD	22 Wolcott St	Boston, MA : Dorchester	2 unit, 21 total rooms, 8 total bedrooms 2 Family	14	\$999,000	\$1,030,000	x6
72995248	SLD	88 Whitfield St	Boston, MA : Dorchester	3 unit, 15 total rooms, 9 total bedrooms 3 Family	35	\$1,095,000	\$1,050,000	x12
72127864	SLD	9 Alban St	Boston, MA : Dorchester's Ashmont	3 unit, 18 total rooms, 9 total bedrooms 3 Family	28	\$949,000	\$1,050,000	x28
72809762	SLD	4-6 Leslie Street	Boston, MA : Dorchester's Fields Corner	3 unit, 22 total rooms, 13 total bedrooms 3 Family - 3 Units Up/Down	103	\$1,200,000	\$1,100,000	x13
73090819	SLD	130 Armandine St	Boston, MA : Dorchester	3 unit, 18 total rooms, 9 total bedrooms 3 Family	21	\$1,165,000	\$1,210,000	x18
72844163	SLD	232 Magnolia Street	Boston, MA : Dorchester	3 unit, 20 total rooms, 12 total bedrooms 3 Family	36	\$1,299,000	\$1,300,000	x14
73221895	SLD	84 Bailey St	Boston, MA : Dorchester's Ashmont	3 unit, 15 total rooms, 6 total bedrooms 3 Family	19	\$1,299,000	\$1,325,000	x38
72393446	SLD	582 North Cary Street	Brockton, MA	2 unit, 8 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	35	\$484,900	\$474,900	x21
73137502	SLD	34 Auburn Street	Brockton, MA	2 unit, 8 total rooms, 4 total bedrooms 2 Family	22	\$525,000	\$609,000	x28
72576747	SLD	17 Clarence Street	Brockton, MA	3 unit, 15 total rooms, 9 total bedrooms 3 Family - 3 Units Up/Down	37	\$599,900	\$610,000	x18
72953357	SLD	47 Sylvester St	Brockton, MA	2 unit, 10 total rooms, 4 total bedrooms 2 Family - 2 Units Up/Down	24	\$599,000	\$615,000	x12
71870422	SLD	38 Benjamin Street	Dedham, MA	2 unit, 11 total rooms, 6 total bedrooms 2 Family - 2 Units Up/Down	57	\$469,900	\$469,000	x25
72343269	SLD	77 Nonotuck St	Holyoke, MA	3 unit, 12 total rooms, 4 total bedrooms 3 Family	196	\$239,000	\$213,000	x16
71804786	SLD	7 Hazelwood St	Malden, MA	3 unit, 11 total rooms, 5 total bedrooms 3 Family	13	\$490,000	\$540,000	x10
71908004	SLD	66 Brook Rd	Milton, MA	2 unit, 12 total rooms, 6 total bedrooms 2 Family	76	\$489,000	\$550,000	x6
72889081	SLD	116 Brush Hill Rd	Milton, MA	2 unit, 12 total rooms, 6 total bedrooms 2 Family	22	\$749,900	\$718,500	x21

MLS #	Status	Address	Town/State/Area	Description	DOM	List Price	Sale Price	Media/Events
72878164	SLD	15-17 Hartford St	Norwood, MA	2 unit, 8 total rooms, 5 total bedrooms 2 Family - 2 Units Up/Down	100	\$549,900	\$550,000	📷 x6
72700640	SLD	17 New York Ave	Oak Bluffs, MA	2 unit, 10 total rooms, 6 total bedrooms 2 Family	171	\$599,000	\$525,000	📷 x24 📄
72654929	SLD	35-39 Grape St	Providence, RI	4 unit, 19 total rooms, 11 total bedrooms 4 Family - 4 Units Up/Down	21	\$279,000	\$285,000	📷 x26
71288637	SLD	191 Franklin Street	Quincy, MA	3 unit, 15 total rooms, 6 total bedrooms 3 Family	48	\$369,900	\$360,000	📷 x1
71541333	SLD	30-32 Dashwood Street	Revere, MA	3 unit, 14 total rooms, 5 total bedrooms 2 Family	53	\$239,900	\$180,000	📷 x15
72325828	SLD	120-122 Slater Ave	Springfield, MA : Indian Orchard	2 unit, 8 total rooms, 4 total bedrooms Duplex	141	\$169,000	\$161,300	📷 x1
72325826	SLD	27-29 Beauregard St	Springfield, MA : Indian Orchard	2 unit, 8 total rooms, 4 total bedrooms Duplex	142	\$164,000	\$161,300	📷 x6
72741165	SLD	383-385 Pearl Street	Stoughton, MA	2 unit, 12 total rooms, 6 total bedrooms 2 Family - 2 Units Side by Side	23	\$575,000	\$630,000	📷 x12
72761256	SLD	40-42 Park St	Stoughton, MA	3 unit, 20 total rooms, 10 total bedrooms 3 Family	26	\$629,000	\$723,000	📷 x42 📄
72830466	SLD	2 Morton St	Taunton, MA	2 unit, 9 total rooms, 5 total bedrooms 2 Family	21	\$449,000	\$470,000	📷 x38 📄
73136480	SLD	2 Morton St	Taunton, MA	2 unit, 9 total rooms, 5 total bedrooms 2 Family	37	\$599,000	\$628,000	📷 x21 📄
72712391	SLD	723 Main St	Wakefield, MA	3 unit, 12 total rooms, 5 total bedrooms 2 Family - 2 Units Side by Side	22	\$749,900	\$765,000	📷 x40 📄
72672546	SLD	28-30 Pleasant St	Whitman, MA	2 unit, 13 total rooms, 6 total bedrooms 2 Family - 2 Units Up/Down	20	\$449,900	\$465,000	📷 x31 📄
73020401	SLD	106 Illinois Street	Worcester, MA	3 unit, 12 total rooms, 7 total bedrooms 3 Family	32	\$444,000	\$420,000	📷 x41 📄
Multi Family Listings: 119 Avg. Liv. Area SqFt: 3082.4 Avg. List \$: \$597,069 Avg. List \$/SqFt: \$200 Avg. DOM: 51.3 Avg. DTO: 32.74 Avg. Sale \$: \$586,267 Avg. Sale \$/SqFt: \$198								
Land Listings								
71769841	SLD	56 Cedar St	Boston, MA : Roxbury's Fort Hill	0.17 Residential acres (7,374 SqFt)	22	\$150,000	\$225,000	📷 x5
72419912	SLD	48 Wilcock Street	Boston, MA : Dorchester	0.09 Residential acres (4,000 SqFt)	24	\$375,000	\$425,000	📷 x6
72419911	SLD	40 Wilcock Street	Boston, MA : Dorchester	0.09 Residential acres (4,000 SqFt)	24	\$375,000	\$425,000	📷 x5
73166059	UAG	94 Lowell Road	Mashpee, MA	0.59 Residential acres (25,875 SqFt)	98	\$289,000		📷 x1 📄
Land Listings: 4 Avg. List \$: \$297,250 Avg. DOM: 42 Avg. DTO: 27 Avg. Sale \$: \$358,333								
Commercial Listings								
73335774	CTG	1505 Hyde Park Ave	Boston, MA : Hyde Park's Readville	3269 SqFt Mixed Use Building	13	\$800,000		📷 x2
73326330	ACT	2 Waumbek St	Boston, MA : Roxbury	Mixed Use Building	46	\$1,900,000		📷 x36 📄
73288734	UAG	15 Otisfield St	Boston, MA : Roxbury	14112 SqFt Commercial Building	99	\$750,000		📷 x10 📄
72301590	SLD	350 Blue Hill Ave	Boston, MA : Roxbury	Commercial Condo Building	178	\$1,200,000	\$700,000	📷 x12
72905174	SLD	70 Wayland St	Boston, MA : Roxbury	8570 SqFt Commercial Building	76	\$1,100,000	\$900,000	📷 x1
72785575	SLD	26-32 Pleasant Street	Stoughton, MA	6268 SqFt Commercial Building	87	\$749,000	\$720,000	📷 x4
Commercial Listings: 6 Avg. List \$: \$1,083,167 Avg. DOM: 83.17 Avg. DTO: 81.6 Avg. Sale \$: \$773,333								

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Lindsey & Associates Realty Team
Real Estate Investment/Development Experience

<u>PROPERTY ADDRESS</u>	<u>TYPE OF PROPERTY</u>	<u>TYPE OF RESALE</u>
80 Beaumont Street Dorchester	Condo	Fix & Flip
12 Capen Street Dorchester	Two Family	Wholesale
23-25 Babson Street Mattapan	Two Family	Wholesale
22 VFW Parkway	Single Family	Wholesale
77 Bailey Street Dorchester	3 Family	TBD
14 Anderson Way Malden	Condo	Wholesale
30 Camelot Court Stoughton	Condo	Fix & Flip
20 Leston Street Boston	3 Family	Fix & Flip
99 Coney Street Walpole	Single Family	Wholesale
21 Linden Street #407 Quincy	Condo	Fix & Flip
88 Lincoln Street Easton	Single Family	Fix & Flip
35 Gannet Road Quincy	Single Family	Wholesale
14 Roger Bellingham Bellinham	Single Family	Full Rehab
769 Central Street Stoughton	Single Family	Full Rehab
63 Marion Street Holbrook	Single Family	Full Rehab
9-13 Hewins Street Boston	Land	4 Condo Units Pending

<u>PROPERTY ADDRESS</u>	<u>TYPE OF PROPERTY</u>	<u>TYPE OF RESALE</u>
77 Lyndhurst Street Boston MA	Single Family	Wholesale
59 Rockdale Street Boston MA	Single Family	Full Rehab
10 Wolcott Street Boston MA	2 Family	Full Rehab
242 Talbot Ave Boston MA	3 Family	Wholesale
36 Ralston Road Boston MA	2 Family	Wholesale
22 Wolcott Street Boston MA	2 Family	Wholesale
44 Arbutus Street Boston MA	3 Family	Fix & Flip
30 Moultrie Street Boston MA	Single Family	Full Rehab
608 Park Street Boston MA	3 Family	Full Rehab
38 Greendale Road Boston MA	Land- Plans recently approved to build a 3 Family Residence	Wholesale
50-52 Townsend Street Boston MA	4-6 Unit	Wholesale (Transactional)
57 Richfield Street Boston MA	2 Family	Wholesale
48 Old Morton Street Boston MA	Single Family	Full Rehab
191 Geneva Ave Boston MA	Single Family	Wholesale
19 Alaska Street Boston MA	Single Family	Wholesale
51 Milton Avenue Boston MA	Single Family	Full Rehab
27 Nonquit Street Boston MA	Single Family	Full Rehab
1 Davidson Avenue Boston MA	Single Family	Wholesale

<u>PROPERTY ADDRESS</u>	<u>TYPE OF PROPERTY</u>	<u>TYPE OF RESALE</u>
25 Edgewood Street Boston MA	2 Family	Full Rehab
20 East Street Boston MA	3 Family	Wholesale
22 Branchfield Street A3 Boston MA	Condo	Wholesale
232 Magnolia Street Boston MA	3 Family	Full Rehab
996 Washington Street Boston MA	Single Family	Wholesale (Transactional)
55 Granfield Ave Boston MA	Single Family	Full Rehab
33 Sefton Street Boston MA	Single Family	Full Rehab
233 West Selden Street Boston MA	2 Family	Sold

PROPOSAL

Boston Planning & Development Agency (“the BPDA”)

RFP 626-628 Warren Street

Redevelopment and Ground Lease

DESIGN SUBMISSION



MARCH 03rd, 2025



TABLE OF CONTENTS- DESIGN SUBMISSION

60	DESIGN SUBMISSION
	Design Narrative (Context Study)
	Concept development
	Energy Design Narrative
	Landscape Resilience development strategies

80	DESIGN DRAWINGS
	Neighborhood Plan
	Schematic Floor Plans
	Schematic Elevations
	Schematic Sections
	Perspective Views

DESIGN SUBMISSION

Design Narrative

Design Drawings

Energy Design Narrative

Landscape Design Narrative

DESIGN NARRATIVE



OVERVIEW:

This submission for development and sale of 626-628 Warren Street in Roxbury RFP proposes 9 housing units (affordable units and market rate units) and restaurant & small office space at the ground level on the property. By offering a mix of such family development in this neighborhood will help improve housing affordability, accessibility, and opportunity which can help build more livable community helping more people live in affordable, secure homes.

