



WARREN QUINCY GLENBURNE PARCELS.UHM PROPERTIES

a.Introductory Documents – part 2

ABOUT UHM PROPERTIES LLC

OVERVIEW

UHM Properties LLC (UHM) is a professional management services company whose broad mission is to create and preserve affordable housing communities that will remain affordable for working families. We desire that the residents will survive and prosper because the owners have included the residents as an essential component in its Management Plan while focusing on individual responsibility, as well as building a sense of pride in their communities.

By way of our professional background, our senior management staff previously served as the entire staff of the residential division of Long Bay Management Company until the retirement of its general partners. UHM purchased the retiring general partners' interests in their residential portfolio in 2003, and we began our new venture as United Housing Management LLC, and as part of a strategic growth plan we changed the name to UHM Properties LLC on January 1, 2019.

UHM currently manages 20 properties consisting of over 1,400 units in greater Boston and concentrated in the Grove Hall area. The properties include 12 that have 100% Section 8 contracts, and seven of the remaining eight all have affordability components. UHM has the capacity and experience to manage affordable housing properties owned by local not-for-profits as exhibited by our customer base which includes Dorchester Bay EDC, Habitat For Humanity, VBCDC, and also the Boston Housing Authority. Financing for these properties consists of many typical lenders found in the local affordable housing arena, including HUD-insured mortgages, MassHousing, MHIC, MHP, and conventional lenders.

Profile of three of the UHM Partners

J. KEVIN BYNOE CHIEF EXECUTIVE OFFICER

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

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



PATRICIA A. FARR DIRECTOR OF HUMAN RESOURCES

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

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

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

Pat began her business career at Long Bay Management Company in 1979, first as an administrative assistant, then Office Manager, and then in 1995, she became the Director of Human Resources.



SHEILA P. HARPER
DIRECTOR OF OPERATIONS AND TAX CREDIT COMPLIANCE

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

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

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



PROFILES OF KEY MEMBERS OF THE LEADERSHIP TEAM

CHRISTOPHER A. SHEPHERD

Director of Business Development

Chris serves as Director of Business Development and is responsible for producing new business opportunities for United Housing Management. This work includes the review of opportunities for acquisition of existing properties and portfolios, in addition to the review of new construction and renovation possibilities. Chris also manages energy efficiency and green programs, as well as serves as a liaison between UHM and the owners of the properties that UHM manages. Chris joined UHM in 2007 as Manager of Real Estate Development and then later became Director of Real Estate Development.

Chris graduated from Howard University, with a degree in Finance with a concentration in banking. Early career experience included progressing from commercial lending trainee to Vice President in commercial lending within various lending areas including construction lending and real estate loan workouts. Chris has also owned a construction company and has developed and managed commercial real estate.

JEFFREY CAPUTI, CPA

Chief Financial Officer

Jeff joined UHM in 2016 and serves as the Company's Chief Financial Officer. Jeff and his team provide financial and accounting support for all of the Company's activities. Jeff oversees UHM's financing and banking functions, and is responsible for external audits, tax reporting, budgeting and provides strategic support in helping UHM achieve its goals and objectives.

Jeff comes to UHM with over 15 years of experience in public accounting specializing in the affordable housing industry. He graduated from the University of Massachusetts - Amherst, is a Certified Public Accountant and is a member of the American Institute of Certified Public Accountants and the Massachusetts Society of CPA's.

WINNIE LAMOUR

Chief Operating Officer

Winnie has been with UHM since its inception in 2003, originally as Support Coordinator and progressed to her current position as Director of Administration. Winnie is responsible for a variety of administrative duties including preparation of all HAP Contracts Renewals and Rent Adjustments for UHM portfolio. She also oversees the Waiting List Department where she maintains and revises policies and procedures that are consistent with HUD regulations for all properties. With over 20 years of experience in the Housing Industry, Winnie plays an active role in strengthening and assisting in the management, governance culture and practices that reflect the Company's core values, discipline and professionalism.

Prior to joining UHM, Winnie began her career in 1990 as a Paralegal for Long Bay Management Company where she worked closely with the Attorney, attending court on non-payment and violation cases for the entire portfolio. In 1997 she was appointed as a Property Manager where she was responsible for the management of 185 units and in 2000 was promoted Assistant to the General Manager.

Winnie Lamour holds a Bachelor of Science in Business Management with a Certification in Paralegal Studies and Tax Credit Professional C7P. She is fluent in Haitian Creole and able to communicate in Spanish and Sign Language.

Robert Ortiz
Regional Property Manager

Robert is the Regional Property Manager for UHM Properties and works hand in hand with the property managers and maintenance team in efforts to serve residents and members in more than 1,400 units in the greater Boston area.

Prior to his position with UHM, Robert began his housing management career as a superintendent with another prominent management company, where he worked his way up through the ranks and earned an opportunity to transition to the administrative management side where he held positions such as Assistant Property Manager and ultimately Property Manager serving the company for fifteen years. Robert also served as the Director of Management for the Worcester Housing Authority prior to coming to UHM.

Robert Serves his community as well by holding several town elected positions such as Vice-Chair of the Spencer East Brookfield Regional School District School Committee, member of the Assessor's board, & the Capital Improvement Planning Committee.

Robert holds an ARM designation from the Institute of Real Estate Management as well as a COS, & C4P. Robert is also a proud Veteran of The United States Army.

Everton Blake
Director of Maintenance

Everton is responsible for the overall supervision and administration of maintenance programs for the properties in the UHM portfolio consistent with each property's budget. He makes recommendations to the CEO and Human Resources Department on all aspects of maintenance operations and personnel.

Everton joined UHM in 2003 after many years of work in supervisory positions in construction companies in the area of carpentry. Everton maintains a Massachusetts construction supervisor's license

CHRISTOPHER A. SHEPHERD
Director of Business Development

BACKGROUND SUMMARY

Real Estate Professional with over 30 years of experience in real estate development and project management, construction lending, and loan work-out.

