

**PROPOSAL FOR THE PURCHASE AND DEVELOPMENT OF
20 CENTRE ST IN ROXBURY, MA**



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SECTION ONE
INTRODUCTORY DOCUMENTS

PROPOSAL FORM

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

DATE RECEIVED BY DND: _____

SUBMITTED BY: NAME: Dudley Economic Empowerment p

ADDRESS: 27 Centre St Rox. MA 02119

TELEPHONE: 617-445-8887

EMAIL: ksmith@ybboston.org

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

Property Address: 20 Centre St, Roxbury, MA 02119

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

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

Use separate sheet and attach if additional principals are involved.

- ii. The applicant is a/an:
Nonprofit 501c3
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

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

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

Corporation is incorporated in the State of: Massachusetts
President is: Kenneth Smith (Executive Director)
Treasurer is: Ellen O'Connor (Board Treasurer)
Place of Business: 27 Centre St, Roxbury, MA 02119

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

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

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

Trust documents are on file at _____
And will be delivered to the Official on request.

iii. Bank reference(s): _____
iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

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

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

If answer is "Yes", state circumstances): _____

We propose the following purchase price: \$ 100.00

vii. AUTHORIZATION:

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

[Signature]
Signature of individual submitting proposal

Executive Director
Title

Dudley Economic Empowerment Partners
Legal Name of Organization

Dated at: _____

This 3rd day of December, 2018

NAME OF ORGANIZATION:
Dudley Economic Empowerment Partners
27 Centre St, Roxbury, MA 02119

BY: Kenneth Smith

TITLE: Executive Director

i. ATTESTATION:

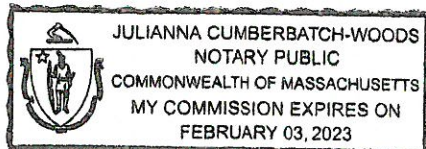
Kenneth Smith being duly sworn deposes and says that (he/she) is the Executive Director of Dudley Eco. Emp Partners and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 3rd day of Dec, 2018

Notary Public: [Signature]

My Commission Expires: February, 2023
(Month) (Year)

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



If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

December 3rd, 2018

Department of Neighborhood Development
City of Boston
26 Court St.
Boston, MA 02108

**RE: Cover Letter
RFP Response for 20 Centre St, Roxbury, MA**

To Whom It May Concern:

In response to the City of Boston's Department of Neighborhood Development's (DND) request for proposals for 20 Centre St in Roxbury, MA, Dudley Economic Empowerment Partners (DEEP) is proposing to develop the site into a commercial building for workforce development training for YouthBuild Boston. YouthBuild Boston, Inc. will be the General Contractor on the project.

Dudley Economic Empowerment Partners (DEEP)/YouthBuild Boston (YBB) has more than 20 years of experience as a developer and general contractor and has built more than 100 units of affordable housing and developed over 60,000 sf of commercial space, specifically for nonprofits. YBB provides hands-on vocational and academic training programs for young people in Boston looking to improve the trajectory of their lives. We teach essential life and career skills that graduates can put to work right away in the building trades and has introduced the most current building practices into its curriculum.

With the leadership of DEEP as the Developer and YouthBuild Boston as the Architect and General Contractor, the team feels it is the best candidate to develop the property at 20 Centre St. Our high-quality construction training and years of experience as a General Contractor and Developer align with Mayor Martin Walsh's goal to develop homeownership opportunities and provide on-the-site job training opportunities for at-risk and unemployed youth in the building trades.

We also feel we have the most community-responsive commercial design for this particular site. In addition to our in-house standards of designing and constructing as eco-friendly and energy-efficient as possible, we have developed a preliminary design that maximizes the use of the site for construction training while also providing several parking spaces for our vehicles so they will no longer take up street parking for local residents. Our headquarters, located at 27 Centre St in Roxbury, is located directly across the street from this parcel and we have been in discussions for years with the community about how we can best utilize the vacant lot to improve our construction training center but also provide space for neighborhood meetings and other similar events. Staying in compliance with the RFP, we have designed a building that meets the use requirements (commercial building). However, our proposal is only in early schematic phases so we can work more closely with the abutters and surrounding community to refine the design so that it adheres to the context of the neighborhood while meeting YBB's programming needs. If selected as a finalist, DEEP would work with DND and the community to try to align both the budget and design intent to provide the best product possible.

DEEP is a creditworthy organization that has assembled a strong team to move forward and proceed with the development and construction of the proposed project. As with all our projects, we have and will continue to comply with all federal, state, and city policies and regulations as stated in "DND Policies and Regulations" standards.

We are very pleased to express DEEP/YBB's interest in developing this parcel so that it helps us provide the best construction training in Boston while also responding to the needs of our neighbors and community leaders. YouthBuild Boston turns 30 years old in 2020 and we cannot think of a better way to celebrate our birthday than by working with our neighbors to design a state-of-the-art construction training center for Boston youth while also providing the best possible meeting space for community meetings and other similar events. Thank you.

Sincerely,



Kenneth G. Smith

Executive Director, YouthBuild Boston

27 Centre St Roxbury, MA 02119

(617) 445-8887 x-401

ksmith@ybboston.org

December 3rd, 2018

Department of Neighborhood Development
City of Boston
26 Court St.
Boston, MA 02108

PROPOSAL SUMMARY: 20 Centre St, Roxbury, MA
Prepared by Dudley Economic Empowerment Partners

Introduction

Dudley Economic Empowerment Partners (DEEP) aims to invest in traditionally low-income neighborhoods through the development of poorly kept and/or abandoned properties into assets for the community. Our affiliate, YouthBuild Boston (YBB), is an organization that provides training and construction apprenticeship opportunities to the community's youth. In support of our mission and in collaboration with our affiliate, DEEP proposes the provision of vocational job training to the community's youth through the purchase and improvement of the parcel at 20 Centre St in Roxbury. This parcel fits well into DEEP's and YBB's mission because it offers an opportunity for YBB to train youth in a neighborhood that it has worked in for many years as well as construct a building that will enhance YBB's ability to provide workforce development on a lot that has been vacant for decades. DEEP will be work to connect and engage with local youth, residents, community organizations, and other project-related stakeholders to make this project as visible and transparent as possible.

Our development team is composed of Ken Smith (Executive Director, DEEP and YBB), Joe Diaz (Construction Manager, YBB), Michael Chavez (Project Development Manager, YBB), and Alex Ho (Designery Program Manager, YBB). As the Executive Director since 1997, Ken Smith has overseen more than \$10 million of YouthBuild Boston's property development projects. Joe Diaz has been with YouthBuild Boston since 1994 and is responsible for project management, construction budgeting, estimating, scheduling, subcontractor negotiations, project oversight, and delivery. He has over 33 years of experience in construction management and is a certified OSHA instructor. Michael Chavez is an Architectural Designer who has worked for YBB for 8 years and is responsible for project development and management, vendor relationships, and design oversight. Michael also worked for 3 years with the real estate teams in the Fairmount/Indigo Line CDC Collaborative to develop mixed-income Transit-Oriented Development along the Fairmount Line so he is very familiar with the development process of commercial projects. Alex Ho is an Architectural Designer who has been with YBB for 5 years and oversees its youth design program. Alex also works closely with neighbors and abutters of all our projects to ensure the design of our buildings are in line with their visions while ensuring YBB's programmatic goals. Please see attached resumes for more information regarding qualifications and experience of the development team and others involved in the project.

Development Plan

DEEP proposes the redevelopment of this property with the following design goals in mind:

YBB Construction Training Headquarters:

YBB currently has a small shop space located at 10 Burrell St in Roxbury, which is 1.5 miles from YBB's headquarters. The shop space is very small and not conducive to the best possible construction training that we can potentially provide for our trainees. With 20 Centre St being directly across the street from our main office at 27 Centre St, we have long seen the parcel as an opportunity to bring our shop as close as possible to our headquarters while also being able to update it with state-of-the-art tools and equipment. By doing this, we can expand our capacity to train youth better than ever before in a space specifically built for construction instruction.

In addition to the shop, we propose to build two stories above the workspace that will hold conference/classroom space, a computer lab, and bathrooms. These spaces will allow us to have large flexible places to hold larger training sessions, workshops, and host larger community meetings than what we can currently hold in our office at 27 Centre St. In summary, we are proposing a 3-story slab-on-grade building that will have about 7,000 gross square feet (meaning we are including stairwells, elevator, bathrooms, storage, mechanical rooms, etc). All building materials will be of good quality, it will have three onsite parking spaces for YBB vehicles, and all stormwater will be kept on-site. Please see the attached set of architectural drawings for more information on our preliminary proposal.

DEEP and YBB have thought critically about design options, their associated costs, and what those differences might mean for us as the developer/owner as well as the neighbors who live in the community. We plan to present our ideas to neighborhood residents and DND in addition to DND's required developer meetings to discuss the benefits and drawbacks of our proposal, how we can ensure that we can meet our programmatic needs while also meeting the goals of the abutters, and where the priorities lie for all stakeholders involved. No matter the outcome, DEEP aspires to work closely with everyone involved to design and build the best training facility possible.

If awarded the project, we plan to have the designs complete within 6 months of being designated as the developer so we can host several community meetings with progressive design iterations that reflect our collective goals and would then need another 6 months for permitting and closing. Once the permits are issued and we have closed on the site with DND and the bank, we will start construction and be done within a year-and-a-half after the start date. Over the course of the year that we are designing and finalizing the permitting/closing, we will also be working hard to fundraise for the project. Our internal goals include \$500k in grants and donations for capital spending, \$100k in donations of materials and labor from our vendor and contractor partners, and another \$50k in funding from foundations. We see this as a great opportunity to pull together all the partnerships we have created over the past 28 years of our existence and with the building breaking ground during our 30th anniversary, we look

forward to raising significant capital to construct the highest quality training space possible.

Diversity & Inclusion Plan

DEEP and YBB fairly solicits subcontractors from the community and abides by the Boston jobs and living wage ordinance. YBB is a registered Minority Business Enterprise (MBE) and aims to be as inclusive as possible on all of its housing and commercial projects. In addition to inclusive hiring goals, YBB also focuses its attention on training as many minority, women, and Boston residents in the building trades as possible. With general contractors across the City of Boston still struggling to meet the BRJP's hiring requirements, we work extremely hard to train as many youth as we can and work closely with our employer partners, the carpenters union (and other unions), and the City of Boston to play our part in helping those most at need to find career work and support the City's efforts to keep its workforce as diverse as possible.

Developer Qualifications, Experience, and References

DEEP has been in operation since 1995 and is currently the property owner for three nonprofit organizations that serve more than 18,000 clients per year. Our affiliate, YBB, has helped strengthen the community by training over 1,200 young people for the workforce in the past 26 years. DEEP and YBB have developed and/or served as a general contractor for projects valued at more than \$10 million. We have built or renovated over 100 units of affordable housing and 7 commercial properties. Our projects strengthen the community through the development of sustainable and resilient buildings that serve underrepresented populations, garnering recognition from the communities in which they are built, as well as from other nonprofit organizations and the City of Boston. In 2001 YBB completed the first housing development in conjunction with the Healthy Homes Program. In 2008 YBB completed a multi-family condominium that received an award from the Boston Society of Architects and in 2009 YBB completed a new construction two-family project that achieved LEED-Gold certification. More recent completed similar residential projects includes a single-family and two-family new construction projects in Roxbury in partnership with Dudley Street Neighborhood Initiative and Madison Park Vocational School, and a complete gut-rehab of a formerly foreclosed and abandoned property at 556 Park St., and a projected LEED Gold single-family home in Mattapan with the core design concept of intergenerational living (accessible bathroom and bedroom on the 1st floor).

References

Tony Hernandez, DNI Director of Operations & Stewardship, Dudley Street Neighborhood Initiative 504 Dudley St, Roxbury, MA 02119
617-442-9670 ext. 170
therdandez@dsni.or

Mel King, Director
South End Technology Center
359 Columbus Ave, Boston, MA 02116
617-578-0597
mhking@mit.ed

Joe & Angela Cook, Owners & Directors of Paige Academy
26/28 Highland Ave, Roxbury, MA 02119 617-445-6969
paigeacademy@gmail.com

Permits & Licenses

Joseph Diaz, Construction Supervisor License: CS-030699 Exp. 03/03/2020
Joseph Diaz, OSHA Authorized Construction Trainer: C008378 Exp. 1/29/2022

Subcontractors & Partnerships

DEEP and YBB have established relationships with community partners that may influence our development plan. Our signatory agreement with the New England Regional Council of Carpenters allows us to access the services of union instructors for onsite training. The agreement also allows us to use the NERCC facilities for training activities. In addition, our partnership with Madison Park Vocational School grants us the opportunity to work with their construction training program so their youth can participate in the project and get placed as skilled workers into the building trades upon graduation from Madison Park.

DEEP and YBB honor diversity and we select local subcontractors reflective of the population we serve. Some of these subcontractors have provided internships for YBB students that have resulted in full-time employment for our graduates. We regularly exceed the City of Boston's hiring requirements on each of our projects.

Additional Data

DEEP incorporates sustainable practices into all of our projects and our design proposal for 20 Centre St will be LEED certifiable. Some of the sustainable design features that have been incorporated into this proposal are:

- LED lighting
- Water-saving devices & keep all stormwater on-site
- Air-sealed building envelope via continuous insulation and taping
- Energy Star appliances
- Drain pan behind exterior siding
- High-efficiency Energy Star windows, storefronts, and exterior doors
- High-efficiency heating/cooling system
- Energy-efficient fresh air ventilation system

For this particular project, we will work closely with the abutters to ensure that the final building design is respectful of the massing, colors, and materials of the surrounding community.

Reduced Parcel Purchase Offer

DEEP's development concept is not financially feasible at the full asking price of the parcel due to our nonprofit status and the lack of capital required to invest in the cost of land for a project such as this. Because our organization offers the aforementioned community benefits, which prohibit us from maximizing operating income, we are offering to purchase the parcel for DND's minimum price per parcel for \$100.00. YBB has set goals to fundraise \$500k for the project as well as work with our contractor and vendor partners to receive \$100k in donated materials and labor. Please see Appendix 5 and 6 for more information.

Community Engagement

DEEP will be working closely with the Highland Park Neighborhood Association Public Review Committee with anything and everything related to community engagement. DEEP/YBB has a long history of working with various residents, neighborhood associations, community-based organizations, main streets organizations, and many others in the locations of their projects to maximize communication and knowledge-sharing. We will work with these and other interested organizations and stakeholders to ensure we are being as transparent and open as possible on this project so that YBB can build the program space it needs to continue providing Boston's best construction training as possible while respecting the ideas and goals of the abutters and neighborhood residents.

KENNETH G. SMITH

72 Grove Street
Plympton, MA 02367
(617) 585-6524 H
(617) 496-9129 O

EDUCATION

M. S. Administration and Planning, Northeastern University – College of Criminal Justice,
Boston, MA

B. S. Behavioral Sciences & History, Bridgewater State College, *Bridgewater, MA*

EMPLOYMENT

EXECUTIVE DIRECTOR (1997-Present)
YOUTHBUILD BOSTON, *Boston, Massachusetts*

CHIEF OPERATING OFFICER (1996-Present)
PHILLIPS BROOKS HOUSE ASSOCIATION, HARVARD UNIVERSITY, *Cambridge, Massachusetts*

- Overall responsibility for the Phillips Brooks House Association (PBHA). On behalf of the Board of Trustees, act as the principle for program development, fundraising, fiscal affairs, personnel, policy implementation and overall agency management, PBHA, the largest undergraduate public service program in the nation administers 70 programs. Its 1,700 volunteers provide a range of services to clients in Boston and Cambridge. In addition to these duties, I administer the Stride Rite Scholarship Program and provide consultation to Harvard College's other public service programs.

TEACHING FELLOW (1994-Present)
HARVARD UNIVERSITY, PHILLIPS BROOKS HOUSE, *Cambridge, Massachusetts*

-Provide oversight and support to all programs operated by Harvard College's largest umbrella organization for public service.
-Supervise multi-disciplinary staff, coordinate staff and student training, evaluates programs, write grants and monitor numerous contracts with Harvard University and government agencies.
-Respond to relevant local, state and federal regulatory agencies.
-Design intensive training for college and high school students serving as staff for 13 summer enrichment program for school age children in Boston and Cambridge.
-Provide mentoring, counseling and supervision to undergraduates.
-Coordinate community placements for 1,700 students annually in 70 different public service projects.

-Interface with local, state and federal officials, corporations, philanthropic foundations, human service professional, community leaders and neighborhood residents.

EXECUTIVE DIRECTOR (1988-1994)

COMPREHENSIVE OFFENDER EMPLOYMENT RESOURCE SYSTEM, *Boston, Massachusetts*

-Allocated funds and monitored 16 public and private contracts totaling \$1.2 million and serving 2,500 clients annually.

-Regularly trained multi-disciplinary staff of 7 provider agencies.

-Designed and implemented 3 national demonstration projects costing \$3.5 million annually.

-Chaired interagency compact consisting of commissioners and heads of 10 public agencies.

-Planned conferences and chaired committees on public policy issues.

-Interacted with federal, state and local officials on a variety of legislative and public matters.

-Led several successful public education efforts resulting in legislation funding programs for disadvantaged youth and adults.

INSTRUCTOR (1985-1989)

NORTHEASTERN UNIVERSITY, *Boston, Massachusetts*

-Designed juvenile justice graduate studies field experience course. Trained graduate students participating in outward bound program.

EXECUTIVE DIRECTOR (1980-1987)

ROXBURY YOUTHWORKS, INC. *Roxbury, Massachusetts*

-Coordinated service delivery system for Roxbury Juvenile Court.

-Serving as the agency's first executive director, designed and managed multi-service agency providing mental health, employment, and educational services for court involved juveniles.

-Procured grants and contracts totaling \$1.2 million annually.

-Supervised and trained 25 multi-disciplinary staff and manage 3 program sites.

-Interfaced regularly with human service agency heads, schools, police, courts, and community leaders.

-Planned and helped procure funding for first court based daycare facility in Massachusetts.

-Designed and supervised law related education for 50 private and public schools.

-Developed youth run business enterprise.

-Developed training programs for attorneys participating in juvenile court advocacy project.

-As part of a team designed and led training program for minority police officers seeking job advancement.

Supported ongoing efforts to build on their successful lawsuit to gain access to promotions in the Boston Police Department.

CONSULTANT (1979-1980)

BOSTON UNIVERSITY, *Boston, Massachusetts*

-Designed and managed guidance program for Jackson-Mann School

-Developed recreational and counseling service for 300 students.

INSTRUCTOR (1987)

BOSTON UNIVERSITY, *Boston, Massachusetts*

- Taught philosophy and psychology of education
- Supervised 20 student teachers in 7 Boston and Somerville schools.

PROGRAM DIRECTOR (1977-1980)

MASSACHUSETTS HALFWAY HOUSES, INC. *Boston, Massachusetts*

- Managed \$.75 million program serving 1,200 clients annually.
- Oversaw contract compliance for 6 treatment facilities and 12 job-training programs.
- Supervised staff and provided client services.

PROGRAM DIRECTOR (1976-1977)

GREATER BOSTON YMCA, *Boston, Massachusetts*

- Managed an alternative school for inner city youth.
- Supervised and trained 10 multi-disciplinary staff.

DEPUTY DIRECTOR (1975)

CITY OF BOSTON, *Boston, Massachusetts*

- Designed, implemented and evaluated 10 substance abuse treatment projects serving 350 clients with \$800,000 annual budget.
- Trained and provided technical assistance to multi racial teams involved in school desegregation program.

PROGRAM DEVELOPER (1972-1974)

BOSTON COMMUNITY SCHOOLS, *Boston Massachusetts*

- Coordinated youth activities for the 10 member schools
- Allocated funds and trained staff.
- Designed, implemented and evaluated youth programs.
- Provided technical assistance to community school councils.

COMMUNITY WORKER (1970-1972)

SELF HELP, INC., *Brockton, Massachusetts*

- Developed exchange program with area college.
- Provided advocacy and technical assistance to residents in three public housing projects.
- Managed recreation activities for 100 youth.

Joseph A. Diaz

15 Weaver Road Weymouth, MA. 02189 Tel. 617-445-8887 ext. 128

Certification:

- Commonwealth of Massachusetts Builders License. Exp. 3/3/2002
- Commonwealth of Massachusetts Contractor Certification Exp. 2003
- O.S.H.A. Certified
- Red Cross First Aid and C.P.R. Certified

Job Experience :

YouthBuild Boston, Boston, MA

Construction / Property Manager, 2/99 – Current

Coordinate all aspect of construction training. Develop construction

Budget and monitor cost reports: Write and administer contracts

Oversee all aspects of property management ie: rentals, subcontractors, vendors, etc.

YouthBuild Boston, Boston, MA.

Construction Manager/ Property Development Manager for Phase II, Dudley
Economic Empowerment Partners. Inc. project., 1/98 – 2/99

YouthBuild Boston, Boston, MA.

Construction Supervisor/ Community Service Project Manager:

Supervise the construction process from start to finish, train the program
participants, cost estimating, curriculum development. 9/94 – 1/98

Tiger Home Inspection, Braintree MA.

Home inspector for prospective home buyers. 93 –94

Oficina Hispana, Jamaica Plain, MA.

Construction Program Director, 1982 – 1991

United States Marine Corps

Construction Engineer, Bridge builder, Explosive Engineer

Education:

Wentworth Institute - Present

Division of Professional and Continuing Studies

Construction Project Management / Computer Aided Design

Fred Pryor Seminars

Project Management Certificate 1/98

North Bennet School of Industrial Arts

Graduated, Building Construction, State Building Code

Construction Management. Estimating, Project Scheduling – 10/83

U.S.M.C.

