

NORFOLK
Design and Construction



174-180 Norfolk Street

174 - 180 Norfolk Street



Agenda

- Company Introduction
 - Members
 - Capacity
 - Experience
- Proposed development of 174 – 180 Norfolk Street
- Project History
- Questions

174 – 180 Norfolk Street



Adler Bernadin

President / Founder of Norfolk Design & Construction

Education *Bachelor Degree in Construction Management
Wentworth Institute of Technology 2007*

*Master Degree in Project Management
Northeastern University*

Experience *19+ Years of Project /Construction Management experience*

Overseen \$160M Annual Capital Program

Real Estate / Development / Estimating

United State Marine Corp Veteran



Duane Boyce

Vice President / Founder of Norfolk Design & Construction

Education *Bachelor Degree in Mechanical Engineering,
Boston University, 2006*

Experience *13+ Years of Project /Construction Management experience*

*Successfully managed commercial and utility infrastructure
projects ranging from \$500K to \$50M*

Real Estate Professional

Building Committee Member, St. Cyprian's Church

174 - 180 Norfolk Street



COMPANY DETAILS

Company Name: Norfolk Design and Construction

Year Established: 2014

Legal Structure/Ownership: Limited Liability Corporation

Status: Minority Base Enterprise & Veteran Owned Business

CORE COMPETENCIES

- Land Development
- Residential Renovation
- Construction Management
- Project Management
- Construction Cost Estimating
- Commercial Renovation

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Proposed Development

174 - 180 Norfolk Street



174 -180 Norfolk Street



Proposed Development

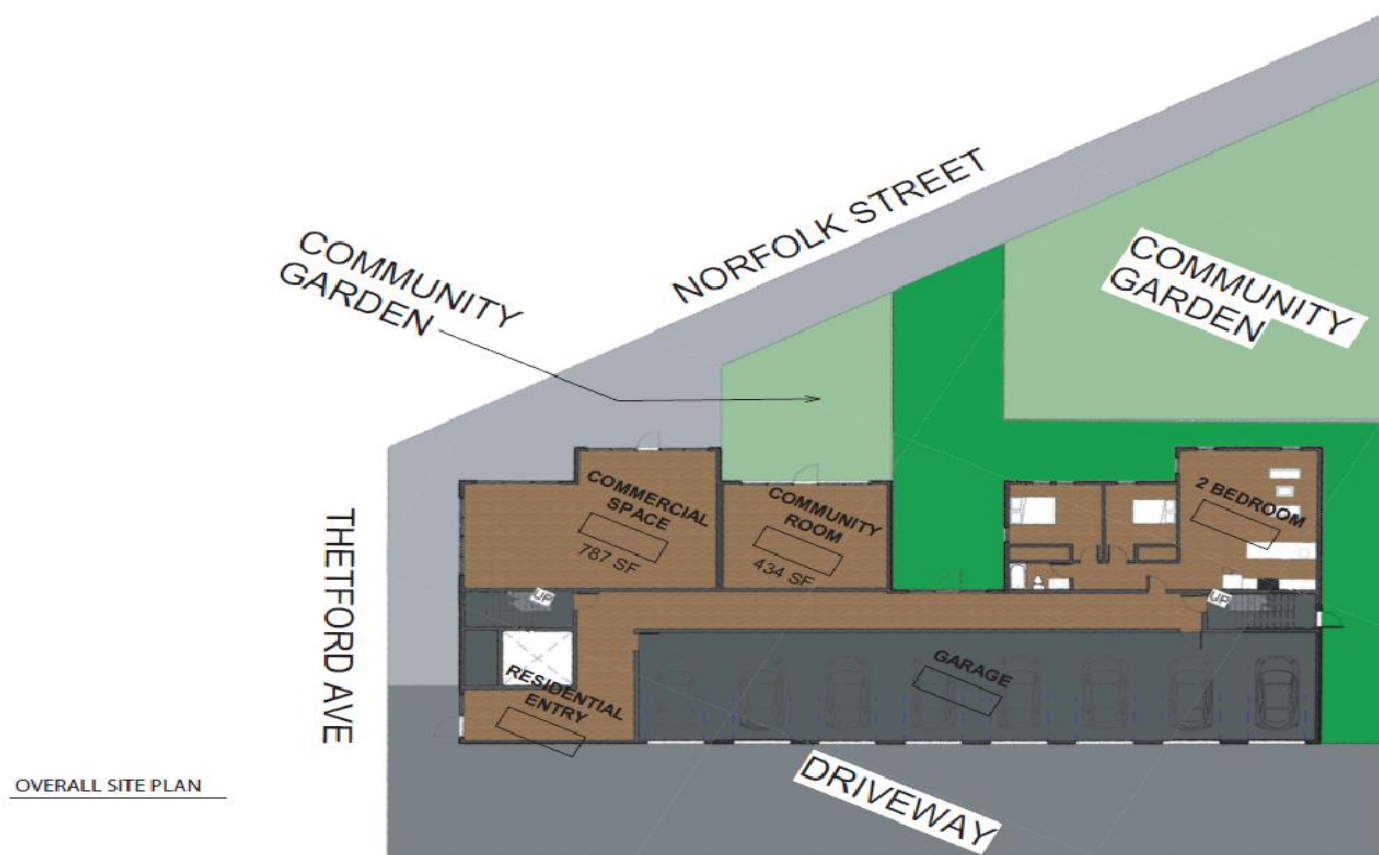
- Approx. 8,200 of Living Space
- (8) Affordable Units (1 Accessible)
- Six 2-Bedroom & Two 3-Bedroom Units
- Approx. 800 SF of Commercial Space
- Community Meeting Room
- Dedicated Community Garden Space
- Garage Parking for Each Unit
- Stainless Steel Appliances & Granite Countertops



