

River's Edge, Wayland

SUBMISSION BY: BAYSTONE DEVELOPMENT



July 5, 2016

Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Re: River's Edge Wayland RFP #16-28

Dear Board Members,

We are pleased to submit our proposal for the development of the River's Edge rental housing project in Wayland, Massachusetts. As part of this package you will find all required information and documents as listed in Section F of the River's Edge Wayland RFP #16-28.

Roy S. MacDowell Jr. has been a Wayland resident for 40 years and Todd MacDowell and I were born and raised in the Town of Wayland. We, along with the rest of the Baystone Team, look forward to the opportunity of being chosen by you to build a first class housing community in our home town. River's Edge will be a gateway development as you enter Wayland from the West. With our development history as well as our landscape architectural experience we would want to make River's Edge the premier housing community at the entrance to the Town.

Respectfully.



Roy S. MacDowell III
Manager

RFP # 16 – 28
RIVER’S EDGE, WAYLAND MA
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EXHIBIT 1.1

PROPOSAL FORM

Disposition of Municipal Real Estate – River's Edge Property

TOWN OF WAYLAND
c/o Town Manager
Town Building
41 Cochituate Road
Wayland, Massachusetts 01778

On behalf of the Person or Business Submitting the Proposal ("the "RFP Respondent"), having been duly authorized, I represent that:

The name and address of the RFP Respondent are:

Baystone Development LLC
21 Center Street
Weston, MA 02493

The name, address, email address, and business phone of the RFP Respondent's principal contact person for all matters concerning this RFP are:

Roy S. MacDowell III
Baystone Development LLC
21 Center Street
Weston, MA 02493
rmacdowell3@baystonedevelopment.com
(781)894-9898

The RFP Respondent acknowledges receipt of the following Addenda to the RFP:

Addendum 1 dated June 7, 2016
Addendum 2 dated June 17, 2016
Addendum 3 dated June 29, 2016

The RFP Respondent constitutes the following type of entity with the following principals (use separate sheet if necessary):

If a corporation, the State of Incorporation and the officers and directors are: N/A

If a limited liability company, the state of organization and the manager and members are:

State of Massachusetts: Roy S. MacDowell III, Manager/Member
Todd S. MacDowell, Manager/Member

If a partnership or a limited partnership, the state of organization and the general partners are:
N/A

If a trust, name of trust, the state of organization, the trustees and the Registry book and page for the recorded trust instrument are: N/A

If any other form of person or entity, specify the type of entity, state of organization and its principals: N/A

RFP # 16-28 - RIVER'S EDGE WAYLAND

The following Town of Wayland officials and employees have a financial interest in the RFP Respondent or are related (by blood or marriage) to any of the partners, officers, directors, trustees, managers or employees of the RFP Respondent: N/A

On behalf of the RFP Respondent, having been duly authorized, I represent and agree that:

1. The RFP Respondent is one of the following (specify yes or no to each):
 - o A public agency (☐)
 - o A non-profit organization (☐)
 - o A limited dividend organization (☐)
 - o A private party that shall form a limited dividend organization for purposes of the acquisition and development of the Property (☒) or
 - o None of the above (☐)
2. Within 30 days from receipt of the Notice of Award, or such further time as Town may agree in writing, the RFP Respondent will execute the Land Disposition Agreement (Exhibit 2.1), Escrow Agreement (Exhibit 2.2), Right of Entry and License Agreement (Exhibit 2.3), Reserved Easement Agreement (Exhibit 2.4), Repurchase Agreement (Exhibit 2.5), and Access Easement (Exhibit 2.7) each in the form attached to the RFP with such amendments thereto as are reflected in the above Addenda (if any) to the RFP or as may otherwise be approved by the Town's Board of Selectmen in accordance with the procedures set forth in the RFP.
3. This Proposal will remain subject to acceptance by the Town of Wayland ("Town") for 180 days after the date of submission of proposals or for such additional time as the Town and the RFP Respondent may agree in writing.
4. The RFP Respondent has enclosed with its proposal a Certified Check payable to the Town of Wayland in the amount of \$10,000. The RFP Respondent understands and agrees that this Certified Check shall be
 - (a) deposited by the Town to general revenues and the \$10,000 amount shall be forfeited to the Town by the RFP Respondent in the event the RFP Respondent receives the Notice of Award for the Project from the Town but fails or refuses to execute the required Land Disposition Agreement and the other documents identified in Section 2 above within 30 days from receipt of the Notice of Award, or
 - (b) deposited by the Town and applied toward the required deposit under Section 2.2 of the Land Disposition Agreement in the event the RFP Respondent receives the Notice of Award for the Project from the Town and timely executes the required Land Disposition Agreement and the other documents identified in Section 2 above, or
 - (c) returned to the RFP Respondent in the event the Town rejects all proposals or rejects the RFP Respondent's Proposal.



Signature

Roy S. MacDowell III
Manager
Baystone Development LLC
21 Center Street Weston, MA 02493

7/5/2016

Date

RFP # 16-28 - RIVER'S EDGE, WAYLAND, MA

EXHIBIT 1.2

**Price Summary Form, Project Pro Forma, and
Statement of Estimated Tax Revenues**

**Attached in separate sealed envelope and file as
set forth in Submission Requirements**

EXHIBIT 1.4

CERTIFICATE OF NON-COLLUSION

The undersigned certifies under penalties of perjury that the bid or proposal submitted relative to this project is in all respects bona fide, fair and made without collusion or fraud with any other person, joint venture, partnership, corporation or other business or legal entity.



Signature

Roy S. MacDowell III
Manager, Baystone Development LLC

7/5/2016
(Date)

EXHIBIT 1.5

Disclosure of Beneficial Interest Form

***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:

- (1) REAL PROPERTY: River's Edge Parcel, Wayland, MA
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: see Town of Wayland's documents
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: None
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):

*Baystone Development LLC
Massachusetts Limited Liability Company*

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

_____ *Lessor/Landlord*
_____ *Seller/Grantor*

_____ *Lessee/Tenant*
_____ ***X*** *Buyer/Grantee*

_____ Other (Please describe): _____

- (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

*Roy S. MacDowell III
Roy S. MacDowell Jr.
Todd S. MacDowell
Virginia MacDowell*

RESIDENCE

*Wayland, Massachusetts
Wayland, Massachusetts
Needham, Massachusetts
Wayland, Massachusetts*

- (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:

RFP # 16-28 - RIVER'S EDGE WAYLAND

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 arms-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.



Roy S. MacDowell III, Manager
Baystone Development LLC

7/5/2016
DATE (MM/DD/YYYY)

EXHIBIT 1.6

Non-Delinquency Statement Required by M.G.L. c. 60, § 77B

I/We, the undersigned, under the pains and penalties of perjury, state that neither I/we nor any person who would gain equity in the Property that is the subject of this RFP Response has ever been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the aiding, counseling or procuring of a willful and malicious setting of a fire, or of a crime involving the fraudulent filing of a claim for fire insurance; or is delinquent in the payment of real estate taxes to the Town of Wayland, or if delinquent, that a pending application for abatement of such tax, or a pending petition before the appellate tax board or the county commissioners has been filed in good faith.



Signature

Roy S. MacDowell III
Manager
Baystone Development LLC
21 Center Street
Weston, MA 02493

264826382
Federal Identification Number or Social Security Number

Note: If there is to be more than one grantee of the deed for the Property, each grantee must file such statement, and no such deed shall be valid unless it contains a recitation that the board or officer granting the deed has received such statement. See M.G.L. c. 60, § 77B.

EXHIBIT 1.7

**Commitment for Payment in Lieu of Taxes Calculated
In Accordance with M.G.L. C. 44, § 63A**

I/We, the undersigned, acknowledge that General Laws Chapter 44, Section 63A, provides as follows:

Whenever in any fiscal year a town, which term, as used in this section, shall include a city, shall sell any real estate, the board or officer executing the deed therefor in the name and behalf of the town shall, as a condition precedent to the power to deliver such deed, receive from the grantee as a payment in lieu of taxes allocable to the days ensuing in said fiscal year after the date of such deed, a sum which shall be equal to such portion of a pro forma tax computed as hereinafter provided as would be allocable to the days aforesaid if such pro forma tax were apportioned pro rata according to the number of days in such fiscal year; provided, however, that whenever the said real estate shall be sold between January second and June thirtieth of the fiscal year, the town shall also receive an additional amount equal to the entire pro forma tax computed as hereinafter provided and allocable as a payment in lieu of taxes for the next succeeding fiscal year.

Such pro forma tax shall be computed by applying the town's tax rate for the fiscal year of the sale, or, if such rate is not known, the town's tax rate for the fiscal year next preceding that of the sale, to the sale price after crediting any exemption to which, if the deed had been executed and delivered on January first of such next preceding fiscal year, the grantee would have been entitled under section five of chapter fifty-nine. A recitation in the deed that there has been full compliance with the provisions of this section shall be conclusive evidence of such fact. Sums received under this section shall not be subject to section sixty-three of this chapter or to section forty-three of chapter sixty, but shall be credited as general funds of the town.

If awarded the contract for the disposition of the Property, I/we commit to make at the closing the required Payment in Lieu of Taxes calculated in accordance with General Laws Chapter 44, Section 63A.



Signature

Roy S. MacDowell III
Manager

EXHIBIT 1.8

CERTIFICATION AS TO PAYMENT OF TAXES

Pursuant to G.L. c.62C, § 49A, I, Roy S. MacDowell III hereby certify under the pains and penalties of perjury that Baystone Development LLC (RFP Respondent) has complied with all laws of the Commonwealth of Massachusetts relating to the payment of taxes and has filed all state tax returns and paid all State taxes required under law.

7/5/2016
Date
264826382
Federal ID Number of Contractor



Signature
Roy S. MacDowell III
Manager, Baystone Development

EXHIBIT 1.9

EVIDENCE OF AUTHORIZATION/CORPORATE RESOLUTION

(to be filed if Contractor is a Corporation)

I, _____, certify that I am the duly qualified Secretary of

_____ and I further certify

(Name of Corporation)

that a meeting of the Directors of said Corporation duly called and held on

_____, at which all (or a quorum) of the Directors were present and

voting, _____, holding the position of _____,

was duly authorized to execute on behalf of the Corporation the Proposal Form, Price Summary Form, Land Disposition Agreement, and related Forms, Contracts, and Agreements pertaining to RFP # 16-28 for the River's Edge Property, Wayland, MA.

I further certify that the above authority is still in effect and has not changed or modified in any respect.

By: _____

(Secretary of Corporation)

A True Copy:

Attest: _____

(Notary Public)

My Commission Expires: _____

Baystone Development is a regional leader in real estate investment and development. Over the last 25 years, our team has established a legacy of significant value creation. Through multiple economic cycles, we have done more than simply complete real estate projects; we have developed distinctive environments of lasting beauty and utility that demonstrate impressive investment performance. There is no single path to success, but our efforts always begin with a thoughtful vision. They are fueled by our passion for excellence and our proven ability to build consensus and coordinate the project team's diverse talents.

At Baystone Development, we are committed to:

- Making our vision a reality
- Inspired, creative design
- A rigorous development process
- Quality execution
- Delivering exceptional economic returns

Baystone Development's skilled professionals have extensive expertise in all real estate disciplines. We have mastered the ability to integrate the community's needs, attributes, and character to further enhance each project's success.

We achieve this through an entrepreneurial approach to real estate development, one that is focused and hands-on. Baystone's ability to synthesize a community's characteristics and integrate such progressive elements as smart growth, sustainable practices, and transit-oriented development benefits the community and the investment. Our projects are widely recognized, by the community and the market, as superior properties. Our team draws on their extensive experience in order to minimize risk and maximize value. In the process, we continue to set new standards for quality repositioning, adaptive re-use, and ground up construction.

Baystone Development, LLC is located at 21 Center Street, Weston, MA 02493. The main contact phone number is 781-894-9898 and its website is www.BaystoneDevelopment.com.

KEY PRINCIPALS

Roy S. MacDowell Jr.

781-894-9898

rmacdowell@baystonedevelopment.com

Roy S. MacDowell Jr., manages the vision and strategic planning for Baystone Development. Roy is responsible for establishing the overall strategy of the firm and plays a central role in the evaluation of new opportunities, project management and execution. He is responsible for reviewing and approving all major decisions.

Roy has a 30+ year history of success in real estate investment, development and management, having personally developed and/or permitted more than 2 million square feet of commercial space, including more than 3,500 dwellings. He served as a Director on the board of Sterling Bank during a period when it grew from \$250 million to over \$1 billion in total assets before being sold to Fleet Bank. He is the founder of The MacDowell Company, Inc., a leading landscape architectural and construction firm.

Roy served as President of the Board of Trustees of The Rivers School in Weston, MA and as a Trustee of the Children's Hospital Boston Trust Board. He also served as a Trustee at Babson College, where he studied as an undergraduate. Roy is a past member of the Board of the Massachusetts Chapter of NAIOP and an Overseer of the Anti-Defamation League (ADL) New England.

Roy S. MacDowell III**781-894-9898**rmacdowell3@baystonedevelopment.com

Roy has been a member of the Baystone team since 2001 and is involved in all aspects of Baystone Development's business, including site acquisition, financing, permitting and planning, design, construction and sales. He is involved in managing the firm's development projects as well as procurement of new opportunities.

Previously, Roy worked for Equity Residential, the national housing REIT, gaining significant experience in East Coast multifamily development, as well as on-site construction management. He also worked for Merrill Lynch, gaining experience in the capital markets, and Winn Management, where he focused on multi-family property management.

Roy is a member of the Next Generation Developers Task Force at Children's Hospital Boston, which assists in the development of patient family housing. Roy graduated from Babson College, where he majored in Entrepreneurial Studies and Real Estate.

Todd S. MacDowell**781-894-9898**tmacdowell@baystonedevelopment.com

Todd S. MacDowell is responsible for leading the pursuit and execution of new business opportunities and development activities. While involved in all aspects of Baystone's business, he plays a leadership role in the creation, planning, and implementation of the strategic vision and growth of Baystone Development. Todd is also a certified LEED GA and is the firm's expert in sustainable practices.

Todd has spent the last 13 years working in the real estate market. Before joining the team in 2005, he gained extensive commercial real estate experience at Williamson, Picket & Gross, Inc. focusing on commercial real estate leasing in Midtown and Downtown Manhattan. Prior to his time at Williamson, Picket & Gross, he worked for Winn Development and for the Boston Redevelopment Authority.

Todd serves on the Alumni Council for the Rivers School in Weston, MA and previously served on the boards of the Next Generation Developers Task Force at Children's Hospital Boston. He holds a bachelor's degree from Babson College with concentrations in Finance and Entrepreneurial Studies.

Erick I. Swenson**781-894-9898**eswenson@baystonedevelopment.com

Erick has been with the Baystone team for over 10 years. His responsibilities include project management, permitting, site research and feasibility analysis. Erick combines his experience in architectural design and site design to provide the firm with a clear and comprehensive vision of what a project can accomplish both visually and financially. Erick has more than 12 years of onsite experience in construction management and site development.

Erick brings his extensive architectural experience with numerous architectural firms throughout New England to bear on Baystone projects. Past work includes U.S. Department of Housing and Urban Development (HUD) funded buildings in Connecticut and American Hellenic Educational Progressive Association (AHEPA) funded projects in Massachusetts.

Erick is a graduate of Wentworth Institute of Technology, with a 5-year Bachelors of Architecture Degree and a 2-year Associates Degree in Architectural Engineering and Technology.

RELEVANT PROJECTS:

Beach House: Revere, MA

- 234 luxury apartments and 25,000 square feet of amenity space
- 346,700 square foot, residential building on a 2.2-acre site along Revere Beach Boulevard
- 371-vehicle, bi level sub-surface parking garage
- Acquired and permitted in less than a year, construction is currently underway

This 234-unit luxury apartment community will bring first-class living to the beach front at Revere Beach. The 2.20-acre site in Revere, MA, will feature first-class amenities, including a pool and terraces overlooking the ocean and a rooftop terrace with panoramic views.



Legacy Farms: Hopkinton, MA

- Master planned mixed-use community
- Land was rezoned and is fully entitled and permitted 730-acre in-fill location in desirable submarket
- 1,140 dwellings in a variety of styles 450,000 square feet of commercial uses
- Over 500 acres of preserved & restored open space

The 730-acre Legacy Farms development is a master planned mixed use smart growth-style community located in the desirable town of Hopkinton, Massachusetts. The addition of Legacy Farms to the Town of Hopkinton creates the opportunity for a significant draw of new people, jobs and a new regional vitality. The Legacy Farms plan includes a balanced mix of 1,140 homes available in a variety of residential architectural styles and carefully planned to complement the 730-acre site. Including, 240 L.I.P. Apartments, 114 Senior Living Residences, 180 Age Restricted Condos, 700 Market Rate Condos, 100,000 SF of Retail space, and 100,000 SF of Commercial uses in three thoughtful locations.

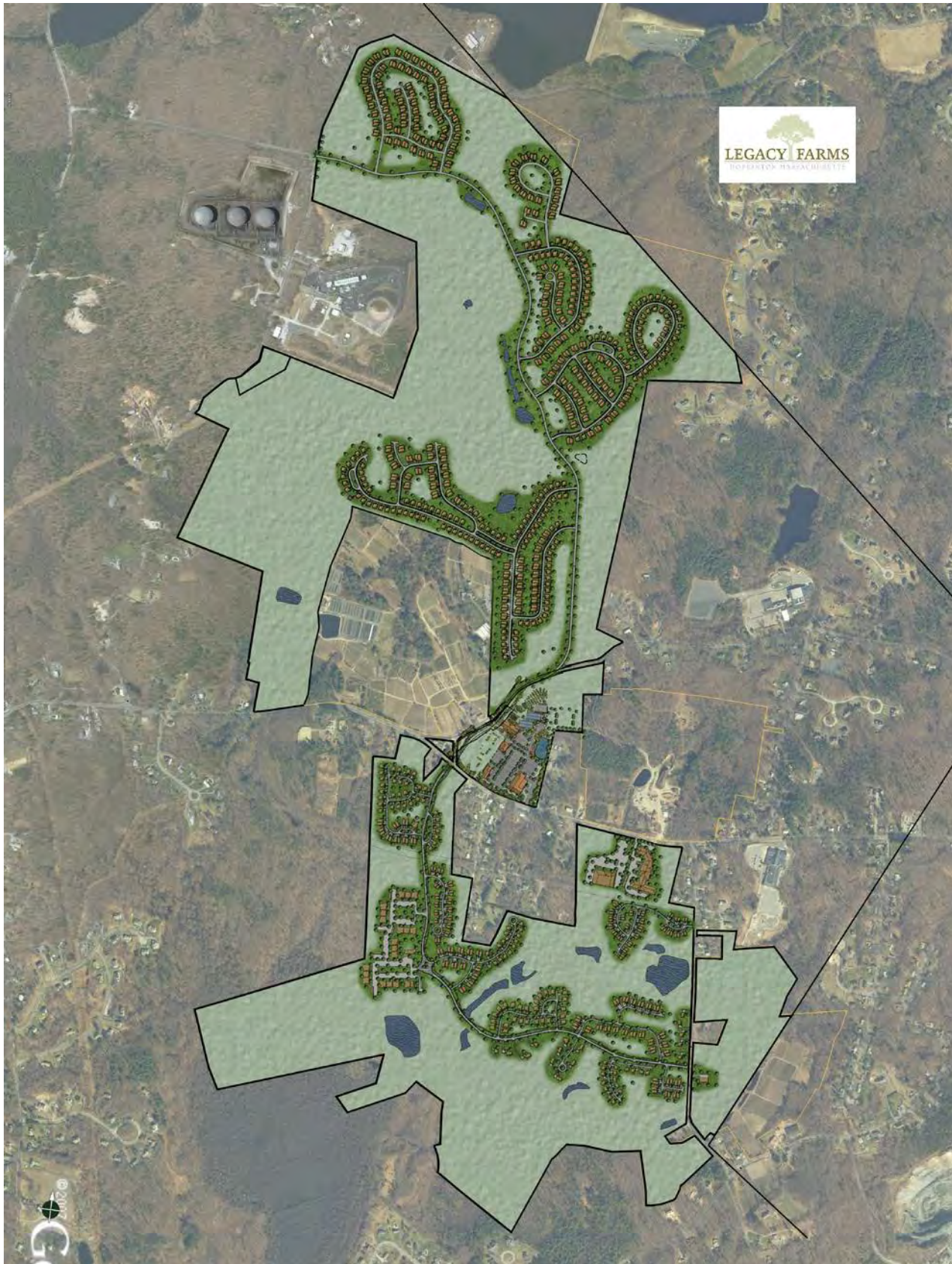
We designed and built one of the largest private waste water treatment plants in Massachusetts. We designed and built a new town well water system producing over 425,000 GPD for our project and the Towns use. We installed over 3 miles of new 12" water mains delivering water to the Town and to the site.

This master-planned community is a national model of Smart Growth – a significant master planned initiative. Legacy Farms anticipates becoming a vibrant community where more than 3,000 residents will live, work, shop and play.

Furthermore, over 70% (500 acres) of the site will be preserved and restored as passive and active recreational open space. Legacy Farms' thoughtful development creates a community perfect for residents of all ages and lifestyles. In support of its excellence, Legacy Farms has already been awarded the 2009 Outstanding Award for a Planning Project by the Massachusetts Chapter of the American Planning Association.



Legacy Farms: Hopkinton, MA



Danforth Green: Framingham, MA

- 353-unit development on 150 acres fronting the Sudbury River in Framingham
- Construction began in July of 2014
- Luxury apartments and a beautiful clubhouse and pool
- 173 detached and attached condos and townhomes
- Over 100 acres preserved as Open Space

Danforth Green has been designed to utilize cluster housing to preserve large areas of open space. The large central green surrounded by the mix of luxury rental apartments, condos and townhomes creates a sense of community unlike any other place in Framingham. The Danforth Green project reclaimed a former gravel pit, turning it into a 353-unit residential community with a New England village feel. This project features more than 100 acres that are preserved as open space, 180 luxury rental apartments and 173 townhomes along the Sudbury River in Framingham, MA. The picturesque community, which borders the town of Wayland, is within two miles of Interstate 90/The Massachusetts Turnpike and the Natick Mall.



An aerial view of the Master Plan

Danforth Green: Framingham, MA



Aerial view of the integration of the rental housing with the for sale condominiums.

Cronin's Landing: Waltham, MA

- 281 ultra-luxury apartments and 25,500 square feet of retail space
- 507,000-square foot, mixed-use building on a 3-acre site
- A 406- vehicle, sub-surface parking garage and public walkway along the Charles River
- Acquired and permitted in less than a year with construction completed in 16 months
- Construction included the preservation, restoration and integration of the original occupant's 1928 Art Deco façade

Our team worked with city officials to amend the zoning in parts of the parcel from one- and two-family use to medical and health care use. The building required extensive modernization, including life safety and structural upgrades, and improvements to both common and clinical areas for the provision of urgent, inpatient, outpatient, behavioral, acute and rehabilitative care. As we rebuilt the buildings, we maintained the strong marketing focus that was needed to fill the 405,000 square-foot facility.

This project, originally redeveloped as Sterling Medical Center, was so successful that it attracted the attention of one of the top pediatric hospitals in the country, which subsequently purchased it. As Children's Hospital Boston at Waltham, this facility is an important satellite location, offering 30 specialty programs and ancillary services for the convenience of families living in the suburbs west of Boston.



Cronin's Landing: Waltham, MA



Cronin's Landing along the Charles River walkway.

Longview Place: Waltham, MA

- 348 luxury apartments on a 6-acre site
- 625,000 square feet of buildings and a 507 car, two-story, sub-surface parking garage
- Acquired and permitted with construction beginning in less than 10 months. All construction was completed in 19 months
- Existing zoning was changed from one and two-family homes to multi-family residential in less than 2 months

Longview Place was designed to meet the demand for apartments in Waltham, MA. The city's location adjacent to two major Interstates (I-90 and I-95) provides easy access to numerous large employers.

The combination of high-end finishes, residential amenities, spectacular views of the Charles River and Boston skyline, and award-winning landscaping makes Longview Place a truly great luxury environment.



Longview Place: Waltham, MA



Longview Place looking east through the courtyard.

680 South Ave: Weston, MA

- 16 high-end condos in a small community
- Friendly 40B L.I.P.

680 South Avenue is a highly successful expression of private-public cooperation completed under the Local Initiative Program. This charming, beautifully landscaped 16-unit community was designed to meet the needs of the Town of Weston, which has the highest per capita income in Massachusetts. It helped address Weston's need for affordable housing.

Baystone worked with the Board of Selectmen in Weston to develop this model of elegant affordable housing, built as part of the state Department of Housing and Community Development Local Initiative Program. The site was acquired and permitted in less than a year, and construction was completed in 11 months. Low-impact, green construction techniques were employed throughout the development of this project, which includes 12 market-rate homes and four affordable housing units. Baystone, through an affiliated firm, served as landscape architect and contractor for the project.



680 South Ave: Weston, MA



680 South Ave. A 40B L.I.P. attached condominium project.

Children's Hospital Boston: Waltham, MA

- 405,000 square feet of rehabilitated hospital space on a 12+ acre site, including a purpose-built, 604 car garage
- The site was acquired and, in less than two months, existing zoning was changed to medical and healthcare use. The site was then permitted, and renovation began—all in less than five months
- The building required extensive modernization, including life safety and structural upgrades, and improvements to both common and clinical areas
- The project has been widely featured in professional planning literature and as a Harvard Graduate School of Design case study focusing on suburban revitalization

A 600 car structured parking garage was built for the new hospital. The 405,000 sf acute care facility was sold to Children's Hospital Boston for \$53 million. The Baystone Development team received strong support from the state and the community for its plans to reposition the former Waltham Hospital. As Children's Hospital Boston at Waltham, this site is an important satellite location that provides more than 30 specialty programs and ancillary services for the convenience of families living in the Boston suburbs.



Children's Hospital Boston: Waltham, MA



Children's Hospital has become a thriving success in Waltham with a significant expansion planned.

Bear Hill Village: Waltham, MA

- 324 luxury apartments in a gated community
- Commercial land rezoned to residential use
- Close work with neighbors who had halted previous development

The development of this prominent 65-acre hillside site involved blending its preexisting single family and commercial zone into one more in harmony with its adjacencies, and then instituting perpetual protection on the undeveloped sections to preserve the pristine woods and wetlands contained within and adjacent to the gated 324 Ultra-Luxury Apartments.



