

DEVELOPER

Urbanica, Inc
Kamran Zahedi, Principal
429 Melnea Cass Blvd.
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T: (617) 654-8900

ARCHITECT AND LANDSCAPE DESIGNER

Urbanica Design (MBE)
Stephen Chung, Principal
429 Melnea Cass Blvd.
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T: (617) 654-8900

CONTRACTOR

Urbanica Construction
429 Melnea Cass Blvd.
Boston, MA 02119
T: (617) 654-8900

CIVIL ENGINEER

Michael Malynowski
Allen & Major Associates, Inc
400 Harvey Road,
Manchester, NH 03103
T: (781) 305-9411

STRUCTURAL ENGINEER

Patrick Kenney
Thornton Tomasetti
27 Wormwood Street, Suite 200
Boston, MA 02210
T: (617) 250-4100

M/E/P/FA/FP ENGINEER

Plumbing - Michael Moloney
Mechanical/HVAC- Joseph Tabak & James Conway
Electrical - Michael Harris
Fire Sprinkler - Omar Ortiz
South Shore Construction Consultants
Braintree, MA 02184
T: (781) 849-9776

CODE CONSULTANT

A.Vernon Woodworth
9 Elizabeth Street,
Mattapan, MA 02126
T: (617) 750-0402

HERS/LEED CONSULTANT

Nicholas Abreu
CLEAResult
50 Washington Street, Ste. 3000
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MARKETING AGENT

Jonathan Diffenbach
Maloney Properties
27 Mica Lane
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PROPERTY MANAGER

UHM Properties (MBE)
530 Warren Street
Dorchester, MA 02121
T: (617) 541-5510

ATTORNEY

Joseph D. Feaster, Jr. (MBE)
Dain, Torpy, Le Ray, Wiest & Garner, P.C.
175 Federal Street, Suite 1500
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DEVELOPER



URBANICA

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and land sites into extraordinary living and working spaces in the metro-Boston area.

We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

“...DIFFERENTIATION BY DESIGN...”

Specifically, our work involves the reuse of a historic structures and challenging urban sites. We seek to infuse these buildings and places with a new life and purpose.

Urbanica has an outstanding track record of completing projects in both public and private ventures. In recent years, Urbanica has focused efforts on Request for Proposals for City/Town/Municipality-owned buildings and vacant parcels, with a emphasis on transforming these sites into beautiful and sustainable mixed-income housing.

Urbanica has successfully completed many projects in partnership with the Boston Planning and Development Agency (BPDA, formerly the Boston Redevelopment Authority) and the Mayor’s Office of Housing (MOH, formerly Department of Neighborhood Development). Urbanica is e



KAMRAN ZAHEDI

President and Managing Principal of Urbanica, Inc.

The President of Urbanica is Kamran Zahedi. Over the past twenty five years, Kamran has designed, developed and built many projects in metropolitan Boston. More recently, he has focused his efforts on RFPs of city-owned land and buildings and converting them into new residential uses.

To each venture, Kamran brings a passion for urban form, progressive design, and a respect for the existing context. Kamran received his B.S. in Architecture and Civil Engineering from MIT in 1980, and a Certificate of Achievement from the Center for Real Estate, also from MIT.

EDUCATION

B.S. in Architecture and Civil Engineering from MIT, 1980

Certification, Center for Real Estate, MIT, 1991

Licensed Construction Supervisor, Boston, MA

EXPERIENCE

President of Urbanica, 2001-present

President of Built Form Development, Design and Construction, 1981-1996

President of Turnkey Development, Inc., 1996-present

General Partner for various real estate partnerships since 1993

Former Faculty at the Boston Architectural Center, 1986

Membership in BSA, ASCE, NTHP

DEVELOPER QUALIFICATION



UHOMES @ 90 Antwerp

90 Antwerp Street, Brighton, MA
(Completed 2020)

UHomes was proposed in response to a 2017 Request for Proposals led by the Boston Planning and Development Agency (BPDA) and Harvard Allston Land Company (HALC). The project is 20 units of mixed income residential and includes 12 affordable homeownership units. The project's design is contextually influenced by the existing architectural characters of the surrounding homes. Elements of texture, color, roof shape, window proportions, angular bays, balconies and entries are carefully and sensitively crafted to offer a more contemporary interpretation of the existing context. At the same time, the project allocated 50% of the lot for usable open space. The open space consists of a Public Pocket Park and a "Living Street" inspired by the Dutch concept of "Woonerf" that combines parking, landscaping area, pedestrian paths and other passive residential uses. The project is also LEED certified.



MELNEA HOTEL + RESIDENCES

425-435 Melnea Cass Boulevard, Roxbury, MA
(Completed 2019)

Melnea Hotel + Residences is a mixed use development on Parcel 9 at Melnea Cass Boulevard and Washington Street in Boston, MA. This project serves as an iconic gateway for the Roxbury and Dudley Square areas, connecting to the South End and the greater metropolitan Boston region. The project consists of ground floor commercial spaces and 50 units of mixed income rental housing. The Development Team successfully completed an extensive permitting process with BPDA, MOH, and other multiple agencies. The anchor of the project is a 135-room hotel. The project became a source of permanent job generation for the neighborhood as well as a buzz of urban activities. The goal of the project was to create a diverse and balanced neighborhood with sustainable and green strategies.



PARCEL U, FOREST HILLS

143-171 Hyde Park Avenue, Jamaica Plain, MA
(Completed 2018)

The mixed use project in the hip and vibrant neighborhood of Forest Hills, continues Urbanica's practice of invigorating neighborhoods by redeveloping underutilized sites - in this case, by the Massachusetts Bay Transit Authority (MBTA). For this project, Urbanica is proposing 126 residential units, commercial spaces and community room to benefit the neighborhood and residents. This project was envisioned as creating a 21st-century transit oriented and energy efficient community.



120 HANCOCK STREET

120-122 Hancock Street, Dorchester, MA
(Under Construction)

This project is an affordable home-ownership development with fifteen (15) condominium units with 9 covered parking space. The design is inspired by triple decker and bow front. The proposed buildings will present a familiar yet new face to the neighborhood and unify the street-scape along Hancock Street. In addition, the buildings will be constructed using Zero Emission Building principles. The combination of a very high level of energy efficiency and sustainable construction strategies will keep the home affordable to live in over the long term, and continue to advance ecologically responsible development models. This project was made possible by financing through MOH and MassHousing Commonwealth Builders (CWB) program. We expect to complete construction in Q4 2024.

DEVELOPER QUALIFICATION



405 WASHINGTON STREET

405 Washington Street, Dorchester, MA
(Pre-Construction)

The project is an affordable home-ownership project that provides 13 condominium units and 9 covered parking spaces. Based on partial demolition photos taken from 1977, we were able to discern some distinctive design elements such as the front porch, gabled roof, dormers, as well as some of the exterior materials and details. Our proposed building incorporates some of these elements as a way of reconnecting the present day to the site's past history. We completed our Design Review with BPDA and MOH and are finalizing financing with MOH and MassHousing. We expect to close on project site by end of 2023.



PACEL 8 - NUBA RESIDENCES

400-402 Melnea Cass Blvd, Roxbury, MA
(Pre-Construction)

The BPDA, in collaboration with the Roxbury Strategic Master Plan Oversight Committee ("RSMPOC"), released an RFP for Parcel 8 in early 2020. After a rigorous selection process, Urbanica was designated as developer in April 2021. Located in the heart of Nubian Square, NUBA's program celebrates the neighborhood's numerous artistic and cultural resources. The ground floor is creatively designed to provide income-restricted artist live and work spaces to promote local small businesses. The project calls for new construction of a 6 story, 110,000 gsf building with 109 high quality, affordable rental and homeownership units comprising of 60 rental units, 4 live-work rental units, 44 homeownership and 1 live-work homeownership units, as well as 5 commercial spaces for artist use, 2,000 gsf of Art Exhibition/Café space, 8,626 public park and 10 ground-floor parking spaces. The Development Team completed the Article 80 large project review process in June 2021 and received Zoning Board Approval in September 2021. The team is currently completing Design Review with BPDA and MOH and expects to complete all permitting and funding by Spring 2024 and subsequently start construction.