174 -180 Norfolk Street



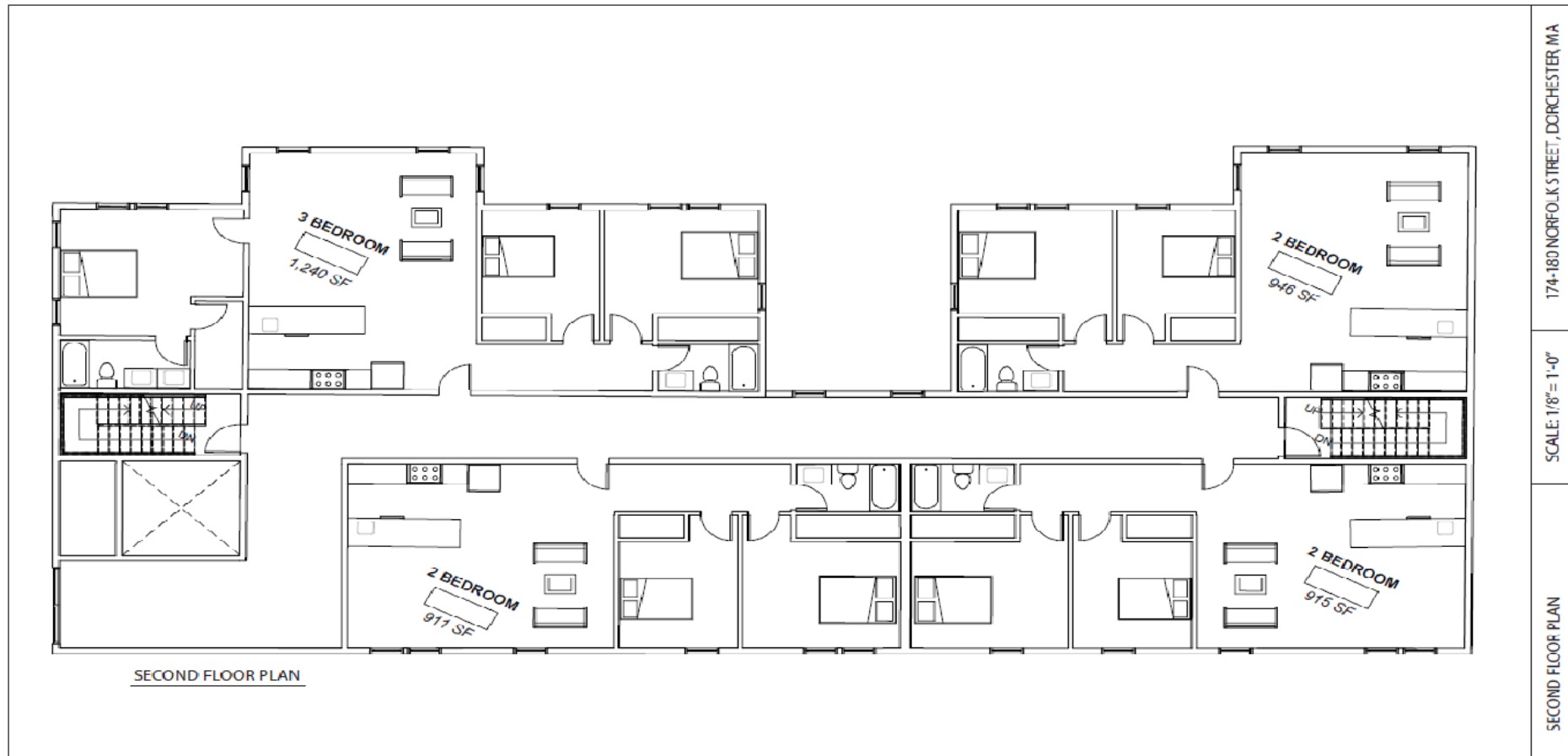
Proposed Development Site Plan & Ground Floor



