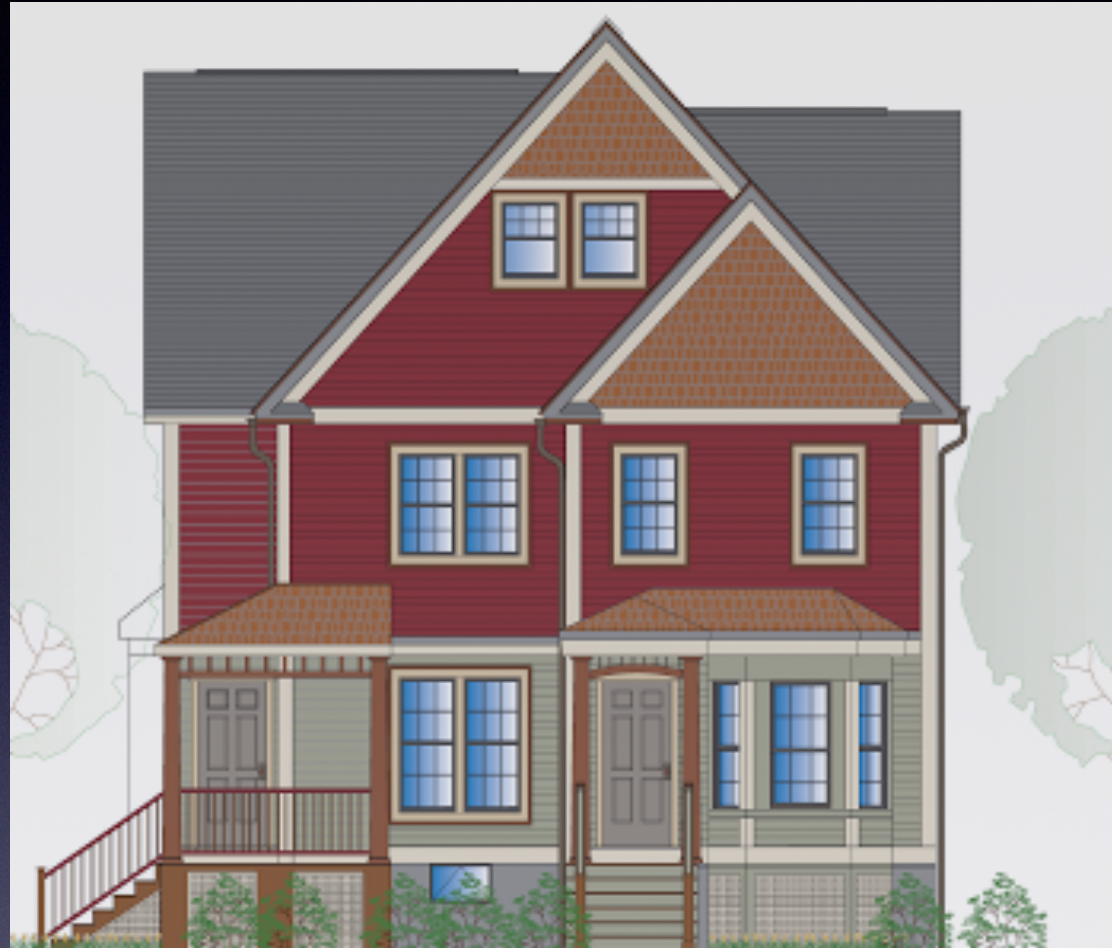


THE BOSTON PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC



A Tri-Venture:
Urban Spaces, LLC
Diamond Sinacori, LLC
Pederson Consulting, LLC

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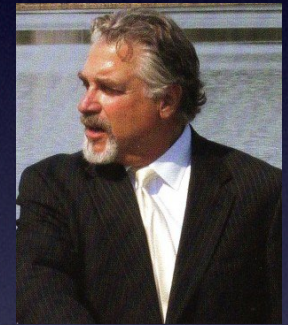
Development Team