226-232 HIGHLAND STREET

226-232 Highland Street, Roxbury, Boston, MA
(Completed 2013)

The project was conceived as a replicable prototype of efficient and sustainable residential construction for the city of Boston. The building consists of four three bedroom townhouses, approximately 2,000 sf each. The project transformed a vacant parcel will fill and densify the current neighborhood fabric. The building form and orientation serve to maximize natural daylight and solar gain for the photovoltaic array that will generate more electricity than is needed. Our approach includes two major strategies for energy reduction: first, a super insulated envelope minimizes heat transfer without relying on mechanical conditioning techniques; second, a feedback mechanism provides information and prompts to users in the house regarding their energy-related activity.



74 HIGHLAND STREET

74 Highland Street, Roxbury, Boston, MA
(Completed 2016)

The project is a public-private partnership between Urbanica and Boston Housing Authority. It is part of a series of energy efficient townhouses to be built in the Fort Hill/Highland Park neighborhood. The building consists of 7 units of townhouses. These units will be three bedroom units. Sited on a currently vacant parcel in a vibrant corner in the urban Roxbury neighborhood, the proposal will fill in and densify the current neighborhood fabric. The project will follow best practices learned from the E+ prototype by offering energy efficient design.

DEVELOPER QUALIFICATION



SIX9ONE RESIDENCES

691 Massachusetts Avenue, South End, Boston, MA
(Completed 2011)

six9one Residences is one of the last new-built developments in South End, Boston, with approximately 45,000 sqft of space including the basement garage. There are 40 residential units, ranging from 550 sf to 1,800 sf with unit types including studio, one bedroom and two bedrooms residences. There are also 30 deeded parking spaces available. Ground floor units were referred to as Small Office Home Office or “SoHo” units, taking advantage of the easy street access. These first floor units were intended to attract professionals with a home office, or artists who would like to house a small gallery.



D4 SOUTH END

7 Warren Avenue, Boston, MA (Completed 2006)

This project involved the conversion of former D-4 police station into a new luxury condominium building with twenty five units. The existing shell was restored to its former state with only minor modifications on the principal elevations. The rear elevation consists of a new two-story block which taken together with the existing building envelope, forms a courtyard. The new courtyard is covered with a glass roof and conform to green building concepts. This project was awarded to Urbanica in response to an RFP sponsored by the BRA in 2003. Urbanica was selected over some of the most prominent developers in the city largely based on their growing reputation as “one of the top design/development companies in Boston.”

REFERENCE NO. 1

Principal Contact : Henri Soucy, Senior Vice President
Address : 131 Clarendon Street, Boston MA 02116
Email Address : hsoucy@brkl.com
Phone Number : 617.927.7972

REFERENCE NO. 2

Principal Contact : Paul Foster, (Former) Executive Board Member of BRA
Address : 142 Commerical Street, Unit 206, Boston MA 02109
Phone Number : 781.929.0611

REFERENCE NO. 3

Principal Contact : Ted Resnikoff, Homebuyer from E+ Development at 226-232 Highland Street
Address : 232 Highland Street, Boston MA 02119
Email Address : ted@resnikoff.com
Phone Number : 646.623.9357

ARCHITECT + LANDSCAPE DESIGNER



URBANICA DESIGN

URBANICA Design, Inc (formerly known as mod.A Architecture) is the architectural design division of Urbanica, Inc. Urbanica Design, Inc offers a range of services from conceptual design to construction management.

Past projects include:

- 90 Antwerp, Brighton, MA
- Parcel 9: Melnea Hotel and Residences, Roxbury, MA
- Parcel U, Jamaica Plain, MA
- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Townhouses
- 74 Highland Street, Boston, MA
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 109 Chandler Street, South End, Boston, MA
- 57 East Concord Street Artist Lofts, Boston, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA

Currently, Urbanica Design is working on:

- 405 Washington Street, Boston, MA
- Parcel 8, Boston, MA
- Parcel 2, Providence RI

STEPHEN K. CHUNG, A.I.A.

Principal at Urbanica Design

EDUCATION

Masters of Architecture (M.Arch)
Harvard University
Graduate School of Design

Bachelor of Architecture (B.arch)
Rensselaer Polytechnic Institute

EXPERIENCE

Richard Meier and Partners, New York.
Machado Silvetti, Boston



Stephen K. Chung, AIA, LEED AP is a registered architect and since 2015, and a principal of Urbanica Design in Boston. Stephen received his architecture degree from Harvard University and began his work with Urbanica in 1999.

The focus of the office is on the design and development of mid-sized residential projects throughout metropolitan Boston. Urbanica's highest profile project to date was a partnership with uber-designer, Philippe Starck on a luxury twenty-six unit residential building in the South End of Boston called D4. Other Urbanica projects includes: A 24 unit townhouse project in Jamaica Plain; a 76 unit low-rise residential project also in Jamaica Plain; and a 50 unit residential building on Melnea Cass Blvd. in Roxbury. Stephen is nearing completion of a new 89 room boutique hotel in Sarasota, FL. For this project Stephen designed the building and all of the interiors.

In addition to practice, Stephen taught design and drawing at several institutions, including Northeastern, Cornell, Rhode Island School of Design, the University of Texas at Austin and Yale University. Most recently, he taught an upper level design studio at Syracuse University. The option studio used video as the primary means of exploration and communication. Currently, Stephen is an Adjunct Professor at the New England School of Art and Design.

Finally, Stephen was the creator, executive producer and host of the acclaimed public television series called "Cool Spaces: The Best New Architecture". Season I of this landmark series debuted nationally on PBS in early 2014. www.coolspaces.tv

CONTRACTOR



URBANICA CONSTRUCTION

URBANICA Construction is the construction division of Urbanica, Inc. Urbanica Construction, Inc offers a range of services from cost estimation to construction management.

Past projects include:

- 90 Antwerp, Brighton, MA
- Parcel 9: Melnea Hotel and Residences, Roxbury, MA
- Parcel U, Jamaica Plain, MA
- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Townhouses
- 74 Highland Street Energy Efficient Townhouses
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 109 Chandler Street, South End, Boston, MA
- 57 East Concord Street Artist Lofts, Boston, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA

Currently, Urbanica Construction is working on:

- 120 Hancock Street, Boston, MA
- 405 Washington Street, Boston, MA
- Parcel 8, Boston, MA



Andrew J. Ruggles, PLS

Survey Project Manager

Team Role: Project Manager

Andrew Ruggles serves as a Project Manager within the Land Survey Division. As a project manager, he is the direct link between the field personnel and the finished survey plan. He interprets the field and office data collected to ensure accuracy. He then transforms the field data into the final survey plan. Andy also performs comprehensive research, prepares any necessary reports and legal descriptions, and attends any meetings within his role.

He is a firm advocate for utilizing the latest software to ensure the highest level of compliance within the industry. He leads company-wide AutoCAD QA/QC and ensures that all staff is up-to-date with the effective/efficient ways to use the current software. Andy was published in Acronym magazine, a government CAD publication geared towards top-end government CAD users.

