



Appendix 1: Scattered Site Stand Alone Neighborhood Homes Cover Sheet Form

SOLICITATION, OFFER AND AWARD					
1. PROJECT NAME		2. TYPE OF SOLICITATION			
Scattered Site Stand Alone Neighborhood Homes NHI		<input type="checkbox"/> Invitation for Bids <input checked="" type="checkbox"/> Negotiated (RFP)		March 9, 2020	
4. ISSUED BY: City of Boston, Department of Neighborhood Development 26 Court Street, 11 th Floor Boston, MA 02108				5. ADDRESS OFFER TO: (If other than item 4)	
SOLICITATION					
6. SEALED OFFERS (original and 3 copies) will be received at the place specified in item 4 until 4:00 p.m. (EST) April 13, 2020 CAUTION: Late submissions, Modifications, and Withdrawals: See Section 10. All offers are subject to all terms and conditions contained in this solicitation.					
7. For Information Contact:	7a. Name	7b. Telephone	7c. Fax	7d. E-mail	
	Neriliz Llenas	(617)- 635-0101	(617) 635-0383	Neriliz.Llenas@boston.gov	
OFFER					
8. In accordance with the terms of this RFP, the undersigned agrees, if this offer is accepted, to furnish any and all supporting documentation upon request by DND.					
OFFER PRICE:		\$ <u>25,985</u>		This is \$100 per parcel for the affordable homes plus the land price calculated for the Market-Rate homes in Appendix 2	
9. SUBMISSION CHECKLIST					
<input checked="" type="checkbox"/>	Cover Sheet Form (Appendix 1)	<input checked="" type="checkbox"/>	Development Timetable (Appendix 4)		
<input checked="" type="checkbox"/>	Financials: (Appendix 2)	<input checked="" type="checkbox"/>	Developer's Qualifications Statement included		
<input checked="" type="checkbox"/>	Key Construction Elements (Appendix 3)	<input checked="" type="checkbox"/>	Developers Qualification Statement included with a different NHI Package:		
<input checked="" type="checkbox"/>	My signature below signifies that I have read the Terms & Conditions as specified in Appendix 6 and that I will abide by those requirements should I be selected as developer under this Request for Proposals				
10. ADDRESS OF OFFEROR			11. Name and Title of Authorized Signatory (Print)		
Dream Development 31 St. James Ave, 6th Floor Boston, MA 021116			Gregory Minott		
13. Phone Number			12. Signature		
<u>857-317-4382</u>					
14. Offer Date					
<u>5/22/2020</u>					

Instructions for Completing Appendix 2:

Development Financials

For Applicants that have access to Microsoft Excel: if you have access to Exec 97 or later, you can download the Development Financial Forms in Excel format – this version has much greater functionality, self-calculating many more elements as well as ensuring that your budget balances. It is available for download from the same on-line location as this RFP was downloaded under the name **"Scattered Site Stand Alone Neighborhood Homes RFP Appendix 2 Excel"**.

You should prepare an initial construction budget that meets all of the objectives as specified in the elevations and floorplans contained in this RFP and meets at least the minimum requirements of the Construction Guidance as described in *Section F: Home Designs*.

Your cost estimates should be for one year out from the date of the RFP issuance.

The Gross and Net Square footage for each building is provided on the forms to facilitate your cost estimations, and are summarized here for consistency across all proposals:

SQUARE FOOTAGES OF NHI HOME DESIGNS

House Type	Type C Detached Two Family		Type A2 Detached Single Family		Type E Detached Townhomes	
	GROSS	NET	GROSS	NET	GROSS	NET
Gross/Net						
Basement**	0	0	0	0	0	0
First Floor**	890	679	774	625	1,199	993
First Floor Porches	196		224		197	
Second Floor	820	612	755	605	1,199	999
Second Floor Porches	200					
Third Floor / Unfinished Attic*	820	691	0*	0*	0*	0*
Third Floor Porches	61		0	0		
TOTAL	2,987	1,982	1,773	1,230	2,595	1,992

**Attic is unfinished and uninsulated; minimum lighting; stairs provided for additional storage access. Mechanical Areas are to be inside the heated building envelope.*

Net Square Footage does not include exterior walls, party walls, stairs or unfinished areas.

*** Basements are not required. Foundation walls must be raised 3 feet min. above the average ground level to mirror the neighborhood context.*

APPENDIX 2: DEVELOPMENT FINANCIALS FOR MARKET-RATE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 2 for Affordable Home Financials

I. DEVELOPMENT BUDGET

PROPERTY				27-29 Browning Ave	TOTAL
HOUSE MODEL				2-Family Type C	All Market Rate
GROSS SQUARE FOOTAGE				2,987	2,987
NET SQUARE FOOTAGE				1,982	1,982
1	Direct Construction Costs				
2	Hard Cost Contingency			\$687,700	\$687,700
3	Allocation for potential soil remediation			\$34,375	\$34,375
4	Other Contingency			\$20,000	\$20,000
				\$20,000	\$20,000
5	Subtotal: Construction Expense	\$0	\$0	\$762,075	\$762,075
GENERAL DEVELOPMENT COSTS					
6	Survey/Siting & Permits			\$6,000	\$6,000
7	Architect			\$15,000	\$15,000
8	Legal			\$2,000	\$2,000
9	Title & Recording			\$2,000	\$2,000
10	Appraisal			\$2,000	\$2,000
11	Real Estate Taxes			\$6,000	\$6,000
12	Insurance			\$3,000	\$3,000
13	Construction Loan Interest			\$30,000	\$30,000
14	Construction Inspection Fees			\$3,000	\$3,000
15	Utilities & Back Charges			\$3,000	\$3,000
16	Fees to Construction Lender			\$5,000	\$5,000
17	Other:			\$160,000	\$160,000
18	Other:			\$18,000	\$18,000
19	Other:			\$15,000	\$15,000
20	Other:			\$35,000	\$35,000
21	Soft Cost Contingency			\$3,000	\$3,000
22	Subtotal: General Development	\$0	\$0	\$308,000	\$308,000
23	DEVELOPER FEE & OVERHEAD			\$119,840	\$119,840
24	TOTAL COST TO BUILD AS SPECIFIED	\$0	\$0	\$1,189,915	\$1,189,915
RECOMMENDED COST-SAVING REVISIONS TO SPECIFICATIONS ¹					
	Describe				
25					\$0
26					\$0
27					\$0
28					\$0

¹ You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. SALES, LAND PRICING AND FINANCING PLAN

PROPERTY					TOTAL
HOUSE MODEL					All Market Rate
SALES					
29	Market Price			\$1,300,000	\$1,300,000
30	Sales Expenses (Brokerage, Marketing etc)			\$84,500	\$84,500
31	Net Proceeds From Sale	\$0	\$0	\$1,215,500	\$1,215,500
LAND PRICE CALCULATION					
32	Net Proceeds From Sale (Line 31)	\$0	\$0	\$1,215,500	\$1,215,500
33	Cost To Build As Specified (Line 24)	\$0	\$0	\$1,189,915	\$1,189,915
34	Land Price	\$100	\$100	\$25,585	\$25,785
	<i>Land Price is difference between Net Proceeds From Sale (Line 35) and Cost To Build (Line 32), or \$100, whichever is greater</i>				
CONSTRUCTION FINANCING					
35	Total Development Cost Including Land	\$100	\$100	\$1,215,500	\$1,215,700
36	Construction Loan	\$100	\$100	\$1,070,075	\$1,070,275
37	DND Land Financing	\$0	\$0	\$25,585	\$25,585
38	Equity: Developer Fees/OH	\$0	\$0	\$119,840	\$119,840
39	Other Equity:				\$0
40	Other Equity:				\$0
41	Total Sources - Construction	\$100	\$100	\$1,215,500	\$1,215,700

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET

PROPERTY ADDRESS		29 Bradlee St	30 Clarkson St	38 Clarkson St	ALL
HOUSE MODEL		1-Family Type A2	2-Family Type C	2-Family Type C	This Page
GROSS SQUARE FOOTAGE		1,773	2,987	2,987	7,747
NET SQUARE FOOTAGE		1,230	1,982	1,982	5,194
1	LAND ACQUISITION	\$100	\$100	\$100	\$300
CONSTRUCTION					
2	Direct Construction Costs	\$416,450	\$687,700	\$687,700	\$1,791,850
3	Hard Cost Contingency	\$20,822	\$34,375	\$34,375	\$89,572
4	Allocation for potential soil remediation	\$20,000	\$20,000	\$20,000	\$60,000
5	Other Contingency	\$20,000	\$20,000	\$20,000	\$60,000
6	Subtotal: Construction Expense	\$477,272	\$762,075	\$762,075	\$2,001,422
GENERAL DEVELOPMENT COSTS					
7	Survey/Siting & Permits	\$4,000	\$6,000	\$6,000	\$16,000
8	Architect	\$10,000	\$15,000	\$15,000	\$40,000
9	Legal	\$2,000	\$2,000	\$2,000	\$6,000
10	Title & Recording	\$1,500	\$2,000	\$2,000	\$5,500
11	Appraisal	\$2,000	\$2,000	\$2,000	\$6,000
12	Real Estate Taxes	\$4,000	\$6,000	\$6,000	\$16,000
13	Insurance	\$2,000	\$3,000	\$3,000	\$8,000
14	Construction Loan Interest	\$25,000	\$30,000	\$30,000	\$85,000
15	Construction Inspection Fees	\$2,500	\$3,000	\$3,000	\$8,500
16	Utilities & Back Charges	\$2,500	\$3,000	\$3,000	\$8,500
17	Fees to Construction Lender	\$4,000	\$5,000	\$5,000	\$14,000
18	Other: CM Supervision	\$85,000	\$160,000	\$160,000	\$405,000
19	Other: GL Insurance	\$9,000	\$18,000	\$18,000	\$45,000
20	Other: Permitting	\$7,500	\$15,000	\$15,000	\$37,500
21	Other: Toilets, Dumpster, Fencing	\$28,000	\$35,000	\$35,000	\$98,000
22	Soft Cost Contingency	\$3,000	\$3,000	\$3,000	\$9,000
23	Subtotal: General Development	\$192,000	\$308,000	\$308,000	\$808,000
24	DEVELOPER FEE & OVERHEAD	\$46,830	\$74,060	\$74,060	\$194,950
25	TOTAL COST TO BUILD AS SPECIFIED	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹					
	Describe	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30	TOTAL COST TO BUILD (Line 25)	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672
31	Construction Loan ¹	\$669,372	\$1,070,175	\$1,070,175	\$2,809,722
32	Equity: Deferred Developer Fees/OH	\$46,830	\$74,060	\$74,060	\$194,950
33	Other Equity:				\$0
34	Other Equity:				\$0
35	TOTAL CONSTRUCTION FINANCING	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET					
PROPERTY ADDRESS		42 Georgia St			ALL
HOUSE MODEL		Detached Townhomes Type E			This Page
GROSS SQUARE FOOTAGE		2,595			2,595
NET SQUARE FOOTAGE		1,992			1,992
1	LAND ACQUISITION		\$100	\$0	\$0
CONSTRUCTION					
2	Direct Construction Costs	\$687,700			\$687,700
3	Hard Cost Contingency	\$34,375			\$34,375
4	Allocation for potential soil remediation	\$20,000			\$20,000
5	Other Contingency	\$20,000			\$20,000
6	Subtotal: Construction Expense	\$762,075	\$0	\$0	\$762,075
GENERAL DEVELOPMENT COSTS					
7	Survey/Siting & Permits	\$6,000			\$6,000
8	Architect	\$15,000			\$15,000
9	Legal	\$2,000			\$2,000
10	Title & Recording	\$2,000			\$2,000
11	Appraisal	\$2,000			\$2,000
12	Real Estate Taxes	\$6,000			\$6,000
13	Insurance	\$3,000			\$3,000
14	Construction Loan Interest	\$30,000			\$30,000
15	Construction Inspection Fees	\$3,000			\$3,000
16	Utilities & Back Charges	\$3,000			\$3,000
17	Fees to Construction Lender	\$5,000			\$5,000
18	Other:	\$160,000			\$160,000
19	Other:	\$18,000			\$18,000
20	Other:	\$15,000			\$15,000
21	Other:	\$35,000			\$35,000
22	Soft Cost Contingency	\$3,000			\$3,000
23	Subtotal: General Development	\$308,000	\$0	\$0	\$308,000
24	DEVELOPER FEE & OVERHEAD	\$74,060			\$74,060
25	TOTAL COST TO BUILD AS SPECIFIED	\$1,144,235	\$0	\$0	\$1,144,235
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹					
	Describe	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN					
PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30	TOTAL COST TO BUILD (Line 25)	\$1,144,235	\$0	\$0	\$1,144,235
31	Construction Loan ¹	\$1,070,175	\$0	\$0	\$1,070,175
32	Equity: Deferred Developer Fees/OH	\$74,060	\$0	\$0	\$74,060
33	Other Equity:				\$0
34	Other Equity:				\$0
35	TOTAL CONSTRUCTION FINANCING	\$1,144,235	\$0	\$0	\$1,144,235