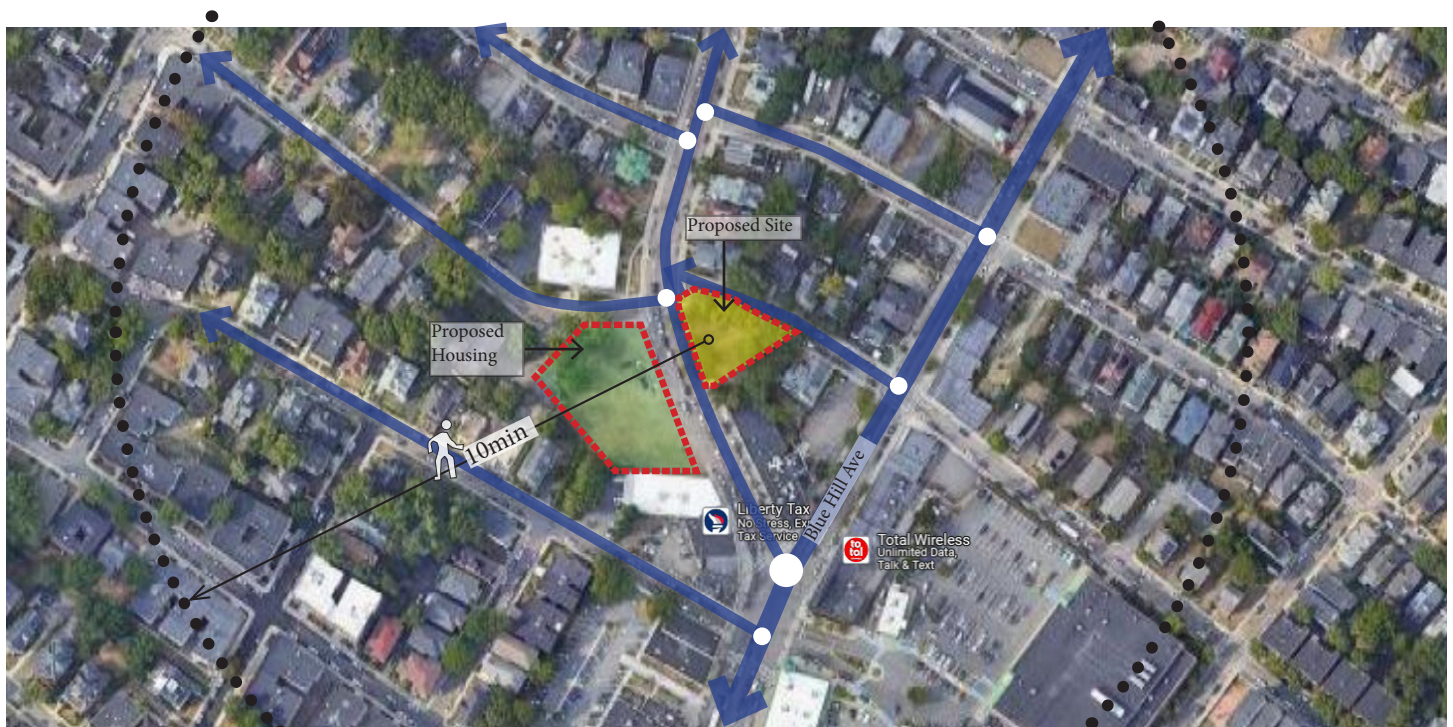
Parking parking is provided on site and each units will have access to great sized balcony decks from both the front and rear of the site. Green sedum roof above the restaurant and solar harvesting roofs are key to City’s sustainability & resiliency goals.

SITE CONTEXT & SITE DESIGN

The proposed site design takes into consideration the following site characteristics;

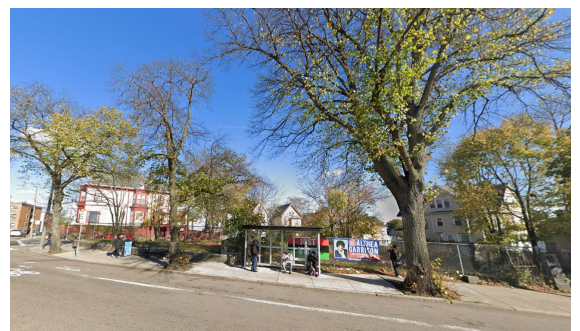
- Mature trees along Warren & Sunderland streets are to be retained and where not possible replaced.
- The site has a grade change of about 5-6 feet from corner or Warren to bottom on Sunderland street. This will leverage towards parking access.
- Context material mix (brick, decorative boards & trims) from neighboring buildings will be an aesthetic reference.
- Activating the corner of Warren and Sunderland a key design driver and balancing local scale or residential and commercial towards Blue Hill Avenue.

EXISTING OVERVIEW CONTEXT MAP






- Proposed Development Site (626-628 Warren Street)
- Vehicular access
- Site Proximity distance

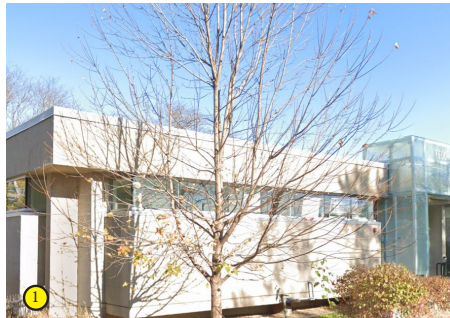
Existing bus stops in front of the site



EXISTING PEDESTRIAN & VEHICULAR SITE ACCESS



-  Vehicular access
-  Pedestrian Access
-  Bus Stops



The material finish of the Freedom House and house next importation references.



The Local Building Character Asset

The local context is a combination of both residential scale buildings and materials at the edge of a commercial thoroughfare of Blue Hill Ave. This proximity presents opportunity for blending both toned down materials such as brick, vinyl cladding, decorative colorful trims and painted Murals.

This blended mix forms a key part of the proposed building color palate which seeks to create a unifying mix at that corner.

Existing street views are characterized by triple decker housing, brick multifamily housing and community center and shaded mature trees at site corner & along Warren St.



Site close connected to busy Warren St. with important commercial activities, beautiful colorful mural and brick buildings.

ZONING ANALYSIS & ZONING DIAGRAM

PROPOSED ZONING OVERVIEW

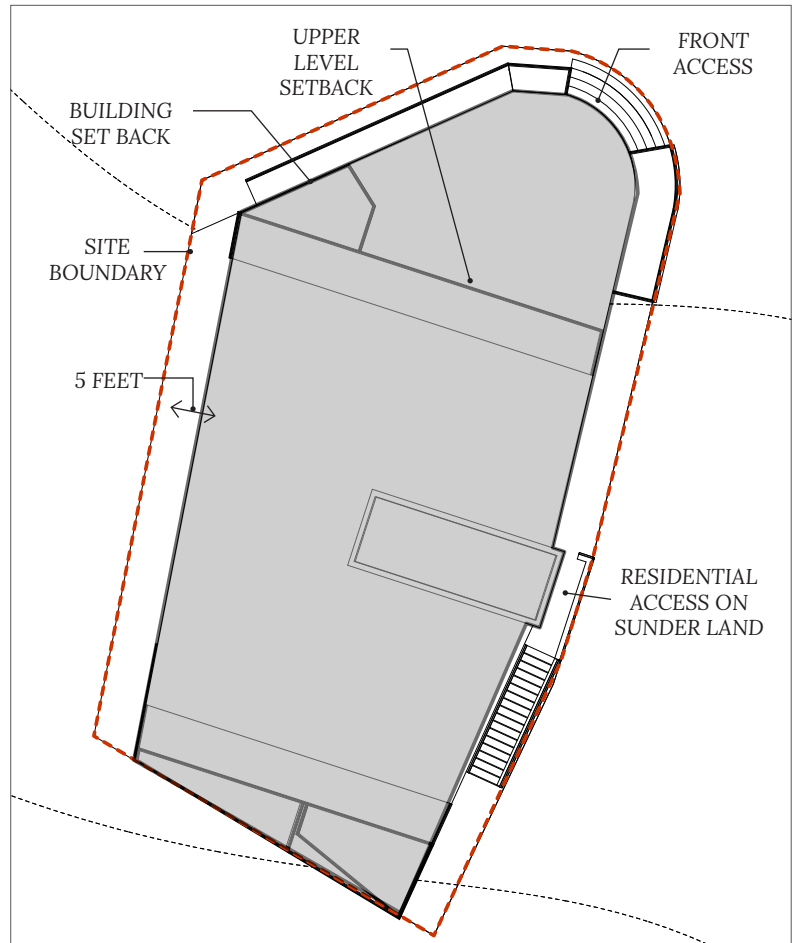
The property is currently situated within Roxbury's Zoning District, Multifamily Residential (MFR) Subdistrict (Map 6B/6C) as governed by Article 50 of the Boston Zoning Code. The is also property is within the Boulevard District.

ZONING RELIEF & VARIANCES

The existing site does not meet key development needs without variances and change of use. Therefore this project will seek variances as listed below in the zoning table in-order to be able to undertake the project implementation.

- Parking (commercial)
- Green space
- Setbacks
- Height
- Floor Area Ration (FAR)

PROPOSED ZONING DIAGRAM



DENSITY & DIMENSIONAL STANDARDS ZONING DISTRICT: ROXBURY NEIGHBORHOOD ZONING SUBDISTRICT: MFR and MFR/LS			ZONING RELIEF NEEDED
	REQUIRED	PROPOSED	
LOT AREA, MINIMUM FOR DWELL UNIT(S) SPECIFIED (SQ. FT.)	4,000 for first 3 units	5,013 sq ft for 9 units and Commercial	Y
USABLE OPEN SPACE PER D. UNIT	1,000 SQF	186 per UNIT	Y
LOT WIDTH MINIMUM (FEET)	40	26	Y
LOT FRONTAGE MINIMUM (FEET)	15	5	Y
FLOOR AREA RATIO MAXIMUM (FAR)	1.0	3	Y
BUILDING HEIGHT	45	56	Y
USABLE OPEN SPACE MINIMUM SQ. FT. PER DWELLING UNIT	200	89	Y
FRONT YARD MINIMUM DEPTH (FEET)	20	5	Y
SIDE YARD MINIMUM WIDTH (FEET)	10	5	Y
REAR YARD MINIMUM DEPTH	20		Y
PARKING	9 RESIDENTIAL + 3 COMMERCIAL	9	Y



*Proposed Axon View Looking South
on Warren Street*

DESIGN NARRATIVE -34 WALES STREET

SITE RESPONSE & DESIGN PRINCIPLES

The proposed development also builds onto **Ambry Development Group** core values and long held believes that; **Communities deserve access to affordable housing that are both ecologically sensitive and sustainable.** Ambry believes homeownership is a vital step to help families cerate wealth and getting ahead. At Ambry we passionate about leveraging our expertise to create positive change and generate meaningful returns for our community.

PROPOSED CONCEPT DESIGN PRINCIPLES

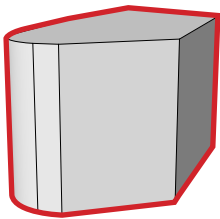
In response to the RFP's 'Design guidelines' the following design strategies have been integrated into this project;

1. Landscaping strategies include proposal of a sedum roof above the restaurant and retaining

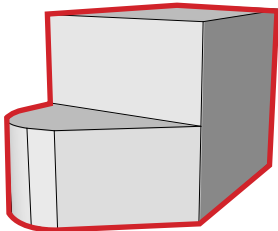
- (or replacing where needed) all the mature trees on Warren and Sunderland streets.
2. Site lines at the corner of Warren and Sunderland are improved through lowering of building hight and use storefront glazing facing both streets.
3. The proposed south facing roof is designed to harvest solar through solar panels and building will be designed to passive house.
4. Local native tree species and sedum will be used.
5. (6/7) As noted mature trees will be retained and tree care will be undertaken
6. Project retains current bus shelter and public furniture on Warren street.