Construction Engineering 2/71 – 1/73

Affiliation:

Member of International Brotherhood of Carpenters Local Union #67

ALEX KIN CHEUNG HO

EDUCATION

Boston Architectural College
2015 Master of Architecture

University of Toronto
2006 Bachelor of Arts, Architectural Studies / Environment and Resource Management

EXPERIENCE

YouthBuild Boston ♦ 27 Centre Street, Roxbury Ma
Designery Program Manager April 2014 – Present
Curriculum Design, Client Acquisition, Designer, Project Development and Management,
Community Service Planning

Roche Christopher Architecture ♦ 415 Neponset Ave, Boston Ma
Drafter October 2010 – January 2013
Schematic Design, Design Development, Construction Documents, Zoning and Code Analysis

Mayell Architect Ltd. ♦ 121 15 Ave #301, Calgary Canada
Drafter June - July 2004, April 2008 – August 2009
Design Development, Construction Documents, Material Selection

TECHNICAL SKILLS

- ♦ AutoCAD
- ♦ Adobe Photoshop
- ♦ Sketch-UP
- ♦ Adobe InDesign
- ♦ Revit
- ♦ Adobe Premiere

CERTIFICATIONS, ASSOCIATIONS AND AWARDS

- † OSHA 10
- † Adult First Aid and CPR
- † Associate AIA
- † AIAS, Boston Architectural College Chapter, Vice President 2014
 - † Applied Learning through Practice Award
 - † John Heman Pilling Travel Scholarship/Award
 - † Long Studio Sketchbook Scholarship/Award

Michael S. Chavez, LEED AP

address

1025 Hancock St, 8L
Quincy, Massachusetts
02169

phone

(505) 385-1212 (cell)

email

michaelschavez17@
gmail.com
mchavez@ybboston.org

SKILLS: Design & Construction

Digital

--AutoCAD 2D & 3D,
SketchUp, Studio 3DS
Max, basic Revit,
InfraWorks 360
--Adobe Photoshop,
InDesign, Illustrator,
Microsoft Office

Manual

--Hand Drafting, Model
Building, Freehand
Drawing and Sketching,
Photography
--Construction knowledge
& experience

Other

--Bi-lingual (Conversational
Spanish), Public Relations/
Marketing & Media
experience, Grant Writing

Speaking Engagements

Youth, Community & Design

--Autodesk University,
November 2016
--RailVolution Conference,
(Transit-Oriented
Development), Sep. 2015
--University of New
Mexico, March 2015
--Structures for Inclusion
Conference, March 2014
--Build Boston Conference,
November 2011
--National Organization of
Minority Architects
Annual Conference,
October 2010

Environment

--EPA Webinar, May 2016
--Solutions for a Stormwater
Workforce Conference,
May 2013
--Down to Earth Conference,
October 2011

EDUCATION

Boston Architectural College
Master of Architecture

Graduated Winter 2013

University of New Mexico

B.A. Environmental Design, emphasis in Landscape Architecture

Graduated Spring 2006

EMPLOYMENT

YouthBuild Boston

Roxbury, Massachusetts

Jan. 2009-Dec. 2013

Project Development Manager, Architectural Designer

Jan. 2017-Present

--Project development, design, coordination and management

--Directly supervised: Community Service Coordinator & Designery Program Manager

--Other job duties included:

-Project identification & development, community engagement, budget creation & management, grant writing, public presentations, marketing & media, architectural oversight & management during all phases of design and construction, and more

Fairmount/Indigo Line CDC Collaborative

Boston, Massachusetts

Jan. 2014-Dec. 2016

Architectural Designer, Enterprise Rose Architecture Fellow

--Involved in various projects including 27-unit TOD affordable housing, 147-unit scattered-site mod-rehab, LEED Certification of 2 new construction projects, Green Communities Certification of 2 gut-rehab projects, green space design and development, living roof bus shelter installation with YouthBuild Boston, and much more

studioTROIKA

Malden, Massachusetts

Sep. 2008-Dec. 2008

Architectural Intern

Hogares, Inc.

Albuquerque, New Mexico

Aug. 2004-July 2008

Assistant Program Supervisor, Clinical Milieu Associate

OTHER (teaching & consulting):

Boston Architectural College

Boston, Massachusetts

September 2014-Present

Community Practice & Gateway Project Instructor

--Classes focus on teaching design students about the importance of community engagement, socially-conscious design, and public presentations

STUDIOthree

Boston, Massachusetts

June 2009-July 2012

--Projects include Chelsea Façade design competition, Brewhouse Design Competition in Portsmouth, NH, residential porch addition in Malden, MA, and interior residential renovation in Dorchester, MA

Boehm Architecture

Boston, Massachusetts

Sep. 2008-June 2009

--Assisted Boehm Architecture on pre-development and design charrette of the Cheverus Building in Jamaica Plain, MA. for the Hyde Square Task Force

University of New Mexico

Albuquerque, New Mexico

Aug. 2006-May 2007

Research Service Learning Program Co-Teacher

OTHER

Board Member: Massachusetts Workforce Alliance

January 2014-present

EPA Environmental Merit Award

May 2016

President's Award, Boston Architectural College

May 2014

SEED Certification (Social Economic Environmental Design)

March 2014

Thesis Commends Nomination, Boston Architectural College

December 2013

NESEA 2010 Student Design Competition (2nd Place)

April 2010

LEED Accredited Professional

June 2009

Highland Park PRC
c/o HYCC, Inc
9 Fulda Street
Roxbury, MA 02119

Ms Sheila Dillon, Director
Department of Neighborhood Development
City of Boston
25 Court Street
Boston, MA 02108-2100

Dear Sheila,

We, the members of the Highland Park PRC, are strongly supporting Youth Build Boston's proposal to develop new classrooms with off street parking for 20 Centre Street, Roxbury. PRC received a briefing on Youth Build's plans over 2 years ago and at that time voted to support their plans. Now that this parcel has been offered in an RFP, we reiterate our unconditional support.

Youth Build Boston has shown through the years how many community benefits flow from their training programs and their partnering with local groups to provide physical improvements, most recently, the new storage shed for HYCC, Inc, 9 Fulda Street.

If we as co-chairs of the HPPRC can provide any further evidence of our support, please contact us via emails.

Thank you for all the work you and DND do to advance a collaborative relationship and new uses for vacant city owned lots here in Highland Park,

Sincerely,

Rodney Singleton

Jon Ellertson, Co-chairs, HPPRC



December 5th, 2018

Department of Neighborhood Development
26 Court St #9
Boston, MA 02108

Re: 20 Centre St RFP Proposal by YouthBuild Boston

Dear Proposal Reviewers:

We are excited to offer this letter of support for YouthBuild Boston's proposal to develop 20 Centre St in Roxbury into a building that will provide program support for YBB's construction training program as well as classroom and meeting space for teaching/training and for community use.

Paige Academy has been a staple in the Roxbury community for decades and we are a close friend and partner of YouthBuild Boston. YouthBuild Boston was established in 1990 just down the street from us in the basement of the 1st Church of Roxbury and since then, has grown into a strong and well-known youth workforce development program in the City of Boston. When YouthBuild Boston applied for the RFP to turn the old firehouse at 27 Centre St into their headquarters in 2010-2011, we were excited to have them next door to us and supported their efforts to get that building. Since being in that building they have been great neighbors and we continue to support each other's programs in many ways including community service projects, youth program support, and much more.

With 20 Centre St directly across the street from us, we feel the best use of that vacant lot would be for YouthBuild Boston to construct a building that would continue to expand their capacity to train young people in the building trades. We are also excited about the additional classroom/conference room space that will be available for them but also for community use upon coordination with YouthBuild Boston. We support YouthBuild Boston's proposal for the site and we're looking forward to working with YouthBuild Boston and the community to finalize the design and put the vacant lot to good use.

Sincerely,

Paige Brooks-Cook, Program Director
Paige Academy

December 3rd, 2018

Department of Neighborhood Development
26 Court St #9
Boston, MA 02108

Re: 20 Centre St RFP Proposal by YouthBuild Boston

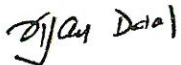
Dear Proposal Reviewers:

I am pleased to offer this letter of support for YouthBuild Boston's proposal to develop a commercial building that would house their new wood shop and classroom/meeting space at 20 Centre St in Roxbury.

HopeWell has long been a supporter of YouthBuild Boston in a number of different ways over the past several years. We are one of YouthBuild Boston's tenants in the building they own at 504 Dudley Street in Roxbury. Just this past year, we worked closely with them to renovate our offices so we could expand our services to families in Roxbury and beyond in a new and more modern space. As part of the renovation, YouthBuild Boston used our project as an opportunity to provide their youth some construction training while our offices received a much-needed face-lift. We extended our lease as a tenant and we are excited to continue to provide services to the surrounding community out of our newly updated offices.

We feel YouthBuild Boston's strong record of working with their tenants as a property owner to keep their buildings as clean and safe as possible while working specifically with us to update our office is a great example of why should be able to develop another building that would satisfy their programmatic needs. YouthBuild Boston has been a fantastic community asset for decades and the project at 20 Centre St would further allow them to provide even better training and community space. We support YouthBuild Boston's proposal and we'd be happy to answer any of your questions as one of their building tenants.

Sincerely,



Vijay Dalal, Vice President of Operations
HopeWell, Inc.

SECTION TWO
GENERAL EVALUATION CRITERIA DOCUMENTATION

Project Summary Form

Project Name: 20 Centre St
 Project Street Address(es): 20 Centre St Roxbury, MA 02119
 Developer: Dudley Economic Empowerment Partners
 Types of Units: Family Individuals Elderly Special Needs
 Other? (Describe) _____ Commercial Yes No
 Number of Units _____ Number of Affordable Units _____ Homeless Units _____

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI							0
Market							0

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI						
<80% AMI						
Market						

Housing Budget

TDC:	\$ _____	TDC Per Unit:	\$ _____
Hard Cost/sf	\$ _____	Hard Cost/unit	\$ _____
Operating Exp/unit	\$ _____	Reserves/unit	\$ _____
		Developer Fee and Overhead	\$ _____

Funding Sources: (Check all that apply)

DND – HOME <input type="checkbox"/>	DHCD-HOME <input type="checkbox"/>	DHCD-CIPF <input type="checkbox"/>	Others: <input type="checkbox"/>
HSNG BOSTON 2030 <input type="checkbox"/>	DHCD-HSF <input type="checkbox"/>	9% LIHTC <input type="checkbox"/>	_____ <input type="checkbox"/>
NHT <input type="checkbox"/>	DHCD-HIF <input type="checkbox"/>	4% LIHTC <input type="checkbox"/>	_____ <input type="checkbox"/>
IDP <input type="checkbox"/>	DHCD-TOD <input type="checkbox"/>	New Market TC <input type="checkbox"/>	_____ <input type="checkbox"/>
FHLB <input type="checkbox"/>	DHCD-CATNHP <input type="checkbox"/>	Historic TC <input type="checkbox"/>	_____ <input type="checkbox"/>
AHTF <input type="checkbox"/>	DHCD-CBH <input type="checkbox"/>	MA State TC <input type="checkbox"/>	_____ <input type="checkbox"/>
MTC Grants <input type="checkbox"/>	DHCD-FCF <input type="checkbox"/>	HUD-Section 202 <input type="checkbox"/>	_____ <input type="checkbox"/>

Section 1 PROJECT DESCRIPTION

Name and Address of Project			
1 . Project Name:	20 Centre St		
1a . Application Completed By:	Dudley Economic Empowerment Partners		
1b . Original Application Date:	12/3/2018	Application Revision Date:	
2 . Project Address:	20 Centre St		
3 . Neighborhood	Roxbury		
4 . City/ Town	Boston	MA	02119
		<small>(state)</small>	<small>(zip code)</small>
5 . County	SUFFOLK		
6 . <input type="checkbox"/> Scattered sites			
7 . Is this a qualified census tract?	No	Enter a census tract	<input type="text"/>
8 . Difficult to develop area	<input type="text"/>	QCT information last updated on:	3/12/2012

Development Plan

9 . Development Type (Please check all that apply.)

Yes	New construction
No	Acquisition, substantial rehab of existing housing
No	Acquisition, moderate rehab of existing housing
No	Acquisition, minimal or no rehab of existing housing
No	Adaptive re-use of non-residential structure

10 . Proposed Housing Type Other: Please type details in this box

11 . **Project Description:** Number of buildings:

New construction of a commercial 3-story single building to hold programming space for YouthBuild Boston. Program use includes a wood shop on the first floor for hand and power tool training during the weekdays and classrooms/computer lab/conference room space on the second and third floors. Conference room spaces can also be used to hold community meetings, training and workshops by YouthBuild Boston partner organizations, and much more.

12 . **Development Schedule:**

	Original	Revised	Optional user comments
Application Date	12/3/2018		Schedule assumes preliminary designation around March 2019
Construction Loan Closing	4/4/2020		
Initial Loan Closing (MHFA only)			
Construction Start	5/4/2020		
50% Construction Completion	2/1/2021		
Construction Completion	11/1/2021		
First Certificate of Occupancy	10/1/2021		
Final Certificate of Occupancy	12/1/2021		
Sustained Occupancy	1/1/2022		
Permanent Loan Closing	12/15/2021		

13 . Unit Mix:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Total Units</i>
SRO						0
0 bedroom						0
1 bedroom						0
2 bedrooms						0
3 bedrooms						0
4 bedrooms						0
Total Units	0	0	0	0	0	0
Home Units*						0

*HOME units included in the above totals. Other Income=Below _____ of median income

14 . Unit Size in square feet:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms						N/A
3 bedrooms						N/A
4 bedrooms						N/A

15 . Number of bathrooms in each unit:

	<i>Low-Income Rental Assisted</i>	<i>Low-Income below 50%</i>	<i>Low-Income below 60%</i>	<i>Other Income (User-defined)</i>	<i>Market Rate</i>	<i>Average All Incomes</i>
SRO						N/A
0 bedroom						N/A
1 bedroom						N/A
2 bedrooms						N/A
3 bedrooms						N/A
4 bedrooms						N/A

16 . Funding Applied For:

Please check all the funding that is being applied for at this time, with this application:

DHCD Tax Credit Allocation
 Category
 Category

HOME Funding through DHCD

Massachusetts Housing Finance Agency (select all that apply):
 Official Action Status
 Construction Financing/Bridge Financing.....
 Permanent Financing

Massachusetts Housing Partnership (MHP) Fund:
 Permanent Rental Financing Program

Massachusetts Housing Investment Corporation (select all that apply):
 Debt Financing
 Tax Credit Equity Investment

Boston Department of Neighborhood Development (DND):

Other
 Other.....
 Other.....
 Other.....
 Financing from MassDevelopment

17 . Number of buildings planned	Total	New	
		Construction	Rehabilitation
a. Single-Family	0		
b. 2-4 Family	0		
c. Townhouse	0		
d. Low/Mid rise	1	1	
e. High-rise	0		
f. Other	0		
TOTAL	1	1	0

18 . Number of units:

19 . Gross Square Footage			
a. Residential	-		
b. Commercial	7,315	7,315	

20 . Net Rentable Square Footage:	Total		Percent of Gross
a. Residential	-	s.f.	%
b. Commercial	5,486	s.f.	75%

21 . Number of handicapped accessible units Percent of total

22 . Fire Code Type

23 . Will building(s) include elevators? How many?

24 . Are the following provided with the housing units:

a. Range?	No
b. Refrigerator?	No
c. Microwave?	No
d. Dishwasher?	No
e. Disposal?	No
f. Washer/Dryer Hookup?	No
g. Washer & Dryer?	No
h. Wall-to-wall Carpet?	No
i. Window Air Conditioner?	No
j. Central Air Conditioning?	No

Optional user comments
 Commercial building will not have rentable space. All space to be used by YouthBuild Boston for internal programming or for community use (free of charge) after community organizations coordinate with YouthBuild Boston.

25 . Are the following included in the rent:

a. Heat?	No
b. Domestic Electricity?	No
c. Cooking Fuel?	No
d. Hot Water?	No
e. Central A/C, if any?	No

26 . Type of heating fuel:

27 . Total no. of parking spaces: Outdoor: Enclosed:

28 . Number of parking spaces exclusively for the use of tenants:			
a. Residential	Total:	<input type="text" value="0"/>	Enclosed: <input type="text"/>
b. Commercial	Total:	<input type="text" value="3"/>	Enclosed: <input type="text"/>
		Outdoor: <input type="text" value="3"/>	

29 . Will rehabilitation require the relocation of existing tenants? Not applicable

30 . Scope of rehabilitation: Please describe the following (or type N/A).

a. Major systems to be replaced:

Not applicable

b. Substandard conditions and structural deficiencies to be repaired:

Not applicable

c. Special features/adaptations for special needs clients to be housed:

Not applicable

31 . Are energy conservation materials in excess of the Building Code?

a. Insulation	Yes	R-Value or type?	TBD
b. Windows	No		
c. Heating system	Yes	R-Value or type?	Mini-splits

Information On Site And Existing Buildings

	<i>Square Feet</i>	<i>Acres</i>
32 . Size of Site:	6,440	0.15
33 . Wetlands area:	0	
34 . Buildable area:		

Existing Conditions:

35 . What is the present use of the property? Vacant

36 . Number of existing structures: -

37 . Gross s.f. of existing structures: 7,315

38 . If rehabilitation:

a. Number of existing residential units/bedrooms:		
b. Number of units/bedrooms currently occupied:		

39 . If site includes commercial space:

a. Square footage of existing commercial space:	0	square feet
b. Square footage currently occupied:	0	square feet

40 . What are the surrounding land uses? Residential & Commercial

Utilities:

41 . Are the following utilities available on the site:

a. Sanitary sewer?	No	Distance from site (ft.)
b. Storm sewer?	No	Distance from site (ft.)
c. Public water?	No	Distance from site (ft.)
d. Electricity?	No	Distance from site (ft.)
e. Gas?	No	Distance from site (ft.)

If any of the above are not available, is plan attached explaining how such service will be extended to the site?

Zoning:

Please include information on the property zoning in Exhibit 3. This should include a zoning map, highlighting any special use or dimensional restrictions on the property. If the present zoning does not allow for the proposed use, please explain current status and how approvals will be obtained.

42 . Does the present zoning allow the proposed development? Yes No

43 . Have you applied for a zoning variance, change, special permit or subdivision?

44 . Do you anticipate applying for a comprehensive permit under Chapter 774

Site Control:

45 . What form of site control do you have?

Include copies of the appropriate site control documents as part of Exhibit 4.

46 . Please provide details about your site control agreement.

- a. Name of Seller:
- b. Principals of seller corporation:
- c. Type of Agreement:
- d. Agreement Date:
- e. Expiration Date:
- f. Purchase price if under agreement:
- g. Is there any identity of interest between buyer and seller?

47 . In the past three years, have there been any defaults on any mortgage on the property or any other forms of financial distress?

48 . Are there any outstanding liens on the property?

Amenities and Services:

49 . Please indicate distance from site and locate on city/town map (Exhibit 1).

	<i>Distance</i>	
a. Shopping facilities	<input type="text"/>	miles
b. Schools	<input type="text"/>	miles
c. Hospitals	<input type="text"/>	miles
d. Parks and recreational facilities	<input type="text"/>	miles
e. Police station	<input type="text"/>	miles
f. Fire station	<input type="text"/>	miles
g. Public transportation	<input type="text"/>	miles
h. Houses of worship	<input type="text"/>	miles
i. City/Town Hall	<input type="text"/>	miles

Environmental Information

- 50 . Is there any evidence of underground storage tanks or releases of oil or hazardous materials, including hazardous wastes, on the site or within close proximity to the site?
- 51 . Has a Chapter 21E assessment been performed?
- 52 . Does the project consist of either: (a) new construction of more than 100 units; or (b) substantial rehabilitation of more than 200 units, or where more than 10% new floor space is added?
- 53 . Does the building require lead paint abatement?
- 54 . Does the building require asbestos abatement?
- 55 . Do radon tests show radon levels exceeding four picocuries/liter?
- 56 . Is there any evidence that the premises are insulated with urea formaldehyde foam (UFFI)?
- 57 . Is the site located in an historic district, or contain buildings listed or eligible for listing in the State Register of Historic Places?
- 58 . Are there any above ground storage containers with flammable or explosive petroleum products or chemicals within 1/2 mile of the site?
- 59 . Is the site located in a floodplain or wetlands area?
- 60 . Does the site contain endangered animal or plant species?
- 61 . Is the site subject to noise impact from jet airports within five miles, major highways within 1,000 feet, or rail traffic within 3,000 feet?

Section 2 DEVELOPMENT TEAM SUMMARY

<p>62 . Developer/Sponsor Type</p>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Non-profit corporation (Chapter 180)</div>									
<p>63 . Developer/Sponsor:</p> <p style="margin-left: 20px;">Form of Legal Entity</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;">501c3</td></tr> <tr><td style="padding: 2px;">Dudley Economic Empowerment Partners</td></tr> <tr><td style="padding: 2px;">27 Centre St</td></tr> <tr><td style="padding: 2px;">Roxbury, MA 02119</td></tr> <tr><td style="padding: 2px;">Kenneth Smith, Executive Director</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">ksmith@vbboston.org</td></tr> </table>	501c3	Dudley Economic Empowerment Partners	27 Centre St	Roxbury, MA 02119	Kenneth Smith, Executive Director		ksmith@vbboston.org		
501c3										
Dudley Economic Empowerment Partners										
27 Centre St										
Roxbury, MA 02119										
Kenneth Smith, Executive Director										
ksmith@vbboston.org										
<p>64 . Owner/Mortgagor:</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Has this entity already been formed?</p> <p style="margin-left: 20px;">Principals</p> <p style="margin-left: 20px;">Principals</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">Telephone No. / Fax. No.</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">No</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> </table>				No					
No										
<p>65 . General Partner:</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Has this entity already been formed?</p> <p style="margin-left: 20px;">Principal (if corporate)</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">% of Ownership</p> <p style="margin-left: 20px;">Telephone No. / Fax. No.</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">No</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> </table>				No					
No										
<p>66 . General Partner:</p> <p style="margin-left: 20px;">Legal Name</p> <p style="margin-left: 20px;">Address</p> <p style="margin-left: 20px;">Has this entity already been formed?</p> <p style="margin-left: 20px;">Principal (if corporate)</p> <p style="margin-left: 20px;">Contact Person</p> <p style="margin-left: 20px;">% of Ownership</p> <p style="margin-left: 20px;">Telephone No. / Fax. No.</p> <p style="margin-left: 20px;">E-mail</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;">No</td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> <tr><td style="padding: 2px;"> </td></tr> </table>				No					
No										

67 . Development Consultant:

Legal Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

68 . Contractor:

Name
Address

Fed Tax ID #
Contact Person
Telephone No. / Fax. No.
E-mail

YouthBuild Boston, Inc.	
27 Centre St	
Roxbury, MA 02119	
043080098	
Joseph Diaz, Construction Supervisor	
(617) 445-8887	x-110
jdiaz@ybboston.org	

69 . Architect:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

YouthBuild Boston, Inc.	
27 Centre St	
Roxbury, MA 02119	
Michael Chavez	
(617) 445-8887	x-110
mchavez@ybboston.org	

70 . Management Agent:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

71 . Attorney (Real Estate):

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

72 . Attorney (Tax):

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

73 . Syndicator:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

74 . Guarantor:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

75 . Service Provider or Coordinator:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

76 . Marketing Agent:

Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

77 .

Other role Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

78 .

Other role Name
Address

Contact Person
Telephone No. / Fax. No.
E-mail

79 . Is there any identity of interest between any members of the development team?

Yes

Dudley Economic Empowerment Partners (DEEP) is the development wing of YouthBuild Boston (general contractor). All of YouthBuild Boston's property assets are under DEEP's name/portfolio. YouthBuild Boston is the general contractor on all projects.

80 . Please describe the relationship of the development entity to sponsoring organizations. Is the entity newly-formed or to-be-formed? Is it a single-purpose corporation? How will the parent corporation provide support to this entity? Include an organizational chart showing other affiliates of the parent corporation, as appropriate, and principals of each.