Paul Ognibene



Jeff Hirsch



Merrill Diamond

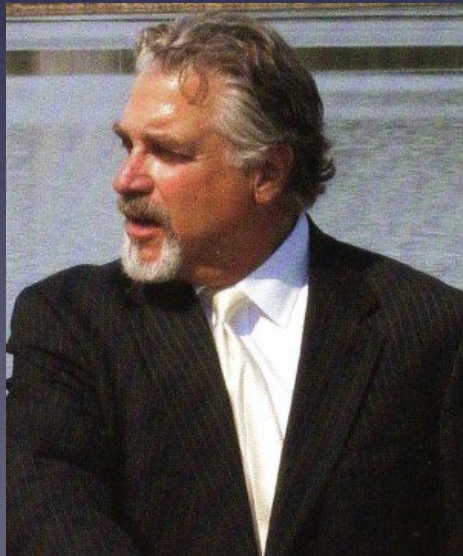


Ralph Parent



Marilyn Moedinger

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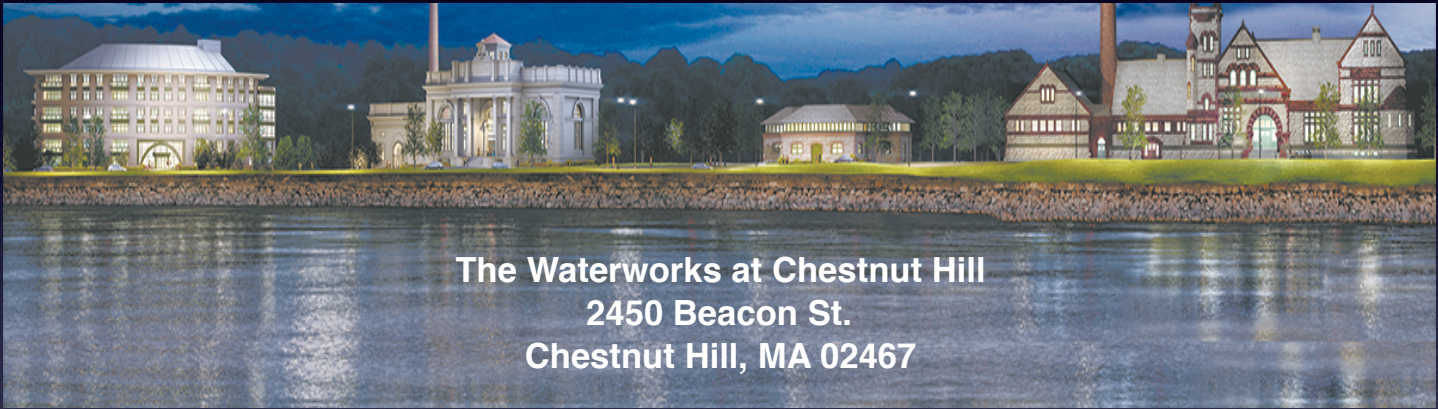
Merrill H. Diamond has been the recipient of numerous national awards for environmentally sensitive design, historic preservation, adaptive re-use, and creative business development. He has served as both a gubernatorial appointee to the Massachusetts Historical Commission and to the Senate Special Commission on Historic Preservation. Mr. Diamond is a recent member of the Board of Directors of Preservation Mass, the Commonwealth's statewide, non-profit preservation agency. In addition, Mr. Diamond has been named "Entrepreneur of the Year" by Arthur Young / "Venture Magazine," "Merchant Builder of the Year" by the National Association of Homebuilders (NAHB), and one of "America's Most Valuable People" by "USA Today," the nation's national newspaper. He has been profiled in Jeffrey L. Seglin's book, *America's New Breed of Entrepreneurs*, and his development firm has twice been named "One of America's Fastest Growing Companies" by "Inc. Magazine."