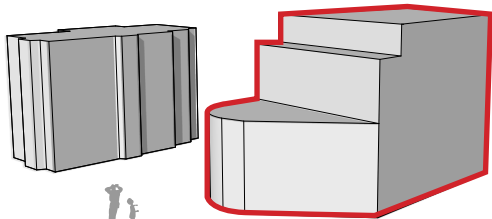
View Looking North on North on Warren Street



Out of scale massing



Human scaling at corner & site lines

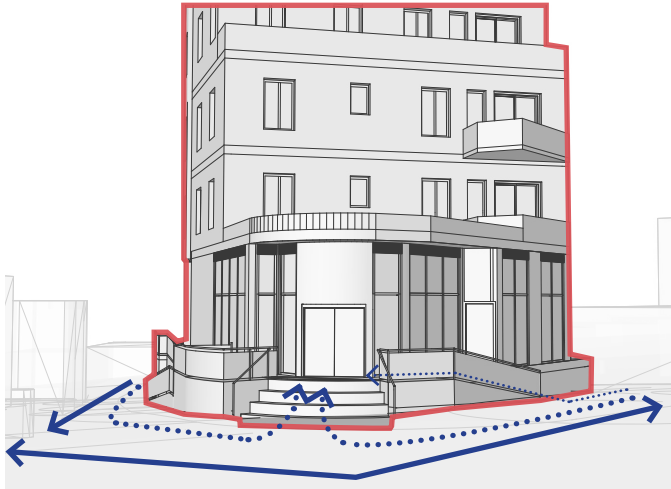


Neighborhood scaling and context matching

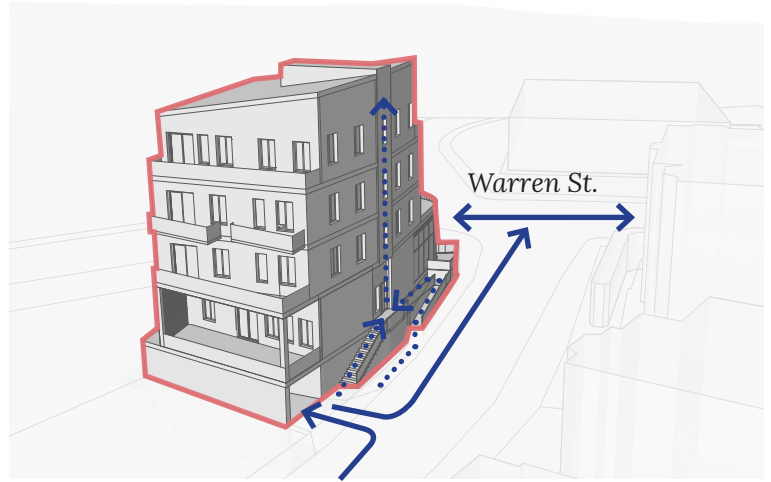
MASSING, CONTEXT & SCALE



ACTIVATING WARREN & SUNDERLAND STREET FRONTAGES



Front access to the commercial level & activating the front facing Freedom House



Vehicular access into parking garage and pedestrian

PARKING STRATEGY

The existing topography has a natural fall of about 5-6 feet from the top of the site to the bottom. Our underground parking will take advantage of this grade fall to create access and open air ventilation.

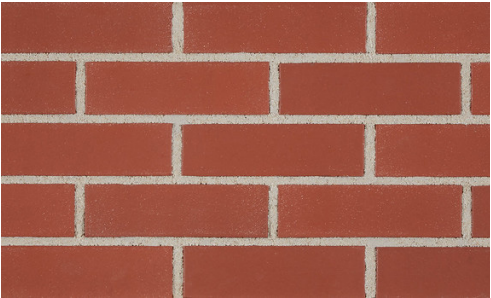




Material reference from site context

MATERIAL STRATEGY

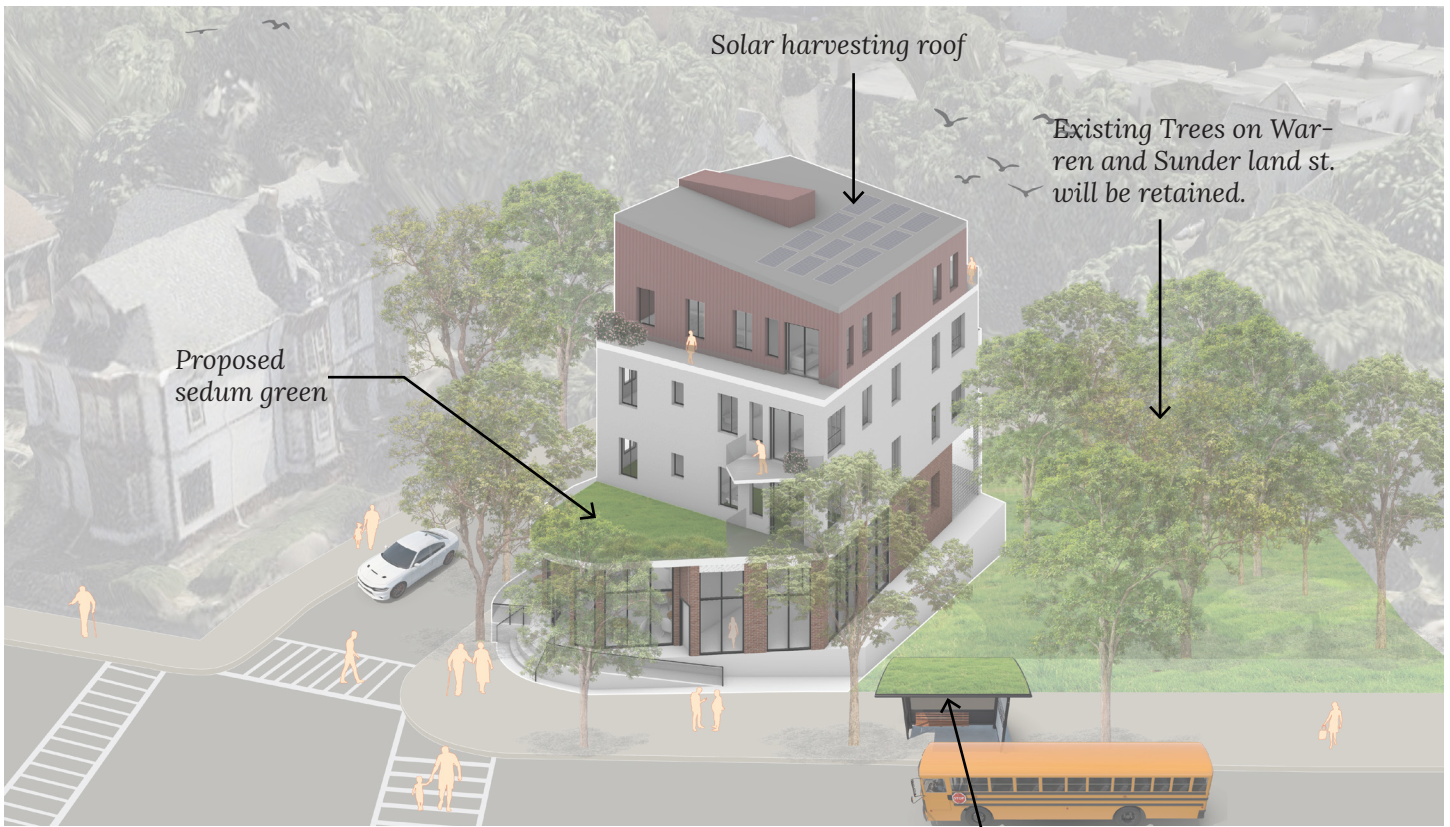
To match neighboring character and also meet passive house energy with efficient wall system, we propose to use limited red brick on building plinth to tie neighboring brick and decorative boarding to tie Freedom House and red metal paneling to tie red neighboring trims. The three material choices are carefully chosen to ensure the building unifies with the character and feel of the context.



1 Red brick on the plinth ties near by red brick context

2 Decorative boarding ties Freedom House material

3 Red extruded metal paneling ties red trim on neighbor



RESILIENT DEVELOPMENT, CARBON NEUTRAL, NET ZERO ENERGY, AND GREEN BUILDING - DESIGN NARRATIVE

We aspire to craft an environmentally friendly design, we do this by prioritizing the preservation of existing vegetation on the site by protecting the tree canopy and utilizing native species that demand less maintenance, exhibit better disease tolerance, and adapt effectively to global warming. Furthermore, we want the design to reflect the historical character of the neighborhood through the incorporation of four-season planting, ensuring aesthetic appeal even in the winter.

On Warren St. specifically the street-facing side, we envision a clean design that complements the qualities of the proposed building. This design should harmonize with the building's order and scale. To achieve this, we plan to integrate small ornamental native trees that undergo seasonal color changes, demand minimal maintenance and can thrive in urban conditions, like Amelanchier and Red bud trees. Given the slope, there are opportunities to create a cascading front garden, we will avoid the use of mulch instead we will incorporate small na-

tive ground cover like carex grass, wild ginger foam flower to protect the soil from erosion and sediments.

We are keen on bordering the park with trees and shrubs to establish a permeable threshold integrating the building with the existing park. It is crucial to select trees that align with the building scales and contribute with the design existing park vegetation. For tree options, we can use the same trees as the park or we can consider trees with a narrow canopy and substantial scale, such as Columnar Pine Oak, American Beech, American Holly and Black Gum. Evergreen shrubs option like hollies will provide greenery through the winter, while other deciduous shrubs may feature interesting colors, such as Red Osier Dogwood.

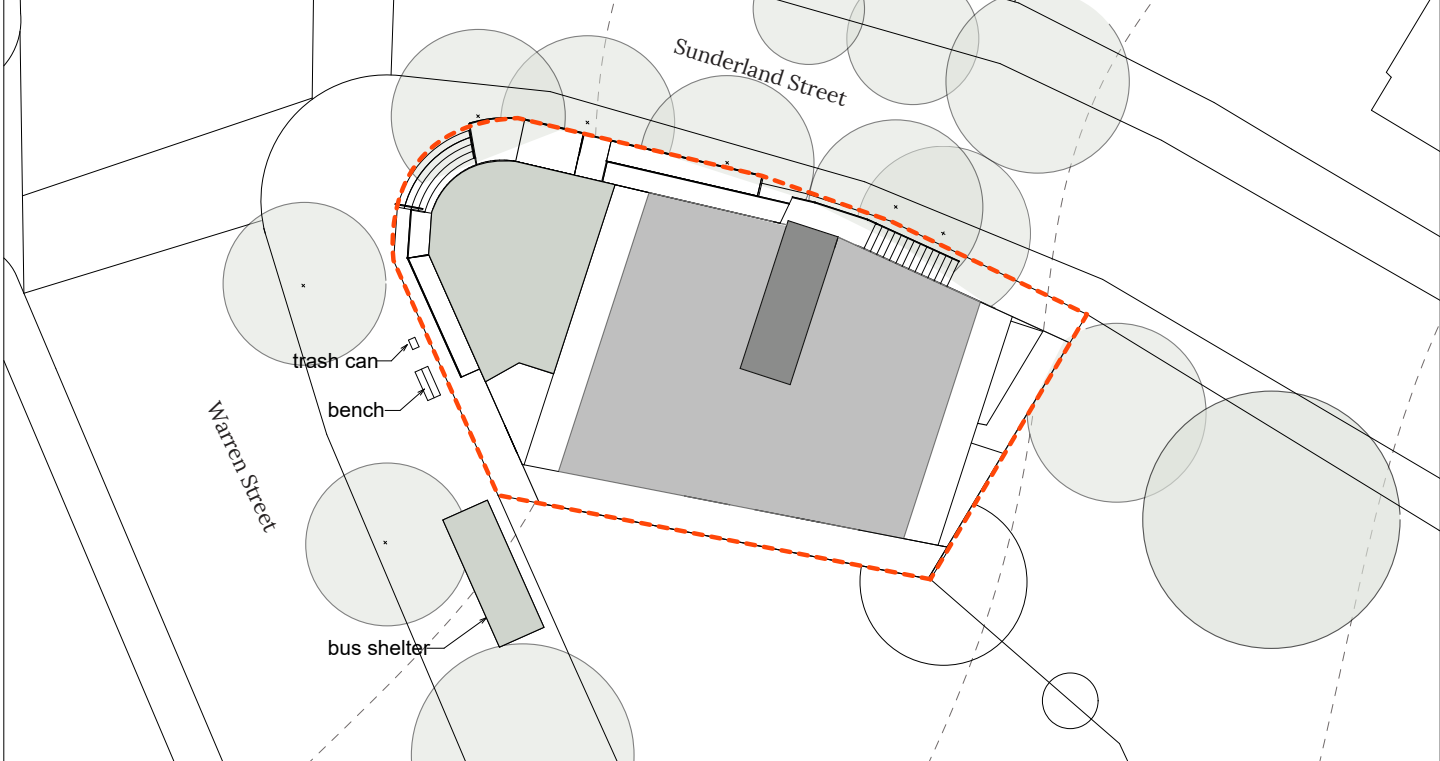
Behind the building we want to create a green open area for recreation that will have space for benches and eating table, with an emphasis on



preserving the existing trees and preventing soil erosion by adding new native trees, combination evergreen and deciduous shrub varieties and native ground covers. On the border along the parking entrance we

want to add a mix of native evergreen trees and shrubs to crate a thick green boundary to provide privacy to the adjacent neighborhoods we will use trees like American Holly, Festigate White pine, green giant North Eastern Cedar.