EXPERIENCE

- 2008-Present UHM PROPERTIES, LLC, Boston, MA
Director of Business Development
Responsible for cultivating new business opportunities including acquisition of existing properties and portfolios, as well as new construction and renovation prospects and serves as a liaison between UHM and its clients.
- 2002-2008 LONG BAY MANAGEMENT COMPANY, Boston, MA
Development Manager
Was responsible for locating, analyzing, and recommending the acquisition of commercial properties for the Company. Reviewed the operating statements of company-owned commercial properties. Assess the status of properties for deferred maintenance or needed tenant improvements and develop a funding plan. Reposition properties to increase asset value. Refinance properties to improve cashflow and property operation. Project Manager for the development of the new executive office of the Company and office / retail complex.
- 2000-2002 QUINCY-GENEVA HOUSING CORP. / NEW VISION CDC, Boston, MA
Project Manager
Located prospective properties for development, created proformas, arranged financing, selected Architect, General Contractor, and monitored construction for this affordable housing developer. Managed the development of properties through the City of Boston 1-4 family property program for first-time homeowners.
- 1995-2000 *SHEPHERD BUILDERS, INC., Boston, MA*
General Manager
Was responsible for the management and operation of the privately held, General Contracting firm. More specifically, responsibilities included project cost estimating, site inspections, scheduling, financial operations, and marketing.
- 1994- 1997 BOSTON BANK OF COMMERCE, Boston, MA
Consultant
VICE PRESIDENT
Advised management and monitored a portfolio of approximately 60 performing and non-performing loans. Loan sizes averaged between three hundred thousand and one million dollars.
- 1992-1993 SOCIETY FOR SAVINGS, Hartford, CT
(Acquisition of BankBoston, CT- July 1993)
VICE PRESIDENT
Administered a real estate portfolio consisting of 30 adversely rated accounts within the Special Assets Division.
- 1990-1992 FLEET FINANCIAL GROUP
Recoll Management, Hartford, CT
BANK OF NEW ENGLAND, SPRINGFIELD, MA
Assistant Vice President
Restructured or liquidated a real estate portfolio of adversely classified and non-performing loans.
- 1985-1989 SHAWMUT BANK, Boston, MA
Commercial Mortgage Officer
Developed and managed a real estate loan portfolio with an aggregate value of thirty million.
COMMERCIAL LENDING TRAINING PROGRAM

EDUCATION

- 1980-1985 HOWARD UNIVERSITY, Washington, D.C.
Bachelor of Business Administration - Finance

JEFFREY CAPUTI, CPA
Chief Financial Officer

BACKGROUND SUMMARY

Licensed Certified Public Accountant with over 18 years of experience in accounting in both public and private industry (14 years of public accounting experience), specializing in real estate with a focus in the low-income housing tax credit, affordable and subsidized housing industries as well as significant experience servicing higher education institutions, not-for-profit organizations and closely-held businesses.

EXPERIENCE

- 2016-Present UHM Properties, LLC, Boston, MA
Chief Financial Officer
Responsible for the finances of UHM and its affiliates; including reporting to investors, lenders and government agencies, cash and investment management, budgeting and forecasting, managing the day to day operations of the accounting department and development, and implementation of UHM's business plan with other senior staff.
- 2000-2015 COHNREZNICK LLP (formerly Ercolini & Company LLP), Boston, MA
Manager
Conduct audits, reviews, compilations, and related accounting and consulting services for a diverse client group including subsidized real estate partnerships, commercial real estate entities, state universities, construction companies, other non-profit entities, and various small entities. Responsible for running multiple engagements simultaneously, training and supervising staff, and including creating and teaching internal training programs. Responsible for developing strong business relationships with clients and peers.
- 1998-2000 THE COMMUNITY BUILDERS, Boston MA
Development & Acquisitions Accountant/Property Management Accountant
Prepared monthly requisitions of funds from sources for projects in development. Tracked budgets, sources and uses, and prepared payments. Maintained internal financial statements for the project. Prepared monthly internal reporting packages for a portfolio of approximately 30 properties.

EDUCATION

- 1993-1997 UNIVERSITY OF MASSACHUSETTS AMHERST, Amherst, MA
Bachelor of Arts – Political Science
- 2001 NORTHEASTERN UNIVERSITY, Boston, MA
Advanced Accounting Certificate

FIRM DIVERSITY PROFILE

Firm Diversity profile

Name of firm: UHM Properties LLC

	FEMALE					MALE				
	Black	Hispanic	Asian	Other PoC	White	Black	Hispanic	Asian	Other PoC	White
Owner(s)/Principal(s)/CEO	2					1				
Senior managers	1					2	1			1
Other supervisory personnel	1			1		1				
Central office professionals and technical	5									1
Property managers/ assistant property managers	4								1	
Clerical (central and sites)	1									
Maintenance and janitorial						16	10			
TOTAL										
Gender Totals	14	9		1	1	22	11			2
Minority Totals	25	25		25	25	35	35			35
Minority percentage	56%	36%		4%	4%	63%	31%			6%

UHM PROPERTIES IS CERTIFIED AS MBE WITH THE SUPPLIER DIVERSITY OFFICE OF THE COMMONWEALTH OF MASSACHUSETTS

PROPERTY LISTING

LIST OF PROPERTIES CURRENTLY MANAGED.

Project	Address	Managed Since	# of units	Income Level %	Subsidy/Regulatory Type	Property Owners	Contact for References
Alexander Magnolia	Scattered	2018	38	50,60,80	TBS8, Market, LIHTC	Alexander Magnolia Cooperative – jacquedco@comcast.net	Yes
BHA Highland Park	50-68 Highland	2003	26		BHA	George.Mcgrath@bostonhousing.org	Yes
BHA Condo	Scattered	2008	75		BHA	George.Mcgrath@bostonhousing.org	Yes
BHA 56 Condo	Scattered	2003	56		BHA	George.Mcgrath@bostonhousing.org	Yes
Blue Hill Place Condo	Blue Hill	2016	25	Deed restrictions	N/A	Habitat for Humanity larkpalermo@habitatboston.org	Yes
Blue Mountain Apartments	Scattered	2003	217	30,50	PBS8	PNC Bank National Assoc. John.Wooldridge@pnc.com	Yes
Boston Bay	Scattered	2003	88	30,50,60	LIHTC,PBS8	kbynoe@uhmgt.com	Yes
Dudley Terrace	Scattered	2013	56	50,60,80	LIHTC,PBS8	Dorchester Bay emcvea@dbedc.org	Yes
Esperanza	Scattered	2019	42		PBS8	Vitus Scott.muoi@vitus.com	Yes
Fort Hill	Scattered	2019	40		PBS8	Vitus Scott.muoi@vitus.com	Yes
Geneva Apartments	Scattered	2013	47	30,50,60	LIHTC,PBS8	Dorchester Bay emcvea@dbedc.org	Yes
Heritage Corner Condominium	Elmore / Brinton	2019	26	Market	N/A	Michelle Carroll, Trustee	Yes
Hope Bay	Scattered	2003	45	30,50,60	LIHTC,PBS8	kbynoe@uhmgt.com	Yes