--

Section 3 SOURCES AND USES OF FUNDS

Sources of Funds

Private Equity:

81	Developer's Cash Equity	\$
82	Tax Credit Equity (net amount) <small>(See line 360, Section 5, page 18.)</small>	\$
83	Developer's Fee/Overhead, Contributed or Loaned	\$
84	Other Source:	\$

Optional user calculations

Public Equity:

85	HOME Funds, as Grant	\$
86	Grant:	\$
87	Grant:	\$
88	Total Public Equity	\$0

Subordinate Debt (see definition):

	<i>Amount</i>	<i>Rate</i>	<i>Amortiz.</i>	<i>Term</i>
89	Home Funds-DHCD, as Subordinate Debt	\$0 %	yrs.	yrs.
	Source: _____			
90	Home Funds-Local, as Subordinate Debt	\$0 %	yrs.	yrs.
	Source: _____			
91	Subordinate Debt	\$0 %	yrs.	yrs.
	Source: _____			
92	Subordinate Debt	\$0 %	yrs.	yrs.
	Source: _____			
93	Subordinate Debt	\$0 %	yrs.	yrs.
	Source: _____			
94	Total Subordinate Debt	\$0		

Permanent Debt (Senior):

	<i>Amount</i>	<i>Rate</i>	<i>Override</i>	<i>Amortiz.</i>	<i>Term</i>	<i>MIP</i>		
95	MHFA	MHFA Program 1	\$	%	%	yrs.	yrs.	%
96	MHFA	MHFA Program 2	\$	%	%	yrs.	yrs.	%
97	MHP Fund Permanent Loan		\$	%		yrs.	yrs.	%
98	Other Permanent Senior Mortgage		\$	%		yrs.	yrs.	%
	Source: _____							
99	Other Permanent Senior Mortgage		\$	%		yrs.	yrs.	%
	Source: _____							
100	Total Permanent Senior Debt	\$0						

101	Total Permanent Sources	\$0
-----	--------------------------------	-----

Construction Period Financing:

	<i>Amount</i>	<i>Rate</i>	<i>Term</i>
102	Construction Loan	\$0 %	mos.
	Source: _____		
	Repaid at: _____ <small>(event)</small>		
103	Other Interim Loan	\$0 %	mos.
	Source: _____		
	Repaid at: _____ <small>(event)</small>		
104	Syndication Bridge Loan	\$0 %	mos.
	Source: _____		
	Repaid at: _____ <small>(event)</small>		

Uses of Funds

The Contractor certifies that, to the best of their knowledge, the construction estimates, and trade-item breakdown on this page are complete and accurate.

Direct Construction:

105 . Who prepared the estimates?

106 . Basis for estimates?

DV	Trade Item	Amount	Description
107 .	3 Concrete	\$30,000	Footings & Foundation
108 .	4 Masonry	\$50,000	Reinforced CMU wall (1st floor)
109 .	5 Metals	\$15,000	Rebar, etc.
110 .	6 Rough Carpentry	\$200,000	
111 .	6 Finish Carpentry	\$75,000	
112 .	7 Waterproofing	\$5,000	
113 .	7 Insulation	\$30,000	Exterior Walls, Roof, Under Slab, & Interior Acoustic
114 .	7 Roofing	\$30,000	Flat Rubber Roof
115 .	7 Sheet Metal and Flashing	\$5,000	
116 .	7 Exterior Siding	\$60,000	
117 .	8 Doors	\$25,000	
118 .	8 Windows	\$50,000	Commercial Exterior
119 .	8 Glass	\$50,000	Commercial Storefront
120 .	9 Lath & Plaster		
121 .	9 Drywall	\$90,000	Includes plaster from previous line
122 .	9 Tile Work	\$30,000	*3 bathrooms
123 .	9 Acoustical	\$40,000	Interior Acoustics (dropped ceilings, acoustic "clouds", etc)
124 .	9 Wood Flooring		none
125 .	9 Resilient Flooring	\$40,000	
126 .	9 Carpet	\$10,000	Classrooms & Conference Space
127 .	9 Paint & Decorating	\$40,000	Interior & Exterior
128 .	10 Specialties	\$10,000	
129 .	11 Special Equipment		none
130 .	11 Cabinets	\$10,000	Kitchenette
131 .	11 Appliances	\$10,000	
132 .	12 Blinds & Shades	\$8,000	
133 .	13 Modular/Manufactured		none
134 .	13 Special Construction		none
135 .	14 Elevators or Conveying Syst.	\$100,000	hydraulic 3-story
136 .	15 Plumbing & Hot Water	\$50,000	Bathrooms & Kitchenette
137 .	15 Heat & Ventilation	\$100,000	Mini-Splits, includes both heating & cooling
138 .	15 Air Conditioning		see above
139 .	15 Fire Protection	\$30,000	Building to be Sprinkled
140 .	16 Electrical	\$150,000	Interior, Exterior, new 3-phase system
141 .	Accessory Buildings		none
142 .	Other/misc		none
143 .	Subtotal Structural	\$1,343,000	
144 .	2 Earth Work	\$40,000	
145 .	2 Site Utilities	\$125,000	All-new electrical, water & sewer, storm water retention systems
146 .	2 Roads & Walks	\$30,000	
147 .	2 Site Improvement	\$10,000	Site Prep
148 .	2 Lawns & Planting	\$10,000	
149 .	2 Geotechnical Conditions	\$10,000	
150 .	2 Environmental Remediation	\$50,000	
151 .	2 Demolition		vcant lot
152 .	2 Unusual Site Cond	\$10,000	
153 .	Subtotal Site Work	\$285,000	
154 .	Total Improvements	\$1,628,000	
155 .	1 General Conditions	\$75,000	
156 .	Subtotal	\$1,703,000	
157 .	1 Builders Overhead	\$110,695	
158 .	1 Builders Profit	\$59,605	
159 .	TOTAL	\$1,873,300	

160 Total Cost/square foot:

Residential Cost/s.f.:

Development Budget:

	Total	Residential	Commercial	Comments
161 . Acquisition: Land	\$100		\$100	As per the RFP re: nonprofit applicants
162 . Acquisition: Building	\$0			none
163 . Acquisition Subtotal	\$100	\$0	\$100	
164 . Direct Construction Budget	\$1,873,300	\$1,873,300		(from line 159)
165 . Construction Contingency	\$93,665	\$93,665	\$0	5.0% of construction
166 . Subtotal: Construction	\$1,966,965	\$1,966,965	\$0	

General Development Costs:

167 . Architecture & Engineering	\$100,000		\$100,000	*5% direct construction budget
168 . Survey and Permits	\$25,000		\$25,000	Building Permits & Fees, Site Survey
169 . Clerk of the Works	\$0			
170 . Environmental Engineer	\$15,000		\$15,000	
171 . Bond Premium	\$5,000		\$5,000	Sidewalk Bond
172 . Legal	\$8,000		\$8,000	DND Closing Fees (legal)
173 . Title and Recording	\$6,000		\$6,000	
174 . Accounting & Cost Cert.	\$0			
175 . Marketing and Rent Up	\$0			
176 . Real Estate Taxes	\$2,500		\$2,500	
177 . Insurance	\$6,000		\$6,000	
178 . Relocation	\$0			
179 . Appraisal	\$1,500		\$1,500	
180 . Security	\$0			
181 . Construction Loan Interest	\$25,000		\$25,000	
182 . Inspecting Engineer	\$8,000		\$8,000	
183 . Fees to: Bank	\$2,500		\$2,500	
184 . Fees to:	\$0			
185 . MIP	\$0			
186 . Credit Enhancement Fees	\$0			
187 . Letter of Credit Fees	\$0			
188 . Other Financing Fees	\$2,200		\$2,200	
189 . Development Consultant	\$0			
190 . Other:	\$0			
191 . Other:	\$0			
192 . Soft Cost Contingency	\$6,201		\$6,201	3.0% of soft costs
193 . Subtotal: Gen. Dev.	\$212,901	\$0	\$212,901	

194 . Subtotal: Acquis., Const and Gen. Dev.	\$2,179,966	\$1,966,965	\$213,001	
---	-------------	-------------	-----------	--

195 . Capitalized Reserves	\$0			
196 . Developer Overhead	\$141,698		\$141,698	*6.5% TDC
197 . Developer Fee	\$76,299		\$76,299	*3.5% TDC

198 . Total Development Cost	\$2,397,963	\$1,966,965	\$430,998	TDC per unit #DIV/0!
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199 . TDC, Net	\$2,397,963	\$1,966,965	\$430,998	TDC, Net per unit #DIV/0!
-----------------------	-------------	-------------	-----------	----------------------------------

Additional Detail on Development Pro-Forma:

200 .	Gross Syndication Investment	<input type="text"/>
Off-Budget Costs:		
Syndication Costs:		
201 .	Syndication Legal	<input type="text"/>
202 .	Syndication Fees	<input type="text"/>
203 .	Syndication Consultants	<input type="text"/>
204 .	Bridge Financing Costs	<input type="text"/>
205 .	Investor Servicing (capitalized)	<input type="text"/>
206 .	Other Syndication Expenses	<input type="text"/>
207 .	Total Syndication Expense	<input type="text" value="\$0"/>
208 .	Current Reserve Balance	<input type="text"/>
Reserves (capitalized):		
209 .	Development Reserves	<input type="text"/>
210 .	Initial Rent-Up Reserves	<input type="text"/>
211 .	Operating Reserves	<input type="text"/>
212 .	Net Worth Account	<input type="text"/>
213 .	Other Capitalized Reserves	<input type="text"/>
214 .	Subtotal: Capitalized Reserves	<input type="text" value="\$0"/>
215 .	Letter of Credit Requirements	<input type="text"/>
216 .	Total of the Above	<input type="text" value="\$0"/>

Check: Line 214 is the same as line 195.

Please Answer The Following	Dev. Reserves	Initial Rent-Up	Op. Reserves	Net Worth	Other	Letter of Credit
Who requires the reserves?						
Who administers the reserves?						
When and how are they used?						
Under what circumstances can they be released?						

Unit Sales (For Sale Projects Only):

217 .	Gross Sales From Units	<input type="text" value="\$"/>
218 .	Cost of Sales (Commissions, etc.)	<input type="text" value="\$"/>
219 .	Net Receipt from Sales	<input type="text" value="\$0"/>

Debt Service Requirements:

220 .	Minimum Debt Service Coverage	<input type="text"/>
221 .	Is this Project subject to HUD Subsidy Layering Review?	<input type="text" value="No"/>

Optional user comments

STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

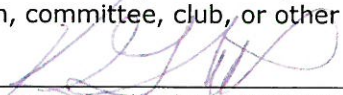
All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Dudley Economic Empowerment Partners
2. Names and titles of principals: Kenneth Smith, Executive Director
3. Names of authorized signatories: Joseph Diaz, YBB Construction Supervisor
4. Permanent main office address: 27 Centre St, Roxbury, MA 02119

Phone: 617-445-8887 Fax: 617-427-3950 Email: jdiaz@ybboston.org
5. Date organized:
6. Location of incorporation: 27 Centre St, Roxbury, MA 02119
7. Number of years engaged in business under your present name: 23
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. City of Boston, Department of Neighborhood Development
 - b. Dudley Neighbors Incorporated (DNI)
 - c. Origination, Inc.

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

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



Signature of individual submitting proposal

Executive Director

Title

Dudley Economic Empowerment Partners

Legal Name of Organization

12/3/2018

Date

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: Dudley Economic Empowerment Partners

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

USES OF FUNDING	AMOUNT
Acquisition - Land	\$ 100.00
Site Prep/Environmental	\$ 60,000.00
Construction	\$ 1,807,800.00
Construction Contingency	\$ 93,665.00
Architect(s) and Engineer(s)	\$ 100,000.00
Development Consultant	\$ 0.00
Survey and Permits	\$ 25,000.00
Legal	\$ 8,000.00
Title and Recording	\$ 6,000.00
Real Estate Taxes	\$ 2,500.00
Insurance	\$ 6,000.00
Construction Loan Interest	\$ 25,000.00
Construction Inspection Fees	\$ 8,000.00
Other:	\$
Other: Environmental Engineer	\$ 15,000.00
Other: Sidewalk Bond	\$ 5,000.00
Other: Inspecting Engineer	\$ 8,000.00
Other: Other Fees	\$ 3,700.00
Soft Cost Contingency	\$ 6,201.00
Developer Overhead	\$ 141,698.00
Developer Fee	\$ 76,299.00
TOTAL: ALL USES	\$ 2,397,963.00

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$ 300,000.00	<input checked="" type="checkbox"/>
Additional Sponsor Fundraising	\$ 500,000.00	<input type="checkbox"/>
Philanthropic Funding	\$ 50,000.00	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$ 1,447,963.00	<input type="checkbox"/>
Donated Materials/Services:		
Other:	\$ 100,000.00	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$ 2,397,963.00	

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

Explanatory notes:

Being that Dudley Economic Empowerment Partners/YouthBuild Boston's proposal is for a building that will be supporting YouthBuild Boston programming, there will be a major fundraising effort to support the development of the project. DEEP and YBB have many contractor partners, foundation support, and individual donors who are excited about our proposal and would like to support it in as many ways as possible. We are confident we can raise a substantial amount of money to support this development project.

PRELIMINARY OPERATING BUDGET FORM

PROPOSER'S NAME: Dudley Economic Empowerment Partners

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

SOURCES OF FUNDS: ANNUAL OPERATING INCOME	AMOUNT
Rental Revenue	\$ 949,532.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING INCOME: ALL SOURCES	\$ 949,532.00

Committed

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

USES OF FUNDS: ANNUAL OPERATING COSTS	AMOUNT
Insurance	\$ 57,000.00
Facilities	\$ 239,011.00
Communications	\$ 8,800.00
Administration	\$ 178,600.00
Grants	\$ 48,000.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ANNUAL OPERATING COSTS: ALL SOURCES	\$ 531,411.00

Continued on next page

Explanatory notes:

DEVELOPMENT TIMETABLE FORM

PROPOSER'S NAME: Dudley Economic Empowerment Partners

Assuming that you are designated on 4/15/2019, indicate below your target dates for achieving these key development milestones.

MILESTONE	DATE
Designs Complete	9/27/2019
Apply for Permit(s)	10/7/2019
Zoning Relief Anticipated?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
All Development Financing Committed	3/31/2020
Permit(s) Issued	4/6/2020
Financing Closed	4/30/2020
Construction Begins	5/4/2020
Construction Complete	11/1/2021

CONSTRUCTION EMPLOYMENT STATEMENT FORM

PROPOSER'S NAME: Dudley Economic Empowerment Partners (DEEP)

How many full time employees does your firm currently have?

Under 25 25 -99 100 or more

Are you a Boston-based business? YES NO

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

Are you a Minority-owned Business Enterprise? YES NO

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

Are you a Woman-owned Business Enterprise? YES NO

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

RESIDENT, MINORITY AND FEMALE CONSTRUCTION EMPLOYMENT

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

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

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

DEEP's affiliate, YouthBuild Boston, recruits construction employees through our community partnerships and through area schools. In past projects, over 75% of construction employment hours were contributed by Boston residents, 85% by minority employees, and at least 15% by female employees. As we do for all our projects, we will work closely with the community to recruit locally and meet similar numbers. We will also work to ensure that our subcontractors meet the City of Boston goals as we've done on all our previous projects.

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

If you have completed any development projects in the last five years that have required employment reporting through the City's Office of Jobs & Community Services, please list the most recent here: 31-33 Woodville, Roxbury, MA 02119

SECTION THREE
COMPLIANCE REVIEW DOCUMENTATION

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, attach a spreadsheet. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant: Dudley Economic Empowerment Partners

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
504 Dudley St	0800210000
520 Dudley St	0800209000
27 Centre St	0903451000
10 Burrell St	0800208000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER
N/A	

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

Kenneth Smith, Executive Director

12/3/2018

Print Name and Title

Authorized Representative's Signature

Date

Michael Chavez, Project Development Manager

617-445-8887 x-110

Applicant Contact (If different from above)

Telephone Number

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission

Y \$ _____ N

Signature and Date: _____

Notes: _____

Department of Neighborhood Development

Y \$ _____ N

Signature and Date: _____

Notes: _____

Public Works Department

Y \$ _____ N

Signature and Date: _____

Notes: _____

Treasury Department

Y \$ _____ N

Signature and Date: _____

Notes: _____

DND Contact

Division

Program

Phone: ext.

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Dudley Economic Empowerment Partners

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

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

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

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

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

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

Signed under the pains and penalties of perjury this

3rd _____ day of DECEMBER, 20 18 _____

SIGNATURE:  _____

TITLE: Executive Director _____

ORGANIZATION: Dudley Economic Empowerment Partner _____

ADDRESS: 27 Centre St Roxbury, MA 02119 _____

Conflict of Interest Affidavit Form

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

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

WITNESS:

BORROWER:

Sandra McCroom

[Signature]

THE COMMONWEALTH OF MASSACHUSETTS

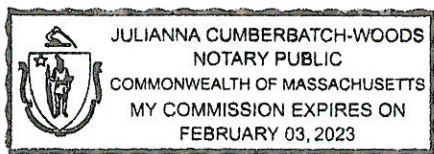
Suffolk, ss.

December 3rd 2018

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

[Signature]
Name:
Notary Public

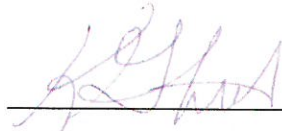
My Commission Expires:



CHAPTER 803 DISCLOSURE STATEMENT FORM

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

This statement is made under the pains and penalties of perjury this 3rd day
of December, 2018
Month Year



Proposer Signature

Co-Proposer Signature (If Applicable)

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

INSTRUCTION SHEET

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) REAL PROPERTY: 20 Centre St Roxbury, MA 02119
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Purchase
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: City of Boston, Department of Neighborhood Development
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL):
Dudley Economic Empowerment Partners
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
 Lessor/Landlord Lessee/Tenant
 Seller/Grantor 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

RESIDENCE

N/A

- (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:

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,

**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)**

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.

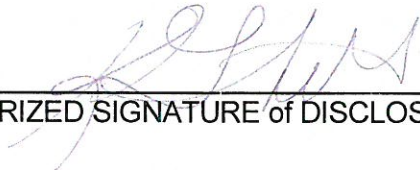
Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify 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.

Dudley Economic Empowerment Partners

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



12/3/2018

AUTHORIZED SIGNATURE of DISCLOSING PARTY

DATE (MM / DD / YYYY)

Kenneth Smith, Executive Director

PRINT NAME & TITLE of AUTHORIZED SIGNER

SECTION FOUR

DESIGN DRAWINGS

Architectural Drawings

Please refer to architectural drawings on CD, enclosed within original RFP submission. The preliminary schematic design is also on the enclosed CD which aligns with the budget shown in this proposal.

DEEP may need to go to the Zoning Board of Appeals for this proposal. Depending on results from more detailed zoning analysis that we are performing, due to the irregular shape and location of the lot, we likely do not meet setback and off-street parking requirements.

We have yet to finalize the details of our structural system for the building but we will likely have a first floor built of reinforced CMU block and the top two floors will be wood framing. The CMU block can either be painted, finished with stucco, or clad in a different material. The upper two floors will likely have a couple different finishes including metal paneling, wood rain screen, ciabboard siding, or some combination of these. The building will be slab-on-grade so as to provide the best possible access on the first floor for use of the construction training workshop but also for ADA purposes.

Right now, the design is essentially a "box" that meets our goals for internal space needs but we have purposely left off the exterior finishes on these preliminary drawings so that we can work with the neighborhood to select the best options. The windows will also likely change; we would like to have more storefronts/commercial glazing on the various floors but also want to respect the abutters desires for privacy (i.e. how much glass looks directly at their buildings). Therefore, we will work through specific design ideas that respect the residential buildings next to us while also providing our interior spaces with as much natural light as possible. In summary, DEEP feels the final design will likely have some slight changes to both the interior design and the exterior massing. Therefore, we will be sure to work closely with both the community, direct abutters to the property, and the City of Boston to find the right solution at the best cost possible for all parties involved.

YOUTHBUILD BOSTON

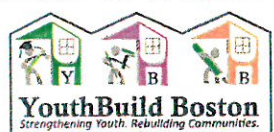
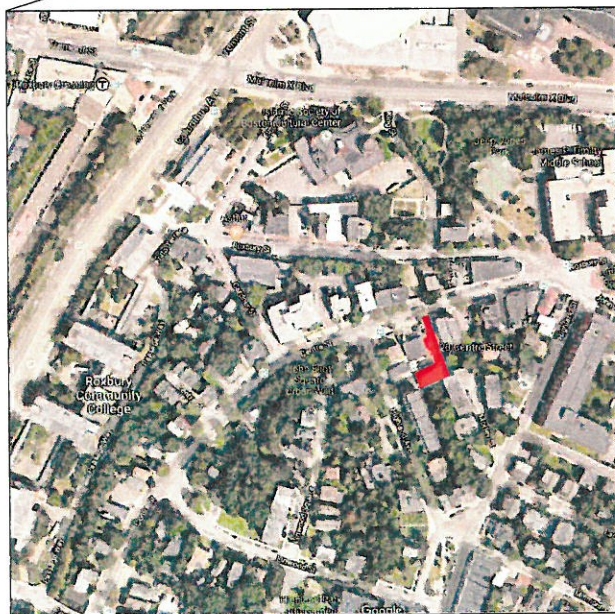
20 Centre Street

Boston, MA 02119



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Cover Sheet

Project number
Date

1503
03/12/2018

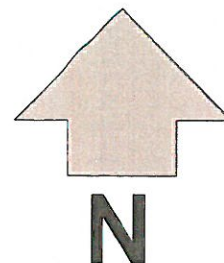
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Checked by MC, AH

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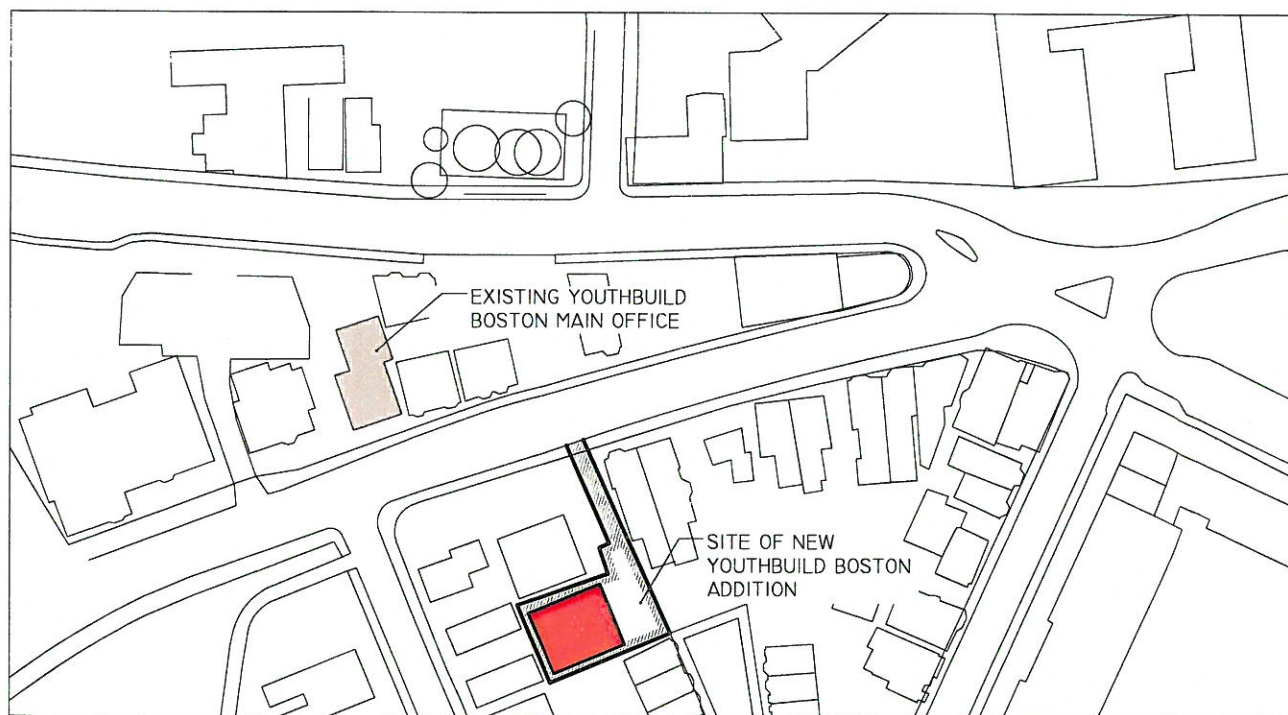
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ZONING ANALYSIS

PROJECT ADDRESS	20 CENTRE ST. BOSTON MA 02119	
PARCEL ID.	0903525000	
OWNER	CITY OF BOSTON FCL	
NEIGHBORHOOD	ROXBURY	
ZONING SUBDISTRICT	3F - 4000	
ZONING ARTICLE	50	
SUBDISTRICT TYPE	3 FAMILY RESIDENTIAL	
BUILDING USE TYPE (FROM TABLE B)		
	COMMUNITY USE	
	ADULT EDUCATION CENTER	CONDITIONAL
TOTAL LOT AREA		6440 SQ.FT.
BUILDING GROSS SQUARE FOOTAGE		7140 SQ.FT.