Mature trees along Warren and Sunderland will be retained or replaced where necessary.



Qualitative Passive House Feasibility Narrative

626-628 Warren Street

Willie Bodrick II
willie.bodrick@ambrydevelopment.com
Ambry Development Group LLC
willie.bodrick@ambrydevelopment.com
Roxbury, MA



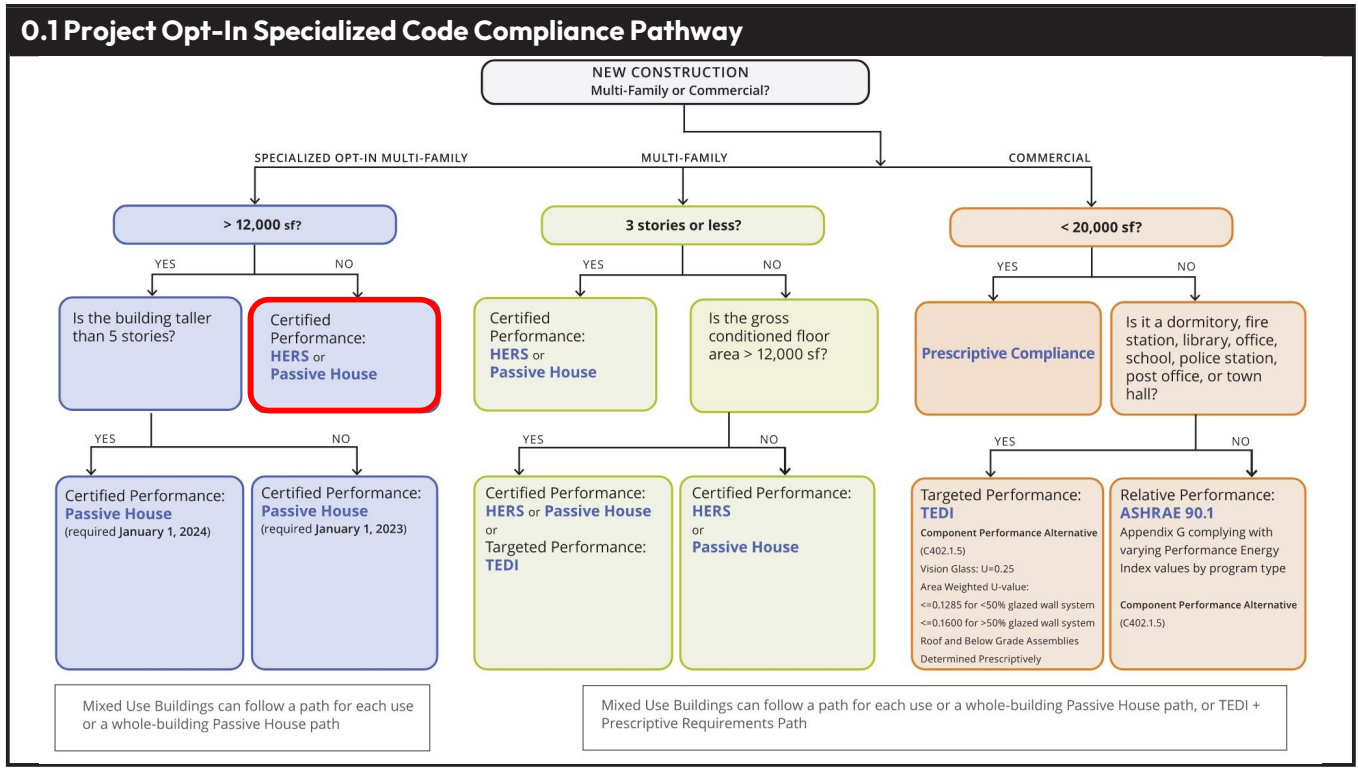
Dear Willie,

As requested by Ambry Development LLC (Ambry), RDH Building Science Inc. (RDH) is pleased to provide you with this memo summarizing our preliminary review of Passive House feasibility strategies for 626-628 Warrant Street, towards your submission to the City of Boston Redevelopment and Ground Lease RFP for the site.

The Boston Planning & Development Agency (BPDA) has issued an RFP aiming to revitalize the currently vacant land at 626-628 Warren Street in Roxbury, Boston, MA, which has remained undeveloped since the demolition of a previous structure sometime between 1931 and 1969. The BPDA RFP has proposed two potential uses for the site: a residential or mixed-use development with income-restricted rental or homeownership options, or an improved public open space such as a community garden or park. Ambry is proposing a mixed-use building comprising nine residential units and two commercial units. The site, located in the vibrant Grove Hall area, will offer excellent access to shopping and dining options, enhancing its appeal for both residential and commercial use.

The City of Boston has adopted the Opt-In Specialized Code which requires either a HERS score of 42 or Passive House certification for multi-family residential projects under 12,000 square feet. The commercial space will need to be certified under the whole building passive house or follow the prescriptive code compliance path. Based on our preliminary review of the Conceptual Design documents, we recommend pursuing whole building Passive House certification as this may afford additional flexibility in the products and strategies available to be considered for design of the commercial space building enclosure.

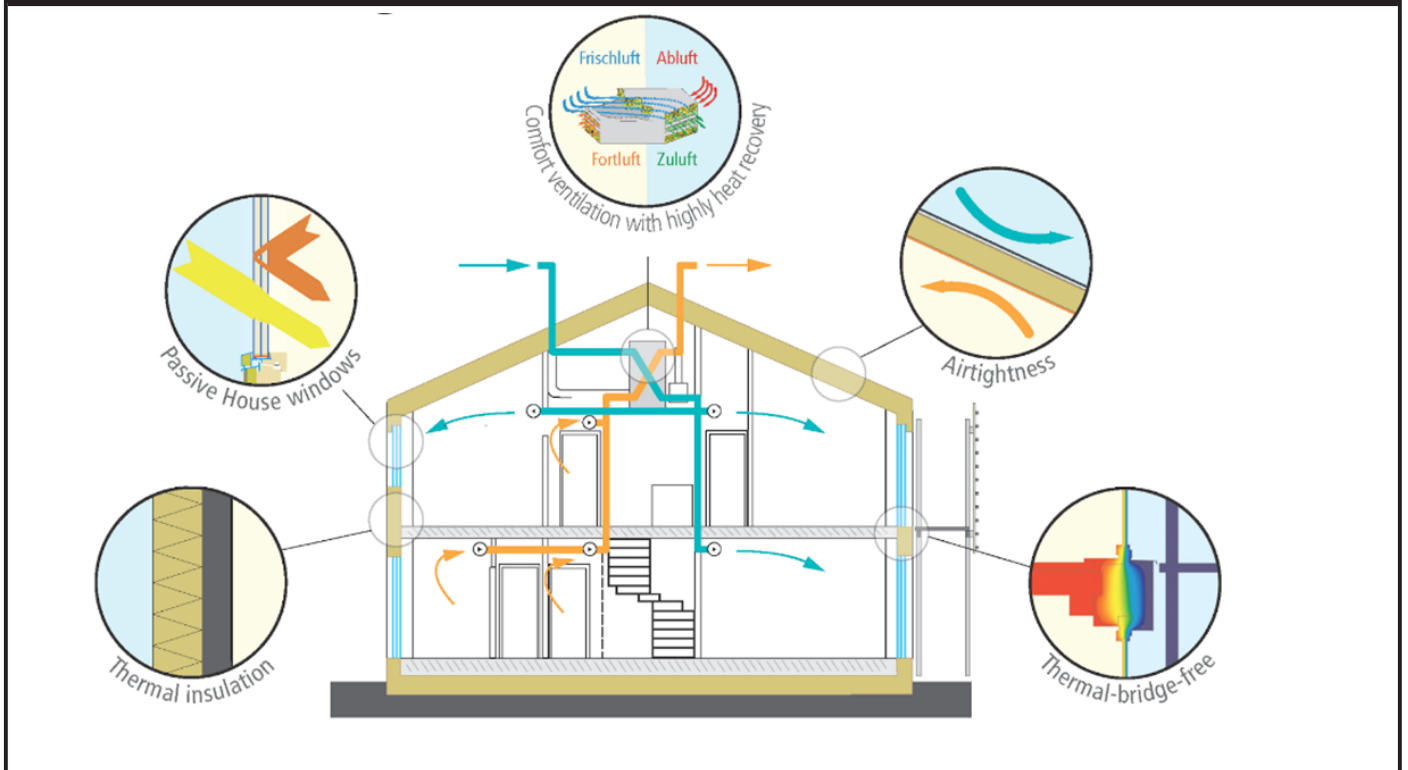
It is our opinion that Passive House certification is possible for 626-628 Warren Street. Please note that the Passive House Basis of Design elements contained in this letter are based on our high-level review of the Conceptual Design documents and our general opinion based on past project experience. An energy model (WUFI Passive) is required to confirm Passive House performance requirements. RDH has not completed a WUFI Passive model at this stage and we recommend the model be completed as a next step to verify compliance with Passive House standards.



1.0 Phius Certification Criteria

All high-performance, low-carbon standards, including Passive House, require a proactive and dedicated management of the stringent operational energy and carbon budgets set for each project. To meet the energy code and Phius+2024 requirements, the design must comply with limits in annual heating and cooling demands, peak heating and cooling loads, source energy, and airtightness.

1.1 Elements of Passive House Design



One of the key practices to deliver a successful project is to clearly define performance metrics for the project, at an early phase. The table below details preliminary results of the 2024 Phius performance criteria calculator for the residential and commercial spaces for 626-628 Warren Street. These are the targets the project will be required to meet.

1.2 Performance Targets – Residential Space			1.3 Performance Targets – Commercial Space		
Phius 2024 New Construction* Performance Criteria Calculator v24.1			Phius 2024 New Construction* Performance Criteria Calculator v24.1		
UNITS:	IMPERIAL (IP) ▾		UNITS:	IMPERIAL (IP) ▾	
BUILDING FUNCTION:	RESIDENTIAL ▾		BUILDING FUNCTION:	NON-RESIDENTIAL ▾	
STATE / PROVINCE	MASSACHUSETTS ▾		STATE / PROVINCE	MASSACHUSETTS ▾	
CITY	BOSTON LOGAN INT ARP ▾		CITY	BOSTON LOGAN INT ARP ▾	
ASHRAE 169 Climate Zone	5A		ASHRAE 169 Climate Zone	5A	
Envelope Area (ft²)	14,079.0		Envelope Area (ft²)	3,757.5	
iCFA (ft²)	7,189.4		iCFA (ft²)	1,379.9	
Dwelling Units (Count)	9		Average Occupancy	20	
Total Bedrooms (Count)	15		Design (Max) Occupancy	50	
Space Conditioning Criteria			Space Conditioning Criteria		
Annual Heating Demand	7.8	kBtu/ft²yr	Annual Heating Demand	9.3	kBtu/ft²yr
Annual Cooling Demand	6.1	kBtu/ft²yr	Annual Cooling Demand	6.7	kBtu/ft²yr
Peak Heating Load	5.7	Btu/ft²hr	Peak Heating Load	6.4	Btu/ft²hr
Peak Cooling Load	3.0	Btu/ft²hr	Peak Cooling Load	4.9	Btu/ft²hr
Source Energy Criteria			Source Energy Criteria		
Phius CORE	4800	kWh/person.yr	Phius CORE	30.0	kBtu/ft²yr
Phius ZERO	0	kWh/person.yr	Phius ZERO	0	kBtu/ft²yr

Phius offers four certification pathways for mixed-use buildings, depending on the use of the non-residential space and whether certification is sought for the entire building, or just one of the two portions. Using Passive House certification as the stretch energy code compliance path for the entire building would simplify the Stretch Code compliance pathway for the project and allow the use of a single energy modeling software, rather than multiple, with separate evaluation approaches.