Imani House	516 Warren St	2008	9	30	TBS8	The Canton Group ffairfield@cantoncorporation.com	Yes
New Port Antonio	Scattered	2003	227	30,50,60	LIHTC,PBS8	PNC Bank National Assoc. John.Wooldridge@pnc.com	Yes
Quincy Heights	Scattered	2003	129	30,50,60	LIHTC,PBS8	Dorchester Bay cmcvea@dbedc.org	Yes
RAP UP I	Scattered	2007	33	30,50	PBS8	RAP UP I Trust ptdeld@aol.com	Yes
Rockville Park	Scattered	2018	10	50,60	TBS8 Market	VBCDC – haroldraym@aol.com	Yes
VBC Housing	495 Blue Hill Ave	2003	30	30,50,60	PBS8	VBCDC – haroldraym@aol.com	Yes
Washington Heights	Scattered	2004	175	30,50,60	PBS8	VBCDC – haroldraym@aol.com	Yes



Chris and John Sullivan started building working for their father on weekends and vacations, doing painting, masonry, and landscaping. Out of high school, they each went to work for various contractors, both learning the business from the ground up.

Eventually, both had become foremen running field crews for their respective Boston employers. At night, they took business classes and in 1982, with two pickup trucks and very little capital, incorporated as Bilt-Rite Construction.

Starting Small, Thinking Big

They started small, doing remodeling projects on 1-6 unit family homes. Satisfied customers referred more and more business their way and by the mid-'80s they began to bid on public multi-family housing projects, completing their first such project in 1987.

Around that time they became the developer for a City of Boston pilot program to build several three-family structures on vacant city-owned land.

They continued to complete private projects throughout the nineties but added some public projects including several group homes, historic restoration projects, modular housing developments, and some work for municipalities like the City of Boston, DCAM, CHA, and the Coast Guard.

In recent years they have been concentrating on more complex larger projects with a higher concentration in multi-unit renovation and new construction of residential units.

They have also completed numerous municipal buildings and some historic restoration. They like to focus on \$5-\$25 million projects but regularly complete smaller projects for repeat customers.

BILT-RITE CONSTRUCTION
21 Batchelder Street
Boston, MA 02119
617-541-9777

BILT-RITE CONSTRUCTION – RESIDENTIAL PROJECTS



[Oak Terrace Apartments](#)



[Allele Building Phase II](#)



[Olmsted Green Phase II](#)



[Gateway Residences](#)



[Roxbury Crossing](#)



[Olmsted Green Phase 1](#)



[Rindge Tower Apartments](#)



[Quincy Heights](#)



[The Modern](#)



[New Chauncy House](#)



[Bloomfield Gardens](#)



[Theroch I Apartments](#)



[Patriot Homes](#)



[Heritage Development](#)



[Homes at Peter's Park](#)



[Upham's Corner](#)



[Blessed Sacrament](#)

FIRM OVERVIEW

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

2019 Small Business of the Year:
Commitment to Diversity & Inclusion Award
Greater Boston Chamber of Commerce

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



EXPERIENCED & DIVERSE STAFF

22 TOTAL STAFF AND GROWING
40 percent female, 50 percent minority

2 FOUNDING PRINCIPALS
over 20 years of experience each

8 ARCHITECTS / PROJECT MANAGERS
including 6 registered architects

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

2 EXPERIENCED CONSTRUCTION PROFESSIONALS
over 25 years of experience each

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

4 LEED ACCREDITED PROFESSIONALS
deep dedication to sustainable design

3 PASSIVE HOUSE EXPERTS
commitment to energy efficient construction

ARCHITECTURAL SERVICES

Planning / Pre-design Services

- Site Analysis / Selection
- Due Diligence Surveys
- Feasibility and Test Fit Studies
- Programming
- Permitting Support
- Existing Conditions Documentation
- Budget Development



Design Services

- Architect of Record
- New Construction
- Renovation
- Mixed-Use
- Interior Architecture
- 3-D Rendering
- Accessibility Compliance
- Sustainable Building Design
- Code Compliance
- Construction Documentation Drawings
- Construction Documentation Specifications
- Contract Administration
- Space Planning
- Condo documentation



Sustainability

- Green Building / Sustainable Design
- LEED Certification Project Management
- City of Boston Article 37/80 Green Building Compliance

TECHNOLOGY EXPERTISE

DREAM Collaborative has extensive technology expertise, including Revit, CAD, graphics, drawings, and illustrations (including 3D computer modeling), and physical models to aid in the design process and to effectively communicate design concepts to our clients. Our staff is comprised of diverse designers who bring experience in a wide spectrum of technology and use the most powerful tools available today.

Our goal with technology is to provide each of our clients with the highest level of support throughout the duration of the project. We are committed to early and expert-level adoption of the most advanced technologies to design and build our client's projects most efficiently.

