



ARCH COMMUNITIES

160-164 Pleasant Street Housing Proposal



Submitted to:

**Mr. David DeManche
Town Administrator
Town of Dunstable
511 Main Street
Dunstable, MA 01827**

Submitted by:

**Arch Communities LLC
Richard C. Relich, Principal
50 Sargent Street
Needham, MA 02492
Phone: (781)424-7328
Email: Rich@archcommunities.com**

December 5, 2022



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Mr. David DeManche
Town Administrator
Town of Dunstable
511 Main Street
Dunstable, MA 01827

Re: 160-164 Pleasant Street Development Proposal

Dear Mr. DeManche:

We are pleased to submit our proposal to the Town of Dunstable to develop the land located at 160-164 Pleasant Street into a vibrant, affordable apartment community and the positive impact it will have on both the immediate neighborhood and the Town as a whole. For many reasons, we believe that our development team is uniquely positioned to help the Town of Dunstable realize its vision for this long awaited and important project. Our team has a proven history of working together to create strategic partnerships with municipalities, local organizations and other community stakeholders that is further strengthened by our in-depth understanding of the intricate Federal and State programs needed to bring these much needed projects to fruition.

We look forward to meeting with you and discussing our development plan for 160-164 Pleasant Street in more detail. As the main point of contact for this submission, please contact Rich Relich at (781)424-7328 or via email at rich@archcommunities.com with any questions or if any additional information can be provided. Thank you for your consideration.

Sincerely,

Richard C. Relich

Richard C. Relich
Principal
Arch Communities LLC



Development Approach

The Town of Dunstable and the Dunstable Affordable Housing Committee have worked extensively for many years to prepare for the redevelopment of 160-164 Pleasant Street into much needed affordable housing and those efforts have resulted into making development of the site a reality. We understand that the community recognizes and has acted upon the need to create affordable housing within the Town for all types of individuals, both seniors and families, and we certainly appreciate all of those efforts to date. Strong community support and a clear vision for the development of the site were both key factors in our decision to pursue the development opportunity as outlined within the Request For Proposals. Our development team is comprised of people of varying and diverse backgrounds and experiences. The central aspect that ties our team together is our mission to develop the 160-164 Pleasant Street site in a way that is architecturally attractive, environmentally sustainable, community orientated and economically positive for the Town of Dunstable.

Project Summary

Our development concept is focused upon maximizing the amount of affordable units at the property for both seniors and families while targeting lower Area Median Levels that extend affordability. We understand the significant housing gap that exists within the Dunstable community and the extremely limited housing available to those unable to afford quality housing due to increased costs. It's clearly a growing need throughout the state and a serious issue that many communities find themselves dealing with at this time.

With virtually zero affordable housing in Dunstable as reported within the state's Subsidized Housing Inventory the need in Dunstable is even greater. Therefore, we've restricted the affordability levels for the majority of the development's 59 apartments to 60% of the Area Median Income Level or below with 8 units specifically reserved for residents at the 30% Area Median Income level. The 8 units at 30% of AMI will be supported with Massachusetts Project Based Vouchers that are facilitated by the Massachusetts Department of Housing and Community Development. It is anticipated that the project will utilize some funding from the Facilities Consolidation Fund that provides funding for the development of community-based housing for clients of the Department of Mental Health and the Department of Developmental Services. Typically, FCF provides funding for 3 units that will be supported by the PBV and support services through DMH/DDS. While the underwriting currently reflects units restricted to both 30% and 60% of the Area Median Income Level, we anticipate the pro forma will evolve after discussions with DHCD and may be able to include units also restricted to 50% of AMI depending upon the availability of HOME and other similar supporting funds.



Additionally, the property design concept will provide housing to a range of residents from singles and young couples, to families to seniors living on fixed incomes and wishing to remain within the Dunstable community. Our varied building design caters to the full spectrum of housing needs. In addition to the affordable apartments, 4 unrestricted market apartments are included that will not have any income restrictions. A local preference will be requested to DHCD with the intent upon ensuring that a significant portion of the new apartments are reserved exclusively for residents of Dunstable.

WinnResidential, the largest affordable property manager in the United States, will provide third party property management services for the completed property. Based in Boston with managed properties across the state including several cities and towns within close proximity to Dunstable, WinnResidential has decades of experience managing affordable and market rate housing and has won numerous awards for their consistent, high quality management services.

While this proposal focuses upon the housing component, we anticipate that a commercial/retail building will be developed on the front parcel along Pleasant Street as a second phase as market conditions allow. This structure is shown on the proposed site plan, but is not factored into the current pro forma or development plan.

Proposed Rent Levels

<u>Unit Type</u>	<u>30% AMI</u>	<u>60% AMI</u>	<u>Market</u>
1 BR/1Bath	PBV	\$1,167	\$1,800
2 BR/1Bath	PBV	\$1,397	\$2,200
3 BR/2Bath	PBV	\$1,684	-

Proposed Unit Mix

<u>Unit Type</u>	<u>30% AMI</u>	<u>60% AMI</u>	<u>Market</u>	<u>Total</u>
1 BR/1 Bath	3	20	2	25
2 BR/1 Bath	4	22	2	28
3 BR/2 Bath	1	5	-	6
	8	47	4	59

Job Creation

It is anticipated that the project will create approximately 120 construction related jobs and 1.5 management related positions consisting of one Part-Time Property Manager and one Full-Time Property Maintenance position. Local subcontractors and vendors will be utilized as much as possible throughout construction and following project completion.

Timeline

Following developer designation, our development team will work with the Town pursuant to the timeline noted within the RFP including negotiating and executing both the Land Disposition Agreement and the Purchase and Sales Agreement and the Land Disposition Agreement on a timely basis. Additionally, we intend to pursue permitting through the Town's Special Permit process in which Arch Communities and the Town will work collaboratively to finalize and approve the design of the 160-164 Pleasant Street development in a manner that best integrates the community into the neighborhood. It's worth noting that all 59 units of housing will count towards the Town's Subsidized Housing Inventory as rental apartments.

At the same time, our development team will begin working to complete all necessary due diligence documentation that is required to submit a funding application to the Massachusetts Department of Housing and Community Development for tax credits and soft funding sources.

The following is a list of key items that will need to be completed in advance of the application submittal to DHCD as part of the multiple funding applications for the project:

- Phase I/21E environmental report and subsequent studies, if needed.
- Geotechnical analysis.
- Appraisal and market study completed by an approved entity.
- Site control in form of Land Disposition Agreement/Purchase and Sales Agreement allowing for sufficient timeframes to secure funding and hold until closing.
- Planning and Zoning approvals for the project.
- Architectural plans for interior and exterior, property survey, site plan, stormwater plan.
- Letters of support from Town of Dunstable personnel and local agencies, State Representative, State Senator, etc.
- Complete financial pro forma including construction and operations.
- Construction and Permanent Lender term sheets and Letters of Interest from equity investors.

Application rounds for the competitive 9% tax credit allocated by MA DHCD are typically due annually in January/February of each year with a Pre-Application round due in October/November. To be eligible for the Pre-Application round, projects are required to have completed the above including having all local approvals secured prior to the application. Due to the high demand for tax credits allocated by the DHCD throughout the



state, we anticipate that it may take more than one round to secure the necessary funding to formalize the purchase of the property and begin the construction phase of the project. Our development team will immediately begin the design and local approval process after developer designation with the plan to complete all required work necessary to be eligible for the next Pre-Application round in October/November of 2023. During that time period, we envision meeting with Town personnel, Dunstable community groups and the Pleasant Street neighborhood to finalize a design that incorporates community input and feedback throughout the process. We estimate that the construction phase will be approximately 14 months followed by a 6-month lease-up period. Pursuant to the requirements of the tax credit program, the ownership entity will maintain ownership of the property for a minimum of fifteen years as evidenced by Arch Communities continued ownership all of its tax credit properties developed to date.



160-164 Pleasant Street Design Narrative

Locating 59 apartments at 160-164 Pleasant Street offers an opportunity to create a strong sense of place. This proposal distributes the units between seven buildings, allowing the project to maintain a scale of building appropriate to the surrounding properties while also creating more open areas between buildings for a variety of communal uses. The plan includes one central building and six smaller scale buildings, each with multiple attached townhomes and a mix of unit sizes.

The design intent is based upon a village concept with a center green space able to provide recreational flexibility for residents. The programmed outdoor areas, which include a play area for children as well as an outdoor gathering space for residents, are centrally located to ensure their visibility from all areas of the property while promoting a sense of cohesion among residents. The perimeter of the property is reserved for passive landscape elements that can act as a buffer to the neighboring properties, and to provide front and side setbacks consistent with the natural landscape of the neighborhood. The layout of the site provides ample opportunities for creating seating and gathering areas as well as the opportunity for planned community gardens and raised planting beds. Similar to other housing developments completed within our portfolio, residents create their own community group that maintains the gardens with the property supplying the bulk of materials and tools. Careful consideration was taken to locate the buildings, roadways and parking away from both wetland and flood plain areas and new construction will be located on previously cleared land as much as possible. Wetlands and old growth vegetation will be preserved throughout the perimeter of the site and will continue to serve as buffers. In addition to the stormwater basin that will be developed on site, it is anticipated that a septic treatment plant will be required due to the size of the property. The cost to build the system is significant, projected at \$1.5MM to construct the plant, but it is the proper way to handle sewer treatment at the site considering the surrounding wetlands, the existing water table and the general composition of the site.

The proposal includes two building types offering a variety of unit types for individuals and families. The central building contains 33-units as well as many of the interior common functions including a common space for meetings and events, areas for mail and packages, central laundry facilities, bike storage and a manager's office. The units in this building are a mix of one and two-bedrooms served by an elevator, accessible to a variety of tenants of diverse age and ability. We anticipate this building will be a mix of both seniors and individuals. The remaining buildings are townhome walk-ups consisting of two and three bedroom duplexes. Each unit has an individual exterior entry to enhance the sense of "home," as well as private outdoor space at grade or on a porch. All buildings will be designed with sloping roofs and traditional dormer elements that will incorporate the feel of historic New England architecture consistent with the surrounding



neighborhood and the Dunstable community. The aesthetics of the architecture is driven by a desire to complement the adjacent neighborhood context in a way that is appropriate to 21st century materials and sustainability standards. The cadence of the fenestration reinforces the residential character of the project, while balancing the demands of energy efficiency. The cladding will be made up of clapboards common to residential contexts, with accents of varied colors and materials to animate and personalize the facades. Trellises, porches, roof overhangs and landscaping will buffer the building entries, creating appropriate transition areas that provide a sense of security as well as transition zones from common to private areas that impart a sense of ownership to each unit. The overall intent is to create a project that is enduring - physically, aesthetically and socially.

The development provides 95 parking spaces in total – 47 parking spaces at the central building consisting of 1 space per unit and 14 visitor spaces and another 48 parking spaces for the townhomes equating to 2 spaces per unit. The parking layout is designed to make efficient use of the site in order to maximize open space and landscaped areas while still being convenient for residents. The proposed driveway will accommodate emergency vehicles by providing access to all areas of the site.

Sustainable Design Approach

While LEED certifiability is a minimum goal for the project, we will pursue advanced envelope performance and energy reduction goals in alignment with the Passive House standard. This level of performance will result in:

- Reduced greenhouse gas (GHG) emissions
- Lower operating costs
- Enhanced thermal comfort and indoor air quality
- Improved durability
- Greater levels of resilience during loss of power

The Passive House standard will be used as a guideline for expected levels of energy efficiency and building durability, with the potential for certification if feasible within the budget and timing of the project. The design team will use early-stage conceptual energy modeling to evaluate design options and set performance criteria for building envelope components, resulting in a project that achieves maximum energy efficiency at a competitive cost of construction. Examples of this approach include: fine tuning insulation levels in roofs, walls and floors; setting project and climate specific criteria for glazing performance; evaluating multiple MEP systems configurations to optimize first cost and operational cost metrics; and studying the feasibility of on-site PV to offset operational energy.



In addition to substantial energy savings, the project will provide healthy indoor and outdoor environments for its residents by utilizing high performance ventilation and air filtration equipment, no and low VOC materials and finishes and air-tight construction practices. The team will study methods to minimize construction waste, use sustainably sourced materials, improve the natural environment, and provide a comfortable, high-quality interior environment for residents.

On-site landscape buffers will help manage storm water and provide acoustic separation from adjacent properties. A cool roof with low albedo materials will help to mitigate heat island effects and will be designed to accommodate photovoltaics for generation of onsite renewable energy. All vegetation planned for the Project will be drought-resistant and native or adaptive. Potable water demand will be reduced by using sustainable practices such as proper species selection, drip irrigation and/or moisture sensors. The building will be designed to include water efficient fixtures to maximize water conservation.