Therefore, in Phius guidebook table 0.5.3.2.0, we recommend 626-628 Warrant St follow the Whole Building Certification pathway "A", and this feasibility memo reflects this approach. Pathway A allows for one combined certification of both spaces, on a weighted average basis. Under this pathway, the commercial and residential portions of the building must meet area-weighted performance targets collectively, as identified in Figure 1.4. Because the commercial portion of the building is highly glazed, its performance will be lower relative to the residential portion of the building. The combined certification approach of Pathway A allows the relatively higher-performing residential portion of the building to offset the lower relative performance of the commercial space.

1.4 Mixed-Use Certification Matrix

Mixed-Use Certification Paths		Whole Building Certification		Partial Building Certification	
		A	B	C	D
Modeling & Certification	Separate energy models for residential & non-residential.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	100% of the building floor area is modeled / certified.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
	≥ 50% of the building floor area must be modeled / certified.			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Unknown non-residential spaces may not be certified alone.		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	Follows UF Protocol outlined in Phius Mixed-Use Approach.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Source Energy Allowance	Determined for building by applying a mix of residential and non-residential allowances to certified spaces.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	Determined for building by applying a mix of residential and non-residential allowances to certified spaces.		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Space Conditioning Targets	Apply to the whole / certified portion of the building.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
	Apply to partial building and must be met in each energy model.		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

In this approach, separate energy models are created for the residential and non-residential areas, and the overall source energy limit for the project is determined using Phius' approved equation, and is assessed for each of the four space conditioning criteria:

2.0 Summary of Key Design Characteristics

RDH reviewed the following design documents to provide our opinion of the feasibility and likely steps required to meet Phius certification criteria:

- 626-628 Warren Street - RFP DRFAT DRWGS (1).pdf; Redevelopment and Ground Lease of 626-628 Warren Street .pdf; View 1-3-01.jpgs

A full assessment of Phius feasibility requires the development of a WUFI Passive model to assess all criteria. RDH has not completed a WUFI Passive model for the building to date. This memo is based on our general opinion and project experience of typical requirements to meet Phius criteria. Table 2.1 summarizes our review of the key design characteristics and our opinion on their general performance against Phius criteria. Where detailed information pertaining to the component was not provided, RDH has provided Basis of Design assumptions.

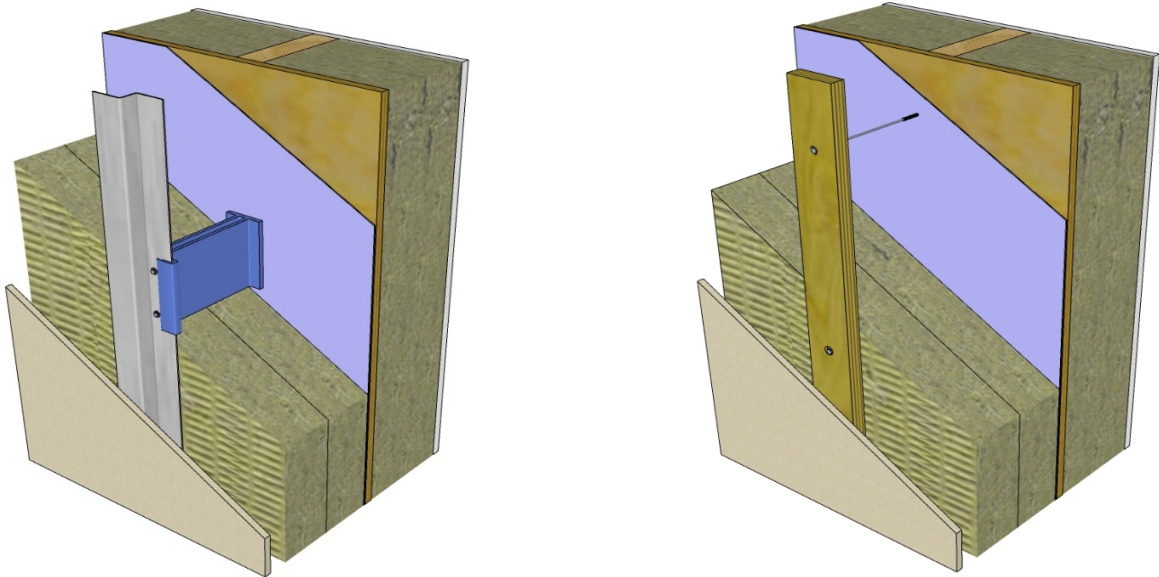
2.1 Preliminary Basis of Design		
COMPONENT	BASIS OF DESIGN	COMMENTS
Garage Ceiling	6" continuous XPS below deck, extending down sides of garage walls	+/-R-30
Sub Grade Foundation Wall	6" XPS over concrete wall partially extending down from first floor	+/- R-30
Above Grade Walls	Rainscreen cladding over 6" of exterior mineral wool insulation with thermally broken clip and rail system, over a vapor permeable weather resistant barrier over exterior sheathing, over a 2x6 wood framed stud wall with R-21 cavity Insulation with Smart Vapor retarder at the interior side of stud wall.	+/- R-40
Roof	Fully adhered membrane roof system with avg 10" of Polyiso fully above deck	+/- R-50
Window to Wall Ratio	+/- 18% - Residential Space +/- 40% - Commercial Space	Maintain 20% or less in the residential area to offset the poorer performing commercial space. Consider reducing amount of commercial glazing.
Windows	Passive House certified triple glazed tilt/turn and fixed windows	U-0.18 or lower whole window U-value
Ventilation**	Decentralized ERVs (per unit)	84% min. efficient sensible heat recovery for the largest volume of air being moved.
Heating and Cooling	Decentralized Air Source Heat Pump (per unit)	High C.O.P
DHW	Decentralized Heat Pump Water Heater (per unit)	SANCO2 with outdoor heat pump or similar.
Lighting	LED (80% min. of lighting fixtures should be Energy Star qualified)	
Appliance & Plug Loads	Energy Star	
Washer Dryer	Heat pump washer dryer (per unit)	
Range Hood	Recirculating Rangehoods	
Airtightness	0.08 cfm75/sf of building enclosure	

3.0 General Discussion and Recommendations

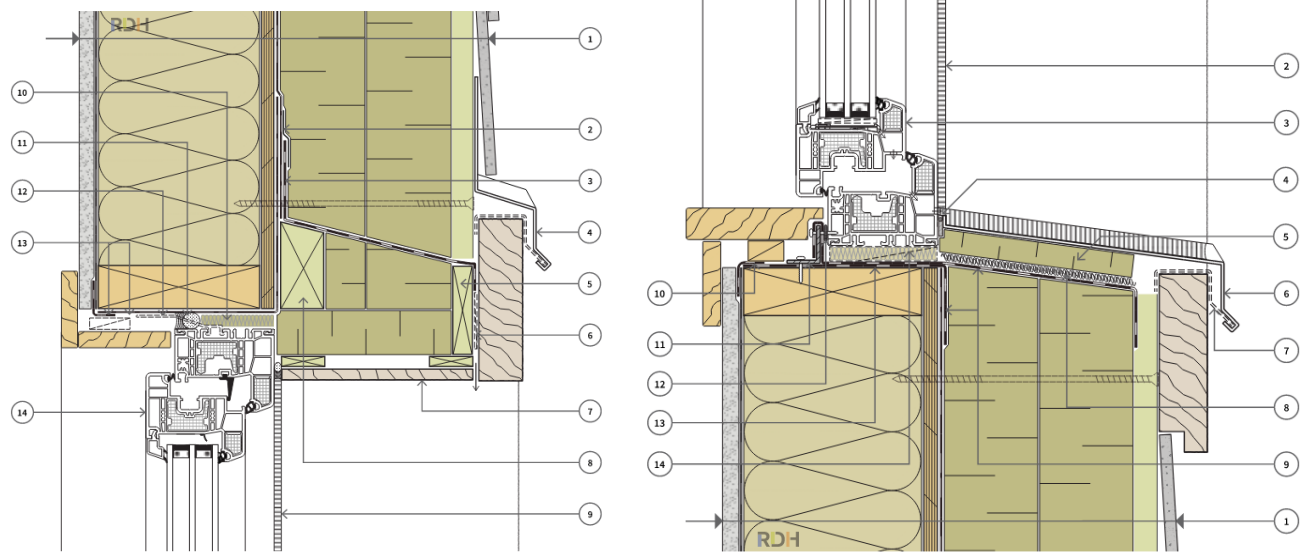
Based on our preliminary review of the Conceptual Design documents, it is our opinion that Passive House certification is possible for 626-628 Warren Street, as highlighted in this memo. The following are key questions and areas of focus to develop a design capable of meeting the Phius Standard moving forward:

- Exact requirements of each key lever of the balanced energy budget are subject to modification pending results of subsequent WUFI Passive energy model.
- Consideration should be given to the detailing of the garage ceiling/floor of level 1 to minimize structural thermal bridges. Insulating above the slab of the units could be a strategy to eliminate potentially complicated insulation below the slab in the garage and around any columns, walls or other structural thermal bridges that would adversely affect the energy model.
- Continuous exterior insulation should extend down from the first floor, partially below-grade in spots to minimize structural thermal bridging at the intersection of the foundation and first floor.
- Use all-electric systems, including heating/cooling and domestic hot water systems.
- Thermally broken brick ties, and limited quantities of steel knife-plate outrigger details to support any brick relieving angles should be used as part of the brick wall system to maintain clear-field R-values required and limit heat loss through thermal bridging.
- Consider utilizing wood framed back up wall for the commercial space as well, allowing a higher effective R-value from stud cavity insulation and associated reduction of the insulation thickness outboard of the AVB. Some miscellaneous structural steel could be required to support the brick and would need to be coordinated with the Structural Engineer.
- It will be important to select systems, lighting, and appliances to reduce energy consumption as much as possible. Energy Star appliances and lighting should be utilized. A DHW wastewater heat recovery strategy should be considered to further reduce Source Energy.
- Basis of design items for clothes dryer and range hoods are intended to limit the disruption of the balanced ventilation within the airtight building enclosure and minimize energy loss. If vented range hood or clothes dryer are to be used, it will affect the Source Energy and will need to be compensated for elsewhere in the energy budget.
- The roof area has to potential for PV if the space is not needed for mechanical units/condensers. We recommend the project team assess PV feasibility as the project design progresses.

5.1 Enclosure Considerations

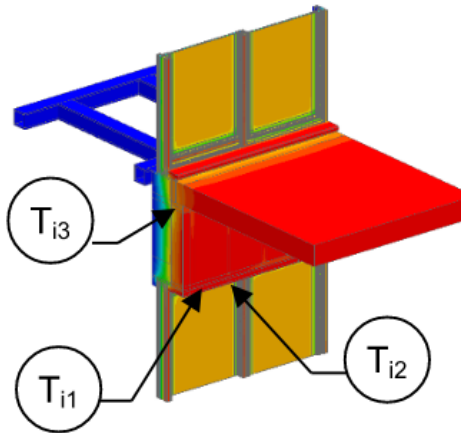


/ Rainscreen cladding on thermally broken clip and rail, or wood strapping with long screws, through exterior insulation, on vapor permeable air and weather resistant barrier, over sheathing on 2x6 wood framing, filled with cavity insulation, with interior side smart vapor retarder, and interior finish.

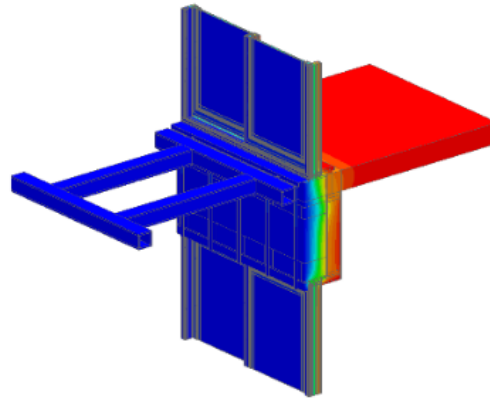


/ Example of how to over-insulate window frame at the exterior with in a rainscreen wall assembly.

5.1 Enclosure Considerations



View from Interior



View from Exterior

/ Example steel knife-plate balcony connection through thermal boundary. Minimize quantity and maximize spacing.