3F - 4000 RESIDENTIAL SUBDISTRICT	REQUIRED	EXISTING	PROPOSED
LOT AREA MINIMUM	4000 SQ.FT.	6440 SQ.FT.	NO CHANGE
TOTAL LOT AREA MINIMUM	4000 SQ.FT.	6440 SQ.FT.	NO CHANGE
LOT WIDTH MINIMUM	45'	89'	NO CHANGE
LOT FRONTAGE MINIMUM (CENTRE ST AS FRONT)	45'	12'	NO CHANGE
FLOOR AREA RATIO MAXIMUM	0.8		1.
BUILDING HEIGHT MAXIMUM	35'		39'-9"
MAXIMUM BUILDING STORIES	3		3
FRONT YARD MINIMUM DEPTH	20'		9'-0"
SIDE YARD MINIMUM WIDTH	10'		5'-0"
REAR YARD MINIMUM DEPTH	30'		5'-0"
OFF STREET PARKING REQUIRED/1000 SQ.FT. GROSS FLOOR AREA	8	0	3
OFF STREET LOADING REQUIRED/TOTAL	0	0	-



1 VICINITY PLAN



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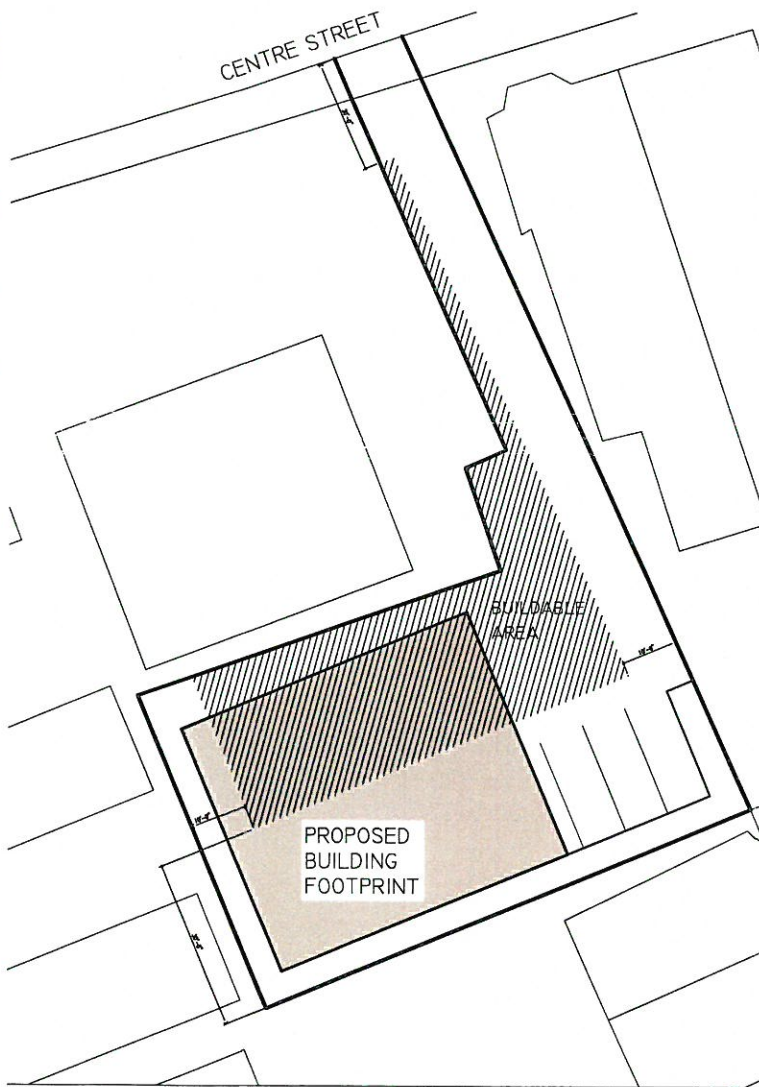
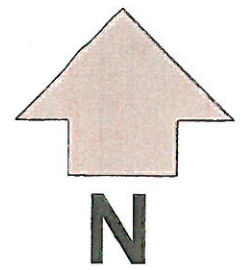
617-445-8887
info@ybboston.org

Zoning Analysis and Vicinity Plan

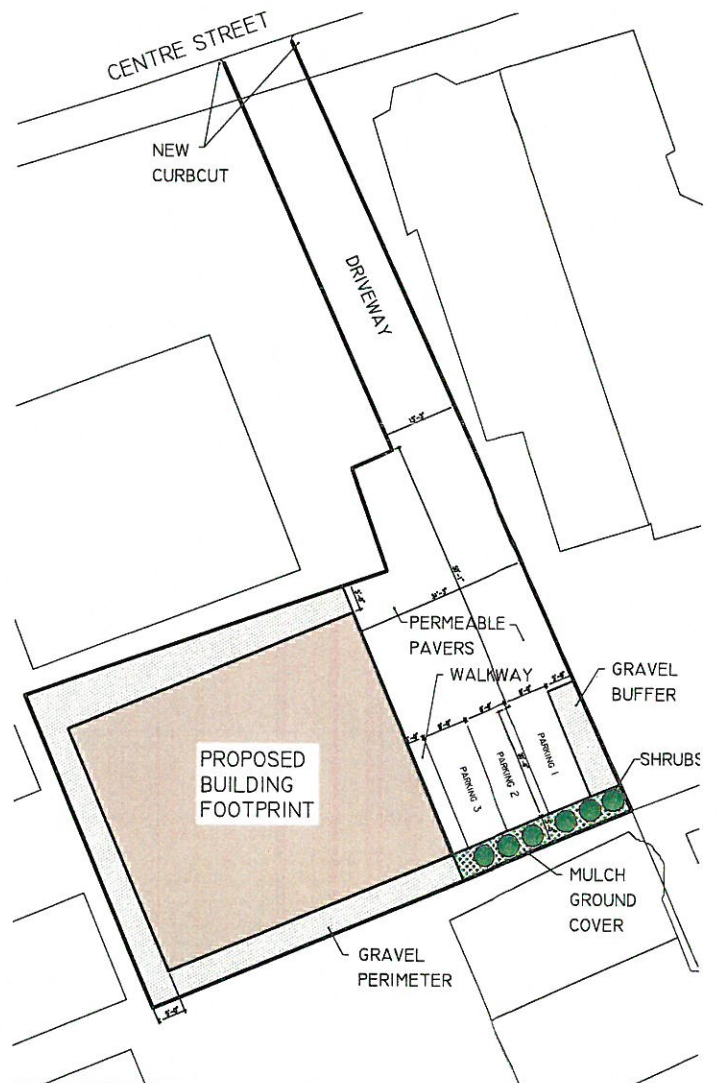
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Date 03/12/2018 Checked by MC, AH

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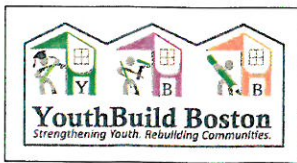
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1 SITE USE PLAN



2 LANDSCAPE PLAN



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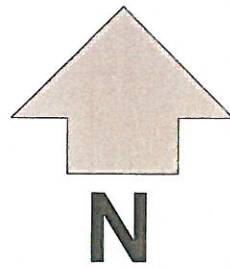
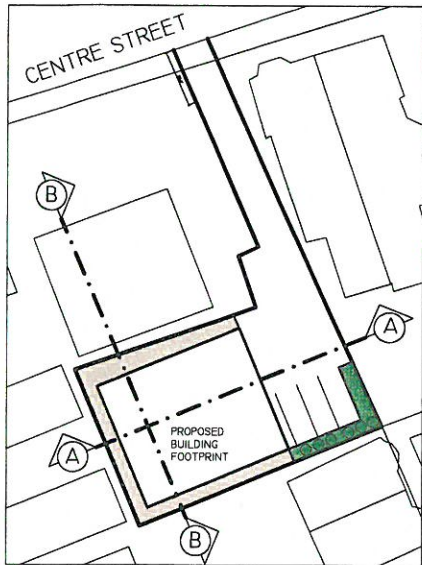
Site Use and Landscape Plan

Project number 1503
Date 03/12/2018

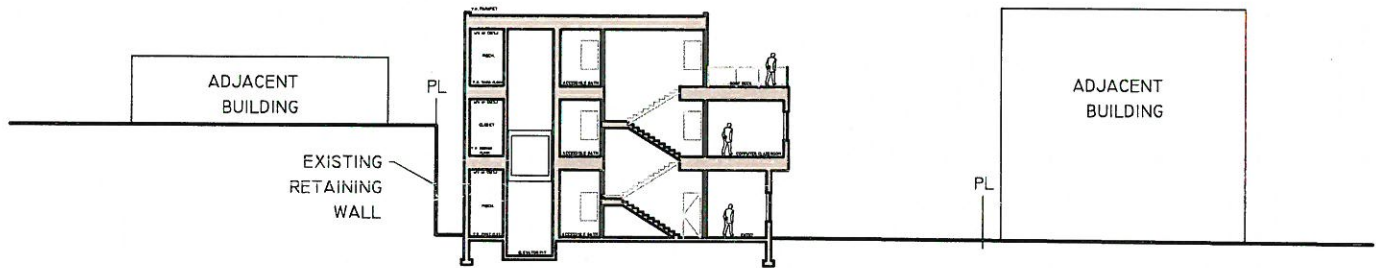
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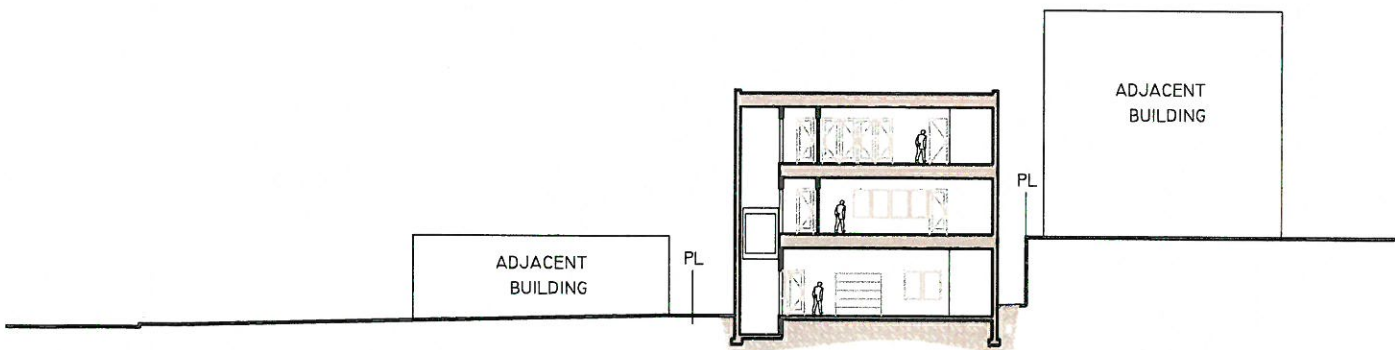
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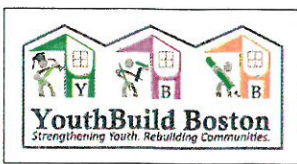
SITE SECTION KEYPLAN



1 SITE SECTION A



2 SITE SECTION B



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Project number
Date

Site Sections

1503

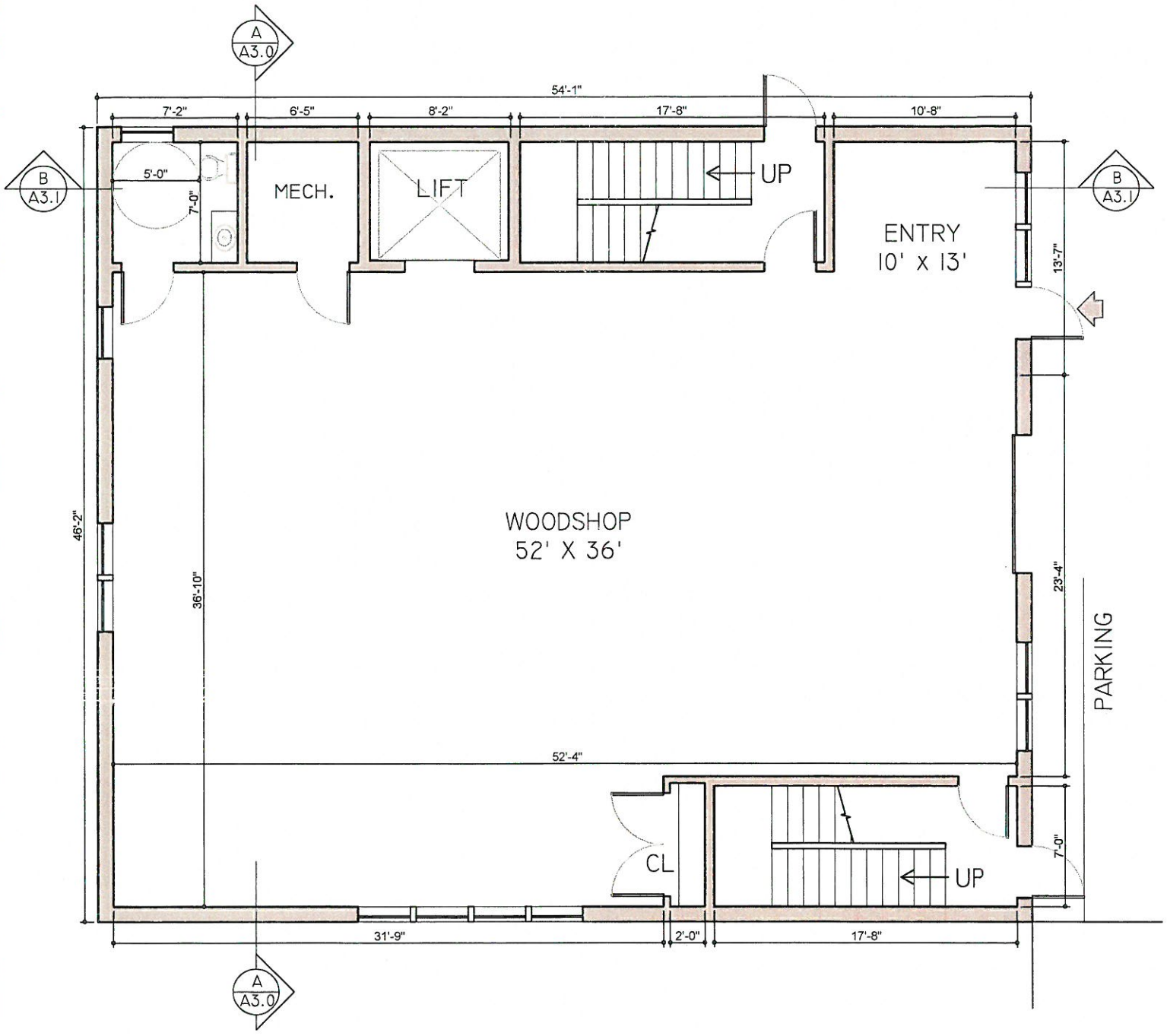
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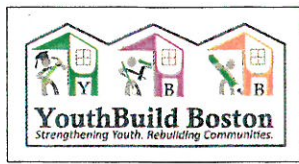
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Scale $\frac{1}{32}'' = 1'-0''$



1 PROPOSED FIRST FLOOR



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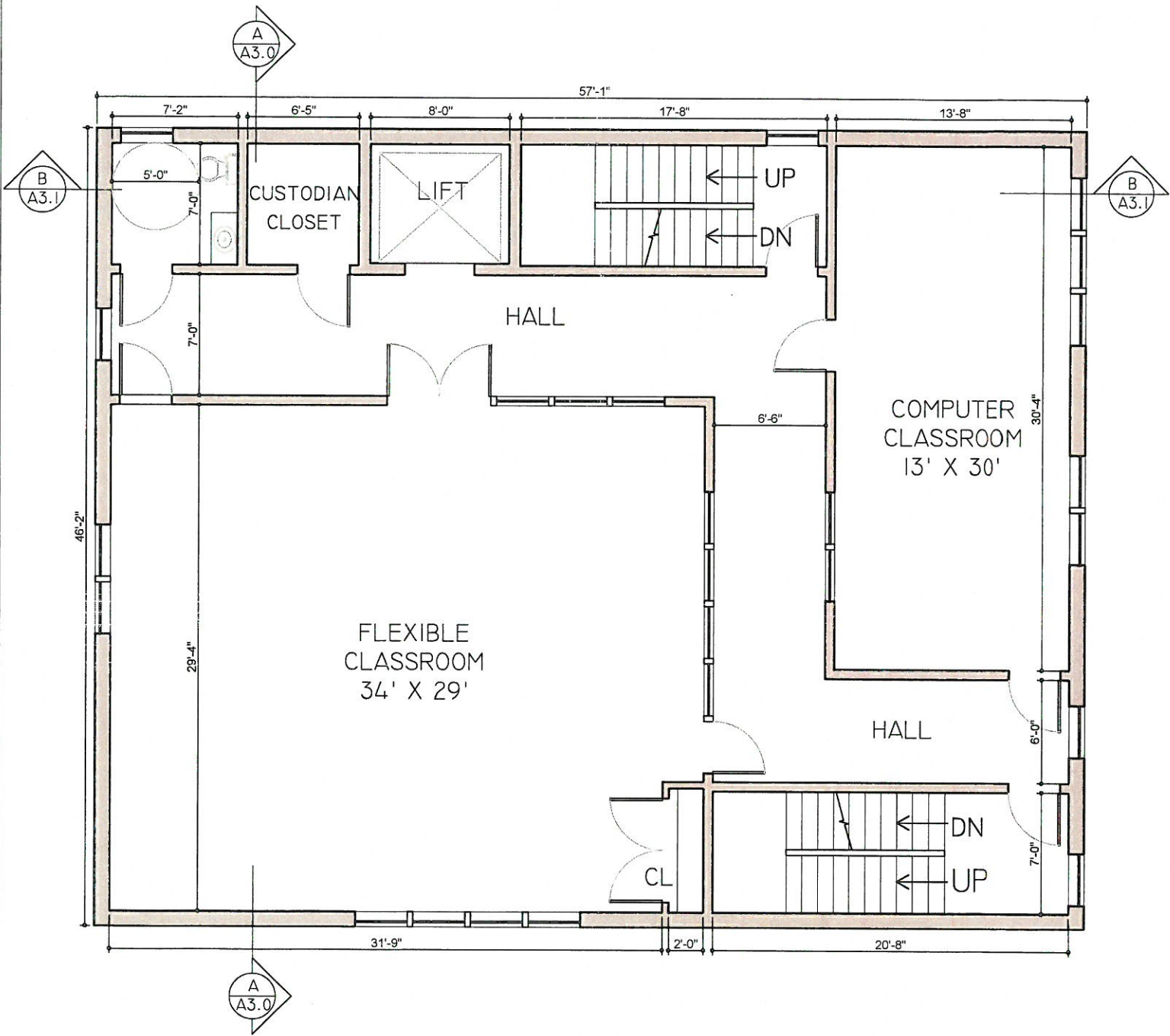
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Date 03/12/2018

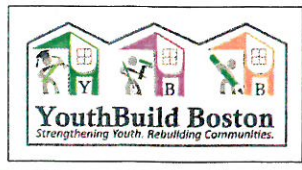
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Checked by MC, AH

A1.0

Scale 1/8" = 1'-0"



1 PROPOSED SECOND FLOOR



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Second Floor Plan

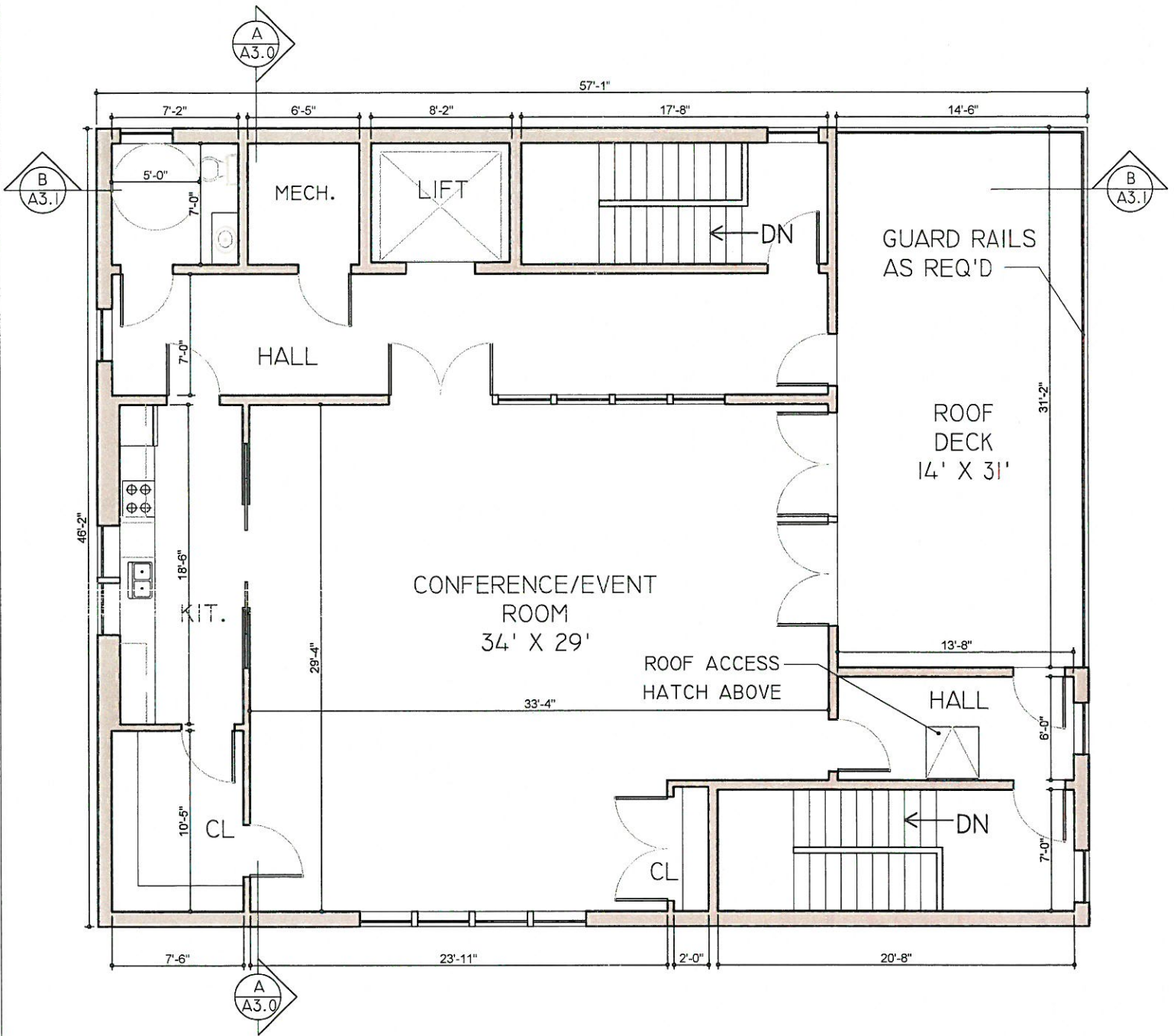
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Date

