

**NORFOLK**  
Design and Construction

# **RFP for 174-180 Norfolk St Development**

Submitted by:

**Norfolk Design & Construction LLC**

**PROPOSAL FORM**

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT  
BID COUNTER  
26 COURT STREET, 10<sup>TH</sup> FLOOR  
BOSTON, MASSACHUSETTS 02108**

**DATE RECEIVED BY DND:** \_\_\_\_\_

**SUBMITTED BY: NAME:** Norfolk Design & Construction

**ADDRESS:** PO Box 555 Stoughton

**TELEPHONE:** 781-884-7085

**EMAIL:** office@us-norfolk.com

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

**Property Address:** 174-180 Norfolk Street, Dorchester, MA

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

- i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Adler Bernadin - PO Box 555 Stoughton, MA 02072

Duane Boyce - 15 St. James Avenue, Norwood, MA 02062

\_\_\_\_\_  
\_\_\_\_\_

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:

\_\_\_\_\_  
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

- A. If applicant is a Partnership, state name and residential address of both general and limited partners: \_\_\_\_\_

RECEIVED  
Dept. of Neighborhood Development  
26 Court St. - Bid Counter, 10th Flr  
Boston, MA 02108

*Handwritten signature and address:*  
174-180 Norfolk St

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: Massachusetts  
President is: Adler Bernadin  
Treasurer is: Duane Boyce  
Place of Business: Walpole, MA

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

\_\_\_\_\_  
\_\_\_\_\_

A copy of the joint venture agreement is on file at: \_\_\_\_\_ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

\_\_\_\_\_  
\_\_\_\_\_

Trust documents are on file at \_\_\_\_\_  
And will be delivered to the Official on request.

- iii. Bank reference(s): Rockland Trust
- iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:  
\_\_\_\_\_
- v. Number of years organization has been in business under current name:  
6
- vi. Has organization ever failed to perform any contract? No Yes/No

If answer is "Yes", state circumstances): \_\_\_\_\_

\_\_\_\_\_

We propose the following purchase price: \$ 300.00

vii. AUTHORIZATION:

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

Duane Boyce  
Signature of individual submitting proposal

Manager  
Title

Norfolk Design & Construction  
Legal Name of Organization

Dated at: \_\_\_\_\_

This 11<sup>th</sup> day of MARCH, 2020

NAME OF ORGANIZATION:  
Norfolk Design & Construction LLC

BY: DUANE BOYCE

TITLE: MANAGER

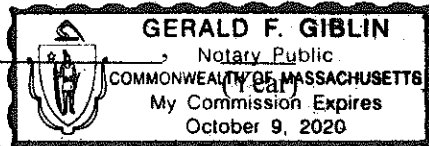
i. ATTESTATION:

Duane Boyce being duly sworn deposes and says that (he/she) is the Manager of Norfolk Design & Construction LLC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 11<sup>th</sup> day of March, 2020

Notary Public: [Signature]

My Commission Expires: \_\_\_\_\_  
(Month)



NOTE: This proposal form must bear the written signature of the applicant.

If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)



## 174-180 Norfolk Street Proposal

### INTRODUCTION

Mr. Christopher Rooney:

Thank you for allowing us to submit a bid for the 174-180 Norfolk Street project. After reviewing the request for proposal, we were immediately compelled to pursue this development and partner with the Department of Neighborhood Development. The allure of this proposed development is twofold:

1. This development requires great vision, creativity, and expertise which are all skills our possesses based on our past and present experiences. At Norfolk Design and Construction, we are all about building on past experiences to make a more meaningful impact on the future and this proposed development would allow us to do exactly this.
2. The proposed development is located on the same street after which our company is affectionately named and so we believe that this project would be monumental for both our company and the community. The project represents the infusion of new energy to Norfolk Street synonymous with the new energy Norfolk Design and Construction has brought to the City of Boston in the last 4 years.

We have a proven track record of our projects having a positive impact on the surrounding properties in the community. Throughout the years, we have completed development projects in the City of Boston. Most recently we have successfully developed a newly constructed 2 family residence at 8-10 Loring Place in Hyde Park. The property, when acquired, was vacant with only a small shed present and was transformed into a fantastic structure that was sold as two condominiums in September 2019. The residence was equipped with high-efficiency systems and boasted superior craftsmanship. Before the Loring Place development, our company completed a rehabilitation project at 38 Garfield Avenue in Hyde Park and 10 Wilmore Street in Mattapan. In both instances, the severely deficient properties underwent extensive rehabs and were outfitted quality finishes and new efficient systems. The Hyde Park project was a single-family property while the Mattapan project was a three-family property that speaks to the character of the company to be able to adapt to different types of properties while producing superior products.

In 2019 we were awarded the 23-25 Roseberry project with the City of Boston and are currently in the final stages of approval before commencing construction. During this effort, we worked in unison with the City of Boston Department of Neighborhood Development and the abutters to ensure the needs of both parties were met. In all instances, the developments resulted in positive results to the adjacent properties and the general neighborhoods. We are committed and prepared



## 174-180 Norfolk Street Proposal

to construct the properties at 174-180 Norfolk Street with the same degree of professionalism and quality associated with our name and brand.

The opportunity to develop the three parcels on Norfolk Street would bring a new and reinvigorated energy to the neighborhood. This development would allow eight families to occupy high-quality affordable housing. Overall the development will have a positive impact on the Greater Boston community, and Norfolk Design and Construction would be honored to be the entity responsible for bringing this vision to reality.

Sincerely,  
Adler Bernadin  
President



## 174-180 Norfolk Street Proposal

### COMPANY DETAILS

Company Name: Norfolk Design and Construction  
Year Established: 2014  
Legal Structure/Ownership: Limited Liability Corporation  
Location(s): Stoughton, MA.  
Postal Address: PO Box 555 Stoughton, MA 02072  
Phone Number: 781-884-7085  
Email: [office@us-norfolk.com](mailto:office@us-norfolk.com)  
Status: Minority Base Enterprise & Veteran Owned Business

### COMPANY PROFILE

Norfolk Design & Construction is a company specializing in the vital construction services needed to guarantee maximum project efficiency. Our vision is one, which focuses on the development of the greater Boston community, and we believe this can be achieved by strategic collaboration with our clients.

### Core Competencies

- Quantity Take-offs
- Construction Bid Estimates
- Life Cycle Cost Analysis
- Bid Reconciliation
- Construction Management
- Conceptual Project Budget
- Value Engineering Cost Estimates
- Project Management
- Commercial Renovations
- Land Development





## 174-180 Norfolk Street Proposal

**Value Proposition:** At Norfolk Design & Construction we are committed to providing the highest quality construction services while exhibiting exemplary customer service and maintaining the highest level of client satisfaction. We guarantee clients will be satisfied with the level of service provided and will enjoy their experience while partnering with us. Our honesty and integrity will ensure you feel like less of a client and more of a partner as we work to improve and enhance the communities we invest and develop.

### **CAPABILITIES AND CAPACITY**

Norfolk Design & Construction provides an array of services from pre-construction to construction and closeout. We provide comprehensive estimating services to general contractors, subcontractors and owners. We pride ourselves in being punctual with providing quality detailed estimates by applying the most up to date market pricing. Our use of the latest technology allows us to provide highly accurate quantity takeoffs. These two important attributes ensure our contractor and subcontractor clients are provided with the proper information to submit competitive bids. These attributes are beneficial to owners as it allows them to establish project budgets and make on time decisions on project affordability.

During the construction phase, we provide construction and project management services which not only ensure the projects are completed with the highest degree of quality but within the specified budget. Our years of experience combined experience and partnerships with contractors and subcontractors ensure projects are delivered successfully.



## 174-180 Norfolk Street Proposal

### KEY PERSONNEL



### Adler Bernadin

President / Founder of Norfolk Design & Construction

*Education: Bachelor Degree in Construction Management, Wentworth Institute of Technology 2007*

*Master Degree in Project Management, Northeastern University*

*Board Member: The C.Y.S.T.E.M, City Youth Sports Training & Education Movement*

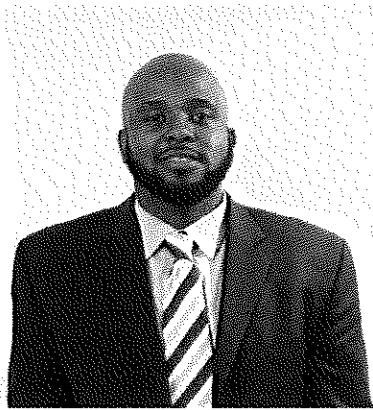
#### *Work Experience:*

*I have over fifteen years' experience working in the construction industry. My career in construction started in 2001 when I joined the United State Marine Corp. as a heavy equipment operator. I have a great amount of knowledge of the estimating as well as the project management side of construction during my time as estimator and assistant project manager. As an estimator for Shawmut Design & Construction I brought in over 20 million dollars' worth of work. Working as an owner's representative for MIT Lincoln Lab and Northeastern University I performed project portfolio management task and estimating to ensure projects got executed on time and budget. I also supported owner decision making as to project affordability during pre-construction. I had a 90% hit rate when comparing my project estimates to the actual project cost.*

*As the President of Norfolk Design & Construction my task include client relationship, asset acquisition, project budgeting, design review, contract management, and project feasibility.*



## 174-180 Norfolk Street Proposal



### Duane Boyce

Vice President / Founder of Norfolk Design & Construction

*Education: Bachelor Degree in Mechanical Engineering, 2006*

#### *Work Experience:*

*My introduction to the construction industry commenced in 2006 when I started as a Project Engineer for Turner Construction at Yale New Haven Hospital where I assisted with managing the Mechanical, Electrical and Plumbing subcontractors. Seeking a more rounded construction experience and exposure to more trades, I progressed to the position of Assistant Project Manager/Estimator where collectively I was involved in projects which ranged from 1M to 12M. For the last 9 years, I have been a Project Manager at the largest utility company in New England and responsible for executing major infrastructure projects. In this role, my responsibilities have spanned entire project lifecycles from preconstruction through closeout and have included estimating, permitting budget, schedule management and logistical coordination. Overall, the total value of the multitude of projects I have overseen and managed is approximately 75 million dollars.*

*As the Vice-President of Norfolk Design & Construction my task include client relationship, project management, logistics, schedule, and project feasibility and closeout.*



## 174-180 Norfolk Street Proposal

### PROJECT SHOWCASE

*We are proud to have renovated and built numerous homes during the 4 years we have been in business.*

**8-10 LORING PLACE,  
HYDE PARK, MA**

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



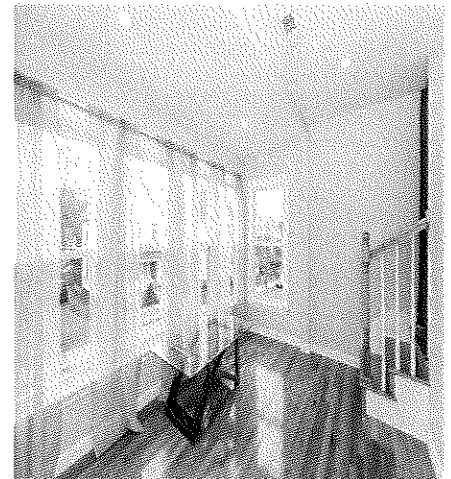
**SALE YEAR: 2019**

**SALE PRICE: UNIT 8: 470,000; UNIT 10: 485,000**

**38 GARFIELD AVE.**

**HYDE PARK, MA**

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

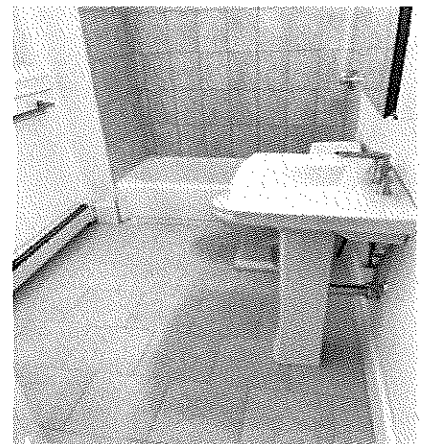


**SALE YEAR: 2019**

**SALE PRICE: 579,000**

**10 WILMORE ST  
MATTAPAN, MA**

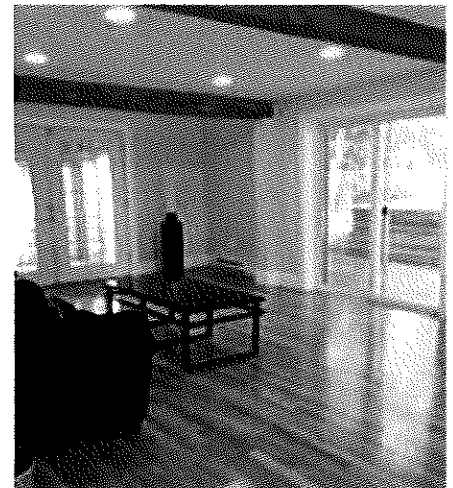
- **3 Family residence**
- **Year Renovated: 2017**
- **9 Total Bedrooms**
- **3 Total Baths**
- **Approx. 3900 sq. ft.**
- **Tankless Water Heater**
- **Baseboard Heating**
- **Shared 2 Car Driveway**
- **Hardwood Floors**
- **Breakfast Bar**
- **Granite Countertops**
- **Stainless Steel Appliances**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



**SALE YEAR: 2017**  
**SALE PRICE: \$770,000**

171 CENTRAL ST  
STOUGHTON, MA

- **Single Family Residence**
- 
- **Year Renovated: 2015**
- **3 Bedrooms**
- **3 Total Baths**
- **Approx. 2000 sq. ft**
- **Baseboard Heating**
- **Hardwood Floors**
- **Large Master Suite**
- **Washer Dryer Connection**
- **Family Room**
- **Sewer Upgrade**
- **Upgraded Electrical**
- **New Roof**