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✉ aruggles@allenmajor.com

EXPERIENCE

A&M - 22 Years
Overall - 26 Years

REGISTRATIONS

Professional Land
Surveyor —
MA (58014)

PROJECT EXPERIENCE

Residential

- ALTA Union House - Framingham, MA
- ALTA Clara at the Fells - Stoneham, MA
- Mave Apartments - Stoneham, MA

Commercial/Mixed-Use

- Cambridge Center - Cambridge, MA
- CVS Health Corporate Headquarters - Woonsocket, RI
- Legacy Place - Dedham, MA
- Market Basket - Hooksett, NH
- Prime Subaru of Manchester - Manchester, NH
- Silver Square - Dover, NH

Public/Municipal

- Boston Planning & Development Agency (BPDA)
- Department of Fish & Wildlife
- Department of Housing & Community Development (DHCD)
- Massachusetts Department of Transportation

Recreation

- Essex Sports Center - Middleton, MA
- Boston Sports Institute- Wellesley, MA

Specialty

- Herring Cove Beach - Provincetown, MA
- The East Breakwater Harbor of Refuge - Block Island, RI
- USDA Natural Resource Conservation Service Easement Program Survey - Temple, NH

allenmajor.com



Jacqueline B. Trainer, PLA, ASLA
Landscape Architect

100 Commerce Way, Suite 5
Woburn, MA 01801

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jtrainer@allenmajor.com

EXPERIENCE

A&M - 2 Years
Overall - 36 Years

EDUCATION

1985, B.S., Landscape
Architecture, University of
Massachusetts, Amherst

REGISTRATIONS

Professional Landscape
Architect —

MA (1526)

NH (00169)

FL (LA0001589)

allenmajor.com

Team Role: Landscape Architect

Jacqui is a seasoned landscape architect with over 500+ projects ranging up to \$3 million in her portfolio. She has a broad and varied knowledge of plants, materials and methods that has been attained through her experience working on projects from Maine to Florida. Jacqui's skills include site feasibility, planning, design development, permitting, and construction. She likes to capitalize on the use of construction materials and methods to create sustainable sites. She is an active partner in the construction of her designs and her graphic renderings help the end user visualize the beautiful designs she creates.

PROJECT EXPERIENCE

Multi-family Residential

- ALTA Woodmont - Londonderry, NH
- Walcott Heritage Farms - Marlborough, MA
- The Alexan - Worcester, MA
- The Parkside - Wakefield MA
- 120 Hancock Street - Boston, MA
- Emblem 120 - Woburn, MA

Commercial

- Rochester Crossroads - Rochester, MA
- Roche Bros. - Needham, MA
- Chick-Fil-A - Fall River, MA

Industrial

- Rustoleum - Attleboro, MA
- Granite State Industrial Center - Bow, NH
- Lexington Labs - Lexington, MA

Master Planning

- 1381 Cranston Street - Cranston, RI

Academic

- Shoemaker School - Lynn, MA

Specialty

- Public Service Substation - Wilmington, MA
- Cornerstone Church - Manchester-by-the-Sea



Michael A. Malynowski, PE

Senior Project Manager

Team Role: Project Manager

Michael Malynowski serves as a Senior Project Manager at Allen & Major Associates, Inc. Michael's experience spans a variety of site and building projects for public and private sector clients. As a Project Manager, Michael provides technical oversight and coordination of project engineering. He strives to give his clients the personal service and quality that they expect from each project that he undertakes. Michael brings first-hand experience in site design, including utilities, zoning, parking, ADA accessibility, and storm water management. He is directly involved in bringing projects through local and state permitting agencies with a demonstrated ability to work through site challenges and design constraints. Relationship building and collaboration with team members and municipalities at all levels illustrates his ability to manage projects through successful completion.

PROJECT EXPERIENCE

Residential

- 90 Antwerp Street - Brighton, MA
- Melnea Residence - Roxbury, MA
- Oriole Landing - Lincoln, MA

Commercial

- Cooks Corner - Brunswick, ME
- Freudenburg-NOK - Londonderry, NH
- Plaistow Center - Plaistow, NH
- Silver Square - Dover, NH

Hospitality

- Fairfield Inn & Suites - Cambridge, MA
- Hilton Homewood Suites - Chelsea, MA
- Hampton Inn & Suites - Worcester, MA
- Holiday Inn Express & Residence Inn - Chelsea, MA
- Residence Inn by Marriott - Roxbury, MA
- Town Place Suites by Marriott - Chelsea, MA

Public/Municipal

- Montachusett Regional Transit Authority - Fitchburg, MA
- NH Dept. of Environmental Services Facility - Concord, NH

Specialty

- Ground Mount Solar Array - Chelmsford, MA
- Indian Ridge Country Club - Andover, MA

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mmalynowski@allenmajor.com

EXPERIENCE

A&M - 10 Years
Overall - 26 Years

EDUCATION

1996, B.S., Civil Engineering
Technology, Wentworth
Institute of Technology

REGISTRATIONS

Professional Engineer —

ME (PE11522)
MA (47269)
NH (12205)
RI (14779)

Certifications —

NHDES Subsurface Septic
Designer/Installer (1739)

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ENGINEERING CONSULTANTS

Surveyor and Civil Engineering



Stephen Mayer, PE

Project Manager

400 Harvey Road, Suite D
Manchester, NH 03103

(603) 627-5500 Ext. 9412

(781) 325-4830

smayer@allenmajor.com

EXPERIENCE

A&M - 10 Years
Overall - 12 Years

EDUCATION

2010, B.S., Civil Engineering,
University of New Hampshire

REGISTRATIONS

Professional Engineer —
NH (14945)
MA (55477)
VT (018.0135532)

allenmajor.com

Team Role: Project Manager

Stephen Mayer serves as Project Manager at Allen & Major Associates, Inc. He is an integral part of the project development team, providing initial due diligence, and zoning and site assessments in order to determine opportunities and constraints within a site; information that is critical to project viability and development budgets. Steve is responsible for projects from design through construction including the preparation of layout and design, permit applications, site grading, drainage, parking, access, and maneuverability. Steve works with his clients to help fulfill their project vision while conforming to local, state, and federal construction regulations, as well as to local and state zoning ordinances. He has extensive knowledge of AutoCAD and often works with staff to ensure company standards and quality drawings.

PROJECT EXPERIENCE

Residential

- Farmsteads of New England - Epping, NH
- 37 Washington Street - Melrose, MA
- Oak Grove Mill - Melrose, MA
- The Station - Dover, NH
- Saugus Ridge - Saugus, MA
- Taj Estates - Stoughton, MA
- Truman Apartments - Cambridge, MA

Commercial

- Automotive Dealership - Derry, NH
- CVS Corporate Campus - Woonsocket, RI
- Giorgio's Ristorante - Manchester, NH
- Prime Subaru of Manchester - Manchester, NH
- Silver Square - Dover, NH
- Domino's Plaza - Hooksett, NH, Hillsboro, NH, Pepperell, MA
- Tractor Supply - Pelham, NH

Senior Living/Healthcare

- LCB Senior Living - Lexington, MA
- Medical Eye Associates - Manchester, NH

Specialty

- Essex Sports Complex - Middleton, MA
- MGM Springfield - Springfield, MA
- Worcester Ice Arena - Worcester, MA

PATRICK KENNY, P.E., ASCE

Senior Associate



Project role

Structural Engineering Project Manager

Summary

Patrick Kenny joined Thornton Tomasetti in 2013 and is experienced in the design of both new and renovated steel, concrete, and timber structures. He specializes in projects with geometrically complex massing, specialized end-user requirements and carbon footprint reduction goals. He is a co-leader of the firm's Embodied Carbon Materials & Specifications working group, advancing the firm's commitment to the SE 2050 challenge. His portfolio includes a wide range of building types in the life science, aviation, institutional, higher education and commercial office sectors.

Education

- M.S., Civil Engineering, 2013, Columbia University
- B.S., Civil Engineering, 2009, Lehigh University

Registrations

- Licensed Professional Engineer in NY

Professional activities

- Member, American Society of Civil Engineers (ASCE)
- Member, Embodied Carbon Subcommittee, SE 2050 Commitment, Structural Engineering Institute, October 2022-present
- Member, Embodied Carbon Technical Advisory Group, City of Boston, May 2021-present

Select project experience

Confidential Residential Tower Feasibility Study, New York, NY. Structural engineering services for a 52-story residential tower at 12 East 37th Street. The building will have four double-height amenity floors spaced throughout the height of the tower.

120 Hancock Street, Boston, MA. Structural engineering services for a four-story, wood-framed building housing 15 units as well as a community space and bike room. A podium platform of steel and concrete will support the first floor and house partially below-grade parking.

405 Washington Street, Boston, MA. Structural engineering services for a three-story apartment building housing 13 units, five designated for affordable housing. The podium is made of steel and concrete construction and houses a partially below-grade parking.