Mr. Diamond's recent private-sector real estate development projects include the following: *The Waterworks at Chestnut Hill*, a 112 unit residential condominium complex and museum developed in a JV with EAF; *The Lancaster*, a JV development with Urban Spaces of 55 new condominium units in Boston. Currently, the firm is developing 61 condominiums in downtown Salem and 13 residences on the historic *Richardson Estate* overlooking the Brookline Reservoir; both in Joint Venture with Urban Spaces. Mr. Diamond has also done work in the public sector under the auspices of HUD's innovative HOPE VI program, working on the revitalization of a number of distressed communities across the country. Mr. Diamond has spoken at a number of national symposiums relative to his views on public and affordable housing.

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Completed Projects



CONCORD VILLAGE / EAGLE CREEK

An architectural rendering of a row of modern townhomes with gabled roofs and brick accents, set in a landscaped neighborhood with trees and a sidewalk.

"It's an attempt to reinvent a traditional neighborhood"

"The idea is to use the architectural environment to affect the social environment"

Project Description:
Concord Village and Eagle Creek was the result of the comprehensive revitalization of two distressed public housing developments, including complete demolition of the existing housing stock, new construction of 170 on-site dwelling units, and 50 scattered site infill houses and new public streets and sidewalks. Supplementing this is a new 15,000 S.F. Community Center including a 70 child daycare center, new open space and recreational opportunities and extensive social services and management improvements. Unit sizes are the following: 1BR - 660 S.F., 2BR - 1166 S.F., 3BR 1350 S.F., 4br - 1450 S.F., 5BR - 1680 S.F. In addition, 5% of the units are fully accessible.

Design Process:
Extensive interactive design workshops were carried out with residents to determine the overall planning strategy, unit plans, and building designs utilizing "kit of parts" models and multiple options during both the masterplan and schematic design phase of the project.

Design Solution:
Renovation and townhouses strategies were explored before a "traditional neighborhood strategy" was adopted by residents to reflect the scale and character of the surrounding historic 1920's era neighborhood. The design integrates the formerly isolated development into neighborhood by extending the grid of public streets through the site to form a traditional block pattern. Sixteen building types were developed to maximize identity and sense of place for the residents. The mix of both duplex and single family homes are designed to reflect the typology of the neighborhoods craft style bungalows. Corner duplex units are designed with full porches, as the resident strongly expressed the importance of the porch as both a welcoming space and as a "outdoor room" in warmer months.

INDIANAPOLIS HOUSING AGENCY
INDIANAPOLIS, INDIANA

THIRDSWOODS - 2010-2011
Program Management, Planning, Architecture

The Kennedy & Donnell
277 Westmeyer Street
Bloomington, IN 47404

Cagle Woods & Associates
2000 North Capitol Avenue
Indianapolis, IN 46204

PROJECT TEAM:
Bartlett, C. Todd Director
Bartlett, C. Todd Director
Bartlett, C. Todd Director
Bartlett, C. Todd Director
Bartlett, C. Todd Director

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
INDIANAPOLIS HOUSING AGENCY
ANNOWITS INC. - CONSTRUCTION CONSULTANTS

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URBAN SPACES



Paul sets the vision and direction for the company and provides executive oversight of all client relationships, contract negotiations, and multi-million dollar budgets. Paul earned his BA in Economics from Boston College and an MBA from Harvard Business School. Paul and his wife and children have lived in Cohasset for twelve years.



Jeff oversees the day-to-day operations of all project activities, including permitting, design, and construction. With over 25 years of industry experience, Jeff is both a licensed architect and general contractor and earned a BA in Environmental Design and a Masters of Architecture from Texas A & M University.