We bring the following technology expertise to every project:

3D Modeling

- Revit
- AutoCAD
- Rhino
- Sketchup

Rendering

- Photoshop
- Lumion
- V-Ray

Reporting

- Smartsheet
- Microsoft
- Bluebeam

Presentation

- Prezi
- InDesign
- Illustrator
- PowerPoint

Video

- Premiere
- After Effects
- Audacity
- Lumion

Programming

- Dynamo
- Grasshopper

QUALITY ASSURANCE & QUALITY CONTROL PROCESS

On each project we undertake, DREAM produces high quality and accurate deliverables that reduce delays and unnecessary change orders during construction. To achieve this, we utilize a constructability program based on the following principles:

- Constructability Quality Assurance & Quality Control (QAQC) reviews are performed in the early phases (SD & DD) along with standard internal document review conducted by our Senior Project Architects.
- Team members that are assigned to document QAQC constructability reviews are experienced Construction Administrators; either registered architects, accredited by CSI as Certified Construction Contract Administrators, or with over 20-years' experience in the construction phase of project delivery.
- Our senior construction knowledgeable staff attend all early pricing meetings in situations where the Contractor is brought on board for pre-construction services or when an outside cost estimator material is provided.
- Our senior construction knowledgeable staff work with project teams to identify and implement practical Value Engineering solutions; not just for the sake of cost cutting, but rather, to lower cost while maintaining value.
- Our commitment to continued collaboration and communication continues throughout the project. Internally, our construction administration staff continuously works with project teams to identify and avoid constructability issues that could arise during construction.
- For the purposes of quality management on the project, we have hired a peer review of the architectural documentation as prepared by the architecture and engineering team at select milestones of the project development. The focus of the peer review is to affirm that the architectural portion of the set generally conforms to industry best practices: 1) to check overall clarity, consistency and coherence of the architectural documentation, 2) to check general conformance of the design with applicable codes, 3) to check coordination across disciplines among major building systems and 4) to check for common issues of constructability and feasibility arising from conflicts in building systems or detailing. Our experienced team of construction knowledgeable professionals is led by:

Associate Principal, Director of Project Management, Greg Zurlo — brings over 25 years of experience in project management, with a unique focus on construction administration. Greg guides our professional practice standards and oversees the constructability QAQC review program at DREAM.

Clerk of the Works, Jean Vateria — with over 25 years of experience in project management, construction administration and building operations, including working for Janey Construction and Northeastern University as their Clerk of the Works; and, as Construction Field Engineer for the Central Artery Tunnel Project for 14 years.

WHAT DIFFERENTIATES DREAM COLLABORATIVE?

DREAM Collaborative was founded in 2008 on the premise that quality design can and should have a positive and lasting impact on communities. Our **Core Values** help define what sets DREAM apart from other firms:

EQUITY & THE GREATER GOOD – We redefine what is possible in architecture and urban development to improve life for individuals and communities.

Most of DREAM's design projects to date have been in Boston's underserved neighborhoods, where DREAM is challenging conventional thinking about urban living and empowering urban communities to build a stronger, sustainable future. As one of the very few minority-owned design firms in the Boston area, DREAM's culture actively supports the hiring and professional development of minorities, women, and young professionals, and encourages teaming with local minority and women-owned subcontractors. We are proud to reflect the diversity of the communities we serve, and to provide exceptional design and service to clients who also value and support diverse businesses and communities.

AUTHENTIC RELATIONSHIPS – We foster well-being through respect, honesty, and by treating others as they would like to be treated.

We know how to engage community members and clients in an authentic way and work with local officials to get projects moving and keep them on track while respecting the needs of multiple stakeholders. We invite diverse perspectives to inform our work and take pride in being a pleasure to work with. We look forward to creating a genuine connection with the Cambridge Housing Authority team. DREAM will also leverage our existing relationships and strong reputation to benefit the CHA project.

UNCOMPROMISING EXCELLENCE – We build confidence and trust by consistently holding ourselves to high standards of character and execution.

At DREAM Collaborative, we have a proven track record of successfully navigating the challenges and nuances of projects within densely populated, historically significant, and culturally diverse city neighborhoods to deliver design solutions that exceed expectations and respect budgets. We do that through a steadfast commitment to quality and a collaborative approach that harnesses the passion of our clients and the wisdom of the community. We hold our selves accountable and follow through on our commitments. Our team acts with integrity in all situations and is committed to continuously learning and improving.

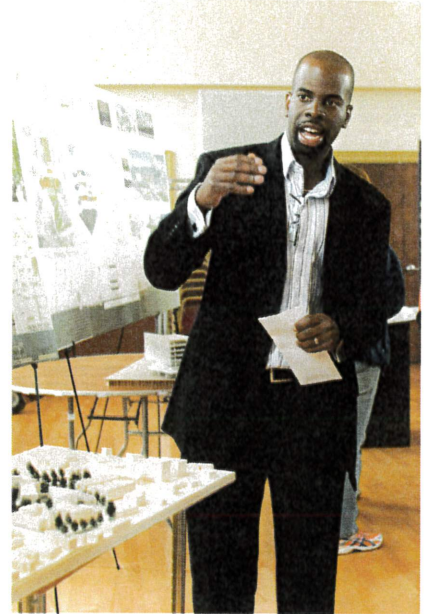
ENTREPRENEURSHIP – We elevate outcomes for our partners and ourselves through passionate commitment, innovative problem-solving, and the mindset that we are each responsible for, and share, our success.

Our projects contribute to the vitality of the local economy and provide opportunities for businesses and residents. Our design services are enhanced by our cross-disciplinary focus: we approach each project from both a design and investment perspective. We think like an owner and cultivate inventive solutions that raise the bar for everyone.

COMMUNITY ENGAGEMENT / PERMITTING SUPPORT

At DREAM, we know how to engage community members in an authentic way and work with local officials to get projects moving and keep them on track while respecting the needs of multiple stakeholders. Our team has significant experience presenting at public meetings.

We also bring strong relationships with the BPDA, the Department of Neighborhood Development, Boston Water and Sewer, Boston Parks, Boston Inspectional Services, Boston Fire, Boston Police, The Assessor's Office, Boston Neighborhood Services, City Council Members and community leaders to the project.



Greg Minott presents at a Dudley Square community meeting.



A local community design charrette hosted by the Asian Community Development Corporation to discuss future changes to Chinatown.



Greg Minott and Troy Depeiza with Congresswoman Ayanna Pressley.



Director of Design, Sara Kudra, leads an in-house design charrette.