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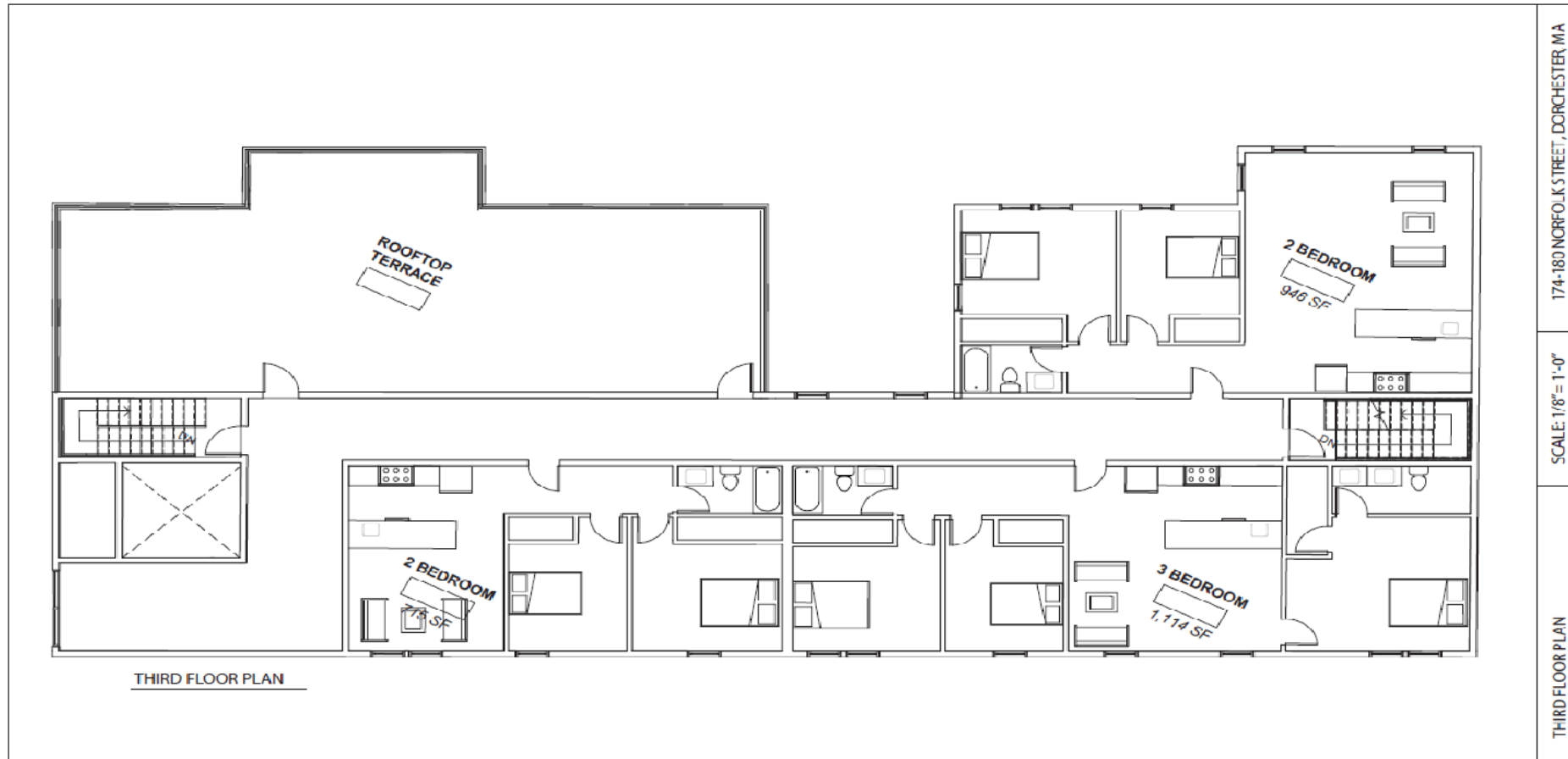
Proposed Floor Plan – 2nd Floor