Construction Staging Plan

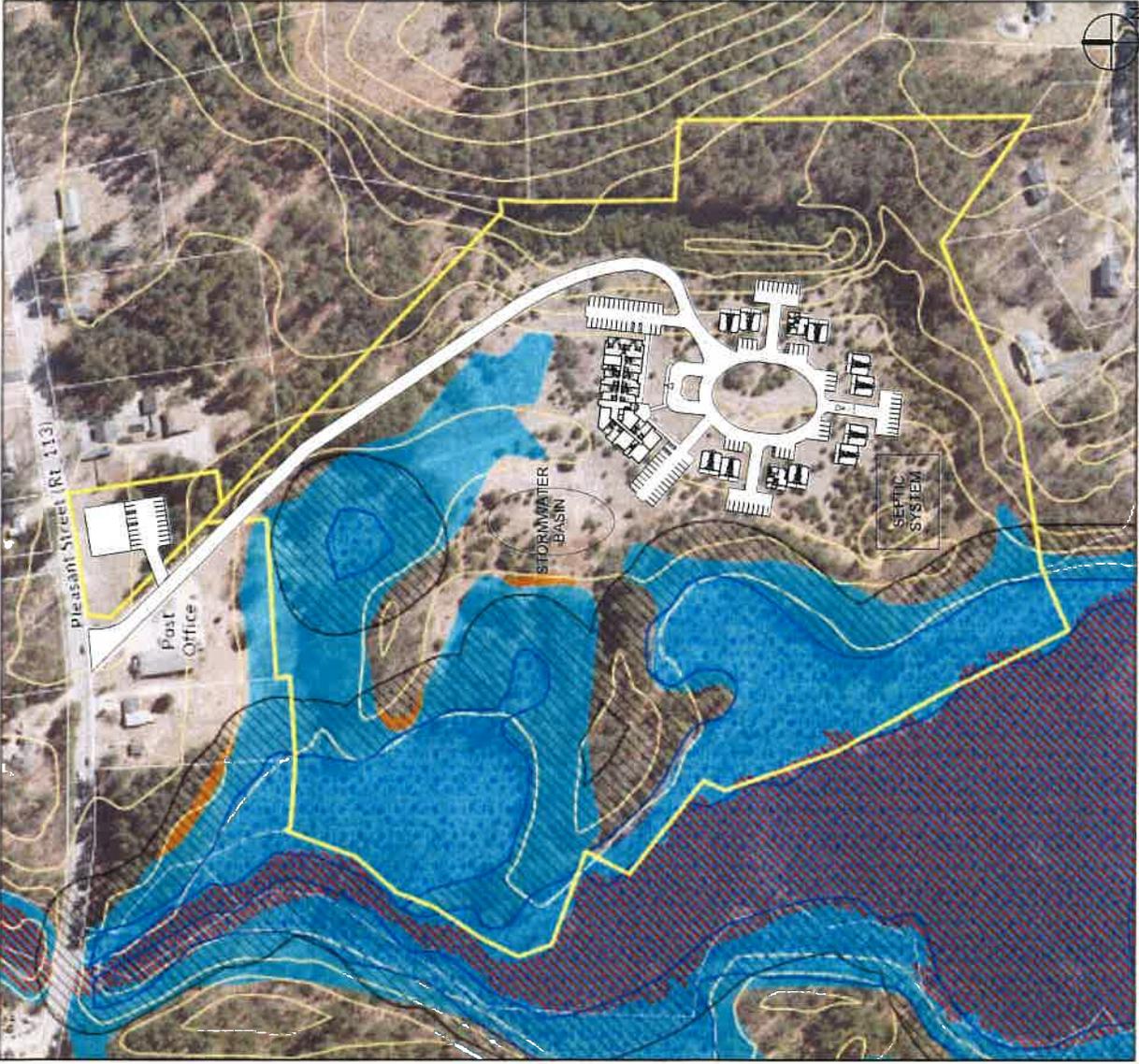
Prior to the start of construction, Keith Construction will submit a full construction staging and management plan for review by the Town of Dunstable, including submission to the Planning and Building Departments, Department of Public Works and the Fire Department. The purpose of the plan is to establish expectations and standards to manage the construction process with an appropriate and reasonable mitigation of disruption to abutters and the overall community.

The construction staging plan will include the following:

- All local provisions regarding noise control and approved construction work hours shall be adhered to.
- All reasonable action shall be taken to minimize the negative effects of construction on abutters. Advance notice shall be provided to all abutters in writing at least 72 hours prior to commencement of construction of the project.
- Drilling and blasting (if needed) will be limited to Monday- Friday between 8:00 AM until 5:00 PM. Blasting will be in accordance with all state and local regulations.
- Construction vehicles will be cleaned prior to leaving the site, as needed, to avoid leaving dirt and/or debris on Pleasant Street.



- Trash will be maintained daily into onsite dumpsters. Construction waste shall be managed with 15 yard and 30 yard containers removed by an established construction waste vendor.
- Any closure of Pleasant Street will be coordinated with the DPW and police details will be hired as needed.
- Dust control – Keith Construction will construct a temporary stone construction entrance. As required, Keith Construction will sweep or otherwise clean the roadway to prevent tracking of dirt onto Pleasant Street. As needed, particularly during summer and fall, the contractor shall water the roadway and incorporate other appropriate dust management efforts to minimize/prevent creation of dust at the site.



1 SITE PLAN
1" = 200'-0"

CENTRAL BUILDING - 33 UNITS (8 2-BED AND 25 1-BED)
 FOOTPRINT - 15,000 SQ FT.
 47 PARKING SPACES (1 PER UNIT AND 14 VISITOR)

 TOWNHOMES - 26 UNITS (6 3-BED AND 20 2-BED)
 TOTAL FOOTPRINT - 18,000 SQ FT.
 48 PARKING SPACES (2 PER UNIT)

 6 ADA UNITS TOTAL
 COMMERCIAL BUILDING
 FOOTPRINT - 6,500 SQ FT.
 PARKING TBD BASED ON BUSINESS.

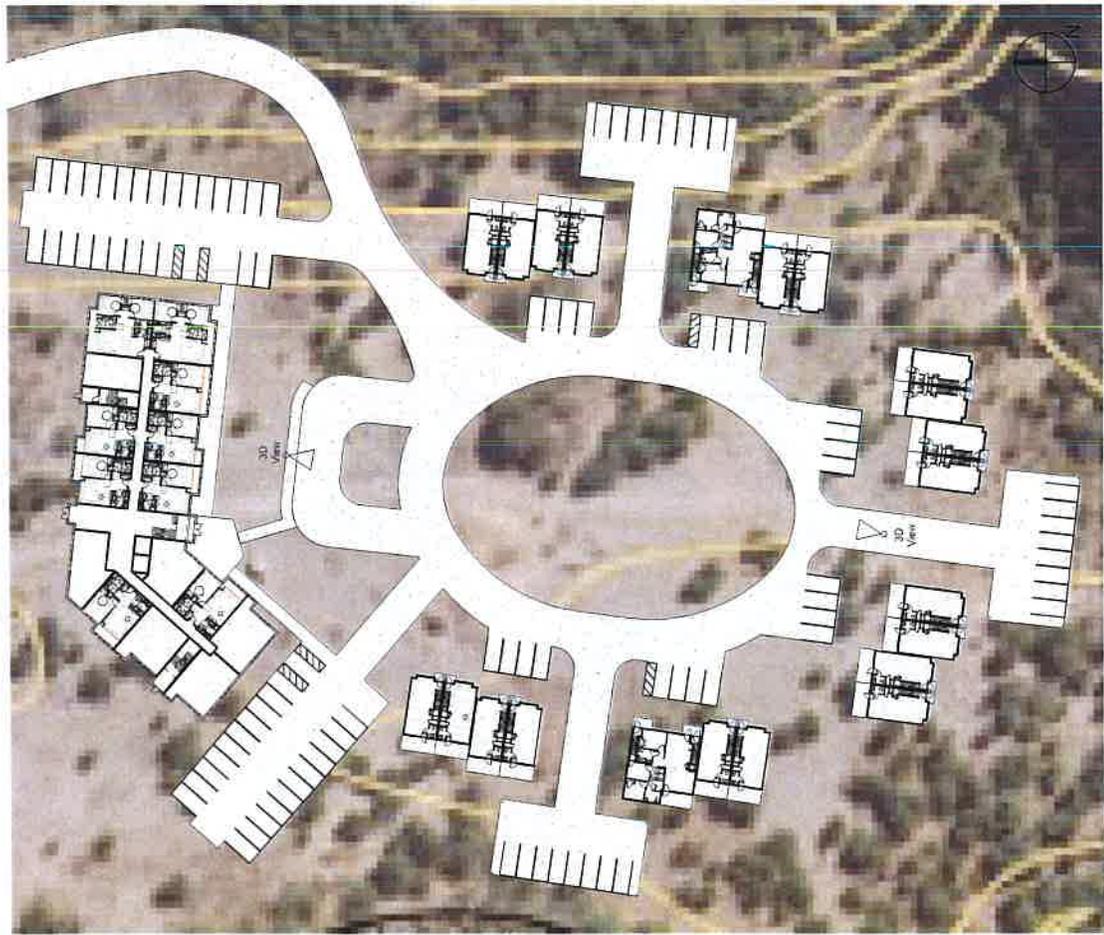


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Project	160-164 PLEASANT ST DUNSTABLE
Title	SITE PLAN ENLARGED
Scale	1/64" = 1'-0"
Project No	PROPOSAL
Date	12/05/22
Sheet No	Pg2



1 SITE PLAN ENLARGED
1/64" = 1'-0"



Project No
160-164 PLEASANT ST DUNSTABLE

Title
BUILDING ELEVATIONS

Project No
PROPOSAL

Date
12/05/22

Scale
1/8" = 1'-0"

Sheet No
Pg3



ASPHALT SHINGLE
ROOFING SYSTEM

FIBER CEMENT
PLANK SIDING

DECORATIVE
HORIZONTAL
BANDING

FIBER GLASS
WINDOW

TYPICAL TOWNHOME ELEVATION WITH

MATERIALS
① 1/8" = 1'-0"



Project 160-164 PLEASANT ST DUNSTABLE
Title

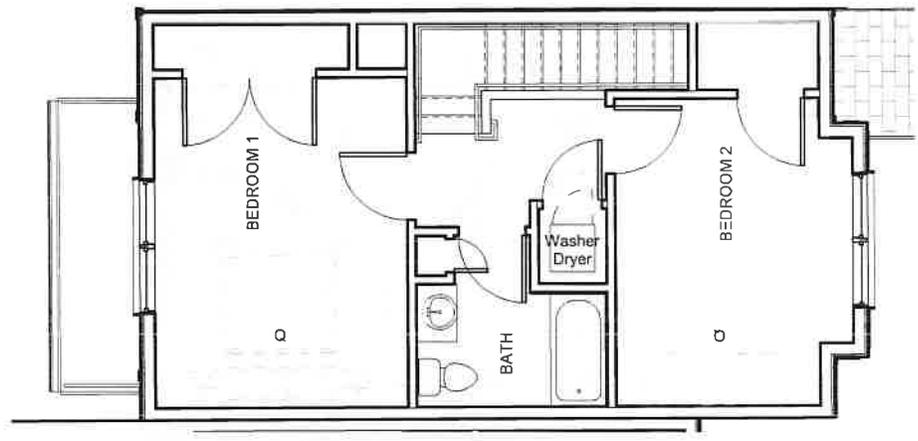
TYPICAL UNIT - TOWNHOME

Project No PROPOSAL

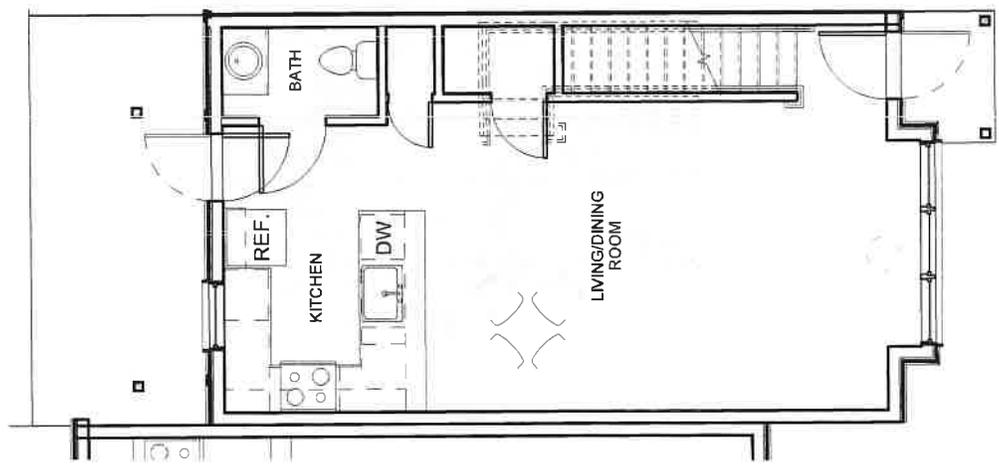
Date 12/05/22

Scale 3/16" = 1'-0"

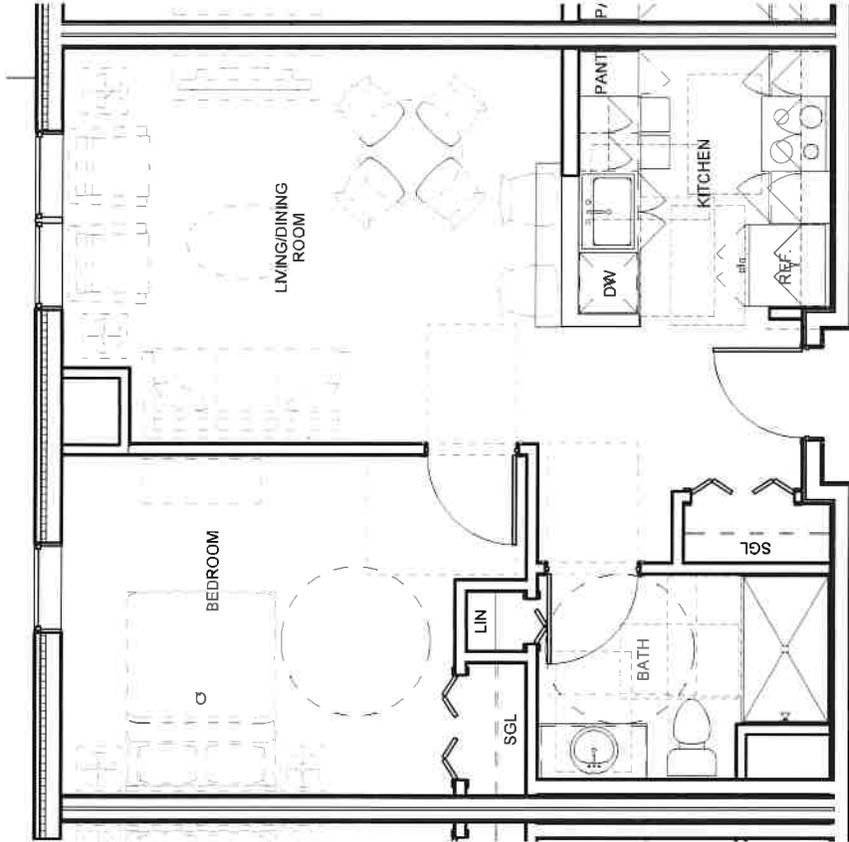
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② TYPICAL TOWNHOME UNIT - LEVEL 2
3/16" = 1'-0"