**SALE YEAR: 2016**  
**SALE PRICE: 359,000**





## 174-180 Norfolk Street Proposal

### Potential Contractors (Partial list subject to competitive bid)

Company Name	Trade	Minority Participation	Address	State
City Point Partners	Owner's PM (OPM)	WBE, SLBE	11 Elkins Street, Suite 470	MA
Coast and Harbor Associates, INC	Owner's PM (OPM)	MBE, WBE, SBE	7 Kimball Lane, Suite D	MA
Janey Construction	Owner's PM (OPM)	MBE, SLBE	236 Huntington Ave	MA
Nanepashemet Project Management, Inc.	Owner's PM (OPM)	SBE	328 West Shore Drive	MA
Pinck & Co	Owner's PM (OPM)	WBE, SLBE	98 Magazine St	MA
PMA Consultants, L.L.C	Owner's PM (OPM)	MBE	226 W. Liberty, Suite 100	MI
Terva Corporation	Owner's PM (OPM)	MBE	9 Hickory Lane	RI
Alexandra Construction Inc	Construction Managers	SBE	109 Oak Street, Suite 101	MA
Elaine Construction Company	Construction Managers	WBE	1037 Chestnut St	MA
Bald Hill Builders, LLC	General Contractors	WBE, SBE	6 Merchant St Suite 1	MA
Canton Corporation	General Contractors	SLBE	10 Malcolm X Blvd.	MA
Design Construction & Consulting Services, Inc.	General Contractors	MBE, SLBE	74 Howland Street	MA
Essex Newbury North Contracting Corp.	General Contractors	MBE	55 Parker St.	MA

Norfolk Design & Construction  
email. office@us-norfolk.com

tel. 781.884.7085

[www.us-norfolk.com](http://www.us-norfolk.com)



## 174-180 Norfolk Street Proposal

Fisher Contracting Corp.	General Contractors	MBE, WBE	11 Webster Place	MA
Icarus Construction Services LLC	General Contractors	MBE	340 Main Street	MA
Kaplan Construction	General Contractors	WBE	dba: Kaplan Construction (116 Harvard Street)	MA
Mass Construction & Management, Inc	General Contractors	MBE	489 Page Street, Suite 1	MA
Oneway Development, Inc.	General Contractors	MBE, SLBE	67 Kemble St., Suite 1.1	MA
Principal Builders	General Contractors	SLBE	One Westinghouse Plaza (Building A - Suite 23)	MA
R Mullen & Assoc Inc	General Contractors	SBE	18 Autumn Circle	MA
Over, Under Inc.	Architect	SLBE	46 Waltham Street	MA
RODE Architects	Architect	SLBE	535 Albany Street	MA
Silverman Trykowski Associates Inc	Architect	SLBE	21 Drydock Avenue, 7 West	MA
Studio G Architects	Architect	WBE, SLBE	179 Boylston Street	MA
Merge Architects, Inc	Architect	WBE	374 Congress St (Suite 500)	MA
DHK Architects, Inc.	Architect	MBE	54 Canal Street	MA
Embarc Studio	Architect	SLBE	60 K Street (3rd Floor)	MA
Fennick McCredie Architecture, LTD.	Architect	WBE	70 Franklin Street	MA
ICON Architecture	Architect	WBE	38 Chauncy Street	MA
IMAI Keller Moore Architects	Architect	MBE	70 Phillips Street	MA
Isgenuity LLC	Architect	SLBE	321 Summer Street (Suite 401)	MA
Joseph Kennard	Architect	SLBE	141 Dorchester Ave	MA



## 174-180 Norfolk Street Proposal

### Architects, Inc.

Kyu Sung Woo Architect Inc	Architect	MBE	488 Green St	MA
Andrew Crocker	Architect	SBE	Andrew Crocker Architecture Design (13 Norwood Ave	MA
Audrey O'Hagan Architects, LLC	Architect	MBE, WBE, SBE	4 Brattle Street, Suite 308	MA
Baker/Wohl Architects	Architect	WBE	132 Lincoln Street	MA
Bargmann Hendrie + Archetype	Architect	WBE	300 A Street	MA
Bloom Architecture	Architect	SLBE	1946 Washington Street	MA
Studio Luz Architects, LTD	Architect	MBE, WBE	21C Wormwood Street	MA
Stull & Lee Inc	Architect	MBE	33 Farnsworth St	MA
Christopher Roche Architecture	Architect	SBE	415 Neponset Ave # 4	MA
Banks II Quan Associations	Engineers	WBE	DBA: B2Q Associates (100 Burt Road Suite 212)	MA
East Coast Engineering Inc.	Engineers	WBE	147 Bakerville Road	MA
Engineered Solutions Inc	Engineers	SBE	6 Union St.Suite 3	MA
LandTech Consultants, Inc.	Engineers	SBE	515 Groton Street	MA
Nitsch Engineering, Inc.	Engineers	WBE	2 Center Plaza (Suite 430)	MA
Richard E. Galat	Engineers	SBE	dba TAG Engineering, LLC	MA
Robert W Sullivan Inc	Engineers	SLBE	529 Main St (Suite 203)	MA
Thompson Consultants, Inc.	Engineers	SBE	525 Mill Street	MA
WSP Flack & Kurtz Inc	Engineers	SLBE	88 Falcon Ave (Suite 210)	MA



## 174-180 Norfolk Street Proposal

Boston Survey Inc.	Survey	SBE	C4 Shipway Place	MA
L.V.M.J	Sitework	SBE	65 Howard Street	MA
Corrib Concrete	Concrete	SBE	920 Randolph Avenue, 18706 North Creek Parkway, Suite 110	MA WA
Contract Hardware Inc.	Carpentry	SBE		
Falvey Finishing Company Inc	Carpentry	SLBE	111 Boston St	MA
K.D. Plastering Inc.	Carpentry	SBE	29 Langdon Road	MA
National Home Improvement	Carpentry	SBE	447 Boston Post road	MA
Boston Max Construction	Carpentry	SBE	421 Aden St, Fall River	MA
Best Paint Corporation	Painting	SBE	127 Commercial Street	MA
Cross Country Painting Co	Painting	MBE, SBE	Po Box 526	MA
Done Right Building Services, Inc.	Painting	MBE	Four Copley Place, Suite 125	MA
Future Contracting Llc	Painting	MBE	88 Warren St	MA
Johnson Contracting	Painting	MBE	24 Sandstone Drive	MA
New Color Painting	Painting	SBE	191 Broadway #1R dba Martinelli Painting (17 Selina Street)	MA MA
Nicholas Martinelli	Painting	SBE		
S&C Painting	Painting	MBE	119 Harding St	MA
X-Cel Painting Company	Painting	MBE	172 Green St	MA
Baynes Electric Supply Co., Inc.	Electrical	SBE	PO Box 1850	MA
Coughlin Electrical Contractors, Inc.	Electrical	WBE	100 Prescott Street	MA
Gaines Electric Contracting	Electrical	MBE, SLBE	2 Ellis St (Suite B)	MA



## 174-180 Norfolk Street Proposal

Green Electric Co	Electrical	MBE	10 Draper Street, Unit 17	MA
J&M Brown Co Inc	Electrical	SLBE	267 Amory St (PO Box 237)	MA
Nappa Electric & Construction Corp	Electrical	SBE	380 Cambridge Street	MA
O'Mahony & Sons Electrical, Inc	Electrical	SBE	143 Lacy Street	MA
Pigott Electric Co., Inc	Electrical	SBE	47 Dudley Street	MA
Wireworks, LLC	Electrical	SBE	21 R Olympia Avenue	MA
Nova Sheen Corporation	Flooring	MBE, SLBE	417 Blue Hill Ave	MA
Pavilion Floors, Inc	Flooring	SBE	90 Commerce Way	MA
Professional Flooring Corp	Flooring	WBE, SBE	55 Carnegie Row	MA
Alpha Floor Sanding, Inc	Flooring	SBE	1476 River St. Unit 8	MA
Boston Air Corp	HVAC	SBE	1595 Central Street (Unit 2)	MA
Kevin S. Cox Associates, Inc.	HVAC	SBE	365 K St	MA
S.G. Torrice Co., Inc	HVAC	SBE	80 Industrial Way	MA
Montrond Company	HVAC	SBE	132 Pond St Weymouth	MA



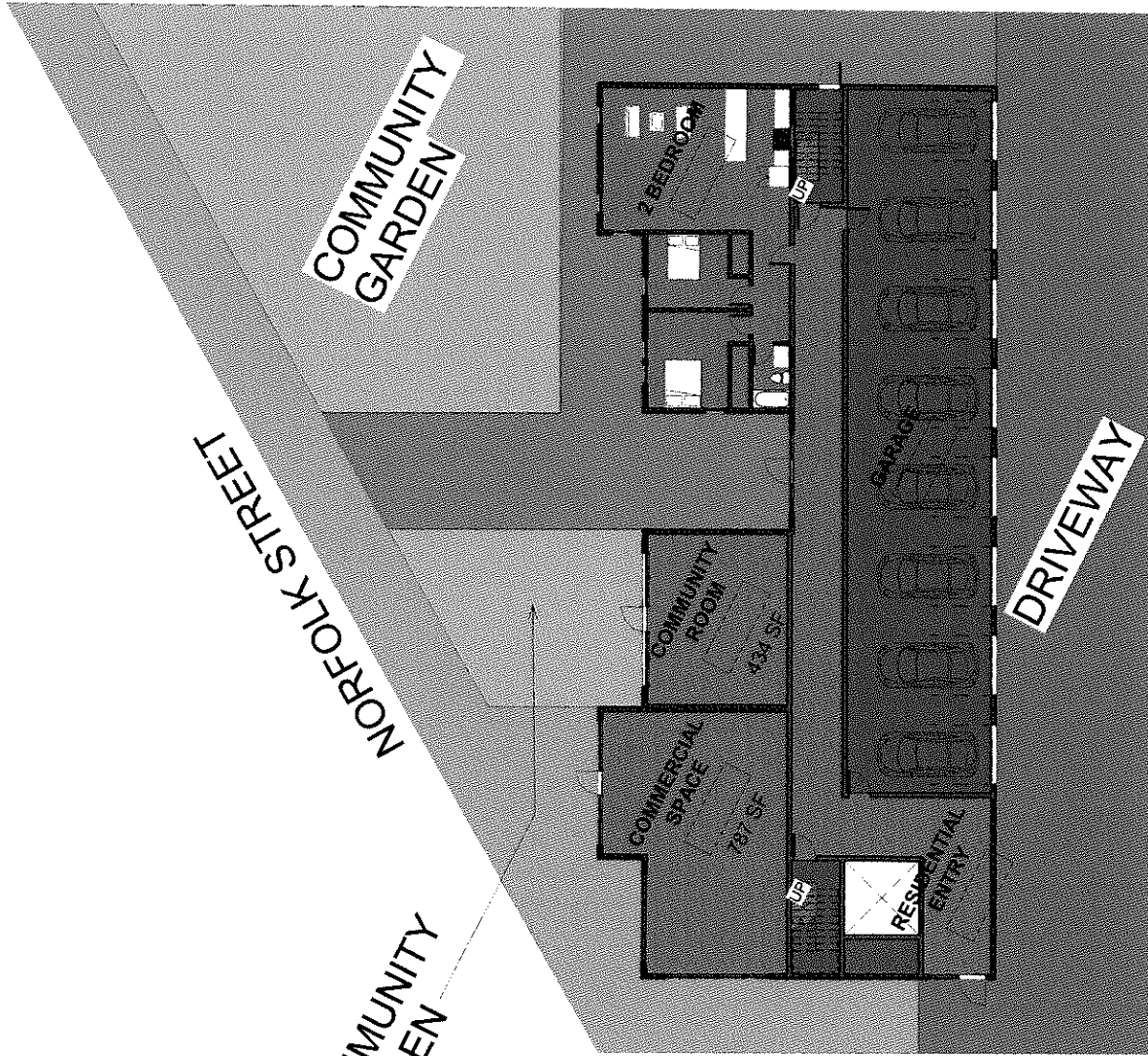
## 174-180 Norfolk Street Proposal

### Proposal Details

The proposed structure proposed at 174-180 Norfolk Street is slated to be a state-of-the-art facility which the community will be proud of. The proposal includes many features which would be beneficial to both new residents as well as the neighboring residents. The proposal will make provisions for 8 affordable housing units. These units will be outfitted with superior products and finishes making them durable, feasible and attractive. Features expected include energy efficient windows, high efficiency heating and cooling systems, stainless steel appliances and hardwood flooring. There is also a rooftop patio which is proposed for recreational use exclusively by residents. In order to ensure the exterior building facade integrates seamlessly with the existing neighborhood infrastructure, our design team will work closely with the City's design team and neighborhood advocates. This was our experience when working on our Roseberry Road Project which we were awarded in 2019 by the City of Boston. In order to prevent any adverse impacts on existing neighborhood traffic, provision for parking has been considered and incorporated into the design. As a result, the proposed development includes 1 dedicated garage spot per unit which has the dual benefit of functionality and aesthetics.

In order to ensure that the community receives direct benefit from the proposed development there are a couple of design elements included in the proposed development. The first element is a designated green area in front of the building. The designation for this space is a community garden where members of the community can congregate and participate in cultivating fruits and vegetables for sale or personal use. The space will beautify the new structure and overall neighborhood while creating an oasis for new and current residents alike. Similarly, there is a community room proposed for the new development which would provide an intimate space for persons to gather and meet. This space is intended to be another option for small community gatherings and activities. The third design element which would provide direct benefit to abutters is the provision for a dedicated commercial space. This proposed space would mean an opportunity for a small business owner or any other interested person to utilize this space.