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Proposed Floor Plan – 3rd Floor



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Proposed Schedule

Task	Duration
DND Award Project	2 Months
Design /Permitting /Finance	16 Months
Construction	12 Months

Project Timeline: 30 Months

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Potential Contractors:

- Designer - RCA LLC (Local Business)
- Sitework -
 - L.V.M.J. Corp
 - Sean Farrell Excavation
- Concrete - Corrib Concret
- Carpentry - National Home Improvement (MBE)
- Windows - Diamond Window (MBE)
- Plumbing - Montrond Company (MBE)
- HVAC - Montrond Company (MBE)
- Electrical
 - Luciano Electrical Services LLC (MBE)
 - Foster Richard Earl Jr. Electrician (MBE)

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Project History

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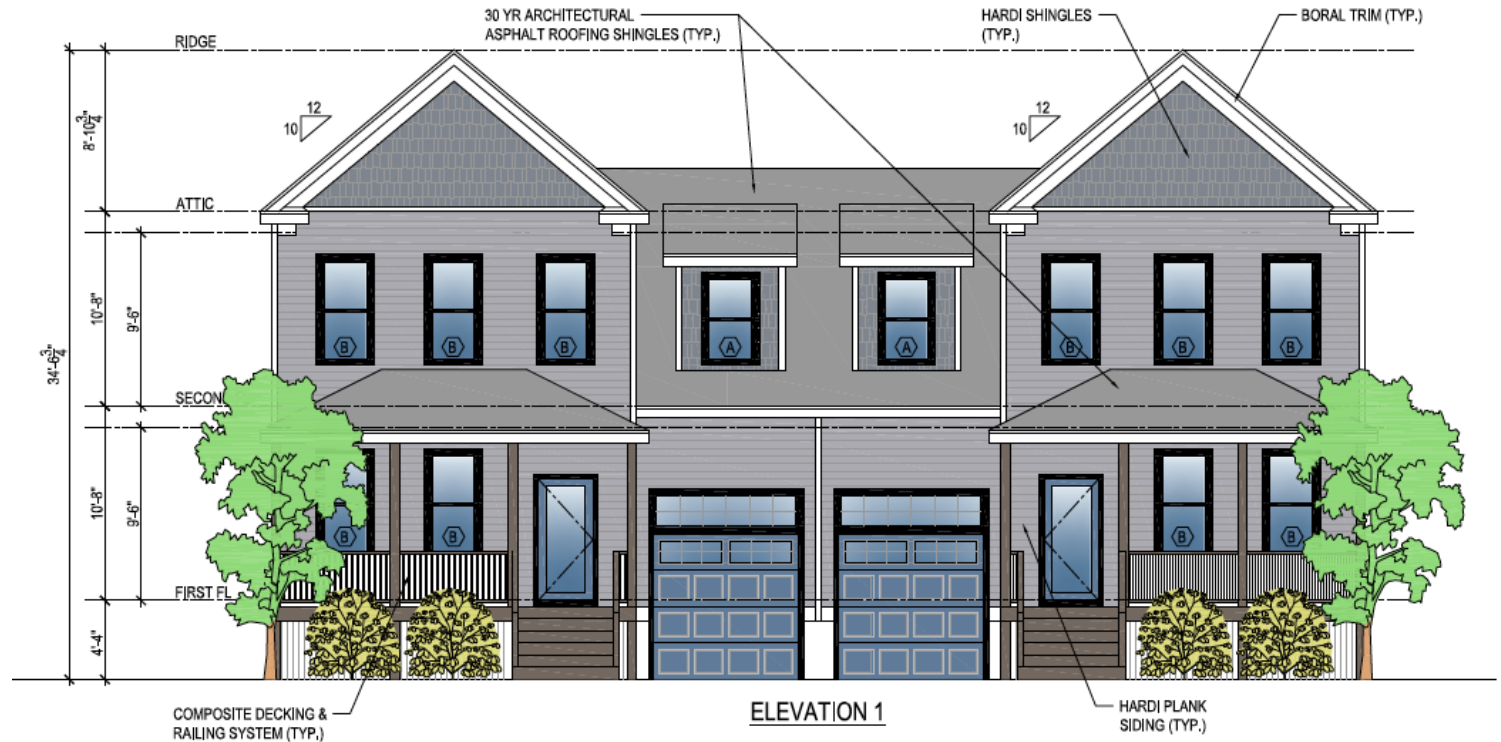
23 - 25 Roseberry Rd