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: No data needed - all boxes will self-calculate

I. COMBINED DEVELOPMENT BUDGET

	ALL AFFORDABLE
GROSS SQUARE FOOTAGE	10,342
NET SQUARE FOOTAGE	7,186
1 LAND ACQUISITION	\$400
CONSTRUCTION	
2 Direct Construction Costs	\$2,479,550
3 Hard Cost Contingency	\$123,947
4 Allocation for potential soil remediation	\$80,000
5 Other Contingency	\$80,000
6 Subtotal: Construction Expense	\$2,763,497
GENERAL DEVELOPMENT COSTS	
7 Survey/Siting & Permits	\$22,000
8 Architect	\$55,000
9 Legal	\$8,000
10 Title & Recording	\$7,500
11 Appraisal	\$8,000
12 Real Estate Taxes	\$22,000
13 Insurance	\$11,000
14 Construction Loan Interest	\$115,000
15 Construction Inspection Fees	\$11,500
16 Utilities & Back Charges	\$11,500
17 Fees to Construction Lender	\$19,000
18 Other:	\$565,000
19 Other:	\$63,000
20 Other:	\$52,500
21 Other:	\$133,000
22 Soft Cost Contingency	\$12,000
23 Subtotal: General Development	\$1,116,000
24 DEVELOPER FEE & OVERHEAD	\$269,010
25 TOTAL COST TO BUILD AS SPECIFIED	\$4,148,907
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹	
Describe	Savings
26	\$0
27	\$0
28	\$0
29	\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

	ALL AFFORDABLE
30 TOTAL COST TO BUILD (Line 25)	\$4,148,907
31 Construction Loan ¹	\$3,879,897
32 Equity: Deferred Developer Fees/OH	\$269,010
33 Other Equity:	\$0
34 Other Equity:	\$0
35 TOTAL CONSTRUCTION FINANCING	\$4,148,907

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET

PROPERTY ADDRESS		29 Bradlee St	30 Clarkson St	38 Clarkson St	ALL
HOUSE MODEL		1-Family Type A2	2-Family Type C	2-Family Type C	This Page
GROSS SQUARE FOOTAGE		1,773	2,987	2,987	7,747
NET SQUARE FOOTAGE		1,230	1,982	1,982	5,194
1	LAND ACQUISITION	\$100	\$100	\$100	\$300
	CONSTRUCTION				
2	Direct Construction Costs	\$416,450	\$687,700	\$687,700	\$1,791,850
3	Hard Cost Contingency	\$20,822	\$34,375	\$34,375	\$89,572
4	Allocation for potential soil remediation	\$20,000	\$20,000	\$20,000	\$60,000
5	Other Contingency	\$20,000	\$20,000	\$20,000	\$60,000
6	Subtotal: Construction Expense	\$477,272	\$762,075	\$762,075	\$2,001,422
	GENERAL DEVELOPMENT COSTS				
7	Survey/Siting & Permits	\$4,000	\$6,000	\$6,000	\$16,000
8	Architect	\$10,000	\$15,000	\$15,000	\$40,000
9	Legal	\$2,000	\$2,000	\$2,000	\$6,000
10	Title & Recording	\$1,500	\$2,000	\$2,000	\$5,500
11	Appraisal	\$2,000	\$2,000	\$2,000	\$6,000
12	Real Estate Taxes	\$4,000	\$6,000	\$6,000	\$16,000
13	Insurance	\$2,000	\$3,000	\$3,000	\$8,000
14	Construction Loan Interest	\$25,000	\$30,000	\$30,000	\$85,000
15	Construction Inspection Fees	\$2,500	\$3,000	\$3,000	\$8,500
16	Utilities & Back Charges	\$2,500	\$3,000	\$3,000	\$8,500
17	Fees to Construction Lender	\$4,000	\$5,000	\$5,000	\$14,000
18	Other: CM Supervision	\$85,000	\$160,000	\$160,000	\$405,000
19	Other: GL Insurance	\$9,000	\$18,000	\$18,000	\$45,000
20	Other: Permitting	\$7,500	\$15,000	\$15,000	\$37,500
21	Other: Toilets, Dumpster, Fencing	\$28,000	\$35,000	\$35,000	\$98,000
22	Soft Cost Contingency	\$3,000	\$3,000	\$3,000	\$9,000
23	Subtotal: General Development	\$192,000	\$308,000	\$308,000	\$808,000
24	DEVELOPER FEE & OVERHEAD	\$46,830	\$74,060	\$74,060	\$194,950
25	TOTAL COST TO BUILD AS SPECIFIED	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672
	RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹				
	Describe	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30	TOTAL COST TO BUILD (Line 25)	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672
31	Construction Loan ¹	\$669,372	\$1,070,175	\$1,070,175	\$2,809,722
32	Equity: Deferred Developer Fees/OH	\$46,830	\$74,060	\$74,060	\$194,950
33	Other Equity:				\$0
34	Other Equity:				\$0
35	TOTAL CONSTRUCTION FINANCING	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET					
PROPERTY ADDRESS		42 Georgia St			ALL
HOUSE MODEL		Detached Townhomes Type E			This Page
GROSS SQUARE FOOTAGE		2,595			2,595
NET SQUARE FOOTAGE		1,992			1,992
1	LAND ACQUISITION	\$100	\$0	\$0	\$100
CONSTRUCTION					
2	Direct Construction Costs	\$687,700			\$687,700
3	Hard Cost Contingency	\$34,375			\$34,375
4	Allocation for potential soil remediation	\$20,000			\$20,000
5	Other Contingency	\$20,000			\$20,000
6	Subtotal: Construction Expense	\$762,075	\$0	\$0	\$762,075
GENERAL DEVELOPMENT COSTS					
7	Survey/Siting & Permits	\$6,000			\$6,000
8	Architect	\$15,000			\$15,000
9	Legal	\$2,000			\$2,000
10	Title & Recording	\$2,000			\$2,000
11	Appraisal	\$2,000			\$2,000
12	Real Estate Taxes	\$6,000			\$6,000
13	Insurance	\$3,000			\$3,000
14	Construction Loan Interest	\$30,000			\$30,000
15	Construction Inspection Fees	\$3,000			\$3,000
16	Utilities & Back Charges	\$3,000			\$3,000
17	Fees to Construction Lender	\$5,000			\$5,000
18	Other:	\$160,000			\$160,000
19	Other:	\$18,000			\$18,000
20	Other:	\$15,000			\$15,000
21	Other:	\$35,000			\$35,000
22	Soft Cost Contingency	\$3,000			\$3,000
23	Subtotal: General Development	\$308,000	\$0	\$0	\$308,000
24	DEVELOPER FEE & OVERHEAD	\$74,060			\$74,060
25	TOTAL COST TO BUILD AS SPECIFIED	\$1,144,235	\$0	\$0	\$1,144,235
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹					
	Describe	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN					
PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30	TOTAL COST TO BUILD (Line 25)	\$1,144,235	\$0	\$0	\$1,144,235
31	Construction Loan ¹	\$1,070,175	\$0	\$0	\$1,070,175
32	Equity: Deferred Developer Fees/OH	\$74,060	\$0	\$0	\$74,060
33	Other Equity:				\$0
34	Other Equity:				\$0
35	TOTAL CONSTRUCTION FINANCING	\$1,144,235	\$0	\$0	\$1,144,235

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: No data needed - all boxes will self-calculate

I. COMBINED DEVELOPMENT BUDGET

	ALL AFFORDABLE
GROSS SQUARE FOOTAGE	10,342
NET SQUARE FOOTAGE	7,186
1 LAND ACQUISITION	\$400
CONSTRUCTION	
2 Direct Construction Costs	\$2,479,550
3 Hard Cost Contingency	\$123,947
4 Allocation for potential soil remediation	\$80,000
5 Other Contingency	\$80,000
6 Subtotal: Construction Expense	\$2,763,497
GENERAL DEVELOPMENT COSTS	
7 Survey/Siting & Permits	\$22,000
8 Architect	\$55,000
9 Legal	\$8,000
10 Title & Recording	\$7,500
11 Appraisal	\$8,000
12 Real Estate Taxes	\$22,000
13 Insurance	\$11,000
14 Construction Loan Interest	\$115,000
15 Construction Inspection Fees	\$11,500
16 Utilities & Back Charges	\$11,500
17 Fees to Construction Lender	\$19,000
18 Other:	\$565,000
19 Other:	\$63,000
20 Other:	\$52,500
21 Other:	\$133,000
22 Soft Cost Contingency	\$12,000
23 Subtotal: General Development	\$1,116,000
24 DEVELOPER FEE & OVERHEAD	\$269,010
25 TOTAL COST TO BUILD AS SPECIFIED	\$4,148,907
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹	
Describe	Savings
26	\$0
27	\$0
28	\$0
29	\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

	ALL AFFORDABLE
30 TOTAL COST TO BUILD (Line 25)	\$4,148,907
31 Construction Loan ¹	\$3,879,897
32 Equity: Deferred Developer Fees/OH	\$269,010
33 Other Equity:	\$0
34 Other Equity:	\$0
35 TOTAL CONSTRUCTION FINANCING	\$4,148,907

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET

PROPERTY ADDRESS		29 Bradlee St	30 Clarkson St	38 Clarkson St	ALL
HOUSE MODEL		1-Family Type A2	2-Family Type C	2-Family Type C	This Page
GROSS SQUARE FOOTAGE		1,773	2,987	2,987	7,747
NET SQUARE FOOTAGE		1,230	1,982	1,982	5,194
1	LAND ACQUISITION	\$100	\$100	\$100	\$300
	CONSTRUCTION				
2	Direct Construction Costs	\$416,450	\$687,700	\$687,700	\$1,791,850
3	Hard Cost Contingency	\$20,822	\$34,375	\$34,375	\$89,572
4	Allocation for potential soil remediation	\$20,000	\$20,000	\$20,000	\$60,000
5	Other Contingency	\$20,000	\$20,000	\$20,000	\$60,000
6	Subtotal: Construction Expense	\$477,272	\$762,075	\$762,075	\$2,001,422
	GENERAL DEVELOPMENT COSTS				
7	Survey/Siting & Permits	\$4,000	\$6,000	\$6,000	\$16,000
8	Architect	\$10,000	\$15,000	\$15,000	\$40,000
9	Legal	\$2,000	\$2,000	\$2,000	\$6,000
10	Title & Recording	\$1,500	\$2,000	\$2,000	\$5,500
11	Appraisal	\$2,000	\$2,000	\$2,000	\$6,000
12	Real Estate Taxes	\$4,000	\$6,000	\$6,000	\$16,000
13	Insurance	\$2,000	\$3,000	\$3,000	\$8,000
14	Construction Loan Interest	\$25,000	\$30,000	\$30,000	\$85,000
15	Construction Inspection Fees	\$2,500	\$3,000	\$3,000	\$8,500
16	Utilities & Back Charges	\$2,500	\$3,000	\$3,000	\$8,500
17	Fees to Construction Lender	\$4,000	\$5,000	\$5,000	\$14,000
18	Other: CM Supervision	\$85,000	\$160,000	\$160,000	\$405,000
19	Other: GL Insurance	\$9,000	\$18,000	\$18,000	\$45,000
20	Other: Permitting	\$7,500	\$15,000	\$15,000	\$37,500
21	Other: Toilets, Dumpster, Fencing	\$28,000	\$35,000	\$35,000	\$98,000
22	Soft Cost Contingency	\$3,000	\$3,000	\$3,000	\$9,000
23	Subtotal: General Development	\$192,000	\$308,000	\$308,000	\$808,000
24	DEVELOPER FEE & OVERHEAD	\$46,830	\$74,060	\$74,060	\$194,950
25	TOTAL COST TO BUILD AS SPECIFIED	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672
	RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹				
	Describe	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30	TOTAL COST TO BUILD (Line 25)	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672
31	Construction Loan ¹	\$669,372	\$1,070,175	\$1,070,175	\$2,809,722
32	Equity: Deferred Developer Fees/OH	\$46,830	\$74,060	\$74,060	\$194,950
33	Other Equity:				\$0
34	Other Equity:				\$0
35	TOTAL CONSTRUCTION FINANCING	\$716,202	\$1,144,235	\$1,144,235	\$3,004,672