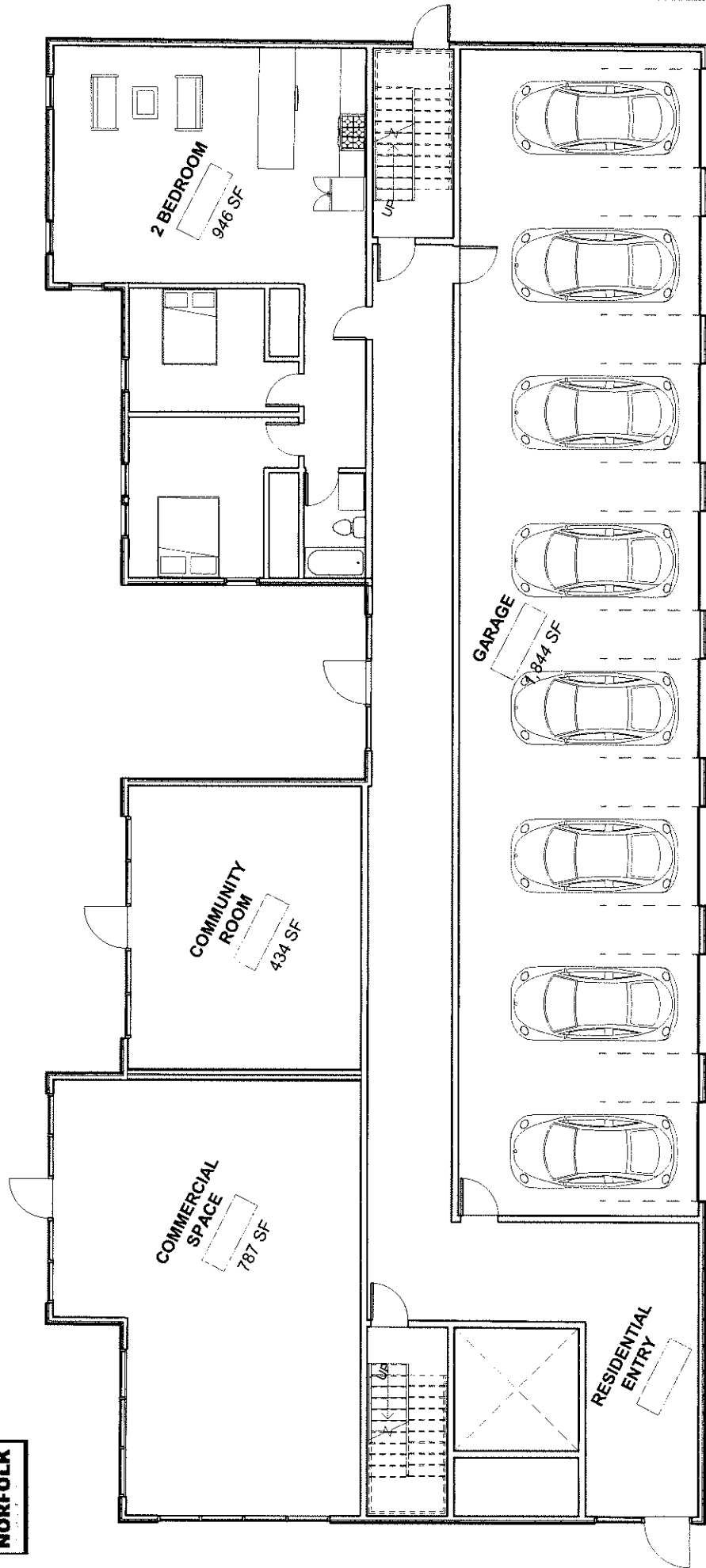
Overall the proposal has taken all the aspects desired by the City of Boston and neighbors into account and incorporated them into the design. The proposed development will be a prominent focal point on Norfolk Street and will serve as enhancement to the neighborhood.