5.2 Mechanical Considerations

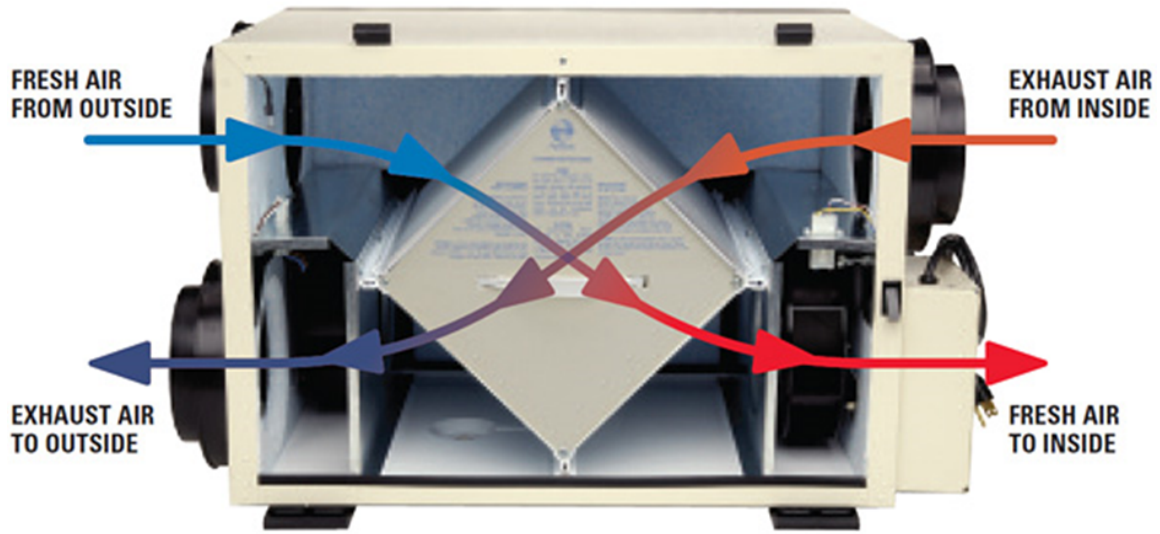


SANCO2 HEAT PUMP WITH 43, 83, AND 119 GALLON TANKS



/ Air source heat pump water heaters, air source heat pump ductless mini-splits for heating + cooling, per unit.

5.2 Mechanical Considerations



/ Energy Recovery Ventilator, one per unit.

Closure

Please don't hesitate to reach out with any questions. We look forward to our continued collaboration on this project.

Sincerely,

Nathan Currie | CDT
Project Consultant
E: ncurrie@rdh.com
T: 617-326-2482

REVIEWED BY:

Andrew Steingiser | RA
Associate, Specialist
E: asteingiser@rdh.com
T: 617-326-2479

DESIGN DRAWINGS

Perspective Views

Neighborhood Plan

Schematic Floor Plans

Schematic Elevations

Schematic Sections



View from Warren & Sunderland Junction



View from across Warren facing North



West Elevation



South Elevation



South Elevation



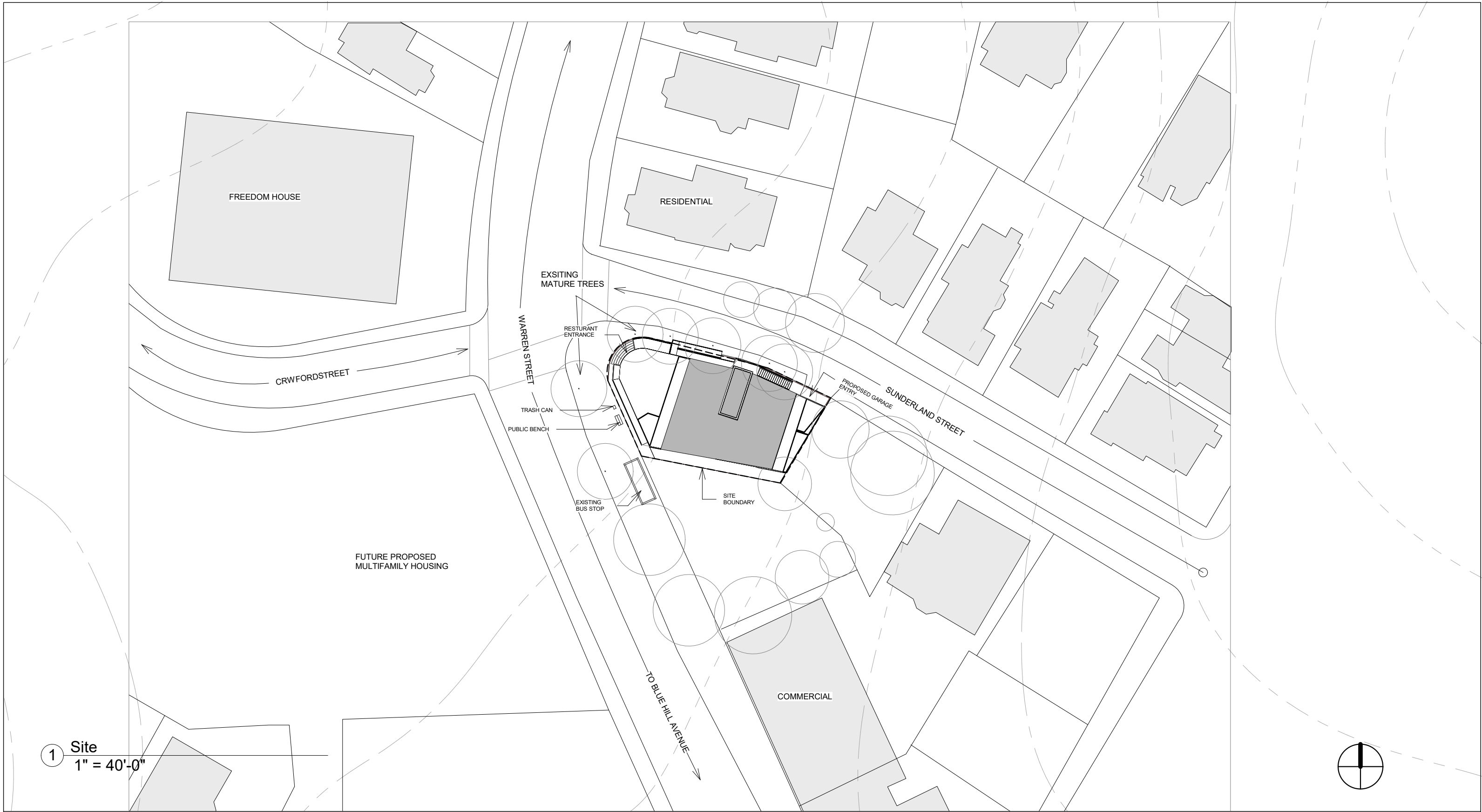
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RFP 626-28 WARREN
STREET DEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

PERSPECTIVE VIEWS

Project number	2501	001
Date	03/03/25	
Drawn by	HKM	Scale NTS
Checked by	HKM	



1 Site
1" = 40'-0"



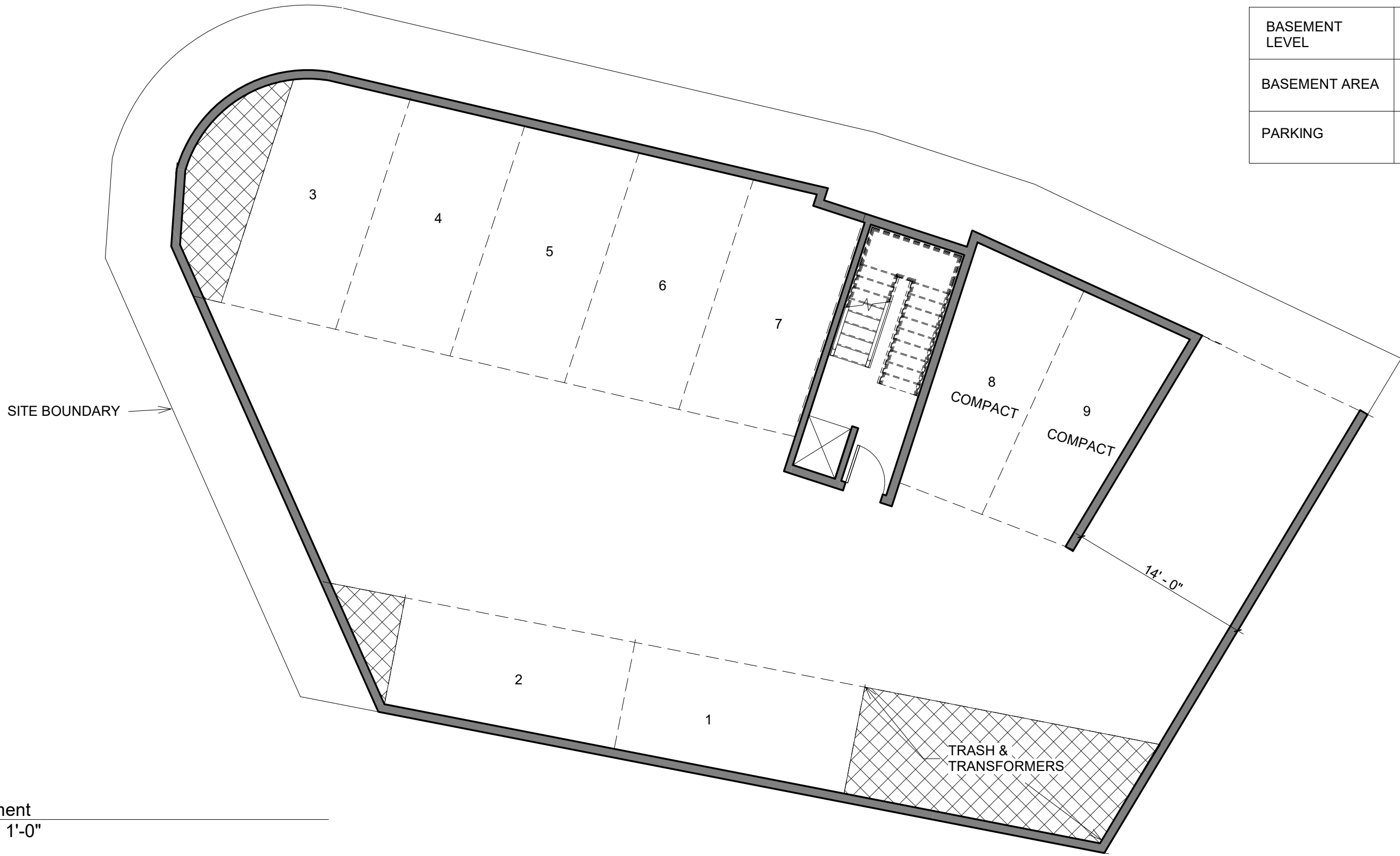

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No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

SITE PLAN		
Project number	2501	SP 100
Date	03/03/25	
Drawn by	HKM	Scale 1" = 40'-0"
Checked by	HKM	