Proposed:
Erect a two-family residential home

Zoning District:
2F-5,000

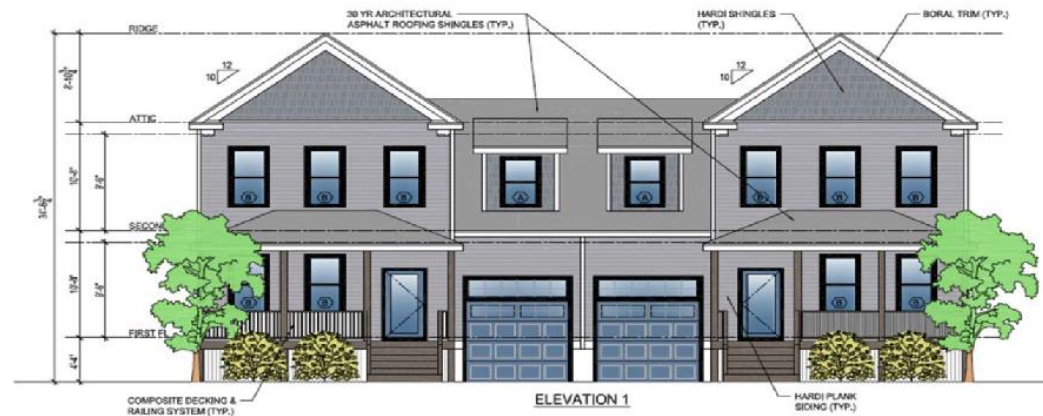
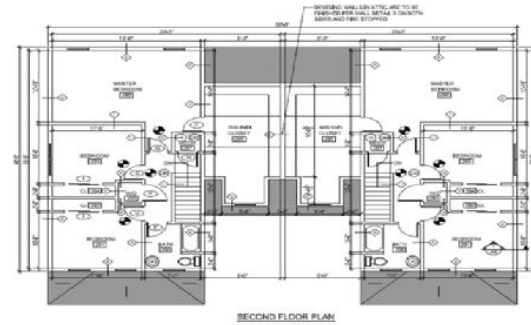
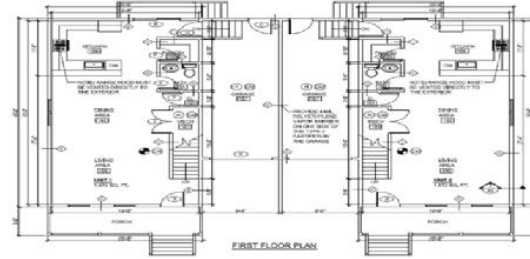
Lot Size:
9,200 sq. ft.