THETFORD AVE

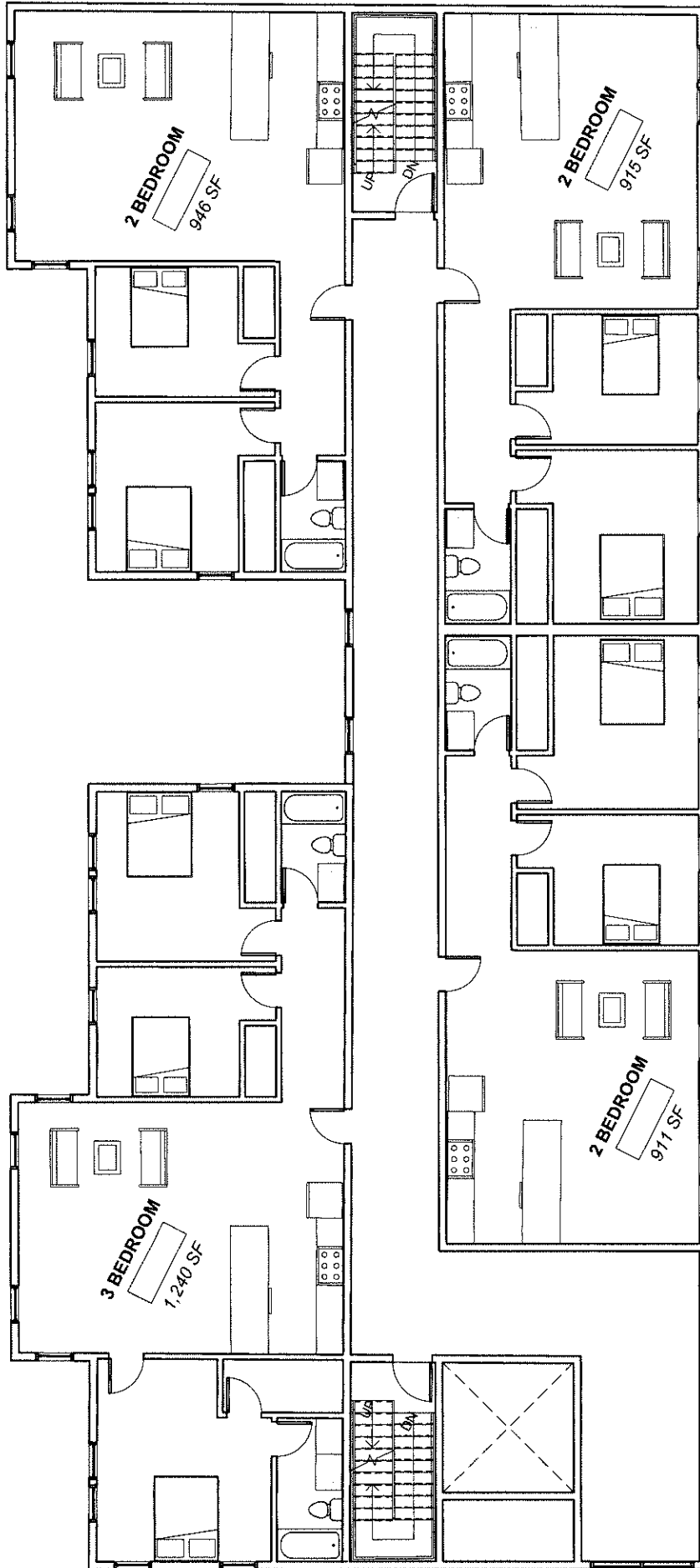
OVERALL SITE PLAN





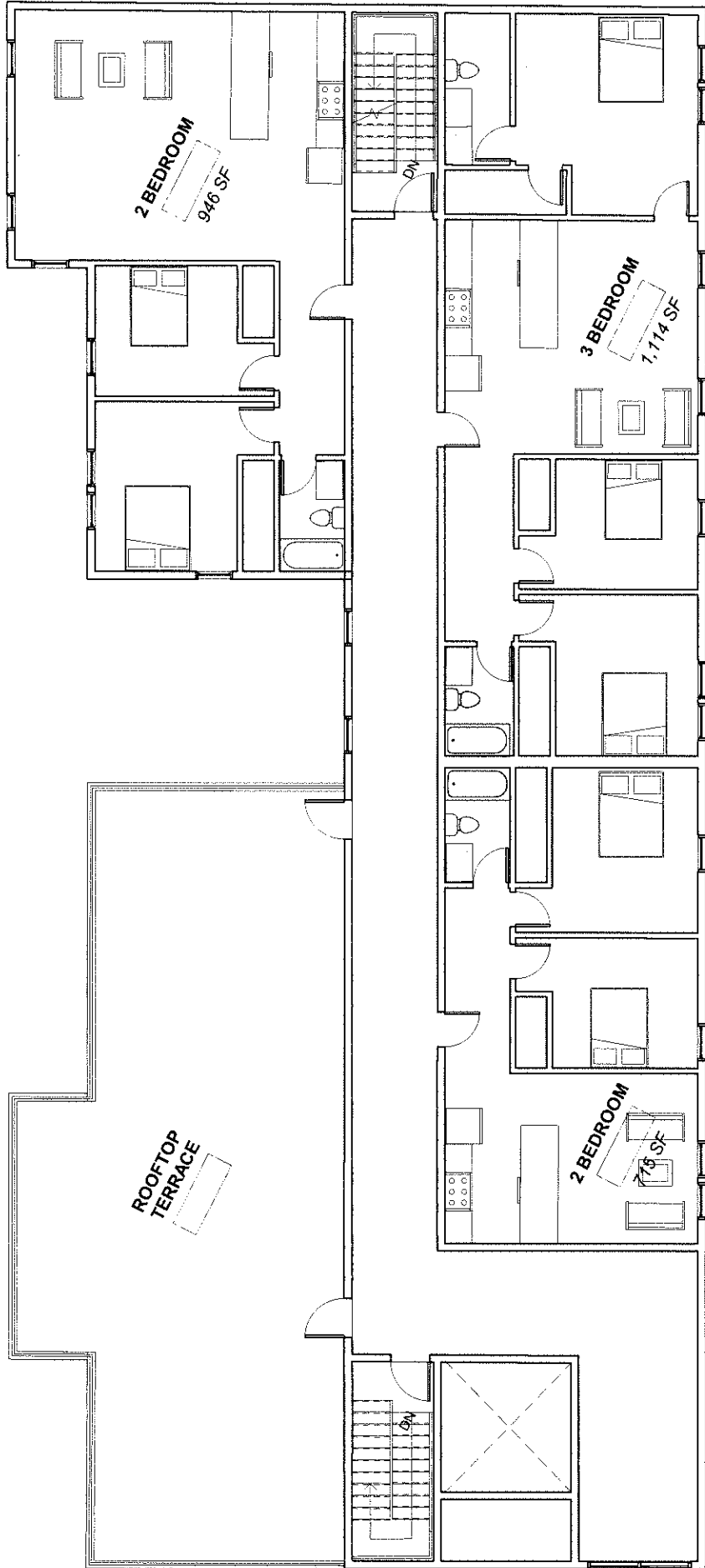
FIRST FLOOR PLAN





SECOND FLOOR PLAN





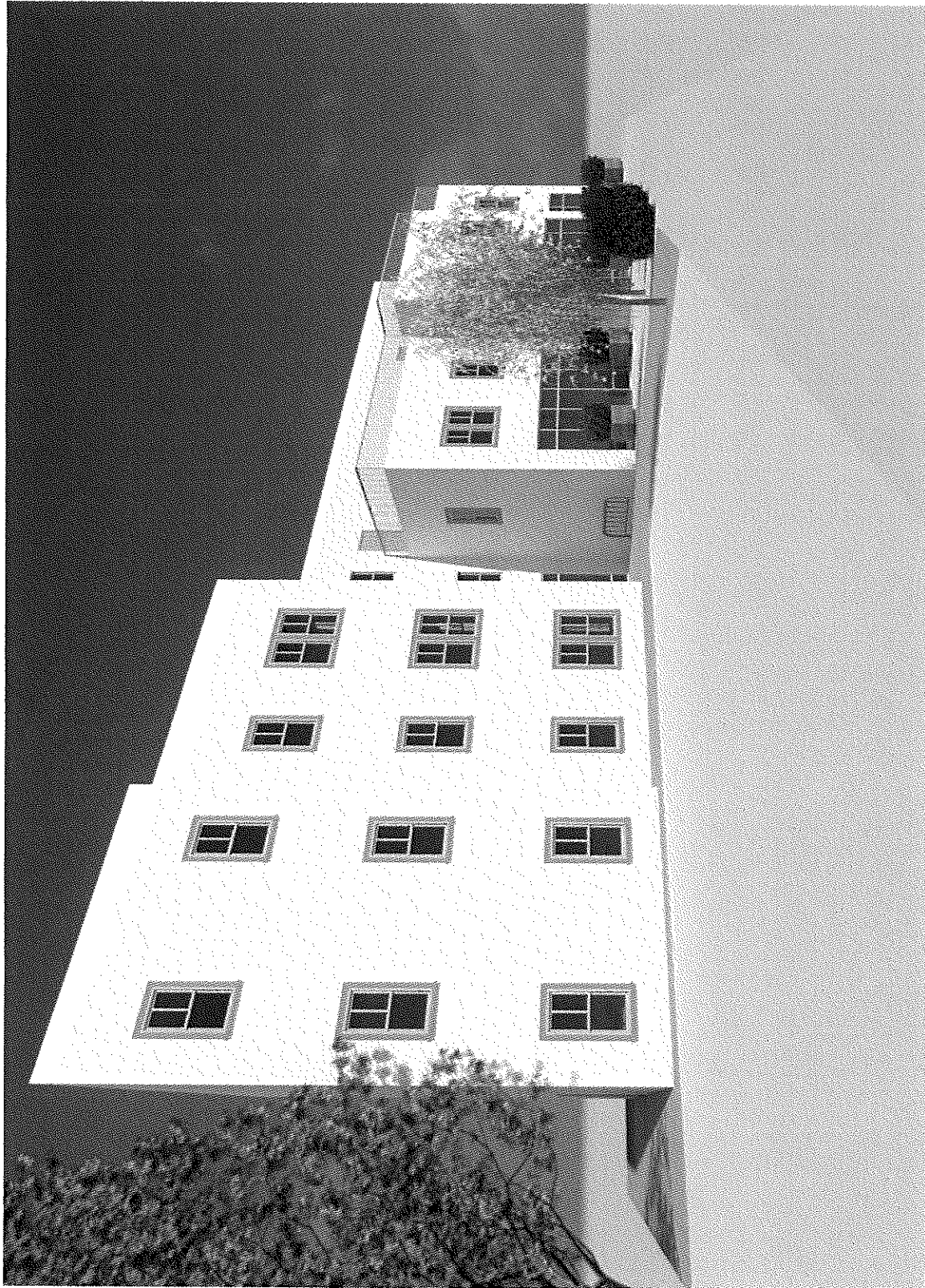
THIRD FLOOR PLAN



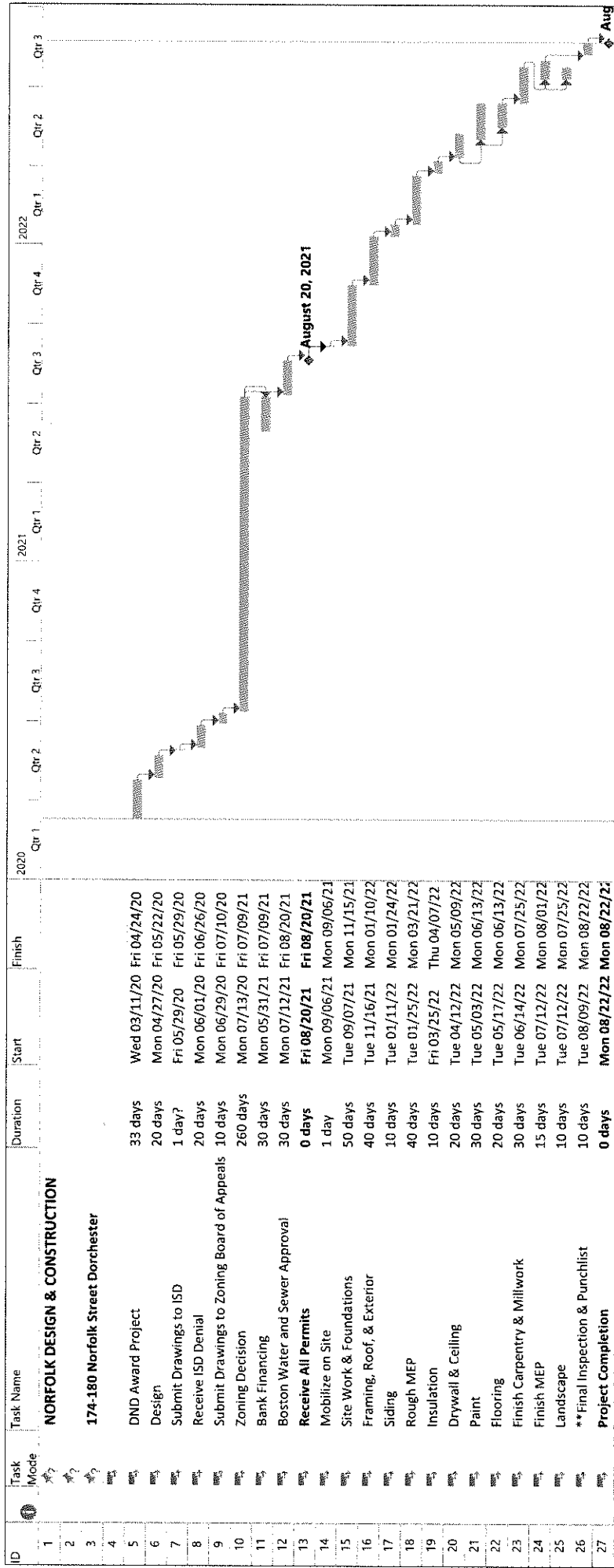


RENDERED PERSPECTIVE





RENDERED PERSPECTIVE



ID	Task Name	Start	Finish	Duration
1	<b>NORFOLK DESIGN &amp; CONSTRUCTION</b>			
2	<b>174-180 Norfolk Street Dorchester</b>			
3	DND Award Project	Wed 03/11/20	Fri 04/24/20	33 days
4	Design	Mon 04/27/20	Fri 05/22/20	20 days
5	Submit Drawings to ISD	Fri 05/29/20	Fri 05/29/20	1 day?
6	Receive ISD Denial	Mon 06/01/20	Fri 06/26/20	20 days
7	Submit Drawings to Zoning Board of Appeals	Mon 06/29/20	Fri 07/10/20	10 days
8	Zoning Decision	Mon 07/13/20	Fri 07/09/21	260 days
9	Bank Financing	Mon 05/31/21	Fri 07/09/21	30 days
10	Boston Water and Sewer Approval	Mon 07/12/21	Fri 08/20/21	30 days
11	<b>Receive All Permits</b>	Fri 08/20/21	Fri 08/20/21	0 days
12	Mobilize on Site	Mon 09/06/21	Mon 09/06/21	1 day
13	Site Work & Foundations	Tue 09/07/21	Mon 11/15/21	50 days
14	Framing, Roof, & Exterior	Tue 11/16/21	Mon 01/10/22	40 days
15	Siding	Tue 01/11/22	Mon 01/24/22	10 days
16	Rough MEP	Tue 01/25/22	Mon 03/21/22	40 days
17	Insulation	Fri 03/25/22	Thu 04/07/22	10 days
18	Drywall & Ceiling	Tue 04/12/22	Mon 05/09/22	20 days
19	Paint	Tue 05/03/22	Mon 06/13/22	30 days
20	Flooring	Tue 05/17/22	Mon 06/13/22	20 days
21	Finish Carpentry & Millwork	Tue 06/14/22	Mon 07/25/22	30 days
22	Finish MEP	Tue 07/12/22	Mon 08/01/22	15 days
23	Landscape	Tue 07/12/22	Mon 07/25/22	10 days
24	**Final Inspection & Punchlist	Tue 08/09/22	Mon 08/22/22	10 days
25	<b>Project Completion</b>	Mon 08/22/22	Mon 08/22/22	0 days

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	



## Project Summary Form

Project Name: 174-180 Norfolk

Project Street Address(es): 174-180 Norfolk Street, Dorchester, MA 02124

Developer: Norfolk Design & Construction LLC

Types of Units: Family  Individuals  Elderly  Special Needs

Other? (Describe) \_\_\_\_\_ Commercial  Yes  No

Number of Units 8 Number of Affordable Units 8 Homeless Units \_\_\_\_\_

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI				4			4
<60% AMI				2	2		4
<80% AMI							0
Market							0

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI				2,172.00		
<60% AMI				2,172.00	2,437.00	
<80% AMI						
Market						

### Housing Budget

TDC: \$ 4,059,477.00

Hard Cost/sf \$ 178.00

Operating Exp/unit \$ 16,450.00

TDC Per Unit: \$ 507,435.00

Hard Cost/unit \$ 363,846.00

Reserves/unit \$ 36,385.00

Developer Fee and Overhead \$ 380,000.00

### Funding Sources: (Check all that apply)

DND – HOME	<input checked="" type="checkbox"/>	DHCD-HOME	<input type="checkbox"/>	DHCD-CIPF	<input type="checkbox"/>	Others:	<input type="checkbox"/>
HSNG BOSTON 2030	<input type="checkbox"/>	DHCD-HSF	<input type="checkbox"/>	9% LIHTC	<input type="checkbox"/>	_____	<input type="checkbox"/>
NHT	<input type="checkbox"/>	DHCD-HIF	<input type="checkbox"/>	4% LIHTC	<input type="checkbox"/>	_____	<input type="checkbox"/>
IDP	<input type="checkbox"/>	DHCD-TOD	<input type="checkbox"/>	New Market TC	<input type="checkbox"/>	_____	<input type="checkbox"/>
FHLB	<input type="checkbox"/>	DHCD-CATNHP	<input type="checkbox"/>	Historic TC	<input type="checkbox"/>	_____	<input type="checkbox"/>
AHTF	<input type="checkbox"/>	DHCD-CBH	<input type="checkbox"/>	MA State TC	<input type="checkbox"/>	_____	<input type="checkbox"/>
MTC Grants	<input type="checkbox"/>	DHCD-FCF	<input type="checkbox"/>	HUD-Section 202	<input type="checkbox"/>	_____	<input type="checkbox"/>



# Section 1 PROJECT DESCRIPTION

## Name and Address of Project

1 . Project Name:

1a . Application Completed By:

1b . Original Application Date:  Application Revision Date:

2 . Project Address:

3 . Neighborhood:

4 . City/ Town:     
(state) (zip code)

5 . County:

6 .  Scattered sites

7 . Is this a qualified census tract?  Enter a census tract

8 . Difficult to develop area:  QCT information last updated on:

## Development Plan

9 . Development Type (Please check all that apply.)

<input type="checkbox"/> No	New construction
<input type="checkbox"/> No	Acquisition, substantial rehab of existing housing
<input type="checkbox"/> No	Acquisition, moderate rehab of existing housing
<input type="checkbox"/> No	Acquisition, minimal or no rehab of existing housing
<input type="checkbox"/> No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type:

11 . Project Description: Number of buildings:

12 . Development Schedule:

	Original	Revised	Optional user comments
Application Date	3/11/2020		
Construction Loan Closing			
Initial Loan Closing (MHFA only)			
Construction Start			



50% Construction Completion		
Construction Completion		
First Certificate of Occupancy		
Final Certificate of Occupancy		
Sustained Occupancy		
Permanent Loan Closing		

174 - 180 Norfolk St

Application Date: 3/11/2020

#VALUE!

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Section 1. Project Description

13. Unit Mix:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom						0
1 bedroom						0
2 bedrooms		4	2			6
3 bedrooms			2			2
4 bedrooms						0
Total Units	0	4	4	0	0	8
Home Units*						0

\*HOME units included in the above totals. Other Income=Below [ ] of median income

14. Unit Size in square feet:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms		911.0	946.0			923
3 bedrooms			1240.0			1,240
4 bedrooms						N/A

15. Number of bathrooms in each unit:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms		1.0	1.0			1.0
3 bedrooms			2.0			2.0
4 bedrooms						N/A

16. Funding Applied For:

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation .....  No

Category .....  Not Applicable

Category .....  Not Applicable

HOME Funding through DHCD .....  No

Massachusetts Housing Finance Agency (select all that apply):

Official Action Status .....  No

Construction Financing/Bridge Financing.....  No

Permanent Financing .....  No





Massachusetts Housing Partnership (MHP) Fund:  
 Permanent Rental Financing Program .....

Massachusetts Housing Investment Corporation (select all that apply):  
 Debt Financing .....   
 Tax Credit Equity Investment .....

Boston Department of Neighborhood Development (DND):

Other   
 Other.....   
 Other.....   
 Other.....   
 Financing from MassDevelopment

174 - 180 Norfolk St

Application Date: 3/11/2020

#VALUE!

Section 1. Project Description

Page 3

17 . Number of buildings planned:	Total	New	
		Construction	Rehabilitation
a. Single-Family	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
b. 2-4 Family	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
c. Townhouse	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
d. Low/Mid rise	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text"/>
e. High-rise	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
f. Other	<input type="text" value="0"/>	<input type="text"/>	<input type="text"/>
<b>TOTAL</b>	<input type="text" value="1"/>	<input type="text" value="1"/>	<input type="text" value="0"/>

18 . Number of units:     
**Error! Check Number Of Units For New Construction/ Rehabilitation**

19 . Gross Square Footage

a. Residential	<input type="text" value="15,123"/>	<input type="text" value="15,123"/>	<input type="text"/>
b. Commercial	<input type="text" value="1,221"/>	<input type="text" value="1,221"/>	<input type="text"/>

20 . Net Rentable Square Footage:

	Total	s.f.	Percent of Gross
a. Residential	<input type="text" value="8,016"/>	<input type="text"/>	<input type="text" value="53%"/>
b. Commercial	<input type="text" value="1,221"/>	<input type="text"/>	<input type="text" value="100%"/>

21 . Number of handicapped accessible units  Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators?

24 . Are the following provided with the housing units:

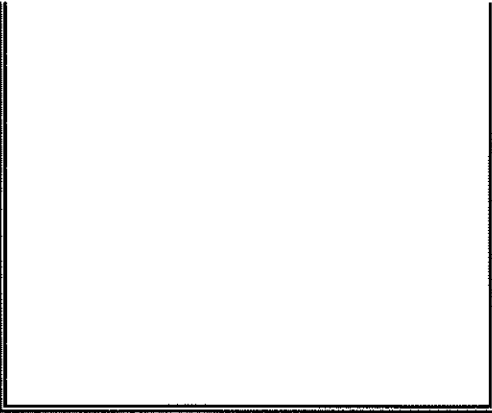
a. Range? .....	<input type="text" value="No"/>
b. Refrigerator? .....	<input type="text" value="No"/>
c. Microwave? .....	<input type="text" value="No"/>
d. Dishwasher? .....	<input type="text" value="No"/>
e. Disposal? .....	<input type="text" value="No"/>
f. Washer/Dryer Hookup? .....	<input type="text" value="No"/>
g. Washer & Dryer? .....	<input type="text" value="No"/>

Optional user comments



**NORFOLK**

- h. Wall-to-wall Carpet? .....
- i. Window Air Conditioner? ...
- j. Central Air Conditioning? ...



25 . Are the following included in the rent:

- a. Heat? .....
- b. Domestic Electricity? .....
- c. Cooking Fuel? .....
- d. Hot Water? .....
- e. Central A/C, if any? .....

26 . Type of heating fuel:

27 . Total no. of parking spaces:  Outdoor:  Enclosed:

28 . Number of parking spaces exclusively for the use of tenants:

a. Residential	Total:	<input type="text" value="8"/>	Outdoor:	<input type="text" value="8"/>	Enclosed:	<input type="text"/>
b. Commercial	Total:	<input type="text" value="0"/>	Outdoor:	<input type="text" value="0"/>	Enclosed:	<input type="text"/>

174 - 180 Norfolk St

Application Date: 3/11/2020

#VALUE!