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: Complete all shaded boxes, all other boxes will self-calculate. Refer to Tab 1 For Market-Rate Financials

I. DEVELOPMENT BUDGET					
PROPERTY ADDRESS		42 Georgia St			ALL
HOUSE MODEL		Detached Townhomes Type E			This Page
GROSS SQUARE FOOTAGE		2,595			2,595
NET SQUARE FOOTAGE		1,992			1,992
1	LAND ACQUISITION	\$100	\$0	\$0	\$100
CONSTRUCTION					
2	Direct Construction Costs	\$687,700			\$687,700
3	Hard Cost Contingency	\$34,375			\$34,375
4	Allocation for potential soil remediation	\$20,000			\$20,000
5	Other Contingency	\$20,000			\$20,000
6	Subtotal: Construction Expense	\$762,075	\$0	\$0	\$762,075
GENERAL DEVELOPMENT COSTS					
7	Survey/Siting & Permits	\$6,000			\$6,000
8	Architect	\$15,000			\$15,000
9	Legal	\$2,000			\$2,000
10	Title & Recording	\$2,000			\$2,000
11	Appraisal	\$2,000			\$2,000
12	Real Estate Taxes	\$6,000			\$6,000
13	Insurance	\$3,000			\$3,000
14	Construction Loan Interest	\$30,000			\$30,000
15	Construction Inspection Fees	\$3,000			\$3,000
16	Utilities & Back Charges	\$3,000			\$3,000
17	Fees to Construction Lender	\$5,000			\$5,000
18	Other:	\$160,000			\$160,000
19	Other:	\$18,000			\$18,000
20	Other:	\$15,000			\$15,000
21	Other:	\$35,000			\$35,000
22	Soft Cost Contingency	\$3,000			\$3,000
23	Subtotal: General Development	\$308,000	\$0	\$0	\$308,000
24	DEVELOPER FEE & OVERHEAD	\$74,060			\$74,060
25	TOTAL COST TO BUILD AS SPECIFIED	\$1,144,235	\$0	\$0	\$1,144,235
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹					
	Describe	Savings	Savings	Savings	Savings
26					\$0
27					\$0
28					\$0
29					\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN					
PROPERTY ADDRESS					ALL
HOUSE MODEL					This Page
30	TOTAL COST TO BUILD (Line 25)	\$1,144,235	\$0	\$0	\$1,144,235
31	Construction Loan ¹	\$1,070,175	\$0	\$0	\$1,070,175
32	Equity: Deferred Developer Fees/OH	\$74,060	\$0	\$0	\$74,060
33	Other Equity:				\$0
34	Other Equity:				\$0
35	TOTAL CONSTRUCTION FINANCING	\$1,144,235	\$0	\$0	\$1,144,235

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

APPENDIX 3: DEVELOPMENT FINANCIALS FOR AFFORDABLE HOMES

Instructions: No data needed - all boxes will self-calculate

I. COMBINED DEVELOPMENT BUDGET

	ALL AFFORDABLE
GROSS SQUARE FOOTAGE	10,342
NET SQUARE FOOTAGE	7,186
1 LAND ACQUISITION	\$400
CONSTRUCTION	
2 Direct Construction Costs	\$2,479,550
3 Hard Cost Contingency	\$123,947
4 Allocation for potential soil remediation	\$80,000
5 Other Contingency	\$80,000
6 Subtotal: Construction Expense	\$2,763,497
GENERAL DEVELOPMENT COSTS	
7 Survey/Siting & Permits	\$22,000
8 Architect	\$55,000
9 Legal	\$8,000
10 Title & Recording	\$7,500
11 Appraisal	\$8,000
12 Real Estate Taxes	\$22,000
13 Insurance	\$11,000
14 Construction Loan Interest	\$115,000
15 Construction Inspection Fees	\$11,500
16 Utilities & Back Charges	\$11,500
17 Fees to Construction Lender	\$19,000
18 Other:	\$565,000
19 Other:	\$63,000
20 Other:	\$52,500
21 Other:	\$133,000
22 Soft Cost Contingency	\$12,000
23 Subtotal: General Development	\$1,116,000
24 DEVELOPER FEE & OVERHEAD	\$269,010
25 TOTAL COST TO BUILD AS SPECIFIED	\$4,148,907
RECOMMENDED COST SAVING REVISIONS TO SPECIFICATIONS ¹	
Describe	Savings
26	\$0
27	\$0
28	\$0
29	\$0

¹ DND may select some or all of these cost-saving measures to enhance financial feasibility. You are encouraged to more fully explain the advantages of your proposed changes on a separate sheet, clearly marked "Cost-Saving Recommendations"

II. CONSTRUCTION FINANCING PLAN

	ALL AFFORDABLE
30 TOTAL COST TO BUILD (Line 25)	\$4,148,907
31 Construction Loan ¹	\$3,879,897
32 Equity: Deferred Developer Fees/OH	\$269,010
33 Other Equity:	\$0
34 Other Equity:	\$0
35 TOTAL CONSTRUCTION FINANCING	\$4,148,907

¹ Part of this construction financing will come from advances of DND subsidy funds during the construction period. Amount of DND funding not yet determined.

Appendix 3: Scattered Site Stand Alone Hard Costs- Market Rate Homes

PROPERTY ADDRESS	27-29 Browning	TOTAL
HOUSE MODEL	Two-Family Type C	All Market Rate
GROSS SQUARE FOOTAGE	2,987	2,987
NET SQUARE FOOTAGE	1,982	1,982

DIVISION 2: SITEWORK

1	Earthwork – Excavation & Backfill	\$38,000	\$38,000
2	Utilities – Water, Gas, Electric, Phone, Cable	\$9,400	\$9,400
3	Paving	\$5,600	\$5,600
4	Road and Walks	\$4,800	\$4,800
5	Site Improvements	\$6,000	\$6,000
6	Geotechnical Conditions	\$0	\$0
7	Landscaping	\$16,000	\$16,000
8	Environmental Remediation	\$2,500	\$2,500
9	Demolition	\$8,000	\$8,000
10	Other On-Site Improvements	\$7,500	\$7,500
11	Subtotal: Sitework	\$97,800	\$97,800

DIVISION 3: CONCRETE

12	Subtotal: Concrete	\$42,000	\$42,000
----	---------------------------	----------	----------

DIVISION 4: MASONRY

13	Subtotal: Masonry	0	0
----	--------------------------	---	---

DIVISION 5: METALS

14	Subtotal: Metals	0	0
----	-------------------------	---	---

DIVISION 6: CARPENTRY

15	Rough Carpentry	\$110,000	\$110,000
16	Finish Carpentry & Millwork	\$22,000	\$22,000
17	Cabinets	\$26,000	\$26,000
18	Subtotal: Carpentry	\$158,000	\$158,000

DIVISION 7: THERMAL & MOISTURE PROTECTION

19	Dampproofing & Waterproofing	\$2,000	\$2,000
20	Building Insulation	\$28,400	\$28,400
21	Roofing	\$16,000	\$16,000
22	Sheet Metal & Flashing	\$3,000	\$3,000
23	Exterior Siding	\$44,000	\$44,000
24	Subtotal: Thermal & Moisture Protection	\$93,400	\$93,400

DIVISION 8: DOORS & WINDOWS

25	Doors, Frames & Hardware	\$13,000	\$13,000
26	Windows	\$33,000	\$33,000
27	Glazing	\$2,200	\$2,200
28	Subtotal: Doors & Windows	\$48,200	\$48,200

	DIVISION 9: FINISHES		
29	Gypsum Wall Board & Plaster	28,000	28,000
30	Tile	\$9,000	\$9,000
31	Wood Flooring	\$20,400	\$20,400
32	Painting	\$23,500	\$23,500
33	<i>Subtotal: Finishes</i>	\$80,900	\$80,900
	DIVISION 10: SPECIALTIES		
34	<i>Subtotal: Finishes</i>	0	0
	DIVISION 11: EQUIPMENT		
35	Appliances	\$9,400	\$9,400
36	Special Equipment		
37	<i>Subtotal: Equipment</i>	\$9,400	\$9,400
	DIVISION 12: FURNISHING		
38	Window Treatments	\$800	\$800
39	Other Furnishings		
40	<i>Subtotal: Furnishing</i>		
	DIVISION 13: SPECIAL CONSTRUCTION		
41	<i>Subtotal: Special Construction</i>	\$800	\$800
	DIVISION 14: CONVEYING SYSTEMS		
42	<i>Subtotal: Conveying Systems</i>	0	0
	DIVISION 15: MECHANICAL		
43	HVAC	\$54,600	\$54,600
44	Plumbing & Hot Water	\$46,000	\$46,000
45	Fire Protection		
46	<i>Subtotal: Mechanical</i>	\$100,600	\$100,600
	DIVISION 16: ELECTRICAL		
47	<i>Subtotal: Electrical</i>	\$56,000	\$56,000
48	TOTAL COST TO BUILD AS SPECIFIED	\$687,700	\$687,700

Appendix 3: Scattered Site Stand Alone Hard Costs- Affordable Homes

PROPERTY ADDRESS HOUSE MODEL	29 Bradlee Single Family Type A2	30 Clarkson Two Family Type C	38 Clarkson Two Family Type C	42 Georgia Side by Side Townhouses Type E
GROSS SQUARE FOOTAGE	1,773	2,987	2,987	2,595
NET SQUARE FOOTAGE	1,230	1,982	1,982	1,992

DIVISION 2: SITEWORK

1	Earthwork – Excavation & Backfill	\$32,000	\$38,000	\$38,000	\$38,000
2	Utilities – Water, Gas, Electric, Phone, Cable	\$7,000	\$9,400	\$9,400	\$9,400
3	Paving	\$4,500	\$5,600	\$5,600	\$5,600
4	Road and Walks	\$3,400	\$4,800	\$4,800	\$4,800
5	Site Improvements	\$5,000	\$6,000	\$6,000	\$6,000
6	Geotechnical Conditions	0	\$0	\$0	\$0
7	Landscaping	\$10,000	\$16,000	\$16,000	\$16,000
8	Environmental Remediation	\$2,500	\$2,500	\$2,500	\$2,500
9	Demolition	\$7,000	\$8,000	\$8,000	\$8,000
10	Other On-Site Improvements	\$5,000	\$7,500	\$7,500	\$7,500
11	Subtotal: Sitework	\$76,400	\$97,800	\$97,800	\$97,800

DIVISION 3: CONCRETE

12	Subtotal: Concrete	\$28,000	\$42,000	\$42,000	\$42,000
----	---------------------------	-----------------	-----------------	-----------------	-----------------

DIVISION 4: MASONRY

13	Subtotal: Masonry	0	0	0	0
----	--------------------------	----------	----------	----------	----------

DIVISION 5: METALS

14	Subtotal: Metals	0	0	0	0
----	-------------------------	----------	----------	----------	----------

DIVISION 6: CARPENTRY

15	Rough Carpentry	\$70,000	\$110,000	\$110,000	\$110,000
16	Finish Carpentry & Millwork	\$12,000	\$22,000	\$22,000	\$22,000
17	Cabinets	\$13,500	\$26,000	\$26,000	\$26,000
18	Subtotal: Carpentry	\$95,500	\$158,000	\$158,000	\$158,000