In Design



23-25 ROSEBERRY RD,
MATTAPAN, MA

- **2 Affordable Units**
- **Year Built: 2021**
- **Open Concept**
- **3 Bedrooms**
- **1.5 Baths**
- **Approx. 1662 sq. ft. Each**
- **Tankless Water Heater**
- **Forced Hot Air**
- **Central Air Conditioning**
- **1 Car Garage**
- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**



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8-10 Loring Place

Proposed:

Erect a two-family residential home

Zoning District:

1F-6,000

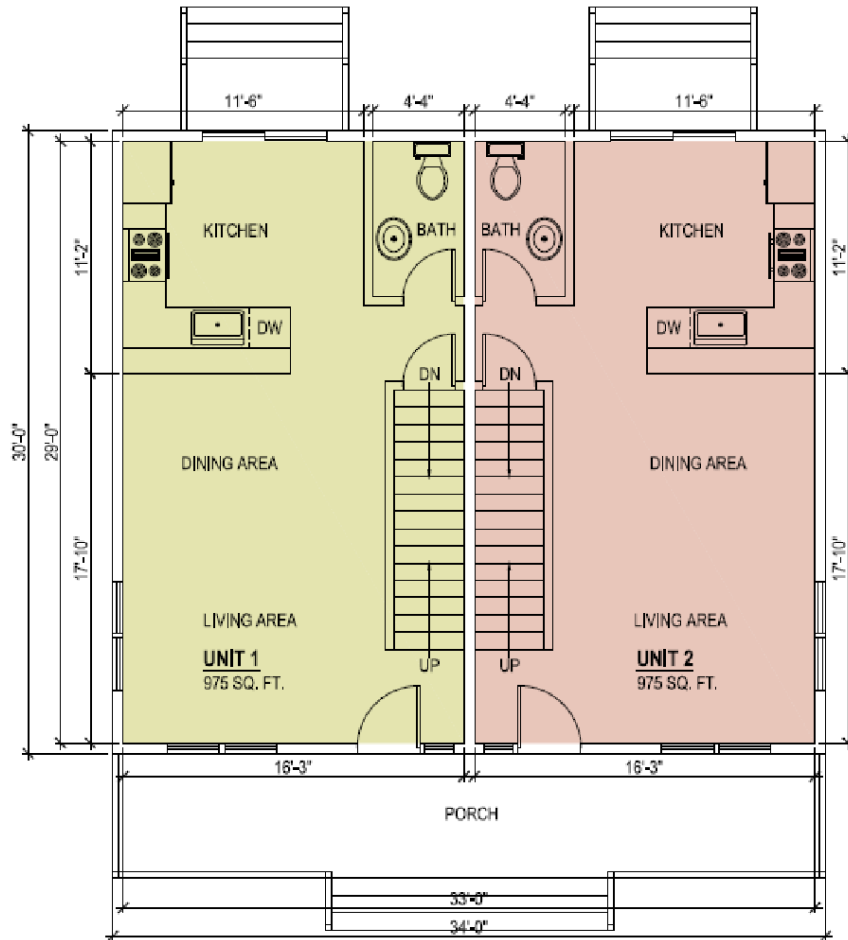
Lot Size:

4,200 sq. ft.