Section 1. Project Description

Page 4

29 . Will rehabilitation require the relocation of existing tenants?

30 . Scope of rehabilitation: Please describe the following (or type N/A).

- a. Major systems to be replaced:
- b. Substandard conditions and structural deficiencies to be repaired:
- c. Special features/adaptations for special needs clients to be housed:

31 . Are energy conservation materials in excess of the Building Code?

- a. Insulation .....
- b. Windows .....
- c. Heating system .....  *R-Value or type?*

**Information On Site And Existing Buildings**

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	<input type="text" value="15,432"/>	<input type="text" value="0.35"/>
33 . Wetlands area:	<input type="text"/>	<input type="text"/>
34 . Buildable area:	<input type="text" value="15,432"/>	<input type="text" value="0.35"/>

**Existing Conditions:**



35 . What is the present use of the property?

gated lot

36 . Number of existing structures:

37 . Gross s.f. of existing structures:

16,344

38 . If rehabilitation:

number of units    num. of bedrooms

a. Number of existing residential units/bedrooms:

b. Number of units/bedrooms currently occupied:

39 . If site includes commercial space:

a. Square footage of existing commercial space:

square feet

b. Square footage currently occupied:

square feet

40 . What are the surrounding land uses?

Sub-district 2F-5000

**Utilities:**

41 . Are the following utilities available on the site:

a. Sanitary sewer?

No

Distance from site (ft.)

b. Storm sewer?

No

Distance from site (ft.)

c. Public water?

No

Distance from site (ft.)

d. Electricity?

No

Distance from site (ft.)

e. Gas?

No

Distance from site (ft.)

If any of the above are not available, is plan attached explaining how such service will be extended to the site?

**Zoning:**

*Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.*

42 . Does the present zoning allow the proposed development?     Yes     No

43 . Have you applied for a zoning variance, change, special permit or subdivision?     Yes     No

44 . Do you anticipate applying for a comprehensive permit under Chapter 77?     Yes     No

**Site Control:**

45 . What form of site control do you have?

*Include copies of the appropriate site control documents as part of Exhibit 4.*

46 . Please provide details about your site control agreement.

a. Name of Seller:

DND

b. Principals of seller corporation:

c. Type of Agreement:

d. Agreement Date:



e. Expiration Date:

f. Purchase price if under agreement:

g. Is there any identity of interest between buyer and seller?

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?

48 . Are there any outstanding liens on the property?

**Amenities and Services:**

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	<i>Distance</i>	
a. Shopping facilities .....	3.00	miles
b. Schools .....	0.50	miles
c. Hospitals .....	0.50	miles
d. Parks and recreational facilities .....	0.50	miles
e. Police station .....	3.00	miles
f. Fire station .....	2.00	miles
g. Public transportation .....	0.10	miles
h. Houses of worship .....	0.10	miles
i. City/Town Hall .....	13.00	miles

**Environmental Information**

50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?

51 . Has a Chapter 21E assessment been performed?

52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?

An Environmental Notification Form (ENF) will most likely be required.  
Has an ENF been filed?

53 . Does the building require lead paint abatement?

54 . Does the building require asbestos abatement?



55 . Do radon tests show radon levels exceeding four picocuries/liter?

No

56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?

No

57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?

No

58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?

No

59 . Is the site located in a floodplain or wetlands area?

No

60 . Does the site contain endangered animal or plant species?

No

61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Yes



# Section 2 DEVELOPMENT TEAM SUMMARY

**62 . Developer/Sponsor Type** Limited dividend partnership

**63 . Developer/Sponsor:**

Form of Legal Entity	Limited Liability
Legal Name	Norfolk Design and Construction
Address	PO Box 555 Stoughton Ma 02072
Contact Person	Adler Bernadin
E-mail	office@us-norfolk.com

**64 . Owner/Mortgagor:**

Legal Name	Norfolk Design & Construction	
Address	PO Box 555 Stoughton Ma 02072	
Has this entity already been formed?	Yes	
Principals	Adler Bernadin	
Principals	Duane Boyce	
Contact Person	Adler Bernadin	
Telephone No. / Fax. No.	(781) 884-7085	
E-mail		

**65 . General Partner:**

Legal Name	Adler Berandin	
Address	18 Drake Circle Sharon Ma	
Has this entity already been formed?	yes	
Principal (if corporate)		
Contact Person		
% of Ownership	51.00%	
Telephone No. / Fax. No.	(781) 884-7085	
E-mail		

**66 . General Partner:**

Legal Name	Duane Boyce	
Address	16 St James Ave Norwood Ma	
Has this entity already been formed?	yes	
Principal (if corporate)		
Contact Person		
% of Ownership	49.00%	
Telephone No. / Fax. No.	(617) 980-1433	
E-mail	dboyce@us-norfolk.com	

**67 . Development Consultant:**

Legal Name	Drago Toscano LLP
Address	15 Broad Street Suite 610 Boston MA 02109
Contact Person	Daniel Toscano
Telephone No. / Fax. No.	
E-mail	<a href="mailto:dtoscano@dtlawllp.com">dtoscano@dtlawllp.com</a>

**68 . Contractor:**

Name	
Address	
Fed Tax ID #	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

**69 . Architect:**

Name	RCA LLC
Address	415 Neponset Ave #4 Dorchester Ma 02122
Contact Person	Chris Drew
Telephone No. / Fax. No.	(617) 282-0030
E-mail	<a href="mailto:cdrew@roche-christopher.com">cdrew@roche-christopher.com</a>

**70 . Management Agent:**

Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	

**71 . Attorney (Real Estate):**

Name	Heaney & Small LLP
Address	24 Asylum St Milford Ma 01757
Contact Person	Micheal Heaney
Telephone No. / Fax. No.	(508) 473-2777
E-mail	<a href="mailto:mike@heaneyand small.com">mike@heaneyand small.com</a>

**72 . Attorney (Tax):**

Name	
Address	
Contact Person	
Telephone No. / Fax. No.	
E-mail	





79 . Is there any identity of interest between any members of the development team?

Yes

Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.



# Section 3 SOURCES AND USES OF FUNDS

## Sources of Funds

**Private Equity:**

82	Developer's Cash Equity		\$100,000
82	Tax Credit Equity (net amount) <small>(See line 360, Section 5, page 18.)</small>	\$	
83	Developer's Fee/Overhead, Contributed or Loaned		\$380,000
84	Other Source: Bank Loan	\$	

*Optional user calculations*


**Public Equity:**

85	HOME Funds, as Grant		\$1,200,000
86	Grant:	\$	
87	Grant:	\$	
88	<b>Total Public Equity</b>		<b>\$1,200,000</b>

**Subordinate Debt (see definition):**

		Amount	Rate	Amortiz	Term
89	Home Funds-DHCD, as Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
90	Home Funds-Local, as Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
91	Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
92	Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
93	Subordinate Debt	\$0	%	yrs.	yrs.
	Source:				
94	<b>Total Subordinate Debt</b>	<b>\$0</b>			

**Permanent Debt (Senior):**

		Amount	Rate	Override	Amortiz	Term	MIP
95	MHFA MHFA Program 1	\$	%	%	yrs.	yrs.	%
96	MHFA MHFA Program 2	\$	%	%	yrs.	yrs.	%
97	MHP Fund Permanent Loan	\$	%		yrs.	yrs.	%
98	Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
	Source:						
99	Other Permanent Senior Mortgage	\$	%		yrs.	yrs.	%
	Source:						
100	<b>Total Permanent Senior Debt</b>	<b>\$0</b>					
101	<b>Total Permanent Sources</b>	<b>\$1,680,000</b>					

**Construction Period Financing:**

		Amount	Rate	Term
102	Construction Loan	\$0	%	mos.
	Source:			
	Repaid at:	(event)		
103	Other Interim Loan	\$0	%	mos.
	Source:			
	Repaid at:	(event)		
104	Syndication Bridge Loan	\$0	%	mos.
	Source:			
	Repaid at:	(event)		

## Uses of Funds

**Direct Construction:**

*The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.*

105. Who prepared the estimates?	Duane Boyce	
	<small>Name</small>	<small>Signature</small>

DV	Trade Item	Amount	Description
107 .	3	Concrete	\$168,000
108 .	4	Masonry	
109 .	5	Metals	\$98,000
110 .	6	Rough Carpentry	\$390,000
	6	Finish Carpentry	\$390,000
	7	Waterproofing	
113 .	7	Insulation	\$120,000
114 .	7	Roofing	\$24,000
115 .	7	Sheet Metal and Flashing	
116 .	7	Exterior Siding	\$65,000
117 .	8	Doors	\$50,000
118 .	8	Windows	\$30,000
119 .	8	Glass	
120 .	9	Lath & Plaster	
121 .	9	Drywall	\$100,000
122 .	9	Tile Work	\$40,000
123 .	9	Acoustical	
124 .	9	Wood Flooring	
125 .	9	Resilient Flooring	
126 .	9	Carpet	\$100,000
127 .	9	Paint & Decorating	\$50,000
128 .	10	Specialties	\$30,000
129 .	11	Special Equipment	
130 .	11	Cabinets	
131 .	11	Appliances	
132 .	12	Blinds & Shades	\$8,000
133 .	13	Modular/Manufactured	
134 .	13	Special Construction	
135 .	14	Elevators or Conveying Syst.	
136 .	15	Plumbing & Hot Water	\$130,000
137 .	15	Heat & Ventilation	\$150,000
138 .	15	Air Conditioning	
	15	Fire Protection	\$80,000
	16	Electrical	\$150,000
141 .		Accessory Buildings	
142 .		Other/misc	
143 .		<b>Subtotal Structural</b>	<b>\$2,173,000</b>
144 .	2	Earth Work	
145 .	2	Site Utilities	
146 .	2	Roads & Walks	
147 .	2	Site Improvement	\$300,000
148 .	2	Lawns & Planting	\$25,000
149 .	2	Geotechnical Conditions	
150 .	2	Environmental Remediation	
151 .	2	Demolition	\$10,000
152 .	2	Unusual Site Cond	
153 .		<b>Subtotal Site Work</b>	<b>\$335,000</b>
154 .		<b>Total Improvements</b>	<b>\$2,508,000</b>
155 .	1	General Conditions	\$150,000
156 .		<b>Subtotal</b>	<b>\$2,658,000</b>
157 .	1	Builders Overhead	\$172,770
158 .	1	Builders Profit	\$80,000
159 .		<b>TOTAL</b>	<b>\$2,910,770</b>

160 Total Cost/square foot:

Residential Cost/s.f.:

**Development Budget:**

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$300	\$300		
162 . Acquisition: Building	\$0			
163 . <b>Acquisition Subtotal</b>	<b>\$300</b>	<b>\$300</b>	<b>\$0</b>	
164 . Direct Construction Budget	\$2,910,770	\$2,910,770		(from line 159)

165 . Construction Contingency	\$291,077	\$291,077		10.0% of construction
166 . <b>Subtotal: Construction</b>	\$3,201,847	\$3,201,847	\$0	

**General Development Costs:**

167 . Architecture & Engineering	\$100,000	\$100,000		
168 . Survey and Permits	\$45,000	\$45,000		
169 . Clerk of the Works	\$144,000	\$144,000		
Environmental Engineer	\$0	\$0		
Bond Premium	\$0			
172 . Legal	\$5,000	\$5,000		
173 . Title and Recording	\$10,000	\$10,000		
174 . Accounting & Cost Cert.	\$0			
175 . Marketing and Rent Up	\$0			
176 . Real Estate Taxes	\$6,000	\$6,000		
177 . Insurance	\$13,000	\$13,000		
178 . Relocation	\$0			
179 . Appraisal	\$600	\$600		
180 . Security	\$0			
181 . Construction Loan Interest	\$120,000	\$120,000		
182 . Inspecting Engineer	\$5,000	\$5,000		
183 . Fees to:	\$0			
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$0			
189 . Development Consultant	\$6,000	\$6,000		
190 . Other:	\$0			
191 . Other:	\$0			
192 . Soft Cost Contingency	\$22,730	\$22,730		5.0% of soft costs
193 . <b>Subtotal: Gen. Dev.</b>	\$477,330	\$477,330	\$0	

194 . <b>Subtotal: Acquis., Const., and Gen. Dev.</b>	\$3,679,477	\$3,679,477	\$0	
---	-------------	-------------	-----	--

Capitalized Reserves	\$0			
Developer Overhead	\$190,000	\$190,000		
197 . Developer Fee	\$190,000	\$190,000		

198 . <b>Total Development Cost</b>	\$4,059,477	\$4,059,477	\$0	<b>TDC per unit</b>	\$507,435
-------------------------------------	-------------	-------------	-----	---------------------	-----------

199 . <b>TDC, Net</b>	\$3,679,477	\$3,679,477	\$0	<b>TDC, Net per unit</b>	\$459,935
-----------------------	-------------	-------------	-----	--------------------------	-----------

**Additional Detail on Development Pro-Forma:**

200 . Gross Syndication Investment	
------------------------------------	--

**Off-Budget Costs:**

**Syndication Costs:**

201 . Syndication Legal	
202 . Syndication Fees	
203 . Syndication Consultants	
204 . Bridge Financing Costs	
205 . Investor Servicing (capitalized)	
206 . Other Syndication Expenses	
207 . Total Syndication Expense	\$0
208 . Current Reserve Balance	

**Reserves (capitalized):**

Development Reserves	
210 . Initial Rent-Up Reserves	
211 . Operating Reserves	
212 . Net Worth Account	
213 . Other Capitalized Reserves	

214 . Subtotal: Capitalized Reserves

215 . Letter of Credit Requirements

216 . Total of the Above

**Check: Line 214 is the same as line 195.**

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

**Unit Sales (For Sale Projects Only):**

217 . Gross Sales From Units

218 . Cost of Sales (Commissions, etc.)