1503
03/12/2018

Drawn by OH, TB, AH
Checked by MC, AH

A1.1

Scale 1/8" = 1'-0"



1 PROPOSED THIRD FLOOR



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Project number
Date

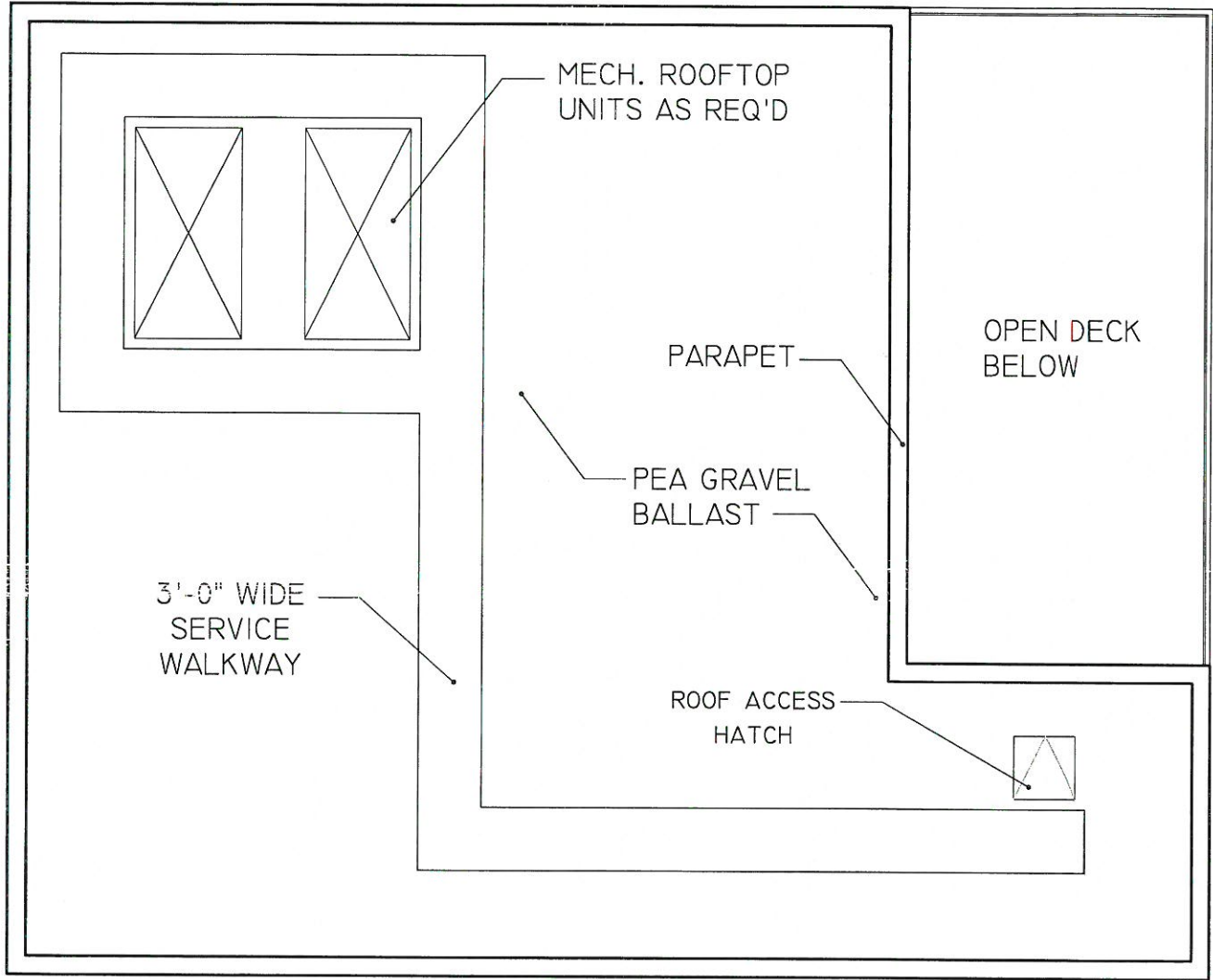
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Third Floor Plan

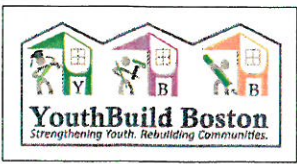
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Checked by MC, AH

A1.2

Scale 1/8" = 1'-0"



1 PROPOSED ROOF PLAN



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Roof Plan

Project number 1503

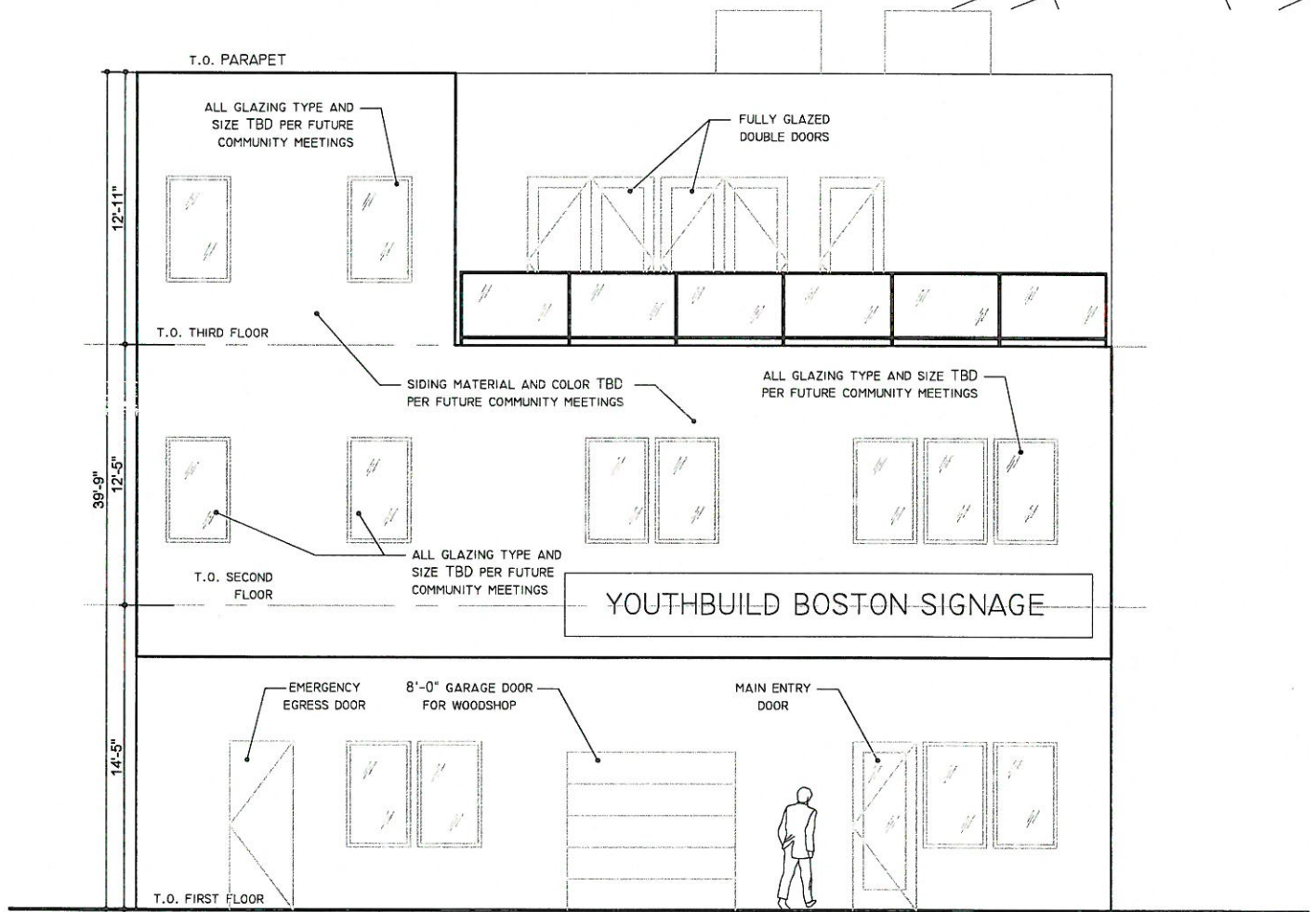
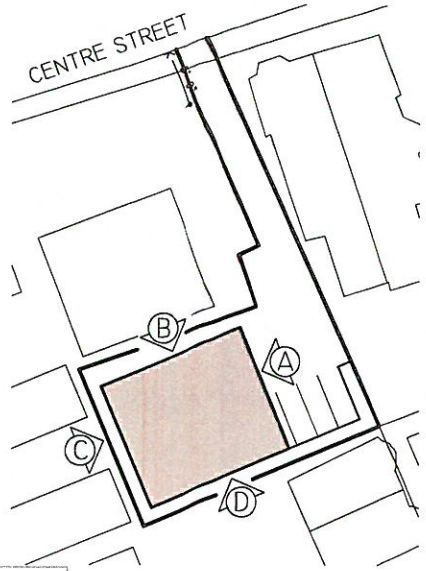
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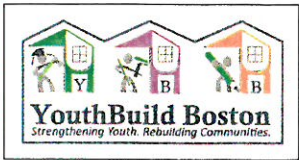
Checked by MC, AH

A1.3

Scale $\frac{1}{8}" = 1'-0"$



A FRONT BUILDING ELEVATION



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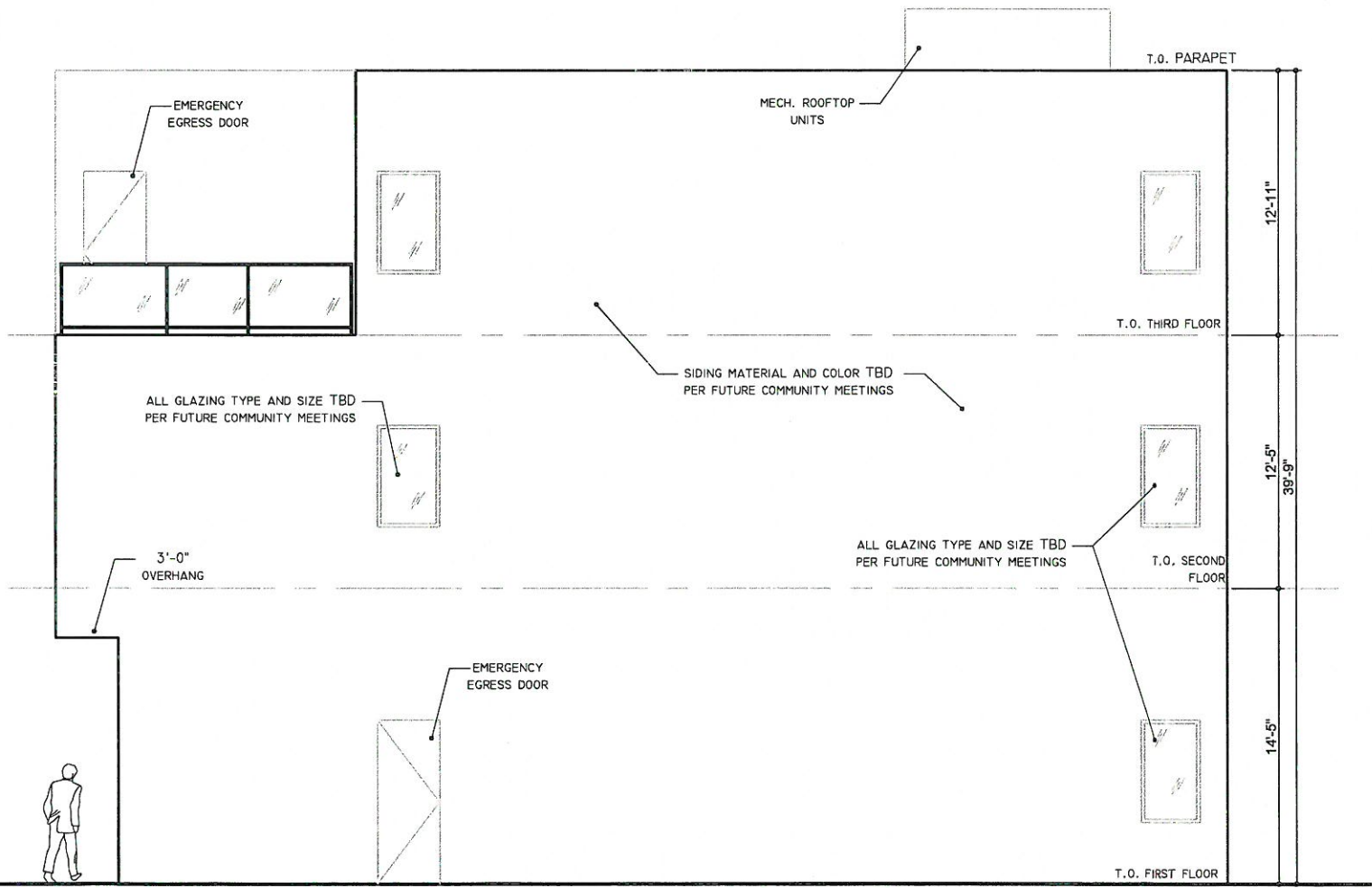
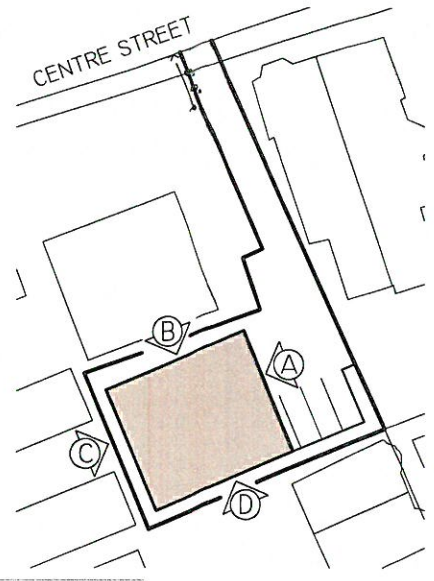
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Date 03/12/2018

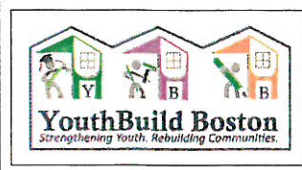
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Checked by MC, AH

A2.0

Scale 1/8" = 1'-0"



B SIDE BUILDING ELEVATION



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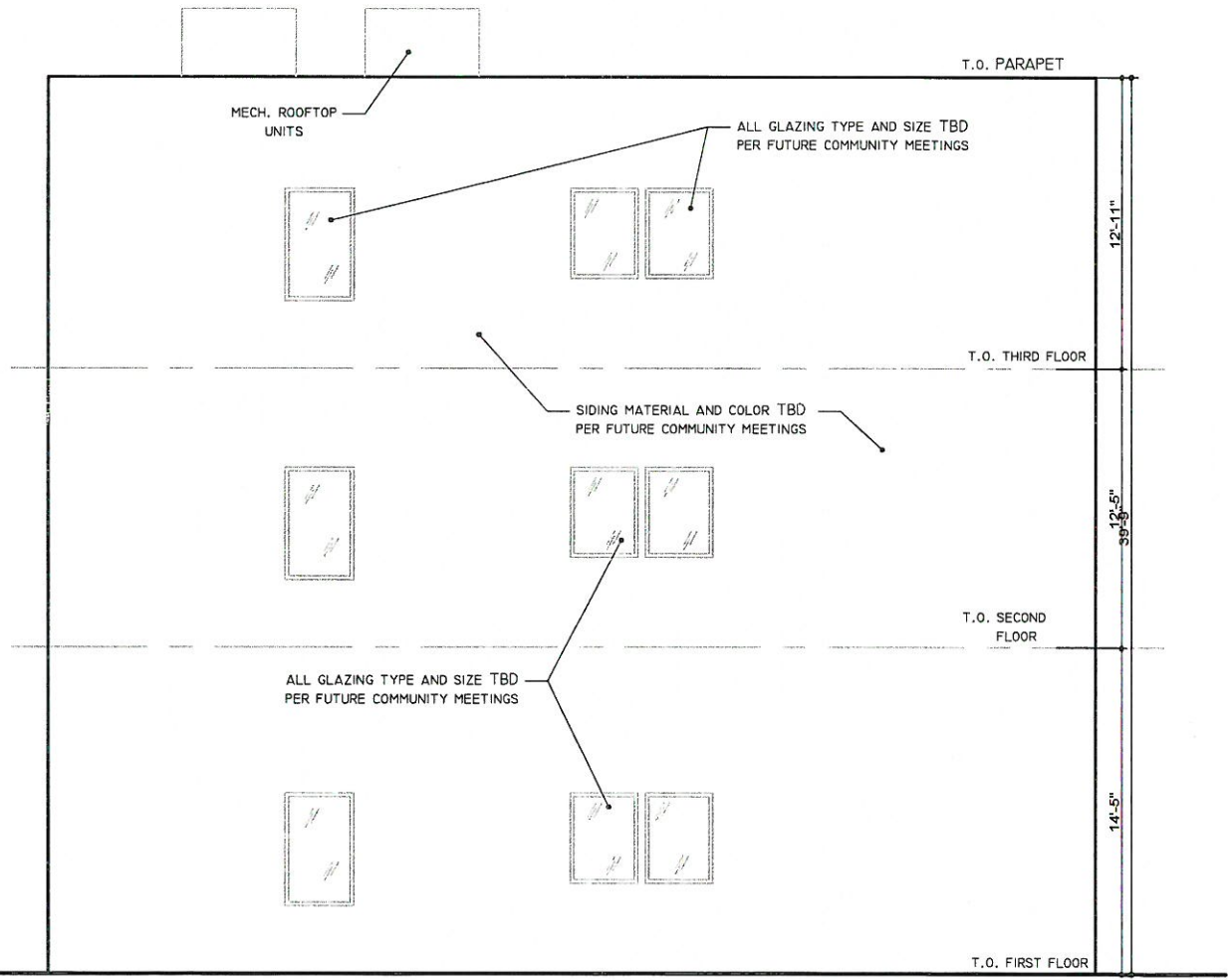
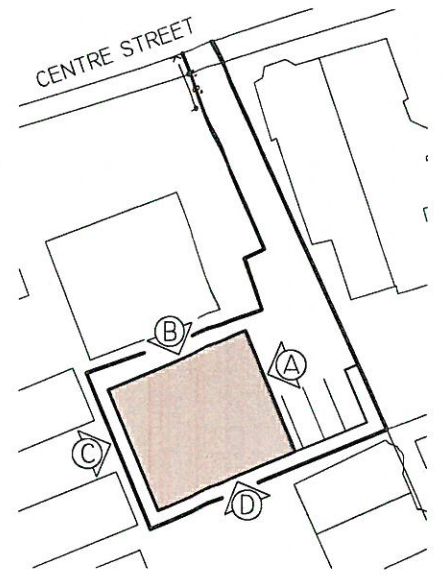
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 info@ybboston.org

Side Building Elevation

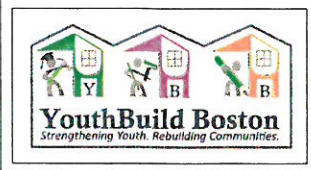
Project number 1503 | Drawn by OH, TB, AH
 Date 03/12/2018 | Checked by MC, AH

A2.1

Scale 1/8" = 1'-0"



C REAR BUILDING ELEVATION



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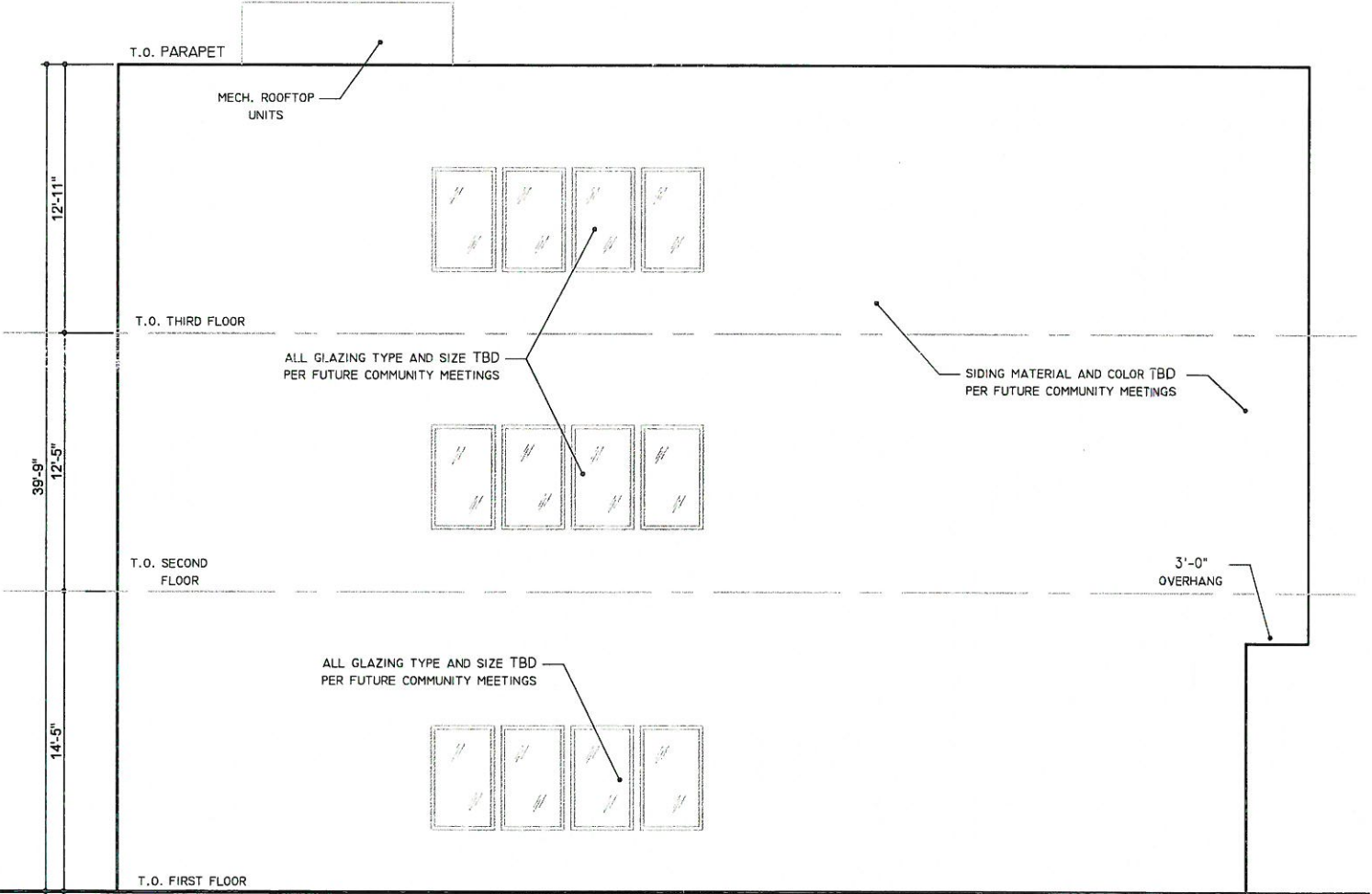
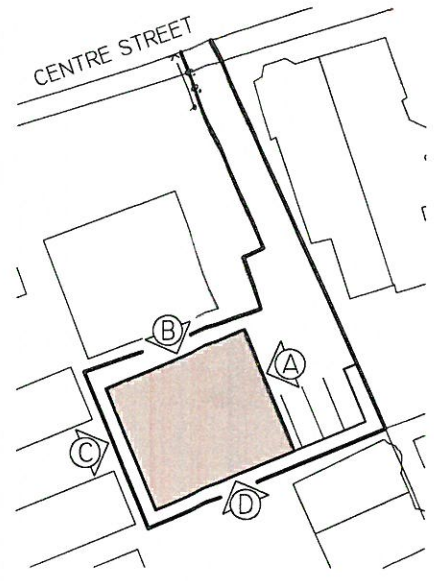
Side Building Elevation