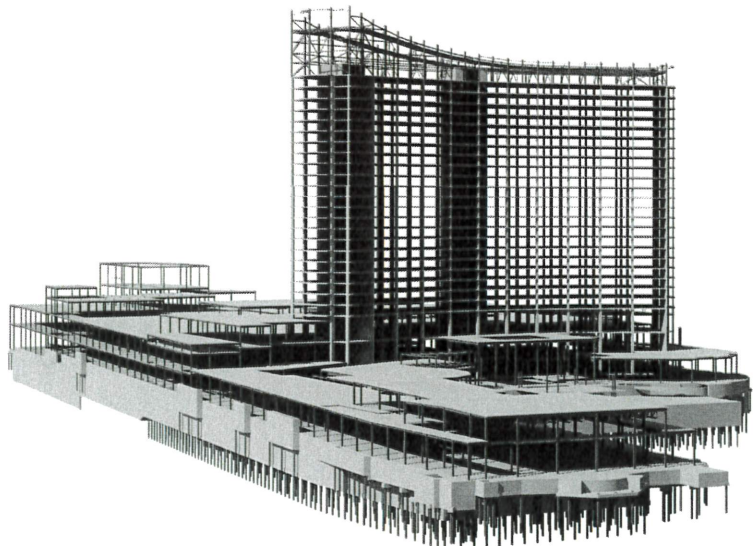
PROJECT COLLABORATION TOOLS

DREAM Collaborative has extensive checks and balances in place to ensure excellent project reporting. Our project schedule software, Smartsheet, integrates key project team reviews, client reviews, and cost estimate reviews to ensure the goals of the project workplan are met. Careful tracking of key project milestones ensures that project requirements needed for the documentation phases are completed, thereby meeting the project schedule and budget. DREAM also utilizes Bluebeam to ensure that our project team is collaborating in real time on document coordination.



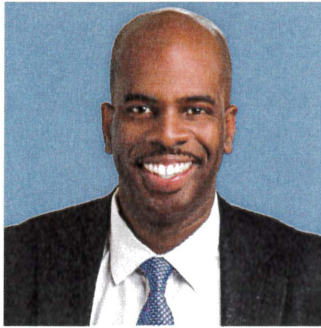
Our BIM expertise plays an important role in helping us successfully deliver a wide range of projects. DREAM's BIM leadership is maintained by 3D/BIM-qualified personnel who have managed multiple BIM-driven construction projects. In addition, DREAM has trained CAD personnel who are skilled on all of the leading software platforms and have experience in integrated project delivery.

The principal element of DREAM's BIM modeling is creating a full 3D representation of the developing design which ensures full detail resolution. We model the Revit components the same way that they will be built in the field to ensure clear direction of scope, pricing, as well as construction. When completing Architect of Record or consultant responsibilities, DREAM develops consultant models to be linked to a client Layout Model, following all BIM protocol established by the client.



Above is a BIM example of Encore Boston Harbor in Everett, MA.

GREGORY O MINOTT AIA, LEED AP
Principal in Charge



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

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

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

PROFESSIONAL EXPERIENCE

DREAM Collaborative Boston, MA
2008 – present

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

Work Architecture + Design New York
2002 – 2004

Fabiano Designs Montclair, NJ
2000 – 2002

EDUCATION

Executive Education: Developing Affordable Housing

Harvard University
Graduate School of Design

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

Bachelor of Arts in Architecture
Caribbean School of Architecture

REGISTRATIONS & AFFILIATIONS

MA, CT and RI Licensed Architect

American Institute of Architects (AIA)

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

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

Urban Land Institute

NCARB Certified

Boston Architectural College
Board of Trustees

AWARDS

Young Architects Award, 2010
American Institute of Architects

Energy Star Award, 2010
President's Round Table

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

GREGORY O MINOTT AIA, LEED AP
Principal in Charge

HOUSING

Call Carolina Jamaica Plain, MA
Jamaica Plain Neighborhood Development Corporation
affordable, 8 units, new construction

24 Westminster Roxbury, MA
DREAM Development
mixed-income, multigenerational, 12 units, new construction

2451 Washington Street Residences Roxbury, MA
Madison Park Development Corporation
market-rate, 16 units, new construction

75-81 Dudley Street Residences
Roxbury, MA
Madison Park Development Corporation
17 affordable units, new construction

2147 Washington Street Residences
Roxbury, MA
Madison Park Development Corporation
New 6-story building, 74 residential units, 7 studio spaces, shared workspace, flexible retail/commercial space

Bartlett Station Building F4 Roxbury, MA
Nuestra Comunidad Development Corporation
multi-family, 40 units, new construction

Bartlett Station Senior Housing Roxbury, MA
Preservation of Affordable Housing, Inc.
affordable, 56 units, new construction

9 Leyland Street Dorchester, MA
Dorchester Bay Economic Development Corporation (DBEDC)
multi-family housing, 42 units, new construction

64 Lubec Street East Boston, MA
Grossman Companies
7 rental units, new construction

64 Alpine Street Roxbury, MA
CVJC LLC
14,000 sf, 14-unit condominium development, 2 affordable, on two adjacent vacant lots

Mildred C. Hailey Apartments Capital Study and Envelope Repairs Jamaica Plain, MA
Boston Housing Authority
affordable, public

Mildred C. Hailey Apartments Phase 1 Redevelopment Jamaica Plain, MA
Centre Street Partners
232 deeply subsidized apartments and 393 new construction market-rate apartments, new construction

41-51 Walnut Park Roxbury, MA
Urban Edge
affordable, 49 units, new construction

Clarendon Hill Redevelopment Somerville, MA
Preservation of Affordable Housing (POAH)
affordable, 78 units, new construction

22-24 Magazine Street Cambridge, MA
MIT Investment Management Company
12 units, fire rehab, modernization

Skyline at Station Landing* Medford, MA
National Development
market-rate, 127 units, new construction

45 Townsend Street Roxbury, MA
Kensington Investments
mixed-income, 300 units, new construction

One Elias Lane Milton, MA
Valerie Guscott
Complete gut rehabilitation and addition: 7,000 sf single family home

* While with Elkus Manfredi Architects

GREGORY O MINOTT AIA, LEED AP
Principal in Charge

MIXED-USE

115 Winthrop Square Tower Boston, MA
Millennium Partners
1.59 million sf new retail, office, and market-rate residential tower, Offices and "Great Hall" retail and entertainment podium (Handel Architects is the Architect of Record)

286-290 Tremont Street Boston, MA
288 Tremont Street Partners, LLC
340,000 sf of mixed-use infill project that will be comprised of hotel and residential components

UMass Boston Bayside Development Site
Boston, MA
Accordia Partners
Site Analysis, Urban Design, Masterplanning and Permitting for new planned neighborhood would consist of approximately 3.5 million sf of new mixed-use development over 20 acres.

