



REQUEST FOR PROPOSALS
8 OLD ROAD & 14 ELLINGTON STREET
DORCHESTER MA

PROPOSAL FOR
Community Learning Center & Live / Work Residences

SUBMITTED TO
CITY OF BOSTON
Department of Neighborhood Development
26 Court Street 10th Floor (Bid Counter)
Boston MA 02108

SUBMITTED BY
The People's Academy, Inc
8 Sumner Park
Dorchester MA 02125

DATE
SEPTEMBER 26, 2016

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JUDGE LESLIE E. HARRIS

A retired Associate Justice of the Suffolk Juvenile Court, appointed September 10, 1994. Judge Harris received his Bachelor of Arts from Northwestern University, his Masters of Arts from Boston University, and his Juris Doctorate from Boston College Law School. He has taught third and fourth grade, high school and college courses. He served as a street worker for the Chicago Community Centers, working with street gangs and as a camp counselor. He has been a Director for the METCO program in Melrose Ma., a probation officer for Suffolk Superior Court, a licensed Social Worker, and a Hearing Examiner for the Brookline Rent Control Board and a Public Defender at the Roxbury Defenders Office of the Committee for Public Counsel Services and Chief of the Juvenile Division of the Suffolk County District Attorney's Office for District Attorney Ralph Martin. He has served on many commissions, boards, and advisory groups for the courts and the community. He is the recipient of many honors and awards, including the Wendell Phillips High School Hall of Fame, the Distinguished Alumni Award from Boston University, the David Nelson Public Interest Award from Boston College Law School, Service Award from the Ten Point Coalition, the Hero Amongst Us Award from the Boston Celtics and Herald News Paper, the Distinguished Alumni Award from the Boston College Black Law Student Association, an Embracing the Legacy award from the Robert F. Kennedy Children's Action Corps, and the Lifetime Achievement Award from Boston College Law School. Judge Harris is a frequent speaker at community events and graduations. Judge Harris and his wife Beverly are the proud parents of three wonderful children and make their home in Roxbury.

DOROTHEA M. JONES

Resides in Roxbury with her spouse.

In addition to her commitment to, The Peoples Academy, Ms. Jones is an active and engaged member of the following:

Roxbury Strategic Master Plan Oversight Committee, Executive Committee

Massachusetts Democratic State Party, State Committee Member, Co-Chair of the Affirmative Action Outreach Committee, Executive Committee Member

Urban League Guild, President

Community Advisory Board, Alzheimer's Research and Treatment, Member

Northeastern University Task Force, Member

Roxbury Presbyterian Church, Member

MARCIA WALSH

Involved with Boston area youth programs since 1998, working with organizations such as Summer Search, United Teen Equality Center and Citizen Schools. She has worked in Development and Event Planning for non profits nationwide. Ms. Walsh has been tutoring, offering MCAS ELA review and College Essay writing at Boston Community Leadership Academy in Hyde Park since 2011. She is half way through a masters program at Lesley University where she will earn a degree in High School ELA education.

MARTHA R. BAGLEY, ESQ.

A trial attorney practicing in Boston focusing in the area of family law and civil litigation. Prior to founding the Bagley Law, P.C. she learned the practice of law, trial skills and the importance of community service during her tenure at Bagley & Bagley, P.C. in Boston where she practiced for many years. An active member of the Bar, Attorney Bagley is a member of the Boston and Essex Bar Associations, and is the Secretary/Treasurer of the Boston Port and Seamen's Aid Society. Additionally she serves as an Advisor to East Boston Savings Bank and is a Director of the Meridian Charitable Foundation. Attorney Bagley also serves on the Board of the People's Academy, a charity which teaches individuals metal working skills and provides assistance with Union admission. She has served on the Board of Editors of Massachusetts Lawyers Weekly (2005 - 2008; 2012 - 2015), the Executive Committee of the Boston Inn of Court (2000 - 2008) and in March of 2005 was admitted to the University of Oxford Round Table.

Attorney Bagley was named the North Shore Women's Bar Association's Lawyer of the Year in 2014 for her advocacy on behalf of women and children, a Top Women of Law in 2014 for her charitable work and has been selected as a Super Lawyer for 5 years. Attorney Bagley received her BA from Boston College in 1985, a Graduate Certificate in Politics from Boston College in 1988 and her JD from New England Law in 1994.

RAYKA PHILLIP

Resides in Roxbury. Currently, she is an Executive Assistant to the Chairman of a privately owned company in Boston.

In addition to her obligations as the Clerk of The People's Academy, Inc., she is a devoted member and former Clerk of the Eliot Congressional Church of Roxbury. Ms. Phillip is also an active member/staff of several youth programs throughout the Community including; Roxbury Rookie League, No Books No Ball, Boys and Girls Club, The National Center of Afro American Arts-Black Nativity Production, Common House Production "Jobe the Musical" and the Butterfly Project.

Ms. Phillip enjoys coordinating and supporting events throughout the community involving our Youth.

EDDIE JENKINS

Attorney - Managing Partner at Attorney Jenkins and Associates. He is a Criminal Defense Attorney, Immigration Lawyer, Personal Injury Lawyer. Attorney Jenkins is also an Adjunct Professor at Suffolk Law School where he has taught for 15 years. He is an active Member of the Board of Trustees of Outward Bound.

NOTIFICATION OF LAWSUITS

The People's Academy, Inc. has NOT been involved in any lawsuits in the time of its existence.

The President, Thadeus Michael Thomas, was involved in the lawsuit noted below during the process of filing for incorporation for the People's Academy.

Plaintiff: Thadeus Michael Thomas
 Defendant: Allen W. McNair
 Location: Trial Court of Massachusetts, Small Claims Session
 Finding: Judgement in favor of the Plaintiff on November 21, 2011

INTERNAL REVENUE SERVICE
 P. O. BOX 2508
 CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: FEB 13 2013

THE PEOPLES ACADEMY INC
 C/O THADEUS MICHAEL THOMAS
 423 BROOKLINE AVE STE 322
 BOSTON, MA 02125

Employer Identification Number:
 27-4698742
 DLN:
 17053055403012
 Contact Person: SHEENA L BREWER ID# 31270
 Contact Telephone Number:
 (877) 829-5500
 Accounting Period Ending:
 December 31
 Public Charity Status:
 170(b)(1)(A)(ii)
 Form 990 Required:
 Yes
 Effective Date of Exemption:
 December 29, 2011
 Contribution Deductibility:
 Yes
 Addendum Applies:
 No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

DEVELOPMENT PLAN GUIDELINE

DESIGN

- ✓ Parking
Variance required to maximize use of the site for program.
- ✓ Context
- ✓ Energy Efficiency
- ✓ Traffic
- ✓ Excavation
Geotechnical engineer to review required excavation support for constructibility.
- ✓ Drainage
Address abutter concerns.
Adhere to Boston Water & Sewer requirements.
- ✓ Landscaping
- ✓ Site Improvements
Streetscape, lighting & signage.

CONSTRUCTION

- ✓ Building Demolition
- ✓ Construction Management Plan
Will be the product of review by the community and abutters as well as Boston Transportation Department.
- ✓ Environmental
The development team includes an environmental consultant. A site assessment will be completed as required per local, state, & federal requirements. Site remediation will follow the regulatory process.
- ✓ Employment Statement [MBE / WBE] (see statement on next page)
- ✓ Interim Building Use at 14 Ellington During Permitting & Funding



	2016												2017												2018												2019
	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	
Response to DND																																					
Selection by DND																																					
Occupy 14 Ellington during permitting & funding																																					
Schematic Design																																					
City of Boston/Environmental Regulatory Process																																					
Permitting Approvals/Appeal Period																																					
Development of Construction Documents																																					
Finalize Funding Commitments																																					
Submit for Building Permit																																					
Close on Financing																																					
Construction - Abatement/Demo/Site Remediation																																					
Construction Complete / Occupancy																																					

YAWKEY CENTER

185 Columbia Road

Owner: Catholic Charities

Construction Manager: RF Walsh Co., Inc.

FINAL REPORT TO DRLC

11/3/2005

	MBE	WBE
Webster Engineering	X	
Bostonian Masonry	X	
Mass Construction	X	
Food Equipment Installations		X
Folan Waterproofing		X
Gilbert & Becker		X
J.S. Services		X
T.J. McCartney		X
New World Security	X	X

	Commitment	Achieved
Minority Business Enterprises	15%	22%
Women Business Enterprises	5%	17%
Total % Bought Out with Dorchester Companies	0%	15%

BRJP Required Percentages	Residents - 50%	Minorities - 25%	Females - 10%
Percentages Achieved	52%	42%	12%

EMPLOYMENT STATEMENT [MBE / WBE]

Our Development Team has significant experience and a positive track-record with achieving the goals for employing Boston Residents, Minorities and Females as well as procurement of contracts with Minority and Women-owned Businesses. Our OPM was on the Development Team as Construction Manager for the **Yawkey Center** project owned by Catholic Charities of Boston built on land obtained from DND at 185 Columbia Road in Dorchester. The Community Group aligned with the project was the Dorchester-Roxbury Labor Commission (DRLC). The DRLC was very pleased with the outcome of the project to exceed the BRJP goals as well as the active outreach within the community to find local tradespeople by starting early to solicit workers through advertising, community meetings, contract arrangements, sponsorships into the unions, and continuous outreach.

Additionally, the People's Academy, Inc. and Thadeus Michael Thomas' mission statement embodies the goal of empowering community residents to be trained and participate in the building trades. His network within the Community will ensure that those interested in working on this project will have the opportunity.



PROPOSAL FOR
The People's Academy, Inc

FOR THE DESIGN OF
**COMMUNITY LEARNING CENTER &
LIVE / WORK RESIDENCES
DORCHESTER MA**

SUBMITTED TO
The People's Academy, Inc
8 Sumner Park
Dorchester MA 02125

SUBMITTED BY
Joseph Kennard Architects, Inc
141 Dorchester Avenue R204
Boston MA 02127

DATE
MAY 09, 2016 (R3)

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DESIGN TEAM

PROJECT

THE PEOPLE'S ACADEMY, INC
COMMUNITY LEARNING CENTER &
LIVE / WORK RESIDENCES
14 ELLINGTON STREET & 8 OLD ROAD
DORCHESTER MA 02121

OWNER



The People's Academy, Inc
Trade Apprenticeship & Job Creation
8 Sumner Park
Dorchester MA 02125
617 571 7244
T Michael Thomas

ARCHITECT

JOSEPHKENNARDARCHITECTS, INC

Joseph Kennard Architects, Inc
141 Dorchester Avenue R204
Boston MA 02127
617 292 8989
Joseph Kennard
Risa Meyers

PROJECT MANAGEMENT



Compass Project Management, Inc
266 Main Street Suite 31A
Medfield MA 02052
508 589 5061
Christy Murphy

BUDGET PRICING



Dellbrook Construction LLC
One Adams Place
859 Willard Street
Quincy MA 02169
781 380 1675
Mike Fish

PROJECT DESCRIPTION

PROGRAM

Trade School for Sheet Metal Workers

24 Residential Live / Work Units

(3) Studio, (12) One Bedroom & (9) Two Bedroom Units

12-14 Parking Space & Loading Area

AMENITIES

Trade School Workshops & Classrooms

Incubator & Community Business Start-up Space

Arts & Cultural Space / Event Space / Public Gallery

Bike Storage

Green Roof

Electric Car Charging Station

Integrated Bus Stop & Shelter

DESIGN APPROACH

Goal: Provide a facility with reduced operation and maintenance costs that will be flexible, engage the community, provide affordable and workforce housing, and rise as a symbol of The People's Academy.

Sustainability: The goal will be to create a 'green-building' that integrates with the lives of the inhabitants as well as the greater community.

DESIGN CONCEPT

Site Considerations: The orientation of the new facility promotes community engagement by locating the public gallery/showroom/event space so that it is visible from the main thoroughfare along Columbia Road. The front facade addresses the commercial street scape by replicating a zero-foot setback. The building also becomes a public asset with its integrated bus stop and shelter. The rear facade conforms with the residential neighborhood to the East, with setbacks and open-air corridor/balconies.

Scale: Sympathetic to the commercial district and residential neighborhood, as it transitions between both zones.

SUSTAINABILITY

Constant Fresh Air: This structure will incorporate both passive and mechanical ventilation. Operable windows are strategically placed to promote passive air movement by way of cross-ventilation. An Energy Recovery Ventilation system (ERV) will provide constant fresh air during heating & cooling seasons. The ERV transfers energy between the fresh air entering the structure and stale air exiting. This feature actively minimizes the need for mechanical heating or cooling, resulting in a healthier interior environment with minimal energy consumption.

Super Efficient Envelope: Advanced construction techniques, effective insulation, and high performance windows and doors will be orchestrated to create a sophisticated envelope. The wall section is strategically designed to optimize the overall energy conservation of the structure while at the same time keeping the initial investment vs. lifetime fuel use in check. The structure will incorporate advanced building science to control moisture, air infiltration and thermal bridging.

Durable Materials: The material choices throughout are selected based on their ability to contribute to the durability, longevity and ultimate performance of the structure.

Precise Mechanical Systems: The heating, air-conditioning and ducting systems will be engineered to optimize performance. Oversized systems can perform as poorly as undersized systems. Therefore, matching the reduced loads, necessitated by the energy efficient envelope, is critical to the ultimate performance of the structure.

Energy Efficient Products: Appliances, lighting and plumbing fixtures will be selected based on their low energy and water usage.

Green Roof: With provisions to allow for residents to create their own vegetable/flower garden.

Other Green Aspects: Building in dense urban location close to public transportation, bike share (hubway), car share (zipcar), local sourcing of materials, recycling.

3. DESIGN CONCEPT



NORTHWEST VIEW FROM COLUMBIA ROAD

Level	Commercial Space		Residential (live/work)			Mech/Utility/Storage		Total SF	Height	Parking		
	SF	No. Units	Shop	Class	Event	SF	No. Units				SF	No. Units
Basement	3000	1	1			0	0	2,600	n/a	5,600	(10'-0")	
First Floor	5,600	3	1	1	1	0	0	1,250	n/a	6,850	14'-0"	12 to 14
Second Floor	0	0				11,000	8	0	n/a	11,000	10'-0"	
Third Floor	0	0				11,000	8	0	n/a	11,000	10'-0"	
Fourth Floor	0	0				11,000	8	0	n/a	11,000	10'-0"	
Total	8,600	4	2	1	1	33,000	24	3,850	n/a	45,450	45'-6"	12 to 14