219 . Net Receipt from Sales

**Debt Service Requirements:**

220 . Minimum Debt Service Coverage

221 . Is this Project subject to HUD Subsidy Layering Review?

*Optional user comments*

# Section 4 OPERATING PRO-FORMA

## Operating Income

### Rent Schedule:

	Contract Rent	Utility Allowance	Total Gross Rent	No. of Units
222 . Low-Income (Rental Assisted):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0

223 . Low-Income (below 50%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms	\$2,172		\$2,172	4
3 bedrooms			\$0	0
4 bedrooms			\$0	0

224 . Low-Income (below 60%):				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms	\$2,172		\$2,172	2
3 bedrooms	\$2,437		\$2,437	2
4 bedrooms			\$0	0

225 . Other Income (User-defined)				
SRO			\$0	0
0 bedroom			\$0	0
1 bedroom			\$0	0
2 bedrooms			\$0	0
3 bedrooms			\$0	0
4 bedrooms			\$0	0

226 . Market Rate (unrestricted occupancy):			
SRO			0
0 bedroom			0
1 bedroom			0
2 bedrooms			0
3 bedrooms			0
4 bedrooms			0

### Commercial Income:

227 . Square Feet:  @  /square foot =

### Parking Income:

228 . Spaces:  @  /month x 12 =

### Other Operating Income Assumptions:

229 . Laundry Income (annual):

*Optional user calculations*



Year 20	\$	\$
Year 21	\$	\$

\$
\$

249 . Annual Operating Income (year 1) \$254,997

174 - 180 Norfolk St

Application Date: 3/11/2020

#VALUE!

Section 4. Operating Pro-Forma

**Operating Expenses**

Annual Operating Exp.:	Total	Residential	Commercial	Comments
250 . Management Fee	\$15,000	\$15,000		
251 . Payroll, Administrative	\$0			
252 . Payroll Taxes & Benefits, Admin.	\$0			
253 . Legal	\$0			
254 . Audit	\$0			
255 . Marketing	\$0			
256 . Telephone	\$0			
257 . Office Supplies	\$0			
258 . Accounting & Data Processing	\$0			
259 . Investor Servicing	\$0			
260 . DHCD Monitoring Fee	\$0			
261 . Other:	\$0			
262 . Other:	\$0			
263 . <b>Subtotal: Administrative</b>	\$0	\$0	\$0	
264 . Payroll, Maintenance	\$0			
265 . Payroll Taxes & Benefits, Admin.	\$0			
266 . Janitorial Materials	\$0			
267 . Landscaping	\$0			
268 . Decorating (inter. only)	\$0			
269 . Repairs (inter. & ext.)	\$0			
. Elevator Maintenance	\$0			
271 . Trash Removal	\$0			
272 . Snow Removal	\$0			
273 . Extermination	\$0			
274 . Recreation	\$0			
275 . Other:	\$0			
276 . <b>Subtotal: Maintenance</b>	\$0	\$0	\$0	
277 . <b>Resident Services</b>	\$0			
278 . <b>Security</b>	\$18,000	\$18,000		
279 . Electricity	\$6,000	\$6,000		
280 . Natural Gas	\$6,000	\$6,000		
281 . Oil	\$0			
282 . Water & Sewer	\$3,600	\$3,600		
283 . <b>Subtotal: Utilities</b>	\$15,600	\$15,600	\$0	
284 . <b>Replacement Reserve</b>	\$40,000	\$40,000		
. <b>Operating Reserve</b>	\$10,000	\$10,000		
286 . Real Estate Taxes	\$23,000	\$23,000		
287 . Other Taxes	\$0			
288 . Insurance	\$10,000	\$10,000		



289 . MIP	\$0	\$0	
290 . Other:	\$0		
291 . <b>Subtotal:Taxes, Insurance</b>	\$33,000	\$33,000	\$0
292 . <b>TOTAL EXPENSES</b>	\$131,600	\$131,600	\$0

174 - 180 Norfolk St

Application Date: 3/11/2020

#VALUE!

on 4. Operating Pro-Forma

Page 17

**Other Operating Expense Assumptions**

**Trending Assumptions for Expenses**

	Year 2	Year 3	Years 4-5	Years 6-20
293 . Sewer & Water .....	1.0%	1.0%	3.0%	%
294 . Real Estate Taxes .....	1.0%	1.0%	3.0%	%
295 . All Other Operating Expenses .....	0.5%	0.5%	1.0%	%

**Reserve Requirements:**

296 . Replacement Reserve Requirement	\$5,000.00	per unit per year
297 . Operating Reserve Requirement	\$1,250.00	per unit per year

**Debt Service:**

		Annual Payment
298 . MHFA	MHFA Program 1	N/A
299 . MHFA	MHFA Program 2	N/A
300 . MHP Fund Permanent Loan		N/A
301 . Other Permanent Senior Mortgage		N/A
Source:	N/A	
302 . Other Permanent Senior Mortgage		N/A
Source:	N/A	
<b>Total Debt Service (Annual)</b>		\$0

304 . **Net Operating Income** \$123,397 (in year one)

305 . **Debt Service Coverage** N/A (in year one)

**Affordability: Income Limits and Maximum Allowable Rents**

306 . County  MSA

**This MSA does not match the county you have chosen**

307 . **Maximum Allowed Rents, by Income, by Unit Size:** Income Limits last updated on

	Maximum Income			Maximum Rent (calculated from HUD income data)		
	50%	60%	0%	50%	60%	0%
SRO	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
0 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
1 bedroom	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
2 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
3 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
4 bedrooms	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!
Area median income for a family of	#VALUE!					

**H.U.D. "Fair Market Rents" (Maximum):**

0 bedroom	#VALUE!
1 bedroom	#VALUE!
2 bedrooms	#VALUE!
3 bedrooms	#VALUE!

**Operations before this transaction:**

**Operations after:**

Type	Number	Current Rent	Annualized Income	Number	Future Rents	Market Rent GPR
309 . SRO	0	0	0	0	0	0
310 . 0 bedroom	0	0	0	0	0	0
311 . 1 bedroom	0	0	0	0	0	0
312 . 2 bedrooms	6	0	0	6	0	0
313 . 3 bedrooms	2	0	0	2	0	0
314 . 4 bedrooms	0	0	0	0	0	0
315 . <b>Gross Potential Rental Income</b>			0			0

316 . Vacancy	0%	0	Vacancy	0%	0
317 . Other Income		0	Other Income		40,125
318 . <b>Effective Gross Income</b>		0	<b>Effective Gross Income</b>		40,125

**Operating Expenses**

	Year	Reason	% Change	Year
319 . Management fee	0			15,000
320 . Administration	0			0
321 . Maintance/Operations	0			0
322 . Resident Services	0			0
323 . Security	0			18,000
324 . Utilities	0			15,600
325 . Replacement Reserve	0			40,000
326 . Operating Reserve	0			10,000
327 . Real Esate Taxes	0			23,000
. Insurance	0			10,000
329 . <b>Total Expenses</b>	0			131,600

330 . <b>Net Operating Income</b>	0	<b>Net Operating Income</b>	-91,475
-----------------------------------	---	-----------------------------	---------

331 . **Transaction Description:**

Optional user calculations




# Section 5 LOW INCOME HOUSING TAX CREDITS

### Percent of Project Which Qualifies for Tax Credit

332 . Low-Income Units .....	8		Total Units:	8
333 . Percent of Units .....	100.0%			
334 . Low-Income Square Feet .....	8,016	s.f.	Total Area:	8,016 s.f.
335 . Percent of Area .....	100.0%			
336 . Applicable Percentage .....	100.0%	<i>(This is the lower of lines 333 and 335 above.)</i>		
337 . Is the project utilizing tax-exempt financing?	No			
338 . Does the project qualify for an acquisition credit?	No			
339 . Does the rehabilitation qualify for a 9% rather than 4% credit?	No			
340 . How much financing is nonqualified (federally subsidized?)	\$			
341 . What grant funds must be subtracted from acquisition basis?	\$			
342 . What grant funds must be subtracted from rehabilitation basis?	\$			
343 . Will the project have a minimum of 20% of units for households earning less than 50% of median, or 40% for less than 60% of median?	40% Of Units			

### Historic Tax Credit:

344 . Does the project qualify for historic tax credits?	No
5 . What are the rehabilitation costs which are not qualified for historic credits?	Not Applicable

### Project Qualification for 130%:

346 . Is the project located in a "qualified census tract" or in a "difficult to develop" area?	No
---	----

### Calculation of Maximum Tax Credit Amount

	Acquisition Credit	Rehabilitation Credit
347 . Total Eligible Development Costs	\$0	\$4,059,177
348 . Less: Portion of Grants Allocated to Basis	\$0	\$0
349 . Less: 20% Historic Rehab Credit Basis Reduction	\$0	\$0
350 . Less: Nonqualified source of financing	\$0	\$0
351 . Subtotal: Eligible Basis	\$0	\$4,059,177
352 . "Hard to develop" area	100%	100%
353 . Percent Low-Income	100.0%	100.0%
354 . Applicable Rate	3.66%	8.53%
355 . Maximum Annual Tax Credit Amount	\$0	\$346,248
356 . Total Annual Tax Credit Amount	\$346,248	
357 . Estimated Net LIHTC Syndication Yield	\$ -	\$0
358 . Est. Net Historic Tax Credit Syndication Yield	\$ -	\$0
359 . Total Estimated Net Tax Credit Syndication Yield (based on above)	\$0	

J . Applicant's Estimate of Net Tax Credit Equity. \$ *(from line 82)*

*[Note: This page represents a rough estimate of low income credits for which this project may be eligible. It does not represent a final determination.]*

Section 5. Low Income Housing Tax Credits

	Total Residential	Percentage of Costs Not in Depreciable Basis	Acquisition Credit Basis	Rehabilitation Credit Basis	Not In Basis
361 . Acquisition: Land	\$300				\$300
362 . Acquisition: Building	\$0		\$0	\$0	\$0
363 . Acquisition Subtotal	\$300		\$0	\$0	\$300
364 . Direct Construction Budget	\$2,910,770		\$0	\$2,910,770	
365 . Construction Contingency	\$291,077		\$0	\$291,077	
366 . Subtotal: Construction	\$3,201,847		\$0	\$3,201,847	\$0
<b>General Development Costs:</b>					
367 . Architecture & Engineering	\$100,000	0%		\$100,000	\$0
368 . Survey and Permits	\$45,000	0%		\$45,000	\$0
369 . Clerk of the Works	\$144,000	0%		\$144,000	\$0
370 . Environmental Engineer	\$0	0%		\$0	\$0
371 . Bond Premium	\$0	0%		\$0	\$0
372 . Legal*	\$5,000	0%	\$0	\$5,000	\$0
373 . Title and Recording	\$10,000	0%	\$0	\$10,000	\$0
374 . Accounting & Cost Certificat.	\$0	0%	\$0	\$0	\$0
375 . Marketing and Rent Up*	\$0	100%			\$0
376 . Real Estate Taxes*	\$6,000	0%	\$0	\$6,000	\$0
377 . Insurance	\$13,000	0%	\$0	\$13,000	\$0
378 . Relocation	\$0	0%	\$0	\$0	\$0
379 . Appraisal	\$600	0%	\$0	\$600	\$0
380 . Security	\$0	0%	\$0	\$0	\$0
381 . Construction Loan Interest*	\$120,000	0%	\$0	\$120,000	\$0
382 . Inspecting Engineer	\$5,000	0%	\$0	\$5,000	\$0
383 . Financing Fees*	\$0	0%	\$0	\$0	\$0
384 . Financing Fees*	\$0	0%	\$0	\$0	\$0
385 . MIP	\$0	0%	\$0	\$0	\$0
386 . Credit Enhancement Fees	\$0	0%	\$0	\$0	\$0
387 . Letter of Credit Fees*	\$0	0%	\$0	\$0	\$0
388 . Other Financing Fees*	\$0	0%	\$0	\$0	\$0
389 . Development Consultant	\$6,000	0%	\$0	\$6,000	\$0
390 . Other* .....	\$0	0%	\$0	\$0	\$0
391 . Other* .....	\$0	0%	\$0	\$0	\$0
392 . Soft Cost Contingency*	\$22,730	0%	\$0	\$22,730	\$0
393 . Subtotal: Gen. Dev.	\$477,330		\$0	\$477,330	\$0
394 . Subtotal: Acquis., Const., and Gen. Dev.	\$3,679,477		\$0	\$3,679,177	\$300
395 . Developer Overhead	\$190,000		\$0	\$190,000	\$0
396 . Developer Fee/Profit	\$190,000		\$0	\$190,000	\$0
397 . Capitalized Reserves	\$0		\$0	\$0	\$0
398 . Total Development Cost	\$4,059,477				
399 . Total Net Development Cost	\$3,679,477				
400 . Total Eligible Tax Credit Basis	\$4,059,177		\$0	\$4,059,177	

*\* Some or all of these costs will typically be allocated to intangible assets or expensed.*

*174 - 180 Norfolk St*

*Application Date: 3/11/2020*

*#VALUE!*



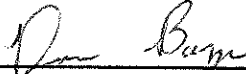
# Section 7 SIGNATURE PAGE

Project Name 174 - 180 Norfolk St

Date: 03 11 2020  
(month) (day) (year)

*The applicant certifies that this application is complete and accurate, to the best of his/her knowledge, and that there are no material misrepresentations.*

Mortgagor: 



 MANAGER  
FOR Adler Bernadin  
Norfolk Design & Construction



# STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

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

1. Name of proposer: Norfolk Design & Construction LLC

2. Names and titles of principals: Adler Bernadin; Duane Boyce

3. Names of authorized signatories: Adler Bernadin; Duane Boyce

4. Permanent main office address: 15 St. James Ave. Norwood, MA 20262

Phone: 781-884-7085 Fax: \_\_\_\_\_ Email: office@us-norfolk.com

5. Date organized: December 2014

6. Location of incorporation: Stoughton, MA

7. Number of years engaged in business under your present name: 6

8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
- a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_