Dudley Miller Park Roxbury, MA
Dorchester Bay Economic Development Corporation
17,000 sf new construction: commercial, retail

260 Washington Street Dorchester, MA
Third Sector New England, Sustainability Guild International
120,000 sf redevelopment / new construction: commercial, housing, retail, LEED Platinum target

Washington Navy Yard* Washington, DC
Naval Facilities Engineering Command, United States Navy
multi-building renovation, sustainable design, LEED certification services

Dudley Square Redevelopment Master Plan
Roxbury, MA
City of Boston
office, retail, master plan

Ink Block* Boston, MA
National Development
residential, retail, 315 units, redevelopment/new

construction, interior architecture – units and common space

50 Post Office Square* Boston, MA
LT Development
office, retail, below-grade parking, renovation

Wynn Resort Casino Parking Garage Everett, MA
Wynn Las Vegas LLC
3-level below-grade parking garage for 3,000 cars

ARTS & CULTURE

Jazz Urbane Cafe Roxbury, MA
The Jazz Urbane Cafe Co LLC
Bain Capital Double Impact
8,000 sf ground floor fit-out, performance space, cafe

The Museum of The NCAA Roxbury, MA
P-3 Partners LLC
interior fit-out

Freedom House Community Center Headquarters
Dorchester, MA
Freedom House
interior fit-out, envelope repairs

Smith Baker Center Lowell, MA
Coalition for a Better Acre
33,000 sf mixed use performing arts venue, evaluation of existing infrastructure conditions, capital needs study, historic plan review, coordination of pro forma for the development

OFFICE

JPNDC Office Study Boston, MA
Jamaica Plain Neighborhood Development Corporation
programming study, 7,600 sf existing space

Mimecast Office Fit-out Lexington, MA
Mimecast
79,000 sf office fit-out

WeWork Back Bay Office Boston, MA
** While with Elkus Manfredi Architects*

GREGORY O MINOTT AIA, LEED AP
Principal in Charge

WeWork
130,000 sf, 6-story interior fit-out

HIGHER EDUCATION

Duke University Central Campus Master Plan*
Durham, NC
Duke University
master plan: housing, campus services, entertainment,
retail, dining, theater, parking

Iona College Student Housing* New Rochelle, NY
Iona College
zoning and feasibility analysis for housing for 310
students, retail, new construction

Harvard University Graduate Commons*
Cambridge, MA
Harvard Real Estate Services
Six-story new graduate student residence hall featuring
141 apartments, plus 189 parking and 104 bicycle spaces

HEALTHCARE

Whittier Wellness & Fitness Club Roxbury, MA
Whittier Street Health Center (WSHC)
7,000 sf interior fit-out

WSHC at Quincy Commons Roxbury, MA
Whittier Street Health Center
DPH certified retail health clinic

WSHC Urgent Care Roxbury, MA
Whittier Street Health Center
urgent care facility renovation

WSHC Outreach Patient Services Renovation
Roxbury, MA

* While with Elkus Manfredi Architects

Whittier Street Health Center
office renovation

LIFE SCIENCE

Novartis Institutes for Biomedical Research*
Cambridge, MA
Novartis Institutes for Biomedical Research
office, retail, LEED-NC gold rated

Illinois Science + Technology Park* Skokie, IL
Forest City
master planning, office building renovation

WORSHIP

Berea SDA Church Dorchester, MA
Berea SDA Church
exterior renovation, interior renovation, accessibility

31 Stetson Street Lynn, MA
Pastor Randal Smith
mixed-use renovation, assembly and office space, kitchen,
retail, office space

New Dimension Church Providence, RI
New Dimension Church
renovation

TROY DEPEIZA ASSOC AIA
Principal



Troy Depeiza is highly skilled in the technical execution of building and urban renewal projects as well as in facilitating a collaborative effort between owners, consultants, neighborhoods, city officials, and contractors to ensure a smooth construction process and timely project completion. Troy's commitment to superior client service and his strong collaborative spirit have won him lasting relationships with clients and design and construction professionals throughout the Northeast. Prior to co-founding DREAM Collaborative, Troy worked at top Boston area design firms including Perkins + Will, Elkus Manfredi Architects, and Arrowstreet Architects. Troy is originally from Bridgetown, the capital of Barbados. He has lived in the U.S. since 1990 and earned his Bachelor of Science in Architecture from Wentworth Institute of Technology.

PROFESSIONAL EXPERIENCE

DREAM Collaborative Boston, MA
2008 – present

Perkins + Will Boston, MA
2011 – 2013

Signer Harris Architects Boston, MA
2009 – 2011

Elkus Manfredi Architects Boston, MA
2004 – 2009

Mount Vernon Group Architects
Wakefield, MA
2000 – 2004

Arrowstreet Architects Boston, MA
1997– 2000

Ahearn/Schopfer Associates Boston, MA
1996 – 1997

EDUCATION

Bachelor of Science in Architecture
(5 year Professional Accredited)
Wentworth Institute of Technology

AWARDS

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

REGISTRATIONS & AFFILIATIONS

American Institute of Architects (AIA)
Associate Member

Boston Society of Architects (BSA)

Lowell Historic Board, Member

TROY DEPEIZA ASSOC AIA
Principal

MIXED-USE

115 Winthrop Square Tower Boston, MA
Millennium Partners
1.59 million sf new retail, office, and market-rate residential tower, Offices and "Great Hall" retail and entertainment podium, Handel Architects is the Architect of Record

286-290 Tremont Street Boston, MA
288 Tremont Street Partners, LLC
340,000 sf of mixed-use infill project that will be comprised of hotel and residential components

UMass Boston Bayside Development Site
Boston, MA
Accordia Partners
Site Analysis, Urban Design, Masterplanning and Permitting for new planned neighborhood would consist of approximately 3.5 million sf of new mixuse development over 20 acres.