AREA CALCULATIONS



NORTHWEST AXONOMETRIC



NORTH ELEVATION

WEST ELEVATION

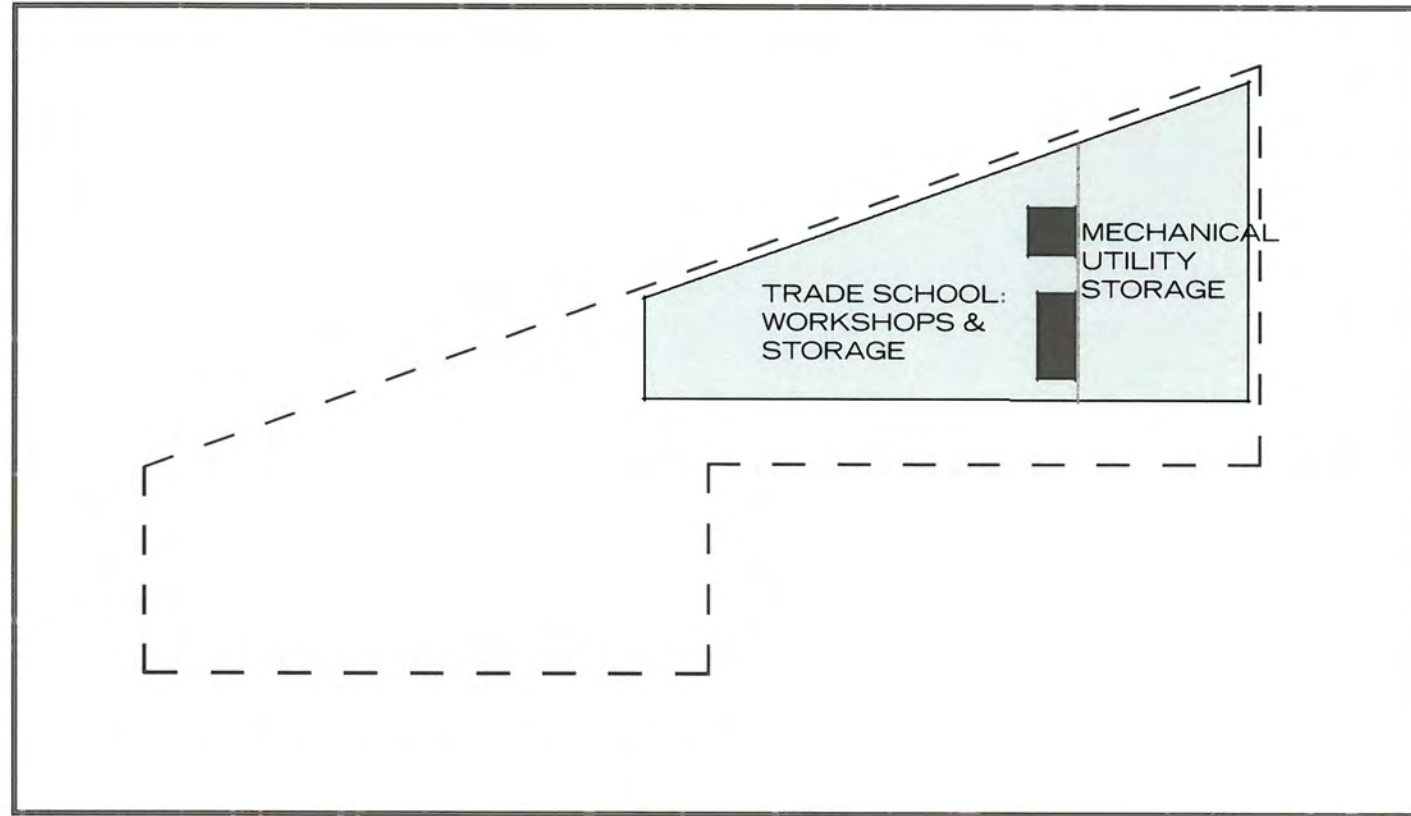


SOUTHEAST VIEW FROM ELLINGTON STREET

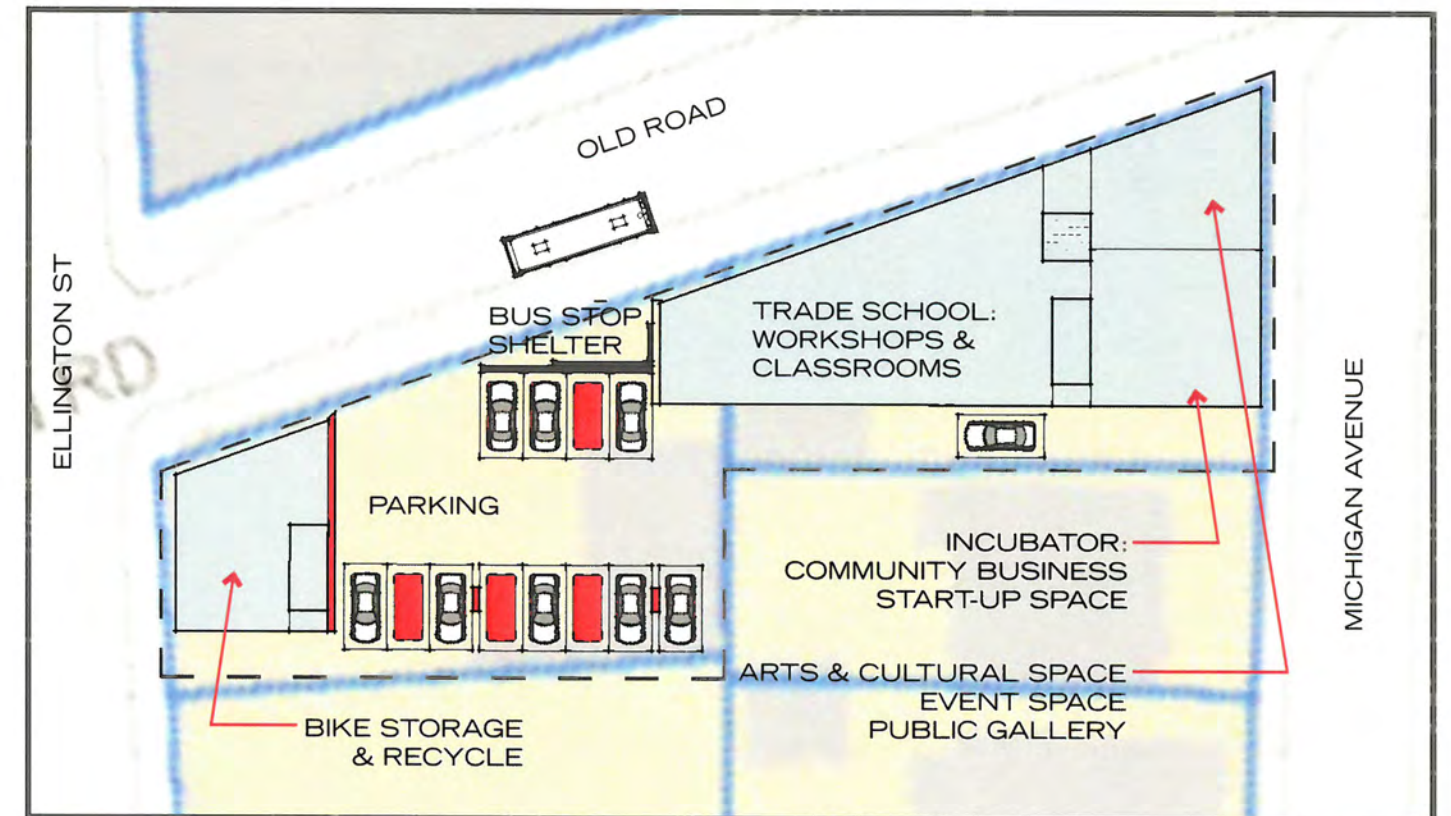


SOUTH ELEVATION

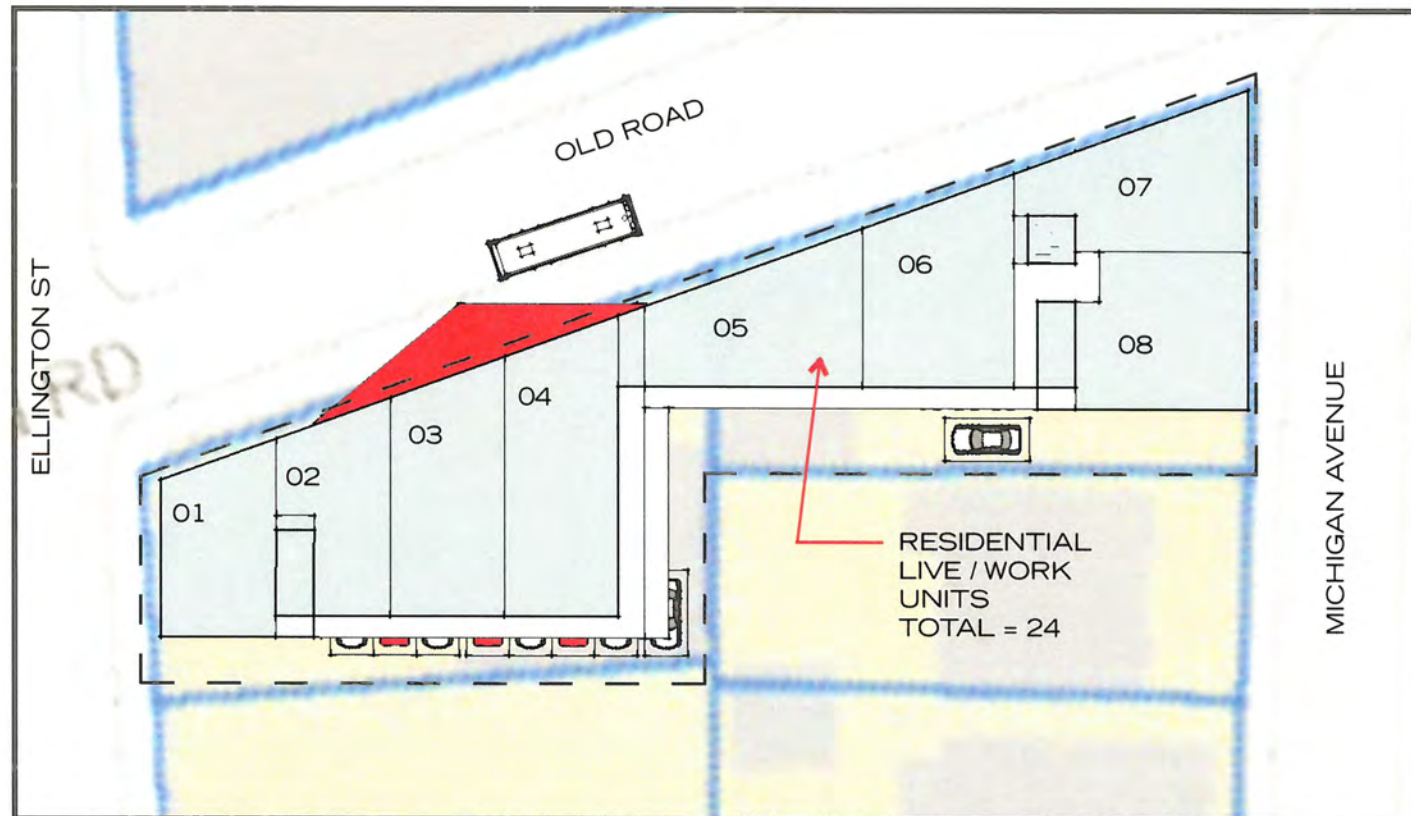
EAST ELEVATION



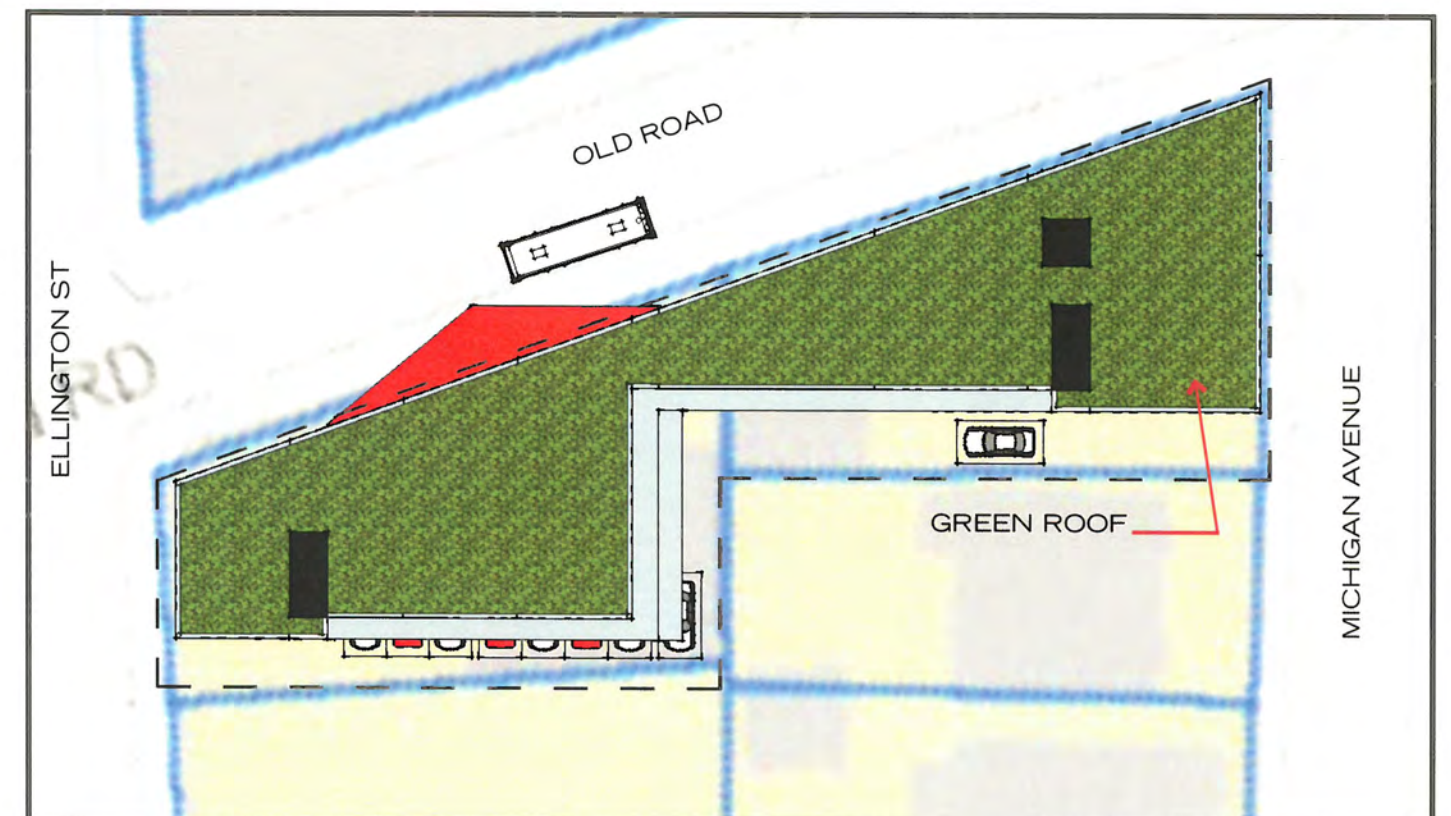
BASEMENT PLAN



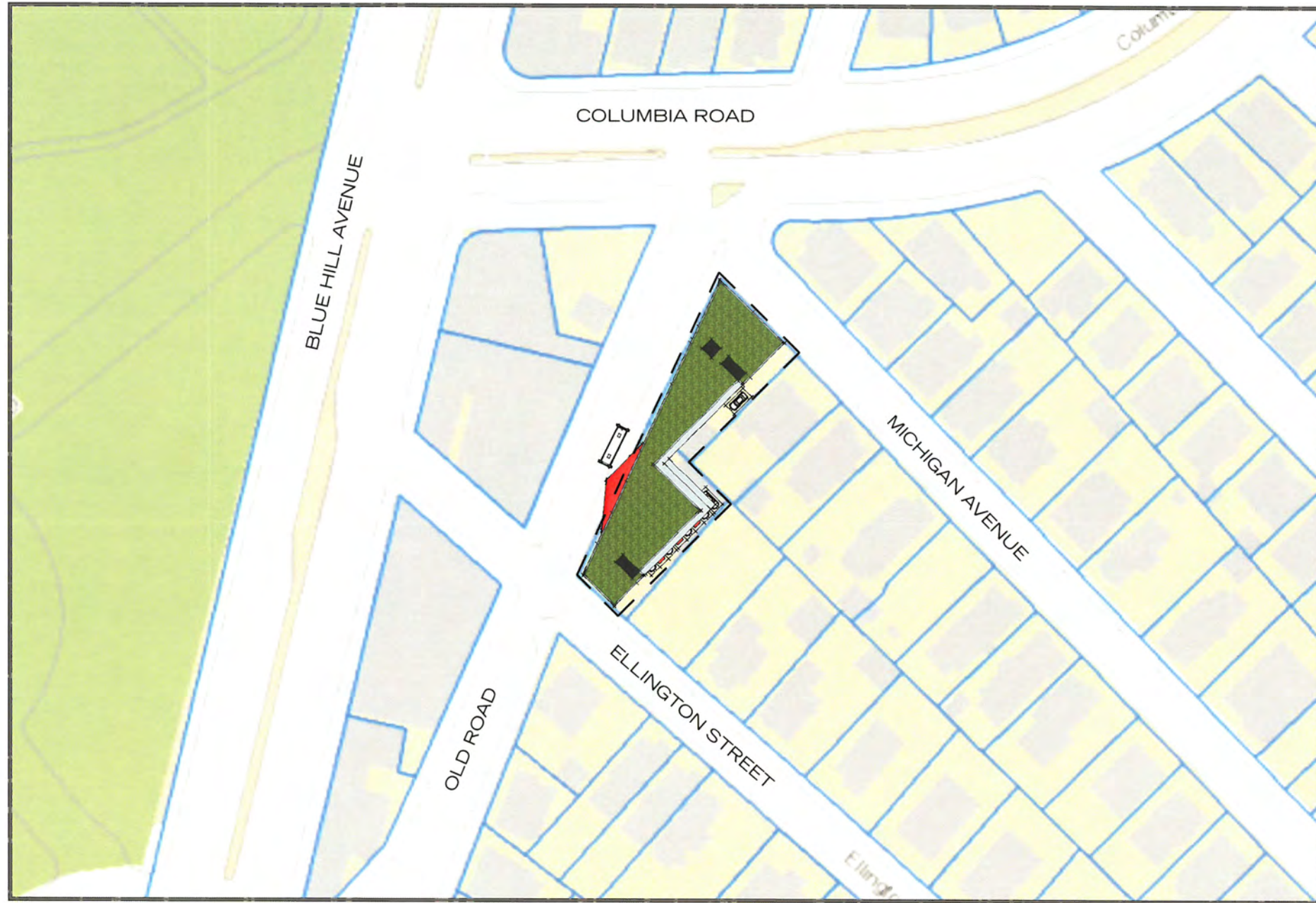
FIRST FLOOR PLAN



SECOND (THIRD & FOURTH) FLOOR PLAN



ROOF PLAN



SITE PLAN

MISSION:

The People's Academy is a non-profit organization whose purpose is to empower Boston's inner-city, at risk residents, by training them in the area the trade of fabrication and installation of metal, specializing in copper. The People's Academy strives to provide viable employment opportunities for disenfranchised youth, with a commitment to self-sufficiency and neighborhood/community improvement.

The People's Academy's goal is to enroll and graduate 30 students per year. The two year program begins with the basics of the building trade, culminating in hands-on training and skills to begin working in fabrication and installation.

NEED:

The primary component of The People's Academy spatial need is the Workshop, which is supported by Class/Conference Rooms for students and the greater community.

- A. The **Workshop** will need to accommodate up to 30 students at any one-time for demonstration and fabrication purposes. Open access is required around the worktables for fork-lift mobility.
 1. 2 Layout tables (10 x 4).
 2. Cut/Sheer table (10 x 6).
 3. Metal Break table (10 x 3).
 4. Soldering table (12 x 4) with ventilation.
 5. Storage area for material stock and completed fabrications.
 6. Other equipment - drill press, vice, anvil, etc.
- B. The **Class/Conference Rooms** space should provide adequate space for 2 x 20 person rooms and be able flexible for community use, continuing education classes and future program expansion into other trades.
- C. The **Office** area
 1. Three office spaces will serve 2 to 3 staff desks and 2 shared desks for guest instructors.
 2. Locked storage documents and office supplies.
 3. Staff lockers.
- D. Unisex **Bathrooms** as required per code (calculations are dependent upon the physical location and occupancy load). A shower facility in one of the bathrooms is desired.
- E. **Accessory** areas
 1. Entry vestibule.
 2. A modest reception/waiting area.
 3. Student lockers.
 4. Kitchen/Break room with sink, coffee station, refrigeration and eating area. Potential auxiliary use as "training kitchen."
 5. A loading/unloading area large enough to serve a large box-truck for deliveries.
 6. Garbage/recycle area.
 7. Utility room (as required)

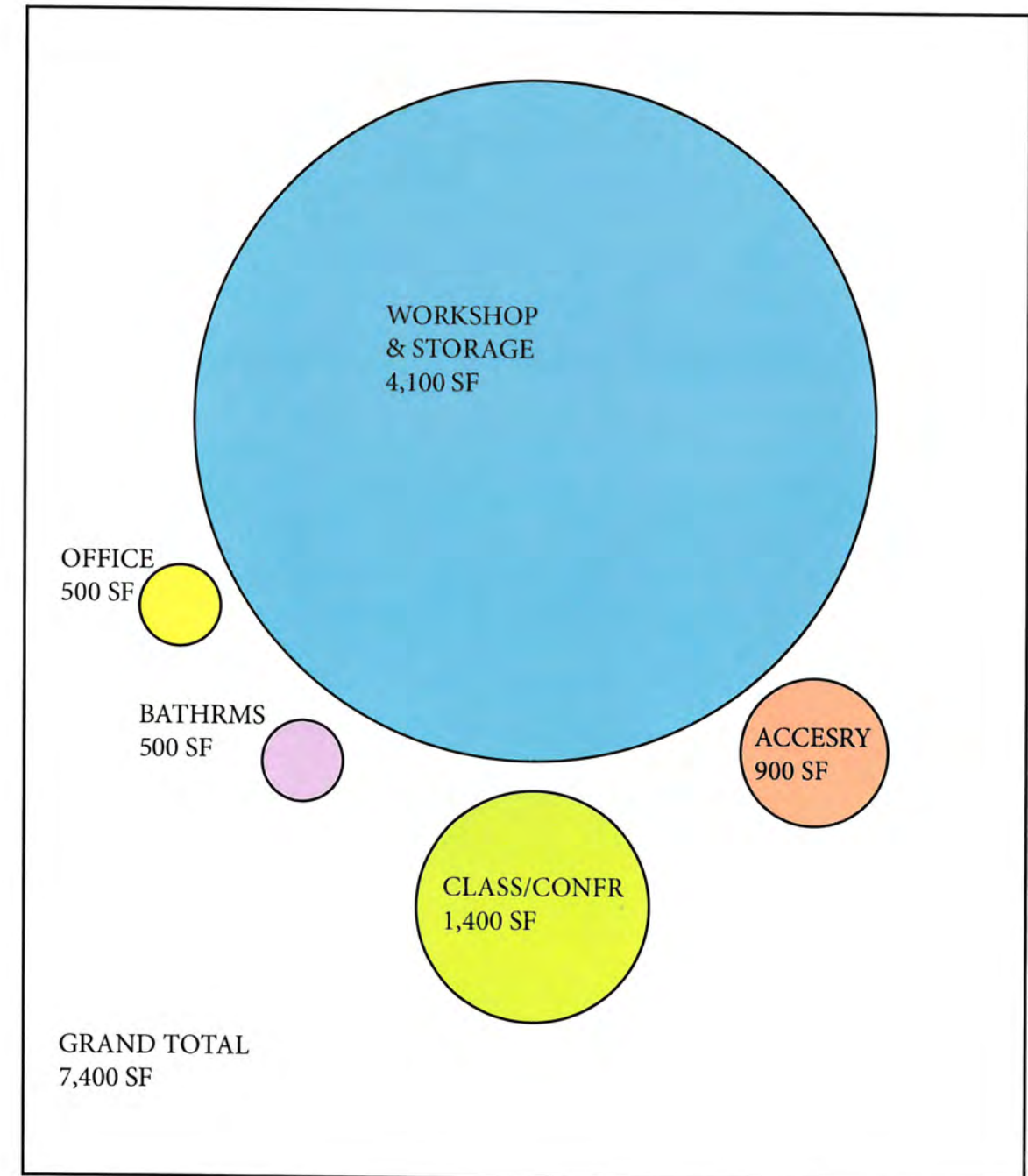
THE PEOPLE'S ACADEMY
Architectural Programming
NEEDS ASSESSMENT
May 09, 2016

GENERAL NOTES:

1. Regular hours of operation 7:30AM – 4:30PM with the potential for continuing education classes dismissing around 9:00PM.
2. Consideration of public visibility and community engagement. Occasional event space.
3. Consideration of associated exterior space for fair weather classes and 'real-life' fabrications (such as installing copper roofing/gutter/downspout systems).
4. Parking space requirement (tbd).
5. Consideration of bicycle storage.
6. Consideration of additional work/class space for other trades (future program offerings).
7. Exhaust ventilation for soldering bench.
8. Require reasonable HVAC control (Heating, Ventilation & Air Conditioning) between the Workshop, Classrooms and Office spaces.

THE PEOPLE'S ACADEMY
Architectural Programming
NEEDS ASSESSMENT
May 09, 2016

Architectural Programming - SPACE ALLOCATIONS					
Company:		THE PEOPLE'S ACADEMY			
Company Representative:		T. MICHAEL THOMAS			
Key	Room Name	Area	No. People	Total Area (SF)	Color Code
B	Workshop	Workshop	20	2500	
		Storage	20	1600	
	Area Sub-Total			4100	BLUE
B	Classroom	Class/Conference	20	700	
	Conference Room		20	700	
	Area Sub-Total			1400	GREEN
C	Director	Office	1	100	
	Staff		2	150	
	Guest Instructors		2	150	
	Storage - Documents & Supplies		-	50	
	Lockers		-	50	
	Area Sub-Total			500	YELLOW
D	Bathrooms (estimate)	Bathrooms	4	500	
	Area Sub-Total			500	PURPLE
E	Entry vestibule	Accessory	-	50	
	Reception/Waiting		4	100	
	Student Lockers		5	300	
	Kitchen/Breakroom		10	350	
	Loading/Unloading		-	0	
	Garbage/recycle		-	50	
	Utility room		-	50	
	Area Sub-Total			900	ORANGE
Area Grand-Total				7400	GRAY



THE PEOPLE'S ACADEMY
Architectural Programming
SPACE ALLOCATIONS - CHART
May 09, 2016

THE PEOPLE'S ACADEMY
Architectural Programming
SPACE ALLOCATIONS - DIAGRAM
May 09, 2016



THE PEOPLE'S ACADEMY, INC

8 SUMNER PARK
DORCHESTER, MA 02125
(617) 571-7244

COMMUNITY LEARNING CENTER PROPOSAL
14 ELLINGTON ST. /8 OLD ROAD
DORCHESTER, MA 02121

FEBRUARY 2016

The Table of Contents

1. Project Purpose
2. Program Description
3. Benefits of a Community Learning Center
4. Building Plan
5. Summary

1. PROJECT PURPOSE

The purpose of this project is as follows:

The People's Academy is a grassroots non-profit 501 (c) (3) organization for training, manufacturing, and entrepreneurship currently located at Sumner Park, Dorchester, MA. The People's Academy, Inc. (TPA) is a minority owned small business that was founded in 2007. TPA's focus is on training both at risk youth and unemployable adults, as skilled craftsmen in the building and trade industry. Our goal is to give our students a way to utilize entrepreneurial opportunities, which have the potential for economic growth and self- sufficiency, as well as, project management, consulting and the implementation of best practice processes and solutions. Our client base consists of small and medium-sized businesses, private homes and local, state, and federal government organizations.