Nubian Square, Parcel 8, Boston, MA. Structural engineering services for a five-story, 110,000-square-foot, mixed-use building housing 103 residential units above 15,000-square-feet of retail space and below-grade parking for 170 cars.

The Smile, 146 East 126th Street, Harlem, NY. Structural engineering services for an 11-story, mixed-use building with residential units above a nursing school sloping back as the building rises to allow sunlight into the street. The structure forms a T. The northern half of the building is flat plate concrete construction with sloping columns. The southern portion, starting at the sixth floor, uses steel-frame construction to reduce weight on the micro-pile foundations that extend over an existing five-story building.

Navy Yard Parcel D, Washington, DC.* Structural design of a six-story mixed-use residential and commercial building, including design of deep foundations adjacent to subway lines. Structure consisted of reinforced concrete.

University of Virginia, Bond House, Brandon Avenue, Charlottesville, VA. Structural engineering services for a 200,000-square-foot, six-story residence with 311 beds and two levels of parking. The superstructure consists of a girder-slab system with precast concrete plank supported on T-composite beams upset into the plank, which reduced floor-to-floor height as well as structural and MEP coordination. Thornton Tomasetti also provided passive house, LEED consulting and energy modeling services. The building targets LEED Silver certification.

Pratt Institute, Emerson Place Residence Hall, Brooklyn, NY. Structural and façade engineering services for a 10-story residence hall. The building features a mix of amenities such as student lounges with kitchenettes on each floor and maker spaces with studio resources, bike storage and laundry facilities on the lower floors. The building also accommodates offices for Residential Life. The 260-bed residence uses flat-plate concrete construction. The façade systems include glazed window walls, punched windows, brick veneer and metal panel walls.

*Denotes work performed with previous employer.

AARON D. LEVINE, S.E.

Senior Project Engineer



Project role

Structural Engineering Project Engineer

Summary

Aaron Levine has over 12 years of experience in structural engineering. Since receiving his master's degree from the University of Virginia, he has contributed to a variety of structural projects, serving as project manager and as project engineer for several new building and renewal projects, including Hudson Square Repositioning, Hobart and William Smith College Performing Arts Center, Boston College Museum, as well as the renovation of the Museum of Fine Arts in Boston. He takes an analytical approach to solving complex problems. He is knowledgeable in design and analysis of structural steel, cast in place concrete and masonry.

Education

- M.S., Civil Engineering, 2009, University of Virginia
- B.S., Civil Engineering, 2007, Tufts University

Registrations

- Licensed Structural Engineer in MA
- Licensed Professional Engineer in NY

Professional activities

- Member, American Society of Civil Engineers (ASCE)
- Member, Structural Engineers Association of Massachusetts (SEAMASS)

Select project experience

Nubian Square, Parcel 8, Boston, MA. Structural engineering services for a five-story, 110,000-square-foot, mixed-use building housing 103 residential units above 15,000-square-feet of retail space and below-grade parking for 170 cars.

The Viridian, 1282 Boylston Street, Boston, MA. Structural engineering and design services for a 21-story, steel-framed building supported on a multistory concrete parking garage. The 360,000-square-foot building contains retail, office and residential units. The scope of the project included a two-stage 3D response spectrum modal analysis which was used to evaluate the back-stay effects of the lateral load resisting system and design the diaphragms and concrete walls of the podium to transfer lateral loads to the foundations.

92 Grand Street, Worcester, NY. Structural design services for a campus of six independent structures using wood-framed structural systems comprising single-family attached townhouses, multi-family buildings, and mixed-use spaces.

Mattapan Heights Phase V-A. Structural engineering services for a 75,000-square-foot, six-story steel-framed residential building with 60 one- and two-bedroom units.

Boston College Museum, Boston College McMullen Museum and University Conference Center, Boston, MA.

Structural engineering services for the renovation and addition to the past Cardinal's residence of the Boston Archdiocese, originally constructed in 1927. The project included major structural modifications to the existing, 23,000-square-foot concrete joist-framed building, as well as a 6,700-square-foot, steel-framed addition to provide a grand entrance and lobby for the museum. The first floor will serve as a conference center.

Cambridge Crossing, Parcel G Laboratory and Office, Cambridge, MA.

Structural engineering and vibration control services for a 14-story, 451,000-square-foot laboratory and office building with three levels of underground parking. Using a steel braced-frame lateral-force-resisting system enabled faster construction and provides more flexibility for the architectural programming. To achieve the dramatic cantilever over the lobby and plaza, the engineers created an analytical model to design an efficient cantilever girder layout that fits within the shallow ceiling space. Soon after the start of below grade construction, a tenant requested the building be modified to enhance the vibration performance. The vibration scope includes installation of tuned mass dampers, additional posts between floors and adding stiffness to the structure with WT15 members to shift the natural frequency of the floor and engage mass from other floors to dampen vibrations.

MBTA, Lansdowne Commuter Rail Station, Boston, MA.

Structural engineering services for a design-build project to create a new Commuter Rail Train Station along an existing major rail line near Fenway Park baseball stadium. The project involved phasing the relocation of 2,400 linear feet of active train tracks, designing and constructing over 1,300 linear feet of precast platforms and building a new head house structure with grand stairs and four elevators. The scope also included utility relocation and other infrastructure work. The project was conducted on a tight construction schedule.

SOUTH SHORE CONSTRUCTION CONSULTANTS

**Consultants for
Plumbing/HVAC/Fire Protection/Electrical/Fire Alarm
Designed Systems**

INTRODUCTION

South Shore Construction Consultants (SSCC) is a registered small business in the State of Massachusetts since its' inception in 1999 when they were asked to provide "working drawings" for Mechanical, Plumbing and Fire Protection contractors working on the Big Dig.

SSCC expanded when one of those mechanical contractors, who could not rely on larger size consulting firms, hired us as their consultants on design/build projects. The rest as they say is history. The word spread of our quality of work, attention to detail, and our ability to blend as a team member that all members of that team become comfortable to work with us.

In 21 years SSCC has thrived, we have formulated an expansive portfolio of projects not just in Massachusetts, but in the other New England States including New Hampshire, Rhode Island, Maine, Vermont and Connecticut. We have also consulted on projects in New York, New Jersey, Virginia and Florida.

Besides bringing projects from conceptual design thru Final sign-off, our lead designers perform all calculations, submittal reviews, site inspections, both existing condition and construction review and even perform their own CAD drafting although we do have CAD support when needed.

SSCC ensures our clients that the person they see at the beginning of the project knows everything about their project and can answer any questions that come their way on all layers of a project.

Each of SSCC's lead designers and registered engineers have a minimum 35 years of experience in their respective trade.

ENGINEERING CONSULTANTS

Plumbing and Fire Protection Engineering

SOUTH SHORE CONSTRUCTION CONSULTANTS

**Consultants for
Plumbing/HVAC/Fire Protection/Electrical/Fire Alarm
Designed Systems**

RESUME OF: Michael F. Moloney C.I.P.E., CPD
Plumbing/Fire Protection

EDUCATION: Franklin Institute of Technology, Design of Plumbing and Related Sanitary Systems
Northeastern University, Certificate of Professional Achievement, Building and Construction Technology which includes the following: Plumbing Engineering Design 1987; Fire Protection Engineering Design 1988 I, II, and III; Electrical Engineering Design 1988; Site Planning and Urban Drainage Design 1988.
Massasoit Community College- HVAC Building Systems Energy Management

PROFESSIONAL REGISTRATION: Certified in Plumbing Engineering, Certified in Plumbing Design
Apprentice Plumber #16765
Commonwealth of Massachusetts Plumbers and Gasfitters

PROFESSIONAL MEMBERSHIPS: American Society of Plumbing Engineers
National Fire Protection Association

PROFESSIONAL EXPERIENCE:

Mr. Moloney has thirty eight (42) years Plumbing and Fire Protection experience for Residential Apartment Complexes, Assisted Living, Retail, Schools, Office, and Commercial Buildings. As our project engineer Mr. Moloney is responsible for the design and inspection of various fire protection and plumbing systems.