Dudley Miller Park Roxbury, MA
Dorchester Bay Economic Development Corporation
17,000 sf new construction: commercial, retail

260 Washington Street Dorchester, MA
Third Sector New England, Sustainability Guild International
120,000 sf redevelopment / new construction: commercial, housing, retail, LEED Platinum target

Washington Navy Yard Washington, DC
Naval Facilities Engineering Command, United States Navy
multi-building renovation, sustainable design, LEED certification services

Dudley Square Redevelopment Master Plan
Roxbury, MA
City of Boston
office, retail, master plan

Ink Block Boston, MA
National Development
residential, retail, 315 units, redevelopment/new construction, interior architecture - units and common space

50 Post Office Square Boston, MA
LT Development
office, retail, below-grade parking, renovation

Wynn Resort Casino Parking Garage Everett, MA
Wynn Las Vegas LLC
3-level below-grade parking garage for 3,000 cars

Filene's Site Redevelopment Boston, MA
Vornado Realty Trust
900,000 sf with 140 luxury condo units, 250-room hotel, office space, retail, 5-level below grade parking (initial design and CDs, did not go through construction)

University Station Westwood, MA
New England Development
2 million sf: retail, 650 residential units, office, parking

HEALTHCARE

Whittier Wellness & Fitness Club Roxbury, MA
Whittier Street Health Center (WSHC)
interior fit-out

WSHC at Quincy Commons Roxbury, MA
Whittier Street Health Center
DPH certified retail health clinic

WSHC Urgent Care Roxbury, MA
Whittier Street Health Center
urgent care facility renovation

WSHC Outreach Patient Services Renovation
Roxbury, MA
Whittier Street Health Center
office renovation

LIFE SCIENCE

The Broad Institute of MIT and Harvard
7 Cambridge Center, Cambridge, MA
Boston Properties, Massachusetts Institute of Technology
230,000 sf new construction: laboratories, office and support spaces, conference rooms, auditorium, museum, retail

TROY DEPEIZA ASSOC AIA
Principal

The Broad Institute of MIT and Harvard Renovations
7 Cambridge Center, Cambridge, MA
Boston Properties, Massachusetts Institute of Technology
18,000 sf renovation: BL3 lab and BL2+ labs, 14,000 sf chemistry lab renovation: clean rooms, tissue culture labs

The Broad Institute of MIT and Harvard Renovations
320 Charles Street, Cambridge, MA
Boston Properties, Massachusetts Institute of Technology
20,000 sf renovation: clean rooms, office, equipment rooms, chemistry lab, tissue culture labs

UMass Amherst Life Sciences Laboratory Building
Amherst, MA
University of Massachusetts Building Authority
25,000 sf lab fit-out, adaptable & flexible floor plan

Genzyme Biomanufacturing Renovation Allston, MA
Genzyme Corporation (now a Sanofi company)
complete overhaul of production process following in a major production line failure, occupied renovation

Genzyme Operations Center Renovation
Northborough, MA
Genzyme Corporation (now a Sanofi company)
268,000 sf renovation

Millennium Pharmaceuticals Renovations
35 Landsdowne Street and 75 Sydney Street
Cambridge, MA
Millennium Pharmaceuticals (now Takata Oncology)
lab upgrades: spacial programming, BL1, BL2, BL2+, and BL3 lab design, tissue culture lab, chemistry and biology labs, cold/warm/freezer rooms, equipment, data room, vivarium (75 Sydney)

Novartis Vaccines and Diagnostics Fit-out
75 Sydney Street, Cambridge, MA
Novartis Vaccines and Diagnostics Inc.
78,000 sf lab and office fit-out, vivarium

Paige Labs Renovation Amherst, MA
University of Massachusetts – Amherst
renovation of three floors: new fume hoods, VSCs, reconfiguration, BIM/Revit

Biogen Chemistry & Biology Lab Renovation
Cambridge, MA
Biogen
18,000 sf renovation of labs, office, and equipment rooms

Teleflex Renovation Chelmsford, MA
Teleflex Inc.
50,000 sf renovation: clean rooms, high bay storage, office

HOUSING

Bartlett Station Building F4 Roxbury, MA
Nuestra Comunidad Development Corporation
multi-family, 40 units, new construction

Bartlett Station Senior Housing Roxbury, MA
Preservation of Affordable Housing, Inc.
affordable, 56 units, new construction

Call Carolina Jamaica Plain, MA
Jamaica Plain Neighborhood Development Corporation
affordable, 8 units, new construction

24 Westminster Roxbury, MA
DREAM Development
mixed-income, multigenerational, 12 units, new construction

2451 Washington Street Residences Roxbury, MA
Madison Park Development Corporation
market-rate, 16 units, new construction

75-81 Dudley Street Residences Roxbury, MA
Madison Park Development Corporation
17 affordable units, new construction

2147 Washington Street Residences Roxbury, MA
Madison Park Development Corporation
New 6-story building, 74 residential units, 7 studio spaces, shared workspace, flexible retail/commercial space

64 Alpine Street Roxbury, MA
CVJC LLC
14,000 sf, 14-unit condominium development, 2 affordable, on two adjacent vacant lots

TROY DEPEIZA ASSOC AIA

Principal

9 Leyland Street *Dorchester, MA*

Dorchester Bay Economic Development Corporation
multi-family housing, 42 units, new construction

Mildred C. Hailey Apartments Capital Study and Envelope Repairs

Jamaica Plain, MA
Boston Housing Authority
affordable, public

Mildred C. Hailey Apartments Phase 1 Redevelopment

Jamaica Plain, MA
Centre Street Partners
232 deeply subsidized apartments and 393 new construction market-rate apartments, new construction

41-51 Walnut Park *Roxbury, MA*

Urban Edge
affordable, 49 units, new construction

Clarendon Hill Redevelopment *Somerville, MA*

Preservation of Affordable Housing (POAH)
affordable, 78 units, new construction

22-24 Magazine Street *Cambridge, MA*

MIT Investment Management Company
12 units, fire rehab, modernization

45 Townsend Street *Roxbury, MA*

Kensington Investments
mixed-income, 300 units, new construction

Cote Village *Mattapan, MA*

Caribbean Integration Community Development
76 units, sustainability consulting

Hearth at Four Corners *Dorchester, MA*

Hearth Inc.
affordable, senior, 52 units, new construction, LEED Silver target

Charlestown Mixed-Income Housing Redevelopment

Charlestown, MA
Corcoran Jennison and SunCal
mixed-income, senior, community center, collaboration with Stantec