The People's Academy has operated out of the home of the President, T. Michael Thomas, at 8 Sumner Park for the past seven years. The People's Academy, Inc. Headquarter is a consolidated three story home. The TPA Executive Office is located on the third floor. The workshop, where the tools and supplies are located, are in the basement of this home. In TPA's current location, only 4-5 students can participate in the training program. Without a dedicated building, TPA has been in an extended pilot program stage. TPA believes the site at **14 Ellington Street / 8 Old Road, Dorchester, MA** would be a perfect location for our program.

2. PROGRAM DESCRIPTION:

The People's Academy is the only one of its kind in The Commonwealth of Massachusetts. TPA is a two-year apprenticeship program with a goal to enroll and graduate 30 students per year. The two-year program begins with the basics of the building trade, culminating in hands-on training and skills to begin working in fabrication and installation of metals, specializing in copper.

The First Year Training Cycle will consist of learning fabrication and installation of all types of metals. The students will maintain a regular daily and weekly schedule. When projects on homes and buildings are available, (this is about 50 percent of the time) each student will work on a project on-site, or in the shop either mornings or afternoons. Students will also be required to attend classes 2-3 evenings per week, to learn the theoretical aspects of the trade. TPA will provide stipends to help students financially while in training.

In the *Second Year Training Cycle*, the second year students will be taught skills necessary to submit an estimate for a project including the amount and cost of necessary materials, and the time required to complete the project. By the end of the two-year program, students will be able to fabricate and install all metal and copper components of the training program.

By the Third Year Training Cycle, TPA expects to have created two to three instructor positions culled from those who matriculated from the program.

The People's Academy services include:

- ❖ Fabrication and Metal Work
- ❖ Project and Program Management Training
- ❖ On the Job Training and Job Placement
- ❖ Canvas Commercial and Private Home Owners (to rehab/renovate their properties at very affordable/economical prices)
- ❖ Commercial and Private Homes Renovations (all phases)

3. BENEFITS OF THE COMMUNITY LEARNING CENTER

The People's Academy Inc. not only aspires to create jobs, but to improve local neighborhoods, thus building a greater sense of Community with their neighbors. The benefits of having The People's Academy, Inc. located at **14 Ellington Street/ 8 Old Road, Dorchester, MA** would be favorable to both the students and community members. The People's Academy, Inc. plans on helping students become part of the revitalization of their Community. TPA's aim is to provide employment opportunities with a commitment to self-sufficiency for the students and provide a service for neighborhood improvement. The TPA will support enhancing personal skills, student learning and professional development. TPA intends to solicit both young people as well as adults (male and female), to provide them with an expertise that will enable them to acquire gainful employment, and earn a substantial income.

Benefits to the Students:

Once our students develop their trade, they will be able to work on jobs, such as private home improvements, commercial building restoration, and Historical Site restoration. As a skilled craftsman, the student will benefit by becoming a productive member of the community and society. Some of the advantages to students are:

- ❖ TPA program is accessible both by foot, and public transportation.
- ❖ On-the-Job Training with a stipend
- ❖ Students will learn in a familiar neighborhood/community
- ❖ Student will be mentored and assisted with Job Placement to include resume writing and coaching for interviews
- ❖ Students will have the opportunities to explore potential careers, while gaining experience and working in the "real world".

Benefits to the Community:

- ❖ Free Enrollment for all individuals who live in the City of Boston
- ❖ Gain services and resources that are otherwise unavailable to the community
- ❖ Use of our Community Room, for Neighborhood Learning Center and community events

Benefits to Clients/Homeowners:

- ❖ High quality work at a low cost
- ❖ Incentive to rebuild and reinvest into our neighborhoods
- ❖ Increase property value
- ❖ Gainful employment will reduce crime and improve Quality of Life

4. BUILDING PLANS

The People's Academy, Inc.'s Building Project will be responsible for the design, development, coding, and licensing of the property at **14 Ellington Street/ 8 Old Road, Dorchester, MA.**

The People's Academy, Inc.'s plans for the renovating at 14 Ellington Street/ 8 Old Road are as follows:

- ❖ TPA intends to make this location their home base
- ❖ Visually and aesthetically pleasing exterior design
- ❖ User-friendly environment that easily accessible for our students
- ❖ TPA will maintain their Office Space, Classrooms, Workshop Community/Conference Room, Kitchen, and Bathroom
- ❖ TPA plans on moving into the building as is, and will do all necessary renovations/repairs as needed. Presently, we intend to keep the building height as is, rather than obstructing direct abutter's view of the Neighborhood
- ❖ The renovation will be made with recycled materials
- ❖ No hazardous wastes will be used on the building or in the program
- ❖ Parking will be in the current parking zone
- ❖ The building will not be built beyond the existing structure

5. SUMMARY

All efforts related to The People's Academy, Inc.'s services are designed and developed to help individuals as well as groups. Community based organizations have a unique way of developing the personal skills of individuals which includes; leadership skills, self-esteem, sense of community and other personal characteristics. By understanding how our communities are related to society, we will also understand that every act of community service produces a ripple effect, which will eventually provide benefits to the community and neighborhoods. With your support in obtaining this location, imagine the training and employment that our local residents will benefit from.

About Mr. T. Michael Thomas:

Mr. T. Michael Thomas has had more than 20 years in the building and trades union with experience in planning, building and perfecting his skills as a "Master Craftsman" and specializing in the use of copper in fabrication and installations. Mr. Thomas has worked on over 50 buildings in Massachusetts. Notable among the restored buildings that Mr. Thomas has worked on as a union member are the following:

- ❖ **Massachusetts State House**
- ❖ **The Christian Science Building**
- ❖ **The Clock Tower**
- ❖ **State Street Bank and the Hotel Springfield**
- ❖ **The Elizabeth Gardner Museum**

After leaving the Union, Mr. T. Michael Thomas decided to focus on training local youths in his community. Along with the students of The People's Academy, Inc., Mr. T. Michael Thomas continued on to do some extraordinary projects. Mr. Thomas's most famous project, which is called the "**Copper House**" (located in Brookline, MA), was featured on The History Channel TV Series "*Modern Marvels*", and was nominated and won the Architectural Design Award.

As an artist and craftsman, Mr. T. Thomas's work has been featured on:

- ❖ **Boston Neighborhood Network TV (BNN)**
- ❖ **The History Channel**
- ❖ **Northeastern University Radio Station**
- ❖ **The Boston Globe**
- ❖ **The Barnstable Patriot**

Mr. T. Michael Thomas's Artwork has been displayed at the following locations:

- ❖ **The Freedom House (Roxbury, MA)**
- ❖ **The Paramount Theatre (Downtown, Boston, MA)**
- ❖ **The Copper House (Brookline, MA)**
- ❖ **Factory 63 (The Waterfront, South Boston, MA)**
- ❖ **Museums in and around Boston, MA**

A GRASSROOTS ORGANIZATION TRAINING
A NEIGHBORHOOD CORPS OF BUILDING TRADESMEN



THE PEOPLE'S ACADEMY, INC.

BUSINESS PLAN

Trade Apprenticeship and Job Creation

Prepared by:

T. Michael Thomas
President

January, 2016

THE PEOPLE'S ACADEMY, INC.

BACKGROUND - City of Boston Objective

Our objective is to develop a multi-year business plan and financials for the non-profit, The People's Academy. This will provide clear and specific organizational goals, details on the operations and costs needed to achieve those goals and the resources and revenue needed to develop and sustain the non-profit.

MISSION

The People's Academy (TPA) is a non-profit organization whose purpose is to empower Boston's inner-city, at risk residents, by training them in the area the trade of fabrication and installation of metal, specializing in copper. The People's Academy strives to provide viable employment opportunities for disenfranchised youth, with a commitment to self-sufficiency and neighborhood/community improvement.

THE VISION

The People's Academy's goal is to enroll and graduate 30 students per year. The two year program begins with the basics of the building trade, culminating in hands-on training and skills to begin working in fabrication and installation.

Imagine The People's Academy in 2018. A vibrant building in the Boston area, filled with students, apprentices, assistants and master teachers. Some individuals will be working on plans for reconstructing an older home in the neighborhood, huddled over plans with the homeowner. Some apprentices will be returning from installing new decorative pieces on a historic home. There will be other projects being worked on, while instructors at TPA prepare to teach the evening classes. First year students will be taught the basics and second year students will acquire advanced training while mentoring first year students. Assistant Instructors will include successful graduates of the program. The students, while enthusiastic about the work they are doing, will see how it makes a difference in the community and in the city of Boston. Students will earn a living wage and perhaps for the first time have the ability to support themselves and their families. Students from prior years continue on to better jobs, start their own businesses or stay in the neighborhood and continue to contribute back into their community.

 THE PEOPLE'S ACADEMY, INC.

The students will maintain a regular daily and weekly schedule. When projects on homes and buildings are available (about 50 percent of the time), each will work on projects either on off-site locations or in the shop during the day. Students will also attend classes 2 or 3 evenings per week, learning techniques of the trade.

In 2018, The People's Academy will operate on a budget of about \$1 million, which is built from about \$100K operating budget in its first year. In 2018, ideally, \$450K will be allocated for payment for services, salaries and benefits needed to run the organization; including for an executive director, an operations director, an administrative assistant, accounting services and development (fundraising) assistance. About \$150K will be allocated for covering general operating expenses such as utilities, supplies, transportation, furniture, and ongoing equipment. Approximately \$90K will cover students' stipends to allow them to continue their studies. The remaining budget, approximately \$330K, will cover expenses for the ongoing rehabilitation of the facility and other major (one-time) equipment expenses.

It is anticipated that funding will come from five primary sources as follows: \$150K from city and state, \$190K from foundations, \$208K from grants, \$210K from private investors; \$250K from inventory supplied by projects from The People's Academy.

CURRENT STATUS

The People's Academy has operated out of the home of the President, T. Michael Thomas, located at 8 Sumner Park in Dorchester, for the past seven years. Without a dedicated building or significant fundraiser, TPA has been in an extended pilot program stage. The President has invested his own funds in an effort to launch this school. According to tax returns, TPA brought in \$1,500 in 2014. Although TPA has long since been established as a 501c3, it has lacked funding and infrastructure to develop the Program further. The acquisition of a building is a crucial first step in making TPA operational in the neighborhood. There are four students currently attending TPA. Thirty five students have matriculated through the school and many graduates have gone on to pursue careers in the building trades, join unions and/or starting their own businesses.

 THE PEOPLE'S ACADEMY, INC.

GOALS FOR THE FIRST THREE YEARS

OVERALL GOALS:

2016:

In 2016, TPA expects to have 10 students enrolled in its First Year training cycle. TPA hopes to bring in both income and on-the-job work for its students, by earning contracts to complete projects; such as fabrication and installation of all types of metals for homes and historical buildings and businesses. TPA needs to acquire a building of approximately 2,400 square feet, close to public access (subway or bus routes), in the Boston area. The rehabilitation of a building would be the first step in involving a wider community in the establishment and running TPA. Pro bono aid from many board members and other members of the community are ready to provide assistance. For instance, Larry Ellison, President of the Massachusetts Association of Law Enforcement Officers, publicly pledged \$500 to TPA, once a building is secured. Potential donors are all waiting for TPA to acquire a building. Ideally, the goal would be to raise \$1 million. Short of that, the goal is to run on a shoe-string budget with the equipment that is already at the Sumner Park location. By securing a building, TPA can run for about \$100,000 during its first year, which would include rehabilitation costs for building. There is enough support to raise a significant amount of the \$100K from family, friends and supporters, as well as donations from city and state government. Another goal is to create a development (fundraising) plan and hire a Development Director in order to determine sources of income for the second and third years and beyond. (See attached budget projection for breakdown.)

2017:

In 2017, TPA goal is to enroll 15 students in its First Year cycle program, and 8 students in its Second Year Cycle. TPA has set a goal for receiving 10 projects and also to raise \$1 million. (See attached budget projection for breakdown.)

THE PEOPLE'S ACADEMY, INC.

2018:

In 2018, TPA goal is to enroll 15 students in its First Year cycle and 8 students in its Second Year Cycle. TPA would like at least 12 ongoing projects. TPA expects to create two or three instructor positions, culled from those who matriculate from the 2016 incoming class. TPA's goal is to raise \$1 million. (See attached budget projection for breakdown.)

WHAT IS LINED UP?

Support

The People's Academy has 30 signed pledges from local, Boston homeowners to hire TPA to complete various home projects. TPA has a petition of over 3000 community members' signatures in the Commonwealth of Massachusetts that support the development of The People's Academy.

The People's Academy receives approximately 20 inquiries a month from individuals wishing to enroll in The People's Academy.

THE PEOPLE'S ACADEMY, INC

APPENDICES

BUDGET GOALS FOR FIRST THREE YEARS

The numbers here represent an ideal budget for the first three years. For a more realistic 2016 budget projection, please see the section on 2016 goals above.

Revenues	2016	2017	2018
City/State	100,000.00	200,000.00	150,000.00
Foundations	300,000.00	125,000.00	190,000.00
Grants	350,000.00	150,000.00	208,000.00
Private Investors	250,000.00	150,000.00	210,000.00
Inventory		200,000.00	250,000.00
Total	1,000,000.00	825,000.00	1,008,000.00
Expenses			
Salaries	150,000.00	350,000.00	450,000.00
Rehab 2 buildings (materials)	500,000.00	150,000.00	300,000.00
Property taxes/ Insurance	12,000.00	14,000.00	15,000.00
Equipment (1 time only)	80,000.00	40,000.00	30,000.00
Contracts (equipment)	1,000.00	800.00	1,000.00
Tools for students (10@1600)	16,000.00	5,000.00	2,000.00
Stipend for 10 Students	45,000.00	156,000.00	90,000.00
Supplies	40,000.00	40,000.00	50,000.00
Computers	5,100.00	2,500.00	2,500.00
Contracts (computers & printers)	300.00	300.00	300.00
Printers	4,000.00	2,500.00	1,500.00
Furniture	65,000.00	25,000.00	25,000.00
Utilities (gas, light, Boston water & sew)	5,000.00	5,300.00	6,000.00
Telephones, Internet,	3,600.00	3,600.00	3,600.00
Conferences/workshops	10,000.00	5,000.00	10,000.00
Misc.	10,000.00	7,000.00	3,100.00
Transportation (purchase van)	53,000.00	18,000.00	18,000.00
Total	1,000,000.00	825,000.00	1,008,000.00

DEVELOPMENT TEAM

PROJECT



COMMUNITY LEARNING CENTER &
LIVE / WORK RESIDENCES
14 ELLINGTON STREET & 8 OLD ROAD
DORCHESTER MA 02121

OWNER



The People's Academy, Inc
Trade Apprenticeship & Job Creation
8 Sumner Park
Dorchester MA 02125
617 571 7244

ARCHITECT

JOSEPH **KENNARD** ARCHITECTS, INC

Joseph Kennard Architects, Inc
141 Dorchester Avenue R204
Boston MA 02127
617 292 8989

OWNER'S PROJECT MANAGER



Compass Project Management, Inc
266 Main Street Suite 31A
Medfield MA 02052
508 589 5061

INITIAL BUDGET PRICING



Dellbrook Construction LLC
One Adams Place
859 Willard Street
Quincy MA 02169
781 380 1675

STRUCTURAL ENGINEER



McNamara/ Salvia, Inc.
160 Federal Street 5th Floor
Boston MA 02110
617 737 0040

SITE CIVIL & TRANSPORTATION ENGINEERS



Nitsch Engineering
2 Center Plaza Suite 430
Boston MA 02108
617 338 0063

CODE CONSULTANT



Hughes Associates, Inc.
3610 Commerce Drive Suite 817
Baltimore MD 21227
410 737 8677
Timothy Wensus



Vanerweil
274 Summer Street
Boston MA 02210
617 423 7423

ENVIRONMENTAL GEOTECHNICAL



Haley & Aldrich
465 Medford Street
Suite 2200
Boston MA 02129
617 886 7400

LEGAL TEAM

Weston & Patrick
84 State Street
Suite 11
Boston MA 02109
617 742 9310

PERMITTING CONSULTANT



Epsilon Associates
3 Clock Tower Place
Suite 250
Maynard MA 01754
978 897 7100



Fort Point Associates
31 State Street
3rd Floor
Boston MA 02109
617 357 7044

Excellence in Architecture Award



Non-Profit Collaborations



Joseph Kennard Architects, Inc

Joseph Kennard Architects brings a unique perspective to contemporary design that is attentive to the site, client objectives and environmental resources. JKA's extensive services deliver exemplary design paired with superior energy performance. All delivered to you by way of a seasoned and well-orchestrated process that guides you from design inception through to the completion of construction.

The firm is a devoted group of architects, and select engineers and consultants working in an atmosphere that is creative, challenging, and professional. The team's professional experiences yield a solid understanding of contemporary construction techniques and environmentally sustainable practices. JKA's vision is to create unique, durable, highly functioning structures, each distinguished by its specific location and the individual requirements of the Owner.

JKA works closely with our environmental consultants to analyze the construction technology, simulate the energy performance, and model the lifetime operating costs to promote energy conservation, efficient consumption and renewable energy production.

Founded in 1999 in Boston's Fort Point Channel neighborhood, Joseph Kennard Architects has earned a reputation for designing distinctive, one-of-a-kind homes and commercial properties throughout the metropolitan region. The firm has been recognized by the American Institute of Architects New England regional council, Boston Society of Landscape Architects, American Institute of Architects Rhode Island, Boston Globe, Boston Globe Magazine, Boston Home Magazine, Boston Magazine, Boston Business Journal, Design New England Magazine, Improper Bostonian, Builders Association of Greater Boston, This Old House Magazine, HGTV, Design Within Reach, Newton Historical Society and Cambridge Historical Commission.

Joseph Kennard



Education

Harvard University Graduate School of Design
MArch 1992

State University of New York at Buffalo SA&P
BS in Architecture, Magna Cum Laude 1989

Architectural Registration

Commonwealth of Massachusetts No. 10044

Professional Affiliation

AIA - American Institute of Architects
BSA - Boston Society of Architects

Experience: 25 Years

Board of Advisors: Artists for Humanity

Carol Harris



Education

University of Virginia
MArch 1997

Union College
Bachelor of Arts 1992

Columbia University School of Architecture
New York/Paris 1990-1991

Architectural Registration

Commonwealth of Massachusetts No. 50335

Professional Affiliation

AIA - American Institute of Architects
BSA - Boston Society of Architects

Experience: 19 Years

Stephen Stefanoff



Education

Boston Architectural College
BDS in Architectural Technology 2011

Experience: 10 Years

Risa Meyers

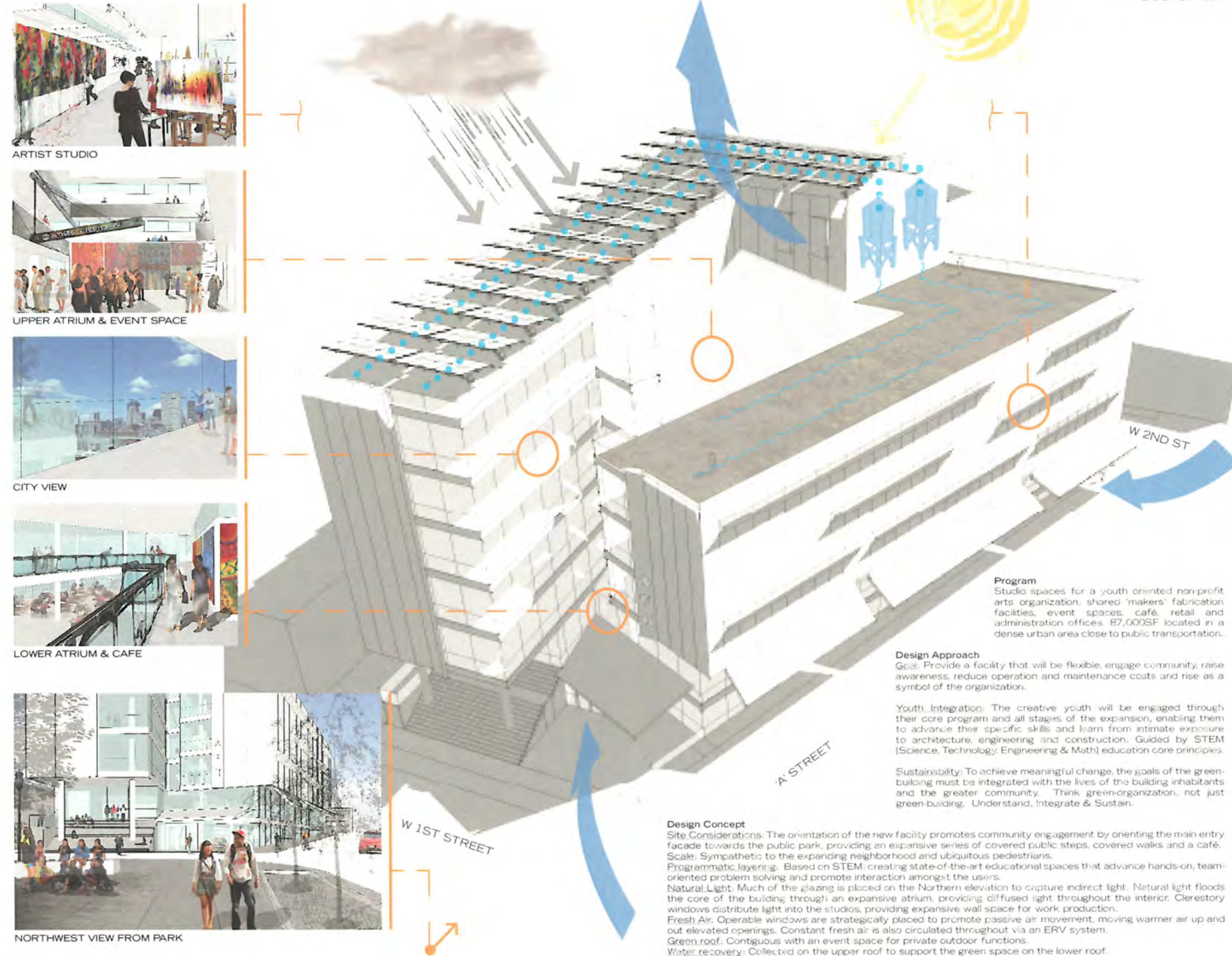


Education

Tufts university
BA Architectural Studies 2013, Dean's List

Experience: 3 Years

ARTISTS FOR HUMANITY
BOSTON MA



ARTISTS FOR HUMANITY, Boston MA
Non-Profit Organization: 87,000 SF commercial space

Program

Studio spaces for a youth oriented non-profit arts organization, shared 'makers' fabrication facilities, event spaces, café, retail and administration offices. 87,000SF located in a dense urban area close to public transportation.