① TYPICAL TOWNHOME UNIT - LEVEL 1
3/16" = 1'-0"

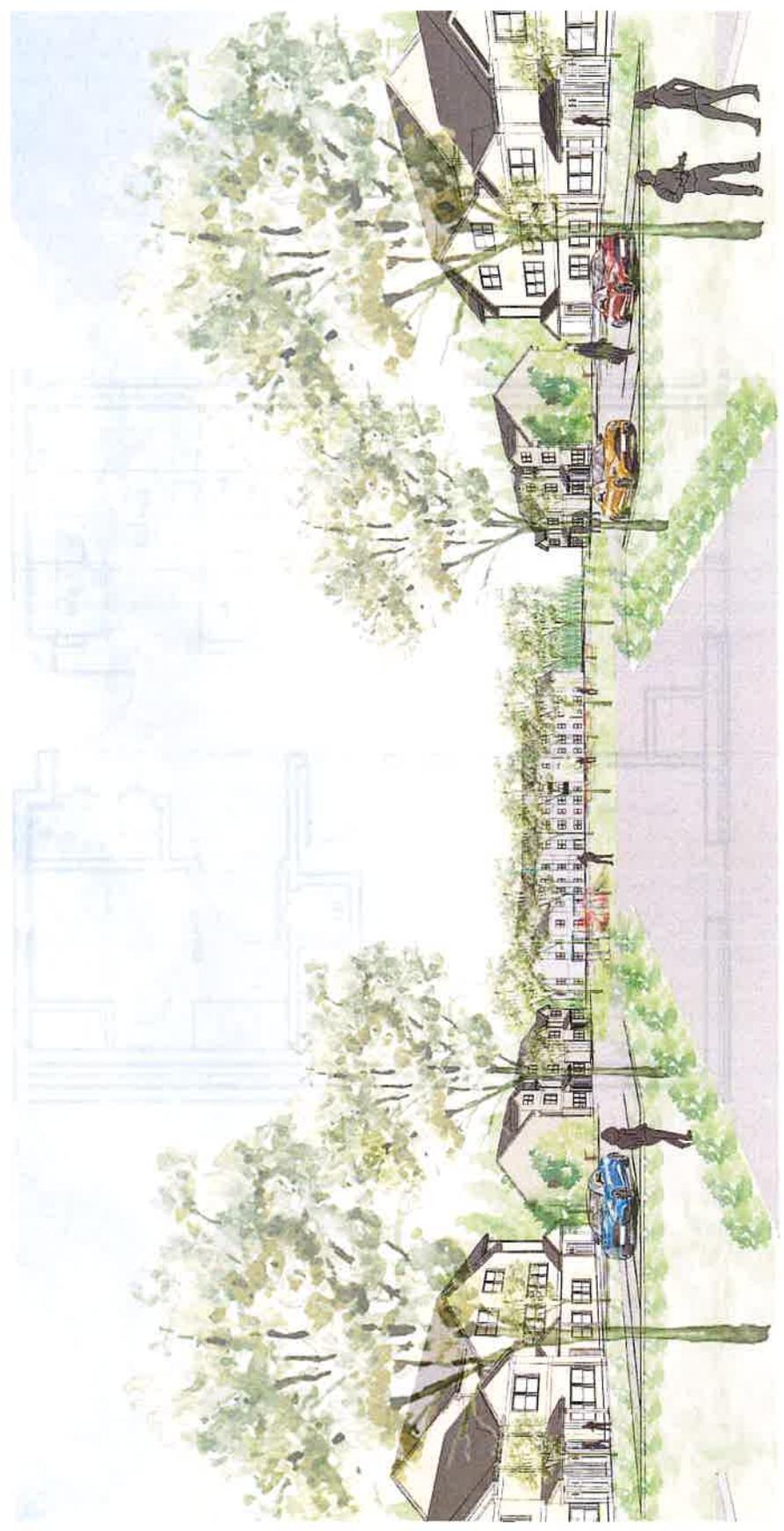


1 TYPICAL ONE BEDROOM UNIT AT
CENTRAL BUILDING (HC)
1/4" = 1'-0"



Project No	160-164 PLEASANT ST DUNSTABLE
Scale	3D VIEW
Date	12/05/2022
Sheet No.	

Pg6





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Project
160-164 PLEASANT ST DUNSTABLE

Title
3D VIEW

Scale

Project No
PROPOSAL

Date
12/02/22

Sheet No

Pg7





DEVELOPMENT TEAM OVERVIEW

Developer: Arch Communities LLC
Richard C. Relich, Principal
50 Sargent Street
Needham, MA 02492
Phone: (781)424-7328
Email: rich@archcommunities.com

Architect: Davis Square Architects, Inc.
Iric Rex, Principal & President
240A Elm Street
Somerville, MA 02144
Phone: (617)764-3701
Email: irer@davissquare.com

Engineer: Devellis Zrein, Inc.
Imad Zrein, Partner
P.O. Box 307
Foxborough, MA 02035
Phone: (508)923-7800
Email: izrein@develliszrein.com

General Contractor: Keith Construction
Tim Forde, President
3000 Davenport Avenue, Suite 300
Canton, MA 02021
Phone: (781)828-8474
Email: tforde@keithconstruction.net

Property Management: Winn Residential
Larry Curtis, President
One Washington Mall, Suite 500
Boston, MA 02108
Phone: (617)742-4500
Email: lcurtis@winnco.com



Developer Profile:

Arch Communities LLC



Arch Communities LLC is a Massachusetts Limited Liability Corporation wholly owned by Richard Relich. Arch Communities' primary objective is to acquire, recapitalize and own real estate with a focus on properties that prove difficult to redevelop using conventional financing methods. Mr. Relich has 25+ years of experience in banking, asset management, tax credit syndication and real estate development and has demonstrated the ability to work with both private owners and municipalities alike to redevelop underutilized properties into assets for the community.

Since 2005, Mr. Relich has completed over \$80,000,000 of development projects throughout New England including the adaptive reuse of the former St. Ann's School complex into 25 apartments located in Woonsocket, RI, the redevelopment of the previously vacant Clark Biscuit mill into 43 apartments located in North Adams, MA, the preservation and recapitalization of 86 apartments in Providence, RI, the redevelopment of the decommissioned historic Carey school into 13 luxury for-sale condominiums in Newport, RI and the redevelopment of a vacant mill into 50 apartments known as Cottage Square Apartments located in Easthampton, MA. Most recently, Arch Communities was awarded funding for the redevelopment of the former Wells Middle School located in Southbridge, MA that transformed formerly vacant school into 62 units of rental housing for seniors age 55+. Construction began in September of 2020 and was completed in 2022.

The following is a brief summary of qualifications:

Prior to establishing Arch Communities LLC, Mr. Relich founded Arch Street Development LLC in 2005. Previously, Mr. Relich was a Vice President with Bank of America, a major tax credit equity investor, in their Boston office. From 2001 to 2005, Mr. Relich was responsible for the asset management of a portfolio of approximately 50 multifamily real estate investments located throughout the East Coast. Much of his focus pertained to analyzing property performance, physical site evaluation, consulting with local management companies regarding management strategies and ensuring investment returns are favorable to original projections. From 1997-2001, Mr. Relich worked as a Vice President within the Capital Transactions Team at MMA Financial, specializing in negotiating investment dispositions and formulating strategies on troubled properties. Before joining the Capital Transactions Team, Mr. Relich was a Vice President/Asset Management Team Leader responsible for the performance of approximately 120 multifamily properties located throughout the West Coast. Prior to that, Mr. Relich was employed at PNC Bank, New England within the Commercial Lending area from 1994-1997. Responsibilities included the underwriting of potential investments and maintaining and enhancing lending relationships with existing clients. Following graduate school, Mr. Relich was employed within the Special Assets group at Boston Federal Savings Bank from 1992-1994 with a focus upon distressed assets and loan workouts. Mr. Relich received a Master of Public Administration degree from the University of New Hampshire and a BA in Political Science from the University of Rhode Island.



Project Awards

Rhode Island Housing and Mortgage Finance awarded St. Ann's Apartments the Affirmative Action Award for its commitment to MWE/WBE in construction.

Preservation Massachusetts awarded Clark Biscuit Apartments the 2012 Paul T. Tsongas Award for the historic redevelopment of Clark Biscuit Apartments.

The Massachusetts Historical Commission awarded Clark Biscuit Apartments the 2013 Preservation Award.

The National Housing & Rehabilitation Association nominated Cottage Square Apartments as a finalist for the 2015 Timothy Anderson Award.

Preservation Massachusetts awarded The Residences at Wells School the 2022 Mayor Thomas M. Menino Legacy Award.



Development Project Profile

Clark Biscuit Apartments Adaptive reuse of vacant mill into 43 apartments
North Adams, MA





*Carleton Westside Apartments
Providence, RI*

Redevelopment of 86 apartments





***St. Ann's Apartments
Woonsocket, RI***

Adaptive reuse of vacant school into 25 apartments





**Cottage Square Apartments Adaptive reuse of vacant mill into 50 apartments
Easthampton, MA**





**Carey School Condominiums Adaptive reuse of vacant school into 13 for sale units
Newport, RI**





Wells School Apartments Adaptive reuse of vacant school into 62 apartments
Southbridge, MA





Arch Communities LLC/Richard C. Relich Project References

Wells School Apartments

Mr. Michael F. McCall
Town Manager
Town of Southbridge
41 Elm Street
Southbridge, MA 01550
Phone: (508)764-5405
Email: mmccall@southbridgemass.org

Clark Biscuit Apartments

Representative John Barrett, III (Former Mayor of North Adams)
State House
24 Beacon Street, Room 237
Boston, MA 02133
Phone: (617)722-2305 or District Office (413)743-8300
Email: john.barrett@mahouse.gov

Permanent Lender on multiple projects

Mr. David Hanifin
Massachusetts Housing Partnership
Senior Loan Officer
160 Franklin Street
Boston, MA 02110
Phone: (857)317-8552
Email: ghanifin@mhp.net

Equity Investor and Construction Lender

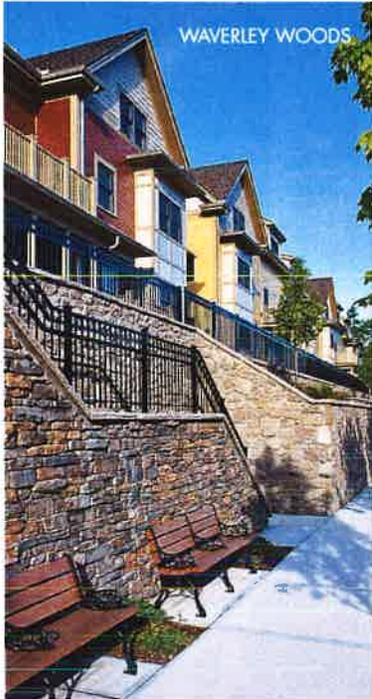
Ms. Kimberly A. McLaughlin
Bank of America
Community Development Banking
225 Franklin Street
Boston, MA 02110
Phone: (617)346-1528
Email: kim.mclaughlin@bofa.com



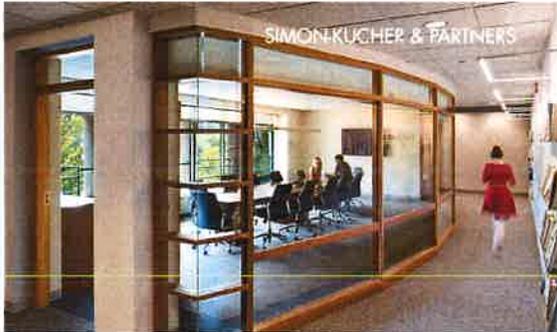
Architect Profile:

Davis Square Architects

FIRM PROFILE



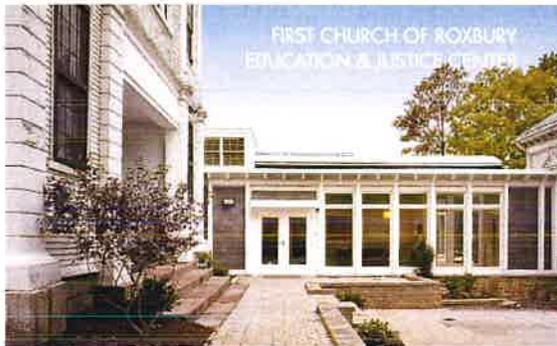
WAVERLEY WOODS



SIMON KUCHER & PARTNERS



HISTORIC SOUTH END APARTMENTS



FIRST CHURCH OF ROXBURY
EDUCATION & JUSTICE CENTER



BRIGHT HORIZONS BROOKLINE

W

e are an award-winning architectural design and planning studio with a simple mission: to create excellent design, to develop long-term relationships with clients, and to help build viable communities.