Mr. Moloney previous employment includes the following:

*Cleverdon, Varney & Pike (1981-1982)

*Robert W. Sullivan, Inc (1982-1991)

*Shaker & Associates, Inc. (1991-1999)

Mr. Moloney founded South Shore Construction Consultants in 1999 and assumes all administrative duties.

SOUTH SHORE CONSTRUCTION CONSULTANTS
Consultants for
Plumbing/HVAC/Fire Protection/Electrical/Fire Alarm
Designed Systems

RESUME OF : James Conway P.E.
HVAC, Plumbing, Fire Protection, Electrical

EDUCATION: University of Massachusetts
Amherst, Massachusetts

PROFESSIONAL MEMBERSHIPS: American Society of Heating Refrigeration and Air Conditioning
Engineers

PROFESSIONAL EXPERIENCE:

Mr. James Conway (Jim) is a semi-retired professional engineer who has spent the majority of his professional career in the construction industry. To be more specific, he has worked both as a contractor and as a licensed Professional Engineer.

Mr. Conway graduated from the University of Massachusetts, Amherst, MA in 1959, with a degree in Mechanical Engineering even while attending college, he spent his summers on various construction sites starting as a laborer building and stripping concrete forms. He took and passed the professional engineering examination in Pennsylvania in 1980. He was Certified as a professional engineer in both Massachusetts and New Hampshire in 1988.

In 1990 he formed Conway Engineering LLC, MEPF, to provide HVAC, Plumbing, Electrical, and Fire Protection design and engineering services to the construction industry. Under Jim's leadership, as the CEO, the firm rapidly expanded to 14 employees and became a major player in Massachusetts and New Hampshire.

In 2015, Jim decided to cease Conway Engineering and join South Shore Construction Consultants team as their lead engineer. At SSCC, Jim is responsible for establishing the design criteria, performing and/or checking project calculations, working with designers and draftsmen, and reviewing and sign/stamping project drawings

SOUTH SHORE CONSTRUCTION CONSULTANTS

Consultants for Plumbing/HVAC/Fire Protection/Electrical/Fire Alarm Designed Systems

RESUME OF: Joseph E. Tabak
HVAC

EDUCATION: Don Bosco Technical High School, Boston, Ma, Graduated with
Certificate in Drafting (1200 hours), June 1981

PROFESSIONAL MEMBERSHIPS: American Society of Heating Refrigeration and Air Conditioning
Engineers

PROFESSIONAL EXPERIENCE:

Mr. Tabak has (42) years of experience and is responsible for HVAC design drawings and managing projects for commercial office buildings, large and medium size public projects, Industrial projects, Hospitals, high and low rise condominiums, multi-unit apartment complexes, restaurants, Golf Clubs and commercial retail space. See SSCC list of projects.

Besides the design aspect of projects, Mr. Tabak performs site visits of existing buildings and documents information relevant to the limit of work necessary to provide a complete and accurate system.

Mr. Tabak is the HVAC project manager for our office and is responsible for the HVAC coordination with all trades.

Mr. Tabaks' previous employments include the following:

- *Lemessuirer Consultants (1982-1985)
- * Shaker & Associates, Inc. (1985-1999)

SOUTH SHORE CONSTRUCTION CONSULTANTS

Consultants for Plumbing/HVAC/Fire Protection/Electrical/Fire Alarm Designed Systems

RESUME OF: Michael Harris
Electrical and Fire Alarm

EDUCATION: Northeastern University

PROFESSIONAL EXPERIENCE:

Michael Harris is a project manager, designer and coordinator of Electrical and Fire Alarm design. He has worked in the engineering field for over 30 years and attended Northeastern University.

Past experience include residential low and high-rise mixed-use buildings, commercial, medical, industrial, subsidized housing, municipal, institutional and the retail industry for companies like Raytheon, Gillette and Corning Lazertron. He has dealt with challenging design issues like hazardous materials, information technologies and systems for both new construction and the renovation of existing buildings.

Responsibilities include project management, design, coordination, construction management, administration services, and creation of construction documents including Electrical design, Fire Alarm and Lighting design. Project management experience includes but is not limited to project coordination of processing Equipment, mechanical HVAC, electrical distribution, plumbing systems integration and fire protection systems.

SOUTH SHORE CONSTRUCTION CONSULTANTS

**Consultants for
Plumbing/HVAC/Fire Protection/Electrical/Fire Alarm
Designed Systems**

RESUME OF: E. Omar ortiz
Fire Sprinkler Systems

EDUCATION: Mass Bay Community College
AutoSprink Intermediate Class
Nazisworks Intermediate Class

PROFESSIONAL EXPERIENCE:

Mr. Ortiz has been working in the Fire Sprinkler industry since 1995 and has 27 years of designing working drawings for sprinkler contractors. Mr. Ortiz's field experience is a major reason we asked him to join our team. His experience is an invaluable asset working with the ever changing Sprinkler codes and the complex coordination required for other trades.

Mr. Ortiz responsibilities include the design and sizing of fire sprinkler piping, location of sprinkler heads to the required hazard type, hydraulic calculations, 3D coordination, project surveying and Project Management

Mr. Ortiz's previous employments include the following:

- *Carlyle Engineering (1995-2002)
- * AllState Fire Sprinkler (2002-2004)
- *Carlyle Engineering (2004-2017)
- * E & E Fire Protection Design (2017-present)

Service

AIA	Chair, AIA Codes Committee 2004, AIA Board Advocacy Committee, AIA Sustainability Task Force 2006, AIA Board of Directors' Sustainability Discussion Group (SDiG) 2007-2008, AIA Committee on the Environment Advisory Group (COTE AG) 2009, AIA MA President 2012
BSA	Chair BSA Codes Committee 1999-2011, Chair BSA Committee for the Advancement of Sustainability (CAS), BSA Board of Directors 2011-2013, Commissioner of Civic Engagement 2012-2013
ICC	Member, Sustainable Buildings Technology Council which produced the first public version of the International green Construction Code (IgCC). Member of code development panel at Public Hearings for IgCC Public Versions 1 and 2.

Education

Master of Theological Studies, 1985
Harvard Divinity School Cambridge, MA

Graduate Coursework, 1975-1978
Boston Architectural College Boston, MA

B.A. Urban Design, 1970-1974
New College Sarasota, FLA

Professional Credentialing, Certification and Licensure:

- * Registered Architect in Commonwealth of Massachusetts since 1983
- * Certified Building Official since 1994
- * LEED Accredited Professional since 2002
- * Member AIA College of Fellows since 2015

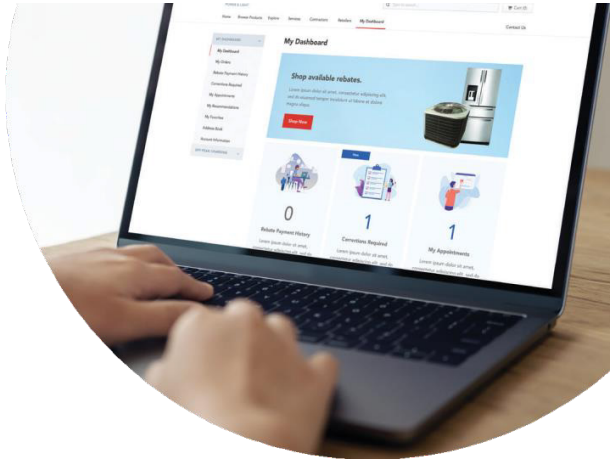
CLEARResult[®]

Building Performance Consulting

CLEARResult's Building Performance Consulting and Certification teams provide consultation and project management to advance high-performance buildings.

We help ensure the highest level of design and construction team performance to maximize building performance, health, durability, and energy efficiency for a range of commercial and residential building types.

Our dedicated staff includes building scientists, BPI Multifamily and HVAC specialists, Passive House Consultants, Builders, and Verifiers, LEED AP, LEED Green Raters, WELL AP, and HERS Raters. Our experts work with owners, architects, and builders to support design work by providing building consultation, certification and training services and ensure quality is delivered in the field through construction quality control.