Design Approach

Goal: Provide a facility that will be flexible, engage community, raise awareness, reduce operation and maintenance costs and rise as a symbol of the organization.

Youth Integration: The creative youth will be engaged through their core program and all stages of the expansion, enabling them to advance their specific skills and learn from intimate exposure to architecture, engineering and construction. Guided by STEM [Science, Technology, Engineering & Math] education core principles.

Sustainability: To achieve meaningful change, the goals of the green-building must be integrated with the lives of the building inhabitants and the greater community. Think green-organization, not just green-building. Understand, Integrate & Sustain.

Design Concept

Site Considerations: The orientation of the new facility promotes community engagement by orienting the main entry facade towards the public park, providing an expansive series of covered public steps, covered walks and a café.

Scale: Sympathetic to the expanding neighborhood and ubiquitous pedestrians.

Programmatic layering: Based on STEM: creating state-of-the-art educational spaces that advance hands-on, team-oriented problem solving and promote interaction amongst the users.

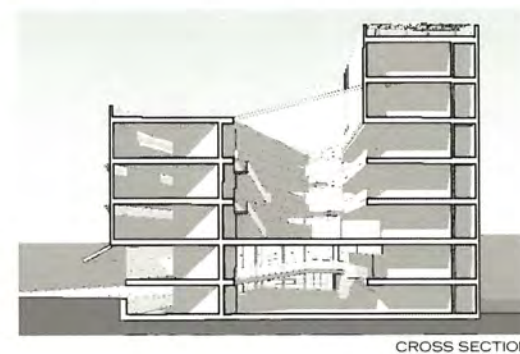
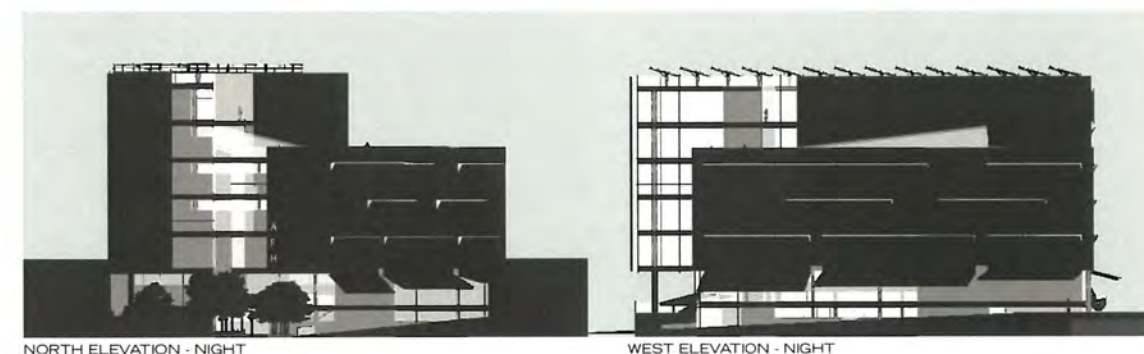
Natural Light: Much of the glazing is placed on the Northern elevation to capture indirect light. Natural light floods the core of the building through an expansive atrium, providing diffused light throughout the interior. Clerestory windows distribute light into the studios, providing expansive wall space for work production.

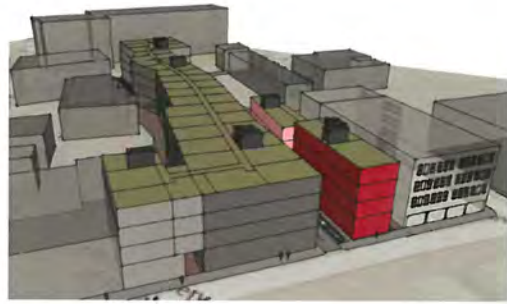
Fresh Air: Operable windows are strategically placed to promote passive air movement, moving warmer air up and out elevated openings. Constant fresh air is also circulated throughout via an ERV system.

Green roof: Contiguous with an event space for private outdoor functions.

Water recovery: Collected on the upper roof to support the green space on the lower roof.

Solar array: Provided on the upper portion of new structure.





DUDLEY SQUARE MIXED USE, Boston MA
Development: 120 residential units, 18,000 SF retail, 130 parking spaces.
Amenities: concierge, fitness center, media room, grills, laundry, open/community space, green roof, bike storage.
Sustainable Aspects: bike/car share, public transportation, efficient mechanical/AC/ERV, solar electric/HW, super insulated, efficient appliances/lighting/equipment, durable materials, local sourcing, electric car charging station, green roof, water recovery.



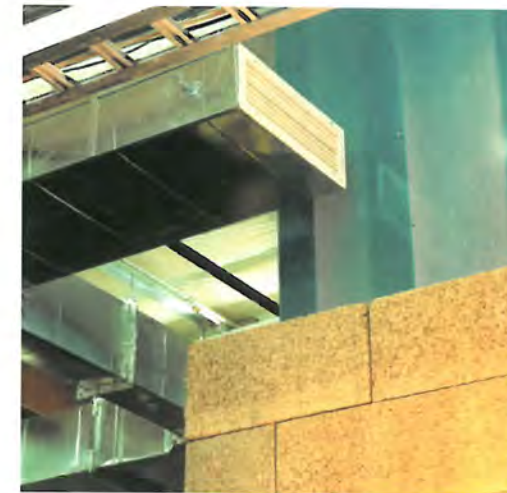
FERDINAND BUILDING, Boston MA
 vision sketch
 Never intended to be submitted for construction, this sketch was simply an effort to exercise ideas about a buildings engagement in a densely populated urban setting, revitalization, the dialog between new and old structures, and considering iconographic buildings and their place in the city.



HALEY HOUSE BAKERY CAFE, Boston MA
Development: Restaurant + 10 residential units.
Sustainable Aspects: bike share/storage, public transportation, efficient mechanical/AC/ERV, solar electric/HW, super Insulated, efficient appliances/lighting/equipment, durable materials, local sourcing, green roof, water recovery, food recycling, composting.



MELCHER STREET BRIDGE, Boston MA
 vision sketch
 I am drawn to a solution that embraces both the permanence of the built environment and the impermanence of events taking place over time. Let the bridge point to everything that surrounds it: Static (buildings/roads/sidewalks), Active (cars/people/pets), and Memory/Emotion (capture time). If the bridge is clad with reflective glass, it would activate the surrounding static components and real time activities. If the glass patterns are in the form of a complex geometry (shards), it would activate the memory/emotional component in which bits and pieces form a larger picture, distinctly different for each observer.
 The goal of this treatment is to achieve a feeling that the bridge is both there and not there; a ghost of what was, a view to what is, and an impression of what may come. A bit disorienting and ever changing, yet static and permanent at the same time.



AQUENT HEADQUARTERS, Boston MA
Office Space: 20,000 SF commercial space

An interior renovation for a placement agency located in Boston's Back Bay.
 The challenge of this design was to produce a unique and creative environment while keeping renovation costs to a minimum. Rather than concealing the heating, wiring, and plumbing behind the walls, the infrastructure was exposed and featured as an aesthetic element. Custom workspaces and conference rooms were constructed out of inexpensive and off-the-shelf materials, configured in open team areas. The result is a thought provoking space that incorporates new and interesting elements combined with elements of the building's rich past.

This prototype design, based low cost and locally sourced materials, was then advanced for implementation at various locations across the United States and Canada.



Satellite offices include:
 Boca Raton, FL
 Cleveland, OH
 Denver, CO
 Dallas, TX
 Philadelphia, PA
 Pittsburgh, PA
 Phoenix, AZ
 Portland, OR
 Reston, VA
 San Francisco, CA
 St. Louis, MO
 Toronto, Ontario
 Vancouver, BC



HALEY HOUSE, Boston MA
Production Kitchen: 2,500 SF commercial space
 Conversion of an existing basement space into a fully operational production kitchen to support the needs of the Haley House's expanding catering business. Located in Dudley Square below their existing Bakery Cafe.

The primary challenges were to mediate the existing hazardous materials and water infiltration to satisfy the Board of Health's stringent requirements for basement kitchen facilities. Program included; kitchen equipment & fixtures, ventilation, wash areas, walk-in refrigerator/freezer, meeting & tasting area, office, intern work area, bathrooms, dry storage, mechanical/plumbing/electrical, fire protection & fire alarm.



PHILOSOPHY

Compass Project Management, Inc. was founded on the principle that successful projects result from a deliberate process of developing the best plan, assembling the most qualified team, and committing to excellence in execution from concept to closeout.

OUR FORMULA FOR SUCCESS



Developing the right Project Team

A capital project is complex. Several organizations work collaboratively to achieve a desired result. It is critical for the members of the team to share the same values and understand the goals, opportunities, constraints and challenges of the project. Through the application of specific processes, as well as deep contacts throughout the design and construction industry, Compass will assist the Owner in assembling the right project team to transform their strategic vision into brick and mortar reality.

Establishing a thorough and achievable Project Plan

A Project Plan is a roadmap. It is developed by the Team in order to achieve the Owner's vision. A successful Project Plan includes a comprehensive and complete budget, an aggressive yet achievable schedule and a detailed description of the scope of the project that meets the Owner's goals. The Project Plan also includes a communication plan, a quality assurance plan for design and construction and a risk management plan. The Project Plan is established and acknowledged by all stake holders.

Executing day in and day out

A strong team and a sound plan result in a successful project. With hard work and fair, tough-minded decision-making, our Team executes the plan day in and day out. Compass made a significant investment in developing an on-line procedures manual, accessible by all staff, to assure the best practices of the company are implemented consistently and thoughtfully. By constantly focusing on the three pillars of our project management philosophy - leadership, collaboration and accountability, Compass strives to take the uncertainty out of the design and construction process.

COMPASS PORTFOLIO and BEYOND ...

The Compass Team collectively shares many years of experience in both project management and construction management. Our ability to collaborate and bring the best of our past experience as well as lessons learned are only a few of our competitive advantages. Below are some of the projects our team members have worked on during their professional careers, either at Compass or as part of a previous affiliation.

Higher Education and K-12 Projects

- Boston University Law School
- Boston University Center for Integrated Life Sciences and Engineering
- Boston University Myles Standish Hall Renovation
- University of Massachusetts Dartmouth Charlton College of Business
- Massachusetts Institute of Technology - Sloan School of Management
- Suffolk University - new construction of Modern Theater and Dormitories
- Suffolk University - 10 West Street Dormitories
- Stoughton High School
- Marshfield High School
- Norwood High School
- Weston Field Elementary School
- Alma del Mar Charter School
- Norfolk County Agricultural School

Municipal Projects

- Walpole Police, Fire, Council on Aging
- Newton Fire Headquarters & Station #3
- Norwood DPW
- Westwood Public Safety Facilities
- Millis Police & Fire
- Weston Case Campus Master Plan

Other

- Animal Rescue League of Boston
- Beacon Capital Partners, Channel Center
- Catholic Charities Labouré Center & Yawkey Center

Healthcare & Life Sciences

- Carney Hospital, Operating Rooms and PACU Renovation
- St. Elizabeth's Medical Center, Emergency Department
- Mount Auburn Hospital, West Campus Expansion, Phased Renovations and New Entry
- Boston Medical Center, BCD & FGH Buildings Historic Restoration; Shapiro Ambulatory Care Center; Menino Pavilion
- New England Medical Center - multiple projects
- Eastern Maine Healthcare Systems, LaFayette Cancer Center, MIHGH Sylvan Road Laboratories
- Cape Cod Healthcare - multiple projects including ICU Addition and new Cancer Center
- Southcoast Hospitals Group, Charlton Hospital, Atwood Tower
- Charlton Memorial Hospital Surgical Suite Addition & Hybrid Operating Room
- Newton-Wellesley Hospital, Inpatient Bed Pavilion
- Partners Healthcare, Mass General Hospital
- Newton-Wellesley, Vernon Cancer Center
- Partners/MGH/North Shore Medical Center Outpatient Care Center -New 200,000sf ambulatory care and cancer center with a medical office building on 52 acre site
- Tufts Medical Center, Intensive Care Unit, Image Guided Radio Therapy
- Harvard University, Bio-Research Facility
- Tufts University, Laboratory Renovations
- Tufts University Health Science Campus - multiple projects including Microbiology Chairperson Lab Arnold 5, 6 and 7
- Draper Laboratory BSL-3 Draper Laboratories, BSL 2 & 3 Lab Suite for Select Agents
- Novartis - MIT Center for Continuous Manufacturing





Timothy J. Bonfatti, Project Director
 tbonfatti@compasspminc.com | 508.359.6111



Tim began Compass Project Management, Inc. to provide results-oriented project management services to owners in the healthcare and education sector. Tim is a 25 year veteran of the design and construction industry who has been a leading force in the area of public construction. He has managed over \$700 million worth of projects that have been completed on time and on budget and all of which have been completed without major litigation. Tim is a past Chairman of the Associated General Contractors and a member of the Board of Overseers of the Boston Architectural College. He is also a member of the Medfield School Committee and the Medfield Permanent Building Committee.

EXPERIENCE

- Compass Project Management, Inc., Medfield MA | 2009 to Present
 Founder, President and CEO
- RF Walsh Project Management Inc./RF Walsh Co., Inc., Boston MA | 2000 to 2008
 Principal and COO
- Gilbane Building Company, Inc., Providence, RI | 1999 to 2000
 Senior Project Manager
- A. Bonfatti & Co., Inc. and Bonfatti / McAlpine JV., Norwood, MA | 1987 to 1999
 Vice President, A. Bonfatti & Co., Inc.
 Managing Partner, Bonfatti / McAlpine, JV.

EDUCATION

- Suffolk University Law School, Boston, MA JD, *cum laude* 1985
- University of Massachusetts, Dartmouth, MA BS, Construction Engineering 1982

MEMBERSHIPS / ASSOCIATIONS

- Massachusetts Bar
- Associated General Contractors, Chairman, 2009
- Boston Architectural College Board of Overseers 2006 to present
- Medfield School Planning and Building Committee, Chairman since 1999
- Medfield School Committee, Member, 2006 to present; Chair - 2010
- Medfield Municipal Building Committee, Member, 2006 to present

REFERENCES

- Bill Kinsman, Chairman
 Norwood Building Committee
 781-414-0736
 billattubwreck@norwoodlight.com
- Gerry McCarty
 Weston Director of Facilities
 781-529-8088
 mccartyg@mail.weston.org
- David Flynn
 Asst. VP of Design & Construction
 Boston University
 617-353-2112 | ddflynn@bu.edu



Christy J. Murphy, Senior Project Manager
 cmurphy@compasspminc.com | 617.293.2966



OVERVIEW

Christy has over 16 years of experience in the construction industry with extensive Institutional and Healthcare project portfolios as well as experience managing large, complex multi-use development projects. Working in both Union and Open Shop environments, Christy has a vast understanding of construction projects.

Since joining RF Walsh in 2002, Christy has risen rapidly in the construction industry having served as senior project manager and project executive for Walsh Bros., J.K. Scanlan Co., Gilbane Building Co., and Timberline Construction in addition to her time at RF Walsh. In a relatively short period of time, Christy has shown an unusual ability to understand that the building industry is not just about bricks and mortar; it is about understanding a client's needs and being driven to see them met. She provides an entrepreneurial energy to her work including a strong understanding of the mission behind each of her projects.

Christy has provided either construction or program management services on complex projects to prominent Massachusetts institutions including Boston College, Suffolk University, Dimock Community Health Center, Cape Cod Healthcare, Southcoast Hospitals Group, Catholic Charities, Animal Rescue League of Boston, Boston College High School, MIT, Massachusetts General Hospital, Newton-Wellesley Hospital and Beacon Capital Partners for Channel Center from project concept through phase one construction.

Christy has been a member of the Plymouth Building Committee since 2008.

EDUCATION

- Boston University, Boston, MA
- Independent Concentration Architectural Engineering
- Northeastern University
- Construction Mangement Courses
- Boston Architectural Center
- Architectural & Drafting Course

LICENSES/CERTIFICATIONS

- AGC Young Contractor's Institute
- LEED Accredited Professional
- MA Unrestricted Construction Supervisor's License
- OSHA 10-Hour Certification
- MCPPO Certification



The Lenny Zakim Fund

c/o DLA Piper
33 Arch Street, 26th Floor
Boston, MA 02110-1446

(617) 406-6036
Fax (617) 406-6136

www.thelennyzakimfund.org



August 26, 2016

Virginia "Autumn" Bowers
People's Academy Inc., The
241 Lexington Street, Apt 21-1B
Woburn, MA 01801

Dear Virginia "Autumn",

I am pleased to inform you that The Lenny Zakim Fund reviewed The People's Academy Inc.'s proposal and placed the grant into final consideration for this round of funding. **We will be in touch with you in the next several months** to schedule a site visit, meeting, or a phone call to follow up and learn more about your organization.

Final decisions will be made in January 2017, and you will be notified whether or not you have received a grant then. If awarded, the grant will be received at the Award Ceremony in early February 2017. Please feel free to call me if you would like to, and accept our best wishes for continued success in your excellent work.

Yours truly,

Jude Goldman
Executive Director

August 29, 2016

T. Michael Thomas
The People's Academy, Inc.
8 Sumner Park
Dorchester, MA 02125

RE: Expression of Financial Support, The People's Academy

Dear T. Michael,

Pursuant to my letter to you of March 2, 2016, in which P-3 Partners, LLC offered its support of the work you are doing through the People's Academy, I want to enhance that position by offering specific financial support.

To that end, I want to pledge the sum of \$200,000 toward this endeavor. However, our ability to commit to this pledge is contingent on securing our approvals from the Boston Redevelopment Authority and closing on our construction loan. I anticipate that these two milestones will be completed by the third quarter of 2017.

Our commitment to your program is sincere and I hope that this letter is indicative of the same.

Very truly yours,

Barry E. Feldman
Managing Member

300 Walnut Ave * Roxbury, MA 02119 * 617-442-8614
222 Newbury Street- 4th Floor * Boston, MA 02116 * 617-982-6962



Massachusetts Association of Minority Law Enforcement Officers, Inc.

July 19, 2016

Mr. T. Michael Thomas, President
Peoples Academy, Inc.
8 Sumner Park
Suite 3
Boston, Massachusetts 02125

Re: Peoples Academy Inc.

Sir:

On behalf of the Massachusetts Association of Minority Law Enforcement Officers, Inc., I would like to commend you on your work in the community and your efforts to bring the Peoples Academy Training, a grassroots training organization which aspires to teach residents in the community a trade that will enable them to gain employment in the building trades, thereby creating jobs within our own community. It is our belief that the building site at Old Road and Ellington Street would be an excellent area for such a training program as this. It is accessible by public transportation and would be an asset to the community. At this time there is very little in place that will teach young men and women a trade with copper materials.

Young men and women are returning to society after incarceration with no employment prospects or programs to keep them focused on sobriety and staying out of prison. It is our belief that the Peoples Academy is that program that will assist these individuals and law enforcement.

Respectfully,

Denise DePina Reed, Chairperson
Massachusetts Association of Minority
Law Enforcement Officers, Inc.
Board of Directors
61 Columbia Road
Dorchester, Massachusetts 02124



JOHN HEALY
Training Coordinator

TRUSTEES:

LABOR:

JOSEPH BERGANTINO
ROBERT BUTLER
JAMES WOOL

MANAGEMENT:

JEFFREY CHASE
KEVIN GILL
MIRIAN JOYCE

SHEET METAL WORKERS LOCAL UNION 17
J.A.T.C.