OUR CURRENT AREAS OF EXPERTISE INCLUDE:

- Multi-family housing
- Renovation and historic preservation
- Transit-oriented design
- Feasibility and needs assessment
- Commercial and corporate interiors
- Childcare centers
- Community spaces
- Learning spaces

PRINCIPALS/OFFICERS:

- President and Principal: Iric L. Rex, AIA, LEED AP
- Principal and Clerk: Ross A. Speer, AIA
- Principal: Clifford J. Boehmer, AIA
- Vice President: Laura Cella-Mowatt, RA
- Vice President: Eric Chamberlin, RA, LEED AP

COMPANY LEGAL NAME:

Davis Square Architects, Inc.

Founded in 1984, Davis Square Architects is a medium-sized firm organized into project-specific teams. We maintain the same team from schematic design through construction, under the direction of a Principal. As a result of this continuity, our clients come to know and rely on individual staff members over time, seeking them out for subsequent projects.

Our best work is achieved in collaboration with involved clients. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams. To this we add a commitment to architecture that is both beautiful and respectful of its surroundings.

Working within the design studio tradition, we have created an open collegial work environment where education is highly valued; where the exchange of ideas is encouraged; and where the most advanced technology supports the design process. Our success has allowed us to contribute a portion of our profits to worthy community service organizations, in the belief that strong communities and great architecture are mutually dependent. ■



DAVIS
SQUARE
ARCHITECTS

DAVIS SQUARE ARCHITECTS, INC.

MULTI-FAMILY HOUSING



**OVER 30 YEARS OF
MULTI-FAMILY HOUSING
AND COMMUNITIES**



Our mission is to produce excellent design, to develop long-term relationships with clients, and to help build viable communities. Design solutions evolve through careful consideration of our clients' needs, constraints, and dreams. Our firm values and decades of experience in towns and cities throughout the Northeast have helped us create a longstanding history of designing beautiful, high-quality housing.



The home should be the treasure chest of living.
—Le Corbusier



FOCUSED EXPERIENCE

DAVIS SQUARE ARCHITECTS, INC. has been a leading advocate and designer of elderly and transition housing, affordable rental housing, and affordable home-ownership opportunities since 1984. We are committed to establishing long-term relationships with clients, residents, and neighbors; and we work hard to gain and retain their respect.

AWARD-WINNING DESIGN

Our housing designs have received awards for:

Smart growth

*American Institute of Architects
Boston Society of Architects*

*Sierra Club
U.S. Department of Housing & Urban Design (HUD)*

Office for Commonwealth Development (OCD)

Sustainable design

*American Institute of Architects
Boston Society of Architects
NESEA Green Building*

*The Home Depot Foundation
The Enterprise Foundation*

*The EnergyStar Foundation
Environmental Design + Construction Magazine*

Design leadership

Boston Society of Architects' Women in Design Award

FUNDING AGENCY ACCESS AND CREDIBILITY

In today's highly competitive market for resources, funding agencies at every level recognize Davis Square Architects as a valuable addition to any development team. The Massachusetts Department of Housing and Community Development (DHCD) has retained Davis Square Architects to review and evaluate OneStop funding applications, and we also have working relationships with MassHousing, Community Economic Development Assistance Corporation (CEDAC), Boston Redevelopment Authority, Boston Department of Neighborhood Development, Boston Landmarks, and the Massachusetts Historical Commission, in addition to consulting with numerous communities and developers.

SUSTAINABLE DESIGN

We are dedicated to creating sustainable design without overloading a project's budget. With numerous in-house LEED-accredited staff members, we have the ability to use commonly available materials to create a well-designed, energy-efficient and environmentally-friendly neighborhood.

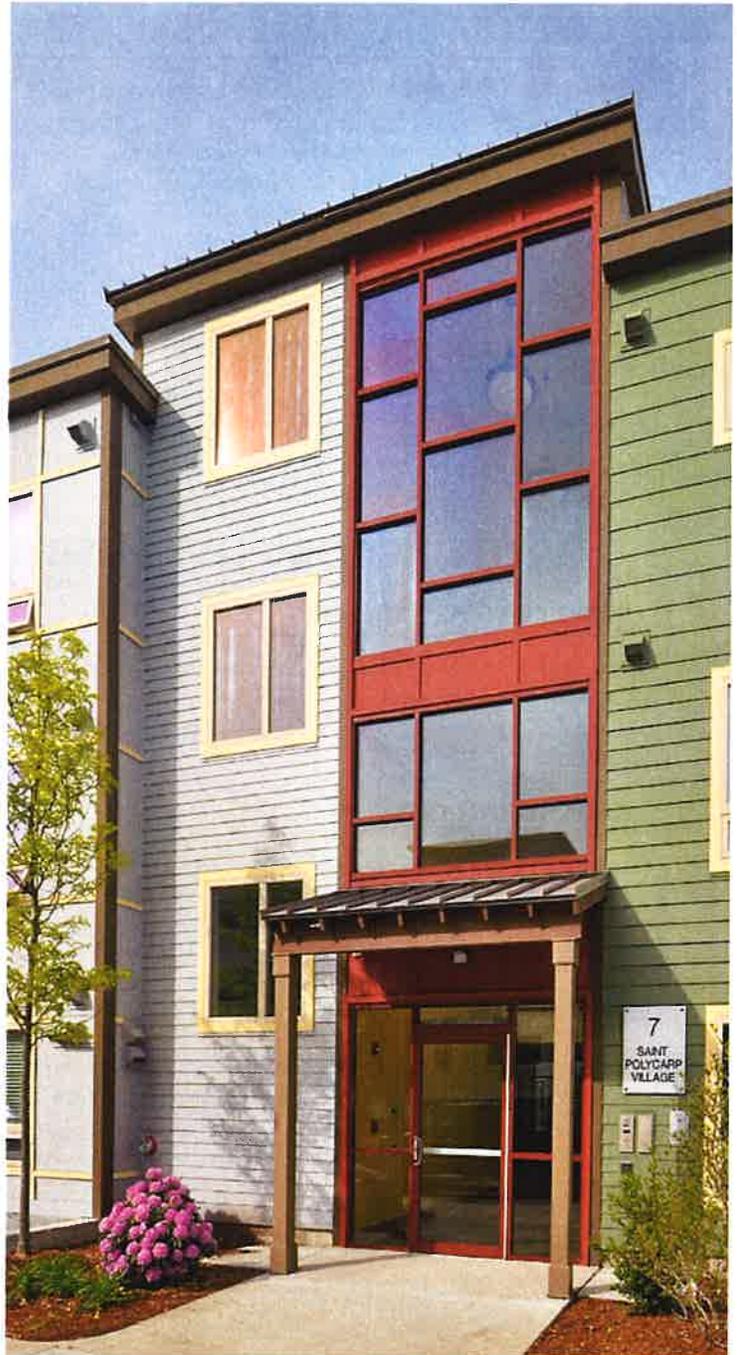
PROJECT PLANNING AND COST CONTROL

We carefully monitor project budgets and work closely with owners to understand their requirements. We bring strict cost control and efficiency to each project, while still maintaining the highest standards of design quality. Many repeat clients have come to trust in our ability to develop thoughtful and cost-effective solutions. ■



DAVIS SQUARE ARCHITECTS, INC.

SUSTAINABLE DESIGN



**COMMITTED TO THE
GREENING OF OUR
COMMUNITIES**



We are committed to understanding the true costs and benefits of green design, as well as studying the effectiveness of those measures. At the outset of projects, we perform green design charrettes as well as feasibility studies to identify and develop achievable sustainable design goals. Our firm has also completed post-construction testing, commissioning and post-occupancy energy performance studies on several of our projects, working in cooperation with engineers and green design consultants. The results have shown low initial costs for green design measures and a rapid payback in lower energy costs.



...I go to nature every day for inspiration in the day's work. I follow in building the principles which nature has used in its domain. —Frank Lloyd Wright

CONTINUED GREEN SUCCESS

DAVIS SQUARE ARCHITECTS, INC.'s sustainable buildings have been honored for excellence in smart growth, sustainable design, revitalization of an urban brownfield site, green community, energy efficiency, and excellence in design. They have also achieved distinction for their high efficiency. Below is a list of some of the many organizations from which we have received recognition for our environmentally-friendly design:

<i>American Institute of Architects</i>	<i>U.S. Department of Housing & Urban Design</i>	<i>Sierra Club</i>
<i>Boston Society of Architects</i>	<i>Office for Commonwealth Development</i>	<i>Environmental Design + Construction magazine</i>
<i>The Home Depot Foundation</i>	<i>Northeast Sustainable Energy Association</i>	<i>Multi-Family Executive magazine</i>
<i>The Enterprise Foundation</i>		<i>Numerous other prestigious organizations</i>

GREEN ACCOMPLISHMENTS

SAINT POLYCARP VILLAGE

At this LEED-Platinum certified development in Somerville, MA, we used double-wall construction to achieve high efficiency ratings. Rooftops have photovoltaic arrays, solar thermal collectors, and planted areas.

CROSS TOWN CORNERS

At this affordable multifamily development located in Springfield, MA, we laminated interior walls and foundations with rigid foam panels to enhance the energy efficiency of four masonry buildings.

TROLLEY SQUARE

At this new construction, affordable mixed-use community, storm water retention tanks installed beneath the corner park reduce the flow of storm water into the City's system. Clean storm water from the tanks is used to irrigate the planters in the central plaza. This project includes a 45-KW photovoltaic array.

COLUMBIA TERRACE APARTMENTS

At this affordable development located in Cambridge, MA, demolition and construction debris was salvaged for other uses, including landscaping.

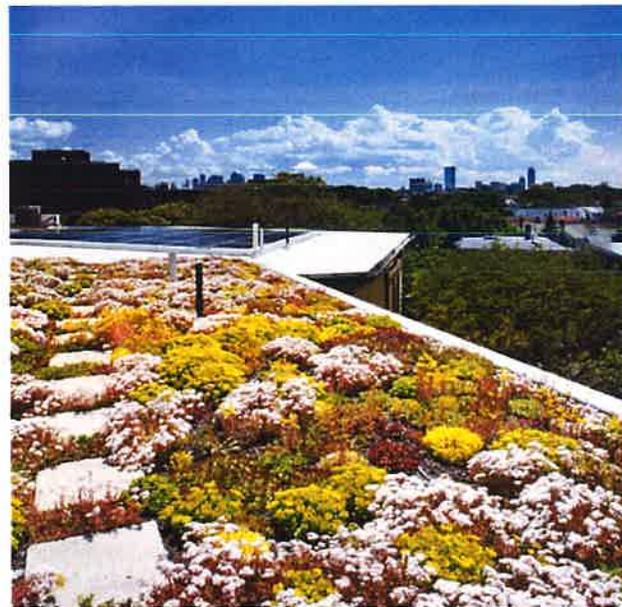
GREEN CONSULTING

Davis Square Architects is currently a green consultant to the Massachusetts Department of Housing & Community Development, the Massachusetts Technology Council, Enterprise Foundation's Green Communities Program, and the Community Economic Development Assistance Corporation.

OUR GREEN SERVICES

The following are steps that Davis Square Architects can provide to ensure sustainability:

1. **Green Screen:** evaluating programming plans to determine the most promising green opportunities on a particular site or building.
2. **Green Charrette:** a meeting early in the design process in which all stakeholders brainstorm ideas for energy and resource efficiency, generating goals and development strategies to accomplish them.
3. **Capital needs assessment:** a study focused on energy-saving opportunities and sustainable improvements.
4. **LEED documentation services:** meeting LEED certification requirements throughout the LEED certification process.
5. **Lifecycle analysis:** reviewing prioritized design goals to assist in the design-making process.
6. **Partnerships:** working with LEED-accredited consultants, clerks and contractors for the most effective green project team.
7. **Commissioning:** verifying that the building's envelope and systems operate as intended.
8. **Post-occupancy assessment:** measuring and reviewing actual energy savings after the project's completion and move-in. ■



OUR PASSIVE HOUSE PROJECTS



SQUIRRELWOOD | CAMBRIDGE

Davis Square Architects has been trusted by Just-A-Start Corporation to develop new Passive House infill buildings in the Squirrelwood development. The Project involves the refinancing and renovating of Squirrel Brand Apartments (20 units) and Linwood Place (45 units), plus the addition of three new infill buildings (23 units), totaling 88 units in all. Nine turn-of-the-century wood frame six-family buildings will be fully renovated, including new exterior continuous insulation and air sealing to greatly improve their thermal performance. An historic candy factory, Squirrel Brand Company, will also be carefully preserved and modernized. The three new infill Passive House standard buildings are completed and one of them has achieved the 4th best air sealing of all Passive House projects in the US. Not simple "box" buildings, these buildings are highly articulated to fit into a tight urban site, have contemporary detailing to compliment the historic context, preserve greenspace by providing under-building parking, and roofs are topped by all-electric heat pumps and solar photovoltaic arrays.