Fort Devens Army Base Renovation *Ayer, MA*

United States Army
Renovation of 60 units with window replacement and roof rehabilitation

ARTS & CULTURE

Jazz Urbane Cafe *Roxbury, MA*

The Jazz Urbane Cafe Co LLC, Bain Capital Double Impact
8,000 sf ground floor fit-out, performance space, cafe

The Museum of The NCAA *Roxbury, MA*

P-3 Partners LLC
interior fit-out

Freedom House Community Center Headquarters

Dorchester, MA
Freedom House
interior fit-out, envelope repairs

Smith Baker Center *Lowell, MA*

Coalition for a Better Acre
33,000 sf mixed use performing arts venue, evaluation of existing infrastructure conditions, capital needs study, historic plan review, coordination of pro forma for the development

WORSHIP

Berea SDA Church *Dorchester, MA*

Berea SDA Church
exterior renovation, interior renovation, accessibility

31 Stetson Street *Lynn, MA*

Pastor Randal Smith
mixed-use renovation, assembly and office space, kitchen, retail, office space

New Dimension Church *Providence, RI*

New Dimension Church
mixed-use renovation, assembly and office space, kitchen, retail, office space

HOSPITALITY

DoubleTree Boston Bayside Hotel *Boston, MA*

Corcoran Jennison Companies
new construction, 127 rooms

2451 WASHINGTON STREET

Roxbury, MA



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

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

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

COMPLETION DATE

Spring 2020

SIZE

28,920 sf

CLIENT

Madison Park Development Corporation

COST

\$7.23 million



75-81 DUDLEY STREET

Roxbury, MA



75-81 Dudley is the sister project of 2451 Washington Street, sharing the same development and design team. The project completes the infill of the site and serves as a portal to the John Eliot Square neighborhood.

The proposed program includes 17 residential units located on the upper three floors, all of which will be affordable. The housing program provides affordable first-time home ownership opportunities and accommodates a range of family income and size.

Similar to 2451 Washington Street, 75 Dudley adopts the same brick or masonry base as its sister project, and also applies the use of fiber cement panels. To add warmth to these materials, copper colored metal panels are applied to the entry points and balconies.

A central 1,500 sf outdoor space flanked by both 75 Dudley and 2451 Washington will provide a connected and landscaped open space for residents of both buildings to enjoy. This is envisioned as a pleasant outdoor area for residents to use in private or as a group, connected directly to the indoor community space, and attractively landscaped for outdoor viewing and small-scale activities.

KEY FEATURES

- ✓ Affordable homeownership opportunities
- ✓ An active live/work/play environment that encourages community engagement, with day and evening use

COMPLETION DATE

Q4 2021 (est)

SIZE

28,920 sf

CLIENT

Madison Park Development Corporation

COST

\$7 Million



CALL CAROLINA

Jamaica Plain, MA



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

The project is currently in Construction Administration.

CLIENT

Jamaica Plain Neighborhood Development Corporation

KEY FEATURES

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

COMPLETION DATE

Fall 2020 (est.)

PRICE PER SQUARE FOOT

\$231

COST

\$2.7 million

SQUARE FOOTAGE

11,708



2147 WASHINGTON STREET

Roxbury, MA



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

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

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

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

KEY FEATURES

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

SIZE

79,000 sf

COST

\$24 million

COMPLETION DATE

Q4 2021

CLIENT

New Atlantic Development and DREAM Development



BARTLETT YARD SENIOR HOUSING

Bartlett Place, Roxbury, MA



DREAM Collaborative is providing full architectural design services for a sustainable six story, 52-unit affordable senior housing development at the heart of Bartlett Place. The mix of 1- and 2-bedroom units are designed to provide a high-quality, accessible option for neighborhood residents to age in place in their own community.

The project will include a 1,200 SF community art gallery space; shared meeting and appointment space, laundry, and computers; 17 covered parking spaces; and landscaped outdoor space for relaxation and recreation. The project seeks to push the design stereotypes of affordable housing and 55+ living with a fresh and engaging design both inside and out.

KEY FEATURES

- ✓ Sustainable design
- ✓ Affordable senior housing
- ✓ Community art gallery space

COMPLETION DATE

2021

COST

\$10 million

CLIENT

Preservation of Affordable Housing, Inc.

SIZE

62,000 sf



ORIGINAL



OPERATIONAL SERVICES DIVISION
SUPPLIER DIVERSITY OFFICE

THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
OPERATIONAL SERVICES DIVISION
One Ashburton Place, Suite 1017
Boston, MA 02108-1552

Charles D. Baker
Governor
Karyn E. Polito
Lieutenant Governor
Kristen Lepore
Secretary
Gary J. Lambert
Assistant Secretary for
Operational Services

June 21, 2017

Mr. Gregory Minott
Dream Collaborative, LLC
236 Huntington Avenue, Suite 303
Boston, MA 02115

Dear Mr. Minott:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ("SDO") under the business description of **ARCHITECTURE, URBAN DESIGN, AND SUSTAINABILITY/LEED**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification.** Your designation as a MBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is June 16, 2020. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

ORIGINAL

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wso@state.ma.us.

Sincerely,

A handwritten signature in blue ink that reads "William M. McAvoy". The signature is written in a cursive style with a large initial 'W'.

William M. McAvoy
Deputy Assistant Secretary and
Chief Legal Counsel

Development Team Members: Staff Employment and Board Breakdown

Please fill out one of these tables for every member of the development team (sponsor, contractor, management company, lawyer, architect, consultant, accountants, etc).

Company DREAM Collaborative LLC

	YES	NO
Non- Profit*	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Minority- Owned	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EMPLOYEES:

	Total Employees			Professional Positions		Support/ Administrative Positions	
	Total	M	F	M	F	M	F
	All	22	14	8	12	5	2
Caucasian	11	5	6	4	4	1	2
African-American	6	6		6			
Hispanic	4	2	2	1	1	1	1
Asian/Asian-American	1	1		1			
Other Ethnicity							

** (For all non-profit companies, please complete the following information regarding your Board Of Directors)*

	Total	M	F
All	N/A		
Caucasian			
African-American			
Hispanic			
Asian/Asian-American			
Other Ethnicity			