DIVISION 7: THERMAL & MOISTURE PROTECTION

19	Dampproofing & Waterproofing	\$1,500	\$2,000	\$2,000	\$2,000
20	Building Insulation	\$15,600	\$28,400	\$28,400	\$28,400
21	Roofing	\$10,000	\$16,000	\$16,000	\$16,000
22	Sheet Metal & Flashing	\$1,700	\$3,000	\$3,000	\$3,000
23	Exterior Siding	\$32,000	\$44,000	\$44,000	\$44,000
24	Subtotal: Thermal & Moisture Protection	\$60,800	\$93,400	\$93,400	\$93,400

DIVISION 8: DOORS & WINDOWS

25	Doors, Frames & Hardware	\$7,000	\$13,000	\$13,000	\$13,000
26	Windows	\$16,000	\$33,000	\$33,000	\$33,000
27	Glazing	\$1,200	\$2,200	\$2,200	\$2,200
28	Subtotal: Doors & Windows	\$24,200	\$48,200	\$48,200	\$48,200

DIVISION 9: FINISHES					
29	Gypsum Wall Board & Plaster	\$15,000	28,000	28,000	28,000
30	Tile	\$5,000	\$9,000	\$9,000	\$9,000
31	Wood Flooring	\$12,500	\$20,400	\$20,400	\$20,400
32	Painting	\$12,000	\$23,500	\$23,500	\$23,500
33	<i>Subtotal: Finishes</i>	\$44,500	\$80,900	\$80,900	\$80,900
DIVISION 10: SPECIALTIES					
34	<i>Subtotal: Finishes</i>	0	0	0	0
DIVISION 11: EQUIPMENT					
35	Appliances	\$5,500	\$9,400	\$9,400	\$9,400
36	Special Equipment	0			
37	<i>Subtotal: Equipment</i>	\$5,500	\$9,400	\$9,400	\$9,400
DIVISION 12: FURNISHING					
38	Window Treatments	\$550	\$800	\$800	\$800
39	Other Furnishings				
40	<i>Subtotal: Furnishing</i>	\$550	\$800	\$800	\$800
DIVISION 13: SPECIAL CONSTRUCTION					
41	<i>Subtotal: Special Construction</i>	0	0	0	0
DIVISION 14: CONVEYING SYSTEMS					
42	<i>Subtotal: Conveying Systems</i>	0	0	0	0
DIVISION 15: MECHANICAL					
43	HVAC	\$32,000	\$54,600	\$54,600	\$54,600
44	Plumbing & Hot Water	\$23,000	\$46,000	\$46,000	\$46,000
45	Fire Protection				
46	<i>Subtotal: Mechanical</i>	\$55,000	\$100,600	\$100,600	\$100,600
DIVISION 16: ELECTRICAL					
47	<i>Subtotal: Electrical</i>	\$26,000	\$56,000	\$56,000	\$56,000
48	TOTAL COST TO BUILD AS SPECIFIED	\$416,450	\$687,700	\$687,700	\$687,700

Appendix 4: Development Timetable

With an increasing need for additional new affordable homeownership housing in Boston, there is an urgency to start construction on NHI developments. DND will make available any existing surveys and environmental testing, site plans, zoning information, and CAD files of home designs (which have been reviewed by the community) in an effort to accelerate the predevelopment period. DND will also assist the designated developer with the community process and zoning board of appeals (if required) in order to streamline the permitting process. Therefore, DND has established a development schedule for the project that must be adhered to:

Presentation by Preferred Developer at Community Meeting	3 weeks from Application Due Date
Submission to PFC by DND for Developer Designation.	2 months from Application Due Date
Application to Inspectional Services Department:	2 months from Developer Designation
If ZBA:	3 months from ISD App.
Permits:	2 months from ZBA approval
Bank Commitment:	4 months (or 8 months if ZBA) from Developer Designation Date
DND and Bank Project Closing:	6 months (or 10 months if ZBA) from Developer Designation Date
Start Construction:	6 months (or 10 months if ZBA) from Developer Designation Date

Appendix 5: General Project Requirements

The following General Project Requirements are required of all Neighborhood Homes developments.

1. STATUTORY COMPLIANCE REQUIREMENTS:

All purchasers of real estate from DND must be in compliance with the following statutory requirements:

Tax Delinquency Review. The City of Boston Collector-Treasurer's Office will conduct a review of the selected Applicant's property tax history. The selected Applicant cannot be delinquent in the payment of taxes on any property owned within the City of Boston. The selected Applicant must cure any such delinquency prior to the conveyance of the Property. If the selected Applicant has been foreclosed upon by the City of Boston for failure to pay property taxes, then said Applicant will be deemed ineligible for conveyance of the Property offered pursuant to this RFP, unless such Applicant promptly causes the decree(s) or judgment(s) of foreclosure to be vacated by the Land Court and the City made whole. DND, in its sole discretion, shall determine the timeliness of the selected Applicant's corrective action in this regard and will disqualify the Applicant if vacating the tax-title foreclosure is not prosecuted expeditiously and in good faith, so as to avoid undue delay.

Water and Sewer Review. The City of Boston Water and Sewer Commission will conduct a review of the selected Applicant's water and sewer account(s). The selected Applicant cannot be delinquent in the payment of water and sewer charges on any property owned within the City of Boston and, if found to be delinquent, must cure such delinquency prior to a vote request to the Public Facilities Commission for conveyance of the Property.

Property Portfolio Review. The City will review the selected Applicant's portfolio of property owned to ascertain whether there has/have been abandonment, Inspectional Services Department (ISD) code violations or substantial disrepair. If unacceptable conditions exist in the selected Applicant's property portfolio, DND may deem the selected Applicant ineligible for conveyance of the Property.

Prior Participation Review. The City will review the Applicant's prior participation in any City of Boston programs, including DND programs, to ascertain Applicant's previous performance. Applicants found to have not fulfilled their duties or obligations under previous agreement with the City may be deemed to be ineligible for conveyance of the Property.

Employee Review. Neither the Applicant, nor any of the Applicant's immediate family, nor those with whom s/he has business ties may be currently, or have been within the last twelve (12) months, an employee, agent, consultant, officer, or an elected official of the City of Boston, including DND. An "immediate family member" shall include parents, spouse, siblings or children, irrespective of their place of residence. Any Applicant who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

Equal Opportunity Housing. The City administers its programs in accordance with federal, state and local equal opportunity and fair housing laws, regulations and requirements. This includes affirmatively advertising and providing equal access to information regarding housing and development opportunities. The Boston Fair Housing Commission will screen all Applicants. Any Applicant who fails to satisfy this requirement may be deemed to be ineligible for conveyance of the Property.

2. OFFER PRICE.

The minimum acceptable offer price for the property is \$100 per parcel. Religious Organizations – In accordance with Massachusetts Constitution religious organizations must pay 100% of the appraised value of the any public property as established by a qualified appraiser.

3. TITLE.

While DND has conducted title examinations of the properties, DND makes no warranty or representations as to the accuracy of such reports and recommends that Applicants conduct their own title examinations.

4. SURVEYS.

When available, DND will provide complete predevelopment site surveys to the selected developer including property line, utility and topographical information. The surveyor will be authorized to reissue the complete survey to the selected developer.

5. MISCELLANEOUS FEES.

Applicants are responsible for budgeting for all miscellaneous fees, including fees at the Department of Public Works, Boston Water and Sewer Commission, Inspectional Services Department, as appropriate. These fees should be included in the budgets for the affordable and market rate homes.

6. PROJECT MANAGEMENT

Performance under this Request for Proposals will be closely coordinated with the Project Manager and any other staff member designated by DND. Questions pertaining to requests for technical guidance and direction should be directed to the assigned Project Manager, or other designated DND representative. However, such DND representative(s) will only provide necessary background information and guidance; they will under no circumstances change the terms and conditions of this engagement. The Successful Applicant will confirm all scheduled project milestones with DND prior to initiating work.

7. APPLICANT'S DESIGNATED REPRESENTATIVE.

The Successful Applicant shall designate qualified representatives as point of contact to assist DND as needed throughout the engagement. Names, phone numbers, and e-mail addresses of proposed representatives are to be listed in the proposal.

8. TIMELY DEVELOPMENT.

The Successful Applicant will produce an appropriate plan of development that satisfies the City's needs within specified time frames. If the Property has not been developed according to the proposal specifications and sold to a homebuyer within two (2) years, DND may choose to grant additional time for performance or to rescind the contract, at its discretion. The determination of whether services were performed satisfactorily is at the sole discretion of DND.

9. PROPERTY MANAGEMENT.

The Successful Applicant will be ultimately responsible for the condition of the property. They must take any steps necessary to keep the property free of trash, debris, and snow.

10. FAIR HOUSING.

DND administers its development programs in accordance with federal, state and local equal opportunity and fair housing laws, regulations and requirements. This includes affirmatively furthering fair housing and providing equal access to information about development opportunities. Pursuant to this policy, all NHI homes will be affirmatively marketed in accordance with the NHI Blanket Affirmative Marketing Plan.

11. BOSTON JOBS & LIVING WAGE ORDINANCE.

If the Successful Applicant is a for-profit firm with 25 or more full time employees, or a non-profit firm with 100 or more employees, you will be required to make best efforts to adhere to the Boston Jobs and Living Wage Ordinance, and the provisions of the Promulgated Regulations, including the "First Source Hiring Agreement" provisions of said Ordinance.

The City, acting by and through its Public Facilities Commission by the Director of DND, is soliciting proposals for the acquisition of, and funding for, the properties located in the Dorchester area. The City will award a contract to the highest-rated, most advantageous proposal based on the above-listed criteria.

DND will review and evaluate proposals promptly after the submission deadline specified on the Proposal Cover Page.

DND reserves the right to award contracts to multiple Applicants, to reject any or all proposals, to waive any informality in the proposal process, or to cancel in whole, or in part, this solicitation if it is in the best interest of the City to do so. A proposal may be rejected if it is incomplete, illegible, or conditional. An acceptable offer will not include conditional requirements, such as:

- Altering the square footage of the Property;
- Proposing a use for the Property beyond mixed-income housing; or
- Proposing a use for the Property that does not benefit the residents of Boston.

DND reserves the right to obtain opinion of Counsel regarding the legality and sufficiency of proposals. The contract will be awarded, if at all, to the responsive, responsible Applicant(s) that receive the highest overall composite rating in the evaluation process.

Assumption of Risk. The City accepts NO financial responsibility for costs incurred by Applicants in responding to this Request for Proposals. Applicants are responsible for any and all risks and costs incurred in order to provide the City with the required submission.

Public Property. Proposals submitted to DND will become property of the City. After opening, all proposals become public documents and are subject to the requirements of the Massachusetts Public Records Law (M.G.L. c. 4, § 7(26)).

Terms of Sale. After a final proposal has been selected, the Successful Applicant will be contacted by DND to finalize the terms of the sale. The terms of the sale will and MUST be consistent with this Request for Proposals, including the advertised purchase price and Project Requirements.

“As Is” Conveyance. DND will convey the property in “AS IS CONDITION” without warranty or representation as to the status or quality of title. The Successful Applicant/Buyer shall, to the fullest extent permitted by law, assume any and all liability for environmental remediation and removal of soils pursuant to Chapter 21E of the Massachusetts General Laws. Finally, any and all site improvements, such as utility connections and/or street repairs, are the responsibility of the Successful Applicant.

Negotiations. DND reserves the right to negotiate for changes to the selected proposal. These negotiations may encompass values described in the Request for Proposal, as well as values and items identified during the Request for Proposal and negotiation process. On the basis of these negotiations, DND may decline to sell the property even after the selection process is complete and negotiations have begun.

Closing. The Successful Applicant must execute a Purchase and Sales Agreement and then close on the sale within ninety (90) days of the date of execution, unless otherwise agreed upon (in writing) by DND. Failure to comply with the obligations of closing may result in the rescission of any prior agreement(s) with DND regarding the Property.