Third-Party Verifications and Certifications

- Home Energy Rating System (HERS Ratings)
- ENERGY STAR[®] Certified Homes
- ENERGY STAR[®] Multifamily New Construction
- Passive House
- LEED for Homes/Midrise
- Enterprise Green Communities
- Net-Zero Energy Ready
- Rebates and Incentives

Building Performance Diagnostics

- Blower Door Testing
- Duct Leakage Testing
- Ventilation Flow Measurement
- Infrared Camera Scans
- Pressure Differential Testing
- Combustion Safety Testing

Building Consulting Services

- Enclosure and Mechanical Systems
- Design Support and Consultation
- Plans Review
- Energy Modeling
- Renewable Energy System Guidance
- Field Quality Control Inspections
- Diagnostic Analysis
- Technical Training for Contractors



We change the way people use energy.™

Ann John, LEED AP, WELL AP

PROJECT MANAGER – BUILDING PERFORMANCE CONSULTING

Ann John is a field project manager in the CLEAResult Building Performance Consulting group. She specializes in sustainability services and goals for construction of all types. Ann works to certify multiple project types with diverse experience in Passive House, LEED for Homes, LEED NC/BD+C, ENERGY STAR, Enterprise Green Communities, and the National Green Building Standard, as well as working with restoration, renovation and adaptive reuse in both residential and commercial projects. Ann is a WELL AP, LEED AP Homes, Passive House Verifier, HERS Rater, and a LEED for Homes Green Rater.

Areas of Expertise

Project Management.
Residential and Commercial New Construction,
Building Performance, Energy Efficiency, Client Relationship Management, Green Building Certification Management

Education

Management Information Systems –
University of Oklahoma

Affiliations

National Chapter USGBC, NESEA

Certifications

WELL AP, LEED AP Homes
LEED Homes QAD, HERS Rater
LEED for Homes Green Rater.
Passive House Verifier

Prior Experience

Multifamily and Sustainability Project Manager, PEG, LLC Washington, DC (2015-2018)

Served as Primary LEED for Homes Provider Quality Assurance Designee. Planned new and active single family and multifamily developments seeking green certifications. Provided consulting and verification on NGBS Enterprise Green Communities ENERGY STAR, and LEED projects. Performed energy and water performance modeling, feasibility studies

Project Manager, Conservation Services Group Westborough, MA (2013-2015)

Administered Design Charrettes, Trades Trainings for LEED, and Enterprise Green Communities projects. Analyze, review, and verify architectural, MEP, structural plans, specifications, and submittals. Consult and for EPA's ENERGY STAR for Homes and High Rise Multifamily programs, LEED for Homes, NGBS, Enterprise Green Communities certifications and financial incentive programs.

Associate Project Manager, US-Ecologic Dallas, TX (2012 – 2013)

Administering certifications of various green building and above code programs for high volume builders. Manage team meetings, project documentation and coordination with design and construction teams. Perform testing and verification activities under LEED and RESNET rating systems and protocols. Development of new business and preparing proposals on new and existing multi-family/commercial projects.

Senior Project Coordinator, McGuyer Homebuilders Dallas, TX (2000 – 2004)

Coordinate construction of single family residential projects. Prepare and submit progress reports, maintain project files and records. Plan and obtain building permits with City and Homeowners Associations. Assisting project management and construction teams with project performance, including management of cost, scheduling, quality, and overall project status.

Jeremy Dagold, CPHC, LEED AP Senior Project Manager

Jeremy Dagold is a senior project manager in the CLEAResult Building Performance Consulting group. He specializes Passive House services for single and Multi-family projects in Massachusetts and Rhode Island. Jeremy works to certify multiple project types with diverse experience in Passive House, ENERGY STAR, DOE Net Zero Energy, Indoor Air Plus, as well as working with restoration, renovation, and adaptive reuse in residential projects. Jeremy is a Certified Passive House Consultant, Passive House Verifier, LEED AP, HERS Rater, BPI Analyst, ACCA system designer, and an IECC code inspector.

Prior Experience

Project Manager, CLEAResult East Greenwich, RI (2015-2018)

Code testing for energy code compliance including Blower Door and Duct Blaster testing. Plan review and preliminary HERS modeling using RemRate software. Perform RI energy code trainings. Design and deliver Energy Code and Special topic presentations on Building science. Conduct insulation inspections using Resnet standards and the Energy Star thermal enclosure checklist. Communicate with builders about problems and potential issues observed during inspections and explain the importance of correcting deficiencies. Conduct HERS, Energy Star Homes, DOE Net Zero Energy Ready Homes, and Passive House Institute final inspections including: diagnostic testing, final grading of installed insulation and air-sealing measures, installation of energy efficient lighting and water saving measures, and combustion safety testing .

Energy Specialist, Conservation Services Group Westborough, MA (2011-2015)

Perform Masssave energy audits. Install instant savings measures. Specify building shell upgrades. Data entry. Educate consumers about the benefits of the Masssave program and various program options.

Marine Systems Technician, New England Boatworks Portsmouth, RI (2010 – 2011)

Install and maintain marine systems (plumbing, engines, generators, AC/refrigeration, and electrical) on recreational and commercial vessels.

Perform troubleshooting and repair on all systems. Execute major projects related to steering/drive train (removing and servicing rudders, shafts, couplings, props)

Executive Captain, Schooner Inc. New Haven, CT (2009 – 2009)

Responsible for safe operation and maintenance of the 91' schooner *Quinnipiack*, a vessel devoted to environmental education on Long Island Sound. Identified problems and established maintenance priorities for vessel's systems, hull, and rigging; oversaw two haul-out periods for major structural and systems work and to remain in compliance with the Code of Federal Regulations and Coast Guard certification. Managed budget of \$250,000; oversaw purchasing, crew payroll, maintenance, and haul-out expenses. Hired and trained and managed team of six crew/educators; hired and trained relief captains; coordinated volunteers.

Education

B.A. in History, St. Mary's College of Maryland, 2001

Credentials

BPI Building Analyst #5032385; Certified HERS Rater #9866141; LEED AP HOMES # 11414148-AP-HOMES; LEED Green Rater 11414148-GR; Passive House CPHC and verifier #2270; ACCA Residential System Designer; IECC Residential Code Inspector/Plans Examiner; OSHA 10

Nicholas Abreu, Senior Project Manager

Nicholas Abreu serves as a senior project manager on a range of building types from low rise residential to large multifamily developments, both existing and new construction. He is responsible for completing HERS Certifications on existing and new homes, as well as ENERGY STAR and LEED Home certifications. Nicholas is also responsible for providing compartmentalization guidance and testing, implementing smoke and infrared diagnostics to determine potential leakage pathways. He performs the Quality Assurance oversight for three rating organizations.

Nicholas served as Field Technician for a national DOE study on Indoor Air Quality, performing testing on homes in MN, KY, PA. He has years of experience testing large buildings for air leakage using ASTM and US Army Corp of Engineers standards.

He is a certified HERS Rater, RESNET Quality Assurance Delegate, and a LEED for Homes Green Rater.

Prior Experience

Project Scientist, Lightship Engineering, LLC 2005 – 2008

As Project Scientist at Lightship Engineering, Nicholas worked with soil vapor extraction and multiple phase extraction remediation systems. He was responsible for managing monthly operations and maintenance on remediation systems and performing necessary system repairs. Nicholas also directed crews for site drilling or excavations.

Carpenter, Halliday Builders Inc. 2005

Managed the set-up and break-down of job sites, and applied basic carpentry skills, from frame to finish.

Education

B.A. Environment Science, University of Massachusetts

Credentials

Certified HERS Rater – 8368122; RESNET Quality Assurance Delegate – 8368122; LEED for Homes Green Rater – 10677859-GR; Passive House Verifier -2701

MALONEY REAL ESTATE TEAM



JONATHAN DIFFENBACH, Brokerage Director

Mr. Diffenbach joined Maloney Properties in 2008 and currently manages the Brokerage Division. Mr. Diffenbach has an extensive background in real estate, marketing, sales and rental programs and is an expert on the BPDA and DND Affordable Housing Programs.