Project number 1503
 Date 03/12/2018

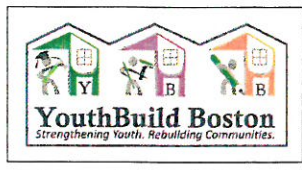
Drawn by OH, TB, AH
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A2.2

Scale 1/8" = 1'-0"



D SIDE BUILDING ELEVATION



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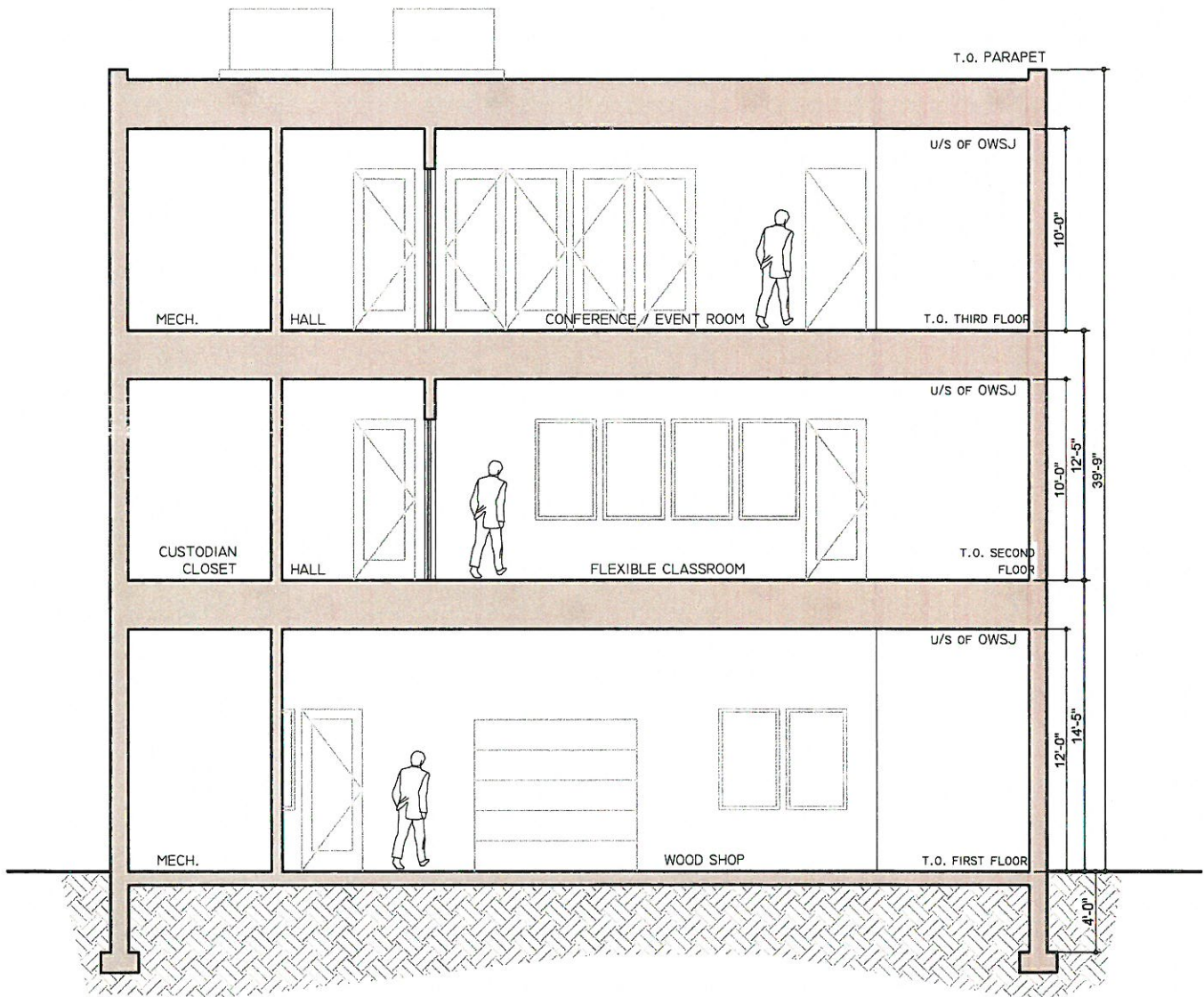
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Side Building Elevation

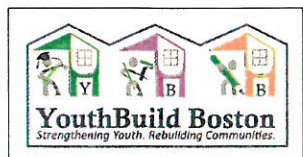
Project number 1503
 Date 03/12/2018
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 Checked by MC, AH

A2.3

Scale 1/8" = 1'-0"



A PROPOSED BUILDING SECTION



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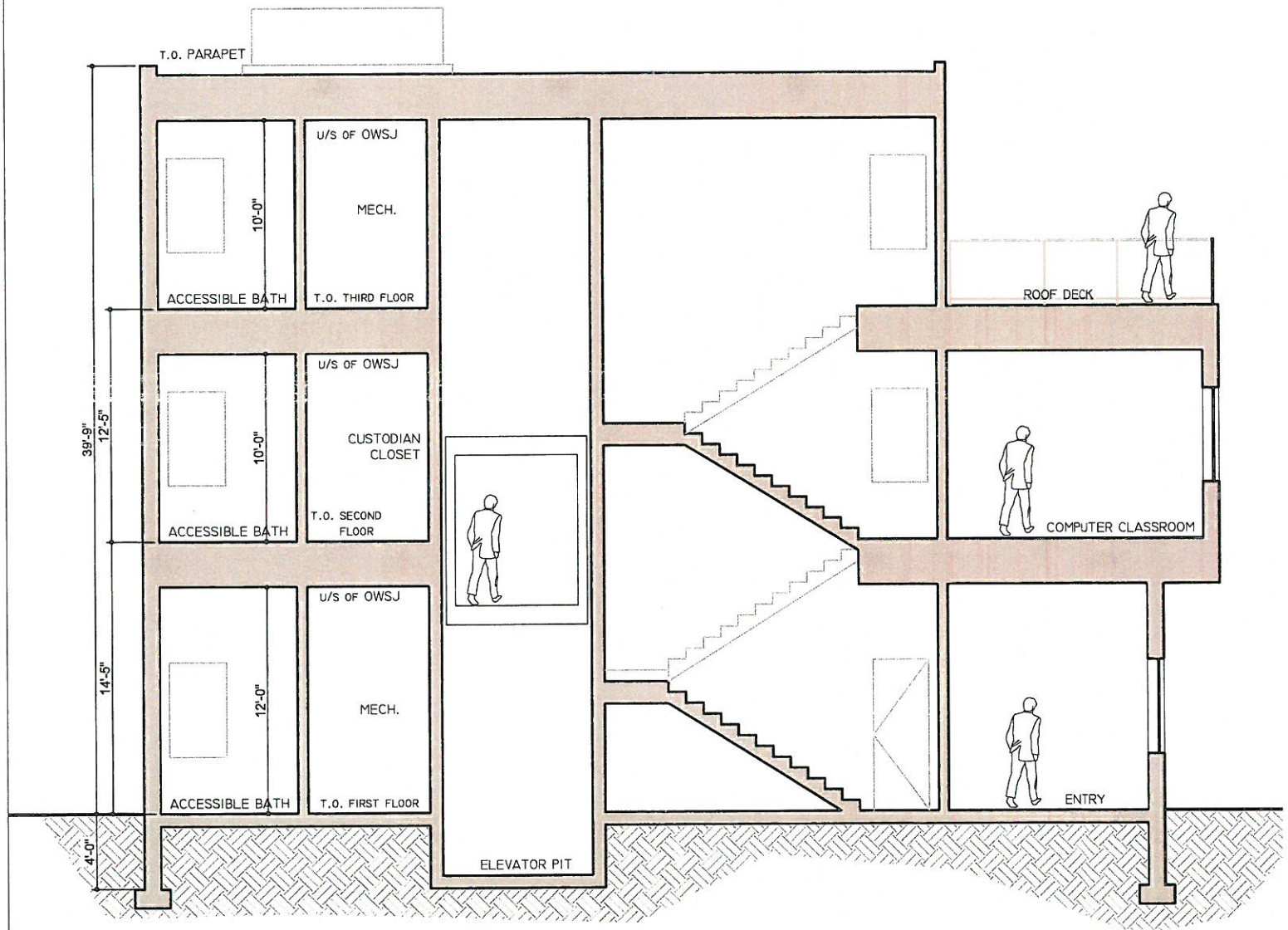
Building Section

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Date 03/12/2018

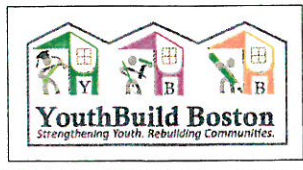
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Checked by MC, AH

A3.0

Scale 1" = 1'-0"



B PROPOSED BUILDING SECTION



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Building Section
 Project number 1503
 Date 03/12/2018
 Drawn by OH, TB, AH
 Checked by MC, AH

A3.1
 Scale $\frac{1}{8}'' = 1'-0''$

Dudley Economic Empowerment Partners, Inc.

27 Centre Street

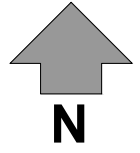
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YOUTHBUILD BOSTON

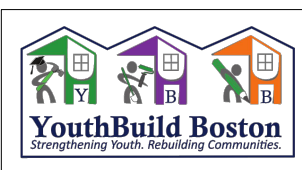
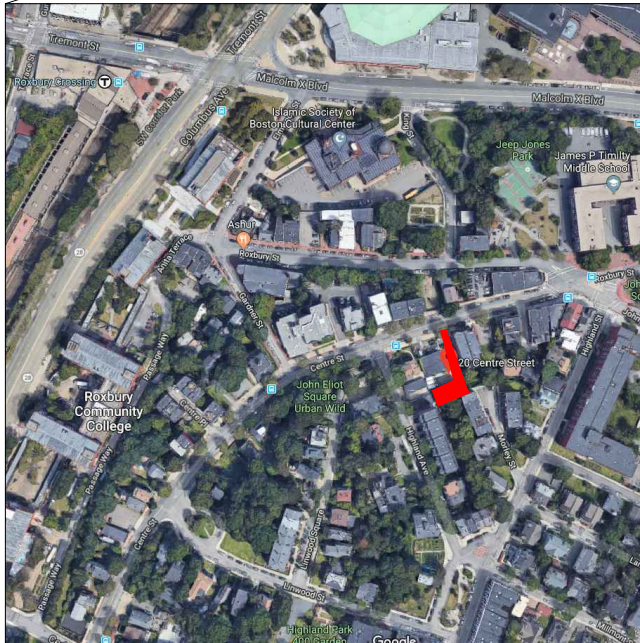
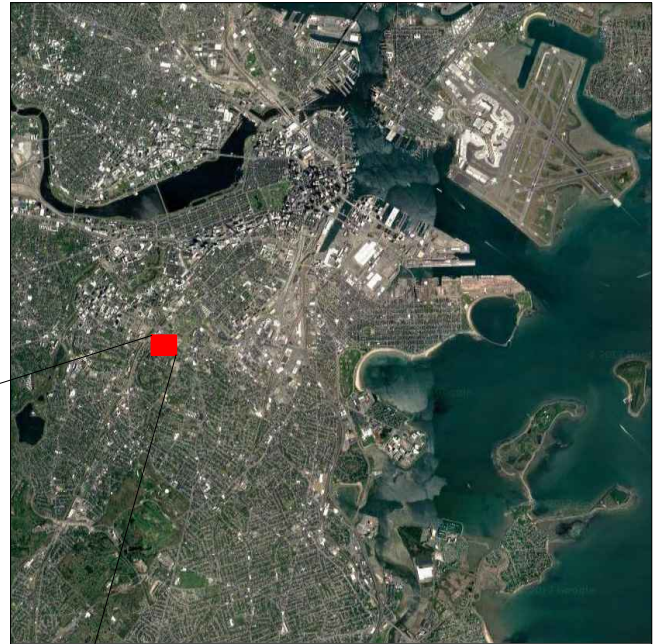
20 Centre Street

Boston, MA 02119



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A2.3	BUILDING ELEVATION
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A3.1	BUILDING SECTION



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Cover Sheet

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Date 03/12/2018

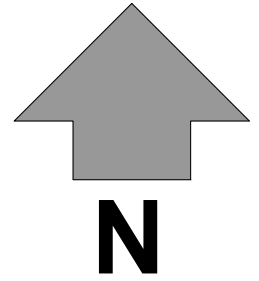
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Checked by MC, AH

CS1.0

Scale NONE

ZONING ANALYSIS

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PARCEL ID.	0903525000	
OWNER	CITY OF BOSTON FCL	
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REAR YARD MINIMUM DEPTH	30'		5'-0"
OFF STREET PARKING REQUIRED/1000 SQ.FT. GROSS FLOOR AREA	8	0	3
OFF STREET LOADING REQUIRED/TOTAL	0	0	-



1 VICINITY PLAN



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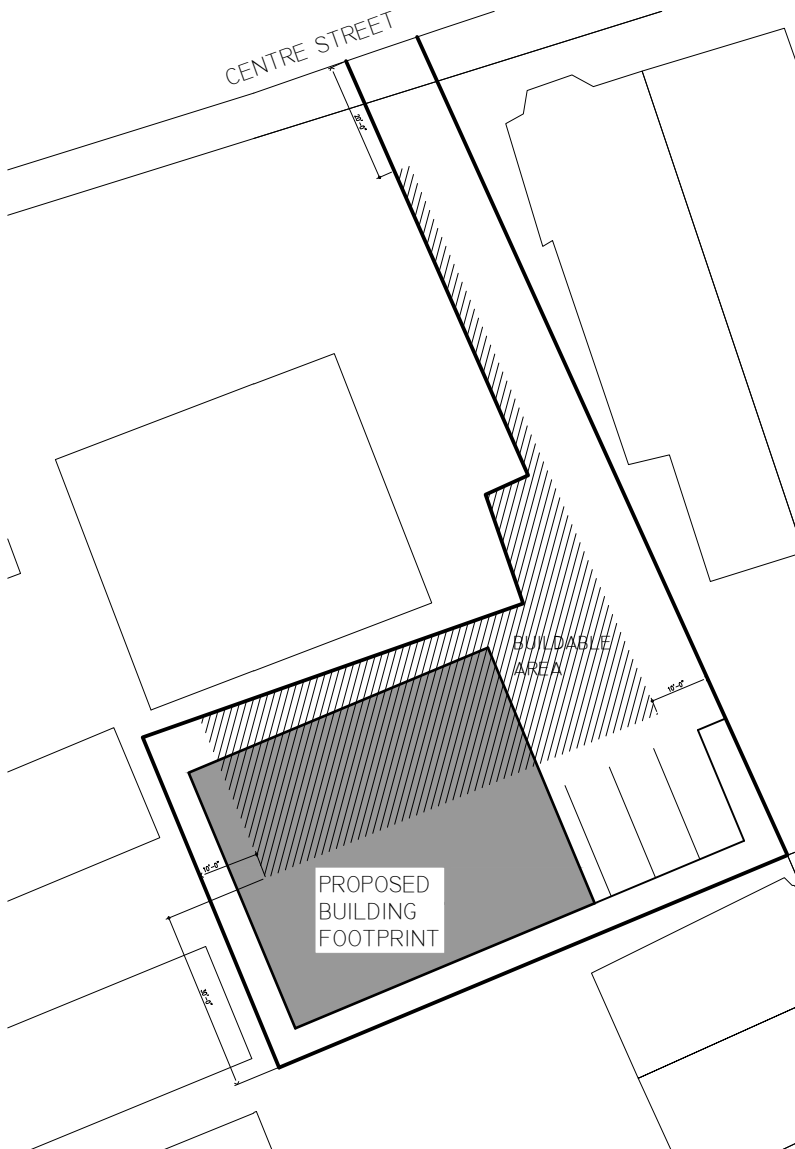
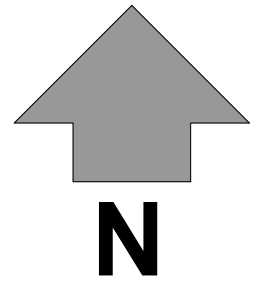
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Project number 1503
Date 03/12/2018

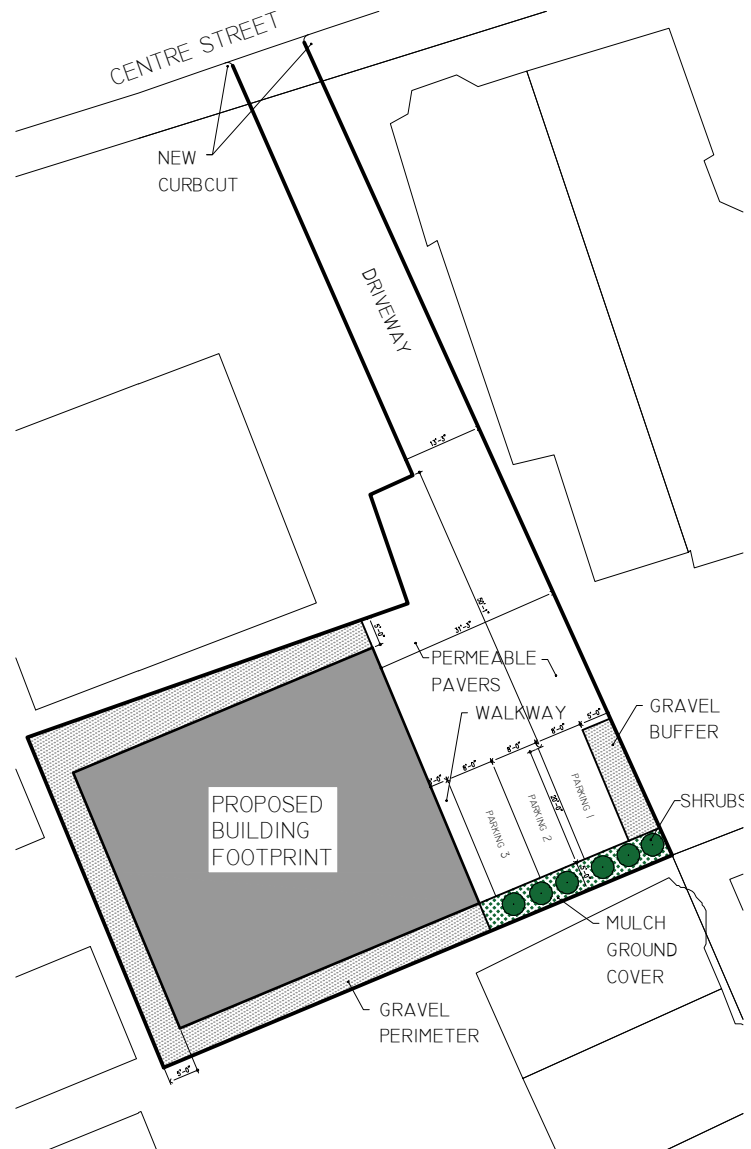
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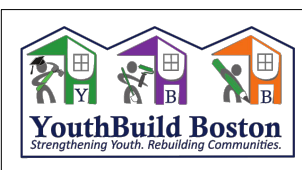
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1 SITE USE PLAN



2 LANDSCAPE PLAN



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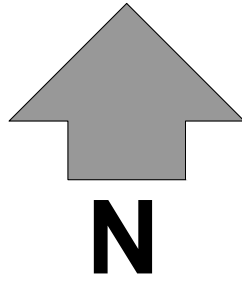
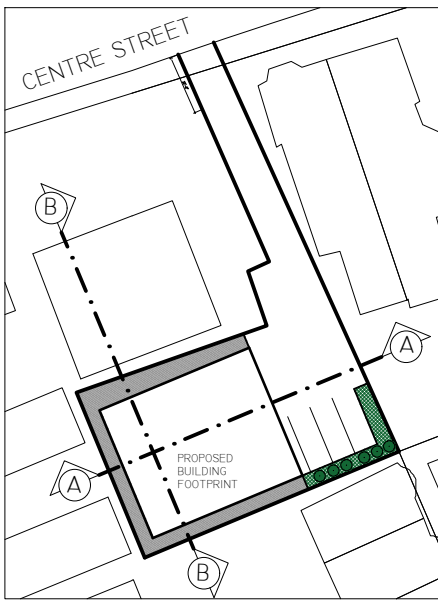
Site Use and Landscape Plan

Project number 1503
Date 03/12/2018

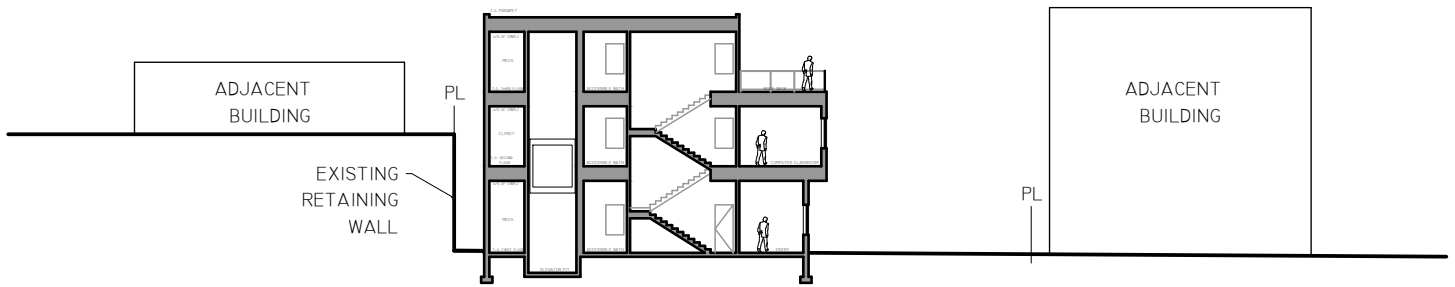
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Checked by MC, AH