Restrictions on Transfer. All properties sold under the Neighborhood Home Initiative will have a deed restriction requiring owner-occupancy. Homes that are designated as “affordable” will also have a 50-year deed rider and mortgage on the end homebuyer that requires owner-occupancy, prohibits condominium conversion, and limits future resale prices. The Successful Applicant will only be permitted to transfer the property to a homebuyer under terms specified by DND. Any other transfer or failure to fulfill the development requirements specified by DND will trigger a reversionary clause in the deed, automatically transferring title of the Property back to DND.

Payment. Unless otherwise agreed in writing between DND and the Selected Developer, DND requires payment in full by a treasurer's or cashier's check, for the full purchase price at the time that the property is conveyed. In addition, the Selected Developer will be responsible for making a pro forma tax payment, as well as paying all recording and registration fees including, but not limited to, the cost of recording the Deed and conveyance documents at the Suffolk County Registry of Deeds.

Reservation of Rights. DND reserves the right to postpone or withdraw this RFP; to accept or reject any and all proposals; to modify or amend the terms of this RFP through an addendum; to waive any informality, and to interview, question and/or hold discussions regarding the terms of any proposal received in response to this RFP. DND reserves the right to cancel a sale for any reason. DND reserves the right to select the next highest ranked proposal, if the initially Successful Applicant is unable to proceed in a timely manner or otherwise fails to satisfactorily perform. DND reserves the right to waive any requirement or restriction set forth in this RFP or conveyance documents, if such waiver is deemed appropriate by DND, in its sole discretion.

Changes to Program. DND reserves the right to change aspects of the development program outlined in this RFP, using its best judgment as to the needs of the program and the furtherance of its mission, provided that the rights of the Applicants are not prejudiced.

DEVELOPER QUALIFICATION FORMS. Download and complete these forms that are required by City and/or State law or regulation:

[Affidavit of Eligibility](#)

[Developer's Disclosure of Property Owned](#)

[Conflict of Interest Affidavit](#)

[Living Wage Division: Beneficiary Affidavit](#)

[Chapter 803 Disclosure Statement \(Arson Disclosure\)](#)

Below are two additional notifications and resources that all proposers should read:

[Living Wage Division: Notice to Beneficiaries](#)

[Living Wage Division: Certified Referral Agencies and Boston One Stop Career Centers](#)

If you require hard copies of the forms please contact Neriliz Llenas at (617) 635-0101 or at **neriliz.llenas@boston.gov**

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: DREAM Development 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

22nd day of May, 20 20

SIGNATURE: 

TITLE: Managing Principal

ORGANIZATION: DREAM Development LLC

ADDRESS: 31 St. James Ave, 6th Fl, Boston, MA 02116

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:

Lara Neubauer

Greg Minott

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

May 22 2020

Then personally appeared the above named GREGORY MINOTT, (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.

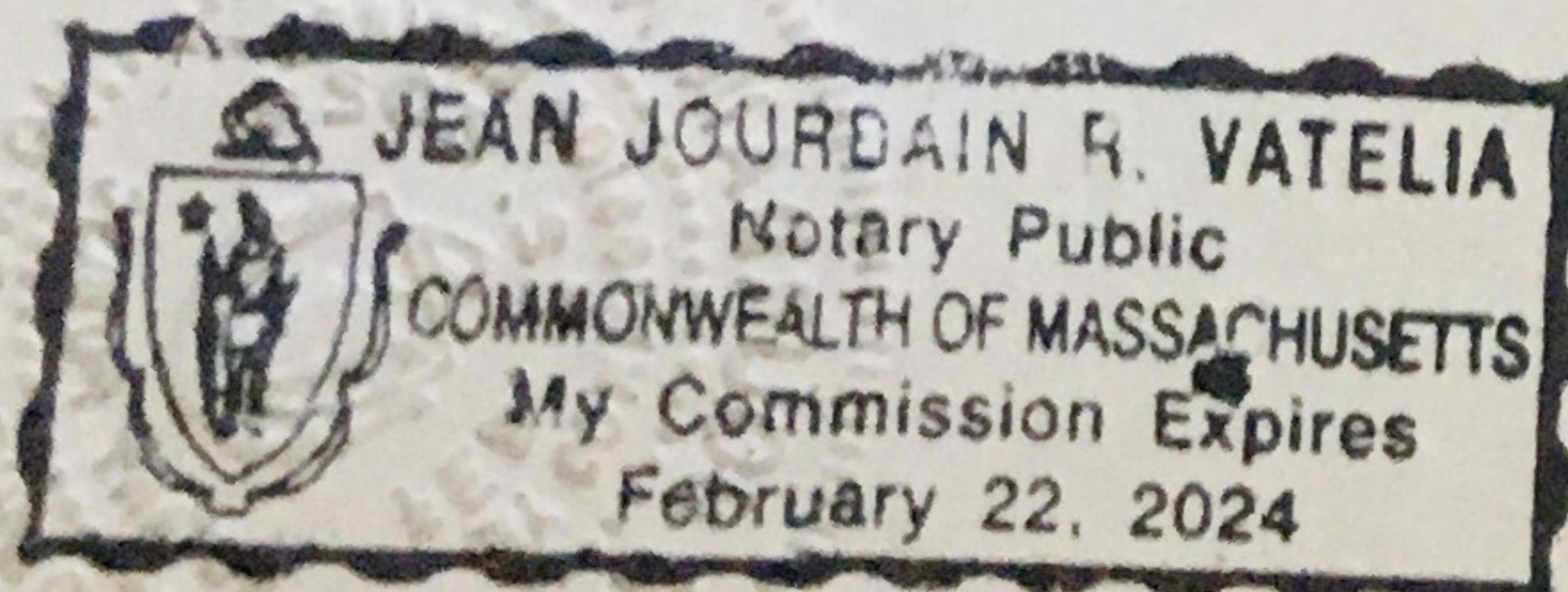
Jean Vatelina

Name:

Notary Public

5/22/2020

My Commission Expires:





CITY OF BOSTON JOBS AND LIVING WAGE ORDINANCE

THE LIVING WAGE DIVISION • (617) 918-5236

BENEFICIARY AFFIDAVIT

Any for-profit Beneficiary who employs at least 25 full-time equivalents (FTEs) or any not-for-profit Beneficiary who employs at least 100 FTEs who has been awarded assistance of \$100,000 or more from the City of Boston must comply with the **First Source Hiring Agreement** provisions of the Boston Jobs and Living Wage Ordinance.

If you are submitting a request for proposal, request for qualification, or invitation for bid, or negotiating a loan, grant, or other financial assistance that meets the above criteria, you must submit this affidavit along with your proposal. If you believe that you are exempt from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance, complete Part 4: Exemption From First Source Hiring Agreement Provisions, or if you are requesting a general waiver, please complete Part 5: General Waiver Reason(s).

IMPORTANT: Please print in ink or type all required information. Assistance in completing this form may be obtained by calling the Living Wage Administrator in the Living Wage Division of the Office of Workforce Development, telephone: (617) 918-5236.

PART 1: BENEFICIARY OF ASSISTANCE INFORMATION:

Name of
Beneficiary: DREAM Development LLC

Contact person: Greg Minott

Address: 31 St. James Avenue, 6th Floor Boston 02116
Street City Zip

Telephone #: 617-606-7029 E-Mail: gminott@dreamcollaborative.com

PART 2: ASSISTANCE INFORMATION:

Name of the program or project under which the assistance is being awarded:

Neighborhood Homes Initiative

City of Boston awarding department: Department of Neighborhood Development

Bid or proposal amount: \$ 400

Date assistance documents executed: 5/22/2020 Award end date: _____

Duration of award: ☐ 1 year ☐ 2 years ☐ 3 years ☐ Other: _____ (years)

PART 3: ADDITIONAL INFORMATION

Please answer the following questions regarding your company or organization:

1. Your company or organization is: *check one*:

☒ For Profit ☐ Not For Profit

2. Total number of employees whom you employ: 1

3. Total number of employees who will be assigned to work on the above-stated award: 1

4. Do you anticipate hiring any additional employees?

☐ Yes ☒ No

If yes, how many additional FTEs do you plan to hire? _____

PART 4: EXEMPTION FROM FIRST SOURCE HIRING AGREEMENT PROVISIONS OF THE BOSTON JOBS AND LIVING WAGE ORDINANCE

Any Beneficiary who qualifies may request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance by completing the following:

I hereby request an exemption from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance for the following reason(s): Attach any pertinent documents to this application to prove that you are exempt. Please check the appropriate box(es) below:

- ☐ The construction contract awarded by the City of Boston is subject to the state prevailing wage law; or
- ☐ Assistance awarded to youth programs, provided that the award is for stipends to youth in the program. "Youth Program" means any city, state, or federally funded program which employs youth, as defined by city, state, or federal guidelines, during the summer, or as part of a school to work program, or in other related seasonal or part-time program; or
- ☐ Assistance awarded to work-study or cooperative educational programs, provided that the assistance is for stipends to students in the programs; or
- ☐ Assistance awarded to vendors who provide services to the City and are awarded to vendors who provide trainees a stipend or wage as part of a job training program and provides the trainees with additional services, which may include but are not limited to room and board, case management, and job readiness services, and provided further that the trainees do not replace current City-funded positions.

Please give a full statement describing in detail the reasons you are exempt from the First Source Hiring Agreement provisions the Boston Jobs and Living Wage Ordinance (attach additional sheets if necessary):

DREAM Development LLC employs less than 25 full-time equivalents (FTEs) and do not currently plan to hire additional FTEs.

PART 5. GENERAL WAIVER REASON(S)

I hereby request a general waiver from the First Source Hiring Agreement provisions of the Boston Jobs and Living Wage Ordinance. The application of the First Source Hiring Agreement to my assistance violates the following state or federal statutory, regulatory or constitutional provision(s).

State the specific state or federal statutory, regulatory or constitutional provision(s), which makes compliance with the First Source Hiring Agreement unlawful:

GENERAL WAIVER ATTACHMENTS:

Please attach a copy of the conflicting statutory, regulatory or constitutional provision(s) that makes compliance with this ordinance unlawful.

Please give a full statement describing in detail the reasons the specific state or federal statutory, regulatory or constitutional provision(s) makes compliance with the First Source Hiring Agreement unlawful (attach additional sheets if necessary):

PART 6: BENEFICIARY OF ASSISTANCE AFFIDAVIT:

I, (print or type) DREAM Development LLC, the Beneficiary, certify and swear/affirm that the information provided on this **Beneficiary Affidavit** is true and within my own personal knowledge and belief.

Signed under the pains and penalties of perjury.

SIGNATURE:  DATE: 5/22/2020

TITLE: Managing Principal

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 22nd day
of May, 2020
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)

May 22, 2020

Department of Neighborhood Development
Attn: Neriliz Llenas
26 Court Street, 8th Floor
Boston, MA 02108

RE: Scattered Site Stand Alone Neighborhood Homes Initiative
RFP Response

Dear Ms. Llenas:

It is with great pleasure that we submit the following proposal for the construction of nine units of contextually sensitive mixed-income housing on the five development sites identified in NHI's RFP - *Scattered Site Stand Alone Neighborhood Homes*.

Our primary goals for the project are to 1) activate underutilized space by creating affordable homeownership options for neighborhood residents; 2) design and build for enduring community and climate resiliency; and 3) honor neighborhood and DND goals through process and product.

DREAM Development and Civico Development are committed to realizing the vision for equitable neighborhood development put forth by DND's Neighborhood Homes Initiative. Our team shares foundational values about the importance of equitable development at different scales. We welcome the opportunity to participate in this neighborhood's incremental development in a way that is responsive to community need and City commitments.

We hope you will recognize that the strengths of our collaborative team are aligned with the community's stated needs and the goals of the Neighborhood Homes Initiative. We look forward to applying our joint resources and vision toward the goals of Mayor Walsh's Housing 2030 plan.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'G. Minott', with a stylized flourish at the end.

Gregory Minott
Owner, DREAM Development

DREAM Development and Civico Development have shared roots in Boston's Elkus Manfredi Architects, where both firms' principals had formative careers in architecture. The collaboration between DREAM Development and Civico aligns skills and capacity while reinforcing a shared vision for high quality design, sustainable buildings, and thriving communities.

We build teams around projects, not projects around teams.