DUDLEY CROSSING | BOSTON

Davis Square Architects has teamed up with Nuestra Comunidad Development Corporation on Dudley Crossing, an exciting new mixed-use project that will bring 24 affordable units to the Nubian Square neighborhood. A five-story building will consist of ground-floor commercial and retail space, and a mix of one-, two-, three- and four-bedroom units. A community space will also serve as a meeting room and provide laundry to two other adjacent existing buildings owned by Nuestra. Incorporating elements of the surrounding historic buildings and neighborhood, this beautifully designed new building will meet the City of Boston's Zero Emissions guidelines and will be Passive House-certified.



NORTH COMMONS | NORTHAMPTON

Village Hill at Northampton is currently under construction passive house project. Davis Square Architects has been working closely with The Community Builders and Valley Community Development Corporation. Village Hill consists of two buildings: North Commons, which will house 53 apartments and be Passive House-certified, and another building containing 12 units and commercial space. Targeting low- to middle-income households, the community will be mixed-income, and continues the redevelopment of the former Northampton State Hospital site.



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MERRIMACK PLACE | HAVERHILL

Davis Square Architects has teamed up with the leading senior affordable housing provider, Bethany Community Services, on Merrimack Place. This will bring 62-unit residence in downtown Haverhill located on their existing Merrivista Campus. A skywalk will connect the new building to the existing residence, allowing all residents to take advantage of the expanded services. Some exciting project highlights include a wellness center and community life hub, where events and integrated programs will be hosted with community partners and organizations. This new construction will be Passive House certified.



MARION ST | BROOKLINE

DSA is currently working with the Brookline Housing Authority on the design of a new 6 story building on Marion Street. The building will house 115 senior apartments and includes many common amenities. Indoor air quality and thermal comfort are of the utmost importance in this building where seniors will spend much of their time. The efficient building footprint and volume make it an ideal candidate for Passive House Certification. Construction is expected to begin in 2022.



LEYLAND ST | BOSTON

Davis Square Architects has teamed up with Dorchester Bay Economic Development Corporation on 9 Leyland Street. This new, five-story building will provide 43 affordable, senior housing units to the Uphams Corner neighborhood of Dorchester. In addition to the new, contemporary, one- and two-bedroom apartments the development will include new interior and exterior common spaces, wellness care consultant and resident service offices as well as on-site laundry for the residents. It will also house a more than 700 square foot multi-function space available to the surrounding neighborhood for community meetings and other small public gatherings. The building will be LEED Certifiable and Passive House certified.



LEYDEN WOODS

Leyden Woods is the redevelopment of an affordable housing community located in Greenfield, MA. The 56 buildings, which had been constructed in 1972, had reached the end of their useful lives. In order to preserve important affordable housing resources, all of the buildings were demolished and replaced with 49 buildings made up of 200 modular, factory-built ENERGY STAR®-compliant apartments. Davis Square Architects worked closely with The Community Builders on site-wide improvements to resident amenities, parking, and water management strategies, as well as the addition of greenspaces and an accessible walking and biking path. The eight-phase project features a mix of single flats and townhouses, with one-, two- and three-bedroom options. ■

LOCATION

Greenfield, MA

DEVELOPER

The Community Builders, Inc.

SCOPE

New construction
49 buildings
200 units



AWARD-WINNING

Charles L. Edson Tax Credit Excellence Award, Honorable Mention, HUD Preservation Properties



SUSTAINABLE DESIGN

Units are all ENERGY STAR®-compliant



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PACKARD STREET HOUSING

Davis Square Architects is currently working with Metro West CD on the Packard Street Housing development, which will create 40 new units of affordable rental housing located on the former Hudson police station site. Plans include one 31-unit community apartment building and three small-scale buildings, each with three townhomes. The development will provide a range of one- to three-bedroom apartments, and be affordable to a variety of household incomes.

The community building is designed to meet Passive House standards, the townhomes will meet LEED Homes v4, and the utilities in every building will be electric.

The development is a neighborhood-scaled project that balances housing with a variety of usable open spaces, common spaces and amenities, including a large community room, bicycle racks, a shared patio, and parking. ■

LOCATION

Hudson, MA

DEVELOPER

Metro West Collaborative Development

SCOPE

New construction
40 rental units
56 parking spaces
1,000 sf community space

SUSTAINABLE DESIGN

Community building is designed to meet Passive House standards
Townhomes will meet LEED Homes v4



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PARK HOLM | PHASE 2

A continuation of Davis Square Architects' partnership with the Newport Housing Authority, Park Holm Phase 2 is an exciting new feature of the existing Park Holm campus. Formerly occupied by a number of buildings in poor condition, the site was demolished to pave the way for 10 new six-unit buildings with all new site landscaping and infrastructure. Site upgrades include new parking areas, landscaping, and a walking path with passive recreation.

Providing 60 units of housing ranging in size from three- to four-bedrooms, the buildings are a mix of townhouse and flat-style apartments. Three units are handicap-accessible, with the remaining units adaptable. One additional unit is also equipped for the hearing-impaired.

All common spaces and amenities are fully accessible, as well as site grades, pathways and crosswalks. Handicap parking is also provided for each accessible unit. ■

LOCATION

Newport, RI

DEVELOPER

Housing Authority of the City of Newport

SCOPE

New construction
60 units





WAVERLEY WOODS

Affirmative Investments retained Davis Square Architects for the design of 40 affordable family units on a tight, steeply sloped site (a 36-foot grade change from front to back) in Belmont, MA. After considering a variety of approaches, the design team arrived at a dramatically terraced scheme with the 40 units distributed throughout six buildings. A new stone-faced retaining wall also provides an attractive "gateway" into Belmont. Wayfinding, graphics and signage were also part of the project scope.

The structures and site are designed to exceed the Massachusetts DHCD standards for sustainable and accessible housing, with all units built to ENERGY STAR® Home standards. They have also been carefully detailed to fit into the scale and vocabulary of Belmont's finest homes. ■

LOCATION

Belmont, MA

DEVELOPER

Affirmative Investments

SCOPE

New construction
Transit-oriented design
40 units



AWARD-WINNING

Boston Society of Architects "John M. Clancy" award for Socially Responsible Housing, Affordable Housing Tax Credit Coalition "Charles Edson Tax Credit Excellence" (Honorable Mention), ABC Excellence in Construction "Residential" & "Green" award, Real Estate & Construction Review's "Green Building of America" award



SUSTAINABLE DESIGN

All units built to ENERGY STAR® Home standards



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SUMMER STREET CONDOMINIUMS

Smart growth is the key to this affordable new neighborhood located in the heart of historic Manchester-by-the-Sea, directly across the street from the MBTA Commuter Rail to Boston. It is a mixed-income, mixed-use development (owner-occupied townhouses, rental apartments, and retail condominiums) in a community with few affordable options, and recognized by the Office for Commonwealth Development as well as the U.S. Department of Housing & Urban Design for its innovative design. Summer Street is a model 40B development that owes its successful fit to the hard work of the Manchester Affordable Housing Corporation, the Manchester Housing Authority, and many other town officials and citizens. ■



LOCATION

Manchester-by-the-Sea, MA

DEVELOPER

Affirmative Investments, Manchester Housing Authority

SCOPE

New construction, renovation, mixed-use, transit-oriented design, 21 rental units, 18 condominium units, 3 retail condominiums

AWARD-WINNING

Sierra Club Recognition, HUD's National HOME Doorknocker award, Office for Commonwealth Development's "Smart Growth Leadership" award

SUSTAINABLE DESIGN

All units built to Energy Star Home standards





VILLAGE HILL AT NORTHAMPTON

Davis Square Architects is currently working on Village Hill at Northampton. Developed by The Community Builders and Valley Community Development Corporation, Village Hill consists of two buildings: North Commons, which will house 53 apartments and be Passive House-certified, and 35 Village Hill Road, which will contain 12 units and commercial space. Targeting low- to middle-income households, the community will be mixed-income, and continues the redevelopment of the former Northampton State Hospital site. ■

LOCATION

Northampton, MA

DEVELOPER

The Community Builders, Valley Community Development Corporation

SCOPE

New construction
2 buildings
65 rental units
Commercial space

SUSTAINABLE DESIGN

North Commons is Passive House-certified



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VILLA AT MEADOW VIEW

Villa at Meadow View is the new construction of 33 units of senior housing located in Tewksbury, MA. Beginning with a master plan, Davis Square Architects worked with Elder Services of the Merrimack Valley in partnership with the Tewksbury Housing Authority to transform a vacant parcel of land located between existing multifamily housing into an exciting addition to the neighborhood.

The property amenities and highlights include a library equipped with a computer room as well as an arts and crafts room, dining room, patio, and an entryway with a fireplace. Villa at Meadow View has met all of the Enterprise Green Building Criteria, and is the first new senior housing complex to open in Tewksbury in over 30 years. ■

LOCATION

Tewksbury, MA

DEVELOPERS

Elder Services of the Merrimack Valley,
Tewksbury Housing Authority

SCOPE

New construction
Masterplanning
Age-restricted housing
HUD 202
33 units

SUSTAINABLE DESIGN

Project has met all Enterprise Green Building Criteria



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IRIC L. REX AIA, LEED AP

PRINCIPAL AND PRESIDENT



PROFESSIONAL EXPERIENCE

Iric Rex is a Principal at Davis Square Architects with over 25 years of professional experience in architecture and planning. He leads project teams for a wide range of sustainable residential and mixed-use developments, community facilities, and adaptive reuse projects. He has extensive experience with the requirements of public and private funders, regulators, neighborhood groups, and historic preservation programs. Iric specializes in detailed building analysis and consulting to public agencies regarding multi-family housing and Passive House standards.

Driving the firm's integration of sustainable design concepts, Iric focuses on designing innovative buildings and landscapes that achieve high environmental performance. His completed projects deliver dramatic energy savings, integrate renewable energy, and benefit their surroundings. They creatively combine landscaped public greenspaces with private outdoor amenities, and focus on accessible, healthy interior living environments.

One example of such a project is Saint Polycarp Village, the masterplan and multi-phased redevelopment of a 3.5-acre former church campus. The new mixed-use buildings with apartments and ground level community and retail spaces recently achieved LEED Platinum certification. Most recently, Iric designed one of the first Passive House multifamily buildings in Massachusetts, for Squirrelwood, a tight urban infill site in mid-Cambridge. The project mixes historic preservation with three new infill buildings and a new common greenspace.

Iric is active in his own community by serving on boards and committees for local government and organizations. He has advocated for sustainable design as a presenter at conferences and workshops, including NAHRO, The National Housing Conference, MIT's Regional Sustainable Development Forum, Northeast Sustainable Energy Association, and others.

EDUCATION

Harvard University Graduate School of Design
Master in Architecture, 1990

Trinity College
Bachelor of Arts in Biology, 1985

REGISTRATION

Architect licensure: Massachusetts

AFFILIATIONS

American Institute of Architects
Boston Society of Architects
LEED Accredited – Leadership in Energy
and Environmental Design
Member of Passive House Massachusetts



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AMELA BEJLERI MIMANI

JOB CAPTAIN



PROFESSIONAL EXPERIENCE

Amela Bejleri Mimani joined Davis Square Architects as a job captain in 2019. She enjoys the collaborative environment of teamwork and working with clients to achieve best possible solutions, contributing her skills and knowledge of project management and construction administration for successful results. Her previous experience includes high-end residential projects, senior living environments, and mixed-use developments.

Amela worked on the design of Squirrelwood Apartments, detailing Passive House construction for a demanding infill site in mid-Cambridge. She is currently providing construction administration services on two important projects with the Greater Lawrence Community Action Council (GLCAC). 370 Essex Street includes the extensive restoration and adaptive reuse of what was once the original headquarters of the Lawrence Gas Company, as well as a new five-story addition. Located in the heart of downtown Lawrence, this project will provide commercial space and a mix of one- to three-bedroom apartments, all of which will be affordable to working families. Amela is also working on the GLCAC Childcare project, a new 20,000 sf building that will provide state-of-the-art childcare spaces for up to 300 children from low-income communities in the Lawrence area. Classrooms are connected directly to exterior spaces, maximizing outdoor playtime and natural light, and classroom sizes create the right balance of service spaces to activity space for children.

Amela received her Master of Architecture from Boston Architectural College, where her thesis focused on assisted living environments for individuals living with Alzheimer's. She received her Bachelor of Science in Architecture from Wentworth Institute of Technology.

EDUCATION

Boston Architectural College
Master of Architecture, 2017

Wentworth Institute of Technology
Bachelor of Science in Architecture, 2012



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Civil Engineer Profile:

Devellis Zrein

DeVellis Zrein Inc

Firm Profile

DeVellis Zrein Inc. provides select Land Planning and Development Consulting to clients within New England. Jim DeVellis and Imad Zrein have grown three successful civil engineering and landscape architecture, design and permitting firms over the past 30 years. Each has 30 plus years of land planning and engineering experience. In addition to Jim and Imad, Catherine Martin provides Landscape Architectural services for the firm with over 25 years of experience of land planning, design and permitting.

DeVellis Zrein was established in 2008 and the current three person staff is listed above.

DeVellis Zrein provides skilled design and permitting services to a select clientele within our high regulated and often parochial communities. The absolute necessity to provide a thoughtful and functional design and bring that design through the myriad of permitting authorities and neighborhood review processes continues to be the foundation of our success.

DeVellis Zrein provides a partner based effort to not only design each project, but to publicly carry the project through each phase of acceptance and into the construction. Our company remains personal and detail oriented in order to provide our clients with success on an individual basis. The combination of strong civil engineering and thoughtful landscape architecture is necessary in our difficult permitting environment as well as needed in the new age of environmental green developments.



Site Planning Civil Engineering Landscape Architecture
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develliszrein.com

DeVellis Zrein Inc.