BASEMENT LEVEL	SQF/NUMBER
BASEMENT AREA	3,524
PARKING	9



1 Basement
1/8" = 1'-0"



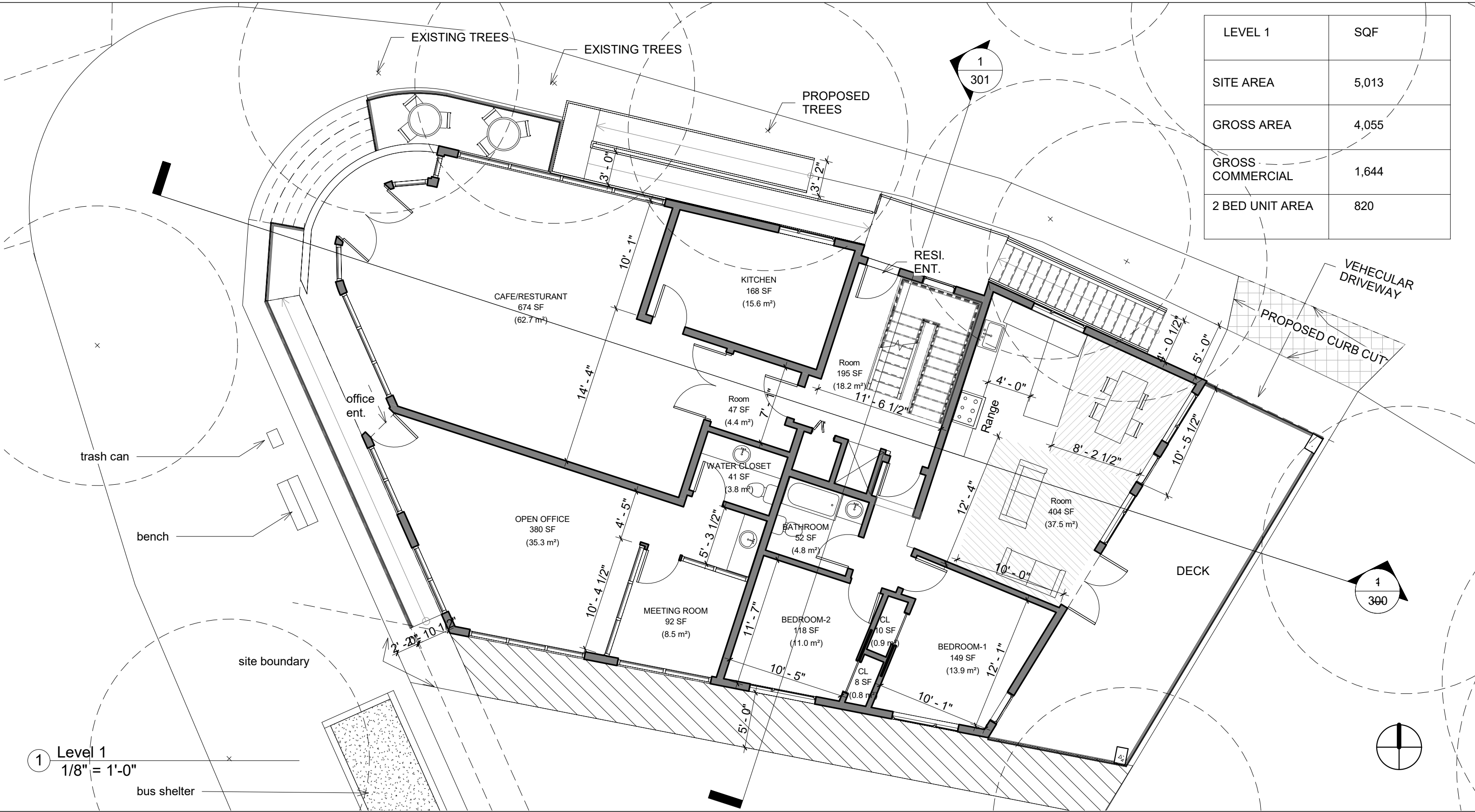
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No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

BASEMENT PLAN

Project number	2501	100
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	



LEVEL 1	SQF
SITE AREA	5,013
GROSS AREA	4,055
GROSS COMMERCIAL	1,644
2 BED UNIT AREA	820

1 Level 1
1/8" = 1'-0"



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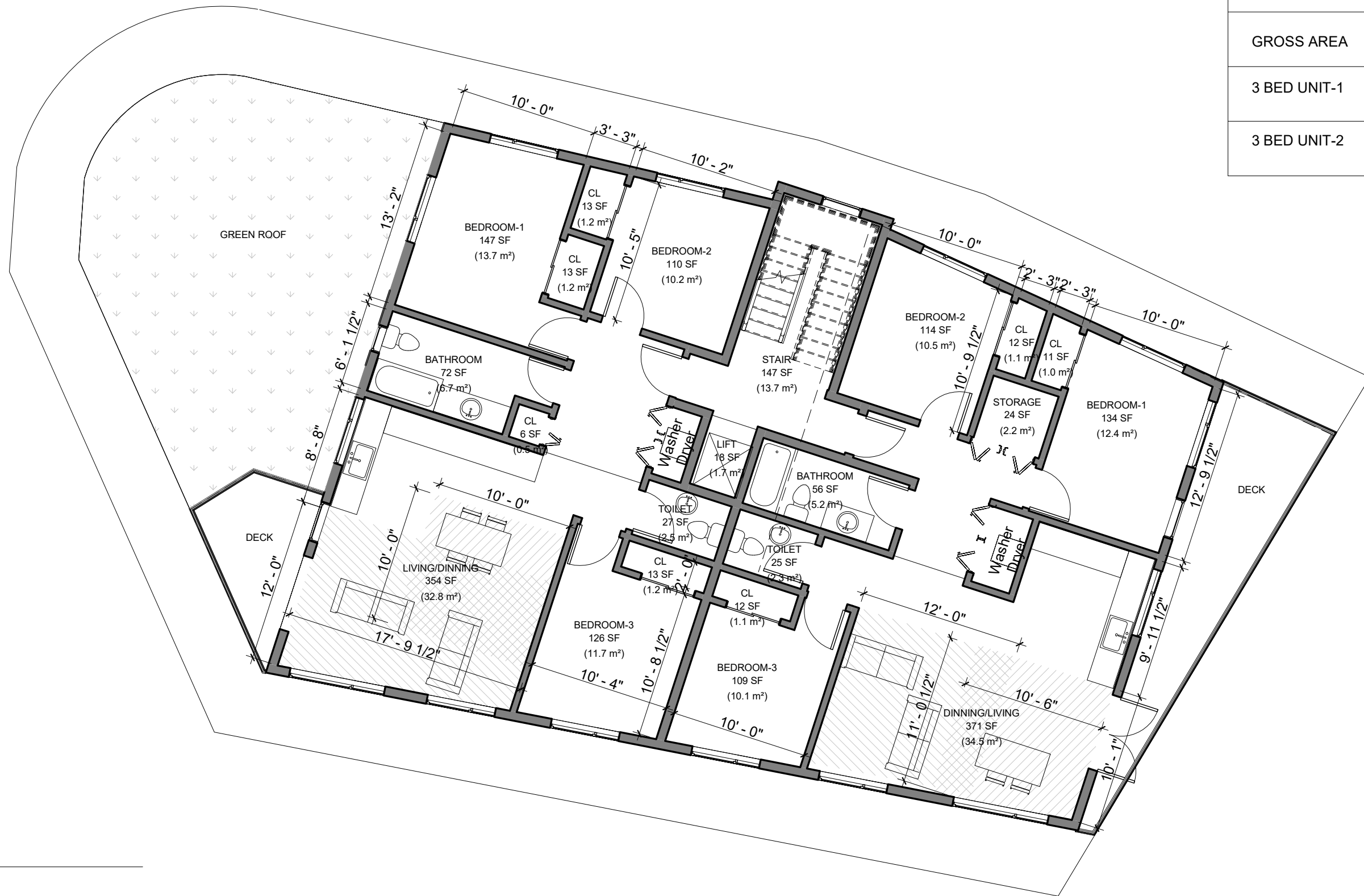
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RFP 626-28 WARREN
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No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

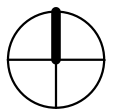
LEVEL 1 PLAN

Project number	2501	101
Date	03/03/25	
Drawn by	HKM	
Checked by	HKM	
Scale		1/8" = 1'-0"

LEVEL 2	SQF
GROSS AREA	2,655
3 BED UNIT-1	1,044
3 BED UNIT-2	1,041



1 Level 2
1/8" = 1'-0"



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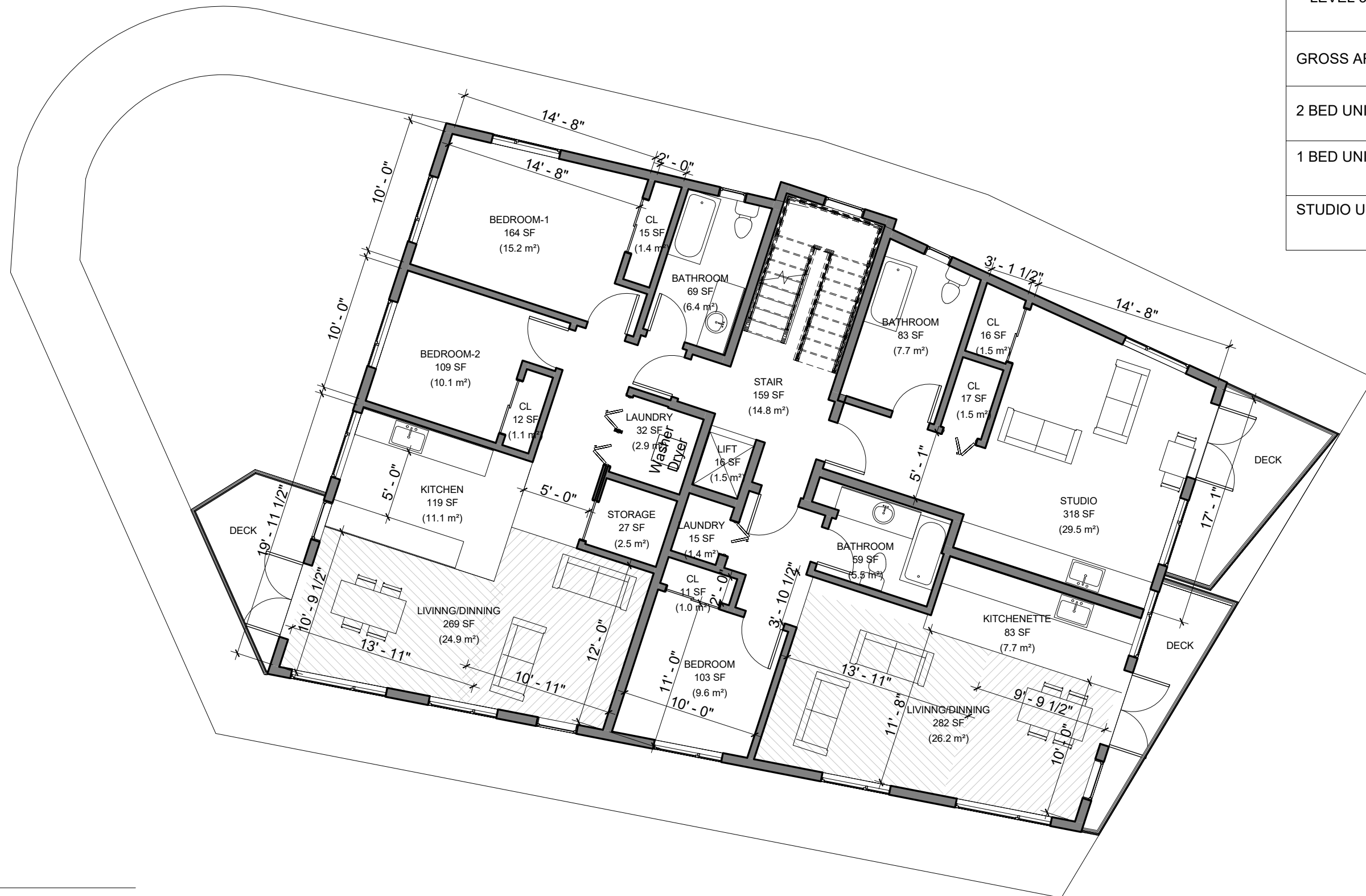
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RFP 626-28 WARREN
STREETDEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

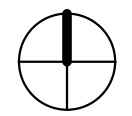
LEVEL 2 PLAN

Project number	2501	102
Date	03/03/25	
Drawn by	HKM	
Checked by	HKM	
Scale		1/8" = 1'-0"

LEVEL 3	SQF
GROSS AREA	5,013
2 BED UNIT	955
1 BED UNIT	600
STUDIO UNIT	500



① Level 3
1/8" = 1'-0"



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RFP 626-28 WARREN
STREETDEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

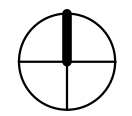
LEVEL 3 PLAN

Project number	2501	103
Date	03/03/25	
Drawn by	HKM	
Checked by	HKM	
Scale		1/8" = 1'-0"

LEVEL 4	SQF
GROSS AREA	2,425
1 BED UNIT	659
STUDIO-1	504
STUDIO-2	504



① Level 4
1/8" = 1'-0"



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LEASE

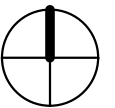
No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

LEVEL 4 PLAN

Project number	2501	104
Date	03/03/25	
Drawn by	HKM	
Checked by	HKM	
Scale		1/8" = 1'-0"



① Roof
1/8" = 1'-0"



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RFP 626-28 WARREN
STREETDEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

ROOF PLAN

Project number	2501	105
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	



1 North
1/8" = 1'-0"

Basement
-12' - 0"



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LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

ELEVATION-NORTH		
Project number	2501	200
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	



① South
1/8" = 1'-0"



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LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

ELEVATION-SOUTH		
Project number	2501	201
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	