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Completed Projects



121 First St.
121 First St. Cambridge, MA 02141
Construction Cost: 14,600,000
Completion Date: September 2018

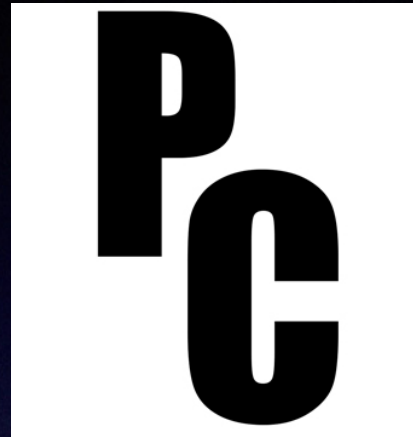


The Rand
1971 Mass Ave. Cambridge, MA 02141
Construction Cost: 7,400,000
Completion Date: April 2017



1047 Commonwealth Ave.
1047 Commonwealth Ave. Boston, MA 02215
Construction Cost: 23,200,000
Completion Date: February 2017

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Pederson Consulting LLC



Pederson Consulting, a state certified MBE, is a full service public relations and strategic consulting firm, providing insight and expertise to drive long-term, sustainable growth for organizations.

Lead by Ralph Parent, we help our clients resolve issues with city agencies, secure land use approvals, and work with community residents, to develop market-rate and affordable real estate.

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**RUNCIBLE
STUDIOS**

Architect



Runcible Studios LLC, a state certified WBE, is a full-service architecture firm with expertise in housing, commercial, retail, and industrial projects. We consider sustainability, design excellence, high-performance systems, human-centered design, and smart urban strategies as the starting point for our projects, and seek clients and partners who share these priorities. Runcible Studios prides itself on balancing the vision of the client with the nuts-and-bolts reality of construction, and seeks leverage points in things like zoning, codes, structure, and construction methodology to bring value, rigor, and creativity to each project. We see ourselves as stewards: of our clients' goals, of our communities, of our climate, and of a tradition of collaboration between designers and builders. We're equally at home wherever the power of design thinking can effect positive change, and we love nothing better than helping to solve clients' thorniest design challenges.

Founded by Marilyn Moedinger, AIA, LEED AP, the firm is grounded in her passionate belief in the power of design to bring positive change, and in her professional experiences as an architect, general contractor, design college administrator, and professor. With deep experience in all aspects of housing - from the approvals process through construction - Marilyn's collaborative and management skills are as valued as her design vision. She and her team are ready and eager to participate in projects that prioritize shared goals for improving the communities where our families, friends, and neighbors live.

THE BOSTON PARTNERSHIP FOR COMMUNITY REINVESTMENT, LLC

Jobs and Community Inclusion

Our objective is to meet the requirements of the RFP.

- 51% or more Boston City residents and business
- 40% or more people of color
- 12% or more women

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Jobs and Community Inclusion

General Contactor:

Company Name: OnTime Construction Services
Owner: Jonathan Barcelos
Address: 10 Main St. Ashland, MA 01721
MBE (Y/N): N
Location of Business: Ashland, MA

Surveying & Engineering:

Company Name: Fraser-Engineering Services
Owner: Kurt A. Fraser P.E.
Address: 236 Huntington Ave Boston, MA 02115
MBE (Y/N): In Process
Location of Business: Boston, MA

Forms, Foundations and Masonry:

Company Name: Alpha Building Construction & Development Corp.
Owner: Stafford Lewis
Address: 272 Washington St. Dorchester, MA 02124
MBE (Y/N): Y
Location of Business: Dorchester

Drywall, Finish Carpentry and Interior Finishes:

Company Name: Royalty Construction Services LLC
Owner: Christopher West
Address: 96 Maywood St., Roxbury, MA 02129
MBE (Y/N): N
Location of Business: Roxbury

Electrical:

Company Name: Stanley Walker Electric Inc.
Owner: Stanley Walker
Address: 31 Stow Rd. Mattapan, Ma 02126
MBE (Y/N): In Process
Location of Business: Mattapan, MA

Plumbing:

Company Name: H.B. Plumbing and Heating
Owner: Hillard Baker
Address: 37 Callender St., Dorchester, MA 02124
MBE (Y/N): N
Location of Business: Dorchester, MA

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THANK YOU