Imad A. Zrein, PE

Partner



Education:

University of Massachusetts, BSCE, 1985

University of Massachusetts, MSCE, 1987

Registration:

Registered Professional Engineer, Massachusetts, Connecticut

Certified Soil Evaluator: Massachusetts

A Partner in the firm, Mr. Zrein has twenty years of experience in site development engineering, and environmental permitting and planning. His project experience involves management and design of multi-discipline land development and infrastructure projects for private and municipal clients.

Mr. Zrein's experience ranges from modest drainage and utility infrastructure design and permitting to the assessment of impacts from large commercial and industrial development projects receiving regional and national environmental policy-making attention.

Mr. Zrein has manages or participates in all aspects of site design, including watershed analysis, design of storm-water management systems, roadways, sewer systems, site grading, and erosion control measures. Another area of Mr. Zrein's expertise is Sustainable Design (i.e. Green Design). Working closely with Landscape Architect throughout his career; Mr. Zrein is recognized in the Civil Engineering field for approaching the site design from a sustainability standpoint going beyond being just efficient, attractive, timely and on budget.

Mr. Zrein's careful design, awareness of how such goals are achieved, and attention to long term effect on people and the environment has been a cornerstone for the success of the company.

Mr. Zrein has been the professional engineer leading the permitting and design efforts in many residential, commercial and institutional projects.



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Catherine R. Martin, RLA
Senior Associate



Education:

University of Massachusetts, Amherst, Bachelor of Science in Environmental Design

Concentration: Landscape Architecture and Regional Planning

Registration:

Registered Landscape Architect, Massachusetts and Rhode Island

Ms. Martin has 25 years of Landscape Architecture experience with a strong focus on Site Planning, Permitting, Construction Administration, and Sustainable Design. Catherine's has a wide range of responsibilities at DZI including project design, permitting and construction administration. Catherine is also responsible for building and maintaining client relations and business development.

Ms. Martin implemented the GIS (Geographic Information Systems) technology and is the leading source for these services providing both public and private sector clients with due diligence and feasibility studies for projects.

Ms. Martin has a diversified range of development project experience. Housing projects include high-end assisted living facilities, smart growth developments, Massachusetts Comprehensive 40B developments and public housing renovation/expansions. Public sector experiences include many public schools, playgrounds and parks, libraries, and streetscapes. Private institution work includes campus master planning, academic building expansions, athletics fields, and sports facilities.

Ms. Martin is the former Chair of The Bell Organic Garden a working garden that is integrated into the Marblehead public school core elementary curriculum. Ms. Martin through DZI donated design services, spearheaded fundraising, and grant writing. Ms. Martin also sits on the Marblehead Joseph and Lucretia Brown Building Committee which just completed a 82,000 sf. state of the art school in Marblehead. Ms. Martin has published articles in Banker Tradesman, the Boston Business Journal and New England Real Estate journal and has co-presented a seminar on GIS and how it can be utilized by design professionals at the annual Build Boston trade show.



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St. Polycarp Phase 2 and 3

DZI provided the site planning, civil engineering and landscape architectural services for this new multi-phased-family housing project, located in a dense urban neighborhood of Somerville, MA.

This project supports a sustainable approach to design by utilizing rain gardens, underground detention and extensive pedestrian access.

DZI has worked to create interior courtyard spaces that are to be used for passive and active recreation. These courtyard space contain rain gardens which are to be used by residents as a passive recreation areas while the garden acts to mitigate the storm water from the buildings roofs.

The playground space also doubles as the storm water detention area with the pipes located below the play structures as not to take away from valuable open space in an urban area. The storm water mitigation system has been designed to accommodate future development so no more open space will have to be used for this purpose in the future.

DZI also worked with the client and City to decommission and underused street and to update all public pedestrian access points around the site.



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Fitchburg Arts Community

NewVue Communities, a regional community development corporation, is working to create 62 units of affordable rental artist live/work space. The Fitchburg Arts Community (FAC) will be located on a campus of three distinguished historical buildings adjacent to the Art Museum in downtown Fitchburg.

DZI is excited to be providing Site planning, Permitting, Civil Engineering and Landscape Architectural services on the project.

Fitchburg is a New England mill town on the Nashua River, with 43,000 residents, 50 miles west of Boston at the western terminus of the MBTA Commuter Rail's Fitchburg Line. The city is the

The Fitchburg Arts Community will be focused around three former municipal buildings: the Fitchburg Academy (1869), City Stable (1889), and B.F. Brown Middle School (1923), one block from the city's historic Upper Common in the North of Main Neighborhood, the most culturally diverse neighborhood in North Central Massachusetts. The Fitchburg Arts Community is adjacent to Lowe Park and the Longsjo Middle School.

The Fitchburg Arts Community will include a variety of 1, 2, and 3-bedroom apartments, along with studio/workspaces and other artist amenities currently under design. Most units will be affordable, available to artists.

DZI is working with the developer and architect to create a site design that works with the former mill buildings but also gives modern and inclusive access to the historic buildings.



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Bartlett Place

Bartlett Place an innovative urban mixed-use development. Bartlett Place will create a creative village bridging Roxbury's bustling Dudley Square and the adjoining historic Fort Hill community. DZI is providing Master Planning, Civil Engineering, Landscape Architectural and permitting services for the project.

On a site that today is an urban wasteland, the new Bartlett Place will create a vibrant, sustainable mixed-income community. The development will include housing ranging from apartment buildings to townhomes for 323 households, including a wide mix of incomes, renters and homeowners, families, singles and seniors.

Shopping, offices and different retail uses will fill street level facades providing the neighborhood with many different retail opportunities where now there are few. This will also promote a lively street scape atmosphere along Washington Street but also within the development itself. Auto dependency will be reduced by providing pedestrian access throughout the site and helping to connect residents to nearby mass transit as well as neighborhood business centers and schools.

The project will be LEED- certifiable for new housing (LEED for Homes) and new commercial construction (LEED-NC), by incorporating passive solar heating, geothermal heat pumps, rain gardens, inovative stormwater and native landscape integration and safe, renewable finishes and materials and other green features.

The master plan also centers around creating a series of open spaces connected by sidewalks throughout the site. The main open space a large plaza space that will double as an outdoor market and performance arts space will anchor the development and serve a public park for all those living, working, shopping and eating at Bartlett place. As of 2020 two buildngs are complete and by the end of 2021 three more are expected to be online.



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New Bridge on The Charles, Dedham, MA

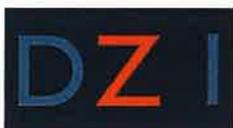
New Bridge on the Charles is an intergenerational campus, this intergenerational campus is comprised of senior housing, senior care facilities as well a private elementary school. The development totals over a million square feet on a 150 acre site. Our team was involved from the initial land search through the construction phases. This included master planning and permitting. The project is one of a few that can boast about having every permit imaginable.

Our services went well beyond traditional civil engineering and landscape architectural services. The concept of intergenerational living, developed by several parties where buildings that support the old and young need to be in close proximity to each other and share amenities such as athletics, parking, infrastructure was a concept new to the Town of Dedham as well as much of New England. As a result, just about every imaginable permit and regulatory process was triggered from endangered species and vernal pools to coming up with a payment in lieu of taxes formula (PILOT).

The Process that we were involved with often led, brought our client through the Conservation Commission, Subdivision Control, Site Plan Approval, with Special Permit, MWRA, Board of Health, Town Meeting Rezone, MEPA and Mass Highway.

Design Items worth highlighting include a myriad of green design elements such as geo-thermal systems, roof gardens, pervious surface treatments, xeriscaping, storm water reuse controlled through a computerized satellite system,

This project was successfully brought through the neighborhoods, town boards, town meeting and several state agencies with an outcome that was successful for the town and for our clients.



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Fuller Village at Brush Hill, Milton, MA

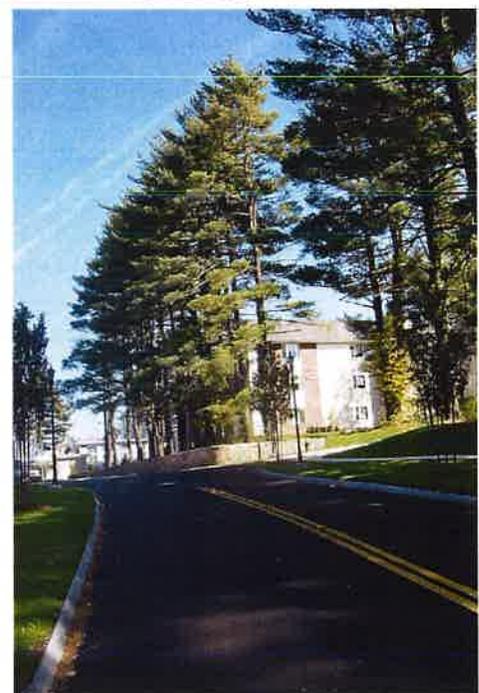
In 2005 Fuller Village at Brush Hill was completed. The former Geller DeVellis provided site planning, civil engineering, permitting and landscape architectural services for this 156 unit one and two bedroom senior resident development 25% of which are affordable. This 32 acre estate is comprised of both independent living and enhanced support housing units.

The development is an award winning senior community that consists of gracefull villas, attractive apartment houses and many recreational and social gathering areas.

The site design addressed the extensive permitting challenges of being located within the Fowl Meadow and Ponkapoag Bog Area of Critical Concern (ACEC), along the regulated Brush Hill scenic roadway surrounded by long time residents and bordering vegetated wetlands.

Our team was instrumental in that comprehensive permitting process that included approvals from the Planning Board, Conservation Commission, MEPA, DEP Sewer Connection Division, Mass Historical and the Scenic Roadway Commission.

Due to the sensitive environmental and historical nature of this site the landscape became a center piece of the overall site design. The landscape on this site centered around preserving large stands of trees, existing stonewalls and meadows. Our team took clues from the existing environment when creating the plant pallets and designing the overall landscape. The landscape was integrated into the storm water management plan so that the detention ponds and swales mirrored the wet meadows and bogs that surround the site



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7 Cameron Street, Cambridge, MA

DeVellis Zrein provided the Site Planning, Civil Engineering, permitting and Landscape Architecture services for the renovation and reconstruction of the old Rounder Records building in Cambridge. Located in close proximity of the Red Line this transit oriented housing community has 37 residential units, most of which open up to balconies or some sort of private terrace, underground parking and a ground level terrace for residents.



DeVellis Zrein designed and provided construction administration for the construction of all site, landscape and utility work. The small site leant many challenges that DZI responded to by integrating the development into the current urban fabric by taking clues from the successes of the Trolley Square project across the street. By allowing the front entry landscape to merge into an existing park, the development was able to find it's design placement bridging Mass Avenue with the surrounding residential neighborhood. Utilizing all space available the roofs of the parking decks were utilized as private terraces. On grade parking was provided in the rear of the building for service and visitors as requested by the City.



DZI worked closely with the City of Cambridge to provide the utility design that met the projects sustainable goals as well as the cities regulatory requests.

7 Cameron was completed in 2011 and is an example of a thriving sustainable, energy-efficient transit oriented community in Cambridge.



Site Planning Civil Engineering Landscape Architecture
Po Box 307
Foxborough, MA
508.473.4114 phone
develliszrein.com

DeVellis Zrein Inc.



General Contractor Profile: Keith Construction

KEITH CONSTRUCTION TODAY

Our History



Incorporated in 1993 and based in Canton, Massachusetts, Keith Construction is a respected leader in the multifamily residential construction industry throughout the Northeast and Mid-Atlantic.

As a construction manager, Keith Construction has been providing cost-effective, sustainable housing solutions to multi-family developers for nearly 30 years. The majority of Keith's projects fall inside three market segments: adaptive reuse and preservation, new development and occupied renovations. With our teams extensive experience and attention to detail we aim to deliver all projects at cost, on time and as a partner of a successful project.

Working in these market segments, Keith also understands the process of navigating tax credit subsidiaries including LIHTC, federal and state historic tax programs, as well as local and community-based funding sources. With decades of client partnerships, Keith Construction has established respected relationships with many state and federal agencies.



Why Partnerships Matter

Effective preconstruction services and planning are the cornerstone of a successful project. Keith Construction works with the team of stakeholders from the earliest stages of the project to gain a complete understanding of the project goals. We will then assist in evaluating all aspects of the design—from the civil, structural, and MEPPF to material selection. Adding our input, the objective of this process is to provide the best product at the most cost-effective price.

Keith's internal preconstruction process includes involvement and participation from each phase of the construction process. Our estimators are working hand in hand with the PMs and Site staff early on in the budgeting process. This allows us to capture and adjust logistical, phasing and scheduling items before they financial impact the project. Our process also allows for more productive and informative constructability reviews. This ensures construction documents and pricing align as the project is developed. This allows for a more seamless turnover from preconstruction to the construction team which expedites the purchasing and lead time issues that plague so many other projects.



Our relentless focus on budget, schedule, procurement, project and field management early in the project development ensures that projects finish on time and on budget. Keith has the expertise and experience to help guide product selection from concept to completion. This results in a more efficient, cost-effective building and significantly less impact on our surrounding environment.



KEITH CONSTRUCTION TODAY



Keith Statistics

Its officers are listed below:

John W. Keith
Timothy E. Forde
Robert LaRosa

President and Partner
Vice President and Partner
Treasurer and CFO

Keith currently employs over 50 full-time employees, including carpenters and laborers



Construction Volume The Last Ten Years

- More than 11,000,000 square feet of residential construction
- Over 20,000 housing units reconstructed and built
- 80% of our work has been on active and occupied sites
- Over 100,000 square feet of community space
- Most of our work is negotiated bid, a testament to our quality and integrity

Minority and Women's Business Execution

Keith Construction takes great pride in our successful minority and women's business outreach policy. Keith maintains an updated database of MBE/WBE subcontractors and actively seeks competitive bids from these firms. We have great success in achieving outreach project goals as noted in the below statistics.