1 East
1/8" = 1'-0"



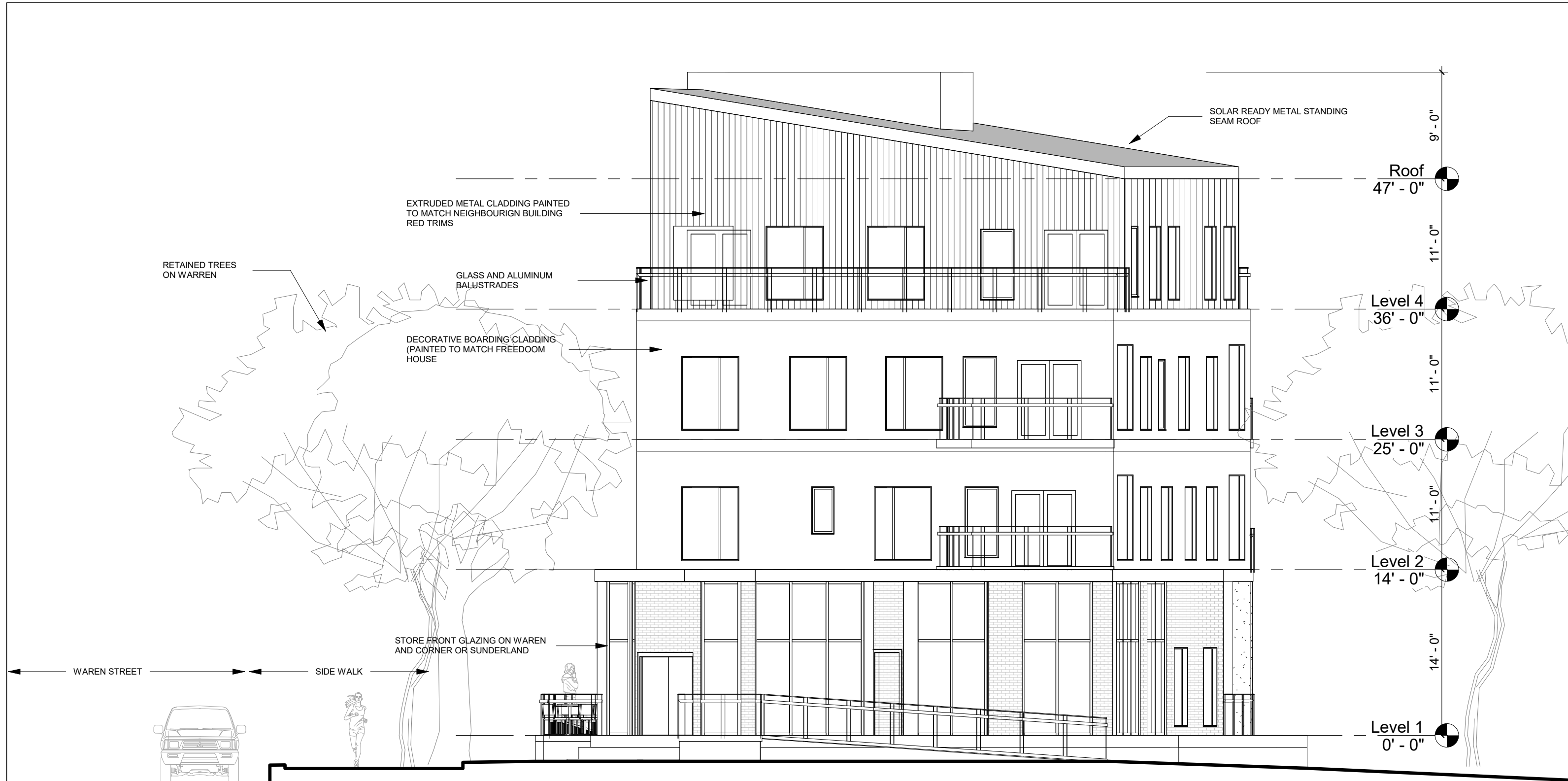
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STREETDEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

ELEVATION-EAST		
Project number	2501	202
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	

3/2/2025 12:25:07 PM



① West
1/8" = 1'-0"

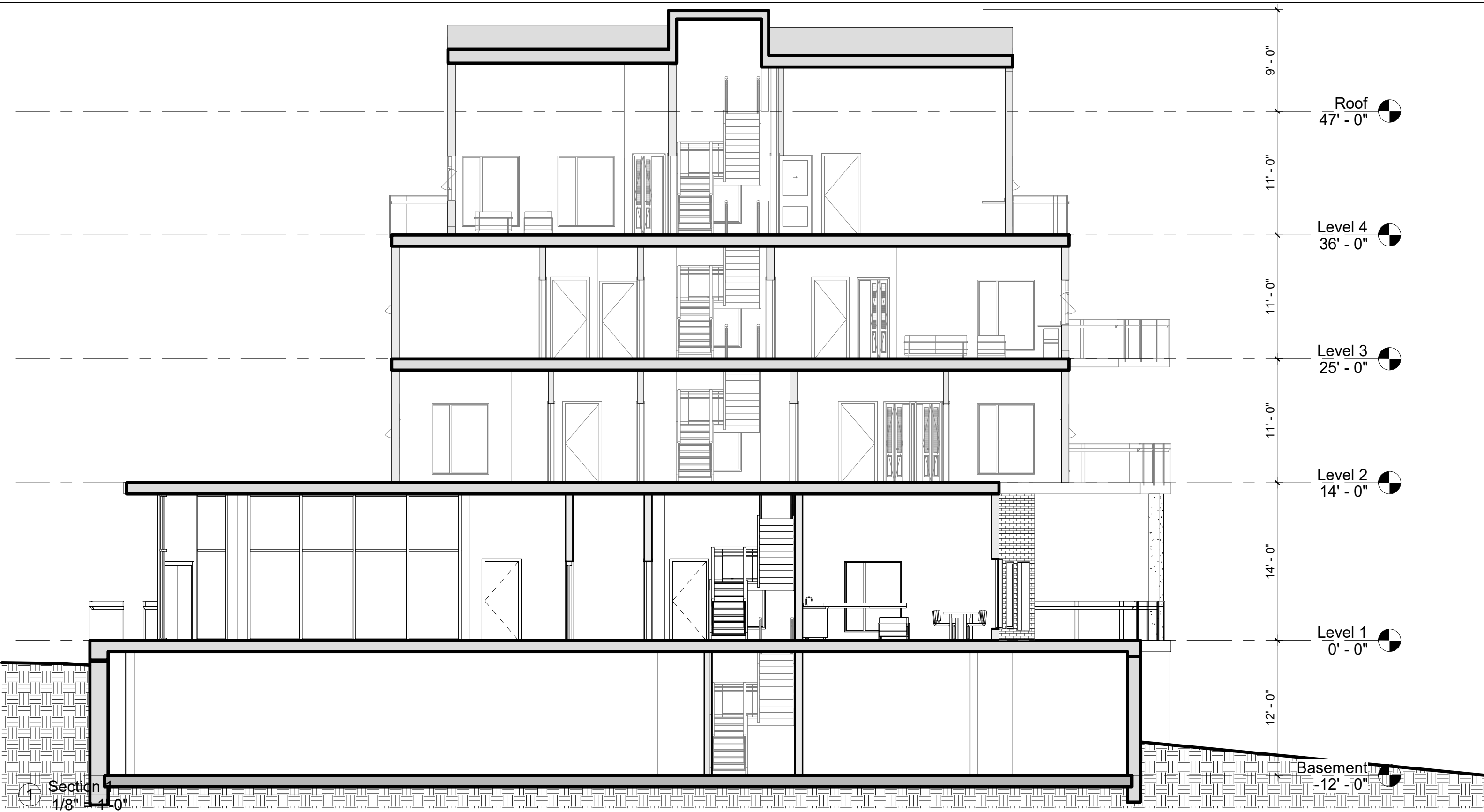


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STREET DEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

ELEVATION-WEST		
Project number	2501	203
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	



Section 1
1/8" = 1'-0"

Roof
47' - 0"

Level 4
36' - 0"

Level 3
25' - 0"

Level 2
14' - 0"

Level 1
0' - 0"

Basement
-12' - 0"



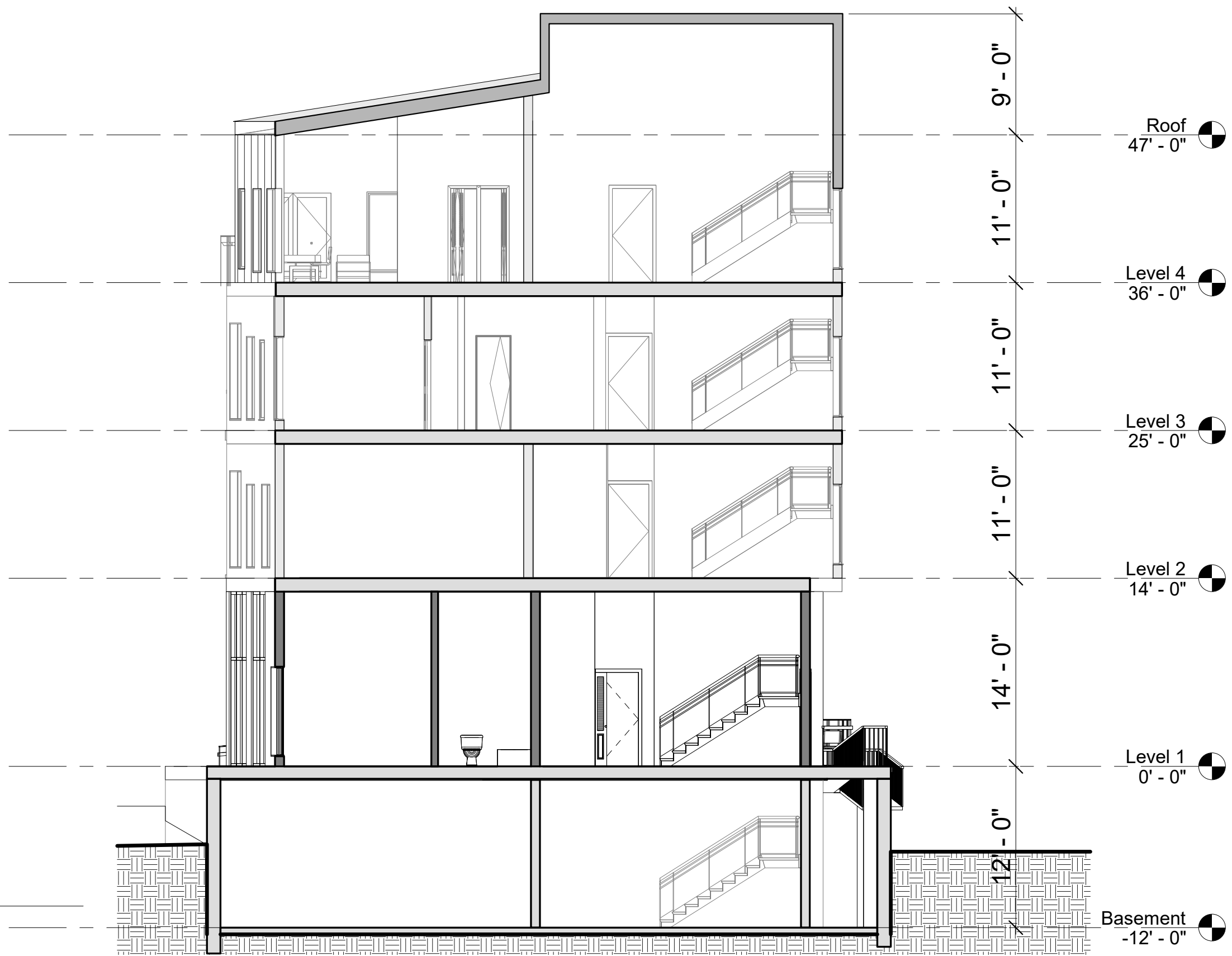
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RFP 626-28 WARREN
STREETDEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

SECTION-1

Project number	2501	300
Date	03/03/25	
Drawn by	HKM	Scale 1/8" = 1'-0"
Checked by	HKM	



1 Section 2
1/8" = 1'-0"



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AMBRY DEVELOPMENT LLC
RFP 626-28 WARREN
STREETDEVELOPMENT & GROUND
LEASE

No.	Description	Date
01	RFP DESIGN SUBMISSION CONCEPT DRAWINGS	03/03/25

SECTION-2

Project number	2501	301
Date	03/03/25	
Drawn by	HKM	
Checked by	HKM	
Scale		1/8" = 1'-0"