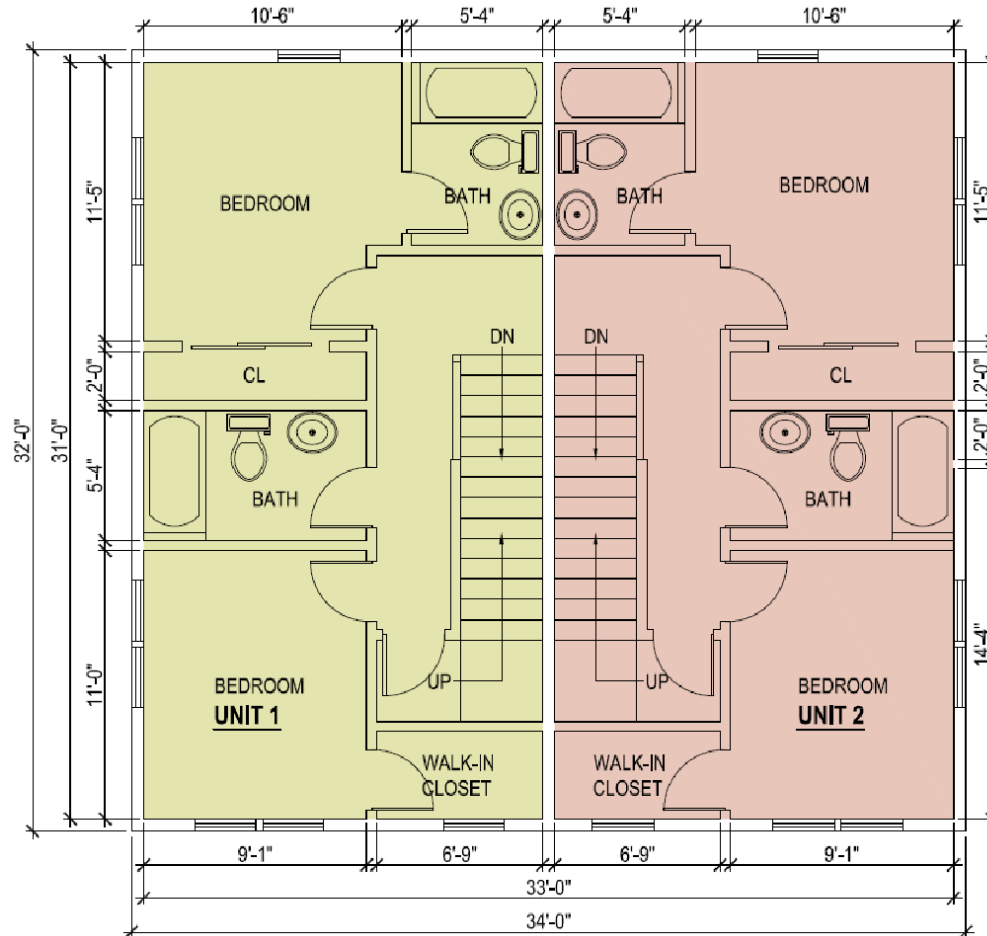
Construction Schedule: (7) Months



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1st Floor



2nd Floor

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Loring Place – Front Elevation



Loring Place – Side Elevation



Loring Place – Rear Elevation

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Sitework



Footing



Foundation

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Loring Framing

8-10 LORING PLACE,
HYDE PARK, MA



- **2 Condominiums**
- **Year Built: 2019**
- **Open Concept**
- **2 Bedrooms**
- **2.5 Total Baths**
- **Approx. 1900 sq. ft. Each**
- **Tankless Water Heater**
- **Forced Hot Air**
- **Central Air Conditioning**
- **2 Car Driveway**
- **Hardwood Floors**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**
- **Bonus Space**





Garfield Ave Existing Conditions

38 GARFIELD AVE.
HYDE PARK, MA



- **Single Family Residence**
- **Year Renovated: 2018**
- **Open Concept**
- **4 Bedrooms**
- **3 Total Baths**
- **Approx. 2100 sq. ft**
- **Forced Hot Air**
- **Central Air Conditioning**
- **2 Car Driveway**
- **Hardwood Floors**
- **Quartz Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**
- **Bonus Space**
- **Lounge Area**



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10 Wilmore Street Mattapan



10 WILMORE ST
MATTAPAN, MA



- **3 Family residence**
- **Year Renovated: 2017**
- **9 Total Bedrooms**
- **3 Total Baths**
- **Approx. 3900 sq. ft.**
- **Tankless Water Heater**
- **Baseboard Heating**
- **Shared 2 Car Driveway**
- **Hardwood Floors**
- **Breakfast Bar**
- **Granite Countertops**
- **Stainless Steel Appliances**
- **Washer Dryer Hookup**



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