River's Edge Development Team

Developer:	Baystone Development LLC 21 Center Street Weston, MA 02493
Legal Counsel:	Bryan Connolly DLA Piper LLP 33 Arch Street, 26 th Floor Boston, MA 02110
Affordable Housing Counsel:	Robert Ruzzo Holland & Knight LLP 10 St. James Avenue Boston, MA 02116
Architect:	The Architectural Team 50 Commandant's Way Chelsea, MA 02150
Site Engineering:	Bohler Engineering 352 Turnpike Road Southborough, MA 01772
Landscape Architects:	Bohler Engineering 352 Turnpike Road Southborough, MA 01772
Geotechnical Engineers:	Haley and Aldrich 465 Medford Street Boston, MA 02129
Structural Engineers:	Veitas and Veitas 639 Granite Street Braintree, MA 02184
M.E.P Engineers:	Wozny/Barbar & Associates, Inc. 1076 Washington Street Hanover, MA 02339
General Contractor:	Plumb House Construction 10 Industrial Road Milford, MA 01757
Property Management:	Winn Management 6 Faneuil Hall Marketplace Boston, MA 02109



Bryan C. Connolly

Partner

EDUCATION

Boston College Law School
(2003) J.D.
Senior Editor, *Boston College Law Review cum laude*

University of Notre Dame
(1996) B.A. *cum laude*

ADMISSIONS

Massachusetts

33 Arch Street
26th Floor
Boston, Massachusetts 02110-1447
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SUMMARY PROFILE

Bryan Connolly concentrates his practice in real estate development, leasing, finance and acquisitions and dispositions. He has represented regional and national owners and developers in a broad variety of transactions.

Bryan has represented developers throughout the entire development life cycle, from due diligence, acquisition and permitting through joint venture financing and construction loan financing, to disposition and recapitalization events. He has experience negotiating development agreements and property management agreements. He has represented developers of downtown office towers, urban and suburban residential projects and a wide range of mixed-use developments, including affordable housing projects in Massachusetts.

Among other recent residential development projects, Bryan has played a leading role in the development of the Beach House in Revere (234 rental units on Revere Beach), the Marina Bay Residences in Quincy (352 rental units), the University Place Apartments in Boston (184 rental units), Block M at Seaport Square in Boston (700 rental and condominium units), Legacy Farms in Hopkinton (mixed use 700 acre site with 1,100 units of housing and retail uses), and Danforth Green in Framingham (353 rental and condominium units).

Bryan's clients range from leading Massachusetts development companies, to national real estate investment and development firms, to local academic institutions and non-profits. He has represented the developers of several affordable housing projects in Massachusetts. He formerly served as a city councilor in Quincy, Massachusetts.

Mr. Connolly has been selected as one of the 45 Under 40 by Real Estate Forum, named a Super Lawyers Rising Star and recognized by Legal 500 for his real estate practice.



ROBERT M. "BOB" RUZZO

Senior Counsel

Boston

T 617.305.2030

robert.ruzzo@hklaw.com

Practices: Land Use and Government | Public-Private Partnerships | Affordable Housing Transactions | Transit | Environment | Real Estate

Bob Ruzzo is a senior counsel in Holland & Knight's Boston office. He possesses a wealth of public, quasi-public and private sector experience in governmental operations and quasi-government agency board functions, affordable housing and transportation finances, public-private partnerships, real estate, transit-oriented development, land use planning and environmental impact analysis.

From 2000 to 2013, Mr. Ruzzo was a member of the core Executive Team at the Massachusetts Housing Finance Agency (MassHousing), the commonwealth's affordable housing bank. He served first as general counsel and secretary to the board of the Agency, and then, for the next 11 years, as the deputy director/chief operating officer of this \$5 billion quasi-governmental enterprise.

Prior to joining Holland & Knight, Mr. Ruzzo was a partner at Sherburne, Powers and Needham, practicing in the zoning, land use and environmental law areas. He then took the role of senior (environmental) counsel with the Central Artery/Tunnel Project in Boston, where he successfully managed the legal review of the supplemental environmental impact statement for the crucial Charles River Crossing portion of that project. He assisted the U.S. Department of Justice and the Office of the Massachusetts Attorney General in their successful defense of legal challenges to the sufficiency of that environmental analysis.

Mr. Ruzzo also served in a number of other leadership roles in the transportation sector. For the Massachusetts Turnpike Authority, he was its general counsel and board secretary and subsequently its chief of real estate development. At the Massachusetts Executive Office of Transportation, he was the general counsel to the secretary and, prior to that, deputy secretary for environmental policy.

Among his many public sector accomplishments, Mr. Ruzzo was responsible for or took a lead role in the following:

- implementing the first-ever cost certification guidance for Chapter 40B developments
- establishing a \$22 million transit-oriented development set-aside program in MassHousing's precedent-setting priority development fund for affordable housing
- resolving financial issues leading to a portfolio wide workout of MassHousing's troubled State Housing Assistance for Rental Production ("SHARP") portfolio, consisting of 50+ multifamily affordable housing developments
- implementing the Massachusetts Highway System Legislation, establishing a new finance and governance structure for the Turnpike Authority
- managing the \$150 million sale of turnpike-surplus property in the Boston neighborhood of Allston to a prestigious university
- leasing of turnpike-surplus property to one of the largest property and casualty insurance companies for the construction of a landmark office building in Weston
- re-procuring of the turnpike's rest areas and service plazas, resulting in the doubling of non-toll revenue from these sources

Since joining the firm, Mr. Ruzzo has advised clients in obtaining financing for affordable housing transactions, and counseled investors about environmental risks associated with development and re-development transactions. He has also participated in public private partnerships involving military housing and green infrastructure. Mr. Ruzzo is also actively involved in charitable efforts and community service for the autism community and has served in leadership positions in the affordable housing bar for both the Boston Bar Association and the Real Estate Bar Association.

Memberships

- Massachusetts Interest On Lawyer's Trust Accounts (IOLTA) Committee, 2014-2017

- Trustee, Charlesbank Homes Foundation
- Greater Boston Real Estate Board, Government Affairs Committee 2014 to present
- Melrose Affordable Housing Task Force
- New England Center for Children, Board of Directors 2009-2012; President of Parent's Organization, 2007-8
- Real Estate Bar Association ("REBA"), Affordable Housing Committee, Co-Chair, 2004-2006
- Boston Bar Association, Affordable Housing Committee, Co-Chair, 2002-2004

Publications

- Affordable Housing: Pump Up the Volume Cap, *REBA News*, June 2016
- Mrs. Patemore Weighs in on House No. 1111, *REBA News*, March 2016
- Two for Further Review?, *REBA News*, December 2015
- Transit Dis-Oriented Development?, *REBA News*, May 2015
- The Tyranny of the Abutter?, *REBA News*, March 2015
- Unlimited Thoughts About the "Limited Dividend" Requirement in Massachusetts, *REBA News*, January 2015
- Dr. Seuss Explains Zoning Reform, *REBA News*, September 2014
- Chapter 40R In Theory and In Practice, *REBA News*, July 2014
- Quo Vadis, Municipal Planning Defense?, *REBA News*, May 2014
- Municipal Actions Previously Taken, *REBA News*, March 2014
- Chapter 40B: Some New Year's Observations, *REBA News*, January 2014
- Regulatory Changes Offer New Approach to Chapter 40B for Municipalities, *REBA News*, Jan 2013
- Arbor Point: From Park & Ride Lot to Live & Ride Community, *New England Real Estate Journal*, Mar 11, 2005
- New State Program Revolutionizes Mortgage Insurance, *REBA News*, Fall 2004
- Deep Thoughts About What Constitutes a Binding Contract for the Transfer of Real Estate, *Boston Bar Journal*, Volume 42, Number 10, November/December 1998

Speaking Engagements

- Perspectives on Design & Mixed Income Housing (Chapter 40B), ArchitectureBoston Expo, Oct 28-30, 2014
- The (Slow) Rise and (Sudden) Fall of the Chapter 40B Municipal Planning Defense, Boston Bar Association, April 25, 2014
- [Air Rights and Complex Vertical Development in Northern Virginia](#), Holland & Knight Seminar, Jan 23, 2014
- Chapter 40B: What's Next? Emerging Issues in a Re-emerging Market, Holland & Knight Program, Nov 14, 2013
- The Role of ZBAs in the Permitting Process in Light of Recent Court Cases, The Next Chapter of 40B Workshop, Citizens Housing and Planning Association (CHAPA) and the Massachusetts Department of Housing and Community Development (DHCD), June 2011
- Mick Jagger — TOD Pragmatist, Rail~Volution Conference, 2010
- Balancing TOD Goals or What's Mick Jagger Got to Do With Transit-Oriented Development?, Rail~Volution Conference, 2009
- Chapter 40B: Yesterday, Today ... and Tomorrow, Home Builders Association of Massachusetts, January 2008
- Transit-Oriented Development and Location Efficient Mortgages, Third Annual Sustainable Development Conference, Massachusetts Institute of Technology, September 2002
- Early Baseball in Boston: A Look at the Era Through the Lens of Local Baseball History, The Gibson House Museum, Boston, April 30, 2015

Education

- Georgetown University Law Center, J.D., cum laude
- Colby College, B.A., summa cum laude

Bar Admissions

- Massachusetts

Court Admissions

- All State Courts in Massachusetts
- U.S. District Court for the District of Massachusetts

tat | the architectural team

The Architectural Team is driven by a commitment to exceptional design and an unyielding focus on achieving client objectives.

While our work has been honored by many awards, we are most proud of our clients' successes. Our collaborative approach and ability to understand clients' goals has resulted in a national reputation as a design leader and a distinctive portfolio of insightful yet pragmatic design solutions that reflect our deep respect for site, context, community, and sustainability.

client-centric forward partner
people solid get-it-done
organic approachable fresh
trusted caring culture refined
design excellence pragmatic
adaptive efficient innovative
classic multi-disciplined
unpretentious appropriate
established expertise hands-on

“ The Architectural Team creates novel design solutions with respect and consideration for everyone involved, including the client, community, environment, and occupants. They consistently demonstrate their extensive industry knowledge and exceptional design acumen with both enthusiasm and responsiveness — all factors of our long-standing relationship, and our collaborative award-winning work. ”

LARRY CURTIS

Managing Partner, WinnDevelopment

INSPIRED DESIGN

doesn't happen in isolation.

It's the result of a committed partnership between the client and the design team, where respect for the character and the quality of the natural and built environment is fundamental. At The Architectural Team, distinctive solutions begin with client aspirations, evolve through collaborative relationships, and come to life through the talent, insight and expertise of our design teams. Our portfolio highlights a broad range of award-winning designs and client successes across diverse industries and project types.

Our distinguished portfolio and depth of experience inform every new design commission with an understanding of what works and what doesn't, and how to meet programmatic goals with a combination of elegance and practicality.

Master Planning | Waterfront | Mixed-Use | Commercial | Healthcare, Science + Technology | Hospitality
Multifamily Residential | Athletic + Community Centers | Historic Preservation, Restoration + Adaptive Reuse
Academic | Senior Housing, Assisted Living + Continuum Care Campuses | Skilled Nursing Facilities



About The Architectural Team, Inc.

For 44 years, The Architectural Team (TAT) has been driven by a commitment to exceptional design and an unyielding focus on achieving client objectives. Our insightful, pragmatic design solutions reflect our respect for site, context and environmental sustainability. We believe that inspired and responsive design doesn't happen in isolation. It's the result of a committed partnership between the client and the design team; where regard for the character and quality of the natural and built environment is fundamental. Innovative solutions begin with client goals. These goals evolve through collaborative relationships and come to life through the insight, expertise and dedication of our design teams.

Our 90-person masterplanning and architectural design firm has developed a portfolio of distinctive design solutions for a broad range of building types and programs, and has earned more than 100 awards for design excellence. These include the new construction of large urban, mixed use developments, multifamily and senior housing, commercial and hospitality developments, assisted living, skilled nursing and healthcare facilities, community and recreation facilities, and moderate rehabilitation; as well as a national reputation in the areas of historic preservation, restoration and adaptive reuse. Recent iconic skyline-changing designs, urban developments and transformative projects include: The Kensington, The Back Bay Hotel, Battery Wharf, Lovejoy Wharf, The Sibley Building, Harbor Place, Arlington 360, Baker Chocolate Factory, Loft Five50, and Voke Lofts, among others.

Led by founder Robert J. Verrier, FAIA, NCARB, and partners Michael E. Liu, AIA, NCARB and Michael D. Binette, AIA, NCARB, the firm has successfully grown by nurturing an entrepreneurial culture which thrives on trust, responsibility and a passion for designing meaningful places that live to tell their own story - stories of compassion, relationships and purpose - empowering the people and communities they serve.

Our firm has been recognized for its award-winning work by local and national professional and trade organizations, including the American Institute of Architects, Massachusetts Historical Commission, National Association of Homebuilders, National Housing and Rehabilitation Association, and Urban Land Institute. While our work has been honored with many awards, we are most proud of our lasting client relationships, and our part in their success.

Michael Liu, as Vice President and Principal, is responsible for overseeing the firm's design and recruitment efforts. With more than 30 years of professional design and masterplanning experience, he holds registrations in nine states and has been a registered architect in Massachusetts since 1984. Michael has directed the design of a wide range of developments across the hospitality, recreation, residential, mixed use and commercial sectors. His design work has been honored with awards from notable professional and trade associations, including the American Institute of Architects, the Boston Society of Architects, and the Massachusetts Historical Commission, among others. Actively committed to professional and community service, Michael has served on the Board of Directors for Habitat of Humanity Greater Boston for the past 11 years and has chaired the State Designer Selection Board for the Commonwealth of Massachusetts.

JOINED THE ARCHITECTURAL TEAM

1981

PROFESSIONAL AFFILIATIONS

American Institute of Architects | Boston Society of Architects | Assisted Living Facilities Association of America | Historic Massachusetts | U.S. Green Building Council

PUBLIC AND PROFESSIONAL SERVICE

Chairman of the Board of Directors:

Habitat for Humanity Greater Boston | Bay Cove Human Services, Board of Directors | Commissioner of Honors and Awards, Boston Society of Architects | Boston Society of Architects Housing Committee | Designer Selection Board, Commonwealth of Massachusetts

EDUCATION

Cornell University, College of Art, Architecture and Planning Bachelor of Architecture

PUBLICATIONS | NEWS

Venerable by Design: Best Practices for Senior Housing

Builder 12.12.14

The Shadow Government

ArchitectureBoston 06.01.11

Lost Generation

Metropolis 01.03.11

REGISTRATION

Connecticut, Maine, Massachusetts, Nevada, New Hampshire, New Jersey, New York, Rhode Island, Virginia

Michael has been involved in the design of hundreds of developments, including:

ELEMENT, ALLSTON, MA

The new construction of a LEED Gold Certified, five-story, 100,000 square foot apartment development offering oversized studios, one-bedroom and expanded one-bedroom units with living area, 101 parking spaces; and resident amenities to include roof deck, club room and media room.

MINER STREET, BOSTON, MA

The design of a new 84,310 square foot luxury residential condominium building built partially over an active MBTA light rail tunnel, comprised of 53 luxury residential apartments, and a 32 space below grade parking garage.

MOUNTFORT STREET, BOSTON, MA

The design of a highly visible new 58,000 square foot, six-story residential development comprised of 37 units with resident amenities to include a fitness center and a 28 space underground parking garage. The structure is built over a 60" MWRA sewer tunnel.

THE KENSINGTON, CHINATOWN/BOSTON, MA

The design of a LEED Gold certifiable, 27-story mixed use luxury residential tower located in midtown Boston that consists of 381 mixed-income apartments, retail and office space, and underground parking.

THE HOLMES BUILDING, CAMBRIDGE, MA

The design of a new 170,000 square foot, mixed use urban development comprised of 72 upscale apartments, 23,000 square feet of commercial space, and one level of underground parking. Phase two involved the conversion of existing office space into 21 additional residential units.

THOMAS I. ATKINS APARTMENTS, ROXBURY, MA

The master plan and design for a new affordable mixed use development that includes a total of 11 buildings consisting of 64 residential units, ground level commercial and retail space. Phase One is a 48 unit apartment building. Phase two provides 16 for-sale townhomes and rowhomes.

Jim provides clients more than 20 years of expertise in the areas of new construction, adaptive reuse, multifamily and moderate rehabilitation. With a passion for all phases of design, from schematics through to community review and construction administration, he brings tremendous knowledge and creativity in site planning, project coordination, design development and permitting. Jim has been responsible for the completion of a broad range of project types, including multifamily, mixed use, assisted living, community centers and moderate rehabilitation developments throughout New England, offering unique solutions to challenging sites.

JOINED THE ARCHITECTURAL TEAM

1992

REGISTRATION

Massachusetts

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Boston Society of Architects

U.S. Green Building Council

EDUCATION

Wentworth Institute of Technology
Bachelor of Architecture

PUBLICATIONS | NEWS

The Architectural Team converts Livingston School into 103 units; senior housing in partnership with WinnDevelopment
NYREJ 11.06.15

Boston Goes Green

Architectural Roofing and Waterproofing
Magazine 08.07.13

Jim's recent work includes:

ELEMENT, ALLSTON, MA

The new construction of a five-story, LEED Gold Certified, 100,000 square foot apartment building offering oversized studios, one-bedroom and expanded one-bedroom units with living area, 101 parking spaces; resident amenities include a roof deck, club room and media room.

THE LEGACY AT ARLINGTON CENTER, ARLINGTON, MA

The design of a new market-rate rental community with 132 townhouse and flat-style apartments and parking, as well as ground level commercial space that includes interior layout for Medford Savings Bank.

★ OLIVER LOFTS, ROXBURY, MA

The historic adaptive reuse and rehabilitation of two former mill buildings into a new 62 unit LEED Platinum Certified, mixed-income multifamily housing development offering 51 flat apartments, eight duplexes with private rooftop courtyards, and three affordable artist work/live units.

ELLEN S. JACKSON APARTMENTS, ROXBURY, MA

The new construction of an affordable senior housing development comprised of 40 units and 5,900 sf of ground floor commercial space. Resident amenities include common area living room, two offices, multi-purpose room, community kitchen, library, laundry rooms and outdoor roof terrace.

RICE SILK MILL, PITTSFIELD, MA

The historic adaptive reuse of a 132-year-old former mill building into a new 45 unit multifamily housing development offering resident amenities to include a fitness room, community room and community garden.

THOMAS I. ATKINS APARTMENTS, ROXBURY, MA

The master plan and design for a new affordable mixed use development that includes a total of 11 buildings consisting of 64 residential units, ground level commercial and retail space. Phase One is a 48 unit apartment building. Phase two provides 16 for-sale townhomes and rowhomes.

ARLINGTON 360

Arlington, MA

Service
Architecture

Type
Multifamily
New Construction

Client
Jefferson Apartment Group +
Upton & Partners

Size
337,341 sf

Status
Completed in 2014

Situated on an 18-acre hilltop campus of the former Symmes Hospital, the firm master-planned and designed this new, mixed-income multifamily community located within close proximity to downtown Arlington and recreational amenities.

Consisting of 176 units, comprised of both for-sale townhomes and rental midrise buildings, the units are elegantly styled with sophisticated features and finishes.

The program offers spacious open studio, one-, two- and three-bedroom apartments, and provides residents with landscaped courtyards and sweeping vista parks overlooking the Boston skyline. In addition, resident amenities include a club room, media room, fitness center, recreational sport court, playground, an outdoor swimming pool, as well as garage and surface parking.



AWARDS + RECOGNITION 2015 Excellence Award, Silver Winner for Development & Design: Affordable | Multi-Housing News Magazine; 2014 Multifamily Executive Magazine - Grand Award for "Best Reuse of Land" and "Editor's Choice" Award



ARLINGTON 360

Arlington, MA



ARLINGTON 360

Arlington, MA



AVALON EASTON

Easton, MA

This new mixed-income multifamily community is a combination of building types, including 246 apartments, 44 townhome units and a clubhouse and amenity building are surrounded by wooded land, with a programmed green space in the center of the community. Amenities include a clubroom, fitness center, outdoor BBQ area and pool.

Service

Architecture
Interior Design

Type

Multifamily
New Construction

Client

AvalonBay Communities

Size

400,000 sf

Status

Construction Documents



AVALON EASTON

Easton, MA



AVALON MARLBOROUGH

Marlborough, MA

Service

Architecture
Masterplanning
Interior Design

Type

Multifamily
New Construction

Client

AvalonBay Communities

Size

498,039 sf

Status

Completed in 2015

Creating an engaging and sociable surrounding is at the heart of the design for this new 24-acre multifamily community development.

The inviting and memorable common spaces are casually sophisticated, with accents of striking tonal grey limestone, rich wood tones and a rich palette of cobalt, emerald and pumpkin hues. Detailing includes the use of mirrors, natural fibers, abstract art and large focal lighting to add elements of interest throughout.

The interior architecture and overall design of this 350 unit property – comprised of townhomes, midrise buildings and direct entry apartments, office center and resident amenity spaces – is an energetic environment that truly embodies modern living and convenience.



AVALON MARLBOROUGH

Marlborough, MA



AVALON SUDBURY

Sudbury, MA

This new multifamily development will consist of 250 rental units in 32 buildings, each containing between 4 and 16 units, and a clubhouse.

The 40B project will contain 163 units of market rate housing, and 87 units of housing affordable to households making 80% of the area median income.

Service

Architecture

Type

Multifamily

New Construction

Client

AvalonBay Communities

Size

400,000 sf

Status

Permitting



THE RESIDENCE AT FIVE CORNERS

Easton, MA

Service

Architecture

Type

Assisted Living

New Construction

Client

LCB Senior Living

Size

81,000 sf

Status

Completed in 2016

This elegant 84 unit senior living environment is situated in the heart of quaint Easton, MA, on a beautifully landscaped campus within close proximity to cultural and recreational attractions.

The architecture and interior spaces reflect the traditional and time-honored aesthetic of the community. The environment is both welcoming and uplifting, enhanced by a color palette emphasizing warm whites and deep chocolate hues with contrasting elements of tangerine and warm greys and rich blue. The design provides residents with integrated amenity spaces that promote interactivity, creativity, wellness and independence, including an on-site gourmet restaurant, living rooms, library, media room, activity room, and outdoor seating and walking paths.



THE RESIDENCE AT FIVE CORNERS

Easton, MA



STONEBRIDGE AT BURLINGTON

Burlington, MA

Service

Architecture
Interior Design

Type

Senior Living
Assisted Living
New Construction

Client

Northbridge Companies, Inc.

Size

94,400 sf

Status

Completed in 2013

This award-winning assisted living community creates an attractive amenity-rich residential environment, incorporating the latest design concepts addressing the broad spectrum of physical, social, psychological and wellness requirements for varying levels of independence and acuity.

The 94,000 square foot facility offers 84 units in a combination of studio, one- and two-bedroom independent and assisted living apartments, as well as 26 private and semi-private memory care apartments located in a separate and secure environment. Residents enjoy a full range of services including a gracious dining room, private dining rooms for family gatherings, art room, spa, fitness center, courtyard with outdoor fireplace, sunroom, library, activity room, tavern and lounge, brain gym and outdoor landscaped areas.



STONEBRIDGE AT BURLINGTON

Burlington, MA



CARRIAGE HOUSE AT LEE'S FARM

Wayland, MA

Service

Architecture

Type

Assisted Living

New Construction

Client

Northbridge Companies, Inc.

Size

54,000 sf

Status

Completed in 2014

Once the home of a well-known Massachusetts' 19th century farm stand, the site was transformed into a new 54,000 square foot country-inspired senior living community, offering 32 independent and assisted living suites, and 30 memory care units.

The design solution is expressive of an environment that creates an inviting, homelike setting, which is aesthetically pleasing and safe for residents. Designed to meet the diverse physical and cognitive needs of this population, the program incorporates areas for interactivity, creativity and promoting the varied interests of its residents, including a café, golf-themed bar, a Brain Gym, fitness center, art studio, a community room, and a private family dining room. In tribute to Lee's Farm original use, both the exterior and interior designs reflect a country lifestyle exemplified through a warm tone color palette, the use of sliding barn doors, rustic wrought iron light fixtures, Shaker-style millwork and local artists' work.



CARRIAGE HOUSE AT LEE'S FARM

Wayland, MA



JEFFERSON AT ADMIRAL'S HILL

Chelsea, MA

Program

Multifamily

Construction Type

New Construction

Client

JPI Properties
Southborough, MA

Cost

Approximately \$34M

Size

245,000 sf

Status

Completed in 2009

Located along the Island End River, overlooking the Admiral's Hill Marina and just down the street from The Architectural Team's office on Commandant's Way, Jefferson at Admiral's Hill is the final phase in the Admiral's Hill redevelopment plan that has seen the completion of over 750 apartments, condominiums, and townhomes, all designed by the firm.

The new 160 unit building features a mix of studio, one-, two-, and three-bedroom apartments on four floors sitting on top of a 187 car parking garage podium. The building makes the most of the tight and irregular-shaped site, paying particular attention to maximization of views, daylight, and open space. Oriented towards the river, a new outdoor courtyard features a reflection pool and extensive plantings—providing a lush retreat for residents. Located at the juncture of the residential buildings on the hill and the industrial waterfront, the exterior design seeks to bridge the gap between the two. Each wing of the building is bracketed with brick ends that reference industrial waterfront wharf buildings, while the texture of private balconies, pop-out bays, windows, and siding, between the brick ends, compliment the existing neighborhood fabric.



JEFFERSON AT ADMIRAL'S HILL

Chelsea, MA



THE LEGACY AT ARLINGTON CENTER

Arlington, MA

Service

Architecture

Type

Hospitality + Mixed Use

Multifamily

Commercial

New Construction

Client

Mirak-Bendetson Development, LLC

Size

233,000 sf

Status

Completed in 2001

The design of the Legacy at Arlington Center involves a village-style complex of several separate building masses that respond appropriately to each of the different edge conditions, creating a new market-rate rental residential community with upscale amenities.

Each of the four wood-framed buildings were designed to respond to a complicated 2.7 acre site with five unique edge conditions: a single-family neighborhood, an industrial area, a busy commercial street, and a town park, separated by a bike path. Smaller buildings with gabled roofs containing townhouse-style units provide a transition to the residential neighborhood of single-family homes to the south. These smaller-scale buildings also buffer the residential neighborhood from the largest building of the complex, a building whose mass is sufficient to provide continuity along the commercial edge of Massachusetts Avenue and provide a



THE LEGACY AT ARLINGTON CENTER

Arlington, MA

buffer to the industrial area to the north. An arched bridge creates a focal point from the entrance and provides a sense of enclosure for the internal street of the village, as well as serving to screen the service and parking garage entrance. Other surface parking areas are fragmented and placed between buildings in order to remove parking off the internal street and preserve its village quality. The Legacy offers 134 market-rate rental units and offers resident amenities to include an 1,100 square foot private fitness center, a secured main lobby and entry, and patio areas for selected units.





Request for Proposal
Civil Engineering and Landscape Architecture Services

RFP # 16-28
RIVER'S EDGE WAYLAND
484-490 Boston Post Road, Wayland

June 2016



BOHLERTM
ENGINEERING

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John Kucich

jkucich@bohlereng.com

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Bohler Provides Consulting Services for Land Development Projects.