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

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

*Duane Boyce*  
Signature of individual submitting proposal

Manager  
Title

NORFOLK DESIGN & CONSTRUCTION  
Legal Name of Organization

3/11/2020  
Date



## PRELIMINARY DEVELOPMENT BUDGET FORM

**PROPOSER'S NAME:** Norfolk Design & Construction

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 300.00
Site Prep/Environmental	\$
Construction	\$ 2,910,770.00
Construction Contingency	\$ 291,077.00
Architect(s) and Engineer(s)	\$ 100,000.00
Development Consultant	\$6000
Survey and Permits	\$45000
Legal	\$5000
Title and Recording	\$10000
Real Estate Taxes	\$6,000.00
Insurance	\$13000
Construction Loan Interest	\$120000
Construction Inspection Fees	\$5,000.00
Other:	\$
Other: Clerk of the Works	\$ 144,000.00
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$ 22,730.00
Developer Overhead	\$190000
Developer Fee	\$190000
<b>TOTAL: ALL USES</b>	<b>\$4,058,877.00</b>





<b>SOURCES OF FUNDING</b>	<b>AMOUNT</b>	<b>Committed</b>
Sponsor Cash In Hand	\$ 160,000.00	<input type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 2,700,000.00	<input type="checkbox"/>
Donated Materials/Services:		
Other: DND Funds	\$ 1200000	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
<b>TOTAL ALL SOURCES:</b>	<b>\$ 4,060,000.00</b>	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:





Explanatory notes:

Based on Calculations to OneStop Document



## DEVELOPMENT TIMETABLE FORM

**PROPOSER'S NAME:** Norfolk Design & Construction

Assuming that you are designated on 4/24/2020, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	5/22/2020
Apply for Permit(s)	5/29/2020
Zoning Relief Anticipated?	<input checked="" type="radio"/> YES <input type="radio"/> NO
All Development Financing Committed	04/09/2021
Permit(s) Issued	08/20/2021
Financing Closed	07/09/2021
Construction Begins	09/06/2021
Construction Complete	08/22/2022



# CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: NORFOLK DESIGN & CONSTRUCTION

How many full time employees does your firm currently have?  
 Under 25       25 -99       100 or more

Are you a Boston-based business?      YES       NO  
*Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.*

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

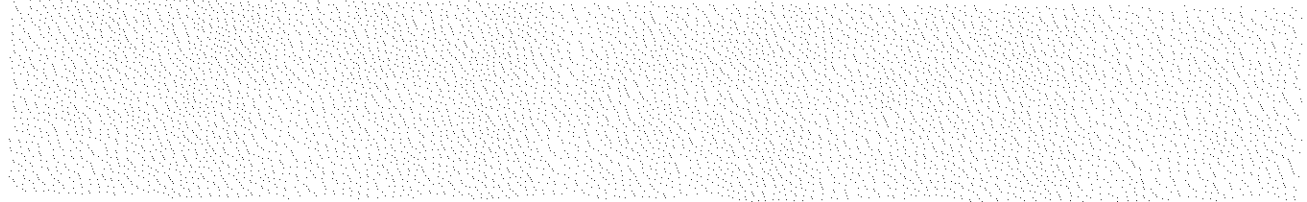
Are you a Woman-owned Business Enterprise?       YES       NO  
If yes, are you certified as such by the State Office of Minority and Women Business Assistance (SOMBWA)?      YES       NO

### RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

DND encourages MIHI builders to seek to achieve the following construction employment goals:

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

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



If you have additional information demonstrating your capacity to achieve these employment targets, you may provide this information on a separate sheet clearly labeled at the top with "Supplementary Construction Employment Statement" and the Proposer's name. *Note: if you are, according the US Dept. of Housing & Urban Development, a Section 3 certified vendor, this will be considered strong evidence of capacity to achieve DND's employment goals.*

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





## AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Norfolk Design & Construction LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?  
No
  
2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).  
No
  
3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?  
No
  
5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?  
No
  
6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?  
No



Signed under the pains and penalties of perjury this

11th day of March, 20 20

SIGNATURE: *Don Brey*

TITLE: MANAGER

ORGANIZATION: Norfolk Design & Construction LLC

ADDRESS: PO BOX 555 STOUGHTON, MA 02072

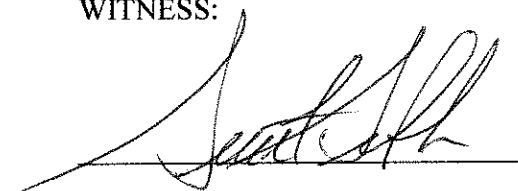


**Conflict of Interest Affidavit Form**


The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:



BORROWER:

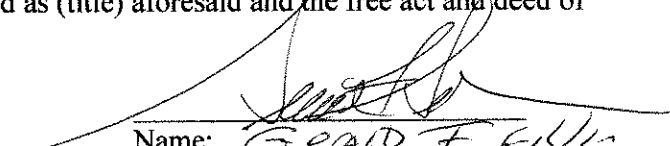


THE COMMONWEALTH OF MASSACHUSETTS

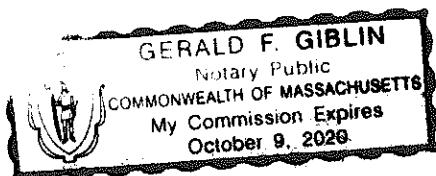
*Not for*  
Suffolk, ss.

3/11 2020

Then personally appeared the above named Duane Boyce, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

  
Name: GERALD F. GIBLIN  
Notary Public

My Commission Expires:





## CHAPTER 803 DISCLOSURE STATEMENT FORM

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

This statement is made under the pains and penalties of perjury this 11th day  
of March, 2020  
Month Year

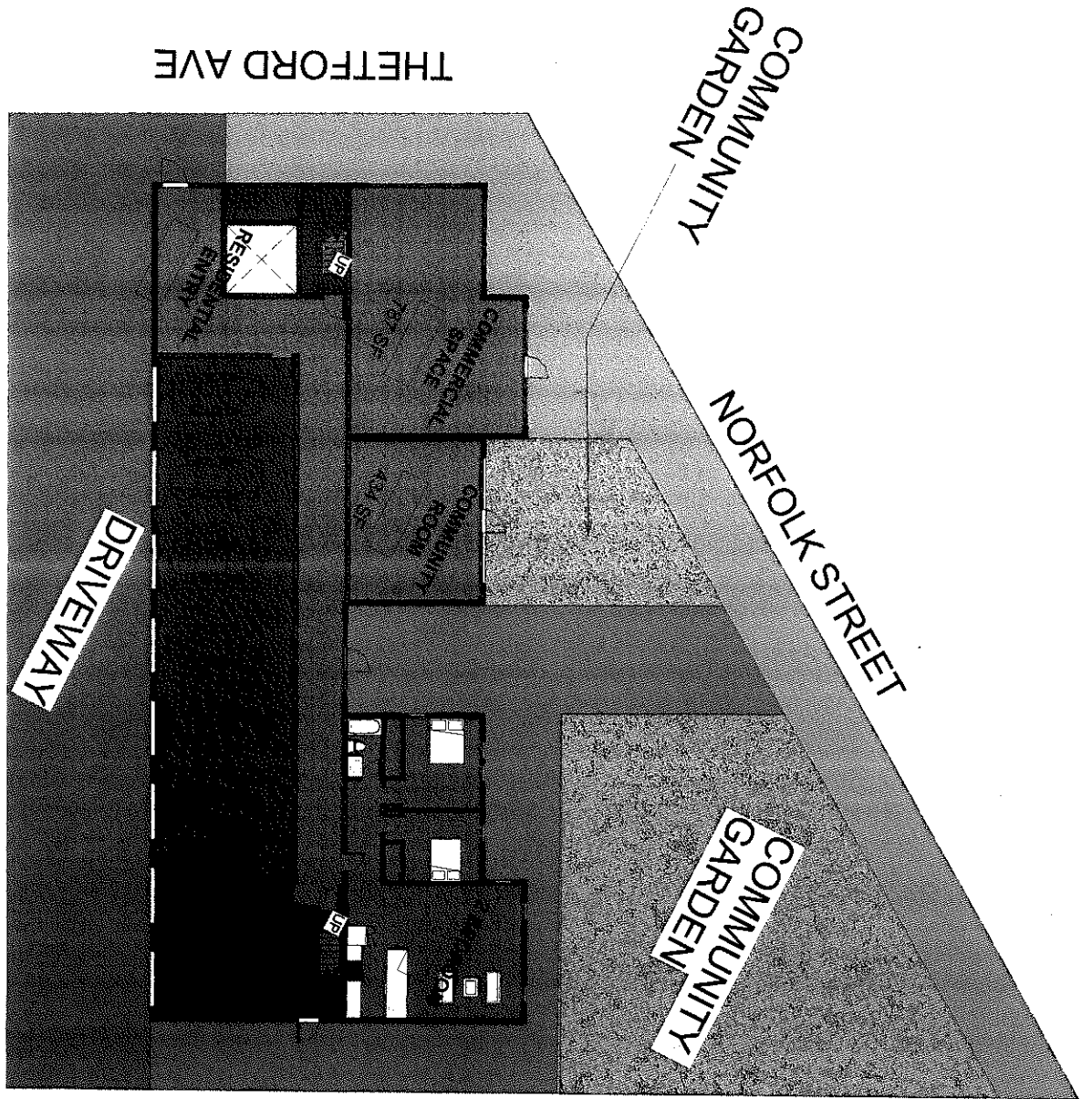
A handwritten signature in cursive script, appearing to read 'Dan Beyer', written over a horizontal line.

Proposer Signature

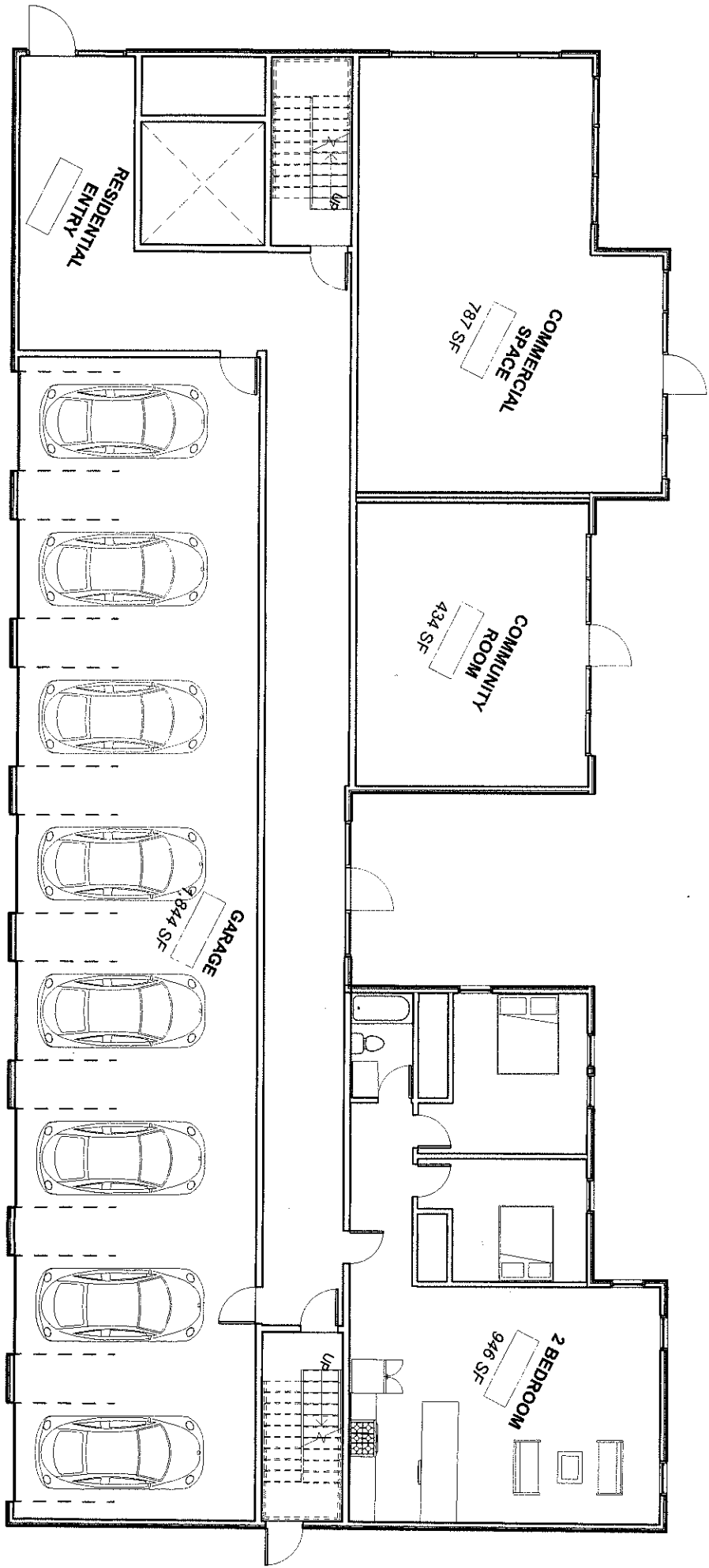
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Co-Proposer Signature (If Applicable)