Dream Development, Civico Development, DREAM Collaborative, and Bald Hill Builders have a history of working together in varying combinations and across project types and scales. Boston's Neighborhood Homes Initiative is the perfect platform to unite the unique skills and experience brought by each party.

CO-DEVELOPER

DREAM Development LLC (MBE)

31 St. James Avenue, 6th Floor
Boston, MA 02116
Gregory Minott - gminott@dreamcollaborative.com
617-606-7029

CO-DEVELOPER

Civico Development

199 Main Street
Milford, MA 01757
Andrew Consigli - aconsigli@civicodevelopment.com
617-646-9020

ARCHITECT

DREAM Collaborative (MBE)

31 St. James Avenue, 6th Floor
Boston, MA 02116
Gregory Minott - gminott@dreamcollaborative.com
617-606-7029

GENERAL CONTRACTOR

Bald Hill Builders LLC (WBE)

25 Walpole Park South, Suite 10
Walpole, MA 02081
Matthew Grosshandler - mgrosshandler@baldhillbuilders.com
617-872-5464

DREAM Development, the development arm of DREAM Collaborative, is focused on high-impact urban real estate development projects in the Greater Boston area. We believe that each new or renewed building has the potential to catalyze future improvements in the surrounding neighborhoods. Our projects target affordable and mixed-income housing as well as commercial mixed-use developments that support thriving, diverse communities of residents and businesses.

History of DREAM Development

DREAM Collaborative specializes in multi-family residential and mixed-use commercial projects within urban neighborhoods, many of which are underserved by the design profession. With the greater good of the community in mind, DREAM brings sensitivity to the local context and an inclusive process to great beautiful, high-quality design solutions. Realizing that we could have a larger impact in the communities we serve if we acted as developers as well designers, DREAM created a development arm in 2016.

Connection Between Design and Development

Our design clients have found synergies with our development arm by presenting us with opportunities to invest in their large-scale development projects. DREAM Development is the conduit through which investments in real estate are made and the means for maximizing our ability to help build stronger urban neighborhoods. Our design services are also enhanced by our cross-disciplinary focus: we approach each project from both a design and investment perspective. We think like an owner and cultivate inventive solutions that raise the bar for everyone.

Track Record

Our first development venture is the winning entry for the DND's Housing Innovation Competition for the redevelopment of **24 Westminster Avenue in Roxbury**. The challenge was to create a sustainable model for compact, mixed-income housing that is adaptable to different sites throughout the City. Our design introduces a multi-generational housing concept supporting equity building for a stronger urban community. There is significant opportunity to roll out the multi-generational housing concept across the City of Boston.



DREAM Development (in partnership with New Atlantic Development of Boston) was selected for designation on a second Roxbury project, **2147 Washington Street** in Nubian Square. This project will create affordable home ownership and rental units to support the continuing revitalization of Nubian Square; encourage working artists and entrepreneurship; provide a welcoming building that respects the architectural character of its neighbors; and incorporates the needs and desires of the non-profit Haley House to ensure its future success and growth.



24 WESTMINSTER AVENUE

Roxbury, MA

KEY FEATURES

- ✓ Affordable for sale housing
- ✓ Balanced design: quality of life/cost
- ✓ Cost effective modular design
- ✓ Integrated sustainable design
- ✓ Designed to meet LEED standards
- ✓ Winner of Housing Innovation Competition

COMPLETION DATE

2021

COST

\$3.9 Million

SIZE

12,000 sf

Winner of the City of Boston’s Housing Innovation Competition, this design concept transforms a long vacant parcel at 24 Westminster Avenue into a moderate density, multi-family development. The development will be a positive addition to the Roxbury neighborhood, and a modular prototype for future ventures in compact and affordable residential development in Boston.

DREAM’S concept creates compact, flexible, and sustainable module units that would be changeable enough to fit the full spectrum of in-fill sites available in Boston. The concept brings elegant, contemporary, and highly efficient units that can be marketed to middle income buyers. The 3-story building will contain 12 condo units in a mix of 1 bedroom flats with 2 or 3 bedroom townhomes above. One unit will be an affordable unit; the rest will be market-rate. The units can be arranged to support multi-generational families. For example, at the 24 Westminster site, the 3-bedroom townhomes are located directly above 1-bedrooms and connected by a common hallway. The two units could be purchased together and deeded as one unit to accommodate extended family.



SELECTED PROJECTS

2147 WASHINGTON STREET

Roxbury, MA



KEY FEATURES

- ✓ Live/Work/Play environment
- ✓ LEED Gold Certifiable & Pursuing DND Net Zero Goals
- ✓ Affordable housing
- ✓ 7 studio spaces, shared workspace, and flexible retail/commercial space

SIZE	COST
79,000 sf	\$24 million

COMPLETION DATE	CLIENT
Q4 2021	New Atlantic Development and DREAM Development

2147 Washington Street is a new 6-story building that will create an active live/work/play environment, encouraging community engagement with daytime and evening activity.

The design will encourage working artists and entrepreneurship, while providing a welcoming building that respects the architectural character of its neighbors. The project incorporates the needs and desires of the non-profit Haley House to ensure its future success and growth. The ground floor of the building will include 7 individual work-only studio spaces, as well as 1,246 sf of shared workspace, which fosters accessibility and equitable opportunity to people of all socioeconomic backgrounds. There will also be 1,400 sf of flexible retail/commercial space on the ground floor that could become a performance venue, a gallery, or a restaurant/bar.

Upper floors will contain 74 residential units, with 62 being rental units and 12 being for-sale condominium units.

2147 Washington will contribute to the continued development of a strong and united Dudley Square and Roxbury, at “the Heart of the City,” by boosting economic development, providing job opportunities for residents, and creating affordable housing and artist live/work spaces.



TEAM MEMBER RESUME

GREGORY O MINOTT AIA, LEED AP

Principal in Charge



D/R/E/A/MCOLLABORATIVE
ARCHITECTURE | REAL ESTATE DEVELOPMENT

D/R/E/A/MDEVELOPMENT

Gregory Minott is originally from Mandeville, Jamaica. He moved to the U.S. in 1999 and earned dual Master's degrees in Architecture and Infrastructure Planning at the New Jersey Institute of Technology. Prior to founding DREAM Collaborative, Gregory was project architect for a number of award-winning building and urban renewal projects while working at the Boston-based firm Elkus Manfredi Architects.

In 2010, Gregory received the AIA's National Young Architects Award. The AIA specifically recognized his significant contributions to more livable communities, better connected neighborhoods, and more durable and sustainable urban environments. Gregory is a registered architect in Massachusetts and he is a LEED accredited professional.

Gregory serves on the Board of Directors at the Boston Society of Architects and is the 2021 President-Elect. He is also a member of the Board of Trustees for the Boston Architectural College and Hearth, Inc. Greg has been invited to speak on issues in design, sustainability, and urban development, and he enjoys participating in community engagement events.

PROFESSIONAL EXPERIENCE

DREAM Collaborative Boston, MA
2008 – present

Elkus Manfredi Architects Boston, MA
2004 – 2009
2012 – 2014 (consultant)

Work Architecture + Design New York
2002 – 2004

Fabiano Designs Montclair, NJ
2000 – 2002

EDUCATION

*Executive Education: Developing
Affordable Housing*

Harvard University
Graduate School of Design

*Master of Architecture
Master in Infrastructure Planning*
New Jersey Institute of Technology

Bachelor of Arts in Architecture
Caribbean School of Architecture

REGISTRATIONS & AFFILIATIONS

MA, CT and RI Licensed Architect

American Institute of Architects (AIA)

Boston Society of Architects (BSA)
VP of Practice 2018 – 2020

U.S. Green Building Council (USGBC)
LEED BD+C Accredited Professional

Urban Land Institute

NCARB Certified

Boston Architectural College
Board of Trustees

AWARDS

Young Architects Award, 2010
American Institute of Architects

Energy Star Award, 2010
President's Round Table

Best Building Design, 2008
American Institute of Architects
and the City of Boston
Dudley Square Redevelopment

TEAM MEMBER RESUME

D/R/E/A/M COLLABORATIVE

ARCHITECTURE | REAL ESTATE DEVELOPMENT

GREGORY ZURLO ASSOC AIA

Associate Principal, Director of Project Management



Greg Zurlo has over twenty-five years of experience in all phases of architectural project delivery, with exceptional skill and leadership in project management & construction administration. Greg is a strong advocate and committed to the advancement of architecture and the quality of the built environment through civil service and academic pursuits.

After attending the Boston Architectural College, he went on to teach Advanced Level Design Studio and served on various community Boards – Temple Isaiah Board of Trustees and Town of Lexington Planning Board, to name a few. His prior experience includes time at The Narrow Gate Architecture, Koetter Kim & Associates, and Kallmann, McKinnell & Wood. He is a member of the Boston Society of Architects and American Institute of Architects. A resident of Brookline, Greg is also a marathon runner and enjoys competitive crew rowing.

PROFESSIONAL EXPERIENCE

DREAM Collaborative

*Boston, MA
2018- Present*

The Narrow Gate Architecture, Ltd

*Boston, MA
2017 – 2018*

Winslow Architects, Inc *Boston, MA
2013 – 2017*

Private Practice *Lexington, MA
2008 – 2012*

Koetter Kim & Associates

*Boston, MA
2007 – 2009*

TRO Jung | Brannen *Boston, MA
2002 – 2007*

Kallmann McKinnell & Wood Architects

*Boston, MA
2013 – 2017*

Private Practice *Lexington, MA
1998 – 2012*

Rothman Partners, Inc.

**Chan Krieger Sieniewicz, Associate
Architects** *Boston, MA
1993 – 1997*

EDUCATION

*Bachelor of Architecture
Boston Architecture College*

*Associates in Arts/Architecture
Broward College*

REGISTRATIONS / ACTIVITIES

American Institute of Architects (AIA)
Associate Member

Boston Society of Architects (BSA)
BSA Board of Directors, Former member

TEAM MEMBER RESUME

D/R/E/A/M COLLABORATIVE

ARCHITECTURE | REAL ESTATE DEVELOPMENT

DAVID FRANCK

BIM Lead



David Franck is a highly experienced designer who has worked on all phases of architectural design and construction administration for both new buildings and renovation projects. David earned his Master's degree at the Spitzer School of Architecture of the City College of New York.

David is highly skilled in the latest design and BIM software. He will be the manager of the owner-architect BIM interface and planning throughout the project, coordinating filing sharing and collaboration with all parties. He focuses on sustainable and responsible community development through researching and addressing community needs and aspirations.

PROFESSIONAL EXPERIENCE

DREAM Collaborative *Boston, MA*

2016 – present

Stantec *Boston, MA*

2014 – 2016

Studio Luz Architects *Boston, MA*

2013 (contract)

Chia-Ming Sze Architect Inc.

Boston, MA

2006 – 2013

EDUCATION

Masters of Architecture

City College of New York

Spitzer School of Architecture

Bachelor of Science in

Architectural Engineering Technology

Wentworth Institute of Technology

TEAM MEMBER RESUME

D/R/E/A/M COLLABORATIVE

ARCHITECTURE | REAL ESTATE DEVELOPMENT

JHOANNY MARTE

Design Coordinator



Jhoanny Marte brings exceptional skills in visualization to the team. She will support the team in the production of the design documents and will be involved in the construction administration phase of the project, generating any required details/sketches for the contractor's clarification regarding design intent. Jhoanny holds a Bachelor of Science from the Boston Architectural College and she is currently pursuing her Masters of Science in Architecture from the BAC.

PROFESSIONAL EXPERIENCE

DREAM Collaborative Boston, MA
2018 – present

JC Penney Nashua, NH
2011-2016

EDUCATION

Bachelor of Science in Architecture
Boston Architectural College

Masters of Science in Architecture
Boston Architectural College

RELEVANT EXPERIENCE

2451 Washington Street Residences

Roxbury, MA

Madison Park Development Corporation

full design services for a new four-story, 16 condominium unit development; Currently under construction, the project creates new homeownership units in Roxbury, including a number of units at moderate or below-market rate prices. The building's first floor will include 14 sheltered parking spaces, a lobby, a maintenance office, an electrical and mechanical room, a mailbox area, and a community room.