1181 ADAMS STREET
DORCHESTER, MA 02124-5710
TEL: (617)298-0850
FAX: (617)296-5835
e-mail: jhealy@lu17jtc.org
psmart@lu17jtc.org

December 14, 2012

The People's Academy, Inc.
423 Brookline Avenue, Suite 322
Boston, MA 02215

To Whom It May Concern,

It is an honor and pleasure to write this character reference letter for T. Michael Thomas.

When Mr. Thomas was a member of the Sheet Metal Workers Local 17, he had an outstanding reputation and work ethic.

Mr. Thomas deserves the esteem and admiration of his associates. He stands as a shining example of our American way of life. He has conquered handicaps of poverty, he knows what it means to struggle and be underprivileged, and he has devoted himself to helping the less fortunate members of his community. I am happy to help him and look forward to working with him for the common good and for the welfare of the community for many years to come.

Without hesitation, I stand beside T. Michael Thomas. If the reader needs any further testimonials regarding him please be encouraged to call me.

Sincerely,

John Healy
Training Coordinator



SKILL THROUGH TRAINING

SHEET METAL WORKERS LOCAL UNION 17





Boston Society of Vulcans of Mass., Inc.

PO Box 190736, Roxbury Massachusetts 02119 – 9998
 Email: BOSVULCANS@AOL.COM
 Phone: 617-436-0019 / Web Site: www.BostonVulcans.org

August 8, 2016

EXECUTIVE BOARD

President
Darrell Higginbottom

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Black Professional
Firefighters
Boston Chapter NAACP
Mass. Assoc. of Minority
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Officers' Association
Greater Boston Civil Rights
Coalition
Urban League of Eastern
Mass.
Urban Public Safety
Coalition

Emeritus
Daniel Grant
Walter Porter 3rd
Robert Powell
Karen Miller
Stanley Moore

Honorary Member
John Wells

Director Sheila Dillon
 Department of Neighborhood Development
 26 Court Street
 Boston, MA 02108

Director Dillon,

I am writing to express my organization's support for The People's Academy, Inc. (TPA) that is a non-profit organization established in 2008. We value TPA's program since it trains residents in trades while specializing in copper fabrication and installation. Their vision to "empower disenfranchised youth with a means to make a living while improving their surroundings" coincides with our goals of recruiting people of color from the inner city into the fire service.

We understand that The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester. We believe that The People's Academy is a great fit for our community to better our children and our neighborhoods by creating tangible skills for employment.

Thank you for your consideration of this matter and if you have any questions or concerns, please do not hesitate to contact me directly.

Sincerely,

Darrell Higginbottom
 President, Boston Society of Vulcans of Mass., Inc.

EDENS

KEITH HAGUE
VICE PRESIDENT - CONSTRUCTION & DEVELOPMENT

21 Custom House Street, Suite 450
 Boston, MA 02110
 P 617.369.6609 | C 508.243.3816 | F 617.369.6699

Hello Rayka,
 Per our discussion, there are three ways we can help support The Peoples Academy:

1. **EDENS SPONSORED FUNDRAISING EVENT:** Our marketing team, in conjunction with our public relations consultant, McDermott Ventures, is working on a local fundraising event to be scheduled in the next few months. 100% of proceeds for this event will be distributed to The Peoples Academy.
2. **NEIGHBORHOOD JOBS TRUST:** A fund in the amount of \$ \$275,000 will established by EDENS through a payment to the city per the Development Impact Project Exactions requirements. This fund allows local non-profit organizations to apply for funding through an application process. We will provide you with the details and timing of this fund so you can submit an application prior to the deadline.
3. **CHARITABLE FUND:** Per the South Bay community benefits package outlined in our Co-operation Agreement with the BRA, EDENS will be contributing \$20,000 per year for (40) years to a Charitable Fund. This fund will be managed by the BRA for annual distribution to local non-profit organizations through a Request for Proposal (RFP) process. The first \$20,000 distribution will be available first of second quarter of 2018. We will provide you with the details and schedule of this RFP process so you can submit an application prior to the first annual deadline.

I know none of the above three fulfil your immediate funding needs for your RFP proposal but we hope they will demonstrate our commitment to supporting your organization for its long term success.

If you have any questions or require any additional information, please let us know.

Sincerely,

Keith Hague

WOODLAND BUILDING & RENOVATION

MIKE SMITH
 40 Woodland Street
 Sherborn MA 01770
 617 733 8684

SHAMROCK ROOFING

1724 Washington Street
 Walpole MA 02081
 866 921 1650

SEVERAL MASSACHUSETTS LENDING INSTITUTIONS



THE PEOPLE'S ACADEMY, INC.

8 Sumner Park, Dorchester, MA 02125 - Phone: 617-571-7244 - Email: tm.thomas@peoplesacademyinc.org

Founder

T. Michael Thomas

Board of Directors

Hon. Leslie Harris

Dorothea Jones

Martha Bagley

Eddie Jenkins

Rayka Phillip

Marcia Walsh

June 6, 2016

Mayor Martin J. Walsh
City Hall
One City Hall Plaza
Boston, MA 02118

Dear Mayor Walsh:

This letter is to show my support for The People's Academy.

The People's Academy, Inc. (TPA) is a 501c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades while specializing in copper fabrication and installation.

It is my understanding that The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester.


I believe that The People's Academy is precisely what our Community needs for the betterment our children and our neighborhoods.

Please accept my signature below as my support for The People's Academy.

Thank you.

Sincerely,


Signature


Date

Name: City Councilor Frank Baker
Address: 1 City Hall Square, Suite 550
Boston, MA 02201-2043
Email: Frank.Baker@boston.gov
Telephone: 617.635.3455



MICHAEL F. FLAHERTY
BOSTON CITY COUNCIL AT-LARGE

August 31, 2016

Sheila Dillon, Chief of Housing
Department of Neighborhood Development
26 Court Street
Boston, MA 02108

Dear Chief Dillon,

I am writing to express my support for The People's Academy, Inc. (TPA) and their plans to acquire the parcel at 14 Ellington Street/8 Old Road in Dorchester. TPA offers incredible opportunities to students through their building trade courses and apprenticeship programs. They have demonstrated a strong commitment to improving the neighborhood both in their work of rehabilitating local buildings and providing job training for our residents.

The proposal put forth by The People's Academy fulfills an important public need and will be an excellent addition to the neighborhood. I am proud to support this project and its mission of educating, empowering, and improving our community.

Thank you for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Michael F. Flaherty



AYANNA PRESSLEY
BOSTON CITY COUNCILOR
AT-LARGE

July 15, 2016

Sheila Dillon
Chief and Director
Boston Department of Neighborhood Development
26 Court Street
Boston, MA 02108

Dear Chief Dillon,

I am writing this letter to express my support for The People's Academy, which is currently seeking to acquire the parcel at 14 Ellington/ 8 Old Road in Dorchester.

The People's Academy, Inc. (TPA) is a 501c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades and specializes in copper fabrication and installation. The People's Academy's vision is to build and empower youth of color through craftsmanship.

I believe that The People's Academy provides important programming for the betterment of the community. Through artistry and job-training, the curriculum provides the bridgework and support for our youth to build self-advocacy and self-sufficiency, while also encouraging them to be active members of their communities. .

I support The People's Academy, Inc. in receiving developer designations for the site mentioned above. I respectfully ask you to give it full consideration.

Please don't hesitate to contact me if you have any questions or would like to discuss further.

Sincerely,

Ayanna Pressley
At-Large Boston City Councilor



THE PEOPLE'S ACADEMY, INC.

8 Sumner Park, Dorchester, MA 02125 - Phone: 617-571-7244 - Email: tm.thomas@peoplesacademyinc.org

Founder
T. Michael Thomas

Board of Directors
Hon. Leslie Harris
Dorothea Jones
Martha Bagley
Eddie Jenkins
Rayka Phillip
Marcia Walsh

June 6, 2016

Mayor Martin J. Walsh
City Hall
One City Hall Plaza
Boston, MA 02118

Dear Mayor Walsh:

This letter is to show my support for The People's Academy.

The People's Academy, Inc. (TPA) is a 501c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades while specializing in copper fabrication and installation.

It is my understanding that The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester.

I believe that The People's Academy is precisely what our Community needs for the betterment our children and our neighborhoods.

Please accept my signature below as my support for The People's Academy.

Thank you.

Sincerely,


Signature

6-14-16
Date

Name: City Councillor Tito Jackson
Address: 1 City Hall Square, Suite 550
Boston, MA 02201-2043
Email: TJackson@boston.gov
Telephone: 617.635.3510



TITO JACKSON
BOSTON CITY COUNCILLOR
DISTRICT 7

July 13, 2016

To Whom It May Concern:

I'm writing this letter in support of The People's Academy's request to acquire 14 Ellington/8 Old Road. The People's Academy, Inc. (TPA) is 501c3 nonprofit organization which has been in operation since 2008.

TPA's program trains residents in the trades while specializing in copper fabrication and installation. The program targets underserved populations, including formerly incarcerated individuals. TPA's potential to serve as an economic driver in this community is a valued resource.

The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester. I believe that The People's Academy is precisely what our community needs for the betterment of our children and neighborhoods. Please accept my signature below as my support for The People's Academy.

Respectfully,


Tito Jackson
Boston City Councillor, District 7

Cc: Mayor Walsh's Office
Cc: Shelia Dillon, Neighborhood Development

BOSTON CITY HALL, ONE CITY HALL SQUARE, BOSTON, MASSACHUSETTS, 02201
617-635-3510 FAX: 617-635-4203 TITO.JACKSON@CITYOFBOSTON.GOV





THE PEOPLE'S ACADEMY, INC.

8 Sumner Park, Dorchester, MA 02125 - Phone: 617-571-7244 - Email: tm.thomas@peoplesacademyinc.org

Founder
T. Michael Thomas

Board of Directors
Hon. Leslie Harris
Dorothea Jones
Martha Bagley
Eddie Jenkins
Rayka Phillip
Marcia Walsh

June 6, 2016

Mayor Martin J. Walsh
City Hall
One City Hall Plaza
Boston, MA 02118

Dear Mayor Walsh:

This letter is to show my support for The People's Academy.

The People's Academy, Inc. (TPA) is a 501c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades while specializing in copper fabrication and installation.

It is my understanding that The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester.

I believe that The People's Academy is precisely what our Community needs for the betterment our children and our neighborhoods.

Please accept my signature below as my support for The People's Academy.

Thank you.

Sincerely,



Signature

6-6-16
Date

Name: City Councilor Annissa Essaibi-George
Address: 1 City Hall Square, Suite 550
Boston, MA 02201-2043
Email: A.E.George@boston.gov
Telephone: Boston, MA 02201-2043



ANNISSA ESSAIBI-GEORGE
BOSTON CITY COUNCILOR
AT-LARGE

June 6, 2016

Mayor Martin J. Walsh
City Hall
One City Hall Plaza
Boston, MA 02118

Dear Mayor Walsh:

This letter is to show my support for The People's Academy.

The People's Academy, Inc. (TPA) is a 5010 c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades while specializing in copper fabrication and installation.


It is my understanding that The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester.

I believe that The People's Academy is precisely what our Community needs for the betterment of our children and our neighborhoods.

Please accept my signature below as my support for The People's Academy.

Thank you.

Sincerely,


Annissa Essaibi-George
City Councilor At-Large
City of Boston



Founder
T. Michael Thomas

Board of Directors
Hon. Leslie Harris
Dorothea Jones
Martha Bagley
Eddie Jenkins
Rayka Phillip
Marcia Walsh

THE PEOPLE'S ACADEMY, INC.

8 Sumner Park, Dorchester, MA 02125 - Phone: 617-571-7244 - Email: tm.thomas@peoplesacademyinc.org

Mayor Martin J. Walsh
City Hall
One City Hall Plaza
Boston, MA 02118

Dear Mayor Walsh:

This letter is to show my support for The People's Academy.

The People's Academy, Inc. (TPA) is a 501c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades while specializing in copper fabrication and installation.

It is my understanding that The People's Academy is currently seeking to acquire the parcel at 14 Ellington/8 Old Road in Dorchester.

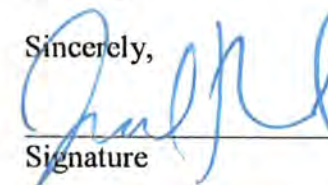
I believe that The People's Academy is precisely what our Community needs for the betterment our children and our neighborhoods.

Mayor Walsh, I do hope that you would use your resources to help support this great and much needed program.

Please accept my signature below as support The People's Academy.

Thank you.

Sincerely,



Signature



Date

Name: Jen Faigel, Commonwealth Kitchen

Address: 196 Quincy St., Dorchester, MA. 02121

Email: jen@commonwealthkitchen.org

Telephone: 617-522-7900

JEN FAIGEL - COMMONWEALTH KITCHEN



14 Ellington/8 Old Rd, Boston MA

This comment period ended on September 09, 2016

The Peoples' Academy is NEEDED!

Tajah Thomas: Having a trade school in such a vital part of the city would benefit the youth and their future. The Peoples' Academy is giving the youth an opportunity to get themselves on the right track and have a bright future. This building would be perfect for such an amazing establishment.

Jun 07, 2016, 07:56 AM

[7 supporters, including Paul Martin, CoolNinja 10, Rita Jones, Ashwa Marshall and 3 more.]

Patricia Brown: I am in support of and I strongly urge everyone to support The People's Academy. I am going to reiterate what has already been said, Yes it would be beneficial to our youth and the surrounding neighborhoods to have an place to call their own and feel like they really belong. Our youth is and should always be an investment to any future training programs that would be willing to take the time to provide skills for future employment. This Academy would also be the beginning of a new innovative way trying to prove once again how much we as parents, leaders, organizers etc. care and want better opportunity for our youth, it would be another safe-haven with perks that would provide stability, encouraging pride, embodied strength and knowledge to pass on. The Youth are forever deserving of this wonderful opportunity. I am against The proposed Health Clinic Facility being built in the mentioned location.

Jul 27, 2016, 03:06 PM

A MUST FOR OUR COMMUNITY

Latoya Sweeney: I am familiar with this location and I cannot stress how important the Peoples Academy is to the neighborhood. Our youth need this.

Jun 06, 2016, 12:45 PM

[6 supporters, including Paul Martin, CoolNinja 10, Ashwa Marshall, CC Collins and 2 more.]

WE NEED THIS

Latoya Sweeney: The community needs something like this. The People's Academy is offering something to young people to help them create a honest life for themselves. I think this location would be perfect!

Jun 06, 2016, 12:54 PM

[5 supporters, including Paul Martin, CoolNinja 10, Ashwa Marshall, Ray Phillip and 1 more.]

Needed in our community!

Anthony Marshall: 14 Ellington St. this property should be set aside for the use of a trade school and learning center for our neighborhood. We need this property for the benefits of our kids . The people's Academy is just what we need it will be beneficial for all of us that lives in this area . We have so many medical buildings around our city and no trade school for our residents this trade school is needed.

May 04, 2016, 07:22 PM

[5 supporters, including Teresa Santos, Paul Martin, Oscar Lopez, Ray Phillip and 1 more.]

Mike P Clary: Boston is Strong and so are the people.i live a few homes away from this Building and over the years.i have seen the things i have seen that were at that location did not help us and did not help out kids stay of the streets.i support having a Trade school at this Location like what i say The Peoples Academy,i think it will only add value to our homes by Creating Training that will lead to good paying Jobs.Ellington st and Old rd need a new look and a new direction.as a life time home owner i would like to see this Academy in our Neighborhood.

May 05, 2016, 07:34 AM

Oscar Lopez: The People's Academy is a no brainer, its what the community needs and the people are yearning for.To think this place will be used to save lives and create opportunity to people who are in need. The community will be stronger and more educated for great opportunities.

Jun 14, 2016, 09:39 AM

The People's Academy building - Bringing People Together

Joseph Kennard: I am writing to advocate for the People's Academy building, specifically at the 14 Ellington/8 Old Road location, for the following reasons:

The teaching program provides a much needed bridge between high school and a trade apprenticeship.

The building will be centrally located at a crossroad of Boston neighborhoods, bringing people together.

They are committed to being a green building which can be used as an educational tool for engaging the greater community.

They are embracing the existing public transportation by providing an integrated bus stop shelter.

They have included a housing component to better link the existing commercial district to the residential neighborhood.

They intend to offer community space for class rooms, public gallery, and event space.

The People's Academy could stand alone on its own merits; however with the added amenities (listed above), they are truly demonstrating their commitment to becoming a neighborhood amenity. They are defining what it means to be a community oriented organization and are working on multiple levels to engage everyone who

wishes to participate. The People's Academy building will be an asset to the neighborhood for generations to come.

Jul 06, 2016, 04:31 PM

[5 supporters, including Risa Meyers, Stephen Stefanoff, Carol Harris, Ray Phillip and 1 more.]

So needed !

Teresa Santos: I would like to see this property being used for a trade school than for medical uses we have so many medical building in our community. There is no need for another one. The peoples Academy proposed trade school is just what we need in our community.. This will help create jobs and everything positive we have been wanting so please support The People's Academy reach this goal.

May 05, 2016, 03:34 PM

[3 supporters, including Paul Martin, CoolNinja 10 and Ashwa Marshall]

Sharon Hinton: It is interesting how people are supporting a health center that has been in that location for 40 years supposedly treating people from other communities. While Harvard Community Health Center may be doing a great job there is the opportunity for the facility to build upwards on the land it currently occupies. The Peoples Academy, Inc. is unlike any other institution in Boston. Boston has more hospitals, colleges and universities and health centers than any other city in the country per square mile.

Jul 26, 2016, 01:36 PM

The People's Academy

Stanley Marin: I would like to see The People's Academy at 14 Ellington st / 8 Old rd, What better way to serve the community than to install a trade school? The People's Academy will teach skills that will benefit the student and the community.

I support The Peoples Academy

Jun 07, 2016, 01:39 PM

[3 supporters, including Paul Martin, Ashwa Marshall and Ray Phillip]

The People's Academy

Andrea Scherer: What better way to serve the community than to install a trade school? The People's Academy will teach skills that will benefit the student and the community. The true social network should begin with real people, having real skills, and serving a real community!

Jun 07, 2016, 09:37 AM

[3 supporters, including Paul Martin, Ashwa Marshall and Ray Phillip]

Sharon Hinton: There are already "new" health centers in the area as close as Columbia Road, the "new" Carney Hospital in Dorchester, Mattapan Health Center on Blue Hill Avenue, not to mention all the world-class hospitals within a short distance, BU Medical Center, Mass General, Children's Hospital, Brigham & Womens Hospital, Faulkner Hospital in addition to other long time health centers like Dimock. One of the root causes of the diseases afflicting the community is stress related illnesses of which poverty, unemployment, and community traumas and violence are strongly connected to. The Peoples Academy, Inc. would help by providing meaningful employment and job training in a community that suffers more than any other from low incomes, job related and discrimination connected issues. The Peoples Academy, Inc. provides solutions to those areas for so many people in the community in so many ways.

Jul 26, 2016, 01:44 PM

Best use for maximum positive community impact

Sharon Hinton: Many thanks to the DND and Four Corners Neighborhood Development Association for hosting the recent community meeting regarding 14 Ellington St/Old Rd properties. As a long-time, born and bred Bostonian I am very familiar with this area because I grew up around there. What I heard from residents at that meeting was the need for a community partner that would bring value to the community which meant, building up businesses, have something for the youth, an esthetically pleasing building, greenspace, and bring value to residents and homeowners. The proposal that was presented that, in my opinion, had the greatest potential for a positive impact was The Peoples Academy. That project would provide jobs and workforce development, youth opportunities, vocational and educational training, mixed use for the community in terms of entrepreneurship and community and green space. There are many health centers, hospitals, and clinics in the community and City of Boston but there is nothing like the proposal of The Peoples Academy. I believe it will strengthen and improve so many aspects of the community and area for especially the residents, homeowners and businesses that are in the closest proximity to a property that has been an eyesore for so long. Sincerely, Sharon Hinton, Parent, Homeowner and Teacher.

May 04, 2016, 12:53 PM

[2 supporters, including Paul Martin and Ray Phillip]

steve morrai: thank you for this chance to be a part and voice of out community. i have like in Boston for over 40 years and never seen any programs for our children so what i would like to see at # 8 Old rd / # 14 Ellington st is a Job and Trade Training program.i have seen online and saw the work of The Peoples Academy and i think that's some thing i would like to see at that address. it is a program that we as neighbors should support and i can see my children attending. what we need for out community are more Trade and Learning Centers so with that said i hope to see the support from out Leaders starting with the Mayor and all the lovely people of this great City we call HOME..if we all did a litter then some thing will get don thank you all and may GOD Bless us all..Steven Morrai

May 04, 2016, 06:01 PM

harvard street

Sharon Hinton: The clinic has been there for 40 years and can expand in its current facility and coalition with other hospitals and health centers in the area to serve the community. There is no other entity like The Peoples Academy, Inc. in the city where all people can come to be taught how to earn better than a living wage and

provide for themselves and their families with a stable and productive income. This helps the tax base, potential homeowners who can now afford to maintain their home or buy within the community, improve their homes and improve the neighborhood which in turn helps the schools and businesses in the area. Technical/Vocational jobs are the most viable alternative to college and those who seek that type of employment. Training Boston residents builds the people in the community and the residents in the City of Boston in ways where a health center treats the symptoms but doesn't necessarily treat the causes of the illnesses.