As a strategic partner, we integrate multiple disciplines of civil engineering to simplify the development process and provide our clients the information they need to make smart decisions.

At Bohler, we go above and beyond what is typically expected from a consultant. We take the time to understand our clients' business and are known for our ability to consistently deliver the highest quality product and service in the industry.

Services

Due Diligence
Site Civil Engineering
Land Surveying
Urban Planning
Landscape Architecture

Program Management
Transportation Services
Permitting Services
Sustainable Design



BOHLER
ENGINEERING



Rendering Courtesy of Toll Brothers

PROJECT TYPE

Residential Development

DETAILS

250 Apartments with affordable housing

5,400 SF of Retail

5,300 SF Clubhouse with Pool
Community Green Space

Outdoor Dining with Grilling
Area, Fire Pit & Bocce Court

SERVICES PROVIDED

Site Civil Engineering

Construction Administration

Landscape Architecture

- Landscape Design
- Hardscape Design
- Pool Layout

Westborough Woods Westborough, MA

Westborough Woods is a residential development located in Westborough, Massachusetts. Bohler provided construction documentation, construction administration, site civil engineering and landscape architecture for the project.

The overall development includes four residential buildings with affordable housing component, 5,400 SF of retail and a 5,300 SF clubhouse with pool in a new community green space.

Bohler worked closely with the client to explore alternatives for the clubhouse design. The resulting plan included a drop-off area, seating terrace, grilling area, lap pool, wading pool, fire pit and bocce court.



BOHLER
ENGINEERING



PROJECT TYPE

Residential Development

DETAILS

920 Acres

Phase I: 275 units

Phase II: 425 units

SERVICES PROVIDED

Site Civil Engineering

Permitting

Surveying

Master Planning

Landscape Architecture

- Landscape Design
- Hardscape Design

Legacy Farms Hopkinton, MA

Legacy Farms is a residential community in Hopkinton, Massachusetts. The site was the former 920-acre Weston Nurseries Farm. Bohler provided site civil engineering, surveying, permitting, landscape architecture and master planning services for the project.

The development consists of single family and detached units. In total, there will be 700 residential units. The community is being developed in two-phases, Phase I (South side) includes 275 units and Phase II (North side) includes 425 units.

The design was implemented within a master planned, open space, mixed-use development which navigated through a sensitive natural resource area with topographic challenges



BOHLER
ENGINEERING



PROJECT TYPE

Residential Development

DETAILS

30 Acres

200 Units with affordable housing

Community Green

Resident Trails

SERVICES PROVIDED

Site Civil Engineering

Permitting Services

Master Planning

Landscape Architecture

- Landscape Design
- Hardscape Design

Andover Woods Andover, MA

Andover Woods is a senior living development in Andover, Massachusetts. Bohler provided site civil engineering, permitting services, master planning and landscape architecture for this former monastery.

The 30-acre site is organized around a community green and clubhouse that is accessible to all residents. A network of pathways connect residents to the surrounding trail, leading to the Merrimack River waterfront.

Several features from the former monastery — decorative stone columns, granite stair treads, statue bases, and historic light fixtures — are being repurposed for use around the site as outdoor features, trail markers, stairs and benches.



BOHLER
ENGINEERING



PROJECT TYPE

Residential Development

DETAILS

Six Residential Buildings
225 Apartments
Community Green Space
Biking Trails

SERVICES PROVIDED

Urban Planning
Landscape Architecture

- Landscape Design
- Hardscape Design
- Lighting Design

Maxwell's Green Somerville, MA

Maxwell's Green is a transit-oriented residential development in Somerville, Massachusetts. Urban planning and landscape architecture were provided for the site, which is in close proximity to Davis Square.

Careful attention was paid to create a public community green that ties together the six residences, building strong connections to the surrounding neighborhood, community path and proposed MBTA Green Line station.

Structured parking spaces were located below the residential units, with the number of spaces required on-site reduced from public transportation access and connection to a proposed bike path.



BOHLER
ENGINEERING



PROJECT TYPE

Residential Development

DETAILS

Five-Story

56 units

SERVICES PROVIDED

Site Civil Engineering

Permitting Services

Surveying

Landscape Architecture

- Landscape Design
- Hardscape Design

Chelsea Place Chelsea, MA

Chelsea Place is a residential development in Chelsea, Massachusetts. Bohler provided site civil engineering, surveying, permitting and landscape architecture services for the project.

The new apartment complex includes 56 units in a five-story building and designed to LEED certification standards for new mid-rise construction.

From the start of project permitting to the scheduled grand opening, this project was completed within a 13 month time-frame.



BOHLER
ENGINEERING



PROJECT TYPE

Mixed-Use Development

DETAILS

100 Acres

SERVICES PROVIDED

Master Planning

Mixed-Use Development Central Massachusetts

Bohler provided conceptual Master Planning services for a 100-acre site to determine the potential for residential, commercial and retail uses.

The draft development program includes a mix of 350 residential units, an assisted living facility, a 100-room hotel, and retail. Design is integrated around an active and passive recreation system that takes advantage of the sites topography and natural character.



BOHLER
ENGINEERING



PROJECT TYPE

Mixed-Use Development

DETAILS

30 Acres

60 Residential Units

34 Apartments

80,000 SF of Retail

75,000 SF of Commercial

SERVICES PROVIDED

Master Planning

Proposed Mixed-Use Development Massachusetts

Bohler provided conceptual master planning services for this 30-acre site in Massachusetts, aiming to determine the best potential configuration for residential, commercial and retail uses.

After preliminary due diligence and work sessions with the client, several drafts were evaluated for issues of access and circulation, density, and visibility before a final concept was developed. Small-scale retail components were positioned along the main street to provide a buffer from abutting residential neighbors to the larger-scale retail village interior to the site.

Plans are in preliminary discussions with the municipality.



BOHLER
ENGINEERING



SELECTED PROJECT EXPERIENCE

Quail Ridge Acton, MA

- 153 unit attached and detached condominium development on 175 acres
- The development is on an existing golf course where 9 holes will remain intact with extensive wetland related permitting requirements
- Services Provided: Site Civil Engineering, Permitting, Surveying



East Street Commons North Attleboro, MA

- Mixed-use development on 59 acres
- Includes 193-unit apartment complex, 25,000 SF of restaurant, retail and office space
- Cornerstone of the town's efforts to revitalize the downtown area
- Services Provided: Site Civil and Consulting Engineering, Permitting, Surveying



Brookside Square West Concord, MA

- Mixed-use development on five acres
- 35,000 SF of commercial, light industrial and office uses
- 6,700 SF outparcel and 74 residential apartments on five acres
- Adjacent to West Concord's main commercial district, a commuter rail station, Nashoba Brook and a future "rails to trails" bike path
- Services Provided: Site Civil and Consulting Engineering, Surveying, Landscape Architecture



BOHLER
ENGINEERING



SELECTED PROJECT EXPERIENCE

Residential Development Norfolk, MA

- 28 unit single-family, 40B cluster development
- Organized around open space in a Traditional Neighborhood Development (TND) format including common driveways and alleyways, strong street presence, interconnecting path systems
- Services Provided: Site Civil and Consulting Engineering, Master Planning, Survey, Landscape Architecture



Proposed Mixed-Use Development Medford, MA

- Proposed mixed-use development on seven-acres
- 500 residential units, 4,000 SF flex space and 2,300 SF bank
- Streetscape design and use of courtyards on top of structured parking
- Services Provided: Landscape Architecture



South Bay Expansion Boston, MA (Dorchester)

- 115,000 SF retail expansion on 10 acres
- 65,000 SF cinema, 200-room hotel, 500 multi-family apartment units, two parking garages
- Intended to activate the area and provide connection for the community to the existing shopping center, restaurants, and MBTA train station
- Services Provided: Site Civil and Consulting Engineering, Permitting

Rendering Courtesy of Stantec



BOHLER
ENGINEERING



msmith@bohlereng.com

EDUCATION:

B.S. Civil Engineering,
Northeastern University
(High Honors)

PROFESSIONAL LICENSES:

Connecticut PE
Massachusetts PE
Maine PE
New Hampshire PE
New Jersey PE
North Carolina PE
Rhode Island PE

PROFESSIONAL AFFILIATIONS:

American Society of
Civil Engineering

Chi Epsilon, Civil Engineering
Honor Society

International Council of
Shopping Centers

National Association of
Industrial and Office Properties

MATTHEW D. SMITH, PE PRINCIPAL

Matt is a Principal at Bohler Engineering and predominantly focused on Bohler's New England Region. For over fifteen years, he has played an integral role in the company's growth and reputation through his efforts in project management, staff mentoring, business development, quality control and client management.

Matt's daily functions include project development and management consisting of ongoing client contact throughout land development projects, management of design teams and deliverables, as well as detailed design functions and permitting of projects. Matt has extensive experience with land development projects throughout New England and New York. He has navigated hundreds of projects through the regulatory process including all phases of municipal land use entitlements. Through his broad technical knowledge of land development engineering and permitting, he is able to manage projects of any size and scope from inception through due diligence, design and construction.

As a Professional Engineer, Matt is responsible for overseeing designs including site planning and traffic circulation, environmental permitting, sanitary sewer design, drainage and stormwater management design, utilities design, flood plain analysis, grading, earthwork analysis, lighting and landscaping design, preparation of soil erosion and sediment control plans, stormwater pollution prevention plans, and site related permitting.



BOHLER
ENGINEERING



JOHN A. KUCICH, PE

ASSOCIATE/SENIOR PROJECT MANAGER

EDUCATION:

B.S. Civil Engineering,
Northeastern University

Masters of Science,
Construction Management,
Northeastern University

PROFESSIONAL LICENSES:

Connecticut PE
Massachusetts PE
Maine PE
New York PE
Rhode Island PE

DEP Approved Soil Evaluator

PROFESSIONAL AFFILIATIONS:

Former Member/ Vice Chairman
Bellingham Conservation
Commission

Massachusetts Association of
Conservation Commissioners

American Society of Civil
Engineers

For the past 13 years, John has been a valuable member of Bohler's project management team. His responsibilities include engineering design and permitting, and project financial management. He is responsible for day-to-day contact and consulting for some of Bohler's most valued Clients. John has been in the land development business for over 20 years and applies his engineering and construction knowledge on a variety of project types throughout New England. He efficiently manages a highly skilled group of engineers and sub-consultants to provide a consistent and valuable product. John is involved in a variety of market sectors including: municipal review, commercial, retail, multi-family, industrial, and residential.

His specific design experience includes site planning and traffic circulation, environmental permitting, sanitary sewer design, drainage and stormwater management design, utilities design, flood plain analysis, grading, earthwork analysis, lighting and landscaping design, preparation of soil erosion and sediment control plans, stormwater pollution prevention plans, and site related permitting.

As one of the senior staff in Bohler's New England office, John is heavily involved in the office's operations and direction, and continues to engage young Bohler professionals to facilitate training and growth.



BOHLER
ENGINEERING



mmrva@bohlereng.com

EDUCATION:

Bachelor of Science,
Landscape Architecture
The Pennsylvania State University

PROFESSIONAL LICENSES:

Connecticut RLA
Maine RLA
Massachusetts RLA
New Hampshire RLA
New York RLA
Rhode Island RLA

PROFESSIONAL AFFILIATIONS:

American Society of
Landscape Architects

Urban Land Institute

MATTHEW J. MRVA, RLA

DIRECTOR OF LANDSCAPE ARCHITECTURE

Matt serves as the New England Region Director of Landscape Architecture for Bohler. With over 20 years of experience, he has managed a wide range of project types, from downtown revitalization and campus planning, to resort and community development. Matt is a registered Landscape Architect responsible for design, coordination, quality control and the integration of the latest technology in designing the next generation of living, working and recreational environments.

Matt demonstrates a focused expertise in open space planning, urban design and streetscape improvements, and has a strong track record in implementing projects from conceptual design through construction, and strives to ensure the close coordination of planning and landscape architecture with engineering to achieve integrated results. He is skilled at the production of conceptual illustrative site plans, detailed landscape plans and three dimensional and hand rendered exhibits, and has helped lead a number of community-based consensus-building workshops on projects throughout New England and beyond.



BOHLER
ENGINEERING



jmiller@bohlereng.com

EDUCATION:

Bachelor of Science,
Landscape Architecture
University of Massachusetts,
Amherst

PROFESSIONAL LICENSES:

Massachusetts RLA

JASON MILLER, RLA PROJECT MANAGER

Jason currently serves as a Project Manager in Bohler Engineering's Southborough and Boston Massachusetts offices. Jason has over 9 years of planning, urban design and landscape architectural experience in both public and private sectors. He has worked on a wide variety of development projects including retail, commercial, residential, municipal, industrial, and institutional.

Jason is primarily responsible for landscape and master planning services including landscape design, planning, site design and landscape construction administration. Specific tasks include the development of conceptual illustrative site plans, hand rendered exhibits, detailed landscape plans and construction drawings.



BOHLER
ENGINEERING

**MICHAEL J. WEAVER, P.E.**

Senior Associate / Field Service Manager - Construction

EDUCATION

M.S., Geotechnical Engineering, University of Illinois, 2001

B.S. Civil Engineering, Tufts University, 2000

PROFESSIONAL REGISTRATIONS

2005/ MA: Professional Engineer (Reg. No. 46695)

PROFESSIONAL SOCIETIES

American Society of Civil Engineers

Boston Society of Civil Engineers GeolInstitute member 2004 to 2008

SPECIAL STUDIES AND COURSES

40-Hour OSHA Hazardous Waste Operations Training (29 CFR 1910.120)

ASFE Fundamentals of Professional Practice Class No. 18

In over fourteen years of experience with Haley & Aldrich, Mr. Weaver has served as project engineer and project manager for a wide variety of projects dealing with geotechnical and environmental aspects of design and construction. His responsibilities have ranged from design and construction administration for projects involving underground spaces, tunnels, and major buildings, for both private and public clients.

Mr. Weaver's geotechnical project experience includes aspects of foundation design for low- and high-rise structures using piles, drilled shafts, mat and spread footing foundations; lateral support systems for deep excavations including soldier piles, sheeting, and slurry walls; ground improvement; and geotechnical instrumentation associated with deep excavations. Mr. Weaver also has experience conducting and analyzing data from static compression and tension pile load tests on a variety of pile types (minipiles, precast concrete, steel H-piles, large diameter pipe piles).

In addition to providing geotechnical engineering office support, Mr. Weaver has field engineering experience in projects that involved deep foundation installation (drilled shafts, steel and precast concrete piles, minipiles, slurry wall), underpinning, earthwork control, soil management, excavation support systems, ground improvement, and geotechnical instrumentation installation.

Mr. Weaver is also currently the manager of the Field Service Group in our Boston office where he oversees a staff of 20 field engineers and technicians performing construction monitoring services at various sites across the northeast. Mr. Weaver is responsible for the scheduling, oversight, and training of the staff as well as the financial performance of the group. He oversees Haley & Aldrich's geotechnical laboratory and the geotechnical instrumentation program in the Boston Office.

RELEVANT RESIDENTIAL AND DORMINTORY PROJECT EXPERIENCE

Atmark - 80 Fawcett Street, Cambridge MA. Project manager for the design and construction phase of a new 428 unit residential development consisting of two 5-story buildings with one level of below grade parking for each building.

The Batch Yard, Everett, MA. Project manager for the design and construction phase of a new 328 unit residential development consisting of three 5 story buildings on a brownfields site. Two of the buildings involved new construction and one was a renovation of an existing building. A new concrete parking structure was also constructed. Foundations included shallow spread footings, footings on ground improvement and the re-use of wood piles.

The Slate, Andover, MA. Project manager for the design and construction phase of a new 200+ unit residential development consisting of two 5-story buildings with one level of below grade parking for each building.

2 Washington St., Melrose, MA. Project manager for the design and construction phase of a new 100+ unit residential development consisting of a new 5-story residential building with retail space.

HUB 25, Dorchester, MA. Project manager for the design and construction phase of a new 278 unit residential development consisting of two 5 story buildings on a brownfields site. One of the buildings has a below grade garage and the foundation system consisted of footings on ground improvement.

Modera Natick Center, Natick, MA. Project manager for the design and construction phase of a new 150 unit residential development consisting of five buildings of various heights and a new concrete parking structure on a brownfields site. Foundations included shallow spread footings and footings on ground improvement.

Beach House, Revere, MA. Project manager for the design and construction phase of a new 234 unit residential development consisting of a new building with one level of below grade parking. The foundation system for the building consists of shallow spread footings bearing on ground improvement.

285 Columbus Ave., Boston, MA. Project manager for the redevelopment of an existing office building into high end condominiums. The new construction required the installation of supplemental foundation elements (drilled minipiles) within the existing structure to support the new loads. Responsibilities included development of geotechnical design recommendations, preparation of pile load test waiver for the City of Boston, and management of construction monitoring personnel.

1-3 Boylston Place, Emerson College, Boston, MA. Project manager for the exploration, design and construction phases for a new dormitory building for Emerson College. The project involved the demolition of the existing structure and the construction of an eighteen story (seventeen above and one below grade) building on a tight urban site. The new building is supported on high capacity mini-piles installed to rock. Responsibilities included oversight of subsurface explorations program, development of geotechnical design recommendations, coordination of environmental regulatory compliance documents, preparation of contract documents, and management of construction monitoring personnel.

Modern Theatre Re-Development, Suffolk University, Boston, MA. Project manager for the exploration, design and construction phases for a new dormitory and classroom building for Suffolk University. The project involved the demolition of the existing Modern Theatre Building and the construction of a thirteen story (nine above and one below grade) building on a tight urban site. The new building is supported on a combination of shallow and deep foundations. Responsibilities included oversight of subsurface explorations program, development of geotechnical design recommendations, coordination of environmental regulatory compliance documents, preparation of contract documents, and management of construction monitoring personnel.

Paramount Center, Boston, MA. Project manager for the exploration, design, and construction phases for a new dormitory and classroom building for Emerson College. The project involved the restoration of the existing Paramount Theater and the construction of a ten story (nine above and one below grade) building next to the theater supported on a combination of shallow and deep foundations. Responsibilities included oversight of subsurface explorations program, development of geotechnical design recommendations, coordination of environmental regulatory compliance documents, preparation of contract documents, review of geotechnical instrumentation data, and management of construction monitoring personnel.

Piano Row Residence Hall, Boston, MA. Field engineer during below grade construction of for 10-story residence hall with 40-ft-deep basement located in downtown Boston. Project responsibilities included observation of the following contractor activities: temporary earth support system installation, underpinning, slurry wall installation, excavation, foundation and subgrade preparation, dewatering activities, and backfilling of foundation below the proposed slab-on-grade. Responsibilities also included documentation of contractor progress through daily field reports and collection of data from geotechnical instrumentation.

FIRM QUALIFICATIONS

VEITAS^{and}VEITAS
engineers

INTRODUCTION



AT VEITAS AND VEITAS ENGINEERS, WE HAVE ONE MISSION: TO DEVELOP AND DELIVER SMART, ECONOMICAL SOLUTIONS FOR STRUCTURAL BUILDING CHALLENGES.

Since its founding in 1964, Veitas and Veitas Engineers has been building a legacy of reliable, value-oriented structural engineering for construction projects.

We've tackled everything from large-scale housing developments, retail centers and hospitals to complex manufacturing facilities, corporate office buildings and wastewater treatment plants. We live and breathe structural engineering. And our project managers know construction. That's why our clients have come to rely on Veitas and Veitas for proven structural solutions that bridge the gap between creative and practical, innovative and cost-effective.

Our clients like the way we think.

We don't just stick to the tried and true. We're always on the lookout for —or creating our own — revolutionary ideas and structural applications. Ideas that save money, save time and achieve what our clients once thought impossible.

MARKETS

Housing Education Corporate Retail Hospitality Healthcare Recreation Municipal

LEADERSHIP TEAM



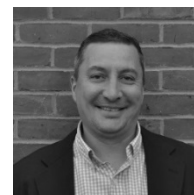
Rimas Veitas P.E.
Principal



Linas Dabrila P.E.
Senior Associate



Jack Wood P.E.
Senior Associate



Rob Guay P.E.
Associate

HOUSING



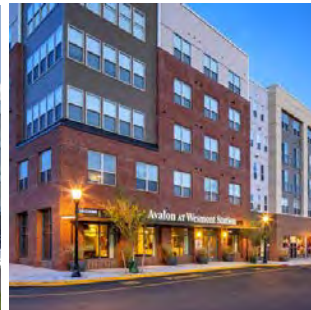
OVERVIEW

As a regional leader in residential structural design—and an expert in wood and steel framing solutions—we're known for cost-effective, practical and forward-thinking structural engineering.

Whether it's a multi-million dollar residential community, a modern assisted living facility, a commercial mixed-use retail-housing development or even an upmarket single-family home, we share our clients' focus on sustainability, performance and affordability. We partner with developers and architects to create structures that work efficiently, meet residential and market demands, and make economic sense—now and for the life of the building.

REPRESENTATIVE PROJECTS

- Vanguard at Waterfront Square
- Zero Penn Street
- Avalon at Wesmont Station
- One North of Boston



HOUSING



Vanguard at Waterfront Square

Revere, Massachusetts

A 280,00 SF, 194-unit residential apartment community is being constructed on a 1.65 acre site in a FEMA High Risk Flood Zone. Building 1 features five stories of wood framed construction above a two-story post-tensioned concrete slab podium, while Building 2's four-story wood framed structure sits above a one-story post-tensioned concrete slab podium.



Zero Penn Street

Quincy, MA

Construction is underway at a 253,000 SF apartment complex featuring 19 studio units, 11 one-bedroom and 50 two-bedroom units. The state-of-the-art complex will feature a 180-space parking garage, pool and landscaped courtyard. The development is located directly across from the Quincy Adams MBTA Station and is scheduled to open by spring of 2016.



Avalon at Wesmont Station

Wood-Ridge, NJ

A transit-oriented 413,956 SF multi-family residential and commercial development featuring six-buildings containing 406 units, 30,000 square feet of retail space and a six-level parking deck. Two of these buildings were four-story wood-framed structures constructed above one level of retail space.



One North of Boston

Chelsea, MA

A five-story, 233,175 SF state-of-the-art, multi-family residential complex. The wood framed development includes 230 units constructed above a one-story steel podium. The ground floor houses a 264-space parking structure, dog kennel, leasing office and lobby

HIGHER EDUCATION



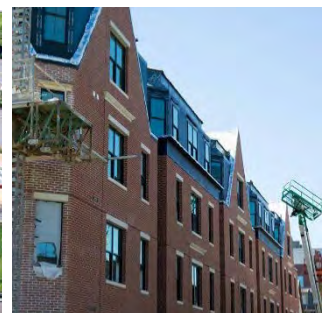
OVERVIEW

From expanding housing options, to updating classrooms and libraries, to state-of-the-art athletic centers, it takes a breadth of structural knowledge to address the vast and fast-changing needs of college and university campuses. Balancing sustainability, changing student expectations, tight footprints and even tighter budgets is a challenge.

At Veitas and Veitas Engineers, we have a track record of smart structural solutions for the building types that make up a campus, from multi-unit housing to recreation centers to parking facilities. Along with our collaborative nature and ability to fast track projects to meet academic calendars, it's how we've become a natural long-term partner for our higher education clients.

REPRESENTATIVE PROJECTS

- 257 Thayer Street
- The Lodges at West Edge
- University of Massachusetts Dartmouth
- Connecticut College



HIGHER EDUCATION



257 Thayer Street

Providence, RI

The four-level, 267-bed, wood framed student housing community will feature 95 suite-style apartments, a clubhouse, group study rooms, fitness center, bike storage and an underground 75-space heated garage. An outdoor courtyard area includes fire pits, barbeques and a public common space.



The Lodges at West Edge

Durham, NH

An off-campus student housing development adjacent to the University of New Hampshire containing 22 buildings housing 142 two- and four-bedroom flats, townhomes and cottages. The community's amenities include a multi-purpose clubhouse, 24-hour fitness center, business center, bike storage facility and a pedestrian/bike path linking the property to UNH's campus.



University of Massachusetts Dartmouth

Dartmouth, MA

The University of Massachusetts Dartmouth's new student housing development consists of six, four-story dormitory structures and a single-story commons building, providing accommodations for nearly 400 students. The fast-tracked project was completed in a short six-month time frame in the midst of the school year.



Connecticut College

New London, CT

The recreation center underwent a 10,406 SF timber-and-glass addition and 4,492 SF renovation. The two-story addition is constructed of glulam timber framing to match the existing facility, featuring a glass curtain wall and masonry façade. The renovation work included the installation of a new sprung dance floor, wall mirrors to support a variety of fitness classes and detailed wall finishes. The building is LEED Silver Certified.

CORPORATE



OVERVIEW

In business, smart, safe and modern buildings that can grow with you are a must— that's what we deliver. From the sustainably built corporate campus to the high-tech industrial park, Veitas and Veitas Engineers is skilled in delivering innovative structural design that prioritizes operational efficiency and flexibility and maximizes space. We share the business philosophy that time is money— and we work collaboratively to achieve faster construction delivery, without sacrificing performance or result.

A high-performance office building starts with innovative structural design. We focus on structures that allow for greater modularity in use and configuration, keep occupants safe and comfortable and accommodate ever-changing technology, energy and mechanical infrastructure.

REPRESENTATIVE PROJECTS

- CVS Caremark – Finance Support Center
- CVS Caremark – Marketing Support Center
- CVS Caremark – Retail Pharmacy Customer Care Center
- Best Buy



CORPORATE



CVS Caremark – Finance Support Center

Cumberland, RI

A new 292,000-square-foot building was developed to accommodate expanding infrastructure requirements, housing 1,300 staff members. It included a 350-seat full-service cafeteria, dedicated conference and support spaces and a 690-car parking garage. The significant grade change across the site allowed for building utilities and support spaces to be located on the lower level. Construction was completed in 15 months.



CVS Caremark – Marketing Support Center

Woonsocket, RI

A new, 54,000-square-foot LEED-certified facility was developed to bring the company's marketing functions together. It houses an advanced technology conferencing wing, photo studio, 65-seat cafeteria and flexible creative lounges supported with a raised access floor. Construction was completed in five and a half months.



CVS Caremark – Retail Pharmacy Customer Care Center

Cumberland, RI

Working on a limited 18-acre site with significant grade changes required this 165,000-square-foot building to be built into the site. A 427-car parking garage was directly connected to the second-floor offices, while the lower level housed an administrative suite, department offices and a 25-seat full-service cafeteria. Construction was completed in 13 months and the facility achieved LEED Silver certification.



Best Buy Distribution Center

Bellingham, MA

A new one-story distribution facility was constructed. The structural requirements included a 36' clear height to accommodate high rack storage, 55x42' bay spacing and exterior precast concrete bearing wall panels. Steel fibers were used in the floor slab to provide added durability.