He has successfully worked with developers for over 12 years on affordable housing lotteries for both rental and homeownership opportunities.



JOHN COSTELLO, Affordable Housing Manager

Mr. Costello joined Maloney Properties in 2013 as part of our property management division. He works closely with BPDA, DND and City of Boston Fair Housing Commission in mastering the complex affordable housing lease up process. Mr. Costello has a proven ability to lease up developments within a stringent timeline that results in success. He has overseen several hundred affordable housing rental and for sales lease ups.

Mr. Costello has developed an excellent reputation for his diligence, careful oversight and adherence to various subsidy and affordable housing restrictions with the City of Boston and state agencies.

Mr. Costello is a licensed Real Estate Agent with the Greater Boston Real Estate Board.



DORIS LIN, Assistant Affordable Housing Manager

Ms. Lin joined Maloney Properties in 2015 as part of our property management division. Ms. Lin has strong regulatory compliance and file review skills. Her attention to detail and impeccable customer service make her an asset to any affordable lease up process.

Ms. Lin works closely with Mr. Diffenbach and Mr. Costello and has played a vital role in the affordable housing lease up process for hundreds of rental and for sales units. She is an expert in BPDA and DND affordable housing programs.



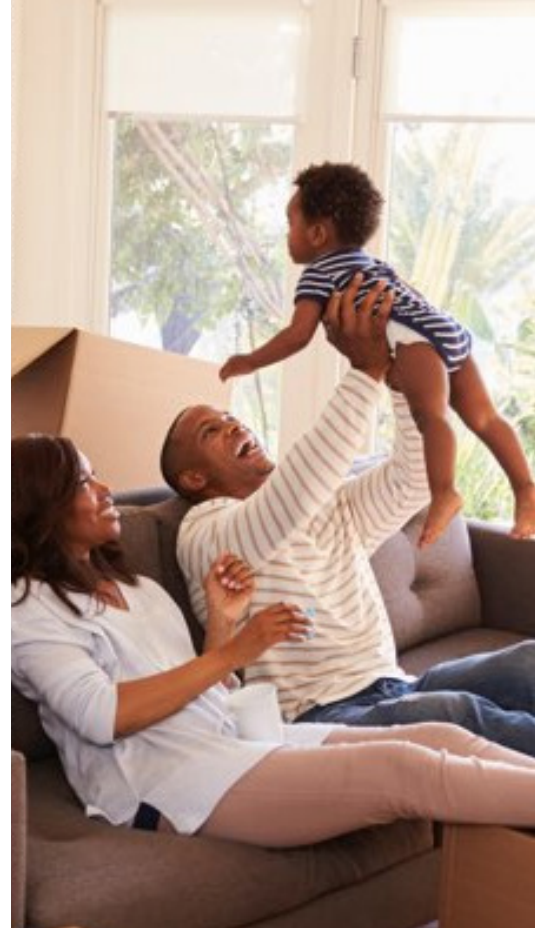
HOMEOWNERSHIP LOTTERY SERVICES

Maloney Real Estate

Maloney Real Estate is a division of Maloney Properties, Inc., the “people people” in real estate since 1981. Our dynamic and professional team works closely with clients and customers to ensure their success. We bring local knowledge, market expertise and a wealth of real estate experience to the table. Maloney provides buyer and seller representation and we are experts in the BPDA and DND affordable housing lottery and resale services.

“Maloney Properties, Inc. is the long-time management agent for Asian CDC, and in addition from 2017-2018, provided affordable housing brokerage and lottery services at our Parcel 24 South (88 Hudson) development in Chinatown. This was a 51-unit, all-affordable new construction condo building in Chinatown. Maloney was excellent at coordinating between the developer, the community, the funders, and local Fair Housing staff at the City of Boston. Their efforts led to an applicant pool of over 1,500 applicants from across Massachusetts and representing a wide array demographic groups, and successfully managing the condo sales. Their services allowed Asian CDC to close on all 51 units within 6 months of the Certificate of Occupancy.”

- Kyle Sullivan, Executive Director - ACDC



BY THE NUMBERS

78

Completed Affordable Homeownership Lotteries

3

Current Affordable Homeownership Lotteries

9

Future Affordable Homeownership Lotteries

JOSEPH D. FEASTER, JR.



Joseph D. Feaster, Jr., Counsel at Dain, Torpy, Le Ray, Wiest & Garner, P.C., has established himself during his more than 45-year legal career as one of the deans of the Boston bar. Since his time as the Chair of the Boston Zoning Board of Appeal, Feaster has become one of the City’s most prominent development and permitting attorneys. His practice also encompasses general real estate and licensing, corporate, litigation, employment and labor law, and probate.

Feaster practiced at McKenzie & Associates, P.C. and at Wynn & Wynn, P.C. before joining Dain Torpy. Feaster is also President of Feaster Enterprises, a strategic planning, organizational development, and community outreach consulting firm.

Direct Dial: 617.600.4373
 jfeaster@daintorpy.com

Additionally, Feaster previously served as the court-appointed Receiver for Roxbury Comprehensive Community Health Center for 5 years, as the Interim Town Manager of the Town of Stoughton, as President of the Massachusetts Community and Banking Council (MCBC), Acting Director of Real Estate for the Massachusetts Turnpike Authority, Interim Administrator of the Boston Housing Authority (one of the largest public housing authorities in the country), Assistant Secretary and General Counsel in the Commonwealth’s Executive Office of Administration and Finance, Associate Counsel in Prudential Insurance Company’s Northeast Home Office, and as an attorney at the National Labor Relations Board’s Boston Regional Office.

Feaster’s professional affiliations are numerous, as his expertise is sought within the City of Boston and nationally. These affiliations and service include serving as a mediator for the Suffolk County (MA) Superior Court Mediation program, as a registered lobbyist in Massachusetts, and, as noted, as chairman and member of the City of Boston Board of Appeal. He currently serves as chairman of the board of directors of the Urban League of Eastern Massachusetts (ULEM); as an Executive

Education

B.A., Political Science, Northeastern University

J.D., Northeastern University School of Law

Bar & Court Admissions

Commonwealth of Massachusetts

United States District Court for the District of Massachusetts

United States Court of Appeals for the First Circuit

United States Supreme Court



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JOSEPH D. FEASTER, JR.

Committee member of the Massachusetts Association for Mental Health, Inc. (MAMH); and as an Advisory Board Member of the Samaritan, Inc. He previously served as President of the Boston Branch NAACP, as vice chairman and board member of Neighborhood Health Plan (NHP), as Speaker of the House of the National Association of Community Health Centers (NACHC), as a board member of the Massachusetts League of Community Health Centers (MLCHC), as a board member of Dimock Community Health Center, which tenure included serving as board chairman and as the Center's Interim President, and on the Executive Council of the Massachusetts AARP.

Feaster is a former board member of the National Lawyers' Committee for Civil Rights Under Law, former board member of the National Alliance of Mental Illness (NAMI) Boston, a gubernatorial appointee to the Commonwealth's Workforce Investment Board, past president of Northeastern University School of Law Alumni Association, past president of Northeastern University School of Law Black American Law Student Association (BALSA); past president of Combined Boston BALSA, past chairman of the Boston Enhanced Enterprise Community Advisory Board, and past co-chair of the Greater Boston Civil Rights Coalition.

Feaster previously served as the Senior Vice President of Victory Group, a government and community relations firm, as an adjunct professor in Northeastern University's Master of Public Administration program, and as a research associate at the William Monroe Trotter Institute at the University of Massachusetts at Boston.

Feaster received his Juris Doctor from Northeastern University School of Law. He has also completed programs at the Massachusetts Institute of Technology's Center for Real Estate Development and Harvard University's John F. Kennedy School of Government.