Jul 26, 2016, 01:50 PM

Health center

Sharon Hinton: If there is more space needed than build up in the current space? Why has it taken 40 years to expand when, I believe, there was property on the side of the health center that was available not too long ago? That property on 8 Old Road and 14 Ellington Street has been vacant for a long time. Why such an interest now? The community needs an opportunity to keep from getting sick in the first place, better jobs with better pay, a stable roof over you and your families' heads, better wages to avoid the criminal element of trying to supplement a nonexistent or inadequate income are what's needed. Everyone can't afford college but everyone needs a way to earn a living and while being employed at the health center is one of them The Peoples Academy, Inc. provides a way to learn how to fish and catch fish for a life time not just a meal for today. I support The Peoples Academy, Inc. at this time and at that location.

Jul 26, 2016, 01:58 PM

CoolNinja 10: How can we ask that this Program "The Peoples Academy to come to our State in NH As Well??

Jul 03, 2016, 07:28 PM

New Health Center facility

Tayla Andre: We have enough health centers all over the city. You want to talk about the whole health of the community, then consider creating real jobs where people become their own boss, real jobs that pay real money so people can afford to live in this city. The People's Academy!

Jul 07, 2016, 09:44 AM

the best thing for this address

Linda Jackson: i support The Peoples Academy

May 16, 2016, 07:09 PM

[2 supporters, including Paul Martin and Ashwa Marshall]

The Peoples Academy

Michael Hines: a Trade School is better than a 40 year old Business. the only thing it's have don in the Community... bill the peoples Insurance,make money then take it out of our Neighborhood.i have lived in Dorchester all of my 56 year old life and i Support the Peoples Academy 100 and 10 %.

Jul 20, 2016, 01:46 PM

[1 supporter, including Ray Phillip]

Not an option

Karen Weber: The People's Academy is not an option. It needs to happen and the sooner the better! A school that comes from within to let our youth shine is a sparkling star that beckons to all. The location at 14 Ellington is ideal because it is welcomed by the neighbors and it is at the crossroads of 3 sectors of our city - Mattapan, Dorchester, and Roxbury. This school has remained a project on paper for far too long. It is time to let it come to fruition. Thank you for your fullest consideration. What better way to use this land?

Jun 01, 2016, 04:18 AM

[1 supporter, including Ray Phillip]

New Health Center

Tayla Andre: Go to Codman Square or Upham's Corner or South End. We don't NEED another health center

Jul 07, 2016, 09:41 AM

Mrs. Jackson

Lady Jacks: I submitted my response yesterday endorsing the People's Academy and my response is not listed. Several of my colleagues and family members have also submitted endorsements for the People's Academy. Why aren't our responses and endorsements listed? I am appalled that this is happening. I feel bamboozled and deeply sadden that we have no voice. Boston has many hospitals and clinics for everyone. What we don't have are facilities that will get our youth off the streets and into a safe environment. The People's Academy will teach our youth a much needed skill, allow them to be get employment and earn a living the right way! The People's Academy will empower our youth and give them sense of hope in these dark days.

Jul 27, 2016, 11:18 AM

[1 supporter, including Ray Phillip]

Jonathan at coUrbanize: Hi there. Sorry you didn't see your first comment pop up right away. Sometimes, our filters flag a comment, and it takes time for us to manually review it. You should see the comment now. We never intentionally remove comments that comply with our Community Guidelines.

Jul 27, 2016, 05:36 PM

Very Much needed in the community!

Nancy Velez: Having trade school in the neighbor hood will be a good benefit for the youth. It will help them plan their future. It will be great for the community and families. The youth can be given that opportunity to get the career they need and be able to get prepared for jobs in the future.

Jul 11, 2016, 03:51 PM

[1 supporter, including Ray Phillip]

The Peoples' Academy

Corinne Malcolm: What a great opportunity for our children to learn different skills. The People's Academy will benefit the whole community.

Jul 27, 2016, 04:05 PM

[1 supporter, including Ray Phillip]

Traning and Trade School

Linda Jackson: The Peoples Academy will be the best thing for this space because it will change things. like JOBS.there are others that would like to build there but what have they than to help out Neighborhood but have been in out community for over 40 years just making money on our insurance wow what help they have don for us.mmmmmm

Jul 14, 2016, 02:59 PM

[1 supporter, including Ray Phillip]

We need the People's Academy!

CC Collins: WE NEED the People's Academy in the heart of our community to help our future leaders have a positive place to turn to!

Jul 27, 2016, 05:05 PM

[1 supporter, including Ray Phillip]

Very Much needed in the community!

Nancy Velez: Having trade school in the neighbor hood will be a good benefit for the youth. It will help them plan their future. It will be great for the community and families. The youth can be given that opportunity to get the career they need and be able to get prepared for jobs in the future.

Jul 11, 2016, 03:51 PM

[1 supporter, including Ray Phillip]

The Peoples Academy best thing

Mike P Clary: this Trade Academy will create jobs and save the tax payers at lease \$20.000 per year per person.think about it.

Jul 14, 2016, 10:11 PM

[1 supporter, including Ray Phillip]

Enough is Enough how long do we have to beg for something we decide we need

brother lo: When is Boston going to understand that our community wants and needs The Peoples Academy. We have the intelligence and the expertise to train ourselves for ourselves by ourselves to do for ourselves... so give up the dam building and stop playing with the lives of our comunity...now go tell the Mayor that..... we're asking for one building...How many building does DND have?... we need to be talking about a few buildings that are lying dormant in a comunity that needs many training facilities for a city that is number one in income inequality in an area that has the highest rate of unemployment for the last 20 years , and is the number one city for gentrification . sorry i post to priscilla's post....my bad.

Jun 11, 2016, 10:51 PM

[1 supporter, including Ray Phillip]

I support The Peoples Academy

Paul Martin: 14 Ellington/8 Old Road would be a great place for this program to be housed. There are plans in place for this location to be rebuilt to include a covered bus stop, affordable live/work apartments, an art studio open to the public and The People's Academy trade school. This project will be a productive, beautiful addition to the community.

Jun 07, 2016, 01:49 PM

[1 supporter, including Ray Phillip]

A valuable additon to the community!

carolle n.: I grew up in Roxbury and hold many fond memories of a family-centered community. Admittedly, as I'm sure is prevalent across many urban cities, we've experienced a series of distressful cycles and trends that we wish would end!

A facility of this nature, in Roxbury, is long overdue and is suggestive of a turning point on many levels – one being providing skills and training within the building trades!

Living in the wake of high unemployment, poverty, and an ever-widening income gap; the People's Academy represents a beacon of hope. This location is convenient and accessible making it prime for workforce development for the most vulnerable segments of our community. The proposed concept is innovative in a neighborhood void of spaces design to meet present day needs – it supports the need for growth and stability within the community.

The program offered by the People's Academy is relevant and has been changing lives for over ten years. By providing a solid and practical skill-based training program. The People's Academy efforts help to offset the plague of unemployment by equipping residents with employable skills.

I'm proud to see a new Boston emerging and valuing all its residents. Administrating an equitable approach to the disposition, and use of underutilized buildings, and parcels in depressed neighborhoods such as Roxbury, signals a shift from past practices – let's continue to multiply the forces of equity!

As a resident, I support this organization because the People's Academy can use a space that's conducive to its growth, and development of talented residents seeking to enter the workforce.

May 08, 2016, 06:55 PM

[1 supporter, including Paul Martin]

Linda Jackson: what i would like to see at 14 Ellington st / 8 Old rd, while walking on Ellington st i meet a young man who told me about his program The Peoples Academy and i was so moved by it so i am writing to the City to let them know i would like to see this Training program in our Community.

May 16, 2016, 07:19 PM

Needed in our Community.

Damian Oquendo: The people's Academy is a training component that the black community needs and also wants. It would be great to have a space that's for us by us and our children, men and women could learn a trade and be able to pass down intergenerationally. This space should be used for such and our community will work and fight for it.

May 08, 2016, 06:11 PM

[1 supporter, including Paul Martin]

Site use suggestion

Susan McCartney: The People's Academy, Inc. is a non-profit, pre-apprenticeship program in the building trades. Right now this program is being run out of a 900 square foot residence and the founder is only able to take on a few students at once. There is an overwhelming need for this program in the City of Boston. 14 Ellington/8 Old Road would be a great place for this program to be housed. There are plans in place for this location to be rebuilt to include a covered bus stop, affordable live/work apartments, an art studio open to the public and The People's Academy trade school. This project will be a productive, beautiful addition to the community. S. McCartney

May 05, 2016, 07:57 AM

THE PEOPLE'S ACADEMY

Ashwa Marshall: The People's Academy is a need in our community. It will allow young men and women to be educated on quality work and open up other opportunities for jobs. Why would you deny children an adults an opportunity to be creative. This is our community and we need to make sure our youth and adults have ACCESS to the best opportunities that we can provide.

Jul 05, 2016, 12:58 AM

Awesome Idea 📍 We Need The Peooles Academy at 14 Ellington/8 Old Rd boston MA

Rita Jones: Please provide this address at 14 Ellington/8 Old Rd. MA to be USED BY The Peoples Academy to better the community and the people in it by Providing A Way for People who want to learn A Trade. Get a job and be responsible they will definitely Benefit from this Trade Program. One in every city would be nice.

Jul 02, 2016, 03:56 PM

Great Idea

Theresa Martyr-Johnson: I believe this is a great opportunity for those who wish to improve themselves. - Sachem Best

Jul 01, 2016, 09:05 PM

Very Much Needed

Theresa Martyr-Johnson: When I think of the Academy I think of school, I think of hope, I think of knowing I have a place to go where I feel safe, and will grow with the hopes and dreams of becoming all that I can be because someone took the time to create this program. -Cherrland Wellington

Jul 01, 2016, 09:03 PM

A Desperate Need

Theresa Martyr-Johnson: The People's Academy will be great asset to the community. We are all aware of the violence that takes place in out urban settings. Having a program such as this will encourage leadership in our young men and women which will produce a better and safe environment for the community, residents and others who are visiting.

Jul 01, 2016, 08:58 PM

Peoples Academy

Lystra Bellamy: The Peoples Academy will benefit our youth! This just what our Community needs!

Jul 01, 2016, 11:42 AM

need The Peoples Academy

Best Place For A Trade Academy Mike P Clary: A Trade school is what our community want and need.T.P.A

Jun 30, 2016, 08:16 PM

TPA is most needed!

Marcia Walsh: This program provides futures for the young men in the community.

Jun 28, 2016, 09:30 PM

This is a great project

Marcia Walsh: I have been aware of this project for almost three year and it has the potential to do great, life changing things for a variety of people in the area.

Jun 28, 2016, 07:23 PM

This is needed.

Jayda Stellion: The Peoples Academy will have a positive impact on the community.

Jun 28, 2016, 05:40 PM

Do the right thing by this trade school

Reggie Brown: A trade school will be very beneficial to the neighborhoods of Roxbury, Dorchester, and Mattapan, especially for the young people who have no summers jobs to look forward to, they have no place to go to be productive. The streets is not a place for young people to be because it only brings trouble, Mr. Mayor, Mr. Barros and the BRA if you care about these young people in this city, if you do not want to see the young people in caskets then do the right thing by the “People’s Academy”

Jun 28, 2016, 12:21 PM

Peoples’ Academy

Dorothea M. Jones: Knowing the need in the Roxbury-Dorchester community for jobs and training, I support the vision of Mr. Thomas to build a trade school that will provide the needed skills to make many of our unemployed youth employable. As a long time resident of Boston, the proposed site at Old Road and Ellington Street is a prefect fit. This property has been neglected for decades. It could be a most productive use as a school, helping to transform lives as well as to transform the neglected lot. I support the vision of The Peoples’ Academy to accomplish its goal!

Jun 28, 2016, 11:17 AM

The People’s Academy

Benjamin Collins: I am in full support of the People’s Academy acquiring this land. It will serve to help our community by the way of supporting our future generations. It will give our youth the ability to learn a trade of their desire, and give them the skills to navigate the professional world. This is by far the best option.

Jun 27, 2016, 06:18 PM

THE PEOPLE’S ACADEMY

Ralph Muhammad: Every possible consideration should be given to the development of this property for the People’s Academy giving young inner city men & women the dire needed opportunity to develop skills to uplift themselves, family and community.

Jul 07, 2016, 09:56 PM

Revolution!

Prince Shabazz: Hi. I am a youth of the Grove Hall/Dorchester area and I am here to say we NEED more establishments that direct youth in the direction of professionalism and manhood or womanhood. With this institution it is apodictic that many lives and familes will be posotivily affected. Instead of people who have skills that limit them to work in places that can easily replace them wth more people or even machines, we can invest in youth and build them into valuable assests to the entire world. More CEOs equals less crime. More CEOs equals more tax revenue for government and more profits spent that will stimulate the economy.

Jul 15, 2016, 02:26 PM.

The Peoples Academy

Louis R: The Peoples Academy is needed in this community. This will allow the youth of the city the opportunity to attend a trade school which will give them the ability to gain employment with a set of skills which no one is teaching them at this time! I hope that The Peoples Academy gets this building to make future success of young men and women in the City of Boston finally happen with learning in this trade school.

Jun 25, 2016, 05:40 PM

The People’s Academy

Daniel A Cruzado: Education is always taking a back seat in Boston. Its time for the neighborhood to have some positive growth. Let this location be used for a Trade school, where they can help create hard working citizens.

Jun 15, 2016, 12:43 PM

Very Much Needed in Our Community

Mel Cheeks: A training facility such as the one proposed by the Peoples Academy would be an excellent addition to the community. It just makes sense.

Jun 14, 2016, 08:55 PM

The People's Academy

Oscar Lopez: The People's Academy is a no brainer, its what the community needs and the people are yearning for. To think this place will be used to save lives and create opportunity to people who are in need. The community will be stronger and more educated for great opportunities.

Jun 14, 2016, 09:39 AM

I support the People's Academy

Deborah Frieze: Opportunity in our communities needs to be in the hands of its residents. The Peoples Academy creates meaningful vocational training and employment for many Bostonians. We need these programs in our neighborhoods.

Jun 13, 2016, 06:22 PM

Support The Community

Aliyah Lezama: I believe that this will be a great location for The People's Academy. It will have a positive impact on our community.

Jun 13, 2016, 04:39 PM

[1 supporter, including Demetrios Salpoglou]

Community

Austin DiBari: This project would enrich and develop the community. It must be completed.

Jun 13, 2016, 10:42 AM

The Peoples Academy treats the Root Causes not just sickness!

Sharon Hinton: There are world class hospitals in Boston and many health centers and clinics. I would even dare to say more in Boston per square mile than anywhere else in the world. With the highest incarceration rate and unemployment rate of people of color at stake the reasons for The Peoples Academy at such a time as this is a no brainer. I have witnessed many people come to the health center who are working there but are not from the neighborhood. The Peoples Academy is in the neighborhood for people from the neighborhood so they can contribute and stay in the place where they and their families live. As a longtime Boston Native,

Resident, Parent, Voter and Homeowner I fully support The Peoples Academy, at this time and in that place.

Jul 26, 2016, 02:07 PM

Support for The People's Academy

Bill Moran: 14 Ellington street location would make for an excellent location for the TPA to service the shortage of training and mentoring for the community's young and old.

Jun 10, 2016, 10:23 PM

Very good for trade school

Bill Moran: This location is a very good place for The People's Academy. It will help our youth to have a better life and a lovely Community.

Jun 10, 2016, 09:35 PM

The Community Needs the People's Academy

Priscilla Banks: I think a school like the People's Academy is well overdue for our communities. Our young men and women need to be taught a trade that will help them sustain families and homes. The program will teach and train young and old residents. It will allow the young people to see their worth and create art and learn a new skill. The People's Academy will enable our children to use their hands to earn a living and will give them pride in what they will create. I support the People's Academy 100% and look forward to seeing it come to pass. I know several people that would benefit from a program like this.

Jun 10, 2016, 07:06 PM

A great use/investment

Linda Phenix: Teaching a trade to the young people of today has almost disappeared. The students of the past trade schools are mostly self sufficient and deeply invested in their city. I would like to see this type of opportunity in the Ellington St. property where it will reach the community youth. This will be a great use of the property.

Jun 10, 2016, 12:13 AM

The Peoples Academy

john casserly: Not only is the People's Academy a great idea. But it's necessary. 14 Ellington st. / 8 old rd. is in the nerve center of it all. Dorchester Roxbury Mattapan to mention a few neighbors. Prime location. It is a fact, busy people very seldom get into trouble... So let's get this school up and running as fast as possible by giving kids the tools necessary to succeed. Most tools have a one year warranty. The tools The Peoples Academy provide have a Lifetime Guaranty.

Jun 10, 2016, 12:09 AM

Our Community needs this!

Leona Sweeney: I believe that the People's Academy will be very beneficial to our neighborhood and youth. This building will be a great place for it.

Jun 09, 2016, 08:13 PM

A program to help our youth

Terrance Williams: I support this program to the fullest. We need him in our community

Jun 09, 2016, 06:42 PM

The People's Academy

Virginia Autumn Bowers: The People's Academy not only helps the students and the community but it will put Boston on the map for having a FREE non-profit trade school. Today, schools are too expensive for many inner city students. Trade school is an option that will change many students lives. It will also enhance the community by offering lower cost construction using metals, such as copper. This program is a win-win for Boston.

Jun 09, 2016, 08:55 AM

Revitalization much needed!

Denise Reed: It is well past the time to develop the property at 14 Ellington St & Old Road an placing the People's Academy in that location is an excellent idea. We have lost our most valuable treasure vocational schools where young men/women can be taught a skill. The People's Academy seeks to bring that back to the community providing jobs and a sense of belonging. What's missing in the family is the head of the family who works and truly is the head of the family. I am excited at the prospect and if this City is looking for a means to eliminate some of the crime in the neighborhood, the answer will be the People's Academy.

Jun 09, 2016, 06:35 AM

Support The People's Academy

Jenna Thompsen: I wholeheartedly support The People's Academy in using this space. The positive effects it would have on our community are immeasurable; not only would buildings be restored, but youth would be trained in well-sought after careers. This project has long-term solutions and is sustainable.

Jun 08, 2016, 07:13 PM

I support the peoples academy

Elissa Dennehy: The Peoples Academy will create training and employment for many in the boston community. There is an overwhelming need for this program in the city of boston. This is a perfect location for The Peoples Academy training to benefit the community.

Jun 08, 2016, 09:32 AM

doing my part for my City

T Michael Thomas: this location or any location in Boston should not just be a place that is used just for a few to make money and say that's best for our Community. The People's Academy was Created because of a lack of Trade opportunity's for the Neighborhood People who have seen all the Build out and millions have spent rebuilding and was not part of it.as the Founder of T.P.A i hope that the people's ask will not do over look. (YES) it have been in the past 20 to 60 years.members of the Community came to The People's Academy and ask us to please work with the City and build the Trade school at #8 Old rd/#14 Ellington st.i hope every one will do what the People wants.T Michael Thomas.

Jun 07, 2016, 10:22 PM

Collaboration

Ionie Singh: The People's Academy is currently aware of the challenges that our youth's In Boston face daily. Unemployment; no training and mentorship program to help them be skilled craftsmen. This is a great opportunity to reach our youths to enhance their learning and help them gain experience in a positive way. It takes a community.

Jun 07, 2016, 08:39 PM

Trade School needed in the Boston Community

Ionie Singh: Mr Mayor I appeal and recommends to fund this business venture "The People's Academy" that will create training and employment for many youth in the Boston community. With all the gang violence and drugs that is presently on the streets of Boston. Is time our Urban Community be involved in an Industry that will help to keep youths of the streets and promote learning and skills in the copper industry. They will be trained to be future entrepreneurs. They will find self-worth and know that they are contributing to their community.

Jun 07, 2016, 08:31 PM

The People's Academy is the Answer

Ray Phillip: In the midst of all the uncertainties surrounding our world, our children's future and especially the daily crime and violence that surrounds our neighborhoods/communities - The People's Academy is a Cure. Everyone keeps "talking" about "the problems" - "how do we get our youth off the streets", "how do we give them the proper tools and education to acquire jobs", "how do we keep our youth off the streets", "how do we give them the proper tools and education to acquire jobs", "how do we keep our youth involved

as good citizens or our Community” - The People’s Academy has the answers.

The People’s Academy Program has many components as they seek to empower our Youth. These components include: teaching, training and mentoring opportunities. TPA also creates a much needed bridge between high school and trade apprenticeship. TPA provides a job incubator for youth and adults. TPA also offers entrepreneurship training in copper and sheet metal fabrication, artistry, welding and carpentry. TPA prepares students to earn a sustainable wage. TPA will also offer community space and class rooms equipped with computers and educational tools, public gallery, and event space.

It’s only logical that we welcome The People’s Academy into our broader Community immediately to bring in these much needed life skills to the inner city and at risk youth before they get into the revolving door of crime and prison.

The People’s Academy will truly be an asset to our community for many generations and this is for certain!!