RETAIL



OVERVIEW

From the Main Street-style shopping center to small urban showrooms, today's retail environment is all about adaptation. With the right structural systems in place, developers and owners can manage changes in programming, occupancy or consumer trends without radically changing their buildings. Veitas and Veitas Engineers understands how today's retail environments must function—and how their needs can change, right up through construction.

Whether it's helping a large retail chain expand their footprint, reconfiguring an older shopping mall to meet a changing market or working with developers of vibrant live-work-shop lifestyle centers, we deliver smart structural solutions that are efficient to build and sustainable to operate.

REPRESENTATIVE PROJECTS

- 3rd Avenue
- Lundgren Honda
- Cumberland Farms
- Legacy Place



RETAIL



3rd Avenue

Burlington, MA

A 300,000 SF lifestyle center is being built around an urban public park. The retail development is anchored by a 140,000 SF Wegmans Supermarket and features a 14,000 SF Market Café, 800-space parking garage, a variety of boutique and anchor retail spaces, a boutique hotel and diverse restaurants. The scope of work includes tenant fit-ups for a number of tenants including 3 restaurants - Tony C's, Red Stone Grill and The Bancroft.



Lundgren Honda

Auburn, MA

A new, state-of-the-art dealership featuring a luxury showroom, 22 service bays, automatic car wash and eight quick lube oil change pits was constructed. The new facility helped Lundgren Honda increase its new and used vehicle inventory while expanding its current service operation.



Cumberland Farms

Multiple sites throughout New England and New York

The firm is providing structural design and construction administration for multiple new Cumberland Farms sites throughout New England and New York. The structural design for each of the new sites utilize a combination of wood roof trussed supported by steel beams and stud bearing walls.



Legacy Place

Dedham, MA

A vibrant, 675,000 SF mixed-use complex on a 40-acre site, provides diverse retail and office space. The development features 60 retailers and restaurants, 15-screen theater and unique office spaces. The property has averaged 95% occupancy since its opening.

HOSPITALITY



OVERVIEW

Whether it's restructuring a historic hotel or the ground-up construction of a luxury eco-resort, structural design in the hospitality industry comes with a unique set of needs and challenges. Today's consumers expect a branded experience, environmentally sensitive buildings, seamless technology, and a quiet, safe stay—factors that can all be influenced by smart structural designs.

Veitas and Veitas Engineers has the expertise and experience to deliver creative, affordable structural solutions—from reducing sound transmission between floors to accommodating spa-pool facilities and structured outdoor spaces to the creative use of existing framing to save on cost. The result is an affordably constructed facility that efficiently balances atmosphere and brand, visitor experience and operational function

REPRESENTATIVE PROJECTS

- Mirbeau Inn and Spa
- Hampton Inn
- Homewood Suites
- Hampton Inn and Suites



HOSPITALITY



Mirbeau Inn and Spa

Plymouth, MA

The new five-star boutique hotel includes 50-rooms, fine dining restaurant and bistro, full-service spa and fitness facility and meeting and function space. Wood framed construction was used to help accommodate column-free spaces in the lobby and dining areas, while maintaining the site's distinct, European design style.



Hampton Inn

Lewiston, ME

Located in a historic downtown location, a modern five-story, 75,000 SF hotel recently opened. The hotel features 70 rooms and suites, business center, fitness area, indoor heated pool ample meeting room space.



Homewood Suites

Canton, MA

A new, four-story hotel situated on a 2.3 acre site was constructed. The Homewood Suites Hotel houses 98 units and was designed utilizing a block and plank system and conventional spread footings. Amenities include an indoor swimming pool, common area with gas fireplaces, fitness center and spa.



Hampton Inn and Suites

Exeter, NH

A four-story, LEED Certified hotel featuring 1,000 SF of meeting space, indoor pool and 111 units. The 74,000 SF structure's design utilizes a Hambro floor system coupled with wood bearing walls.

RECREATION & ATHLETIC FACILITIES



OVERVIEW

Whether on a university campus or within a community, athletic and recreational sports facilities come with their own set of structural requirements. From urban YMCAs to residential recreational centers to campus athletic facilities, Veitas and Veitas Engineers has extensive experience in designing athletic and recreational facility structures that are safe, strong and attractive.

REPRESENTATIVE PROJECTS

- Connecticut College Recreation Center
- Weymouth Club
- South Shore YMCA
- Sports Club LA



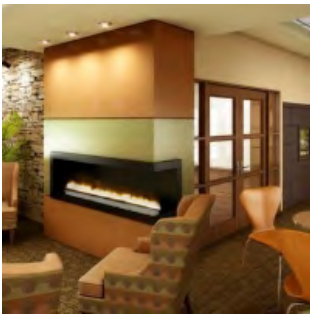
RECREATION & ATHLETIC FACILITIES



Connecticut College

New London, CT

The recreation center underwent a 10,406 SF timber-and-glass addition and 4,492 SF renovation. The two-story addition is constructed of glulam timber framing to match the existing facility, featuring a glass curtain wall and masonry façade. The renovation work included the installation of a new sprung dance floor, wall mirrors to support a variety of fitness classes and detailed wall finishes. The building is LEED Silver Certified.



Weymouth Club

Weymouth, MA

Multiple addition and renovation projects for the South Shore's largest state-of-the-art health club facility. Most recently the Weymouth Club opened the Mind Body Studio. An indoor tennis court area was transformed into two multi-purpose studios, a locker area, spa and member lounge.



South Shore YMCA

Quincy, MA

A modern and functional recreational facility was constructed with the goal of serving its broad membership base well into the future. The new 118,000 SF recreational center houses a gymnasium, running track, turf field, aquatics center, wellness center, child care center, arts center and supporting functions such as locker rooms.



Sports Club LA

Chestnut Hill, MA

A 30,000 SF boutique location, the new fitness center provides high end luxury amenities to guests. The firm provided consultation services for all post-construction finish work. Site amenities include an indoor fireplace, cycling studio and luxurious locker rooms.

Rimas Veitas, P.E.



Principal

rimas@veitas.com

In his 30+ year career, **Rimas Veitas** has served as designer, project manager, expert witness and managing principal. Structural engineering is in his blood— Veitas and Veitas Engineers was founded by his family in 1964. In addition to leading this firm and Helical Drilling, Rimas is well-known as an industry leader and innovator.

It was Rimas' drive that first brought the Girder-Slab® System technology to New England, and he has been a key player in the evolution of ground improvement across the region. From large-scale wood-framed multifamily housing developers to high-tech manufacturers like EMC, clients rely on Rimas' expertise with structured systems of wood, concrete and steel, and his instinct for innovations that save time and money.

Prior to Veitas and Veitas, he was involved in a number of high-profile projects, including Boston's World Trade Center and the Hynes Convention Center.

Education:

Northeastern University, BSCE

Massachusetts Institute of Technology (MIT), Graduate Studies

Registrations:

Connecticut, Maine, Massachusetts, Florida, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont and Virginia

Involvement:

- National Council of Examiners for Engineering and Surveying
- American Concrete Institute, American Institute of Steel Construction
- Post-Tensioning Institute, Boston Society of Civil Engineers
- Boston Association of Structural Engineers
- American Lithuanian Engineers and Architects Association
- National Council of Structural Engineers Associations, Special Inspections Committee

Representative Projects:

- University of Massachusetts Dartmouth
- 257 Thayer Street
- The Lodges at West Edge
- Vanguard at Waterfront Square

Linus Dabrila, P.E.



Senior Associate

ldabrila@veitas.com

Linus Dabrila has more than 35 years of experience as a structural engineer and has successfully followed a philosophy: be accessible to your client and know their business. He's built his career doing that, and developing a solid track record in a variety of markets— from healthcare and hospitality to multi-family housing and athletic and recreation facilities.

From a new corporate campus for growing retailer CVS Caremark to a state-of-the-art recreation center at Connecticut College, Linus' structural solutions span throughout New England.

Before joining Veitas and Veitas, he enjoyed a successful career working on community-minded projects in the Boston area, from transforming city libraries and campuses to the renovation of the Massachusetts State House.

Linus is active as a runner, golfer, surfer and avid reader. He and his wife have three daughters.

Education:

Northeastern University, BSCE, MS

Registration:

Massachusetts

Representative Projects:

- University of Massachusetts Dartmouth
- Zero Penn Street
- One North of Boston
- Connecticut College
- Olmstead Place
- 118 on Munjoy Hill
- 111 Stratford
- Laurelwood at the Pinehills
- Golden Pond
- Acadia on the Charles
- 381 Congress Street

Wozny/Barbar & Associates, Inc. is a full service consulting firm specializing in the design of heating, ventilation, air conditioning, electrical, plumbing, fire protection, fire alarm and energy management systems. The firm was founded in 1988 to provide clients with multi-disciplinary engineering services from conceptual design through construction administration. At the time the firm was incorporated, WB&A had only two clients. Currently, the firm provides services for over one hundred clients, almost exclusively acquired by word of mouth. Probably, the best testimony to the quality of our work is the fact that almost all of our projects are for previous clients. What our clients tell us they like the most about us is the personal attention given to each project by the Principals and the timely manner in which we respond to their needs.

WB&A Principals are actively involved in all phases of every project, and our background is strong enough to handle projects large in both scale and complexity. Our projects have encompassed apartment buildings, educational facilities, health care facilities, nursing homes, assisted living and skilled nursing buildings, hotels, retail buildings, town halls, state and city projects, community centers and corporate centers.

The main goal of WB&A is to provide engineering solutions which are economical, practical, and technically sound and which also are consistent with codes, regulations, and standards. Our products allow you to benefit from our new technologies as they emerge. We work with our clients whether they are architects, developers, or builders utilizing a well-developed team approach in order to customize our services to the client. This approach has resulted in our developing long-term relationships with a large number of our clients. In this business, reputation is everything. Quality players seek out other quality players with whom to do business. Our reputation is important to us and to you.

Our experience in managing varied and complex projects results in our being able to meet extremely aggressive time and budgetary constraints, while providing quality engineering and design. The variety and extent of our experience enables the firm to meet technical and specialized requirements of each project in a rapid and efficient manner. We always consider the most appropriate technological developments.

Our company is a member of the U.S. Green Building Council, and our staff members are LEED accredited professionals.

The Principals at WB&A work as a team providing support services to each other and the projects as necessary. Our office staff is dedicated to the production of high-quality work. Our office is experienced in applying AUTOCAD tools for a variety of uses.

We now have offices in Massachusetts and Rhode Island.

Selected Residential

- 130 Cambridge Park Drive, Cambridge MA
- 160 Cambridge Park Drive, Cambridge, MA
- 257 Thayer Street, Providence, RI
- 978 Worcester Street, Wellesley Place, Wellesley, MA
- Acadia Apartments, Waltham, MA
- Alexan Concord, Concord, MA
- Bourne Mill, Tiverton, RI
- Braintree Landing, Braintree, MA
- Cambridge Criterion, Cambridge, MA
- CDP Residential, Shrewsbury, MA
- CDP Rivers Edge II, Medford, MA
- Chelmsford Woods, Chelmsford, MA
- Chrysler Building, Framingham, MA
- Cloverleaf Apartments, Natick, MA
- Eastern Avenue, Malden, MA
- Commons at Forest Hills, Jamaica Plain, MA
- Jefferson at Beaver Brooks, Boxboro, MA
- The Residence at Kessler Woods, Newton, MA
- Marina Bay Residential, Quincy, MA
- Maverick Gardens, East Boston, MA
- Moody & Main Residential, Waltham, MA
- Maplewood at Brewster, Brewster, MA
- Mystic Valley Parkway, Medford, MA
- One North of Boston, Chelsea, MA
- Parkside Commons, Chelsea, MA
- Pleasant Street, Malden, MA
- Port Landing, Cambridge, MA
- Revere Beach Parkway, Revere, MA
- Rolling Green Apartments, Andover, MA
- Rosecliff Apartments, Quincy, MA
- Rumney Flats, Revere, MA
- Sidney Street, Cambridge, MA
- Simpson Housing, Langwood Commons, Stoneham, MA
- Southfield Building 4, Weymouth, MA
- The Lodge at Foxborough, Foxborough, MA
- Wakefield Street Apartments, Quincy, MA
- Waltham Street, Watertown, MA
- Watertown Criterion, Watertown, MA
- Watertown LCB Senior Living, Watertown, MA
- Wellesley Inn, Wellesley, MA
- West of Chestnut/Hancock, Quincy, MA
- Willard Street Apartments, Quincy, MA
- Windover Apartments, Beverly, MA

Gregory B. Wozny, P.E., LEED AP | Principal

Education

- Professional Fire Protection Engineering Examination, 1996
State of Massachusetts
- Professional Mechanical Engineering Examination, 1994
State of Massachusetts
- Engineer-in-Training Examination, 1990
State of Massachusetts
- Certified in Plumbing Engineering Examination, 1992
- MS in Mechanical Engineering, 1981
Polytechnic University of Gdansk, Poland

Professional Registration

- Massachusetts, Maine, Connecticut, Rhode Island, New Hampshire, District of Columbia
- Registered by National Council of Examiners for Engineering and Surveying
- **LEED accredited by the U.S. Green Building Council**

Professional Affiliations

- Member of National Fire Protection Association
- Member of American Society of Plumbing Engineers (ASPE)

Positions & Responsibilities

Mr. Wozny is responsible for all the company's Fire Protection, Plumbing engineering, and business functions. With over 25 years experience in the mechanical engineering industry, Mr. Wozny personally supervises all projects and provides complex evaluation of special plumbing and fire protection design challenges.

Prior to joining Wozny/Barbar & Associates, Inc. in 2000, Mr. Wozny served as the Plumbing and Fire Protection department head for R.G. Vanderweil Engineering in the Boston, MA, office. He has extensive Plumbing and fire protection experiences in the types of projects.

Projects

- 160 Cambridge Park Drive, Cambridge, MA
- Acadia Apartments, Waltham, MA
- Braintree Landing, Braintree, MA
- Cambridge Criterion, Cambridge, MA
- CDP Rivers Edge II, Medford, MA
- Cloverleaf Apartments, Natick, MA
- Commons at Forest Hills, Jamaica Plain, MA
- Marina Bay Residential, Quincy, MA
- Moody & Main Residential, Waltham, MA
- One North of Boston, Chelsea, MA
- Parkside Commons, Chelsea, MA
- Pleasant Street, Malden, MA
- Revere Beach Parkway, Revere, MA
- Sidney Street, Cambridge, MA
- West of Chestnut/Hancock, Quincy, MA

Zbigniew M. Wozny, P.E., LEED AP | President

Education

- Professional Engineering Examination, 1988
State of Massachusetts
- Engineer-in-Training Examination, 1986
State of Massachusetts
- M.S. in Mechanical Engineering, 1976
Polytechnic University of Gdansk, Poland
- B.A. in Mechanical Engineering, 1975
Polytechnic University of Gdansk, Poland

Professional Registration

- Registered Engineer in Massachusetts, Rhode Island, Connecticut, Maine, Georgia, Pennsylvania
- Registered National Council of Examiners for Engineering and Surveying (#11288)
- **LEED Accredited by the U.S. Green Building Council**

Professional Affiliations

- Member of American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Positions & Responsibilities

Mr. Wozny is the founder of Wozny/Barbar & Associates, Inc. He is responsible for all the company's mechanical engineering and business functions. With over 30 years of experience in the mechanical engineering industry, he personally supervises all projects.

Mr. Wozny has also worked on numerous mechanical systems and energy studies. His auxiliary responsibilities include project development and management, project coordination with other trades involved, cost estimation, construction administration, and quality control.

Projects

- 160 Cambridge Park Drive, Cambridge, MA
- Acadia Apartments, Waltham, MA
- Braintree Landing, Braintree, MA
- Cambridge Criterion, Cambridge, MA
- CDP Rivers Edge II, Medford, MA
- Cloverleaf Apartments, Natick, MA
- Commons at Forest Hills, Jamaica Plain, MA
- Marina Bay Residential, Quincy, MA
- Moody & Main Residential, Waltham, MA
- One North of Boston, Chelsea, MA
- Parkside Commons, Chelsea, MA
- Pleasant Street, Malden, MA
- Revere Beach Parkway, Revere, MA
- Sidney Street, Cambridge, MA
- West of Chestnut/Hancock, Quincy, MA

John J. Del Tufo, LEED AP | Director of Plumbing / Fire Protection

Education

- Mechanical Engineering, 1981-1983
Franklin Institute of Technology - Boston, Massachusetts
- Plumbing, Design Engineering, 1983-1984
Franklin Institute of Technology - Boston, Massachusetts
- Fire Protection Systems Design, 1985-1986
Northeastern University - Boston, Massachusetts
- Mechanical Engineering, 1987-1989
Northeastern University - Boston, Massachusetts

Professional Affiliations

- Active Member of the American Society of Plumbing Engineers (ASPE)
- LEED accredited by the U.S. Green Building Council

Positions & Responsibilities

Mr. Del Tufo is responsible for the conceptualization and implementation of plumbing & fire protection projects. He brings over 25 years of design, engineering, and project management experience to the firm. Among his primary responsibilities, he supervises the design and drafting staff in the production and issuance of projects.

Mr. Del Tufo has been employed in the Boston area with Le Messurier Associates, Erdman Anthony Associates, and SAR Engineering.

Projects

- 160 Cambridge Park Drive, Cambridge, MA
- Acadia Apartments, Waltham, MA
- Braintree Landing, Braintree, MA
- Cambridge Criterion, Cambridge, MA
- CDP Rivers Edge II, Medford, MA
- Cloverleaf Apartments, Natick, MA
- Commons at Forest Hills, Jamaica Plain, MA
- Marina Bay Residential, Quincy, MA
- Moody & Main Residential, Waltham, MA
- One North of Boston, Chelsea, MA
- Parkside Commons, Chelsea, MA
- Pleasant Street, Malden, MA
- Revere Beach Parkway, Revere, MA
- Sidney Street, Cambridge, MA
- West of Chestnut/Hancock, Quincy, MA

Salim Afsar | Electrical Engineer, P.E.

Education

- BS Electrical Engineering
- MS Computer Engineering

Professional Registration

- Registered Engineer in Massachusetts, Connecticut, Maine, Georgia, Pennsylvania, South Carolina, Texas, Illinois, Delaware, Wisconsin, New Hampshire, Louisiana,

Positions & Responsibilities

Mr. Afsar auxiliary responsibilities include studies, project development and management, project coordination with other trades involved, cost estimation, construction administration, and quality control.

Mr. Afsar joined Wozny/Barbar & Associates, Inc. the director of the electrical engineering division. He has over 27 years of experience in electrical engineering systems and design. His past experience includes engineering and design of power, energy efficient lighting, control, security, fire alarm and communication systems for commercial buildings, education institutions, high-rise buildings and research laboratories, and data centers.

Projects

- 160 Cambridge Park Drive, Cambridge, MA
- Acadia Apartments, Waltham, MA
- Braintree Landing, Braintree, MA
- Cambridge Criterion, Cambridge, MA
- CDP Rivers Edge II, Medford, MA
- Cloverleaf Apartments, Natick, MA
- Commons at Forest Hills, Jamaica Plain, MA
- Marina Bay Residential, Quincy, MA
- Moody & Main Residential, Waltham, MA
- One North of Boston, Chelsea, MA
- Parkside Commons, Chelsea, MA
- Pleasant Street, Malden, MA
- Revere Beach Parkway, Revere, MA
- Sidney Street, Cambridge, MA
- West of Chestnut/Hancock, Quincy, MA

Casey Archacki, EIT | HVAC Engineer, Building Energy Conservation Analyst

Education

- Engineer-in-Training Examination, 2010
State of Massachusetts
- B.S. in Architectural Engineering, 2010
Kansas State University in Manhattan, Kansas
- Professional Engineers License in progress

Professional Affiliations

- Member of American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Positions & Responsibilities

Mr. Archacki is a HVAC engineer with 5 years of design experience. His responsibilities include design and construction administration of HVAC systems for the following type of projects:

- Multi-family residential – new construction
- Multi-family residential – renovation
- Universities, including dormitories
- Office buildings
- Warehouses
- Town Halls
- Churches
- Elderly Housing
- Skilled Nursing and Assisted Living Buildings
- Hotels
- Health Care Facilities and Laboratories
- Maintenance Facilities
- Schools
- Child Care

Mr. Archacki has designed HVAC systems, meeting the latest Energy Code and LEED requirements.

Mr. Archacki has been involved with energy analyses and energy modeling of various type of building's to determine how much energy a proposed building will consume and if the building will comply with Leadership in Energy & Environmental Design (LEED), Energy Star, and or the Massachusetts Energy Stretch Code.

Projects

- 160 Cambridge Park Drive, Cambridge, MA
- Acadia Apartments, Waltham, MA
- Braintree Landing, Braintree, MA
- Cambridge Criterion, Cambridge, MA
- CDP Rivers Edge II, Medford, MA
- Cloverleaf Apartments, Natick, MA
- Commons at Forest Hills, Jamaica Plain, MA
- Marina Bay Residential, Quincy, MA
- Moody & Main Residential, Waltham, MA
- One North of Boston, Chelsea, MA
- Parkside Commons, Chelsea, MA
- Pleasant Street, Malden, MA
- Revere Beach Parkway, Revere, MA
- Sidney Street, Cambridge, MA
- West of Chestnut/Hancock, Quincy, MA



Jeff Bergeron

Senior Project Manager

Professional Experience:

2005 - Present Plumb House, Inc. - Senior Project Manager
2005 - 2006 Plumb House, Inc. - Project Manager
1997 - 2005 Gale Associates, Inc. - Project Engineer

Project Management Experience:

- Waterfront Square, Revere, MA - \$40.4M
- 1040 State Street, New Haven, CT \$40.9M
- Residences on the Mystic, Medford, MA - \$28.7M
- The Batch Yard, Everett, MA - \$28.5M
- Residences at Fresh Pond, Phase 2, Cambridge, MA - \$32.3M
- Residences at Fresh Pond, Phase 1, Cambridge, MA - \$46.5M
- Residences at Alewife Station, Cambridge, MA - \$40M
- Residences on the Charles, Watertown, MA - \$28M
- Southfield Commons, S. Weymouth, MA - \$27.2M
- River's Edge, Medford, MA - \$42.5M
- The Village at Taylor Pond, Bedford, MA - \$26M
- Lynnfield Commons, Lynnfield, MA - \$32M
- Village at Taylor Pond, Bedford, MA - \$26M
- Parkside Commons, Chelsea, MA - \$37M
- Martins Brook, North Reading, MA - \$51M
- Windsor Village, Canton, MA - \$20M
- Independence Way, Cranston, RI - \$20M
- Oak Grove Village, Phase I, Melrose, MA - \$40.5M

Education:

Wentworth Institute of Technology
Massasoit Community College
East Bridgewater High School

Professional Affiliations and Certifications:

Massachusetts Construction Supervisors License #093022
ASTM International Committee Member
Roof Consultants Institute Member
Air Barrier Association of America (ABAA) Certified
OSHA 10 Hour and 30 Hour Certified
Associated Builders and Contractors, member
Rental Housing Association, member
Builders Association of Greater Boston, member



Joe Marcin

Senior Superintendent

Professional Experience:

1982 - Present	Plumb House, Inc. Senior Superintendent Superintendent Foreman Carpenter
1978 - 1981	United States Marine Corps, stationed in North Carolina, Okinawa Japan, Jamaica

Project Experience:

- 1040 State Street, New Haven, CT, \$40.9M
- The Batch Yard, Everett, MA - 28.5M
- Residences on the Charles, Watertown, MA - \$28M
- The Village at Taylor Pond, Bedford, MA - \$26M
- The Residences at Martins Brook, North Reading, MA - \$51M
- Archstone Apartments, Reading, MA - \$31M
- The Ridge, Waltham, MA - \$26.3M
- Cumberland Crossing, Cumberland, RI - \$19.4M
- Scott Circle I, II, and III, Bedford, MA - \$16M
- Draper Place, Hopedale, MA - \$5.6M
- Clocktower Place, Nashua, NH - \$2M
- Mill Valley Estates, Amherst, MA - \$1.5M
- Brookline Condos, Brookline, MA - \$1.2M
- Rose Street, Revere, MA - \$1.2M
- Katahdin Woods, Lexington, MA- \$600K
- Bacon School Academy, Colchester, CT - \$520K
- Salt Sheds, Guilford, CT - \$500K
- Pump Stations, Bellingham, MA - \$500K
- Devon Woods, Braintree, MA - \$410K
- Queen Anne V, Weymouth, MA - \$380K

Education:

Wentworth Institute of Technology, Boston, MA
Concrete and Site Technician Programs
ABC Training Orientation for Supervisors (T.O.P.S)
Foreman Leadership, Field Supervisor and Communication Training
Plan Reading I, II and Advanced
Field Engineering I and II
Roger Williams University, Bristol, RI, 6-course certificate program
1978 Graduate Wrentham High School, Wrentham, MA

Professional Affiliations and Certifications:

Massachusetts Construction Supervisor's License #062105
Massachusetts Hoisting Engineer License, Class C
Licensed instructor and operator, Uniset, Pneutek & Hilti Powder Actuated Tools
Bunce laser certified
Red Cross First Aid, Adult CPR and AED certifications
OSHA 10-Hour and OSHA 30-Hour certifications



Jorge A. Costa

Superintendent

Professional Experience:

1985 - Present Plumb House, Inc.
Superintendent
Assistant Superintendent
Foreman
Carpenter

1982 - 1985 Family construction business

Project Experience:

- 1040 State Street, New Haven, CT - \$40.9M
- River's Edge, Medford, MA - \$43M
- Lynnfield Commons, Lynnfield, MA - \$33M
- The Village at Taylor Pond, Bedford, MA - \$26M
- The Residences at Martins Brook, North Reading, MA - \$51M
- Parkside Commons, Chelsea, MA - \$37.5M
- The Groves at Johnston, Johnston, RI - \$34M
- Windsor Village, Canton, MA - \$20M
- Independence Way, Cranston, RI - \$22M
- Oak Grove Village, Malden, MA - \$40.5M
- Archstone Apartments, Reading, MA - \$31M
- Rolling Green, Andover, MA - \$21M
- Hawthorne Commons II, Salem, MA - \$10.7M
- The Ridge, Waltham, MA - \$26.3M
- The Village at Quarry Hills, Quincy, MA - \$39M
- Cliffwalk Apartments, Quincy, MA - \$18M
- Georgetown Village, Georgetown, MA - \$16M
- Abington Commons, Abington, MA - \$19M
- The Maples at Little River, Haverhill, MA - \$15M
- River Bend Apartments, Woonsocket, RI - \$20M
- Princeton Glen, Methuen, MA - \$14.2M

Education:

East Providence High School, Providence, RI
Field Engineering I and II
Blueprint Reading I and II
Basic Math
Fall Protection Seminar
Aerial Lift Safety Seminar

Professional Affiliations and Certifications:

OSHA 10 hour certification
Massachusetts Class II Lull license
Associated Builders and Contractors, member
Builders Association of Greater Boston, member



Mario J. Sousa

Superintendent

Professional Experience:

1980 - Present Plumb House, Inc.
Project Superintendent
Foreman
Carpenter
1977 - 1980 Bayview Manufacturing
New Bedford, MA
Floor Foreman

Project Experience:

- 100 – 150 Exchange Street, Malden, MA - \$36.9M
- Residences at Fresh Pond Phase 2, Cambridge, MA - \$32.3M
- Residences at Fresh Pond Phase 1, Cambridge, MA - \$46.5M
- Residences at Alewife Station, Cambridge, MA - \$40M
- Residences at River's Edge, Medford, MA - \$42M
- Oak Grove Village, Phase I and I-A, Melrose, MA - \$56M
- The Village at Quarry Hills, Quincy, MA - \$39M
- Georgetown Village, Georgetown, MA - \$15.6M
- Princeton Glen, Methuen, MA - \$14M
- Residence Inn, Andover, MA - \$7M
- Northridge Senior Condos, North Reading, MA - \$4.5M
- Algonquin Heights Apartments, Plymouth, MA - \$1.9M
- Symphony Apartments, Springfield, MA - \$2.2M
- Arboretum, Burlington, MA - \$3.8M
- Dana Farms, Fairhaven, MA - \$1M
- Weatherstone, Worcester, MA - \$1.6M
- Northwoods, Taunton, MA - \$2.5M
- Cranes Landing II, Taunton, MA - \$800K

Education:

1988 ABC Training Orientation Program for Supervisors (T.O.P.S)
Plan Reading, I, II and Advanced
Field Engineering I and II
Roger Williams College, Bristol, RI, 6-course Construction Certification program
1977 Graduate New Bedford High School, New Bedford, MA

Professional Affiliations and Certifications:

Mass. Construction Supervisor License #062069
OSHA 10-Hour course and OSHA 30-Hour certification
Red Cross First Aid & CPR certification
Massachusetts hoisting license
Bunce qualified to operate class III laser
Licensed Instructor Hilti powder actuated tools
Associated Builders and Contractors - member
Rental Housing Association – member
Builders Association of Greater Boston – member



Mark Biron

Assistant Project Manager

Professional Experience:

2007 - Present	Plumb House, Inc. Assistant Project Manager Superintendent Project Engineer
2006 - 2007	Hamwey Engineering, Inc. - Designer
2005 - 2006	Murray Brothers Construction - Laborer

Project Experience:

- Residences at Fresh Pond Phase 2, Cambridge, MA - \$32.3M
- Residences at Fresh Pond Phase 1, Cambridge, MA - \$46.5M
- Southfield Commons, Weymouth, MA - \$27M
- River's Edge, Medford, MA – \$42.5M
- Martins Brook, North Reading, MA - \$51M
- Independence Way, Cranston, RI - \$20M
- St. Lo Road Handicap Conversions – DHCD/Framingham Housing Authority
- Mountain Village Club House, Worcester, MA
- Beverly Retirement Residences, Beverly, MA
- St. Gabriel's Church, Upton, MA

Education:

Fitchburg State College - Fitchburg, MA - Bachelor of Science Degree in Architectural
Technology & Construction Management
Palmer High School

Professional Affiliations and Certifications

Massachusetts Construction Supervisors License #99542
OSHA Certified (30 Hour)
First Aid / CPR Certified
Associated Builders and Contractors, Member
Rental Housing Association, Member
Builders Association of Greater Boston, Member



Michael Hartnett

General Superintendent

Professional Experience:

2006 - Present Plumb House, Inc.