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UHM Properties, LLC (UHM) is a highly experienced property management company with a rich 20-year history. Its roots trace back to the collaborative efforts of a dedicated team who previously worked together in the residential division of Long Bay Management Company. With a collective 30-year background in the affordable housing industry, these founding members embarked on a new journey in 2003 when UHM acquired the Long Bay residential portfolio, leading to the establishment of United Housing Management LLC. The leadership team at UHM Properties includes esteemed individuals such as J. Kevin Bynoe (CEO), Sheila Harper (Director of Compliance), Patricia Farr (Director of Human Resources), and the distinguished retirees John Strodder, Otis Gates, Robert Gundersen, and Compton Jones. As part of a strategic growth initiative, the company underwent a name change to UHM Properties LLC on January 1, 2019.

UHM Properties is proud to be a Certified MBE with the City of Boston and the Supplier Diversity Office of the Commonwealth of Massachusetts.

For more information about our services and offerings, please visit our official website at www.UHMProperties.com.



UHM currently manages approximately 1,700 residential units and about 380,000 square feet of commercial space in greater Boston. The residential properties include 14 that have 100% Section 8 contracts, and the remaining properties all have affordability components. UHM has the capacity and experience to manage affordable housing properties owned by local not-for-profits as well as for-profit owners. Not-for-profit customers include Dorchester Bay EDC, Madison Park DC, Habitat For Humanity, VBCDC, and also the Boston Housing Authority. For-profit, customers included nationally represented companies such as the NHP Foundation, PNC Bank, and Vitus Corporation of Seattle, WA. With all clients, there is professionalism and full-service management; this service is delivered with an emphasis on providing services to the residents, which is essential to our mission.

We have also established a 501(c)(3) organization called the Neighborhood Network Center which provides support services to the greater community.

PROPERTY MANAGER

Minority Business Enterprise and Our Commitment to Local Hiring

UHM is at the forefront of ensuring economic stability for minorities in the communities of Boston. Our commitment to supporting local minority-owned and women-owned businesses is paramount to the foundation of UHM. Every year since its inception, UHM has earned the Multi-Million MBE/WBE Achievement Award from MassHousing for high levels of spending with women and minority-owned businesses. In the last year alone, over \$11,000,000 was spent on MBE/WBE businesses representing almost 65% of our discretionary spending. We believe that those dollars are well spent as those vendors tend to be located in inner-city communities of Boston that need economic support. Those vendors will make their money in the community and spend it in the community, thus creating an economic cycle that improves the community as a whole. The commitment to hiring local women and minority-owned businesses will continue if we are selected to manage the properties.

We practice inclusion in our workplace, with our staff of 86 employees being made up of multiple races and nationalities. A large portion of our staff boasts Caribbean heritage representing 10 different countries. Many of our staff are bi-lingual (a few tri-lingual) speaking Spanish, French, Portuguese, Cape Verdean Creole, Haitian Creole, and even sign language. No one is ever turned away because of language; we use a translation service to accommodate anyone that speaks another language when they come to our office.

The UHM Partners

J. KEVIN BYNOE
CHIEF EXECUTIVE OFFICER

Mr. Kevin Bynoe is the Chief Executive Officer (CEO) of UHM Properties. As the CEO, Kevin is responsible for overseeing all aspects of the company including management decisions, implementing UHM’s long and short-term goals, and acting as the primary spokesperson.



Kevin’s career in affordable housing began while still in high school and continued as a construction laborer early in his career. In 1987, Kevin began his professional career in the housing industry as a Maintenance Supervisor; he then progressed through the ranks as an Assistant Property Manager, Property Manager, Senior Property Manager, and Regional Manager. Kevin attended Central State University where he majored in Management. He has received Boston University’s Certificate in Real Estate Finance, the Registered Housing Manager (RHM) designation from the National Center for Housing Management, his Low Income Housing Tax Credit C¹²P certification from Spectrum Enterprises, and completed the Minority Property Management Executive Program at MIT.

PATRICIA A. FARR
DIRECTOR OF HUMAN RESOURCES



Ms. Patricia A. Farr is our Director of Human Resources.

As the Director of Human Resources, Pat is responsible for coordinating all aspects of the business relationship between our company and each of our employees, providing information and training about our company policies, procedures, benefits, compensation, and insurance.

Pat was born and raised in Jamaica, West Indies. When Pat immigrated to the United States in 1977, she attended Roxbury Community College where she received a degree in business administration in 1979. She pursued her education by attending courses in real estate finance and management at Boston University, as well as completing the Minority Developer Executive Program at MIT, and attending various human resource management programs at Northeastern University.

SHEILA P. HARPER

DIRECTOR OF COMPLIANCE

Ms. Sheila P. Harper is our Director of Compliance.

Sheila grew up in Roxbury and graduated from Fisher Junior College in 1980. She began her career in housing management in 1984 as a Property Manager for Long Bay Management Company. In 1992 she was appointed as a Senior Property Manager, and again in 1995, she was promoted to Regional Manager. In 1996, she became the Director of Operations where she assumed responsibility for supervising all of the other property managers.

Sheila's most critically important job, however, is acting as our company's tax credit compliance monitor. This critical role began in 2000 when she assumed responsibility of ensuring that every property under management, to which federal low-income housing tax credit had been allocated, was in full compliance with state and federal regulations. She also assumed responsibility for training all of the staff about the appropriate procedures for maintaining compliance. Simply stated, Sheila reviews every resident file and she must give the final OK before any resident/applicant can sign a lease and move into a regulated property. Her depth of experience and education ensures that all of the government regulations have been followed. Sheila is certified as a Credit Compliance Professional by Spectrum Enterprises at level C¹⁵P and a Registered Cooperative Manager.



DIVERSITY, EQUITY & INCLUSION

The Team is committed to meaningful minority participation throughout all stages of the Project, including ownership/financing, construction, design, development and operations. Urbanica brings a robust track record of diversity, equity and inclusion and has been a leader in the real estate industry when it comes to diverse business practices. Far before minority hiring requirements were standard, Urbanica had robust guidelines in place. Diversity, equity and inclusion are part of Urbanica's DNA and why they have been so successful in delivering continued results in diverse communities where developers have traditionally been unwelcomed.

OWNERSHIP/FINANCING STRUCTURE

The ownership structure has been set up in a way to ensure the Project's affordable units remain affordable in perpetuity. The purpose of this structure is so current residents are not displaced from their community, and that the new resident population represents a diverse pool of people. This preserves and enhances the culture and vitality of the neighborhood, and also allows minorities and historically marginalized populations to own a home within the city limits, giving them access to jobs, schools, amenities, and other resources.

CONSTRUCTION

Urbanica Construction will be the general contractor for the Project and has extensive experience and successful track record for minority hiring. Urbanica Construction is committed to achieving the Boston Resident Job Policy for diversity in our workforce. As we have done consistently in the past, we are committed to meeting the 51% Boston resident, 40% people of color and 12% women workforce participation goals. Additionally, our goal is to achieve 40% M/WBE participation for all contracted trades on the project. We have been able to achieve these benchmarks on other recent projects including, including, Parcel 9 – Melnea Hotel & Residences, Parcel U – Jamacia Plain, and 90 Antwerp – Brighton, and are confident we will deliver again.

Urbanica Construction will be responsible for managing overall buyouts, coordinating all subcontractors, corresponding with consultants, monitoring the status and quality of construction, and ensuring the compliance of Boston Residents Jobs Policy and M/WBE participation benchmarks.

DESIGN, DEVELOPMENT AND OPERATIONS

Diversity is further carried out in Urbanica's design and development team. Starting from the very beginning of the project through the future operations of the building. We have long term relationships with each of our M/WBE partners. As a small local company ourselves, we have found success in having these partners as an extension of our group.

Below are the M/WBE's we have committed to the Project to date. As the need for other consulting services arises throughout the development process, we will identify more M/WBEs for hiring.

- Stephen Chung (Architect)
- Joseph Feaster, Dain Torpy (Attorney)
- UHM Properties (Property Management)

As a small local company ourselves, we have found success in having these partners as an extension of our team. We are particularly excited to form a partnership with UHM Properties, who will be acting as the property manager for the residential units. UHM is a local, minority owned firm, with expertise in managing mixed-income housing communities. They will bring with them a diverse roster of M/WBE suppliers and vendors that will ensure the project's operations will carry out our DE&I mission in perpetuity.