2147 Washington Street

Roxbury, MA

New Atlantic Development

new 6-story building will create an active live/work/play environment that encourages community engagement with daytime and evening activity; upper floors contain 74 residential units with 62 being rental units and 12 being for-sale condominium units; commercial space is located on the ground floor

Call Carolina

Jamaica Plain, MA

Jamaica Plain Neighborhood Development Corporation

design of 8 units of affordable homeownership housing spanning several parcels purchased from MassDOT. The design features an efficient, contemporary layout with select traditional exterior details that complement the existing neighborhood context. JPNDP will also use this project to introduce a new model with two upper-floor ownership units each include a first floor investment rental unit.

TEAM MEMBER RESUME



JEAN VATELIA

Project Manager for DREAM Development / Clerk of the Works



Jean Vatelina has over 25 years of extensive experience in project management, facilities management, space planning and building operations. As project manager for DREAM Collaborative's development arm, DREAM Development, Jean is overseeing the 24 Westminster Avenue project in Roxbury. Winner of the City of Boston's Housing Innovation Competition, the project will transform a long vacant parcel into a moderate density, 12-unit multi-generational development.

His prior experience includes serving as project manager and manager of facilities for Whittier Street Health Center; working with Janey Co. and Northeastern as their Resident Engineer/Clerk of the Works; and as Construction Field Engineer for the Central Artery Tunnel Project.

PROFESSIONAL EXPERIENCE

DREAM Collaborative

Boston, MA

2018-present

Whittier Street Health Center

Roxbury, MA

Project Manager/Manager of Facilities
2012 – 2017

Janey Construction Management, Inc.

Boston, MA

Resident Engineer/Clerk of the Works
2010 – 2012

Northeastern University

Boston, MA

Resident Engineer/Clerk of the Works
2007 – 2009

Central Artery/Tunnel Project (CA/T)

Boston, MA

Construction Field Engineer
Field / Lab Technician
1993 – 2007

REGISTRATIONS & AFFILIATIONS

OSHA Training – 10hrs and 30hrs

Certificate in Civil Engineering
Technology

Emergency Preparedness Training

EDUCATION

Building Construction

Wentworth Institute of Technology

Electrical Work

Northeastern University

*Masters in Biblical Language and
Urban Ministry*

**Gordon Conwell Theological
Seminary**

REFERENCES

D/R/E/A/MCOLLABORATIVE
ARCHITECTURE | REAL ESTATE DEVELOPMENT

D/R/E/A/MDEVELOPMENT

Mr. William Madsen Hardy

Owner
New Atlantic Development
236 Huntington Avenue, Suite 314
Boston, Massachusetts 02115
Phone: 617-872-0948
Email: bill@newatlantic.com

Ms. Leslie Reid

Chief Executive Officer
Madison Park Development Corporation
184 Dudley Street, Suite 102
Roxbury, Massachusetts 02119
Phone: 617-849-6245
Email: lredi@madison-park.org

Mr. Peter Roche

President
Development Synergies LLC
79 Quincy Avenue
Quincy, MA 002152
Phone: 617-548-9137
Email: pjroche1@comcast.net

Mr. Usama Kariba

Housing Committee
Garrison Trotter Neighborhood Association
PO Box 191938
Roxbury, MA 02119
Phone: 617-615-7406
Email: vusa77@verizon.net



Firm Profile

The mission of Civico Development is to design and construct high quality buildings, streetscapes, and neighborhoods that significantly enhance the social livability and environmental sustainability of our communities. Our work includes projects of all scales, focused on authenticity, walkability and human-scale development. We strive to embed innovative design principles and a civic spirit into all our projects.

Members of Civico share fundamental principles, but our diverse skill sets and interests result in myriad project types and at different scales, from creative urban infill to large scale mixed-use buildings. We collaborate with each other and with others, according to talent, time, and capacity.

Firm Philosophy

Civico was founded on the principles of Smart Growth and New Urbanism. We believe in facilitating contextually-sensitive development in cities and towns across Massachusetts. Our vision for responsible urbanism is grounded in these four commitments.

COLLABORATION

Our projects frequently involve complex entitlement, regulatory, historical, and stakeholder challenges. Solving the myriad issues involved in development requires that we embrace creativity in collaboration. We genuinely seek, consider, and incorporate input from all stakeholders.

DESIGN

We give careful consideration to the creation of space and the architecture of our buildings. Our value-based design approach and years of experience in architecture, project management, and construction, enable us to deliver high-quality designs that endure over time.

BUILD

Construction today has evolved into both science and craft. Our depth of construction experience empowers us to work alongside our partners for lower costs and higher quality products. We align ourselves with the most competent and innovative contractors early in the development process.

INVEST

We invest in projects where our core entitlement, design, and construction competencies are our competitive advantage. We invest where our projects will enhance, enrich, and enliven the communities where people live, work, and play.

SELECTED PROJECTS

Charlesbank Mews | Newton, MA

Developed by Civico Development, Charlesbank Mews is a new construction 4-unit multifamily building in the heart of Newton Corner, one of the 13 villages in the City of Newton. The project included the restoration of a historically significant 1870 Queen Anne-style single family home that was previously slated for demolition, and construction of 2 new residential units with below grade parking. The project is nestled in a quaint and walkable residential neighborhood 5-minute's walk from public transportation, restaurants, and other neighborhood amenities. Charlesbank Mews was designed to serve as a model for historic renovation and contextually-sensitive infill development that aligned with Newton's Housing Strategy, the principles of LEED for Homes, and ENERGY STAR.

PROJECT TYPE	CONDOMINIUMS
COMPLETION DATE	2016
SIZE	4-UNITS
COST	\$1.2MM



SELECTED PROJECTS



Orchard Heights | Newton, MA

Developed by Civico Development, Orchard Heights is a new construction 3-unit multifamily building in Newton Corner. Through a year-long permitting and neighborhood outreach process, the City of Newton granted a Special Permit to allow 3 units.

Confronted by the constraints of the topography and open space regulations, the design team creatively used the slope of the land, creating a split-level garage to minimize impermeable surface on site.

Orchard Heights is a model example of carefully designed infill development that aligns with the goals and vision described under Newton’s Housing Strategy, and a sustainable model of development under the principles of LEED for Homes, and the Energy Star Rating Program.

PROJECT TYPE	CONDOMINIUMS
COMPLETION DATE	2019
SIZE	3-UNITS
COST	\$1.2MM



SELECTED PROJECTS

Bell Hill District | Worcester, MA

Developed by Civico Development in collaboration with Sustainable Comfort, Inc., a leading green building engineering and construction firm, the Bell Hill Opportunity Fund reimagines the triple-decker for middle-market affordability, climate resilience, and community.

The Bell Hill Opportunity Fund incrementally purchased and renovated 75-units of middle-market housing in one target neighborhood in Worcester that had suffered accelerating disinvestment over the last quarter century. Homes were repositioned for energy efficiency using a deep energy retrofit methodology and modernized for contemporary residential preferences.

This project received the support of numerous local foundations, including the Fuller Foundation and Seven Hills Foundation.

PROJECT TYPE	MULTIFAMILY REHAB
COMPLETION DATE	2020
SIZE	75-UNITS
COST	\$10MM+



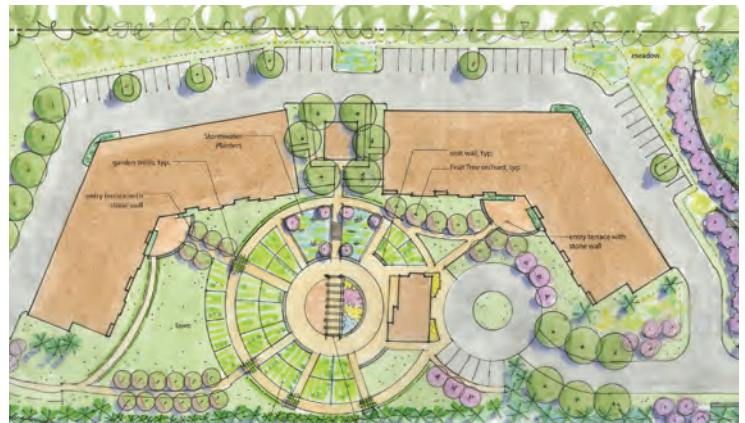
SELECTED PROJECTS



Oriole Landing | Lincoln, MA

Developed by Civico Development, Oriole Landing is a 60-unit, mixed-income rental community in the Town of Lincoln. Through a creative community outreach effort, the project was approved at Town Meeting within 6-months of submission. Through the Commonwealth's Local Initiative Program (LIP), Civico partnered with The Town of Lincoln Affordable Housing Trust to secure a \$1MM of project funding and a permanent deed restriction for the affordable units. Oriole Landing is designed around a central courtyard and community garden that promotes a sense of community and connection to history in a suburban setting. By working with the Lincoln Historic Commission, the project included the relocation and restoration of an 1860 Victorian farmhouse. This LEED certified project will be complete in 2020.

PROJECT TYPE	MULTIFAMILY
COMPLETION DATE	2020
SIZE	60-UNITS
COST	\$21MM



TEAM MEMBER RESUME



ANDREW P. CONSIGLI AIA, LEED AP

Andrew's career in the real estate industry spans more than 20-years from architectural design, urban and town center planning, to development and construction of complex mixed-use projects. He founded Civico Development to provide cities, towns, and communities with the collaborative partner they need to create authentic and contextually-sensitive places.

SELECTED EXPERIENCE

Oriole Landing | Lincoln, MA
2018 - Present
Project Cost: \$21MM

Andrew led the permitting, design, and development of a 60-unit mixed income rental community in Lincoln, MA. Through a public-private partnership with the Lincoln Affordable Housing Trust, Oriole Landing will be a LEED for Homes Certified project. The team also worked extensively with the Lincoln Historical Commission to preserve the historic farm house on the property and to integrate the structure into the development.

Abbey Road | Sherborn, MA
2015 - 2018
Project Cost: \$10MM

Andrew led the permitting, design, and development of an 18-unit luxury condominium community in Sherborn, MA. Permitted through a town meeting vote for a zoning change, Abbey Road is a pocket neighborhood in the town's historic center. A nationally award winning community and a LEED for Homes Certified project, Abbey Road exemplifies Civico's context-sensitive approach to infill development. Civico repurposed two historic buildings on the site, including a historic library and the Peace Abbey, a multi-faith retreat center.

Ace on Gould | Reading, MA
2017 - present
Project Cost: \$21MM

Andrew led the design of a 14,000 square foot vacant turn of the century office building in order to build a 40R, Smart Growth project consisting of 55 apartments and 3,500 square feet of retail. The project recently received its special permits and is has started construction and estimated to be completed in the winter of 2020.

EDUCATION

B.A. Architecture | Wentworth Institute of Technology
A.B in Building Construction | Wentworth Institute of Technology
Certification in Retail Planning | Harvard Executive Education School

AFFILIATIONS

Member - Boston Society of Architects
Member - American Institute of Architects
Member - Congress for the New Urbanism
Board Member - Sustainable Comfort, Inc.

TEAM MEMBER RESUME



TAYLOR W. BEARDEN

Taylor is a partner at Civico Development with primary responsibilities for community development, partnership outreach, and project management. He previously worked for Sustainable Comfort, Inc., a growing green building consulting, construction, and management company, where he was VP of operations. He later started a property management and real estate brokerage company, which was acquired in 2019. Taylor has a comprehensive understanding of the multi-faceted nature of development and the complete development lifecycle from community need through execution.

SELECTED EXPERIENCE

Bell Hill Opportunity Fund | Worcester, MA
2017 - present
Project Cost: \$10M+

The Bell Hill Opportunity Fund is reimagining Worcester's historic multifamily housing stock by designing for today's emerging professionals, engineering for energy efficiency, and renovating for longevity. The fund has stabilized over 75 scattered site units in a clustered pocket neighborhood in Bell Hill. Taylor is responsible for site selection, deal structure, negotiation, and community engagement. The unique nature of this project required regular contact with activists, neighbors, local anchor institutions, media, and town officials.