OVERALL SITE PLAN



FIRST FLOOR PLAN

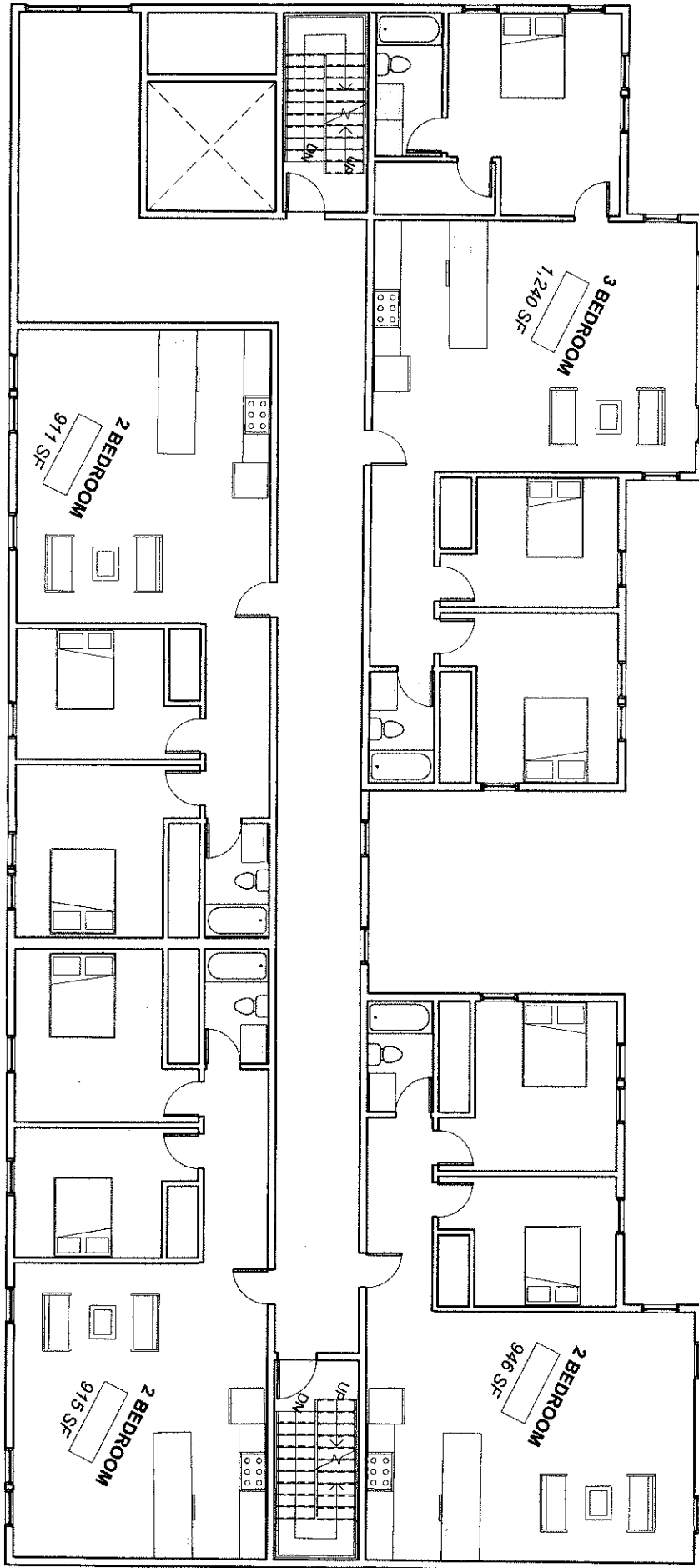


FIRST FLOOR PLAN

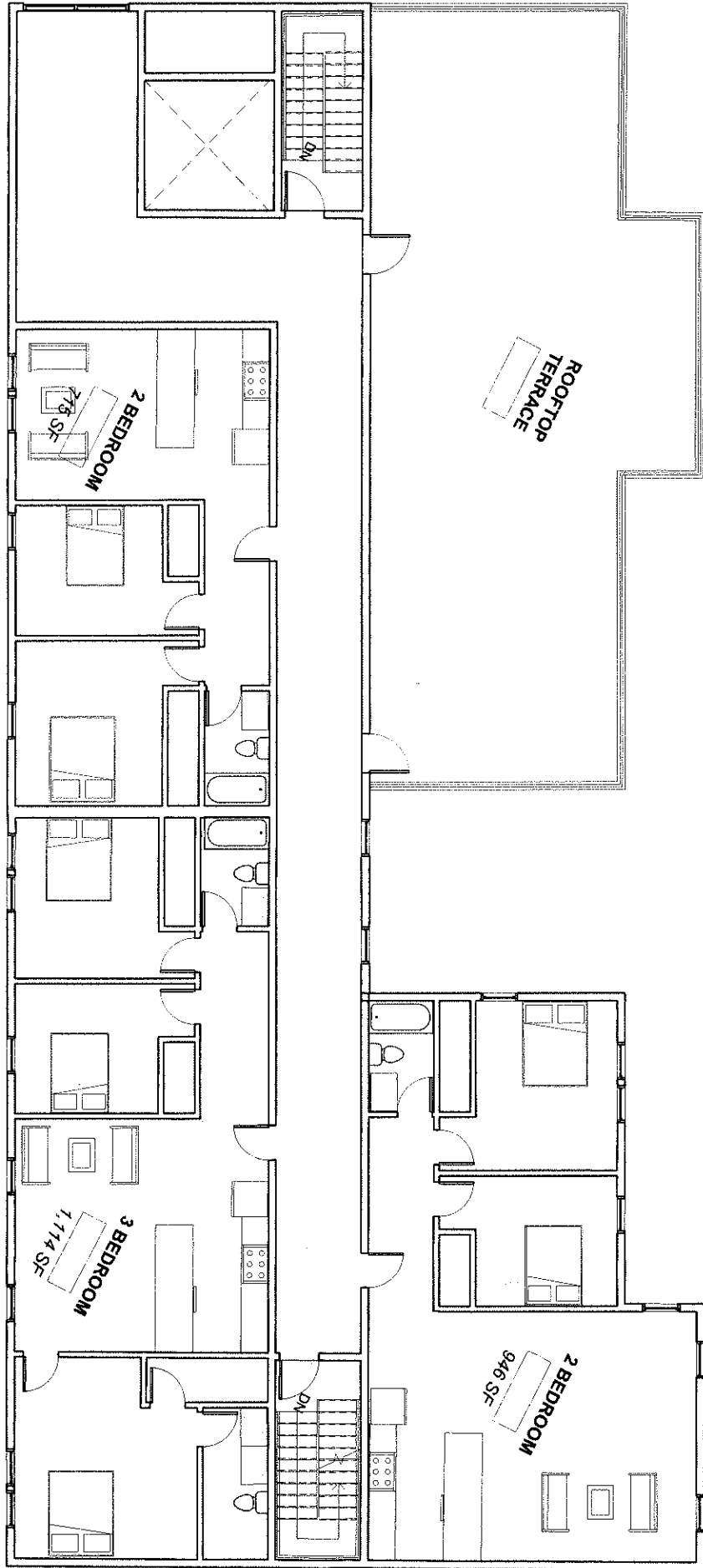
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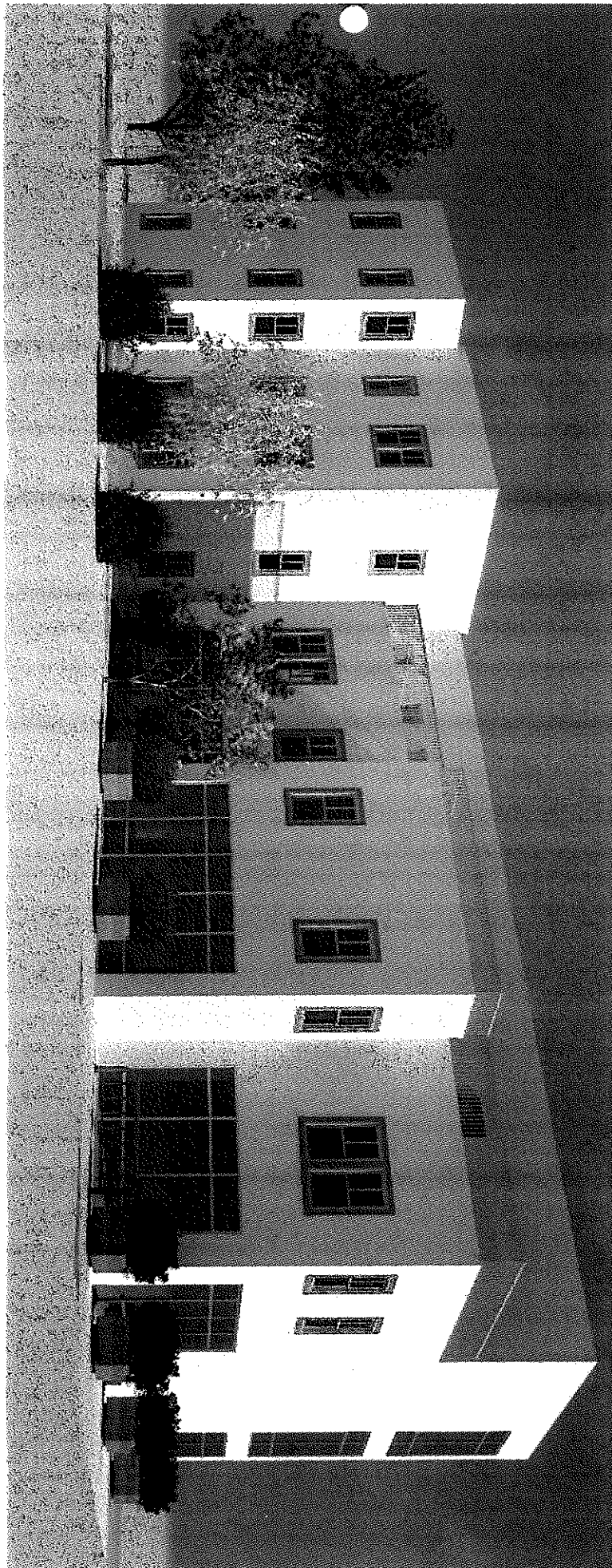
174-180 NORFOLK STREET, DORCHESTER, MA

SECOND FLOOR PLAN



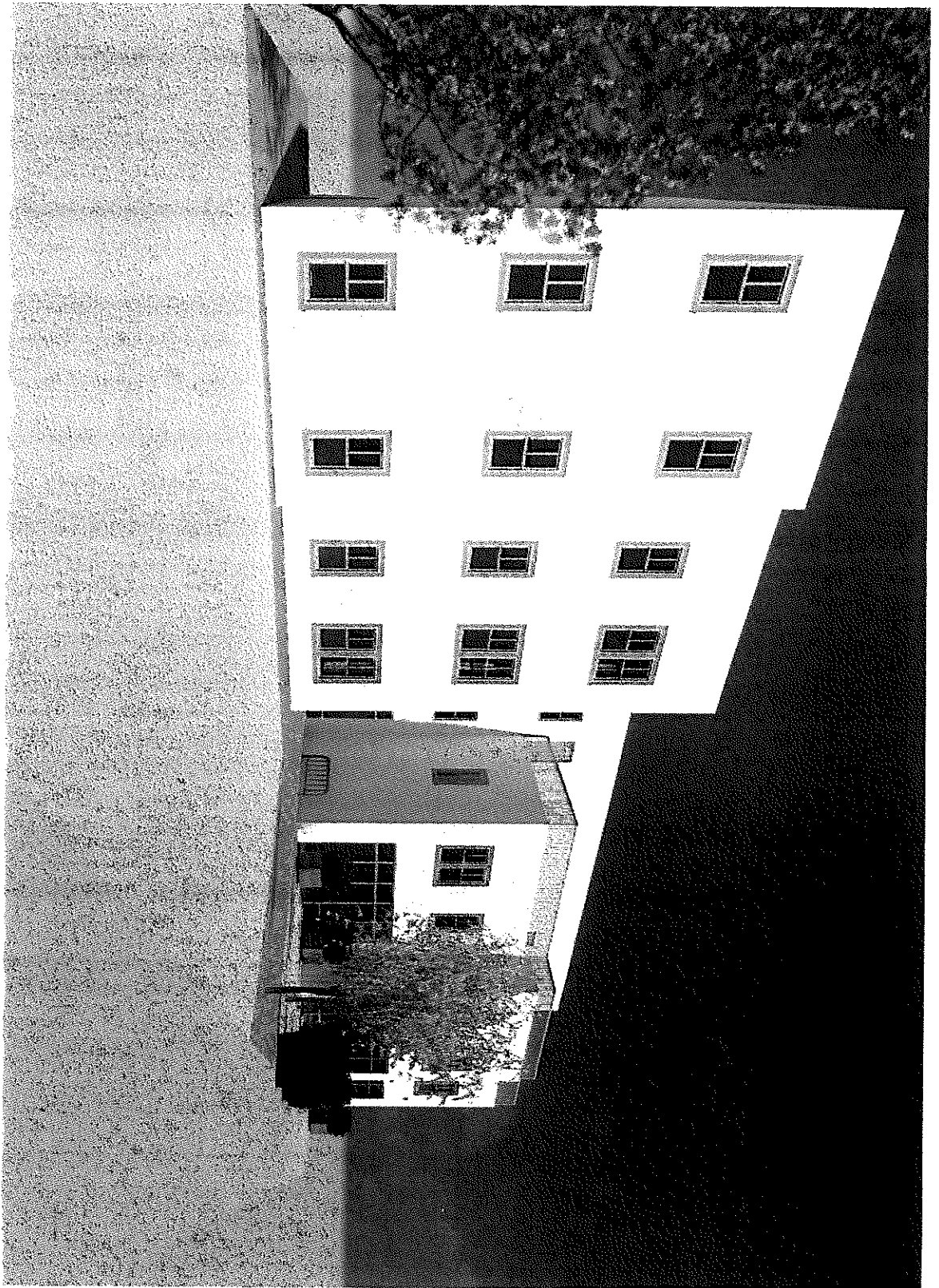
THIRD FLOOR PLAN





RENDERED PERSPECTIVE

RENDERED PERSPECTIVE



RENDER PERSPECTIVE VIEW

SCALE: N.T.S.

174-180 NORFOLK STREET, DORCHESTER, MA