General Superintendent
Superintendent
Project Manager
Project Engineer

1999 - 2006

JFF Concrete, Inc., Walpole, MA, concrete finisher/foreman

2005 - 2006

Investors Bank and Trust, Boston, MA, custodial accountant

Project Experience:

- Waterfront Square, Revere, MA - \$40.4M
- Residences on the Mystic, Medford, MA - \$28.7M
- Southfield Commons, Weymouth, MA - \$27M
- Residences at River's Edge, Medford, MA - \$42.5M
- Parkside Commons, Chelsea, MA - \$37.5M
- Oak Grove Village, Phase I and 1-A, \$56M

Education:

Bates College, BA in History; minor in Economics

Northeastern University, Construction Project Management Certificate Program

Professional Affiliations and Certifications:

Associated Builders and Contractors, member
Rental Housing Association, member
Builders Association of Greater Boston, member
Construction Supervisor's License
MA Hoisting License
OSHA 10 and 30 hour Certifications



Mike Keenan

Project Manager

Professional Experience:

2014 - Present Plumb House, Inc.
Project Manager

2009 - 2014 Sodrini Enterprises
General Manager

Project Experience:

- 100 – 150 Exchange Street, Malden, MA - \$36.9M
- Waterfront Square, Revere, MA- \$40.4M

Education:

University Rhode Island
University of New Castle, Australia

Professional Affiliations and Certifications:

Mass. Construction Supervisor License #108236
OSHA 30-Hour certification



Rit Bouchard

Senior Superintendent

Professional Experience:

1973 - Present Plumb House, Inc.
 Senior Superintendent
 Superintendent
 Foreman
 Carpenter
1968 - 1973 495 General Construction, Plainville, MA - carpenter

Project Experience:

- 100 – 150 Exchange Street, Malden, MA - \$36.9M
- Residences at Fresh Pond, Cambridge, MA - \$46.5M
- Southfield Commons, S. Weymouth, MA - \$27M
- Lynnfield Commons, Lynnfield, MA - \$33M
- Parkside Commons, Chelsea, MA - \$37.5M
- Oak Grove Village, Melrose, MA - \$60M
- Cliffwalk Apartments, Quincy, MA - \$17.7M
- Walkover Commons, Brockton, MA - \$8M
- Spring Hill Suites, Andover, MA - \$7M
- Hawthorn Suites, Andover, MA - \$5M
- Scott Circle phases I, II & III, Bedford, MA - \$16M
- Clocktower Place, Nashua, NH - \$2M
- Maplewood Place, Malden, MA - \$8M
- Army Family Housing, Hudson, MA - \$3.8M
- Mill Valley, Amherst, MA - \$3M
- Evergreen Park, Brockton, MA - \$2.3M
- Brookhaven, Lexington, MA - \$2.5M
- Mansfield Depot, Mansfield, MA - \$1.5M
- North Common Village, Lowell, MA - \$3.5M

Education:

1985 ABC Training Orientation Program for Supervisors (T.O.P.S)
Plan Reading I, II and Advanced
Roger Williams University, Bristol, RI, 6-course Construction Certificate Program
1968 Graduate Norton High School, Norton, MA

Professional Affiliations and Certifications:

Mass. Construction Supervisor License #010646
Associated Builders and Contractors - Member
Rental Housing Association – Member
Builders Association of Greater Boston - Member
OSHA 10-Hour and OSHA 30-Hour certified
Red Cross First Aid & adult CPR certification
Bunce qualified to operate class III lasers
Licensed operator of Pneutek, Impex & Hilti powder actuated equipment



Ross McSweeney

Superintendent

Professional Experience:

2010 - Present	Plumb House, Inc. Superintendent Assistant Superintendent
1999 - 2010	Parent Construction, Inc., Hinesburg, VT
2002 - 2004	Laboratory Assistant, University of VT Work Study Program, Burlington, VT
1999 - 2004	Edward McSweeney Restoration, Halifax, MA (Summers)

Project Experience:

- 100 – 150 Exchange Street, Malden, MA - \$36.9M
- The Batch Yard, Everett, MA - \$28.5M
- Residences at Fresh Pond Phase 2, Cambridge, MA - \$32.3M
- Residences at Fresh Pond Phase 1, Cambridge, MA - \$46.5M
- Southfield Commons, Weymouth, MA - \$27M
- Beverley Retirement Residence, Beverly, MA
- Sitework for Plumb House affiliate, WW Construction, Inc.

Education:

University of Vermont, Burlington, VT – Bachelor of Arts degree in Anthropology,
Political Science Minor

Professional Affiliations and Certifications:

Associated Builders and Contractors, member
Rental Housing Association, member
Builders Association of Greater Boston, member
CPR/First Aid/AED certified
Traffic Control Designer and Flagger
ACI Concrete Flatwork Finisher and Technician
NRMCA Pervious Concrete Technician
High Reach Construction Forklift and Telescopic Manlift Operator
MA Hoisting License
OSHA 10 Hour certification



1040 State Street

New Haven, CT

Units:	235
Contract Amount:	\$ 40,912,000
Average Unit Cost:	\$ 174,093
Schedule:	19 Months Start Date: February, 2015
Owner:	Post Road Residential Fairfield, CT
Architect:	Beinfield Architecture South Norwalk, CT
General Contractor:	Plumb House, Inc. Milford, MA



Waterfront Square

Revere, MA

Units:	230
Contract Amount:	\$ 40,036,000
Average Unit Cost:	\$ 174,070
Schedule:	22 Months Start Date: April, 2015
Owner:	Upton Partners Dedham, MA
Architect:	Arrowstreet Boston, MA
General Contractor:	Plumb House, Inc. Milford, MA



100 – 150 Exchange Street

Malden, MA

Units:	210
Contract Amount:	\$ 36,878,000
Average Unit Cost:	\$ 175,610
Schedule:	20 Months Start Date: April, 2015
Owner:	Combined Properties Malden, MA
Architect:	VMY Architects Newton, MA
General Contractor:	Plumb House, Inc. Milford, MA



Lumiere
3780 Mystic Valley Parkway

May 1, 2015

Medford, Massachusetts

Residences on the Mystic

Medford, MA

Units:	163
Contract Amount:	\$28,745,000
Average Unit Cost:	\$176,350
Schedule:	19 Months Start date: July 2013
Owner:	Criterion Development Partners Waltham, MA
Architect:	Cube 3 Studio, LLC Lawrence, MA
General Contractor:	Plumb House, Inc. Milford, MA



The Batch Yard

Everett, MA

Buildings:	Residential apartments and common spaces in two new podium buildings over one-story garages
Units:	168
Contract Amount:	\$28,561,000
Average Unit Cost:	\$170,006
Schedule:	17 Months Start date: July 2013
Owner:	Post Road Residential Fairfield, CT
Architect:	Sheskey Architects Franklin, MA
General Contractor:	Plumb House, Inc. Milford, MA



Residences at Fresh Pond

Cambridge, MA

Buildings:	5-story wood framed apartment project with integral clubhouse over cast-in-place 251 space parking garage
Units:	260
Contract Amount:	\$46,488,000
Average Unit Cost:	\$178,800
Schedule:	24 Months Start date: January 2012
Owner:	ONA II Cambridge, LLC c/o Cabot, Cabot & Forbes of New England Boston, MA
Architect:	Cube 3 Studio, LLC Lawrence, MA
General Contractor:	Plumb House, Inc. Milford, MA



Residences at Alewife Station

Cambridge, MA

Buildings:	Wood framed apartment project with an integral clubhouse and a single level 82,000 sf parking garage for 220 spaces
Units:	228
Contract Amount:	\$40,074,000
Average Unit Cost:	\$175,763
Schedule:	24 Months Start date: 2011
Owner:	CPC Alewife, LP c/o Criterion Development Partners Bedford, MA
Architect:	Cube 3 Studio, LLC Lawrence, MA
General Contractor:	Plumb House, Inc. Milford, MA



**Residences on the Charles
270 Pleasant Street
Watertown, MA**

Buildings:	One three-story and one 4-story wood framed building over one level of garage with a clubhouse in one garage and retail space in the other garage
Units:	170
Contract Amount:	\$28,145,000
Average Unit Cost:	\$165,559
Schedule:	24 Months Start date: September 2011
Owner:	VIFII/Criterion on the Charles Owner, LLC c/o Criterion Development Partners Bedford, MA
Architect:	Cube 3 Studio, LLC Lawrence, MA
General Contractor:	Plumb House, Inc. Milford, MA



**Southfield Commons
Weymouth, MA**

Buildings:	Three four-story slab-on-grade wood framed apartment buildings with attached garages
Units:	226
Contract Amount:	\$27,199,000
Average Unit Cost:	\$120,350
Schedule:	18 Months Start date: March 2011
Owner:	Southfield Commons, LLC c/o John M. Corcoran & Company, LLC Braintree, MA
Architect:	Russell Scott Steedle & Capone Architects, Inc. Cambridge, MA
General Contractor:	Plumb House, Inc. Milford, MA



**Residences at
River's Edge
Medford, MA**



Buildings:

**One four-story apartment building with
integral clubhouse on cast-in-place
345 space parking garage**

Units:

222

Contract Amount:

\$42,559,000

Average Unit Cost:

\$ 191,707

Schedule:

24 months

Start date: April 2008

Owner:

Criterion Development Partners

Waltham, MA

Architect:

Cube 3 Studio

Lawrence, MA

General Contractor:

Plumb House, Inc.

Milford, MA



Lynnfield Commons

Lynnfield, MA



Buildings:

**3 buildings; plus clubhouse
and 3 satellite garages**

Units:

200

Contract Amount:

\$32,696,000

Average Unit Cost:

\$ 163,480

Schedule:

17 months

Start date: February 2008

Owner:

**John M. Corcoran Company
Braintree, MA**

Architect:

**Russell Scott Steedle & Capone
Architects, Inc.
Cambridge, MA**

General Contractor:

**Plumb House, Inc.
Milford, MA**



**Village at Taylor Pond
Bedford, MA**

Buildings:	6 buildings with clubhouse, retail spaces, 7 garages and a trash enclosure
Units:	188
Contract Amount:	\$26,026,000
Average Unit Cost:	\$ 138,436
Schedule:	18 months
	Start date: October 2007
Owner:	Criterion Development Partners Waltham, MA
Architect:	Cube 3 Studio Lawrence, MA
General Contractor:	Plumb House, Inc. Milford, MA



**Parkside Commons
Chelsea, MA**

Buildings:	Single 4-story apartment building with 104,000 sf garage under
Units:	238
Contract Amount:	\$ 37,269,000
Average Unit Cost:	\$ 156,592
Schedule:	24 months January 2007
Owner:	Parkside Commons, LLC c/o John M. Corcoran Company Braintree, MA
Architect:	Russell Scott Steedle & Capone Architects, Inc. Cambridge, MA
General Contractor:	Plumb House, Inc. Milford, MA



**The Residences at Martins Brook
North Reading, MA**

Buildings:	Eleven 3 and 4-story apartment buildings, plus clubhouse, wastewater treatment plant and 10 stand-alone garage buildings
Units:	406
Contract Amount:	\$ 51,006,000
Average Unit Cost:	\$ 125,631
Schedule:	24 months Start date: February 2007
Owner:	Lincoln Properties Herndon, VA
Architect:	Heffner Architects, P.C. Alexandria, VA
General Contractor:	Plumb House, Inc. Milford, MA



**Groves at Johnston
Johnston, RI**

Buildings:	Thirteen 3-story apartment buildings, plus clubhouse
Units:	301
Contract Amount:	\$ 33,400,000
Average Unit Cost:	\$ 110,963
Schedule:	23 months Start date: June 2006
Owner:	Johnston Groves LLC c/o The Dolben Company Burlington, MA
Architect:	The Martin Architectural Group Philadelphia, PA
General Contractor:	Plumb House, Inc. Milford, MA



Oak Grove Village Melrose, MA

Buildings:

Phase 1: Five (Four 3-story and one 2-story) with retail space, plus Clubhouse with pool

Phase 1-A: Two three/four story with garages under

Units:

Phase 1: 244

Phase 1-A: 105

Contract Amount:

Phase 1: \$41,783,464

Phase 1-A: \$13,800,000

Average Unit Cost:

\$159,265

Schedule:

Phase 1: 18 months (Start May 2005)

Phase 1-A: 12 months (Start Aug 2006)

Owner:

**Pembroke Real Estate
Boston, MA**

Architect:

**Icon Architecture, Inc.
Boston, MA**

General Contractor:

**Plumb House, Inc.
Milford, MA**



**Archstone Apartments
Reading, MA**

Buildings:	10 buildings, concrete parking garage and clubhouse
Units:	204
Contract Amount:	\$ 29,498,000
Average Unit Cost:	\$ 144,598
Schedule:	18 months Start date: January 2005
Owner:	Archstone-Smith Operating Trust Boston, MA
Architect:	Perkins Eastman Stamford, CT
General Contractor:	Plumb House, Inc. Milford, MA



Independence Place

Cranston, R.I.

Buildings:	4: two 4-story and two 3-story buildings Clubhouse with pool 10 stand-alone garages, 4 bays each
Units:	196
Contract Amount:	\$ 20,753,500
Average Unit Cost:	\$ 105,885
Schedule:	16 months Start date: February 2005
Owner:	Independence Way, LLC, c/o The Dolben Company Burlington, MA
Architect:	ADD, Inc. Cambridge, MA
General Contractor:	Plumb House, Inc. Milford, MA



**Windsor Village
Canton, MA**

Buildings:	Three 3 and 4-story apartment buildings with integral clubhouse and 7 car ports
Units:	160
Contract Amount:	\$ 19,836,000
Average Unit Cost:	\$ 123,975
Schedule:	17 months Start date: June 2006
Owner:	Criterion Development Partners Waltham, MA
Architect:	Sheskey Architects Quincy, MA
General Contractor:	Plumb House, Inc. Milford, MA



The Village at Quarry Hills
Quincy, MA

Buildings:	Luxury apartments in 23 buildings; 22 garage buildings; one clubhouse and one maintenance building
Units:	316
Contract Amount:	\$38,985,266
Average Unit Cost:	\$123,371
Schedule:	20 months
	Start date: May 2004
Owner:	Finvest II Limited Partnership c/o The Finger Companies Houston, TX
Architect:	Niles Bolton Associates Atlanta, GA
General Contractor:	Plumb House, Inc. Milford, MA



**Rolling Green Apartments
Andover, MA**

Buildings:	Three 3-story buildings Clubhouse with pool Equipment Building
Units:	192
Contract Amount:	\$ 20,689,000
Average Unit Cost:	\$ 107,755
Schedule:	15 months Start date: January 2005
Owner:	Criterion Andover Apartments Waltham, MA
Architect:	L & M Design, LLC Radnor, PA
General Contractor:	Plumb House, Inc. Milford, MA



The Ridge
Waltham, MA

Buildings:	Seven three/four story split garden style luxury apartment buildings and one clubhouse/amenity building
Units:	264
Contract Amount:	\$26,093,000
Average Unit Cost:	\$98,837
Schedule:	18 months
	Start date: April 2004
Owner:	LPC Indian Ridge LLC c/o Lincoln Property Company Herndon, VA 20170
Architect:	James C. Heffner Alexandria, VA
General Contractor:	Plumb House, Inc. Milford, MA

Hawthorne Commons
Salem, MA
07/05/02



**Hawthorne Commons I and II
Salem, Massachusetts**

Buildings:	9 three/four story split luxury apartment buildings, clubhouse, garages
Units:	228
Contract amount:	\$21,089,300
Average unit cost:	\$ 92,497
Schedule:	14 months – I (start date: April 2001) 11 months – II (start date: Nov 2003)
Owner:	John M. Corcoran Company Braintree, MA
Architect:	The Martin Architectural Group Philadelphia, PA
General Contractor:	Plumb House, Inc. Milford, MA



**Spicket Commons
Methuen, Massachusetts**

Buildings:	5
Units:	164
Contract Amount:	\$13,719,000
Average Unit Cost:	\$83,650
Schedule:	November, 2002
Owner:	Archstone Communities Englewood, Colorado
Architect:	Vitols Associates Boston, MA
General Contractor:	Plumb House, Inc. Milford, MA



Completed Projects

Multi-Family Residential

1040 State Street, New Haven, CT, \$40.9M

Owner: Post Road Residential
Architect: Beinfield Architecture
Unit Count: 235
Start date: February 2015
Under construction

Waterfront Square, Revere, MA, \$40.4M

Owner: Upton Partners
Architect: Arrowstreet
Unit Count: 230
Start date: April 2015
Under construction

100 – 150 Exchange Street, Malden, MA, \$36.9M

Owner: Combined Properties
Architect: VMY Architects
Unit Count: 210
Start date: April 2015
Under construction

Lakeway Commons, Shrewsbury, MA,

Owner: Criterion Development Partners
Architect: Icon Architecture
Unit Count: 250
Start date: May 2015
Under construction

The Batch Yard, Everett, MA, \$28.5M

Owner: Post Road Residential
Architect: John M. Sheskey & Associates, Inc.
Unit Count: 168
Start date: July 2013

Residences on the Mystic, Medford, MA, \$28.7M

Owner: Criterion Development Company, LLC
Architect: Cube 3 Studios, LLC
Unit Count: 163
Start date: July 2013

Residences at Fresh Pond, Cambridge, MA, \$77.6M

Owner: Cabot, Cabot & Forbes of New England

Architect: Cube 3 Studio, LLC

Unit Count: 428

Start date: January 2012

Residences at Alewife Station, Cambridge, MA, \$40M

Owner: Criterion Development Partners

Architect: Cube 3 Studio, LLC

Unit Count: 228

Start date: September 2011

Residences on the Charles, Watertown, MA, \$28M

Owner: Criterion Development Partners

Architect: Cube 3 Studio, LLC

Unit Count: 170

Start date: September 2011

Southfield Commons, Weymouth, MA, \$27M

Owner: John M. Corcoran & Company, LLC

Architect: Russell Scott Steedle & Capone Architects, Inc.

Unit Count: 226

Start date: March 2011

Residences at River's Edge, Medford, MA, \$43M

Owner: Criterion Development Partners

Architect: Cube 3 Studio

Unit Count: 222

Start date: April 2008

Lynnfield Commons, Lynnfield, MA, \$33M

Owner: John M. Corcoran Company

Architect: Russell Scott Steedle & Capone Architects, Inc.

Unit Count: 200

Start date: February 2008

Village at Taylor Pond, Bedford, MA, \$26M

Owner: Criterion Development Partners

Architect: Cube 3 Studio

Unit Count: 188

Start date: October 2007

Residences at Martins Brook, North Reading, MA, \$51M

Owner: Lincoln Property Company

Architect: Heffner Architects, P.C.

Unit Count: 406

Parkside Commons, Chelsea, MA, \$37.5M

Owner: John M. Corcoran Company

Architect: Russell Scott Steedle & Capone Architects, Inc.

Unit Count: 238

Groves at Johnston, Johnston, RI, \$34M

Owner: The Dolben Company
Architect: The Martin Architectural Group
Unit Count: 301

Windsor Village, Canton, MA, \$20M

Owner: Criterion Development Partners
Architect: Sheskey Architects
Unit Count: 160

Rolling Green, Andover, MA, \$21M

Owner: Criterion Development Partners
Architect: L & M Design LLC
Unit Count: 192

Archstone Apartments, Reading, MA, \$31M

Owner: Archstone-Smith
Architect: Perkins Eastman
Unit Count: 204

Oak Grove Village, Phase 1, Melrose, MA, \$60M

Owner: Pembroke Real Estate
Architect: Icon Architecture, Inc.
Unit Count: 349

Independence Way, Cranston, Rhode Island, \$21M

Owner: The Dolben Company, Inc.
Architect: Add, Inc.
Unit Count: 196

The Village at Quarry Hills, Quincy, MA, \$40 M

Owner: Finvest II Limited Partnership, c/o The Finger Companies
Architect: Niles Bolton Associates
Unit Count: 316

The Ridge, Waltham, MA, \$26.3M

Owner: LPC Indian Ridge LLC, c/o Lincoln Property Company
Architect: James C. Heffner
Unit Count: 264

Hawthorne Commons II, Salem, MA, \$10.7M

Owner: Ridgeside Realty LLC, c/o John M. Corcoran Company
Architect: The Martin Architectural Group
Unit Count: 108

Cliffwalk Apartments, Quincy, MA, \$17.7M

Owner: C.J. Willard Street LLC c/o Corcoran Institutional Services, Inc.
Architect: Russell, Scott, Steedle and Capone Architects, Inc.
Unit Count: 130

Georgetown Village, Georgetown, MA, \$15.7M

Owner: San Giorgio I, LLC c/o Mirra Company

Architect: O'Sullivan Architects

Unit Count: 186

River Bend Apartments, Woonsocket, RI, \$19.3M

Owner: Aspen River Bend Apartments Limited Partnership c/o SMC Management Corp.

Architect: The Martin Architectural Group

Unit Count: 252

The Maples at Little River, Haverhill, MA, \$14.8M

Owner: Lincoln Maples Associates, LLC c/o Lincoln Properties

Architect: Heffner Architects

Unit Count: 174

Abington Commons, Abington, MA, \$18.8M

Owner: Abington Commons Limited Partnership c/o Beacon Residential Properties

Architect: The Martin Architectural Group

Unit Count: 192

Princeton Glen, Methuen, MA, \$14.2M

Owner: Ameriton Properties, Inc. c/o Archstone Communities Trust

Architect: Vitols Associates, Inc.

Unit Count: 164

Hawthorne Commons, Salem, MA, \$11.2M

Owner: Ridgeside Apartments, LLC c/o The John M. Corcoran Company

Architect: The Martin Architectural Group

Unit Count: 120

Greenwich Place, West Warwick, RI, \$12.7M

Owner: Greenwich Place, LLC c/o The Dolben Company

Architect: The Martin Architectural Team

Unit Count: 168

Walkover Commons, Brockton, MA, \$8M

Owner: Walkover Commons Limited Partnership, c/o Beacon Residential Properties

Architect: Prellwitz/Chilinski Associates, Inc.