Jul 27, 2016, 01:44 PM

The People’s Academy

Christy Murphy: This is a non-profit organization that is doing something positive for the community, led by a lifelong resident of this neighborhood. Not only does Thadeus Thomas have the drive to improve the lives of many of the Community’s youth, but he also understands and appreciates the arts and culture of the Community. This will not just be a much-needed trade school, but also an arts center bringing in the community for different opportunities.

Jul 07, 2016, 10:29 AM

The People’s Academy

Risa Meyers: I support The People’s Academy and their proposal as outlined in Joseph Kennard’s comments posted on July 06, 2016. It will be a great addition to the neighborhood, engaging and enriching the entire community as well as providing great opportunities for the area’s youth.

Jul 07, 2016, 03:29 PM

The People’s Academy

Stephen Stefanoff: I support The People’s Academy and their proposal as outlined in Joseph Kennard’s comments posted on July 06, 2016.

Jul 07, 2016, 04:22 PM

Training Trade School

Martin Joseph: I support the people academy at 8 Old Road and 14 Ellington Street for a trade school that will support our local community to educate and create jobs for the future

Jul 07, 2016, 08:49 PM

The People’s Academy

Michael Smith: I’d like to echo the comments of Joseph Kennard. As a General Contractor, I know that there is a need for young people with the skills they would learn at the People’s Academy. The location is ideal and I hope Boston does the right thing and pushes this great idea forward.

Jul 07, 2016, 09:22 PM


The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

August 21st, 2014
(Date)

To Whom it May Concern,

Dennis Morson, a property owner in the Boston neighborhood of Mattapan, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,


(Signature)

(11 Freeland St) FREELAND STREET
(Street Address - Please Print)

617-388-9309
(Phone number - optional)


The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

08-22, 2014
(Date)

To Whom it May Concern,

ALIRIO B. GOMES, a property owner in the Boston neighborhood of 78 SUMNER ST. DOR., am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,


(Signature)

78 Sumner St - Dor. MA. 02125
(Street Address - Please Print)

617-288-2902
(Phone number - optional)

DENNIS MORSON

ALIRIO B. GOMES

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

8-21, 2014
(Date)

August 19, 2014
(Date)

To Whom it May Concern,

ESTHER M. LOPES, a property owner in the Boston neighborhood of _____, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

To Whom it May Concern,

I Mauricio Vasquez, a property owner in the Boston neighborhood of Worcester, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Esther M Lopes
(Signature)

38 Shirley St Roxbury
(Street Address - Please Print)

~~38 Shirley St Roxbury~~
(Phone number - optional)
617-427-9761

Sincerely,

Mauricio Vasquez
(Signature)

128 Shirley St
(Street Address - Please Print)

(Phone number - optional)

ESTHER M. LOPES

MAURICIO VASQUEZ

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

Aug 24 - 2014
(Date)

Aug 23, 2014
(Date)

To Whom it May Concern,

I Millicent Colbert, a property owner in the Boston neighborhood of

_____ am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

To Whom it May Concern,

I Mama Hayes, a property owner in the Boston neighborhood of

Boxbury, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Millicent Colbert
(Signature)

48 Wildwood Street
(Street Address - Please Print)

617-265-9022
(Phone number - optional)

Sincerely,

Mama Hayes
(Signature)

10 Taylor St.
(Street Address - Please Print)

(Phone number - optional)

MILLICENT COLBERT

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

Aug 21, 2014
(Date)

aug 24, 2014
(Date)

To Whom it May Concern,

To Whom it May Concern,

I Edna / Hafs a property owner in the Boston neighborhood of Dorchester, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

I Victor Ryland, a property owner in the Boston neighborhood of _____, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Sincerely,

Edna / Hafs
(Signature)

Victor Ryland
(Signature)

873 Washburn St.
(Street Address - Please Print)

11 Hildreth St
(Street Address - Please Print)

857 237 6150
(Phone number - optional)

617-792-2830
(Phone number - optional)

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

8/20, 2014
(Date)

To Whom it May Concern,

I Alexis, a property owner in the Boston neighborhood of

am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

[Signature]
(Signature)

15 Waverford St.
(Street Address - Please Print)

617-459-1235
(Phone number - optional)

8-24, 2014
(Date)

To Whom it May Concern,

I Ronald Richards, a property owner in the Boston neighborhood of

North, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

[Signature]
(Signature)

787 Boston St.
(Street Address - Please Print)

617-372-2865
(Phone number - optional)

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

Aug 24 TH, 2014
(Date)

8/22, 2014
(Date)

To Whom it May Concern,

I JESSICA FRANGIOSO, a property owner in the Boston neighborhood of DORCHESTER AND NORWOOD, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

To Whom it May Concern,

I BRYANT O JAMES, a property owner in the Boston neighborhood of DORCHESTER MA, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Jessica Frangioso
(Signature)

2173 DORCHESTER AVE
(Street Address - Please Print)

717.947.4677
(Phone number - optional)

Sincerely,

Bryant O James
(Signature)

7 SUMNER PARK
(Street Address - Please Print)

617-265-6766
(Phone number - optional)

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

8/21, 2014
(Date)

8/21, 2014
(Date)

To Whom it May Concern,

I Rusten Bobb, a property owner in the Boston neighborhood of Dorchester MA., am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

To Whom it May Concern,

I Michelle Boyle, a property owner in the Boston neighborhood of 67 STANFORD ST. ^{MARLBOROUGH}, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Rusten Bobb
(Signature)

150 Glenway - St.
(Street Address - Please Print)

617-778-3601
(Phone number - optional)

Sincerely,

Michelle Boyle
(Signature)

67 STANFORD ST
(Street Address - Please Print)

(Phone number - optional)

RUSTEN BOBB

MICHELLE BOYLE

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

August 23, 2014
(Date)

To Whom it May Concern,

I Kathryn Holland, a property owner in the Boston neighborhood of Lower Mills, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Kathryn Holland
(Signature)

1 Peck Ave. Arlington, MA
(Street Address - Please Print)

781-641-3293
(Phone number - optional)

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

Aug 24, 2014
(Date)

To Whom it May Concern,

I Karen Sullivan, a property owner in the Boston neighborhood of Dorchester, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Karen Sullivan
(Signature)

31 Tremlett St. Dorchester, MA
(Street Address - Please Print)

617-877-3700
(Phone number - optional)

The People's Academy, INC.
423 Brookline Avenue, Suite 322
Boston, MA 02215
(617) 571-7244

August 23, 2014
(Date)

To Whom it May Concern,

I Octavia Collins, a property owner in the Boston neighborhood of Dorchester, am signing this letter to show my support for job creation and training in my local community. The People's Academy, Inc. apprenticeship program strives to improve local neighborhoods while providing training and jobs for residents of my neighborhood. I support The People's Academy's belief that residents of local communities should be employed within those same communities. I am willing to work with The People's Academy and am interested in having its master craftsmen along with students from its program make improvements to my property. With my signature below, I pledge to do my part in the continuing betterment of my neighborhood.

Sincerely,

Octavia Collins
(Signature)

130 GALLIVAN BLVD, DORCHESTER MA 02124
(Street Address - Please Print)

617 265-3908
(Phone number - optional)

**Founder**

T. Michael Thomas

Board of Directors

Hon. Leslie Harris

Dorothea Jones

Martha Bagley

Eddie Jenkins

Marcia Walsh

Rayka Phillip

THE PEOPLE'S ACADEMY, INC.

8 Sumner Park, Dorchester, MA 02125 - Phone: 617-571-7244 - Email: tm.thomas@peoplesacademyinc.org

May 1, 2016

Re: The People's Academy, Inc. Community Support Letter

Dear Community Members:

My name is T. Michael Thomas, a Dorchester native and founder of The People's Academy, Inc. For over 25 years, I've been a Sheet Metal worker and Master Craftsman (specializing in copper) and have been teaching students the necessary skills in sheet metal and building trades.

The People's Academy, Inc. (TPA) is a 501c3 non-profit organization which has been in operation since 2008. TPA's program trains residents in trades while specializing in copper fabrication and installation. Truly, this is a much needed program within our Community.

The People's Academy has a bold, cutting edge job training initiative which encompasses four disciplines; education, life skills, business and the arts. The two-year training program provides on the job training and engenders pride in our community and in individual achievements.

We are currently seeking a permanent building at 14 Ellington/8 Old Road in Dorchester for which we are submitting a Request For Proposal (RFP).

Please show your support for The People's Academy by signing below.

Truly appreciated and thank you.

Sincerely,

T. Michael Thomas
Founder / The People's Academy, Inc.

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER J
R. SULTIS	24 ELLINGTON ST.		617 909 182	R
SARAH	21 Ellington St		(617) 506-7418	✓
Keem Sinclair	27 Ellington St	KeemSinclair@gmail.com		✓
Michael Lurglew	27 Ellington St			✓
Daniel F. Thomas	32 Ellington St		857-617-4477	
Sherod Smiley	411 Ellington St	Sherod238@gmail.com		
CREETH	20 Ellington St	Blondell48@gmail.com	617 438 3089	✓
Monique Marsub	31 Ellington St	Monique.Marsub@yahoo.com		✓
Mark, Sanchez	31 Ellington St	Mark-01@gmail		✓

Garth Binger 33 Michigan Avenue SOKURBAS Thomas a verizon.net 617 251-4589
 Bernice Anderson 23 Ellington St bernbern50@verizon.net 857-222-7379 N

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER J
Marques King	21 Columbia rd Boston MA 02121	marquos86@gmail.com	857-251-3128	
Thore Williams	3 Sunderland St BOSTON MA 02122	TWUwill722@gmail.com	857-333-0319	✓
Robert W. Libard	7 Michigan Ave. #5 Som. Ma. 02121	robbobbbjw.kontortt@gmail.com	857-331-1200	✓
MAURICE Pettie	15 Michigan AVE		617 474-0349	✓
Sherida	8 Michigan rd 1	M.Cadmus@yahoo.com		
Clude	8 Michigan rd #2			
Mary Johnson	14 Michigan Ave	worfia@hotmail.	617 835 5290	✓
ROBERT BARBER	25 MICH AU	-	617 265-9168	✓
Idalis Guevara	46 Cheney St #6	IdaliGue@gmail.com	(857) 492-3605	

Catherine Guevara 80 Dalgannon Way South Boston Catherine.guevara73@gmail.com
 Yvette Barber 25 Michigan Ave ybarber50@gmail.com 617-925-3746 617-925-5057

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER J
* V.Z.P Mary Paschal	36 Ellington St. Dor. MA 02121		617-378-2433	✓
JAWAENIC	39 COLUMBIARD		857-4348918	✓
Juan Michel	57 W 8th St Dor.		887 417 2872	
Chante	13 Wolcott St		857-236-5102	
Alisha	47 Columbia Rd	ahdreame1@gmail.com		✓
Rachelle	43 Columbia St	4Star Dance Studios@gmail		
Maurice Berry	41 Ellington St.	Emauri berry@gmail	857) 312-4640	
Ismael	52 Ellington St	IRosa371@gmail.com	617 942-9042	
Carlisle Murray	21 Michigan Ave	carlisle.murray@gmail.com		

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER J
Debra King	21 Columbia Rd	Debra.King@Brynsstate.edu	617-380-4557	✓
Debra Moore	153 Terrace St. Dorchester, MA 02121	DebraMoore17@gmail.com	(706) 589-8371	✓
Stacy Moore	10 Botwell St. Ros. Ind. 6 Dor. 02121	55400re3933@gmail.com	(706) 495-6775	
Wilnick Tunis	738 Hyde Park Dorchester MA	SittieEmmanuel@gmail.com	617 306 5010	
Techanka Buchanan	18 Michigan Ave. Dorchester MA	techankab@gmail.com	857 266 0007	✓
LUSA MANZUEGA	16 Michigan Ave #3 Dor. MA	KyKasore@hotmail.com	617-878-4546	✓
Tasha L Brown	29 Michigan Ave.	Brownie200342@yahoo.com	617-205-5898	
THOMAS BURNS	29 MICHIGAN AVE	KWEST720@gmail.com	706-340-1474	✓
Melvin A Vieira	31 Michigan Ave	maujviegmail.com	617-283-6003	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Kees	389 Dudley St. Rox 02119	thecrescent389@yahoo.com		✓
Richard (Ray) Muhammad	P.O. BOX 1770 BUCKLINE MA 02146	Gray.richard13@yahoo.com		✓
Laren Janelle	29 Lincoln Ave Haverhill MA			
Alima Queen	2 Washington St.			
VERNON ROBINSON	27 WILMINGTON AVE, DORCH.	bloodskintand@yahoo.com		✓
Sean Karsom	9 Euclid St, Dor MA Dorchester MA	SKARSON76@gmail.com a yahoo.com		✓
Christina Carver	50 Harlem St. 2	Christyrivera477		
Don M.	388 Fay Rd Dorchester MA	101 M. Ave. Dorchester St	617-901-8454	
Abdulrahman Tawaz	28 Abbot Street, Dorchester, MA 02124	Tawaztheedutainer@gmail.com	781-603-9451	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Vydera Davis	95 Spencer St	DAVISVydera@gmail.com	857-371-6150	
Lorina Beth	690 Rte 9A		617-282-7313	
TENILE JOHNSON	51 COLONIAL AVE	TENILE.JOHNSON@bhamc.com	617-905-3224	✓
Remyon	103 WATSON ST			
Suzan	19 Mclellan St	almonite615@gmail.com	857-285-1422	
Nyasha Reid	25 Mclellan St	NReid1982@gmail.com	857-318-3493	
Nolores Kent	31 Mclellan ST		617-998-2004	
Zuavilla Wright	11 Drummond		617-104-2475	
Latoria Moss	30 Nazing St		857-8860899	
Heroy Moss	32 Fidelis Way #54		857-498926	

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Barbara Bruner	26 McHugh Ave	Blackside.3232@yahoo.com		
ST Clair Ward	26 McHugh Ave	stclairward@yahoo.com		
Cheryl Ayers	22 62 Dorchester Ave	chardona65@gmail.com		
MERDICE CUMBERBATCH	15 ELLINGTON ST, DORCH		(857) 277-6766	
KEVIN L. CUMBERBATCH	15 ELLINGTON ST, DORCH	KCUMB2450@gmail.com	(617) 288-5868	
RUDOLPH DSBORNE	427 SEAKER ST DOR	R.D.SBORNE	617 652 4005	
Bob Marshall	10 Linwood Sq. Rox		617-512-8294	
Arnaldo Monteiro	388 Seaver St. 1 Dorchester, MA 02121	MOOSEPT76@yahoo.com	617-343-6711	
Mel Cheeks	33 Gleason St Dor MA 02121	Junper071461@gmail.com	617-905-0780	

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Kym Barbara Owens	77 Wellington Hill St			
Janeth Payne	522 Blue Hill Ave		857-753-5713	✓
Frederic Dan	3600 Mystic Valley Pkwy Medford, MA	davisalfred023@gmail.com		
Will Johnson	57 Blue Hill Ave	EWILLJOHNSON	982492-6807	✓
Hardy yalladag	18 Hartwell St	Hardy.Royce1153@yahoo.com	617-756-5696	
B. Blamch	22 Waverly St	NO	617-781-3848	✓
LYNDY GREEN	59 DEVON		617-427-8658	
Jo Poney	18 Highland Park Ave.		617-445-8261	
Wendy Land	31 HEWINS ST		617-436-4391	

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Gwendolyn Henry	20 Greenock St	Buen Henry	8572445206	
Keona Jimmy	24 Hume St #2		617 265-6271	✓
Donnell Buckley	24 Hume St		Same	
ANSEL SEALY	35 HEWINS ST DORCHESTER	ASEALY@ESECORPHVAC.COM	6173047134	
Michelle Sealy	35 Hewins St. Dorchester	michelsealy@gmail.com	617-905-2987	✓
Lee Adams Jr	7 Waterlow St Dorchester	adams350@juno.com	617-823-0161	✓
Lee Adams Sr	28 Hewins St Dorchester		617-825-3657	
Elizabeth Adams				
Myrna Weekes	94 Rosseter Street Dorchester, MA 02121	bairanquero@ verizon.net	617-436-5748	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Amytha Hollins	2053R Columbus Ave		774-208-7413	
Walter Hall	11 Washington St		770-778-5860	
Francis Suroz	21 Ames St Dorchester 02124	fsuroz@gmail.com	857-334-2243	✓
Julian Miles	480 Hill Ave	BOEDENO1234@GMAIL	857-991-4638	
Shamica Taylor	20 Hartwell St		617-459-1132	✓
Kidante Roberts	36 Wrentham St	Kidante.Roberts@yahoo.com	617 438 5699	
Jessie Brown	482 Blue Hill Ave	EMAIL	774-467-9290	✓
Calvin BELFON JR	34 MONTGRIE ST		617-243-2400	
Marie Degagneur	496 Blue Hill Ave	V.I.P	617 989-2741	

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Jean-Michel Estime	107 Washington Street Apt 215 Boston, MA 02121	estime.j@husky.neu.edu	617-299-7969	
Shenika Cummings	480 blue hill ave	shenikacummings@gmail.com	857-234-1970	
Harriett Hartfield	538 Blue Hill	hhbabygirl613@gmail.com	617-853-1933	✓
Crystal Whigham	538 Blue Hill Ave	crystalw3699@gmail.com	602-9547	✓
Angela Santoro	562 Blue Hill Ave		(617) 427-6170	
pedro pinal	479 blue hill ave 48 Coffey St		617-943-9979	
Michael Blains		blainsmichael@fesco	617-459-0184	
Ricky Sean	75 Francis St.	germain031-hella@yahoo.com	617-480-8882	
Juni Sullivan	477 Blue Hill Ave	iamwds87@gmail.com	617-230-5800	

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Tamu Christian	Dorchester MA 02125 10 Draughton Ave #3	Tamuchristian@yahoo.com	617-888-1539	✓
Goddy Joint	478 Blue Hill Ave 02121	godnewjoint7@yahoo.com	617 708 0767	
Azaliyah Foster	21 Ames St. 02124	azaliyahfoster@gmail.com	(857) 258-3785	
Millie Hobden	1855 Washington St Roxbury	MillieHobden@gmail.com		
Elisa Sanchez	10 Middle St Dor		617 548 3765	
REGINA FRANKLIN	2 Windsor Woods Lane	Regina.Franklin900@yahoo.com	857-202-3148	✓
Julia McIntosh	51A Norfolk Street	Juliamcintosh72@gmail.com	957 492 6433	✓
Caroline Allen	200 NORWELL ST	Selvinia033@gmail.com	781-43-1452	
Marilda Rosso	482 Blue Hill Ave	VR Wireless 482@hotmail.com	617-652-7750	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Tamara Walker	48 McElligan St	walker.tamara1@gmail.com	857-258-5851	✓
Katherine Johnson	288 Blue Hill Ave		617-506-1166	✓
LADARRELL HAGANS	27 Schuyler St. BOSTON, MA	LDAHAGANS@GMAIL.COM	(857) 492-8539	✓
Bianca Vega	17 Somerset St Boston MA 02110		(857) 269-9759	✓
Kreshia Hawthield	555 Blue Hill Ave	Kreshia.Hawthield@umb.edu	857-272-0181	✓
Theresa Caplan	47 Popponesset St			✓
Demi Woff	528 Blue Hill		857-389-5281	✓
GREGORY SALOMON	19 Walcott St			✓
Maria Mazon	177 Magnolia		857-266-3721	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
LINDA DORCH	90 Ruskindale Rd Hyde Park, MA 02136	ldorch@CSAME.org	617-314-0841	✓
Nancy O'Rourke	29 Rugby Rd Mattapan, MA 02126		617-296-5867	✓
Barbara Johnson	16 Ranley St Hyde Park MA 02136			✓
Peta Bruce Wilson	11 Freedom St Matt 02126	Saportilia31@gmail.com	617-298-1376	✓
Gregory Curran	67 Standard Malligan		617-980-2741	✓
Joe Mire	11 Freedom St Ma 02126		617-298-1376	✓
Norman Bond	21 Freedom St Mattapan	NormanBond@gmail.com	857-251-5161	✓
Miyasha Walker	47 Crawford St Dorchester, MA 02122	civilwritah@gmail.com	(617) 229-9897	✓
Audrey Leung	43 Columbia Rd #2			✓
Bianca Culo	Franklin Park	bianca.culo19@gmail.com	857-654-6699	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
JUAN GARCIA	34 Harwell St		617-389-3014	✓
APRIL MULLY	161 Kean St		857-241-0347	✓
Chris	26 Leonard St		617-524-1000	✓
Bryan de Moya	59 Devon St Apt #1	bhannymoya19@gmail.com	857-588-3002	✓
Fior Cavas	72 American Ln Hwy #5	Fdcavas@gmail.com	(417) 822-8072	✓
Tabia Batts	24 Crawford St Boston MA 02121	Tabiabatts@gmail.com	617-386-9080	✓
Bethina Esperance	330 Fuller St Dorch		857-312-3011	✓
Leachan Wagner	123 Blue Hill Ave		857-516-4464	✓
Emmanuel Hervey	87 Wauumbek Street		857-212-5615	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER ✓
Louis Wallace	393 Centre St Apt #4 Boston MA 02122	LouisWallis1127@gmail.com	617-947-3624	✓
Marcus Johnson	12 Waban St, Dorch	MarcusJohnson04@gmail.com	617-980-0202	✓
Terrell Marciano	396 Seaver St Dorch	smarciano@seismic.com	617-320-8909	✓
Frank Turner	11 Radford Lane	frankextra21@gmail.com	857-257-9566	✓
OT Ridley	100 Geneva Ave			✓
Lucas Bessy	255 Normandy St		617-708-1325	✓
o Fenello	26 Killington St		436-7546	✓
Jana Hughes	262 Normandy St	JanaCohen@yahoo.com	617-7453	✓
James Taylor	26 Columbia Rd	JamesTaylor2@gmail.com	857-504-4244	✓

NAME	ADDRESS	EMAIL ADDRESS	PHONE #	REGISTERED VOTER /
STEPHEN SILCOTT	38 COLUMBIA RD		(617) 635-7519	✓
MARY N SILCOTT	38 COLUMBIA RD			✓
ALSON H SILCOTT	38 COLUMBIA RD			✓
Martha Williams	38 Columbia Rd	MWilliams@parents.org		✓
Rose Orono	122 GREENWOOD ST. DOR.		617-265-1213	
Danielle Orono	Greenwood St			

PROPOSAL FORM

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

DATE RECEIVED BY DND: September 26, 2016

SUBMITTED BY: NAME: The People's Academy, Inc.