LP1.1

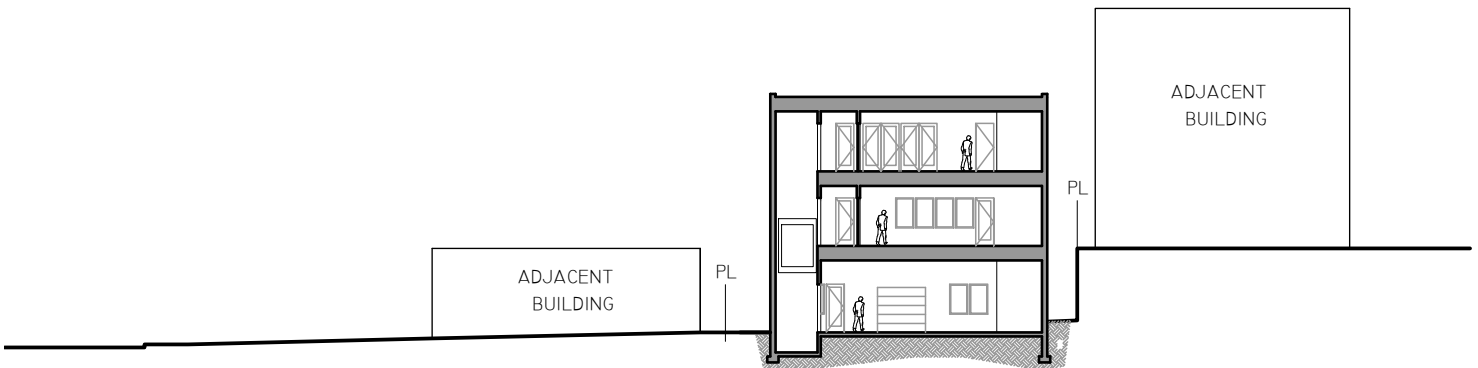
Scale $\frac{1}{32}'' = 1'-0''$



SITE SECTION KEYPLAN



1 SITE SECTION A



2 SITE SECTION B



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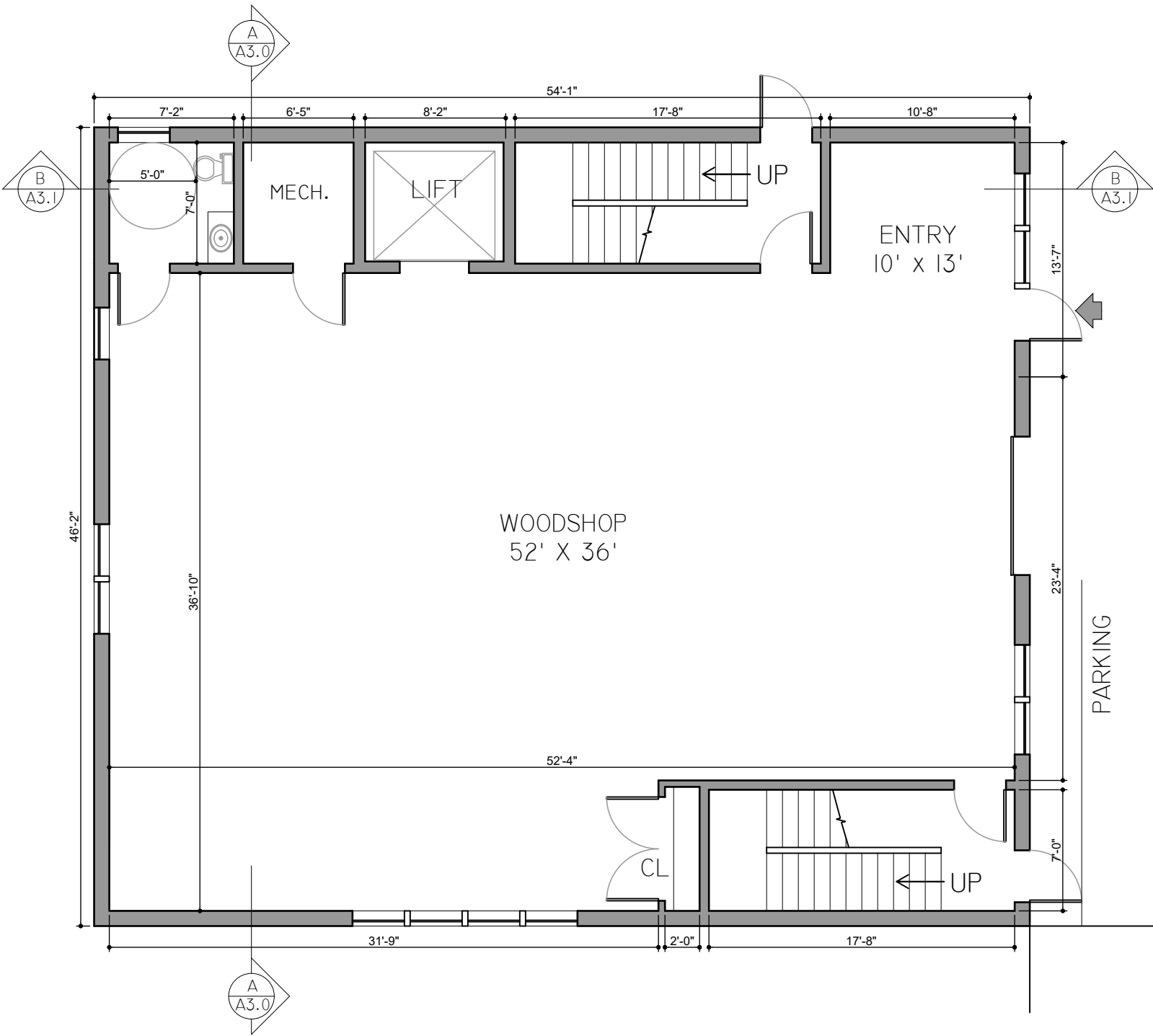
Site Sections

Project number 1503
Date 03/12/2018

Drawn by OH, TB, AH
Checked by MC, AH

LP1.2

Scale $\frac{1}{32}'' = 1'-0''$



1 PROPOSED FIRST FLOOR



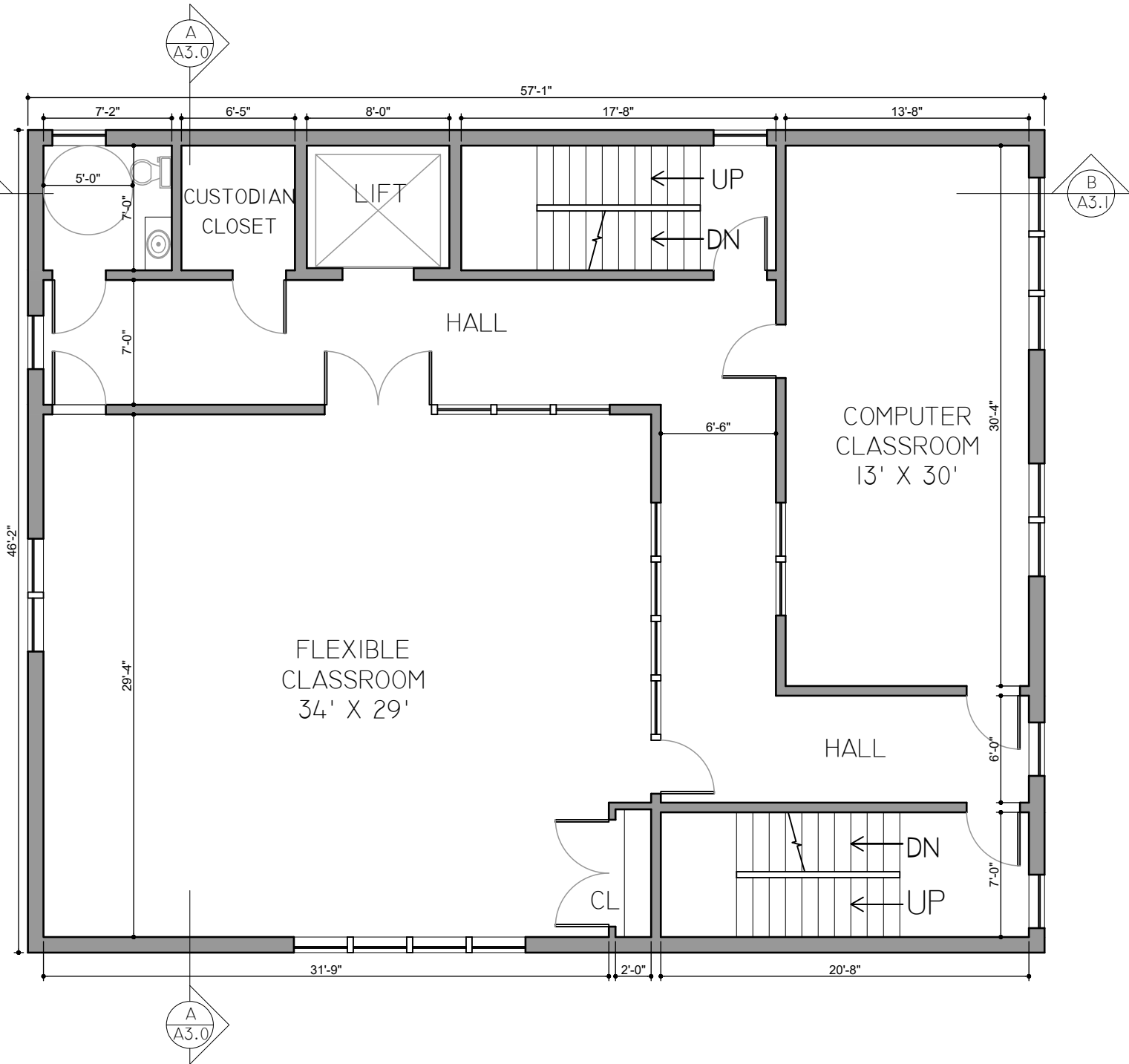
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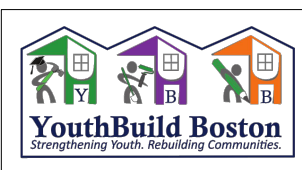
Project number 1503
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First Floor Plan

A1.0
 Scale 1/8" = 1'-0"



1 PROPOSED SECOND FLOOR



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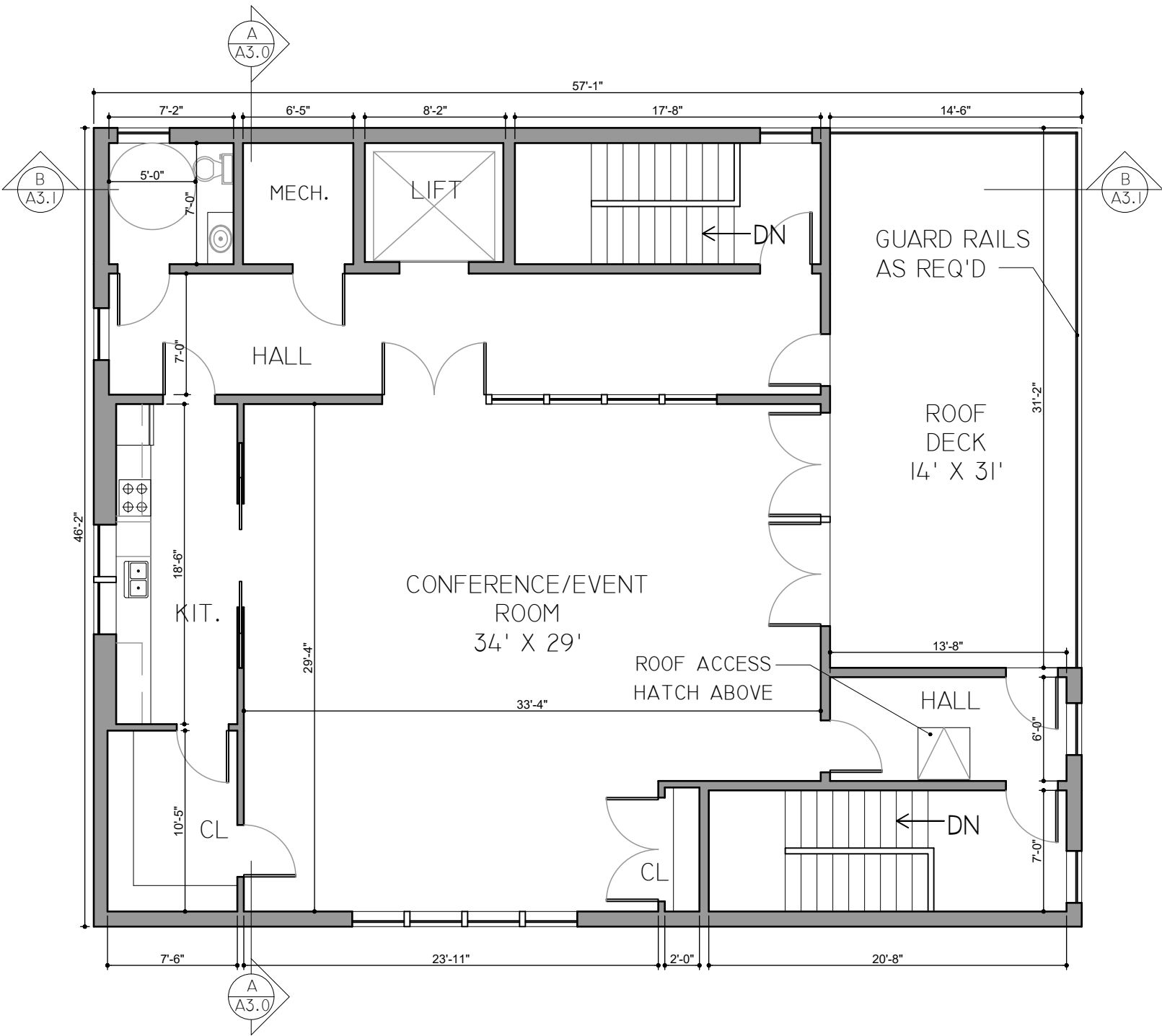
Second Floor Plan

Project number 1503
Date 03/12/2018

Drawn by OH, TB, AH
Checked by MC, AH

A1.1

Scale $\frac{1}{8}'' = 1'-0''$



1 PROPOSED THIRD FLOOR



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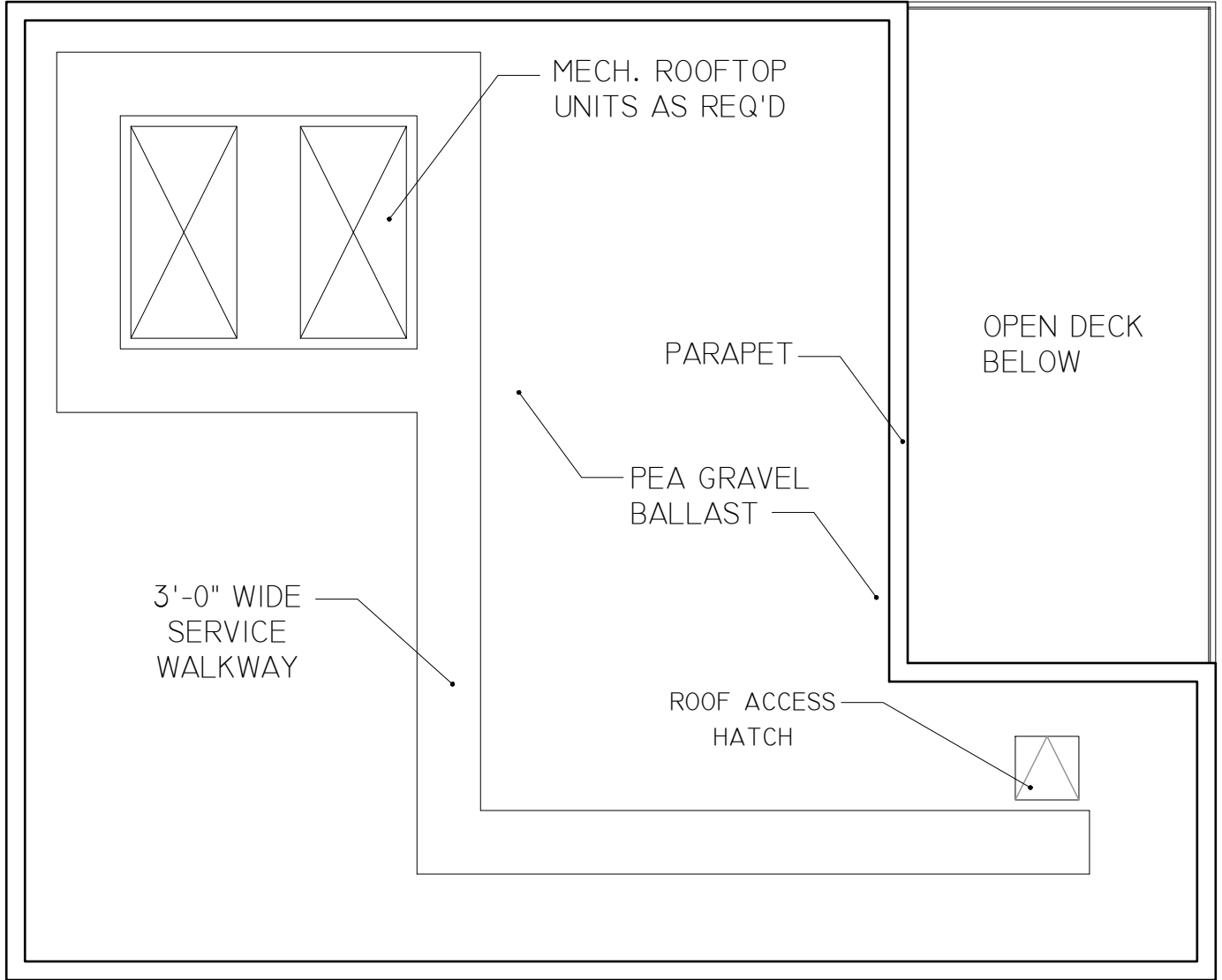
Third Floor Plan

Project number 1503
Date 03/12/2018

Drawn by OH, TB, AH
Checked by MC, AH

A1.2

Scale $\frac{1}{8}'' = 1'-0''$



1 PROPOSED ROOF PLAN



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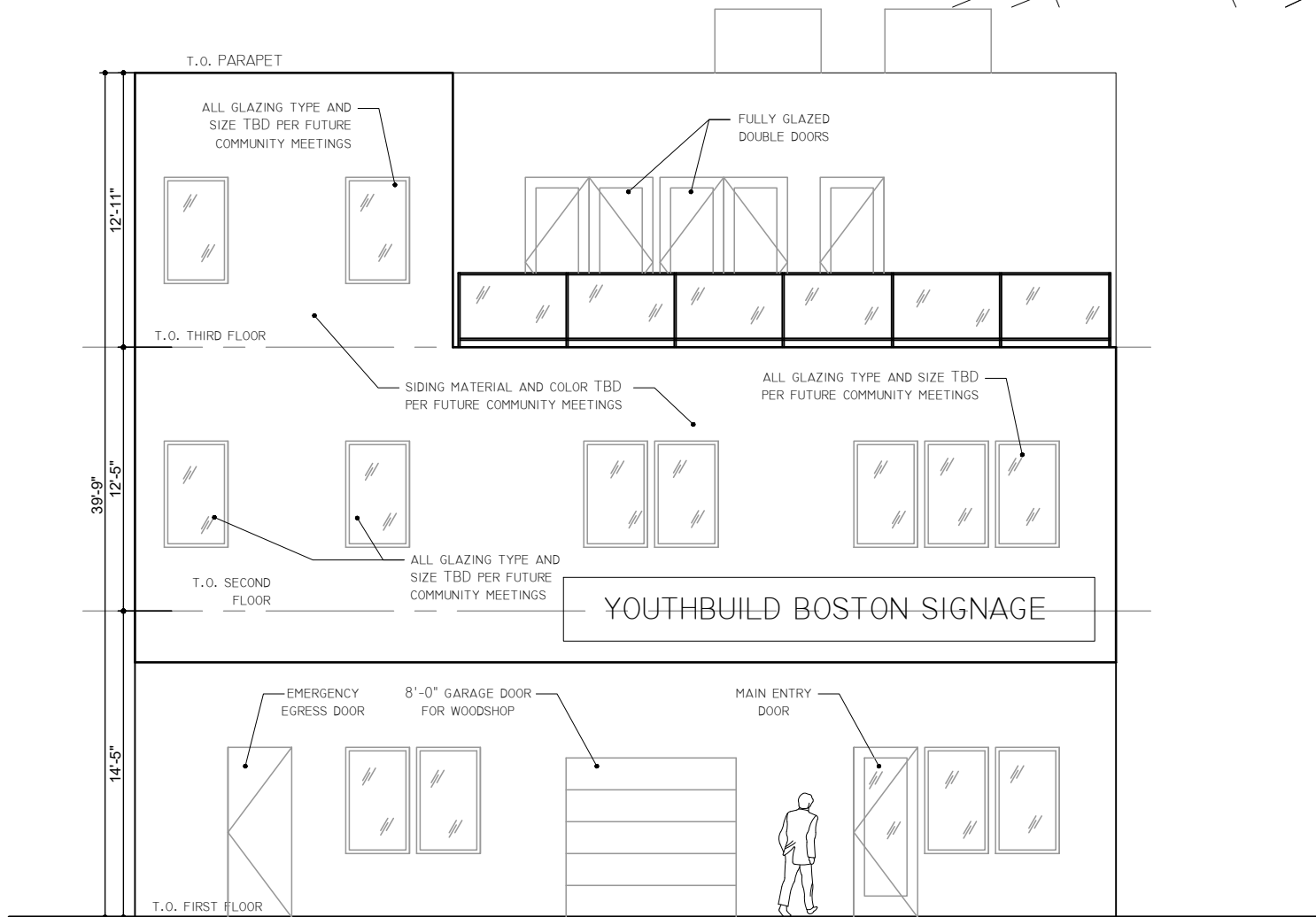
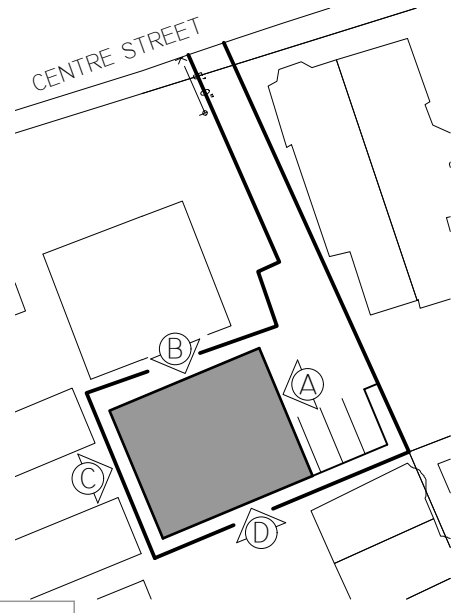
Roof Plan