Unit Count: 80

Willow Trace, Plainville, MA, 6.3M

Owner: The Gatehouse Group

Architect: James Black

Unit Count: 88

Summer Hill Apartments, Plymouth, MA, 4.8M

Owner: The Dolben Company

Architect: Vitols Associates

Unit Count: 84

Cumberland Crossing, Cumberland, RI, \$19.4M

Owner: The Dolben Company

Architect: The Martin Architectural Group

Unit Count: 288

Northridge Senior Housing, N. Reading, MA, \$4.9M
Owner: Ranger Development
Architect: MZO Group
Unit Count: 56

Scott Circle, Phases I, II & III, Lincoln, MA, \$16.0M
Owner: US Air Force
Architect: MZO Group
Unit Count: 116

Carlton Place Apartments, Lowell, MA, \$1.5M
Owner: Princeton Properties
Architect: Vitols Associates
Unit Count: 24

Army Family Housing, Hudson, MA, \$3.8M
Owner: US Army & Army Corp of Engineering
Architect: Vitols Associates
Unit Count: 28

Danforth Village, Billerica, MA, \$2.5M
Owner: Great Brook Associates / HRG Development
Architect: David M. White Architects
Unit Count: 23

1121 Beacon Street, Newton, MA, \$2.6M
Owner: Bradford Development
Architect: MZO Group
Unit Count: 12

108 Harvard Street, Brookline, MA, \$1.2M
Owner: Bradford Development
Architect: MZO Group
Unit Count: 8

The Arch Project, Boston, MA, \$3.1M
Owner: Simsbury Development
Architect: Eisenberg Haven
Unit Count: 60

Symphony Apartments, Springfield, MA, \$2.2M
Owner: Hamden Development
Architect: Vitols Associates
Unit Count: 24

Assisted Living Facilities

Alden Place, Fairhaven, MA, \$4.5M
Owner: The Newton Group
Architect: The Architectural Team

Maplewood Place, Malden, MA, \$8.1M

Owner: The Newton Group

Architect: Vitols Associates

Draper Place, Hopedale, MA, \$5.6M

Owner: The Newton Group

Architect: The Architectural Team

The Union at Fall River, Fall River, MA, \$3.3M

Owner: Simsbury Development

Architect: Eisenberg Haven

Hotels

Residence Inn, Andover, MA, 7.6M

Owner: Brickstone Properties

Architect: Burt Hill Kozar Rittleman

Rooms: 124

Spring Hill Suites, Andover, MA, 6.3M

Owner: Brickstone Properties

Architect: Burt Hill Kozar Rittleman

Rooms: 136

Hawthorn Suites, Andover, MA, \$5.2M

Owner: Princeton Properties

Architect: Vitols Associates

Rooms: 80

Hawthorn Suites, Chelmsford, MA, \$5.5M

Owner: Princeton Properties

Architect: Fondren McGrath Architects

Rooms: 105

Concrete

Heritage at Bedford, Bedford, MA, \$805,000

General Contractor: Keith Construction

Clocktower Place Parking Garage, Nashua, NH, \$2.0M

General Contractor: Central Street Construction

Bellingham Pump Stations, Bellingham, MA, \$500K

General Contractor: R.H. White



CORPORATE PROFILE
JULY 2016

Additional information available at www.winnco.com



WinnCompanies is an award-winning national multifamily development and management company dedicated to the highest standards of excellence. Through its affiliates, WinnDevelopment, WinnResidential and WinnResidential Military Housing Services, the company acquires, develops and manages affordable, senior, mixed-income, market rate, military and mixed use properties from coast to coast.

A private company founded in 1971 and now operating in 22 states and the District of Columbia, WinnCompanies is the fifth largest multi-family housing manager in the United States, the largest manager of affordable housing in the nation and the second largest manager of military housing.

Portfolio as of January 1, 2016

Total properties managed	579
Total units managed	98,817 (all units, including Winn-owned)
Market rate	6,692
LIHTC	32,165
Other subsidized	19,181
Privatized military	40,779
Properties owned by WinnCompanies	90
Units owned by WinnCompanies	13,266

Headquartered in Boston's historic Faneuil Hall Marketplace, WinnCompanies serves its clients through significant regional offices in Baltimore, MD; Fresno, CA; Honolulu, HI; Lowell, MA; Nashville, TN; New York, NY; and, Washington, DC.

WinnCompanies has demonstrated a consistently sound approach to real estate through its long-term commitment to property investments; its passion for excellence in property development, management and maintenance; and, its unblemished record of dealings with bankers, lenders, and public and private sector partners. WinnCompanies consistently provides a creative, award-winning and focused approach in the multifamily industry that is grounded in sound economic fundamentals.

- WinnCompanies has acquired and developed real estate holdings in excess of **\$2.5 Billion**;
 - Employs more than **2,700** hard-working and capable team members;
 - Manages **121 Million** square feet, including housing, condos, commercial, retail, parking facilities;
 - Provides homes to **300,000** residents;
 - Has transformed 30 historic properties into **more than 3,200 units of mixed-income housing** in mixed-use communities **valued at \$500 million**.
 - Has **never** missed a mortgage payment or defaulted on a loan in its **45-year** history.
-

VISION

WinnCompanies is the creator and champion of the best possible living communities for our residents and clients achieved through strong partnerships, a focus on sustainability, and the efforts of our outstanding team members who work with a passion for excellence and a commitment to exceed expectations.

VALUES

These guiding principles inspire the daily work of our executives and team members:

Passion for Excellence

Excellence is not accidental; it is the result of our dedicated effort, hands-on experience and the vision to see challenges as opportunities.

Clients and Residents are the Core of Our Business

Clients and residents are our focus; they are our priority as we nurture mutually beneficial relationships.

Deliver Service that Exceeds Expectations

Our service delivery impacts every aspect of our business and our reputation, so we strive to exceed expectations by listening, responding, caring and pursuing positive experiences for our partners and residents.

Integrity is Never Compromised

The way we conduct ourselves and our company will affect others. Our obligation is to act responsibly, with honesty, and to make positive contributions to the community and the industry in which we do business.

Our People are the Source of Our Success

Our people provide our vitality. We encourage teamwork, employee involvement, trust, and respect. We value effort, innovation and results.

Commitment to Sustainability

As we develop and operate properties to maximize their use and promote healthy communities, we also ensure the efficient use of natural resources. This goal is critical for the environment and for our business.

Team Leadership

Leadership is achieved by actions and results. Together, we can show the way.

A Culture of Safety

We pledge to create the safest possible environments for our employees and residents, achieved by fostering a culture focused on awareness, communication, safety education, and safe working methods.



WinnDevelopment has earned a national reputation for award-winning excellence in real estate development, acquiring and developing holdings with a value in excess of \$2.5 billion in 10 states. In addition, we have improved or converted more than 5 million square feet of property into prime space for a wide range of businesses and commercial properties.

The WinnDevelopment portfolio spans affordable housing, market-rate housing, mixed-use and mixed-income developments, urban and suburban garden-style and high-rise apartment communities, along with office buildings, hotels, retail, and medical offices and parking garage facilities.

Through innovative financing mechanism and an intense focus on a property needs and improved management practices, we set a course for properties to enjoy long-term success. The recent work of WinnDevelopment has focused on large scale mixed-use and mixed-income developments; and, the acquisition, rehabilitation and repositioning of under-valued multifamily properties, working with private owners and/or public sector partners to strengthen communities and their quality of life.

In addition, WinnDevelopment is an award-winning national leader in the adaptive reuse of historic properties and landmark structures. During the past three decades in Mid-Atlantic and the Northeast, we have transformed 30 vacant historic properties into more than 3,200 units of mixed-income housing in mixed-use communities now valued at \$500 million. No other company in the US has won more awards for residential adaptive reuse development.

WinnDevelopment also is proud to be a national leader in green development and the use of renewable energy. Our innovative approaches to sustainability are recognized throughout the multi-family industry and our award-winning green projects demonstrate our commitment to excellence. Known as WinnGreen, our expertise includes Green Building Certification, Deep Energy Retrofits, the Better Buildings Challenge, Green Financing and Solar Power.

To complement our development and financial capabilities, our extensive operations capacity spans all types of onsite property management, full-charge accounting, financial reporting, negotiation and asset-management evaluation. Our diversified third-party management expertise adds value to properties in countless communities across the United States, including many of the country's hottest markets.

2015 Awards

Boston Rental Housing Association Industry Excellence Award: Larry Curtis, President & Managing Partner WinnDevelopment

NAHMA Vanguard Award: Voke Lofts, Worcester, MA, for Major Rehab of a NonHousing Structure

Multi-Housing News MHN Excellence Award: Voke Lofts, Gold winner in Development & Design, Adaptive Reuse

NH&RA J. Timothy Anderson Award for Historic Rehab: Two finalists – Counting House Lofts, Lowell, MA, and Voke Lofts, Worcester, MA



A passion for excellence is what sets WinnResidential apart. The consistent growth of our portfolio is evidence of our ability to significantly raise the standards of residential property management, one interaction at a time.

Its mission is to provide the highest quality services to residents and the best returns for clients; preserve and enhance the physical asset; and, ensure compliance with all federal, state and local programs. Recognized among the nation's leaders in multifamily property management, WinnResidential offers decades of proven expertise in third party work across all property types in major and secondary metropolitan markets coast to coast.

With apartment communities ranging from 17 units to 6,000 units, the company's substantial management portfolio features successful:

- Market Rate Housing
- Affordable Housing
- Senior Affordable and Senior Living
- Undervalued and Distressed Assets
- High Rise and Mid-Rise Living
- Garden Style
- Military Housing
- Mixed-Use Properties

Armed with decades of problem-solving experience, WinnResidential is often called upon for property management consulting services designed to improve a property's financial performance by leveraging the company's wealth of operating and marketing resources, support services and technology infrastructure.

WinnResidential manages each asset with the long-term in mind, recognizing that each property is different and treating each one as if it owned it. As a result, leading institutional investors, real estate investment firms, corporations, and developers trust the passion for excellence that drives the WinnResidential reputation for third party management expertise. Its joint venture experience includes housing authorities, the U.S. Armed Forces, non-profit organizations and some of the country's most successful multi-family owners and financiers.

The company also offers clients national procurement buying power, extensive reporting and auditing capabilities, rigorous compliance protocols, and award-winning "green" operations expertise.

Recent Awards

2016

NAHMA Vanguard Award for Major Rehabilitation of a Non-Housing Structure: 777 Main, Hartford, CT

NAA Return on Energy "Energy Reduction Award": Heritage House, Newburyport, MA

2015

National Apartment Association Best Community Awards:

Green Community – Metro Green Apartments and Residences, Stamford, CT

Affordable Housing – The Cooperatives of CharlesNewtown Housing, Inc., Charlestown, MA



WinnResidential Military Housing Services is dedicated to providing exceptional community living experiences to our nation's military forces AND their families with passion, integrity and commitment. We fulfill this mission every day by ensuring our communities offer residents a safe, peaceful, friendly place to enjoy their lives.

Also known as WinnMilitary, the company is one of the largest managers of privatized military housing in the United States, operating 26 military housing communities with more than 41,000 homes for U.S. Air Force, Army, Coast Guard, Marines and Navy families from Alaska and Hawaii to New York and South Carolina.

Formed under the Military Housing Privatization Initiative (MHPI), WinnResidential Military Housing Services is a joint-venture of WinnCompanies and Lend Lease, a leader in community development for military installations.

The WinnMilitary management portfolio includes Westover Air Force Base, Massachusetts; Fort Hood, Texas; Joint Base Pearl Harbor-Hickham, Hawaii; Fort Knox and Fort Campbell, Kentucky; Fort Drum, New York; and, Camp Lejeune, North Carolina.

The company has earned numerous industry awards over the years for the quality of property management and community services, including, most recently, the National Apartment Association Excellence Award in 2016 for "Best Community" (Tiera Vista Communities at Los Angeles Air Force Base) and, in 2015, for Fort Hood Family Housing, a U.S. Army base in Killeen, Texas.

In addition, WinnMilitary has supported Lendlease on the operational and property management aspects of numerous projects worth billions of dollars throughout a 12-state military housing portfolio that stretches from Massachusetts to Texas to Hawaii.

These efforts include new construction and renovation projects for housing; the construction of community centers, swimming pools, fitness centers, playgrounds, and dog parks; and, the implementation of solar and thermal energy sustainability projects and recycling initiatives.

Recent Awards

2016

National Apartment Association Community of the Year: Tierra Vista Communities at Peterson Air Force Base, Colorado Springs, CO

National Apartment Association Best Community Award (Military Housing): Tierra Vista Communities

2015

National Apartment Association Best Community Award (Military Housing): Fort Hood Family Housing, WinnResidential Military Housing Services



Michael Putziger - *Chairman*
Gilbert Winn - *Chief Executive Officer*
Lawrence H. Curtis - *President, WinnDevelopment*
Marvin Siflinger - *Director*
William Wollinger - *Chief Operating Officer*
Deirdre A. Kuring – *President, WinnResidential*
Patrick Appleby - *President, WinnMilitary*

Daniel Willert - *General Counsel*



Gilbert Winn – *Chief Executive Officer*
Lawrence H. Curtis - *President and Managing Partner*
Rachel Edwards - *Vice President Acquisitions*
Adam Stein – *Senior Vice President*
Brett Meringoff – *Senior Vice President*
Meade Curtis – *Vice President*
Elizabeth Fish - *Vice President*
James Harger - *Vice President*
Meade Curtis – *Vice President*
David Thunell - *Construction Coordinator*



Deirdre A. Kuring – *President, WinnResidential*
Cynthia D. Tanner – *Chief Financial Officer*
Brian K. Kean – *Executive Vice President*
John Kuppens – *Executive Vice President*
Jerry D. Lemmon – *Executive Vice President*
Lynn Bora – *Senior Vice President, Operations Support Services*
Lynne Chase - *Senior Vice President, Accounting*
James Aliberti – *Senior Vice President*
Genevieve Bauer – *Senior Vice President*
David Blumberg – *Senior Vice President*



Executive Committee

Gilbert Winn – *Chief Executive Officer, WinnCompanies*
Michael Putziger – *Chairman, WinnCompanies*
Lawrence H. Curtis – *President, WinnDevelopment*
William W. Wollinger – *Chief Operating Officer, WinnCompanies*
Deirdre A. Kuring – *President, WinnResidential*
Patrick Appleby – *President, WinnMilitary*
Cynthia D. Tanner – *Chief Financial Officer, WinnResidential*
Michael O'Brien – *Executive Vice President, WinnCompanies*
Alessandra De Vaca – *Executive Vice President, Human Resources & Training*
Susan Malatesta – *Executive Vice President, Asset Management*
Douglas Jones – *Executive Vice President, WinnMilitary*
Brian K. Kean – *Executive Vice President*
John Kuppens – *Executive Vice President*
Jerry D. Lemmon – *Executive Vice President*
James Aliberti – *Senior Vice President*
Genevieve Bauer – *Senior Vice President*
Lynn Bora – *Senior Vice President, Operations Support Services*
David Blumberg – *Senior Vice President*
Edward Cafasso – *Senior Vice President, Communications*
Lynne Chase – *Senior Vice President, Accounting*
Kirstin Rich – *Senior Vice President, Military*
Daniel Willert – *General Counsel*

Leadership Committee

(includes Executive Committee members and the following)

Tom Adams – *Vice President, Military*
Mark Alves – *Vice President, Business Systems and Technology*
Julie Barr Plexico – *Vice President, Military*
BJ Cozart – *Vice President, Military*
Steve DeTore – *Vice President, Business Planning*
Timothy Santucci – *Vice President, Finance*
John Tarrant – *Vice President, Procurement and Sustainability*
Michael Milko – *Divisional Vice President*
Keith Jenkins – *Divisional Vice President*
Lacy Chivers – *Regional Vice President*
Hector Cruz – *Regional Vice President*
Carolyn Donahoe – *Regional Vice President*
Brian Leverone – *Regional Vice President*
Stephanie Lewis – *Regional Vice President*
Debra Pratt – *Regional Vice President*
Lori Ricci – *Regional Vice President*
Bliss Wallace – *Regional Vice President*
Charlene Love – *Director of Corporate Marketing and Business Development*

Winn Headquarters

WinnCompanies

WinnDevelopment, WinnResidential, and WinnResidential Military Housing Services

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Boston, Massachusetts 02109-1620
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PRIVATE OWNERS

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Lexington, Massachusetts

Boston Capital Partners, Inc.
Boston, Massachusetts

The Boulder Company
Weston, Massachusetts

Canada Life Insurance
Toronto, Canada

Castle Development
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Waterford Development Group
Needham, Massachusetts

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Department of Housing & Community
Development
Boston, Massachusetts
5th Ward Development
Houston, Texas

Homeowners Rehab, Inc.
Cambridge, Massachusetts

Homes for America
Annapolis, Maryland

Lena Park Community Development
Corporation
Dorchester, Massachusetts

Massachusetts Housing Finance Agency
Boston, Massachusetts

Massachusetts Housing Partnership
Boston, Massachusetts

Massachusetts Housing Investment Corp.
Boston, Massachusetts

Nuestra Community Development Corporation
Roxbury, MA

Peoples Involvement Corporation
Washington D.C.

Pembroke Real Estate
Boston, Massachusetts

Providence Building and Education Assoc.
Providence, Rhode Island

Quincy Geneva CDC
Dorchester, Massachusetts

Somerville CDC
Somerville, Massachusetts

UDC Housing Development Corp.
Roxbury, Massachusetts

Baystone Development is a regional leader in real estate investment and development. Over the last 25 years, our team has established a legacy of significant value creation. Through multiple economic cycles, we have done more than simply complete real estate projects; we have developed distinctive environments of lasting beauty and utility that demonstrate impressive investment performance. There is no single path to success, but our efforts always begin with a thoughtful vision. They are fueled by our passion for excellence and our proven ability to build consensus and coordinate the project team's diverse talents.

At Baystone Development, we are committed to:

- Making our vision a reality
- Inspired, creative design
- A rigorous development process
- Quality execution
- Delivering exceptional economic returns

Baystone Development's skilled professionals have extensive expertise in all real estate disciplines. We have mastered the ability to integrate the community's needs, attributes, and character to further enhance each project's success.

We achieve this through an entrepreneurial approach to real estate development, one that is focused and hands-on. Baystone's ability to synthesize a community's characteristics and integrate such progressive elements as smart growth, sustainable practices, and transit-oriented development benefits the community and the investment. Our projects are widely recognized, by the community and the market, as superior properties. Our team draws on their extensive experience in order to minimize risk and maximize value. In the process, we continue to set new standards for quality repositioning, adaptive re-use, and ground up construction.

Baystone Development, LLC is located at 21 Center Street, Weston, MA 02493. The main contact phone number is 781-894-9898 and its website is www.BaystoneDevelopment.com.

KEY PRINCIPALS

Roy S. MacDowell Jr.

781-894-9898

rmacdowell@baystonedevelopment.com

Roy S. MacDowell Jr., manages the vision and strategic planning for Baystone Development. Roy is responsible for establishing the overall strategy of the firm and plays a central role in the evaluation of new opportunities, project management and execution. He is responsible for reviewing and approving all major decisions.

Roy has a 30+ year history of success in real estate investment, development and management, having personally developed and/or permitted more than 2 million square feet of commercial space, including more than 3,500 dwellings. He served as a Director on the board of Sterling Bank during a period when it grew from \$250 million to over \$1 billion in total assets before being sold to Fleet Bank. He is the founder of The MacDowell Company, Inc., a leading landscape architectural and construction firm.

Roy served as President of the Board of Trustees of The Rivers School in Weston, MA and as a Trustee of the Children's Hospital Boston Trust Board. He also served as a Trustee at Babson College, where he studied as an undergraduate. Roy is a past member of the Board of the Massachusetts Chapter of NAIOP and an Overseer of the Anti-Defamation League (ADL) New England.

Roy S. MacDowell III**781-894-9898**rmacdowell3@baystonedevelopment.com

Roy has been a member of the Baystone team since 2001 and is involved in all aspects of Baystone Development's business, including site acquisition, financing, permitting and planning, design, construction and sales. He is involved in managing the firm's development projects as well as procurement of new opportunities.

Previously, Roy worked for Equity Residential, the national housing REIT, gaining significant experience in East Coast multifamily development, as well as on-site construction management. He also worked for Merrill Lynch, gaining experience in the capital markets, and Winn Management, where he focused on multi-family property management.

Roy is a member of the Next Generation Developers Task Force at Children's Hospital Boston, which assists in the development of patient family housing. Roy graduated from Babson College, where he majored in Entrepreneurial Studies and Real Estate.

Todd S. MacDowell**781-894-9898**tmacdowell@baystonedevelopment.com

Todd S. MacDowell is responsible for leading the pursuit and execution of new business opportunities and development activities. While involved in all aspects of Baystone's business, he plays a leadership role in the creation, planning, and implementation of the strategic vision and growth of Baystone Development. Todd is also a certified LEED GA and is the firm's expert in sustainable practices.

Todd has spent the last 13 years working in the real estate market. Before joining the team in 2005, he gained extensive commercial real estate experience at Williamson, Picket & Gross, Inc. focusing on commercial real estate leasing in Midtown and Downtown Manhattan. Prior to his time at Williamson, Picket & Gross, he worked for Winn Development and for the Boston Redevelopment Authority.

Todd serves on the Alumni Council for the Rivers School in Weston, MA and previously served on the boards of the Next Generation Developers Task Force at Children's Hospital Boston. He holds a bachelor's degree from Babson College with concentrations in Finance and Entrepreneurial Studies.

Erick I. Swenson**781-894-9898**eswenson@baystonedevelopment.com

Erick has been with the Baystone team for over 10 years. His responsibilities include project management, permitting, site research and feasibility analysis. Erick combines his experience in architectural design and site design to provide the firm with a clear and comprehensive vision of what a project can accomplish both visually and financially. Erick has more than 12 years of onsite experience in construction management and site development.

Erick brings his extensive architectural experience with numerous architectural firms throughout New England to bear on Baystone projects. Past work includes U.S. Department of Housing and Urban Development (HUD) funded buildings in Connecticut and American Hellenic Educational Progressive Association (AHEPA) funded projects in Massachusetts.

Erick is a graduate of Wentworth Institute of Technology, with a 5-year Bachelors of Architecture Degree and a 2-year Associates Degree in Architectural Engineering and Technology.



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Burlington, MA 01803
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CHELMSFORD
14 Littleton Road
Chelmsford, MA 01824
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LITTLETON
265 Great Road
Littleton, MA 01460
(978) 486-3543

June 23, 2016

Board of Selectman
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Dear Board Members,

I am pleased to provide you this letter of reference in connection with our good and valued customers Roy MacDowell, Jr., Roy MacDowell, III & Todd MacDowell, and the Baystone Development Team. We have approved and closed on several commercial real estate transactions for the MacDowell's and their various entities. Their largest loan with us was nearly \$30,000,000.00. All payments on their loans have been made as agreed.

In addition, The MacDowell's and various entities maintain several commercial checking accounts with the Bank including the various operating accounts with significant balances.

The MacDowell's are good and valued customers of the Bank and we continue to look forward to doing business with them.

If you have any questions or need any additional information please feel free to call me at (781) 569-1518.

Sincerely,

Jay P. DiIorio
Northern Bank & Trust Company
Senior Vice President

MELROSE
514-516 Franklin Street
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(781) 662-0200
Member FDIC

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45 Main Street
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NORTH WOBURN
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WEST WOBURN
215 Lexington Street
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WOBURN CENTER
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TOWN OF FRAMINGHAM

Memorial Building, 150 Concord Street, Room 121, Framingham, MA 01702
508-532-5400 | 508-532-5409 (fax) | www.framinghamma.gov

Town Manager

Robert J. Halpin

Assistant Town Manager

James P. Duane

Board of Selectmen

Cheryl Tully Stoll, Chair

Charles J. Sisitsky, Vice Chair

Laurie Lee, Clerk

Jason A. Smith

Cesar A. Monzon

June 22, 2016

Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Dear Board Members:

I am pleased to provide this letter of reference to you in connection with a proposal I understand may be submitted to the Town of Wayland by Baystone Development in response to an RFP to develop 188 units of multifamily housing.

Baystone Development was the lead developer of 353 units of housing in the Saxonville neighborhood of Framingham. Known as Danforth Green, this development consisted of 180 units of multifamily housing and 173 detached single family homes. The development was perhaps the largest single investment in new housing in Framingham in decades.

Baystone Development was businesslike and diligent in all of its dealings with the Town throughout both the predevelopment process as well as a multi-layered permitting process for the development itself. Because this project involved the "unwinding" of a complex set of legal and financial agreements to which the Town was a party, that predated the 2007 housing market collapse, the project required extensive negotiations and problem solving discussions with Baystone. I was involved in those negotiations and found that Baystone Development was disciplined, pragmatic and aware of what it would take for the Town to reach an agreement it could recommend to Town Meeting.

That same attitude was exhibited through a very high profile permitting process with the Planning Board and Zoning Board of Appeals. The manner in which Baystone Development conducted itself before those boards is a big part of the reason why we were ultimately able to secure Town Meeting approvals of the agreements referred to above.

At the conclusion of construction, the 353 units of housing are widely viewed as a very successful addition to the housing stock in Framingham.

Very truly yours,

Robert J. Halpin
Town Manager

RJH/cmb



TOWN OF HOPKINTON

June 30, 2016

Ms. Cherry C. Karlson, Chair
Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Dear Ms. Karlson:

We are happy to submit this letter of reference for Baystone Development, 21 Center Street, Weston, MA 02493, and its member, Roy S. MacDowell Jr.

Since 2006, Mr. MacDowell and the Baystone Development team have been working cooperatively with the Town of Hopkinton on the Legacy Farms open space mixed-use development project, located in East Hopkinton on the former site of Weston Nurseries. Legacy Farms covers over 720 acres of land, including 500 acres that are being reserved for public open space.

The project closely follows the parameters adopted in 2007 as part of the Town's East Hopkinton Master Plan and, when complete, will include 240 units of rental apartments, 180 units of age-restricted housing, 127 units of senior living housing, and 100,000 square feet of commercial space, as well as single-family homes and condominiums. Along the way, the Project has been guided, not only by the regulatory requirements of subdivision control, zoning and site plan review, but also by a Host Community Agreement, negotiated between the developer and the Town, as well as by various restricted land covenants granted to the Town, that will preserve the open space in perpetuity.

Over the years, the Baystone Development team has built an excellent working relationship with our Board of Selectmen, the Town Manager, our Town boards and committees, and the community of Hopkinton as a whole. The project has provided much needed road improvements, new sidewalks, scenic walking trails and land for the Town's recreation use. In addition, the project has already contributed over \$150 million to the Town's tax base, and is expected to add substantially more in the years to come.

We have enjoyed our working relationship with Baystone Development over the years and look forward to a successful conclusion of the Legacy Farms project. Please feel free to contact either of us should you have any questions.

Sincerely,



Norman Khumalo
Town Manager



Brian J. Herr, Chairman
Board of Selectmen

cc: Nan Balmer, Town Administrator



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June 23, 2016

Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Re: Request for Proposals #16-28: River's Edge Wayland

Dear Board Members:

It is my pleasure to submit this letter of reference for your consideration on behalf of Roy S. MacDowell, Jr., Roy S. MacDowell, III, Todd S. MacDowell and the Baystone Development team in connection with the above referenced RFP.

DLA Piper and its predecessor firm have represented Baystone and the MacDowells for more than 20 years. Among other projects, we have worked with them on the Beach House in Revere (234 units of rental housing on Revere Beach), Legacy Farms in Hopkinton (mixed use 700 acre site with 1,100 units of housing and retail uses), Danforth Green in Framingham (353 units of housing consisting of 180 rental apartments and 173 condominium units), Longview Place in Waltham (348 rental units), Children's Hospital in Waltham (450,000 s.f. hospital facility), Cronin's Landing in Waltham (281 rental units and 25,000 s.f. of retail) and 680 South Ave. in Weston (a 16 unit LIP program condo project).