ADDRESS: 8 Sumner Park, Dorchester

TELEPHONE: 617-571-7244

EMAIL: tm.thomas@peoplesacademyinc.org

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

Property Address: 8 Old Road and 14 Ellington Street, Dorchester, MA

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

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

Thadeus Michael Thomas
The People's Academy, Inc.
8 Sumner Park, Suite 3
Dorchester, MA 02125

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
501(c)(3) Corporation
 (Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

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

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

Corporation is incorporated in the State of: Massachusetts
 President is: Thadeus Michael Thomas
 Treasurer is: Ruben Lopes
 Place of Business: 8 Sumner Park, Suite 3 Dorchester, MA 02125

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

N/A

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

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

N/A

Trust documents are on file at N/A and will be delivered to the Official on request.

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

If answer is "Yes", state circumstances): N/A

We propose the following purchase price: \$ 200.00

vii. AUTHORIZATION:

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

Thadeus Thomas
 Signature of individual submitting proposal

President
 Title

The People's Academy, Inc.
 Legal Name of Organization

Dated at: 1485 DORCHESTER AVE DORCHESTER MA 02122

This 23 day of September, 2016

NAME OF ORGANIZATION:

The People's Academy

BY: Thadeus Michael Thomas

TITLE: President

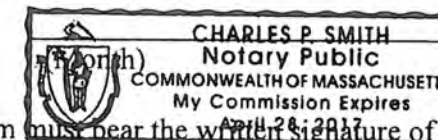
i. ATTESTATION:

I THADEUS THOMAS being duly sworn deposes and says that (he/she) is the PRESIDENT of PEOPLE'S ACADEMY INC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 23 day of SEPT, 2016

Notary Public: Charles Smith

My Commission Expires: 2017 (Year)



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

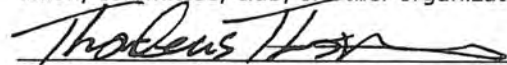
STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

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

1. Name of proposer: The People's Academy, Inc.
2. Names and titles of principals: Thadeus Michael Thomas, President
Ruben Lopes, Treasurerr
3. Names of authorized signatories: Thadeus Michael Thomas
4. Permanent main office address: 8 Sumner Park, Suite 3 Dorchester, MA 02125
Phone: 617-571-7244 Fax: _____ Email: tm.thomas@peoplesacademyinc.org
5. Date organized: December 29, 2011
6. Location of incorporation: Massachusetts
7. Number of years engaged in business under your present name: 5
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. N/A - never responded to an RFP for Development
 - b. _____
 - c. _____

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

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


Signature of individual submitting proposal

President
Title

The People's Academy, Inc.
Legal Name of Organization

September 23, 2016
Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: The People's Academy, Inc.

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

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 200.00
Site Prep/Environmental	\$ 1,000,000.00
Construction	\$ 13,000,000.00
Construction Contingency	\$ 650,000.00
Architect(s) and Engineer(s)	\$ 1,170,000.00
Development Consultant	\$ 260,000.00
Survey and Permits	\$ 176,000.00
Legal	\$ 40,000.00
Title and Recording	\$ 20,000.00
Real Estate Taxes	\$ 40,000.00
Insurance	\$ 75,000.00
Construction Loan Interest	\$ 153,750.00
Construction Inspection Fees	\$ 461,250.00
Other: Utility Company Backcharges	\$ 75,000.00
Other: FF&E	\$ 250,000.00
Other: Owner's Project Manager (Permitting/Design; Construction)	\$ 540,000.00
Other: Advertising/Community Outreach - BRJP/ Union Sponsorships	\$ 15,000.00
Other:	\$
Soft Cost Contingency	\$ 260,000.00
Developer Overhead	\$ 0
Developer Fee	\$ 0.00
TOTAL: ALL USES	\$ 18,186,200.00

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 200,000.00	<input checked="" type="checkbox"/>
Additional Sponsor Fundraising	\$ 500,000.00	<input type="checkbox"/>
Philanthropic Funding	\$ 7,486,200.00	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 10,000,000.00	<input type="checkbox"/>
Donated Materials/Services:		
Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 18,186,200.00	

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

Explanatory notes:

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: The People's Academy, Inc.

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
City & State Funding Sources	\$ 150,000.00
Foundations	\$ 190,000.00
Grants	\$ 208,000.00
Private Investors	\$ 210,000.00
Revenue from Projects & Inventory supplied by the People's Academy	\$ 250,000.00
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 1,008,000.00

Committed

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Salaries, Services, Benefits	\$ 450,000.00
Utilities, Maintenance, Grounds, Equipment, Supplies	\$ 150,000.00
Student Tuition Stipends	\$ 90,000.00
Construction Loan Payments, Legal, Insurance, Taxes	\$ 318,000.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 1,008,000.00

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: The People's Academy, Inc.

Assuming that you are designated on December 1, 2016, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	SD 12/1/17; CDs 5/1/18
Apply for Permit(s)	Art 80 3/1/17;Blg 5/1/18
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	4/1/18
Permit(s) Issued	6/15/18
Financing Closed	6/30/18
Construction Begins	7/1/18
Construction Complete	9/30/19

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: The People's Academy, Inc.

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

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

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

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

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

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

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

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

Our Development Team has significant experience and a positive track-record with achieving the goals for employing Boston Residents, Minorities and Females. Our OPM was on the Development Team as Construction Manager for the Yawkey Center project owned by Catholic Charities of Boston built on land obtained from DND at 185 Columbia Road in Dorchester. The Community Group aligned with the project was the Dorchester-Roxbury Labor Commission (DRLC). The DRLC was very pleased with the project to exceed the BRJP goals by starting early to solicit workers through advertising, community meetings, contract arrangements, sponsorships into the unions, and continuous outreach. We will do the same.

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

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: OPM Projects in last 5 yrs - Boston University Law School & CILSE Project (ongoing).

**City of Boston – Department of Neighborhood Development
Property Affidavit Form**

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest.

For any additional properties that do not fit on this form, attach a spreadsheet. (Do not use another loops form. Only one typed signature page should be submitted.)

Applicant: The People's Academy, Inc.

List Addresses of Boston Properties Owned:	PARCEL ID #
8 Sumner Park Dorchester, MA 02125	
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID #
NONE	
Are you including any additional properties on an attached spreadsheet?	
<input type="radio"/> YES <input checked="" type="radio"/> NO	

By entering my name below, I declare under penalty of perjury that the foregoing representations are true, complete, and correct. I understand that failure to disclose any properties or financial interests, as described above, shall make voidable any agreements or contracts subsequently made with the City, will result in disqualification of any application(s) to obtain assistance or property from the City, and may result in prosecution.

Thadeus Michael Thomas 9/23/16
 Type name Date
 Applicant Contact (if different from above) 617-571-7244
 Telephone Number

For Official Use Only (to be completed by City of Boston staff)

DND PM, Division, & Project _____

DND A&F Division Review Y\$ _____ N

Signature & Date: _____

Notes: _____

Public Works Department Y\$ _____ N

Signature & Date: _____

Notes: _____

Treasury Department Y\$ _____ N

Signature & Date: _____

Notes: _____

Boston Water & Sewer Commission Y\$ _____ N

Signature & Date: _____

Notes: _____

AFFIDAVIT OF ELIGIBILITY FORMDeveloper's Name: The People's Academy, Inc.

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

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
No.

2. Are any of the principals employed by the City of Boston? If so, in what capacity?
(Please include name of principal, name of agency or department, and position held in that agency or department).
No.

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
No.

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?
No.

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?
No.

Signed under the pains and penalties of perjury this

23rd _____ day of September _____, 20 16

SIGNATURE: *Thaddeus Han*TITLE: PresidentORGANIZATION: The People's AcademyADDRESS: 8 Sumner Park Dorchester, MA 02125


Conflict of Interest Affidavit Form

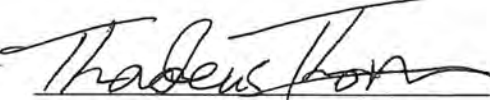
The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or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

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

WITNESS:

BORROWER:


JOSEPH KENNARD

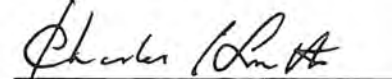


THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

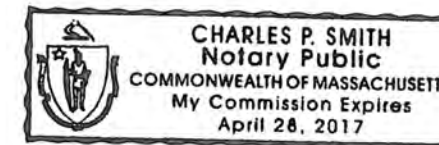
SEPT 23 2016

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



Name:
Notary Public

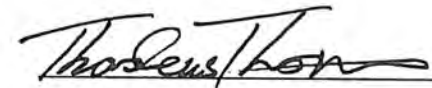
My Commission Expires:



CHAPTER 803 DISCLOSURE STATEMENT FORM

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

This statement is made under the pains and penalties of perjury this 23 day
of September, 2016
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law.

C. (1) REAL PROPERTY:

None

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Deed, copy attached.

None

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

CITY OF BOSTON ACTING BY AND THROUGH THE PUBLIC FACILITIES COMMISSION BY THE DIRECTOR OF THE DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT, **Grantor**

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

Boston Redevelopment Authority an independent body politic and corporate, **Grantee**

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lessor/Landlord | <input type="checkbox"/> Lessee/Tenant |
| <input type="checkbox"/> Seller/Grantor | <input type="checkbox"/> Buyer/Grantee |

Other (Please describe): None

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
-------------	------------------

None

None

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): None

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:


**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Signature: 

Dated: 9/23/2016

FORMS (original copies of forms attached)

Proposal - Price

Statement of Proposers Qualifications

Preliminary Development Budget

Preliminary Operations Budget

Proposers Development Timetable

Construction Employment Statement

Property Affidavit

Affidavit of Eligibility

Conflict of Interest Affidavit

Chapter 803 Disclosure Statement - V2

Beneficial Interest Statement - V1

REQUEST FOR PROPOSALS

**8 OLD ROAD & 14 ELLINGTON STREET,
DORCHESTER MA**

PROPOSAL FOR
Community Learning Center & Live / Work Residences

SUBMITTED TO
CITY OF BOSTON
Department of Neighborhood Development
26 Court Street 10th Floor (Bid Counter)
Boston MA 02108

SUBMITTED BY
The People's Academy, Inc
8 Sumner Park
Dorchester MA 02125

DATE
SEPTEMBER 26, 2016

PROPOSAL FORM

SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
BID COUNTER
26 COURT STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108

DATE RECEIVED BY DND: September 26, 2016

SUBMITTED BY: NAME: The People's Academy, Inc.

ADDRESS: 8 Sumner Park, Dorchester

TELEPHONE: 617-571-7244

EMAIL: tm.thomas@peoplesacademyinc.org

RECEIVED
DEPT. OF NEIGHBORHOOD DEVELOPMENT
26 COURT STREET
BOSTON, MA 02108
DATE 9/26/16
PROPOSAL FOR: Old Road & Ellington

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

Property Address: 8 Old Road and 14 Ellington Street, Dorchester, MA

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

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

Thadeus Michael Thomas
The People's Academy, Inc.
8 Sumner Park, Suite 3
Dorchester, MA 02125

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
501(c)(3) Corporation
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: N/A

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

Corporation is incorporated in the State of: Massachusetts
President is: Thadeus Michael Thomas
Treasurer is: Ruben Lopes
Place of Business: 8 Sumner Park, Suite 3 Dorchester, MA 02125

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

N/A

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

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

N/A

Trust documents are on file at N/A
And will be delivered to the Official on request.

iii. Bank reference(s): One United Bank, Boston

iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:
N/A

v. Number of years organization has been in business under current name:
5

vi. Has organization ever failed to perform any contract? No Yes/No

If answer is "Yes", state circumstances: N/A

We propose the following purchase price: \$ 200.00

vii. AUTHORIZATION:

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

Thadeus Thomas
Signature of individual submitting proposal

President

Title

The People's Academy, Inc.

Legal Name of Organization

Dated at: 1485 DORCHESTER AVE DORCHESTER MA 02122

This 23 day of September, 2016

NAME OF ORGANIZATION:

The People's Academy

BY: Thadeus Michael Thomas

TITLE: President

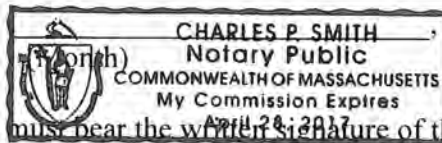
i. ATTESTATION:

I THADEUS THOMAS being duly sworn deposes and says that (he/she) is the PRESIDENT of PEOPLE'S ACADEMY INC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 23 day of SEPT. 2016

Notary Public: Charles Smith

My Commission Expires:



(Year)

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

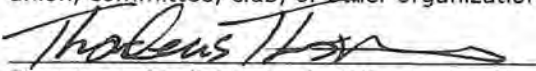
STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

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

1. Name of proposer: The People's Academy, Inc.
2. Names and titles of principals: Thadeus Michael Thomas, President
Ruben Lopes, Treasurer
3. Names of authorized signatories: Thadeus Michael Thomas
4. Permanent main office address: 8 Sumner Park, Suite 3 Dorchester, MA 02125
Phone: 617-571-7244 Fax: _____ Email: tm.thomas@peoplesacademyinc.org
5. Date organized: December 29, 2011
6. Location of incorporation: Massachusetts
7. Number of years engaged in business under your present name: 5
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. N/A - never responded to an RFP for Development
 - b. _____
 - c. _____

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

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


Signature of individual submitting proposal

President
Title

The People's Academy, Inc.
Legal Name of Organization

September 23, 2016
Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: The People's Academy, Inc.

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

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 200.00
Site Prep/Environmental	\$ 1,000,000.00
Construction	\$ 13,000,000.00
Construction Contingency	\$ 650,000.00
Architect(s) and Engineer(s)	\$ 1,170,000.00
Development Consultant	\$ 260,000.00
Survey and Permits	\$ 176,000.00
Legal	\$ 40,000.00
Title and Recording	\$ 20,000.00
Real Estate Taxes	\$ 40,000.00
Insurance	\$ 75,000.00
Construction Loan Interest	\$ 153,750.00
Construction Inspection Fees	\$ 461,250.00
Other: Utility Company Backcharges	\$ 75,000.00
Other: FF&E	\$ 250,000.00
Other: Owner's Project Manager (Permitting/Design; Construction)	\$ 540,000.00
Other: Advertising/Community Outreach - BRJP/ Union Sponsorships	\$ 15,000.00
Other:	\$
Soft Cost Contingency	\$ 260,000.00
Developer Overhead	\$ 0
Developer Fee	\$ 0.00
TOTAL: ALL USES	\$ 18,186,200.00

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 200,000.00	<input checked="" type="checkbox"/>
Additional Sponsor Fundraising	\$ 500,000.00	<input type="checkbox"/>
Philanthropic Funding	\$ 7,486,200.00	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 10,000,000.00	<input type="checkbox"/>
Donated Materials/Services:		
Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 18,186,200.00	

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

Explanatory notes:

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: The People's Academy, Inc.

Provide a Preliminary Operating Budget on the form provided below. You may substitute another form that provides substantially equivalent information.

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
City & State Funding Sources	\$ 150,000.00
Foundations	\$ 190,000.00
Grants	\$ 208,000.00
Private Investors	\$ 210,000.00
Revenue from Projects & Inventory supplied by the People's Academy	\$ 250,000.00
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 1,008,000.00

Committed

If any of the above-listed funding sources are already in hand or have been committed subject to completion of the new facility, check off the right-hand box under "Committed".

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Salaries, Services, Benefits	\$ 450,000.00
Utilities, Maintenance, Grounds, Equipment, Supplies	\$ 150,000.00
Student Tuition Stipends	\$ 90,000.00
Construction Loan Payments, Legal, Insurance, Taxes	\$ 318,000.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 1,008,000.00

Continued on next page

Explanatory notes:

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: The People's Academy, Inc.

Assuming that you are designated on December 1, 2016, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	SD 12/1/17; CDs 5/1/18
Apply for Permit(s)	Art 80 3/1/17; Blg 5/1/18
Zoning Relief Anticipated?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
All Development Financing Committed	4/1/18
Permit(s) Issued	6/15/18
Financing Closed	6/30/18
Construction Begins	7/1/18
Construction Complete	9/30/19

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: The People's Academy, Inc.

How many full time employees does your firm currently have?

Under 25 25 -99 100 or more

Are you a Boston-based business? YES NO

Boston Based: where the principal place of business and/or the primary residence of the Proposer is in the City of Boston.

Are you a Minority-owned Business Enterprise? YES NO

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

Are you a Woman-owned Business Enterprise? YES NO

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

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

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

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

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

Our Development Team has significant experience and a positive track-record with achieving the goals for employing Boston Residents, Minorities and Females. Our OPM was on the Development Team as Construction Manager for the Yawkey Center project owned by Catholic Charities of Boston built on land obtained from DND at 185 Columbia Road in Dorchester. The Community Group aligned with the project was the Dorchester-Roxbury Labor Commission (DRLC). The DRLC was very pleased with the project to exceed the BRJP goals by starting early to solicit workers through advertising, community meetings, contract arrangements, sponsorships into the unions, and continuous outreach. We will do the same.

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

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: OPM Projects in last 5 yrs - Boston University Law School & CILSE Project (ongoing).

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: The People's Academy, Inc.

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

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?
No.

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).
No.


3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?
No.

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?
No.

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?
No.

Signed under the pains and penalties of perjury this

23rd day of September, 2016

SIGNATURE:  _____

TITLE: President

ORGANIZATION: The People's Academy

ADDRESS: 8 Sumner Park Dorchester, MA 02125


Conflict of Interest Affidavit Form

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

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

WITNESS:

BORROWER:


JOSEPH KENNARD

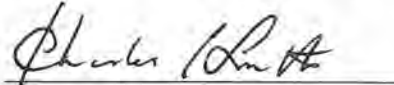


THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

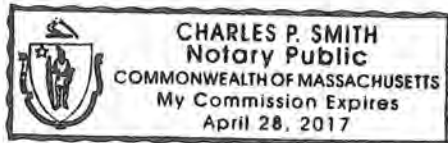
SEPT 23 2016

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



Name:
Notary Public

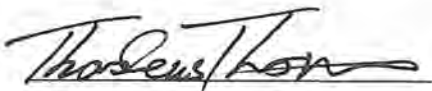
My Commission Expires:



CHAPTER 803 DISCLOSURE STATEMENT FORM

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

This statement is made under the pains and penalties of perjury this 23 day
of September, 2016
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

INSTRUCTION SHEET

NOTE: The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

Section (1): Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

Section (2): Identify the type of transaction to which this Disclosure Statement pertains –such as a sale, purchase, lease, etc.

Section (3): Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

Section (4): Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

Section (5): Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

Section (6): List the names and addresses of every legal entity and every natural person that has or will have a **direct or indirect** beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

Section (7): Write "none" in the blank if none of the persons mentioned in Section 6 is employed by DCAMM. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM.

Section (8): The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

Section (9): Make sure that this Disclosure Statement is signed by the correct person. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate
Division of Capital Asset Management and Maintenance
One Ashburton Place, 15th Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

C. (1) REAL PROPERTY:

None

(2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Deed, copy attached.

None

(3) PUBLIC AGENCY PARTICIPATING in TRANSACTION:

CITY OF BOSTON ACTING BY AND THROUGH THE PUBLIC FACILITIES
COMMISSION BY THE DIRECTOR OF THE DEPARTMENT OF NEIGHBORHOOD
DEVELOPMENT, **Grantor**

(4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

Boston Redevelopment Authority an independent body politic and
corporate, **Grantee**

(5) ROLE OF DISCLOSING PARTY (Check appropriate role):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Lessor/Landlord | <input type="checkbox"/> Lessee/Tenant |
| <input type="checkbox"/> Seller/Grantor | <input type="checkbox"/> Buyer/Grantee |

Other (Please describe): ^{None} _____

(6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

NAME

None

RESIDENCE

None

(7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): None

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the Securities and Exchange Commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arm's length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Signature: _____

Dated: _____

9/23/2016