Tiny House Village for the Chronically Homeless | Worcester, MA
2018 - present
Project Cost: \$4.5MM

This unique project is a collaboration between Civico and Worcester East Side Community Development Corporation. The Village is a multi-stakeholder project designed to provide perpetually affordable housing for Worcester's chronically homeless. 20 small ~600 sq. ft. homes will be clustered around a common green. The project is in pre-development.

Calvin Coolidge School | Maynard, MA
2019 - present
Project Cost: \$5MM

This 12-unit adaptive re-use project of a historic schoolhouse in Maynard, Massachusetts was awarded to Civico via RFP. The Calvin Coolidge School is a local gem adjacent to the Town's revered public sledding hill. Working with neighbors, a volunteer working group, and Town officials, we devised a strategy to improve the neighboring park, feature the local sledding hill, and provide additional parking for park visitors. Taylor is project manager for the Calvin Coolidge School redevelopment, and is additionally responsible for all outreach and community engagement.

EDUCATION

B.A. Geography | Clark University
M.A. Community Development & Planning | Clark University (May '20)

AFFILIATIONS

StartUp Worcester Fellowship Recipient
Member - Congress for the New Urbanism
Board Member - Sustainable Comfort, Inc.

REFERENCES



Ms. Jennifer Burney

Director of Planning and Land Use
Town of Lincoln
16 Lincoln Road
Lincoln, Massachusetts 01773
Phone: 781-259-2610
Email: burneyj@lincolntown.org

Mr. Peter Dunn

Assistant Chief Development Officer
City of Worcester
455 Main Street
Worcester, Massachusetts 001608
Phone: 508-651-7855
Email: dunnp@worcesterma.gov

Ms. Linde Ghere

Chairwoman
Coolidge School Working Group
Town of Maynard
195 Main Street
Maynard, MA 01754
Phone: 978-201-0183
Email: laghere@gmail.com

TEAM | FINANCIAL CAPACITY



The Bedrock of Responsible Development

Consigli Real Estate Holdings, LLC d/b/a Civico Development (Civico) is a mature development firm with a track record of successful fundraising and financing. Civico was formed in 2014 and has \$125MM of development completed or underway to date.

Our expertise includes private equity, bank and nonbank institutional financing, historic rehabilitation tax credits, and direct local subsidy for affordable housing. Although we work at multiple scales, our team has a track record of successfully financing and closing projects similar in size and scope to Neighborhood Homes Initiative proposed projects.

Notable Projects Demonstrating Financial Capacity

ORIOLE LANDING | LINCOLN, MA

Lender: Fidelity Bank
Loan Amount: \$15MM
Senior Lender: David Perry

BELL HILL OPPORTUNITY FUND | WORCESTER, MA

Lender: Hingham Institution for Savings
Loan Amount: \$15MM
Senior Lender: Alex Boyd

ACE ON GOULD | READING, MA

First Lender: Property and Casualty Initiatives LLC
Loan Amount: \$14.2MM
2nd Lender: Department of Housing and Community Development
Loan Amount: \$1.4MM

DREAM Collaborative is a Boston-based full-service architecture, urban design, and real estate development firm renowned for bringing world-class design to the local level. Our design and development work is informed by our passion for urban redevelopment. We have a proven track record of successfully navigating the challenges and nuances of redevelopment projects within densely populated, historically significant, and culturally diverse city neighborhoods. We do that through a collaborative approach that harnesses the passion and creativity of our clients and the wisdom of the community.

DREAM Collaborative's commitment to delivering a superior client experience has helped solve complex issues faced by urban communities throughout the Greater Boston area since 2008. As a Minority-Owned Business Enterprise (MBE/DBE), our firm's culture supports and encourages diversity among staff and consultants to reflect the diversity of the communities we serve.



2019 Small Business of the Year:

Commitment to Diversity & Inclusion Award

Greater Boston Chamber of Commerce

Experienced & Diverse Staff

23 TOTAL STAFF AND GROWING
40 percent female, 60 percent minority

2 FOUNDING PRINCIPALS
over 20 years of experience each

8 ARCHITECTS / PROJECT MANAGERS
including 6 registered architects

9 DESIGNERS AND JOB CAPTAINS
a team with a wide range of skills

2 EXPERIENCED CONSTRUCTION PROFESSIONALS
over 25 years of experience each

5 OPERATIONS/ADMINISTRATIVE STAFF
high level of support to all staff

5 LEED ACCREDITED PROFESSIONALS
deep dedication to sustainable design

3 PASSIVE HOUSE EXPERTS
commitment to energy efficient construction

SELECTED PROJECTS



2451 WASHINGTON STREET
Roxbury, MA

DREAM Collaborative is providing full design services for a new four-story, 16 condominium unit development at 2451 Washington Street for Madison Park Development Corporation. Currently under construction, the project creates new homeownership units in Roxbury, including a number of units at moderate or below-market rate prices.

The unit types include 1, 2, and 3-bedrooms ranging from 730 to 1,289 square feet. The building’s first floor will include a lobby, maintenance office, electrical and mechanical rooms, and a community room. The project includes sheltered parking at the first floor and additional surface parking on the property.

2451 Washington Street is located within a quarter mile of Dudley Station and a short walk to the MBTA Orange Line. It is the sister project of 75-81 Dudley and both will bring job and home ownership opportunities for the community, contributing to the continued revitalization of the Dudley Square neighborhood.

COMPLETION DATE	SIZE
2020	28,920 sf
CLIENT	COST
Madison Park Development Corporation	\$7.23 million



SELECTED PROJECTS

CALL CAROLINA

Jamaica Plain, MA



DREAM Collaborative was commission by JPNDC to design 8 units of affordable homeownership housing spanning several parcels purchased from MassDOT. The design features an efficient, contemporary layout with select traditional exterior details that complement the existing neighborhood context. The design team is taking advantage of the wood-frame construction style to study alternative construction methods such as prefabricated wall systems. JPNDC will also use this project to introduce a new model with two upper-floor ownership units each include a first floor investment rental unit.

The project is currently in Construction Administration.

CLIENT

Jamaica Plain Neighborhood Development Corporation

KEY FEATURES

- ✓ Efficient, contemporary layouts
- ✓ Affordable housing
- ✓ New construction

COMPLETION DATE

Fall 2020 (est.)

PRICE PER SQUARE FOOT

\$231

COST

\$2.7 million

SQUARE FOOTAGE

11,708



ABOUT BALD HILL BUILDERS



QUICK FACTS

- ➔ **Founded:** 2010
- ➔ **Headquarters:** Walpole, MA
- ➔ **Number of Employees:** 22
- ➔ **Annual Volume:** \$50 Million
- ➔ **Average Project Size:** \$5 Million
- ➔ **Bonding Capacity:** \$20 Million

AWARDS

Boston Business Journal 2015
Fastest Growing Companies

Boston Business Journal 2015
40 under 40 - Matt Grosshandler

Greater Boston Chamber of Commerce
Top Small Business - 2015

KEY MARKETS



Office Space



Healthcare



Institutional



Hospitality



Retail



Multi Family

95%

of our work is with
a repeat client or
a direct referral

*Matt Grosshandler and
his team are experts in
managing fast-paced,
detail oriented projects
in occupied facilities.*

Julie Santosuosso,
Project Manager
Four Seasons Hotel

EXECUTIVES



Brenda Laurenza
President



Matt Grosshandler
VP of Operations



Jessica Morrissey
Operations & Estimating
Manager



Steve Groves
General Superintendent &
Field Safety Officer



Savin Hill Partners, LLC

The Flats at Savin Hill



PROJECT OVERVIEW:

Bald Hill Builders worked with RODE Architects to create a 15-unit residential apartment space with a first-floor restaurant. This project was constructed with steel and concrete with wood framing at the residential level. The Flats at Savin are adjacent to and over the existing Savin Bar & Kitchen, which remained open during construction for all but (19) days. Additionally, Bald Hill Builders coordinated with Keolis/MBTA as the construction was less than 50 feet from the MBTA line along Rt. 93.

Project Details

Location:

Dorchester, Ma

Architect:

RODE Architects

Size/Type:

25,000 SF

New Construction

Completion Date:

July 2017



1943 Dorchester Avenue

DOT AVE



PROJECT OVERVIEW:

Bald Hill Builders worked with Thoughtcraft Architects to create a unique multi-use space with ground level parking, first floor retail space, and 64-unit residential apartment space above. This project's structure was constructed with a post-tension concrete podium and wood frame above. Bald Hill Builders also utilized SIP's (Structural Insulated Panels) for portions of the exterior wall assembly.

Project Details

Location:

Dorchester, Ma

Architect:

Thoughtcraft Architects

Size/Type:

70,000 SF
New Construction

Completion Date:

January 2019



THE BALD HILL BUILDERS EXPERIENCE

At Bald Hill Builders we are committed to building a better experience. As a woman-owned construction company, we recognize the need for inclusiveness and opportunity in the construction field. Our expert team will partner with high-quality subcontractors and suppliers from diverse backgrounds to meet and exceed minority, women, Boston resident and Section 3 requirements.

Bald Hill Builders is a member of the NAWIC (National Association of Women in Construction), and members of our executive team have been recognized nationally by ConstructTech and ABC (Associated Builders and Contractors) as successful women in construction. We continue to strive to be a leader in inclusiveness.

HOW WE'LL MEET THOSE NEEDS

We have always valued diversity and have a wealth of subcontractors from which to draw a pool of qualified candidates. The Whittier community will be represented in the construction of the project, incorporating people of different backgrounds to do this. We will engage in the ongoing recruitment of qualified candidates, and will focus on the Minority, Women, Boston resident, Youth Build Participants and Section 3 residents in the immediate vicinity. We will look for opportunities to utilize an individual's skills, experience and training to open up areas for employment. This allows us to provide opportunities in project-related construction and non-construction jobs, such as clerical and sanitary work.



We value our ability to provide the training and assistance necessary to allow for job growth, and attempt to fill as many open positions as possible with Minorities, Women, Boston Residents and Section 3 Residents.

Bald Hill Builders is dedicated to mentoring and developing individuals interested in the field of construction, and we will include local students in the project process as interns, as well as providing tours and offering field trips to view different aspects of the construction project.

We will meet our inclusive hiring and mentoring goals through the following means of outreach:

- Job fairs
- Mailings to BHA residents
- Mailings to previous Whittier residents
- Mailings to the neighborhood
- Job postings in local newspapers
- Social Media
- Engagement with the Madison Park and Benjamin Franklin Institute of Technology and other educational communities

We will work with the Boston Housing Authority, Boston Residents Jobs Policy Office and the Minority Contractors Association to make sure we reach the widest pool of qualified candidates and companies. Utilizing these resources will allow us to maintain high levels of diversity throughout the project.

Any candidate not selected for employment will be kept in the Bald Hill Builders records for future opportunities, as well as referred to the BRJP Jobs Bank.

We will hold weekly inclusion meetings involving our team, and will invite members of BHA, BRJP, housing resident organizations and community groups. This will allow us to keep relevant agencies and the public informed of our progress, address any obstacles and listen to suggestions and feedback.

Our community involvement will include outreach and information sessions where we will engage those impacted by the project, and offer opportunities for involvement. We will make the public aware of these meetings via mailings and advertisements such as flyers. We will attend agency and neighborhood organization meetings and provide representation at public meetings. To encourage ongoing communication and establish a positive presence in the neighborhood, our onsite community opportunity center will be a welcoming source of information. Our Community Opportunity Coordinator will be a public housing resident who truly understands the neighborhood, and can serve as a trusted resource for growth and opportunity within the project.

DREAM Development and DREAM Collaborative are both Boston-based Minority-Owned Business Enterprises (MBE/DBE). Our firm culture supports and encourages diversity, inclusion, and equity among staff and consultants. We are proud to reflect the diversity of the communities we serve, and to provide exceptional design and service to clients who also value and support diverse businesses and communities.



The Greater Boston Chamber of Commerce honored DREAM Collaborative with the 2019 Small Business of the Year Diversity & Inclusion Award. We are very grateful for the mission-alignment and strong relationships we experience with our community of partners. Together, we are challenging conventional thinking about urban living and empowering communities to build a stronger, sustainable future.

“As a firm, we target a minimum of 50% MBE/WBE subconsultants on our projects and have exceeded this number for the past two years.”