- In the last three years we have awarded over **20** MWBE contracts
- MWBE Contracts awarded in the last three years exceeds **\$18,000,000**
- In the last \$250,000,000 in volume our Minority Staffing exceeds 20%



Safety

Our dedication to the highest levels of safety is demonstrated in our **0.85** Safety Modification Rating. Our aggressive and proactive program means a better working environment, safer sites, and peace of mind for our clients. Our safety program is monitored by safety industry specialist Contractors Risk Management, Inc.



Insurance Reference

Eastern States Insurance
50 Prospect Street
Waltham, MA 02453

Christopher Clark
Account Executive
781-642-9000

Bonding Reference

Alliant Insurance Services, Inc.
131 Oliver Street, 4th Floor
Boston, MA 02110

Michael Cusack
Managing Director
617-217-2324

We are bondable to a \$75 million single project limit and \$200 million aggregate

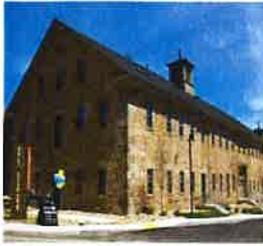


Bank Reference

Citizens Bank
20 North Park Ave
Plymouth, MA 02360

Jonathan Foley
774-273-1007

KEITH CONSTRUCTION TODAY



Continuity of Construction – Benefits of a Negotiated Bid General Contractor

As a general contractor engaged early in the process we understand that the information we provide during the design phase becomes the foundation for a successful project. Keith Construction takes great pride in ensuring that the budgets we help create are accurate and buildable.

We achieve continuity of construction through the product of understanding your needs, and the use of project control tools and ideas generated throughout the construction process. We focus on schedule, budget, procurement, field and project management to ensure projects finish on time and on budget.



Keith Construction provides numerous pre-construction services that include conceptual estimating, value design, green and energy efficient consultation, site plan review, scheduling, and final budget estimating.

Value Design

A primary focus is on Value Design, a collaborative effort between owner, architect, and contractor focuses on maximizing value of design within budget constraints. The process is a pure cost-benefit analysis based on a series of qualitative and quantitative options rather than an “options pricing exercise” typical of value engineering. In options pricing you will always get less than you want at more than you want to spend.



Scheduling

During construction, you can expect thorough review and updates to the master building schedule. This helps keep the entire team on the same page with regard to work progress and material availability.

Sustainability – Built to Last

At Keith, we endeavor to understand the interrelationships different building components and systems have on the whole building. This is more than building green or using the most environmentally friendly products but helping to create the most value from construction through design collaboration, product availability and cost, and understanding owner needs. We can provide LEED documentation and support.



Project Management

Experienced full-time superintendents and assistants manage all field activities, as work progress requires. This staffing ensures that daily operations, safety, and communication are maintained for a smooth construction process. Ultimately, the project manager is responsible for ensuring the timely delivery of the completed project on budget. The project manager understands that managing the client’s money responsibly is key to the success of the project.

Keith has the expertise and experience to help guide product selection through a whole building approach that includes value design and budgeting. This results in a more efficient, cost-effective building, with lower operating costs and significantly less impact on our surrounding environment. This understanding combined with responsibility for the workflow and schedule round out our project continuity process.



THE KEITH TEAM

Executive Team

From the top down, we recognize what it takes to build out a project successfully. With over 100 years of construction leadership experience, this executive team helps drive a building program integrated with the client's goals and strategy.

John W. Keith President and Partner

John W. Keith is a respected developer and leader in the affordable mixed-income housing, real estate and construction industries. Mr. Keith started building single homes in 1964, expanding to multi-family housing in 1970 and to affordable housing construction in 1979 when he co-founded Central Street Construction. That company transitioned to Keith Construction Inc. in 1993 with a simple philosophy: commitment to its clients to deliver quality construction, on time and on budget.

The depth and breadth of Mr. Keith's experience and relationships with local, state and federal funding organizations have earned him great respect. His support of the greater affordable community is well recognized. A few of the industry and community awards he has received include recognition by The Rental Housing Association, Metro Housing, Lawyers Clearing House, the CJP, and Curry College to name but a few.

Timothy E. Forde Vice President and Partner

Tim Forde is Vice President of all construction operations and Partner. Tim has over 40 years' experience in the construction industry. Tim was one of the key team members in Mr. Keith's Central Street Construction prior to partnering to create Keith Construction. Tim is the executive leader in charge of both project management and field operations for Keith Construction. He has the uncanny ability to quickly understand and help deal with any situation, whether simple or complex.

Bud LaRosa Treasurer and CFO

Bud LaRosa is the Treasurer and Chief Financial Officer at Keith Construction where he is responsible for overall financial strategy as well as risk management. Prior to joining Keith, Bud held various CFO roles and executive leadership positions with other construction companies. He has established a reputation for team building and for aligning business metrics to support business strategy and growth. Bud has also been involved in the sale of two companies and the divestiture of a division of another. He has written for a variety of trade publications, served on advisory boards and is involved in the leadership of the Construction Financial Manager's Association. For his achievements, Boston Business Journal named him the 2013 CFO of the Year. Bud holds a BS in Business Administration from Eastern Nazarene College and an MBA with a Finance Concentration from Bentley University.

Vanessa Aguiar Controller

Vanessa began working full-time with Keith Construction in 2013 as a Construction Administrator after working part-time during her final year of college. Vanessa graduated with a BS in Accounting and a minor in Legal Studies from Bryant University. Between her internship in construction accounting at a local accounting firm and her accounting experience as the Office Manager for a landscaping/demo company, Vanessa brings extensive experience in administration, project accounting, and leadership to her current role.

THE KEITH TEAM

Preconstruction and Estimating Team

In conjunction with the executive team our preconstruction and estimating division paves the way for a successful project. From site visits and conceptual estimates through final pricing and purchasing; our P&E team work directly with the clients, architects, and project managers to help define the scope and price the project at hand.

Robert Bradley, AIA

Bob is a graduate from Wentworth Institute of Technology and has been with Keith Construction since 1997, after having worked for 10 years as a registered architect. As an architect, he brings a unique perspective and insight to the role of Preconstruction Manager.

Brendan Costello - Estimator

Brendan graduated from the University of Maine with a BS in Construction Management. He worked as a Project Manager/Estimator for 7 years with a local residential contractor focusing on custom homes, additions, and remodels. He currently holds an unrestricted construction supervisor license in Massachusetts. In 2019 he joined Keith Construction and turned his full attention to estimating



KEITH
CONSTRUCTION INC.

PROJECTS COMPLETED IN THE LAST 5 YEARS

Project Name	Address	City/Town	State	Zip	Ownership	Architect	# of Units	Contract Amount	Start Date
447 Concord Rd Apartments	347 Concord Road	Bedford	MA	01730	Bedford Village Preservation Associates, Limited Partnership	The Architectural Team, Inc	14	\$ 235,000.00	2/2/2020
61 Locust Street (Demo)	61 Locust Street	Haverhill	MA	01830	Beacon Communities, LLC	N/A	0	\$ 64,886.00	9/19/2018
Atlantic Gardens	4216 4th Street SE	Washington	DC	20032	Atlantic Gardens Redevelopment LP	The Architectural Team, Inc	108	\$ 10,942,168.00	9/1/2015
Atlantic Terrace	5319 3rd Street SE	Washington	DC	20032	Atlantic Terrace LP	The Architectural Team, Inc	195	\$ 17,635,013.00	9/1/2015
Atlantic Terrace - Roof	4319 3rd Street SE	Washington	DC	20032	Atlantic Terrace Limited Partnership	The Architectural Team, Inc	0	\$ 249,000.00	6/26/2017
Atlantic Terrace - Solar	4319 3rd Street SE	Washington	DC	20032	Winn Solar DC	The Architectural Team, Inc	0	\$ 86,857.00	8/3/2017
Bedford Village	12 Bedford Village	Bedford	MA	01730	Bedford Village Preservation Associates, Limited Partnership	The Architectural Team, Inc	96	\$ 5,736,986.00	6/15/2018
Berkshire Peak	341 West Street	Pittsfield	MA	01201	BC Berkshire Peak LLC	Dietz & Company Architects	120	\$ 7,468,136.00	8/30/2016
Billings Forge Apartments	140 Russ Street	Hartford	CT	06101	Billings Forge Preservation Associates LP	The Architectural Team, Inc	98	\$ 10,014,065.00	10/1/2015
Binnall House	125 Connors Street	Gardner	MA	01440	Binnall House RFP Partners, LP & Gardner RFP Housing, LLC	The Architectural Team, Inc	234	\$ 3,110,287.00	10/30/2016
Caleb Group Office Renovation	270 Broadway	Lynn	MA	01904	The Caleb Group	Livermore - Architecture, Inc.	N/A	\$ 404,372.00	8/15/2022
Cefalo Memorial Complex	245 West Wyoming Avenue	Melrose	MA	02176	BC Melrose LLC	The Architectural Team, Inc	107	\$ 574,863.00	5/1/2019
Chestnut Square and Sirk Building	77 Chestnut Street & 80 Bridge St	Lowell	MA	01852	The Caleb Group	DMS Design, LLC	94	\$ 5,686,129.00	11/7/2020
Children's National Primary Care	3336 14th Street NW	Washington	DC	20010	WinnResidential LP	The Architectural Team, Inc	N/A	\$ 729,521.00	12/20/2018
Clifflex Mill Phase II	170 Riverside Avenue	New Bedford	MA	02746	Manomet II Limited Partnership	The Architectural Team, Inc	71	\$ 19,220,993.00	2/16/2021
Cobbett Hill	500 Essex Street	Lynn	MA	01902	Cobbett Hill Associates Limited Partnership	The Architectural Team, Inc	117	\$ 18,660,649.00	1/3/2017
Coolidge at Sudbury - Phase Two	187 Boston Post Road	Sudbury	MA	01776	CCC Post Road 2 Limited Partnership	The Architectural Team, Inc	56	\$ 15,324,136.00	5/28/2019
East Haven High School	200 Tyler Street	East Haven	CT	06512	200 Tyler LLC	The Architectural Team, Inc	70	\$ 21,475,623.00	4/26/2019
EPN Housing	190 Broad Street and 116 Evergreen Street Esperanza -80-84 Walnut Street-Fort Hill_50-90	Providence	RI	02903	EPN Housing Partners, LP	DMS Design, LLC	165	\$ 7,551,333.00	5/5/2016
Esperanza Apartments & Fort Hill Gardens	Cedar St., 15-21 Hawthorne & 122-132 Highland St	Roxbury	MA	02119	Roxbury Housing Partners Limited Partnership Cushing Green Limited Partnership C/O Evergreen	Davis Square Architects	46	\$ 9,283,766.00	8/19/2019
Evergreen Cushing Residence	452-476 Washington Street	Hanover	MA	02340	Partners, LLC	The Architectural Team, Inc	149	\$ 4,365,437.00	9/1/2020
Executive Square	100 Executive Square	Wethersfield	CT	06109	Winn Development	N/A	0	\$ 806,443.00	9/9/2018
Frost Terrace	1785-1791 Massachusetts Avenue	Cambridge	MA	02140	Capstone Communities	Bruner/Cott Architects, Professional Corporation	40	\$ 16,609,390.00	5/31/2019
Hamilton Canal Parcels 8 & 9	193.1 and 239.1 Jackson Street	Lowell	MA	01852	Hamilton Canal Limited Partnership	Icon Architecture	125	\$ 37,628,725.00	3/4/2020
Heritage House	32 Low Street	Newburyport	MA	01950	Low Street Associates Limited Partnership	The Architectural Team, Inc	N/A	\$ 794,883.00	3/5/2018