Project number 1503
Date 03/12/2018

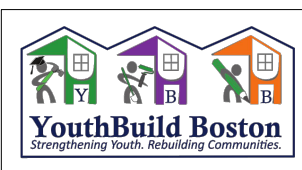
Drawn by OH, TB, AH
Checked by MC, AH

A1.3

Scale $\frac{1}{8}'' = 1'-0''$



A FRONT BUILDING ELEVATION



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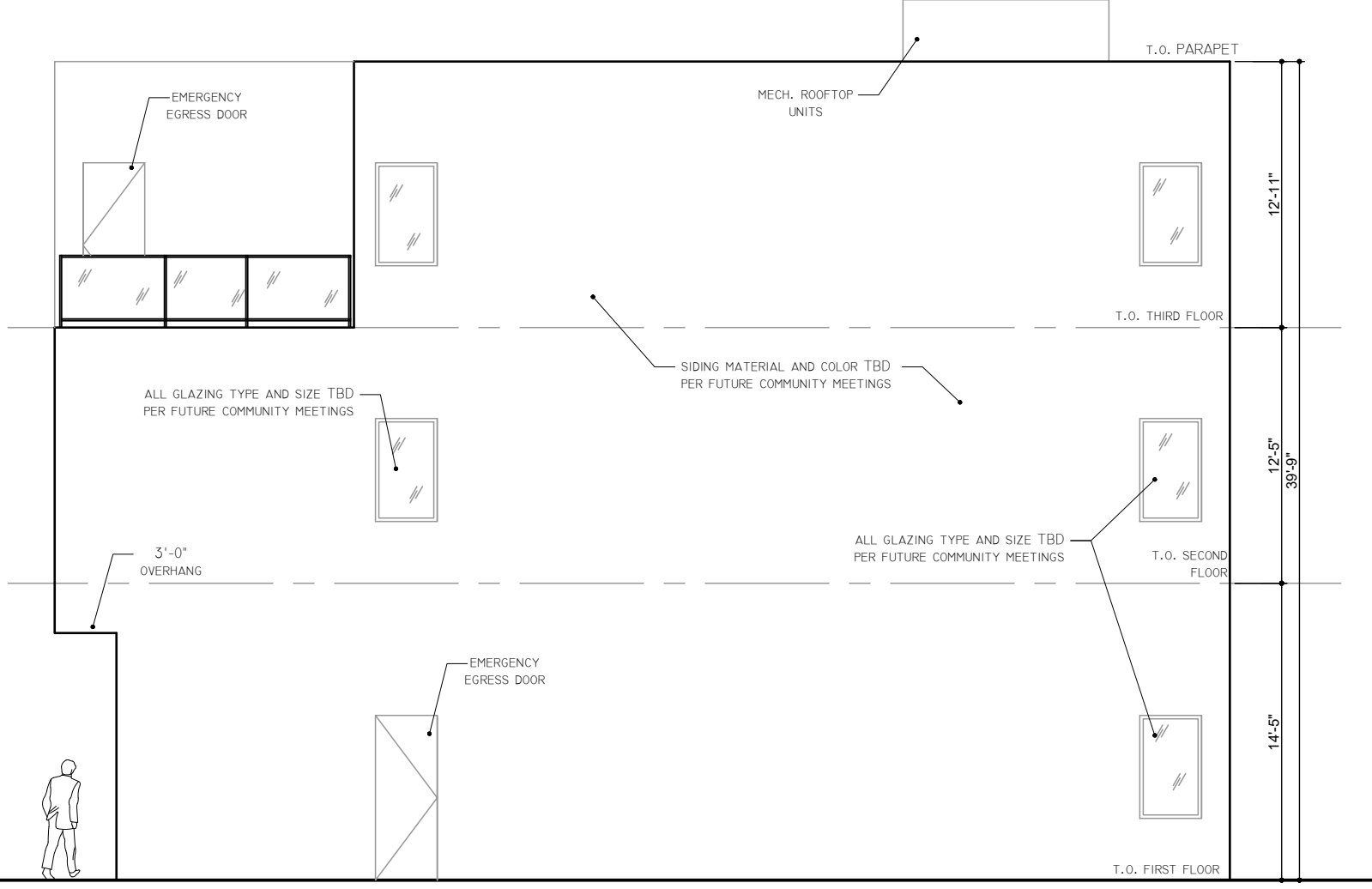
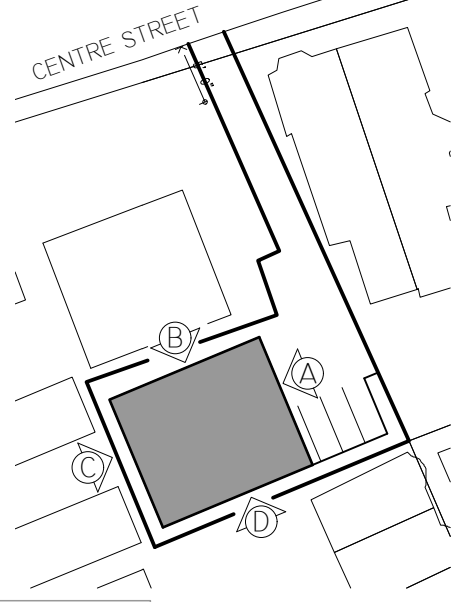
Front Building Elevation

Project number 1503
Date 03/12/2018

Drawn by OH, TB, AH
Checked by MC, AH

A2.0

Scale 1/8" = 1'-0"



B SIDE BUILDING ELEVATION



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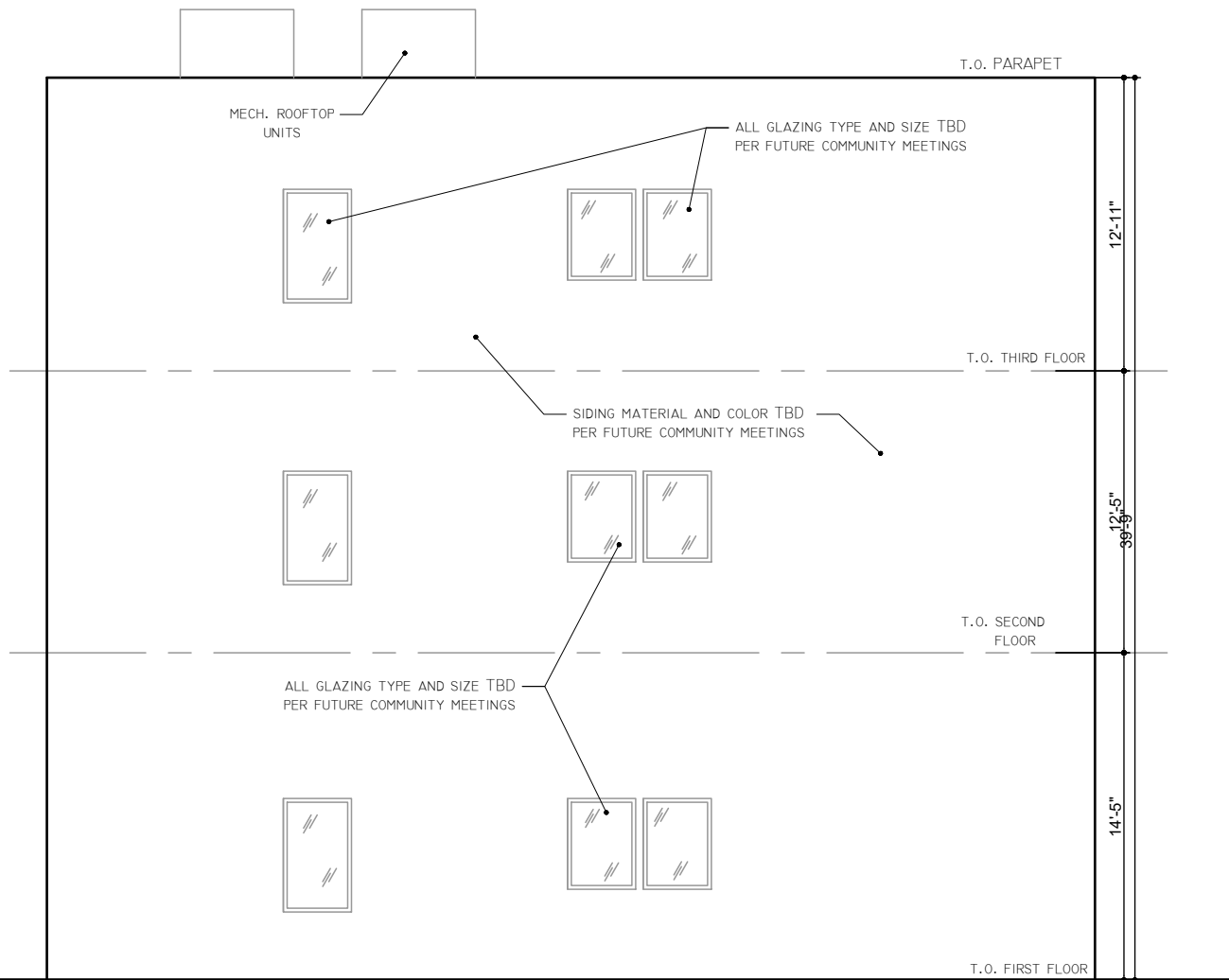
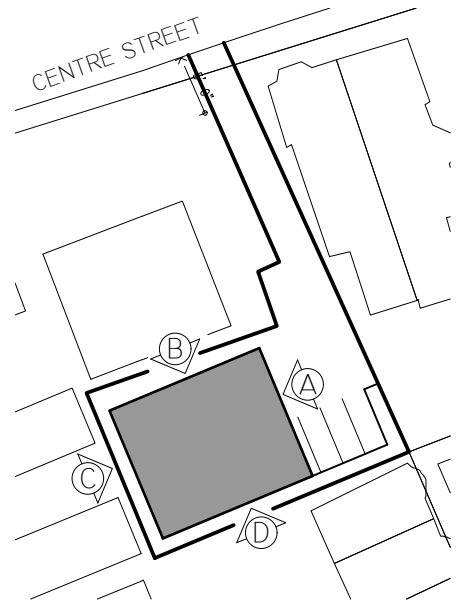
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Side Building Elevation

Project number	1503	Drawn by	OH, TB, AH
Date	03/12/2018	Checked by	MC, AH

A2.1

Scale $\frac{1}{8}'' = 1'-0''$



C REAR BUILDING ELEVATION

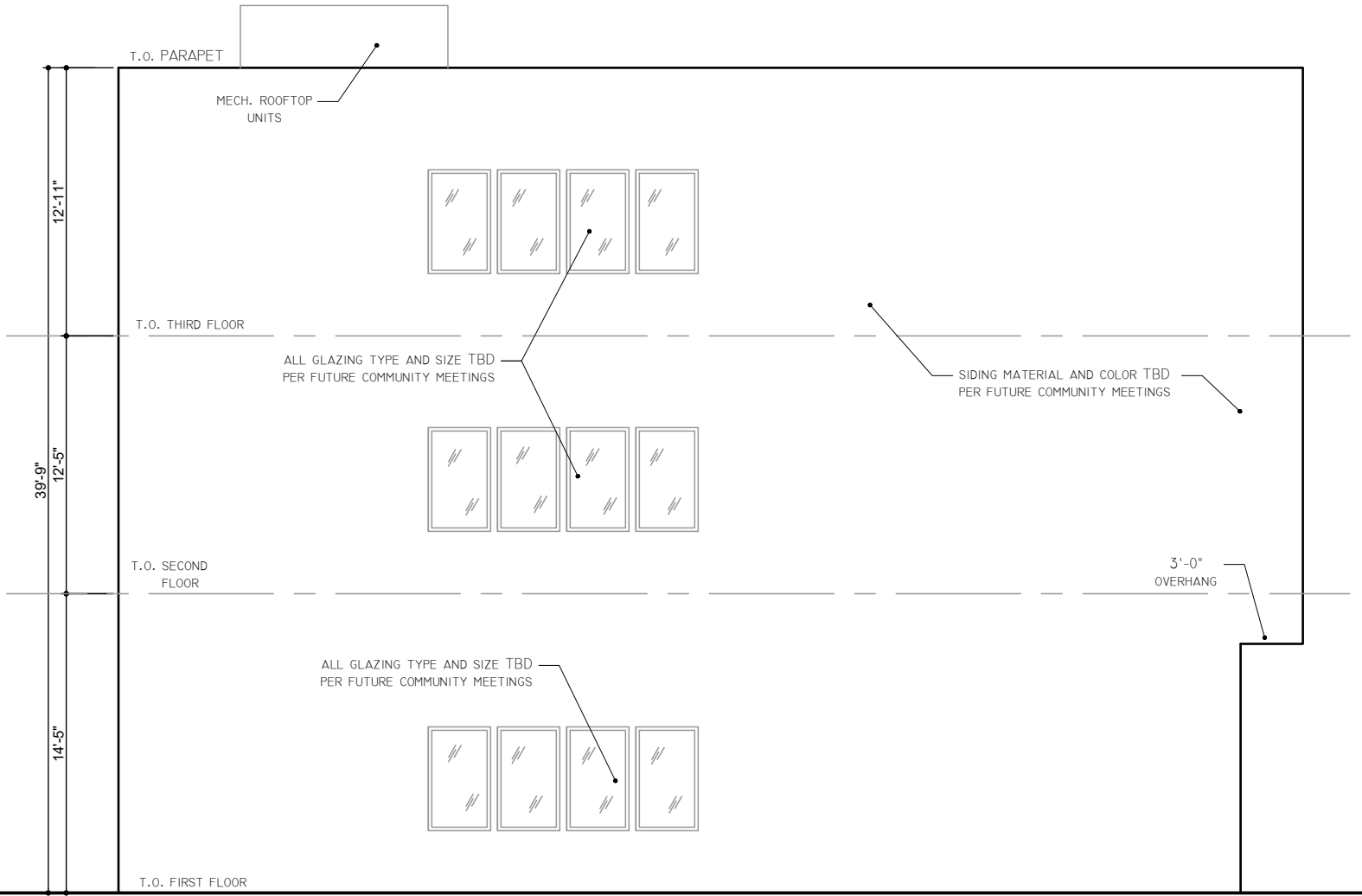
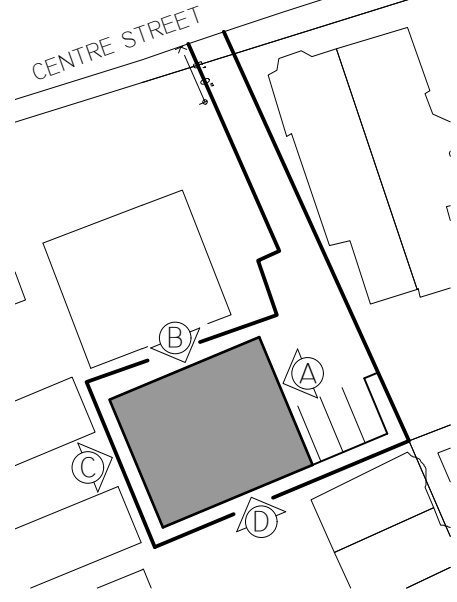


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Side Building Elevation
 Project number 1503
 Date 03/12/2018
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 Checked by MC, AH

A2.2
 Scale 1/8" = 1'-0"



D SIDE BUILDING ELEVATION



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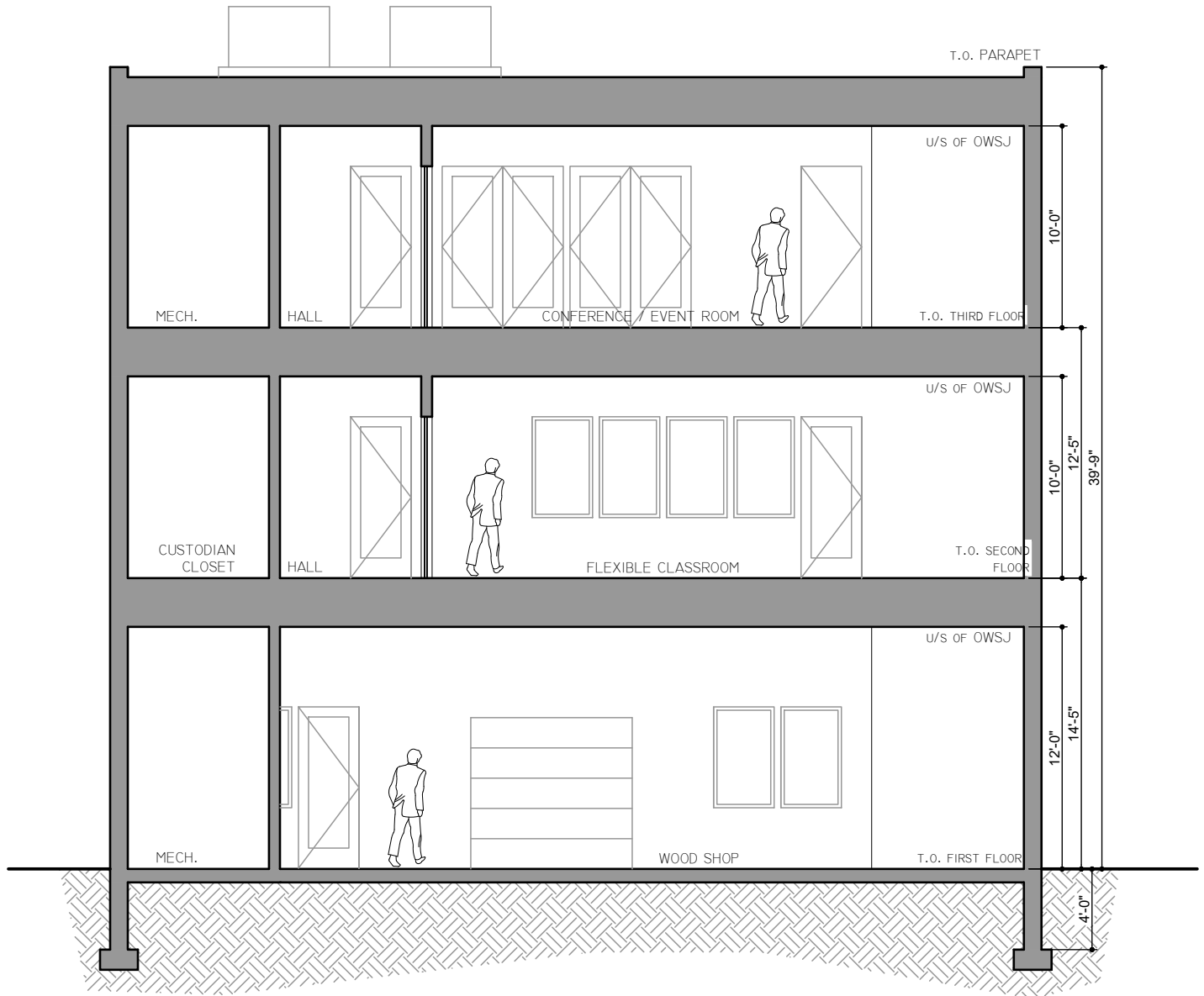
Side Building Elevation

Project number 1503
 Date 03/12/2018

Drawn by OH, TB, AH
 Checked by MC, AH

A2.3

Scale 1/8" = 1'-0"



A PROPOSED BUILDING SECTION



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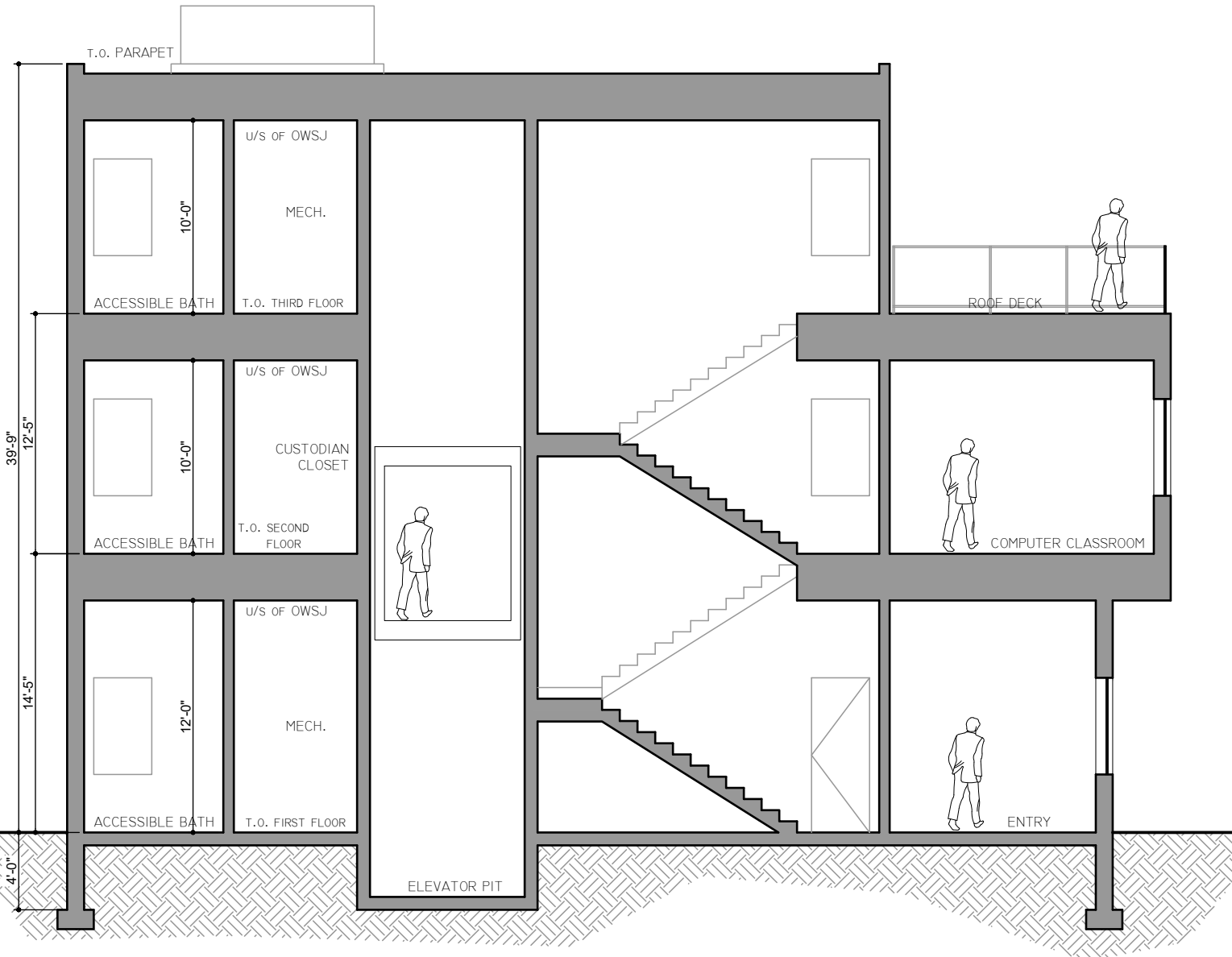
Building Section

Project number 1503
Date 03/12/2018

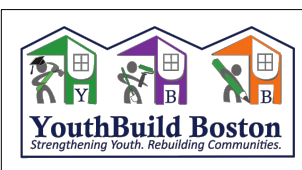
Drawn by OH, TB, AH
Checked by MC, AH

A3.0

Scale $\frac{1}{8}'' = 1'-0''$



B PROPOSED BUILDING SECTION



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Building Section

Project number 1503
 Date 03/12/2018

Drawn by OH, TB, AH
 Checked by MC, AH

A3.1
 Scale 1/8" = 1'-0"