The common theme running through all of the projects above has been a commitment to excellence and a mission to develop projects that they (as well as their neighbors and their community) can take pride in. Moreover, the MacDowells have achieved success in very different communities by adhering to the principles of transparency, accessibility, collaboration, and responsiveness. Cities and towns find that the MacDowells are committed to working together with the municipality, neighbors and other stakeholders to develop high quality projects that fit the character and the priorities of the community.

A cornerstone of DLA Piper's legal practice has been representing developers large and small, local and national, on all types and scales of projects. Having observed many developers in action, we can assure you that the MacDowells represent the highest standards of quality on a professional level, and the highest standards of integrity and reliability on a personal level.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Bryan C. Connolly'.

Bryan C. Connolly



June 23, 2016

Board of Selectmen
Town of Wayland
41 Cochituate Road
Wayland, MA 01778

Dear Wayland Selectmen,

My understanding is that Baystone Development plans to submit a proposal in response to an RFP to develop 188 units of multifamily housing in the Town of Wayland. With that in mind, I am pleased to share, with the Town of Wayland Board of Selectmen, my experience in both observing and working with the Baystone Development Team on their Legacy Farms project in Hopkinton, Massachusetts.

I have been a resident of Hopkinton for close to 40 years, where I have seen the community grow from 6,000 to 16,000 residents. In addition to providing some leadership to the Hopkinton Chamber of Commerce I have been active in several non-profit organizations, which provided me with an opportunity to be involved with the Legacy Farms project from permitting to the present.

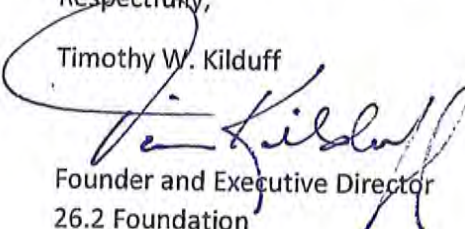
From day one, I have found that the principals of Baystone Development have been sensitive to Hopkinton's history and needs, which was proven out with an overwhelming vote to proceed with implementing their proposed plan for Legacy Farms.

Baystone has proven to be a good corporate citizen. Their principals listen to and are responsive to community concerns. Most importantly, the Town of Wayland should feel confident that their concerns will be addressed in a timely fashion.

In my opinion, Baystone Development has been and will continue to be a good community partner for Hopkinton and I would expect the same would be true for the Town of Wayland.

Respectfully,

Timothy W. Kilduff


Founder and Executive Director
26.2 Foundation

26.2 Foundation Mission

The 26.2 Foundation (dba-Hopkinton Athletic Association) is a non-profit 501(c)(3) organization. Its mission is to promote and support the sport of marathoning, as well as health, wellness, and economic development initiatives through strategic investments in innovative, multi-generational programs on local, regional, national, and global levels.

Project Description

River's Edge

Wayland, MA

TAT project #16086

June 27, 2016

I. General:

The proposal consists of 188 total rental apartments with 25% (47 units) being 55+ age restricted and 25% (47 units) being affordable. The total gross square feet of the project is 254,885 GSF in 4 total buildings, three of which are connected. Building 4, which is located on the western edge of the site is proposed as the fully age-restricted building.

The unit mix and unit sizes are as follows:

	<u>Ave. size</u>	<u>Total number</u>	<u>Percentage of Total</u>
Studio	625 NSF	5	3%
1 Bedroom	805 NSF	63	34%
1 BR + Den	985 NSF	32	17%
2 Bedroom	1,225 NSF	70	37%
2 BR + Den	1,400 NSF	15	8%
3 Bedroom	1,400 NSF	3	1%

The proposed building construction type is 5A, which is wood frame. The parking level beneath two of the buildings would be required to be non-combustible, Type 1A. The buildings would be required to be fully sprinklered. Foundation material would be determined pending results of soil bearing capacity but the hope and expectation is that the foundations would be traditional spread footings and constructed with poured-in-place concrete.

II. Massing and Style:

The existing curb cut on the east end of the site is retained as the main entry to the site. It is widened with a low stone retaining wall added and contextual project signage. The entry to the site is meant to create a destination and sense of arrival which is reinforced by the drop-off and entry canopy at Building 1. Viewed from the site entry and along Route 20, three of the buildings are 3 stories in height and are set back over 100 feet from the Route 20 roadway. The three story portions of the buildings are a maximum 45 feet in height. The westernmost building (Building 4) is 4 stories in height and maximum 58 feet in height. The massing of the project is arranged so that the narrowest ends of the buildings face the public view of Route 20 (south) thus minimizing the sizes of the buildings and breaking down the massing into smaller, more residential elements. The area between the buildings is used as either landscaped open space, resident amenity space, or driveway and building access/entry.

The grade change from the east end of the site to the west end is approximately 20 feet. In order for the buildings to work with the grades and to avoid excessive cuts and fills, there is a "terracing" effect whereby the buildings act as retaining walls with the aforementioned courtyards between being level and usable. Due to this layout, the west facades facing the courtyards are four stories but this building mass is set back and not easily visible from public view.

The architectural style of the buildings is a contemporary version of shingle style with gabled roofs (minimum 6:12 pitch), gabled and shed dormers and projecting bays.

III. Exterior Materials and Colors:

The main exterior materials that are proposed consist of cement fiber siding and trim. The design elements reflect a typical New England aesthetic: a mixture of clapboard and shingle siding with asphalt shingle roofs. Select public-view locations contain masonry stone veneer at the ground floor and at projecting bays. Several apartments contain exterior balconies so these are used as a design element to further break up the massing since the balconies are partially recessed. Balcony railings would be composite wood material and appropriate for the shingle style buildings.

Windows would be primarily double hung in operation and the material would be either vinyl or fiberglass to maximize energy efficiency and minimize maintenance.

Proposed colors are in keeping with the style. Earth tones are proposed that are common to both shingle and craftsman styles. Darker browns are used at the first floor, a tan for most of the body of the building and a lighter tan for the top gables and selected bays. It is a natural progression of heavier to lighter from bottom to top. The roof shingle color to be a complimentary earth tone blend of the main building colors. For the windows, we would avoid using a stark white color but use a tan or brown to compliment the overall color scheme.

IV. Amenities:

Building 1 is located at the public entry to the site and this is where the amenity spaces are proposed. A total of 7,500 square feet have been allocated, which is envisioned to include lounge(s), community room, library, fitness room, and support spaces for the exterior pool. An additional 2,500 square feet of amenity space will be located in the age restricted Building 4. These would include fitness room, library, sitting room(s), game rooms and the like.

V. Parking and Service:

The main parking areas encircle the buildings and are punctuated with trees and landscaping. There is a total of approximately 284 parking spaces at grade. In addition, there are two covered parking areas proposed: a 30 space garage beneath Building 3 and another 30 space garage beneath Building 4. The total of all parking is 344 spaces which for 188 units equals 1.8 spaces per unit. This number is expected to be appropriate to serve all residents and guests.

The service and trash area is located in the rear of the site between Buildings 3 and 4. It will be appropriately screened with landscaping.

VI. Landscape:

Planting to be done in a professional manner and designed by a registered Landscape Architect. Plants to be first rate quality and properly fertilized and maintained. Trees shall be of a mature size and properly scaled for the property. Particular care will be taken to the front of the property along Route 20 that best filters the buildings from the street. Plantings will have seasonal variety of colors and interest.

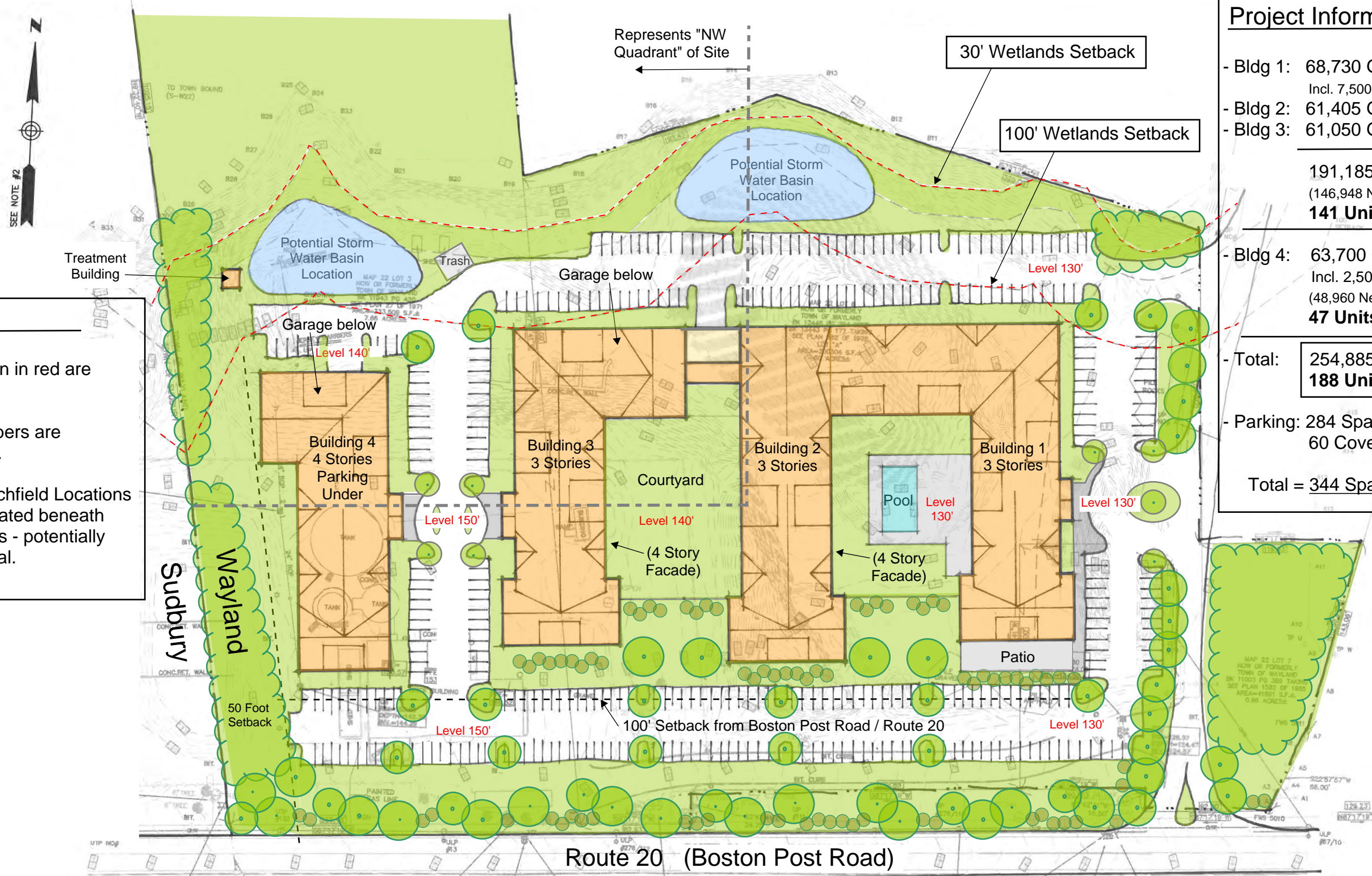
VII. Septic System:

A small one story treatment building is proposed on the site, in the northwest corner. Leaching fields would be appropriately distributed in areas with acceptable well-draining soil. It is expected that most fields will be located beneath parking areas with a potential for 66,000 square feet in total area.

River's Edge, Wayland

SUBMISSION BY: BAYSTONE DEVELOPMENT

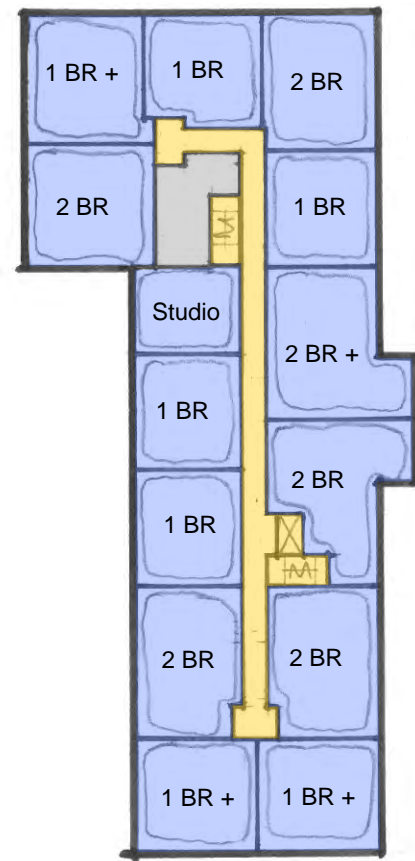
A wide-angle landscape photograph capturing a serene scene of a river or stream. The water is exceptionally still, acting as a perfect mirror for the vibrant blue sky and the scattered white clouds above. The river meanders from the foreground towards the horizon, where it meets a distant line of trees. On the right side of the frame, a dense thicket of green trees and shrubs grows along the bank, their leaves catching the light. The left bank is a flat, grassy field that stretches out towards the water. The overall atmosphere is peaceful and natural, showcasing a well-maintained or restored natural area.



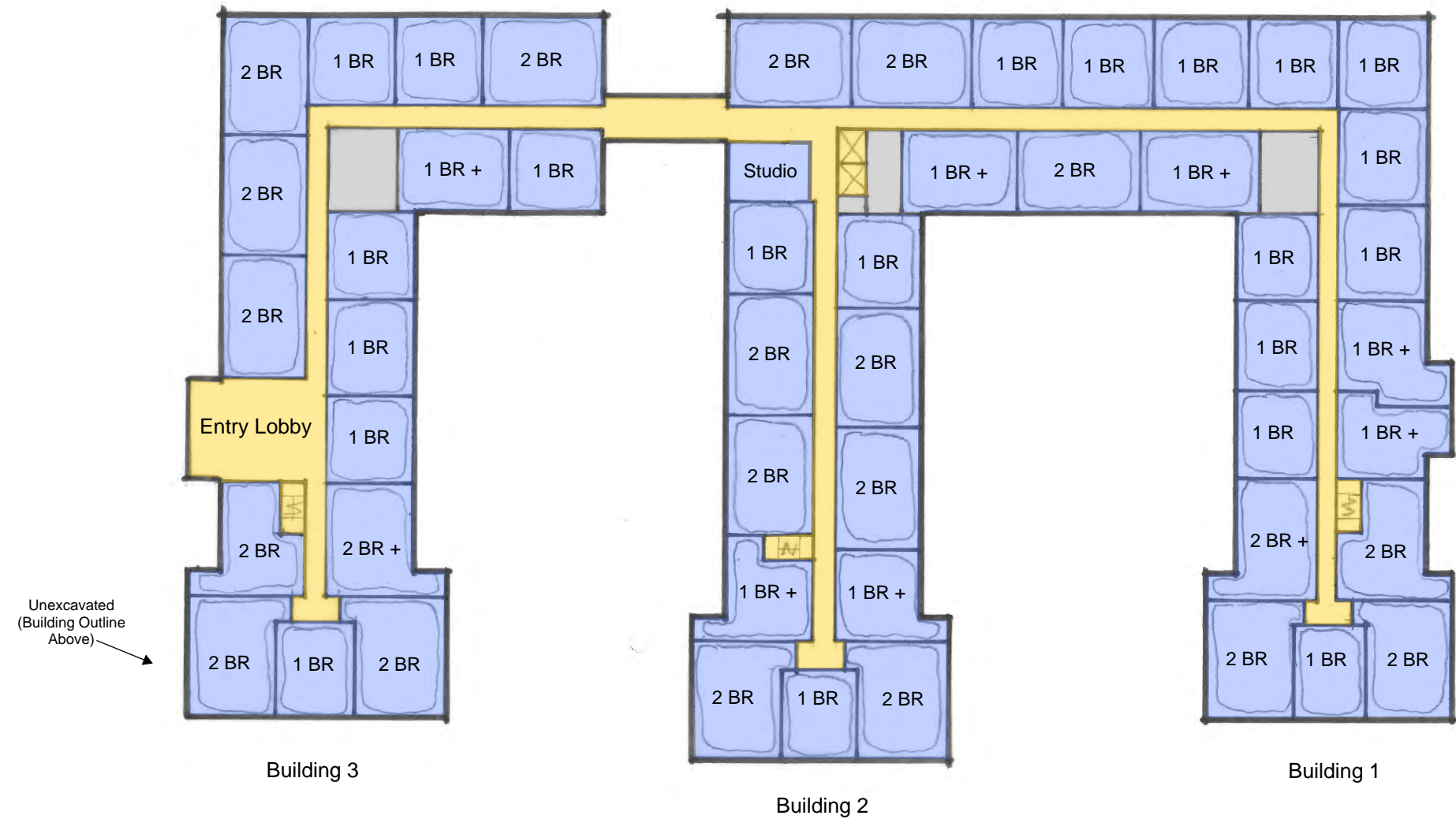
- Notes:**
- 1. Grades shown in red are approximate.
 - 2. Parking numbers are approximate.
 - 3. Possible Leachfield Locations would be located beneath parking areas - potentially 66,000 sf total.

Project Information:	
- Bldg 1:	68,730 GSF (47 Units) Incl. 7,500 SF Amenity Space
- Bldg 2:	61,405 GSF (47 Units)
- Bldg 3:	61,050 GSF (52Units)
<hr/>	
191,185 GSF (146,948 Net Rentable)	
141 Units (Ave. 1,044 SF)	
<hr/>	
- Bldg 4:	63,700 GSF (Age Restricted) Incl. 2,500 SF Amenity Space (48,960 Net Rentable)
47 Units (Ave. 1,044 SF)	
<hr/>	
- Total:	254,885 GSF 188 Units
<hr/>	
- Parking:	284 Spaces at grade 60 Covered (2 garages)
Total = 344 Spaces (1.8/unit)	

Scale at -11x17: 1" = 80'

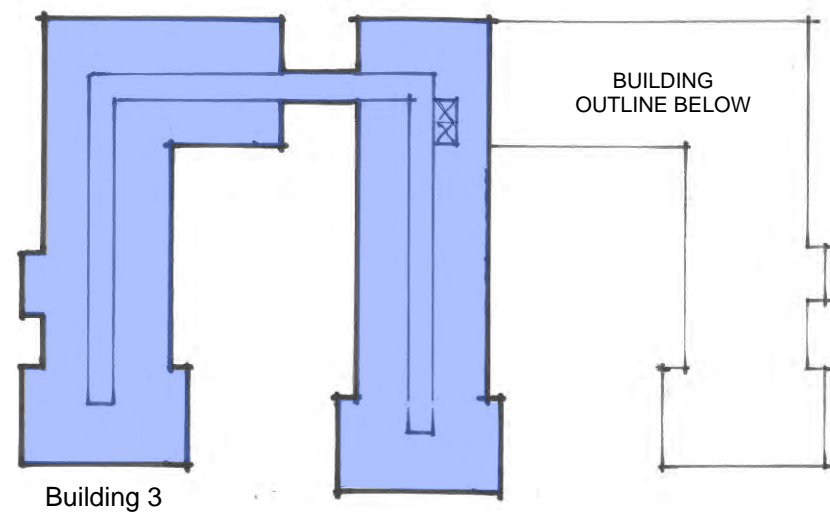
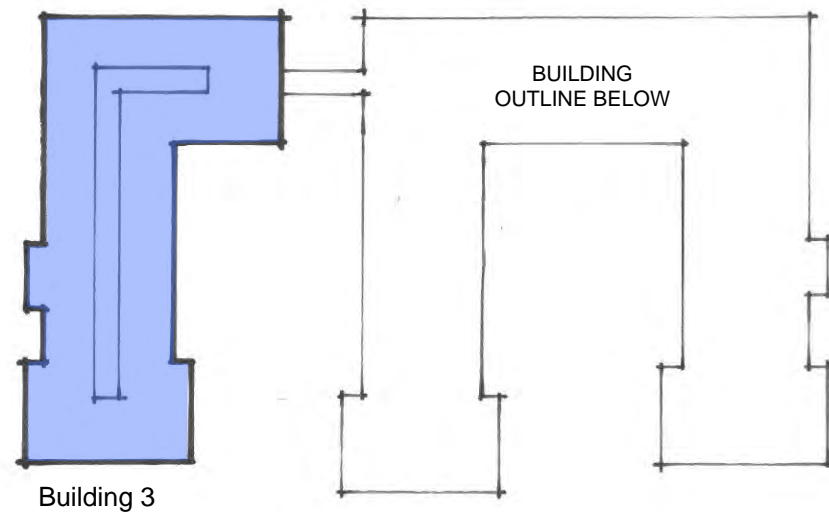


Typical Schematic Floor Plan -
Building 4



Typical Schematic Floor Plan -
Buildings 1, 2 and 3

Scale at -11x17: 1" = 50'



Buildings 1, 2 and 3:

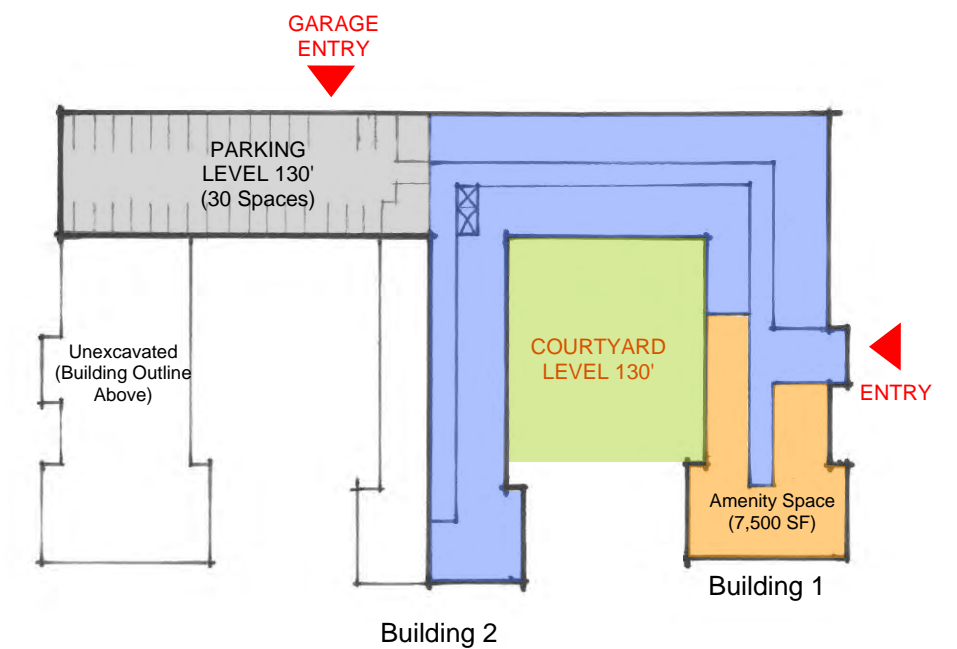
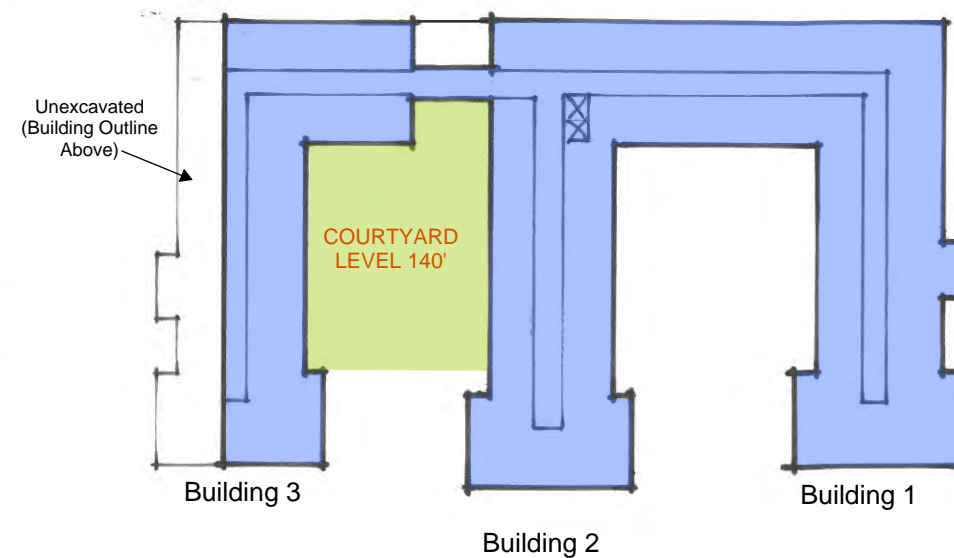
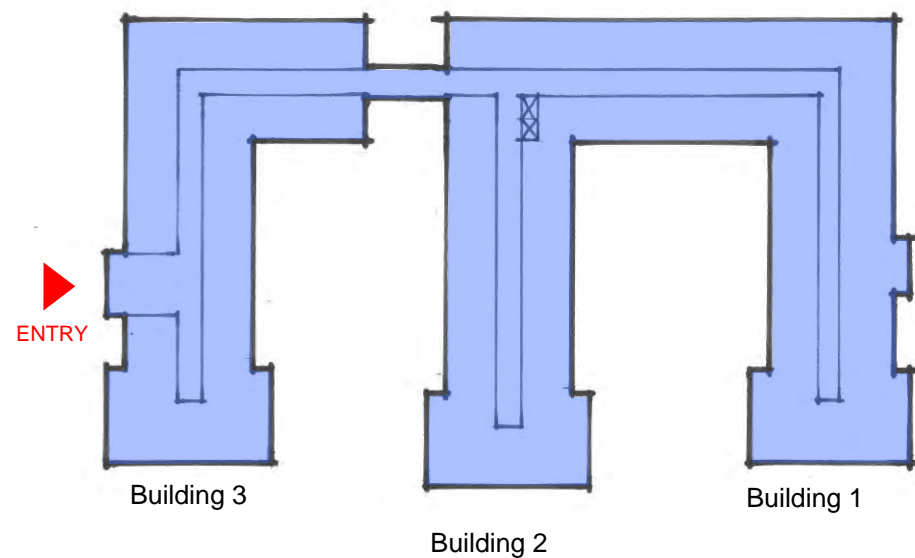
- Total Sq. Ft.: 191,185 GSF
- Amenity Space: 7,500 SF
- No. Units: 141 (Ave. GSF/Unit: 1,044 SF)
- Covered Parking Spaces: 30

Notes:

1. Above information does not include Building 4.
2. Grades, Floor Levels and Parking Spaces indicated are approximate.

5 Schematic Plan - Level 170'

4 Schematic Plan - Level 160'



3 Schematic Plan - Level 150'

2 Schematic Plan - Level 140'

1 Schematic Plan - Level 130'

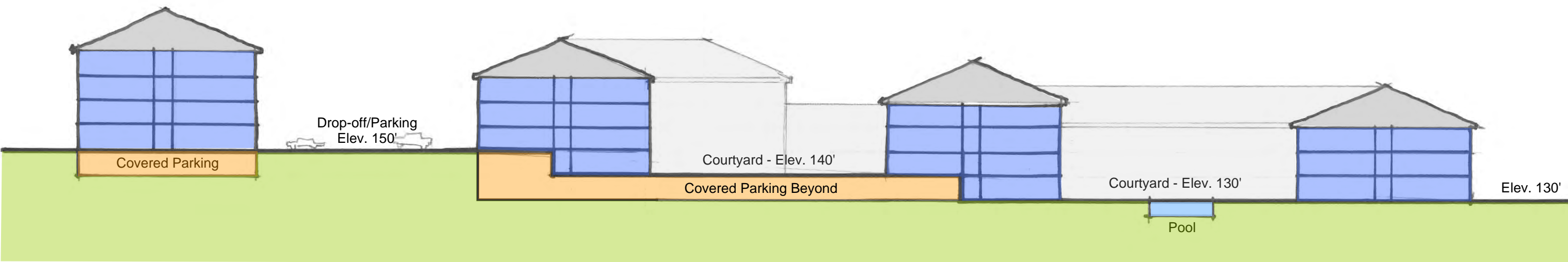
Scale at -11x17: 1" = 100'

Key:

Residential Floor

Below Grade Parking Level

Note: Grades shown are approximate.