Project Name	Address	City/Town	State	Zip	Ownership	Architect	# of Units	Contract Amount	Start Date
Highland Glen	1055 Highland Ave	Westwood	MA	02090	BC Highland Glen LLC	The Architectural Team, Inc	180	\$ 6,891,450.00	7/18/2017
Highland Glen Offices	1055 Highland Ave	Westwood	MA	02090	BC Highland Glen LLC	The Architectural Team, Inc	1	\$ 98,456.00	3/31/2017
Hilltop Apartments Phase One	908 Eastern Avenue	Washington	DC	20019	Eastern Avenue Redevelopment Limited Partnership	The Architectural Team, Inc	106	\$ 1,804,975.00	9/5/2017
Hilltop Apartments Phase Two	908 Eastern Avenue	Washington	DC	20019	Eastern Avenue Redevelopment Limited Partnership	The Architectural Team, Inc	106	\$ 8,178,850.00	1/8/2018
Island Creek Village East	30 Tremont Street	Duxbury	MA	02332	Island Creek Village East Limited Partnership	The Architectural Team, Inc	58	\$ 1,172,678.00	4/15/2019
Island Creek Village North Phase II	32 Tremont Street	Duxbury	MA	02332	CVN Age Restricted LLC	The Architectural Team, Inc	120	\$ 26,408,045.00	10/1/2015
King Pine	383 & 419 East River Street	Orange	MA	03164	King Pine RHF Partners, Limited Partnership CCC Michon Limited Partnership c/o Brian Brith	The Architectural Team, Inc	234	\$ 7,792,820.00	1/7/2019
Machon Senior Housing	35 Burpee Road	Swampscott	MA	01907	Housing New England	The Architectural Team, Inc	38	\$ 10,818,291.00	3/19/2020
Matheson Apartments	720 Main St., 34, 45, 49 Wellington St., 87, 91 Murray	Worcester	MA	01610	HRI Matheson Apartments II LLC c/o Homeowner's Rehab Inc.	The Architectural Team, Inc	70	\$ 9,474,704.00	10/15/2019
Mechanic Mill	67 Mechanic Street	Attleboro	MA	02703	Winn Development	The Architectural Team, Inc	91	\$ 24,704,024.00	6/1/2018
Mill Valley Estates	420 Riverglade Drive	Amherst	MA	01002	Mill Valley Estates Limited Partnership	The Architectural Team, Inc	149	\$ 11,894,311.00	10/1/2015
Montgomery Mills	25 Canal Bank Rd	Windsor Lock	CT	06096	BC Montgomery Mill	Crossley Architects LLC	160	\$ 46,216,347.00	1/8/2018
Mystic Valley Towers	3610 Mystic Valley Parkway	Medford	MA	02155	Mystic Place LP	The Architectural Team, Inc	456	\$ 8,342,344.00	12/1/2016
Mystic Valley Towers II (HVAC)	3611 Mystic Valley Parkway	Medford	MA	02156	Mystic Place LP	The Architectural Team, Inc	457	\$ 1,319,021.00	11/1/2017
Mystic Valley Towers III	3610 Mystic Valley Parkway	Medford	MA	02156	Mystic Place LP	Dubin Engineers, Inc	175	\$ 1,620,751.00	9/1/2020
Mystic Valley Towers IV	3610 Mystic Valley Parkway	Medford	MA	02156	Mystic Place LP	N/A	40	\$ 1,040,816.00	1/17/2022
Newcastle/Saranac Apartments	599, 607-627 Columbus Ave	Boston	MA	02118	NS Apartments LLC	The Architectural Team, Inc	97	\$ 18,132,430.00	7/6/2020
Ninth Square	85 Orange Street	New Haven	CT	06510	BC Ninth Square LLC	Paul B. Bailey Architect LLC	335	\$ 14,348,033.00	4/15/2019
North Square	75-85 Cowles Road	Amherst	MA	01002	BC North Square LLC	Prelwitz/Chilinski Associates	130	\$ 30,237,181.94	5/3/2018
NSAI Enterprise Abbott Apartments	13 Cherry Avenue & 245 N. Main Street	Waterbury	CT	06702	Enterprise Abbott Limited Partnership c/o WINN	The Architectural Team, Inc	187	\$ 16,833,231.00	10/13/2020
NSAI Schoolhouse Apartments	47 Beacon Street	Waterbury	CT	06704	School Housing Redevelopment Limited Partnership	The Architectural Team, Inc	213	\$ 18,855,073.00	5/31/2016
Palmer Green Estates	One Beacon Drive	Palmer	MA	01069	BC Palmer Green LLC	Davis Square Architects	157	\$ 8,458,835.00	7/25/2016
Pine Grove	240 High Street	Taunton	MA	02780	Two K Associates LP	The Architectural Team, Inc	72	\$ 2,194,260.00	10/1/2015
Quincy Tower	5 Oak Street	Boston	MA	02136	BC Quincy Tower, LLC	The Architectural Team, Inc	162	\$ 10,830,549.00	12/31/2016
South Mill Egress	130 John Street	Lowell	MA	02852	Winn Development	The Architectural Team, Inc	0	\$ 155,669.00	8/21/2018



Project Name	Address	City/Town	State	Zip	Ownership	Architect	# of Units	Contract Amount	Start Date
Stratton Hill Apartments	161 Mountain Street West	Worcester	MA	01606	BC Stratton Hill LLC C/o Beacon Communities LLC	The Architectural Team, Inc	156	\$ 9,945,741.00	7/27/2017
Symphony Plaza East and West	333 and 334 Massachusetts Avenue	Boston	MA	02115	Symphony RFP Partners, LP & RFP Holdings Group Inc. & Symphony Plaza Leashold Condominium Trust	The Architectural Team, Inc	404	\$ 15,345,660.00	1/1/2018
Tannery Apartments	15, 16 & 18 Crowninshield Street and 50 Warren Street	Peabody	MA	01960	Tannery Limited Partnership	The Architectural Team, Inc	284	\$ 20,036,222.00	5/17/2019
Umass Turi 2nd Floor	126 John Street	Lowell	MA	01852	Boott II Commercial Tenant LLC	The Architectural Team, Inc	0	\$ 1,809,125.00	6/12/2017
Wellington Communities	714 Main Street	Worcester	MA	01603	Wellington Redevelopment 2 LP	The Architectural Team, Inc	180	\$ 12,664,651.00	1/8/2017
Wells School Apartments	80 Mercy Street	Southbridge	MA	01550	Wells School Limited Partnership	The Architectural Team, Inc	62	\$ 17,727,383.00	9/8/2020
West Stoughton Village	11 Kristin Drive	Stoughton	MA	02072	Winn Development	Vibols Associates	112	\$ 1,661,819.00	4/15/2019
Wingate Apartments	103 Blueberry Lane	Laconia	NH	03246	Winn Development	The Architectural Team, Inc	100	\$ 3,204,928.00	10/22/2021



KEITH
CONSTRUCTION INC.

PROJECTS UNDER CONSTRUCTION

Project Name	Address	City/Town	State	Zip	Ownership	Architect	# of Units	Contract Amount	Start Date
Admirals Towers Cooperative Apartments	150 Captain's Row	Chelsea	MA	02150	Collins Non-Profit Apartments	The Architectural Team, Inc	100	\$ 4,099,187.78	9/22/2022
Baystate Place (2021)	414 Chestnut Street	Springfield	MA	01104	BC Baystate Place LLC	Davis Square Architects	346	\$ 31,557,300.00	9/1/2021
Beverly Village	20 Colon Street	Beverly	MA	01915	Briscoe Village LLC	SV Design, Siemasko & Verbridge	91	\$ 33,480,149.00	11/22/2022
Broadway Tower	250 Broadway	Revere	MA	02151	Broadway Tower Condominium Trust	N/A	N/A	\$ 3,537,528.00	10/31/2022
Castle Square	414, 471, 482, & 494 Tremont Street	Boston	MA	02116	CSTO Winn Owner LLC	Reisen Design Associates	473	\$ 15,112,198.00	8/15/2021
Constitution Co-Op Apartments	42 Park Street	Charlestown	MA	02129	City Square Elderly Housing Partnership	The Architectural Team, Inc	120	\$ 4,973,789.00	8/31/2022
Edith Johnson Towers	114 Bristol Street	New Haven	CT	06501	BCJ Edith Johnson LLC	The Architectural Team, Inc	95	\$ 5,145,739.00	1/1/2021
McElwain School Apartments	242, 250A and 250B Main Street	Bridgewater	MA	02324	CC,MPZ,Main Street, LLC	Priellwitz, Chlinski Associates, Inc.	67	\$ 19,287,540.00	6/7/2021
Mission Main	43 Smith Street and 69 McGreevey Way	Boston	MA	02120	Mission Main Renovation Limited Partnership	The Architectural Team, Inc	535	\$ 61,048,791.00	9/19/2022
Mohawk Forest Apartments(II)	201 Mohawk Forest Blvd	North Adams	MA	01247	Caleb Mohawk Limited Partnership	Studio One Inc.	42	\$ 11,473,950.00	9/29/2021
Moran Square	1 Summer Street	Fitchburg	MA	01420	MSq Redevelopment LLC	The Architectural Team, Inc	44	\$ 16,200,000.00	4/26/2021
Stone Mill	15 Union Street Rear	Lawrence	MA	01840	Stone Mill Redevelopment Limited Partnership	The Architectural Team	86	\$ 34,100,000.00	6/22/2022
The Residences off Baker	1280 VFW Parkway	West Roxbury	MA	02132	CCC Baker LLC, c/o B'nai B'rith Housing New England	The Architectural Team	60	\$ 18,042,065.00	4/1/2022



Property Management: Winn Residential

WinnCompanies: A Trusted Partner

WinnCompanies is a private, family-owned company that is the largest manager of affordable housing, the second-largest manager of privatized military housing and the fifth largest manager of all rental housing in the United States.

For nearly 50 years, WinnDevelopment and WinnResidential have worked in tandem with community stakeholders to deliver high-quality housing and create communities that residents are proud to call home. We develop, operate and own **every type of multi-family housing, including market rate, mixed-use, middle-income, affordable and senior housing.**

WinnCompanies operates **105,000 apartments across 23 states.** Included within this large geography, we own and manage **111 multifamily properties,** totaling nearly **13,715 units,** in 11 states and the District of Columbia. The development projects that started the company 1971 remain in its portfolio today – gaining tremendous value through long-term strategic refinancing and rehabilitation.

Winn has acquired and developed real estate valued at **more than \$3 billion** and has a long and successful track record of investing capital on the behalf of banks and institutions, including most recently a **\$50 million equity fund** on the behalf of Dupont's pension fund.

WinnCompanies has **never defaulted on a loan or missed a mortgage or tax payment.** In the last 10 years alone, the company has completed **40 multifamily projects, approaching \$1.2 billion in total development costs.** Its integrated capabilities in property development and management, combined with its financial and regulatory expertise, make it a trusted partner in the industry.

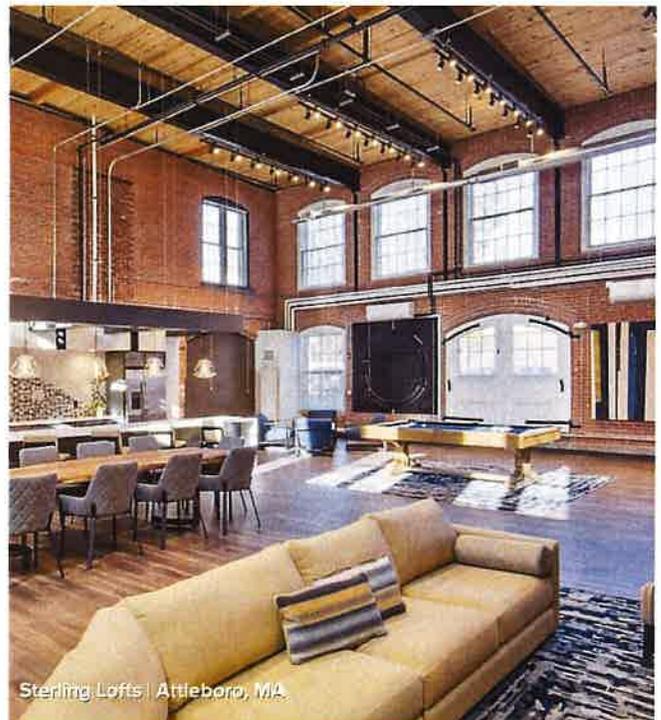
WinnCompanies has played a major role in housing advocacy and policymaking at the federal, state and local level. We are the **leading national advocate for workforce housing,** partnering on legislation and financing programs to stimulate the development of middle-income housing. The company is also an industry leader in sustainability: environmentally, socially and economically and invests **more than \$30 million in energy efficiency and water conservation** projects across our portfolio.

BUILDING VALUE

Strategic Acquisition, Rehabilitation and Repositioning

Since 2014, WinnDevelopment and WinnResidential have worked together to plan, execute and complete more than **20 occupied rehabilitation projects,** totaling approximately **3,000 units,** at its owned properties in six states and the District of Columbia, with total development costs of **\$418.9 million.** The company currently has more than **500 units** under rehabilitation in five states, with an additional **1,600 units** in pre-development.

In 2020, **capacity, liquidity and a strong financial track record** allowed WinnCompanies to successfully close financing for **nine development opportunities** and complete **four projects** on time and within budget, despite the COVID-19 pandemic



Maximizing Returns For Our Partners

ROSEVIEW-WINNRESIDENTIAL FUND

- Joint venture on behalf of Dow-Dupont, focused on Class B multifamily properties
- Strategic capital improvements and repositioning at **six communities**, totaling **2,313 units** in three states
- Average **35% unit-level ROI** increase across the portfolio
- Disposition price average **56% above purchase price**
- Final asset traded in November 2020



SUN TRUST PORTFOLIO

- Oversaw disposition of a **92-property portfolio**, totaling **9,284 units** across six states and the District of Columbia
- Contractual partner for **68 properties**, responsible for asset management
- Participating properties realized a **50.4% increase** to NCFADS over three years
- Increased & stabilized occupancy across portfolio (**94% average**)



CENTRAL VALLEY PORTFOLIO

- Acquired three assets in partnership with institutional capital, totaling **450 units** in California's Central Valley for a total capitalization of **\$54M**.
- Renovated unit interiors and amenities and repositioned communities as best-in-class
- Realized IRR of **34%** and **2.3x** equity multiple



SOLO VALUE-ADD INVESTMENTS

Cove at RiverWinds - West Deptford, NJ

- **199-unit** market rate, age-restricted living community
- Acquired in 2016 and repositioned in marketplace
- Property rebranded with upgraded interiors and amenity spaces
- Traded in November 2017



Rye Village - Rye, NY

- **103** market rate units, located in premier Westchester, NY community
- Implementing tier unit renovation package

903 Residences - Providence, RI

- **231-unit** condominium conversion to multifamily rental in Providence RI
- distressed loan at the peak of the global financial crisis

HISTORIC ADAPTIVE REUSE

- More than **820** market rate units developed and leased at **20** mixed-income communities
- Industry's leading advocate for historic tax credits