Building 4

Building 3

Building 2

Building 1

Scale at -11x17: 1" = 40'

SEE NOTE #2

UTILITY STATEMENTS

THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

CERTIFICATION:



DARREN J. HARDY, P.L.S.
REG. NO. 48385
WSP USA, CORP.

DATE: 7/16/15

NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP SELLS ON NOVEMBER 5-16, 2012 AND MARCH 5, 2013 AND OCTOBER 24-27, 2014.
2. THE HORIZONTAL DATUM SHOWN HEREON REFERENCES MASSACHUSETTS MAINLAND STATE PLANE COORDINATE SYSTEM NAD83.
3. THE VERTICAL DATUM SHOWN HEREON REFERENCES NAVD88.
4. WATER ELEVATIONS WERE ALSO OBTAINED ON THE BOSTON POST ROAD BRIDGE OVER THE SUDBURY RIVER. (STAINS WERE LOCATED ON THE CORNERS OF THE OLD BOSTON POST ROAD BRIDGE ABUTMENT ON THE WEST BANK OF THE SUDBURY RIVER)
ELEV OF WATER STAIN NORTH SIDE OF BRIDGE= 113.4±
ELEV OF WATER STAIN SOUTH SIDE OF BRIDGE= 113.2±
5. BORDERING VEGETATED WETLAND FLAGGING A1 THROUGH A19 AND B1 THROUGH B33 WERE DELINEATED ON NOVEMBER 5, 2012 BY ECOTEC (WORCESTER, MA) AS DEFINED BY 310 CMR 10.55(2)(C).
6. MEAN ANNUAL HIGH WATER FLAGGING RA1 THROUGH RA18, DELINEATED MARCH 1, 2013 BY ECOTEC (WORCESTER, MA) AS DEFINED BY CMR 10.58(2)(g)2.b.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP PANEL 507 OF 656, COMMUNITY PANEL NUMBER 250224-0507-F, EFFECTIVE DATE JULY 7, 2014.

PLAN REFERENCES

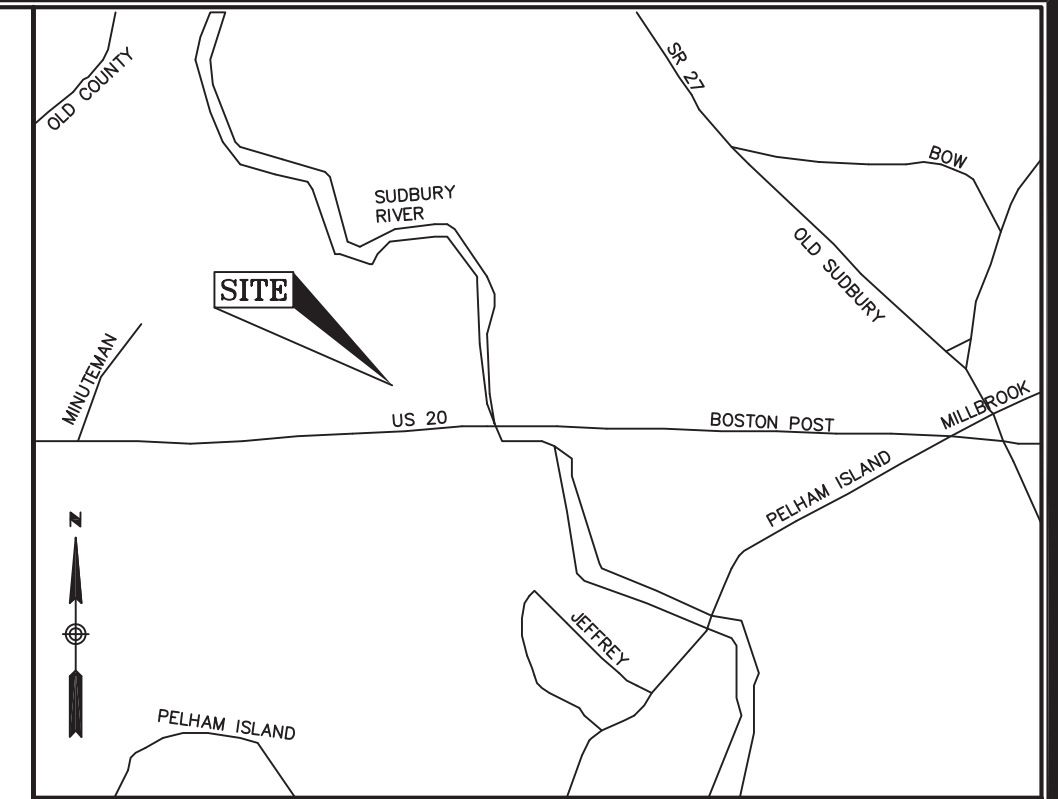
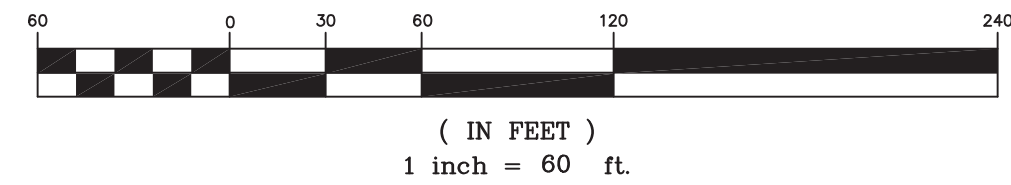
1. MASSACHUSETTS STATE HIGHWAY LAYOUT 493 SHEET 4.
2. MASSACHUSETTS STATE HIGHWAY LAYOUT 840 SHEET 1.
3. 1904 STATE HARBOR AND LAND COMMISSION'S TOWN LINE ATLAS.
4. PLAN OF LAND IN WAYLAND MASS. DATED DECEMBER 12, 1962. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 1582 OF 1965.
5. COMPILED PLAN OF LAND IN WAYLAND MASS. SHOWING PROPOSED LAND TAKINGS FOR DUMP PURPOSES. DATED DECEMBER 16, 1966. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 758 OF 1967.
6. PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND TO BE ACQUIRED FOR DUMP PURPOSES. DATED SEPTEMBER 24, 1969. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 27 OF 1971.
7. PLAN OF LAND IN WAYLAND, MASS. SHOWING LAND OWNED BY WILLIAM W. AND MARY P. LORD. DATED FEBRUARY 28, 1978. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 482 OF 1978.
8. UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE GREAT MEADOWS NATIONAL WILDLIFE REFUGE UNKNOWN OWNERS TRACT (200J). TOWN OF WAYLAND, MIDDLESEX COUNTY, MASSACHUSETTS. RECORDED IN THE MIDDLESEX REGISTRY OF DEEDS SOUTHERN DISTRICT AS PLAN NUMBER 487 OF 2003.
9. UNITED STATES DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE GREAT MEADOWS NATIONAL WILDLIFE REFUGE GIUSEPPE MELONE TRACT (243). TOWN OF WAYLAND, MIDDLESEX COUNTY, MASSACHUSETTS ON FILE WITH THE U.S. FISH AND WILDLIFE SERVICE.
10. ANR SUBDIVISION PLAN PREPARED FOR THE TOWN OF WAYLAND DATED MAY 29, 2015 PREPARED BY WSP. PLAN NOT YET RECORDED.

ZONING TABLE

THE SUBJECT PARCEL LIES WITHIN THE REFUSE DISPOSAL DISTRICT AS SHOWN ON THE TOWN OF WAYLAND ZONING MAP APPROVED ON JUNE 7, 2005. CURRENT ZONING REQUIREMENTS ARE AS FOLLOWS:

MINIMUM LOT AREA = NONE
MINIMUM LOT COVERAGE = NONE
MINIMUM FRONTAGE = NONE
MINIMUM FRONT YARD SETBACK = 30 FEET
MINIMUM REAR YARD SETBACK = 30 FEET
MINIMUM SIDE YARD SETBACK = 75
MAXIMUM BUILDING HEIGHT = 35 FEET

GRAPHIC SCALE



LOCUS MAP
(N.T.S.)

LEGEND

- DISK
- SBOP STONE BOUND WITH DRILL HOLE
- SBLEP STONE BOUND LEAD PLUG E/PIN
- SB STONE BOUND
- D-SHAPED CATCH BASIN
- CATCH BASIN
- CULVERT
- NO LABEL MANHOLE
- ELECTRIC BOX
- SEWER HANDHOLE
- ELECTRIC METER
- FIRE HYDRANT
- ROOF DRAIN
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE WITH TRANSFORMER
- DECIDUOUS TREE
- CONIFER TREE
- SIGN (SINGLE POSTED)
- COMMON OWNERSHIP
- POST
- MONITORING WELL
- LIGHT POLE
- TEST PIT
- STK STAKE SET
- CNO COULD NOT OBSERVE
- BIT. BITUMINOUS CONCRETE
- ABUTTERS LOT LINE
- PROPERTY LINE
- RIGHT OF WAY
- CHAIN LINK FENCE
- TOWN LINE
- DRAIN LINE
- WATER LINE
- GAS LINE (PAINTED)
- TELEPHONE LINE (RECORD)
- OVERHEAD WIRES
- WETLAND LINE
- SHRUB LINE
- TREE LINE
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- STONE WALL
- 30' NO DISTURB LINE
- 115.5 FOOT CONTOUR (MAHW)
- LIMIT OF FLOODPLAIN
- BUFFER ZONE



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Drawn By	ES, MS	Date	JULY 16, 2015	Job No.	123128
Surveyed By	CG, TO, BC, JL	Scale	1" = 60'	Sheet No.	1 OF 5
Checked By	DJH				
Book No.	N-256				

123128-4.dwg



River's Edge

Wayland, MA

Perspective View

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

tat | the architectural team

16086



River's Edge

Wayland, MA

Perspective View

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

tat | the architectural team

16086



River's Edge

Wayland, MA

View from Route 20
at Entrance (Trees Hidden)

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

tat | the architectural team

16086



River's Edge

Wayland, MA

View from Route 20
at Entrance

June 23, 2016

DEVELOPER : BAYSTONE DEVELOPMENT

ARCHITECT : The Architectural Team

tat | the architectural team

16086

Project Overview

River's Edge
Wayland, MA

TAT project #16086

June 27, 2016

I. Building Square Footages:

	Net Rentable	Gross	Amenity*	Affordable Units	Age-Restricted	Total Units
Building 1	48,984 NSF	68,730 GSF	7,500 NSF	12	0	47
Building 2	49,124 NSF	61,405 GSF	0	12	0	47
Building 3	48,840 NSF	61,050 GSF	0	12	0	47
Building 4	48,960 NSF	63,700 GSF	2,500 NSF	11	47	47
Total	195,908 NSF	254,885 GSF	10,000 NSF	47	47	188

*Note: Amenity Spaces: Library, Fitness, Offices and Community Room are included in Gross Square Feet.

II. Unit Count, Mix, and Average Sizes:

	Studio	1 BR	1 BR + Den	2 BR	2 BR + Den	3 BR	Total
Average SF	625 NSF	805 NSF	985 NSF	1,225 NSF	1,400 NSF	1,400 NSF	1,044 Ave. NSF
Total	5	63	32	70	15	3	188

III. Parking:

Residents 284 Spaces at grade
60 Spaces covered at 2 garages (30 spaces each)

Total Provided **344 Spaces** (1.8 spaces per unit)

Proposed Scope of Work, Engineering and Environmental

- Phase I ESA
- Research to determine if site is within limits of former landfill or not as this may effect permitting
- Subsurface explorations (test borings, geoprobes, or test pits) to confirm soil and ground water conditions
- Install groundwater observation wells
- Environmental samples of soil and groundwater (To be performed as needed based on findings of Phase I and if soils need to be exported. If needed, may consist of soil samples tested for COMM 97 parameters and groundwater samples from wells.)
- Infiltration tests to support infiltration design (may not be necessary at due diligence based on conditions encountered in borings)
- Site specific shear wave velocity testing to determine seismic site classification (may not be needed, will be determined after initial site borings)
- Sieve testing on site soils to determine re-use potential.
- Undisturbed tube samples
- Perc tests
- Dig Safe
- Compaction testing
- Test pit excavations
- Dewatering

Anticipated Town & Government Permits

<u>Town of Wayland:</u>	<u>Permit Anticipated</u>
Planning Board	(Site Plan Approval)
Board of Selectman	(As Needed)
Board of Health	(As Needed)
Conservation Commission	(Order of Conditions)
Engineering Department	(Permits TBD)
DPW	(Permits TBD)
Building Department	(Permits TBD)

<u>Commonwealth of MA:</u>	<u>Permit Anticipated</u>
DEP	(Water Discharge Permit)
MEPA	(Wetlands, Sewer & Traffic)
Mass DOT	(Permits TBD)

We anticipate filing for the required permits and approvals within 45 days of completion of Due Diligence. We anticipate receiving all required approvals within the allotted time frame.

EXHIBIT 1.3
PROJECT SCHEDULE

River's Edge, Wayland MA

Name of RFP Respondent: Baystone Development LLC

The RFP Respondent proposes to commence and complete the Project in accordance with the following critical path time schedule:

Note: Town's required dates are included in the list below. The RFP Respondent can reorder and add to the steps below as it considers appropriate. The RFP Respondent must include proposed milestones for all items below. For non-profit entities, or any entities proposing to use public financing, subsidies or tax credits, any revisions to these required dates must be specifically outlined.

- The RFP Respondent will execute the Land Disposition Agreement within 30 days from the Notice of Award from the Town.
- The RFP Respondent will complete all Due Diligence Investigations within 90 days after the execution of the Land Disposition Agreement.
- The RFP Respondent will file for all necessary governmental permits and approvals within 60 days after the completion of Due Diligence Investigations.
- The RFP Respondent will provide monthly updates to the Planning Board of permitting and financing efforts from and after 60 days after completion of Due Diligence.
- The RFP Respondent will use its best efforts to obtain all necessary governmental permits and approvals within 9 months after completion of Due Diligence (not including any time necessary to resolve any third party appeals).
- The RFP Respondent will secure any necessary financing for the Project prior to the Time for Closing. For entities proposing to use public financing, subsidies or tax credits, any revision to this required date must be specifically outlined.
- The RFP Respondent will close within twelve (12) months of the signing of the Land Disposition Agreement, subject to RFP Respondent's right to extend such period by two (2) additional three (3) months periods pursuant to the Land Disposition Agreement.
- The RFP Respondent will commence construction within ninety (90) days after Closing.
- The Successful RFP Respondent shall complete the construction of the Project not later than twenty-four (24) months after Closing, or shall specifically identify any phasing program and projected completion.

RFP # 16-28 - RIVER'S EDGE WAYLAND

Absent delays caused by third party appeals or other matters beyond the reasonable control of the RFP Respondent, the RFP Respondent anticipates that the critical path time schedule from execution of the Land Disposition Agreement until completion of construction will be 36 months.

The RFP Respondent proposes to track the critical path time schedule for the Project using Microsoft software.


A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke, is positioned above a solid horizontal line.

Signature

Roy S. MacDowell III
Manager

RFP # 16-28 - RIVER'S EDGE WAYLAND

EXHIBIT1.10

RFP Respondent's Demonstration of Compliance with RFP's Comparative Evaluation Criteria

Name of RFP Respondent: Baystone Development LLC

Instructions: Complete middle column. Attach supporting information as needed. Leave Rating column blank

<u>Comparative Evaluation Criteria</u>	<u>Respondent's Demonstration of Compliance</u>	<u>Rating</u>
<p><u>Comparable Experience & Financial Strength</u></p> <ul style="list-style-type: none">• A Highly Advantageous rating will be given to a proposal that in the judgment of the evaluators identifies a highly qualified RFP Respondent and highly experienced Project Team (including developer, designers, engineers, builder) with (a) extensive experience with comparable residential and rental projects, (b) an exceptional record of successfully completing similar residential and rental projects on schedule and within budget, and (c) top caliber principals and senior staff assigned to the Project Team based on the resumes and references provided and (d) exceptional financial strength, committed financial partners and demonstrated capacity to undertake and complete the Project.• An Advantageous rating will be given to a proposal that in the judgment of the evaluators identifies a qualified RFP Respondent and experienced Project Team with (a) relevant experience with comparable residential and rental projects, (b) a record of successfully completing residential and rental projects, and (c) experienced personnel staff assigned to the Project based on the resumes and references provided and (d) reasonable and demonstrated financial strength to undertake the Project.	<p><i>Please see attached list of:</i></p> <ul style="list-style-type: none">• <i>Team Members' Resumes</i>• <i>Projects Completed</i>• <i>Bank Reference Letter</i>	

RFP # 16-28 - RIVER'S EDGE WAYLAND

<i><u>Comparative Evaluation Criteria</u></i>	<i><u>Respondent's Demonstration of Compliance</u></i>	<i><u>Rating</u></i>
<ul style="list-style-type: none">• A Passable/Not Advantageous rating will be given to a proposal that in the judgment of the evaluators identifies merely a passable RFP Respondent, Project Team, financial strength and capacity to undertake and complete the Project (above Unacceptable and below Advantageous).• An Unacceptable rating will be given to a proposal that in the judgment of the evaluators fails to identify a qualified RFP Respondent, experienced Project Team, reasonable and demonstrated financial strength and capacity to undertake the Project.		

RFP # 16-28 - RIVER'S EDGE WAYLAND

<p><u>Quality of Design and Construction</u></p> <p>Each of the categories</p> <ul style="list-style-type: none">(1) Site Planning and Design,(2) Architectural Design,(3) Quality of Materials and(4) Design of the Project and as a gateway in relationship to the larger Wayland community <p>shall each be evaluated with qualitative review criteria as follows:</p> <ul style="list-style-type: none">• A Highly Advantageous rating will be given to a proposal that in the judgment of the evaluators meets and exceeds the qualitative design requirements of the RFP; presents superior merit in terms of architectural features, unit designs and amenities, and the quality of proposed construction; and carefully integrates the development of the Property as a gateway feature to the Town.• An Advantageous rating will be given to a proposal that in the judgment of the evaluators complies with the design requirements of the RFP and presents an acceptable quality of building and unit design and construction.• A Passable/Not Advantageous rating will be given to a proposal that in the judgment of the evaluators identifies merely passable design and quality (above Unacceptable and below Advantageous).• An Unacceptable rating will be given to a proposal that in the judgment of the evaluators fails to meet the design requirements of the RFP and presents an unacceptable design or quality of buildings, units, amenities, layout or construction	<p><i>Please see attached:</i></p> <ul style="list-style-type: none">• <i>Plans</i>• <i>Elevations</i>• <i>Renderings</i>	

RFP # 16-28 - RIVER'S EDGE WAYLAND

<p><u>Quality of Community</u></p> <p>Each of the categories</p> <p>(1) Unit Amenities, Planning and Design,</p> <p>(2) Common Area Amenities, Planning and Design and</p> <p>(3) Community Planning (including the Project in its relationship to the larger Wayland community)</p> <p>shall each be evaluated with qualitative review criteria as follows:</p> <ul style="list-style-type: none">• A Highly Advantageous rating will be given to a proposal that in the judgment of the evaluators meets and exceeds the qualitative design requirements of the RFP; presents superior merit in terms of unit designs and amenities, common area design and amenities, and quality of community for residents, internally and as part of the larger Wayland community.• An Advantageous rating will be given to a proposal that in the judgment of the evaluators complies with the design requirements of the RFP and presents an acceptable quality of unit, common area and community amenities.• A Passable/Not Advantageous rating will be given to a proposal that in the judgment of the evaluators identifies merely passable design and quality of community (above Unacceptable and below Advantageous).• An Unacceptable rating will be given to a proposal that in the judgment of the evaluators fails to meet the design requirements of the RFP and presents an unacceptable design or quality of units, amenities, or community.	<p><i>Please see attached:</i></p> <ul style="list-style-type: none">• <i>Narrative</i>• <i>Plans</i>• <i>Elevations</i>	
--	--	--

RFP # 16-28 - RIVER'S EDGE WAYLAND

<p><u>Feasibility of Proposed Project.</u></p> <ul style="list-style-type: none">• A Highly Advantageous rating will be given to a proposal that in the judgment of the evaluators is highly feasible based on an analysis of the pro forma, the demonstrated ability to resolve financial, environmental and permitting issues as they may arise, the likely acceptability of the proposed Project to regulators, lenders and funders, and the likelihood of providing or obtaining proposed financing for Project costs and expenses, and the reasonableness of the pro forma.• An Advantageous rating will be given to a proposal that in the judgment of the evaluators is feasible based on an analysis of these factors.• A Passable/Not Advantageous rating will be given to a proposal that in the judgment of the evaluators may or may not be feasible based on an analysis of these factors (above Unacceptable and below Advantageous).• An Unacceptable rating will be given to a proposal that in the judgment of the evaluators is not feasible based on an analysis of these factors.	<p><i>Please see attached:</i></p> <ul style="list-style-type: none">• <i>Narratives</i>• <i>Ongoing Projects</i>• <i>Bank Reference</i>• <i>Financing ability of much larger projects</i>	
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RFP # 16-28 - RIVER'S EDGE WAYLAND

<p><u>Range of Housing Opportunities.</u></p> <ul style="list-style-type: none">• A Highly Advantageous rating will be given to a proposal that in the judgment of the evaluators will meets or exceeds the affordability and senior housing requirements established by the RFP, the REHOD (Exhibit 3.1) and the River's Edge Design Guidelines (Exhibit 5.1) (collectively the "Affordability and Senior Housing Requirements") and will result in a higher number in the range of 150-190 new rental housing units which are counted toward the Town's Subsidized Housing Inventory.• An Advantageous rating will be given to a proposal that in the judgment of the evaluators will meet the Affordability and Senior Housing Requirements, and will result in a lower number in the range of 150-190 new rental housing units which are counted toward the Town's Subsidized Housing Inventory.• A Passable/Not Advantageous rating will be given to a proposal that in the judgment of the evaluators may result in fewer than 150 new rental housing units which are counted toward the Town's Subsidized Housing Inventory (above Unacceptable and below Advantageous).• An Unacceptable rating will be given to a proposal that in the judgment of the evaluators fails to meet the Affordability and Senior Housing Requirements and/or which fails to identify a proven strategy for 100% of the new rental housing units to be counted toward the Town's Subsidized Housing Inventory.	<ul style="list-style-type: none">• <i>188 units</i>• <i>47 units of Age Restricted Housing (25%)</i>• <i>25% of overall units will be "Affordable" as required under the LIP (Local Initiative Plan)</i>	
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RFP # 16-28 - RIVER'S EDGE WAYLAND

<p><u>Proposed Development Schedule.</u></p> <ul style="list-style-type: none">• A Highly Advantageous rating will be given to a proposal that in the judgment of the evaluators incorporates an expedited and achievable critical path time schedule for the Project.• An Advantageous rating will be given to a proposal that in the judgment of the evaluators incorporates a prompt and feasible critical path time schedule for the Project.• A Passable/Not Advantageous rating will be given to a proposal that in the judgment of the evaluators incorporates a protracted but feasible critical path time schedule for the Project.• An Unacceptable rating will be given to a proposal that in the judgment of the evaluators incorporates a dilatory or infeasible critical path time schedule for the Project. <p>All other things being equal, a Project with a shorter, more achievable development schedule will receive a more advantageous rating on this criterion than a Project with a longer, more questionable development schedule.</p>	<p><i>Please See our attached Critical Path Time Schedule</i></p>	
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Exceptions to Land Disposition Agreement and its Exhibits

1. Loan Disposition Agreement (Exhibit 2.1) Section 7.3: The approval rights over the sale of the premises should no longer apply after substantial completion of the project. The Town should be reasonable when approving any transfer. Equity investments in the project through joint ventures should be allowed.
2. Town's Reserved Utility Easement: The locations of these easements need to be identified, so that Buyer will have clarity when settling its development plan. This easement needs to function within the context of the overall development.
3. Town Repurchase Right: Will need to include typical lender-protective rights to ensure finance ability.
4. Loan Disposition Agreement (Exhibit 2.1) Section 3.7(e): Town should be reasonable (rather than sole discretion) in granting extension for Regulatory Delay by permit granting authorities.
5. Reasonableness: In general, a standard of reasonableness and good faith cooperation should apply to both the Buyer and to the Town.

Demonstration of RFP Respondent's Strategy for Ensuring that 100% of the Units in the Project count towards the Town's Subsidized Housing Inventory

Baystone understands the Town's desire to maximize the ability to count the units on the Subsidized Housing Inventory with respect to both the duration of affordability and the number of units counted.

Accordingly, Baystone will agree to a Land Use Restriction Agreement ("LURA") that is either: (1) perpetual on its face or (2) of the maximum duration considered by the Town to be legally permissible.

Finally, Baystone will also agree that the LURA may contain a prohibition on any change in the form of housing tenure from rental to homeownership (condominiums) without the prior written consent of the Town.

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT.

CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

COPY BANK CAPTURE WITH EXACT PROTECTION

0412502



Santander

Santander Bank, N.A.

Memo: Baystone Development, LLC

\$*****10,000.00

07/05/2016

Branch: 0309

Void If Amount Over:

\$*****10,000.00

PAY TO THE *** Town Of Wayland Ma. ***
ORDER OF

Drawer: Santander Bank, N.A.

WAYLAND RFP 16-28

DRAWEE: SANTANDER BANK, N.A. ISSUED BY: SANTANDER BANK, N.A.

AUTHORIZED SIGNATURE

Details on Back

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